

ISSUE FOR INFORMATION

46-50 COWAN ROAD, ST IVES, SYDNEY, NSW, 2075 , AUSTRALIA



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DEVELOPMENT SUMMARY

SITE AREA:	5,903sqm
ALLOWABLE GFA:	12,986.60sqm
ALLOWABLE FSR:	2.20:1
ACHIEVED GFA:	12,986.00sqm
ACHIEVED FSR:	2.20:1
NO. OF APARTMENTS:	76
CAR PARKING:	157 RESI, 19 VISITORS, 1 CAR WASH, 1 CAR SHARE

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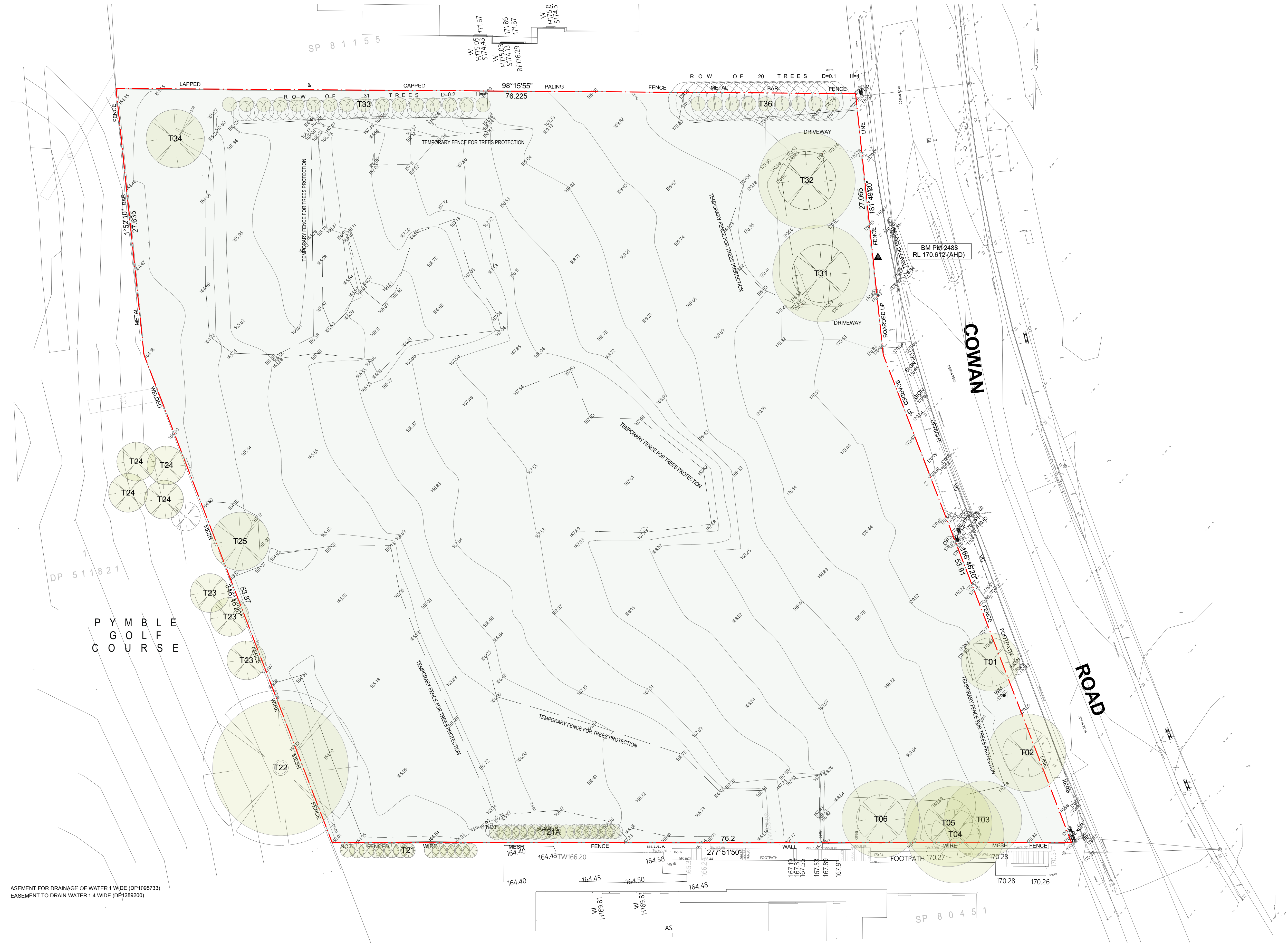
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COVER SHEET	
PROJECT NUMBER	STAGE
20819	DA
DRAWING NUMBER	REVISION
PLA-LEC-0000	A



LEGEND

- BOUNDARY
- - - TEMPORARY FENCE FOR TREE PROTECTION

NOTE: THIS DRAWING REFERENCES TO
ATS LAND & ENGINEERING SURVEYORS
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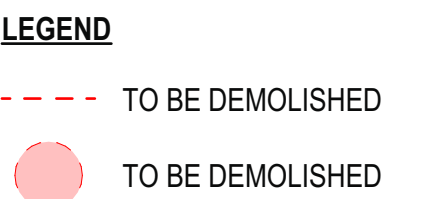
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SITE SURVEY (EXISTING SITE PLAN)
PROJECT NUMBER
20819
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01 - Trees retained



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DEMOLITION PLAN

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-  EXISTING TREES
 PROPOSED TREES
 TO BE DEMOLISHED

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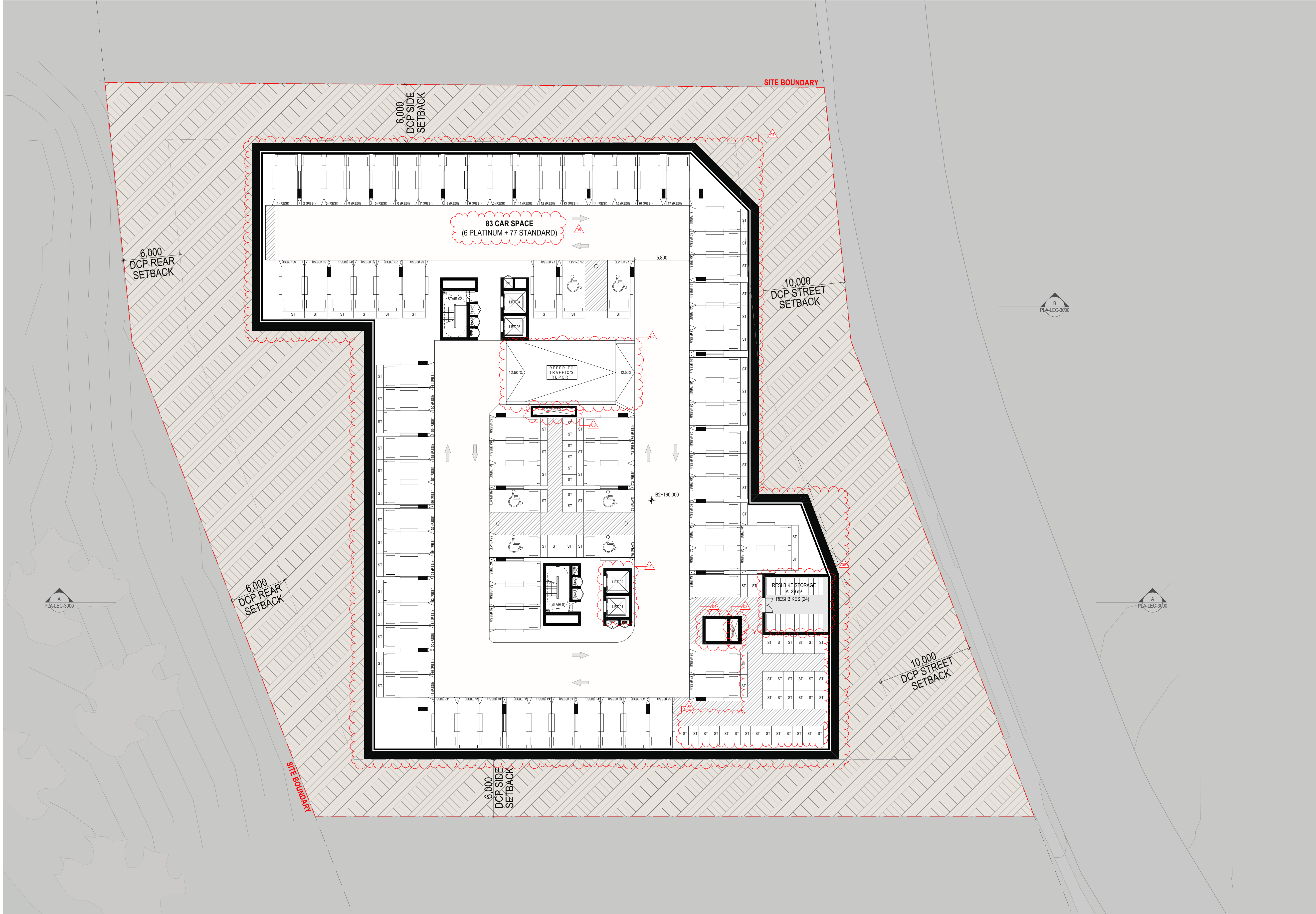
TREE MANAGEMENT PLAN

PROJECT NUMBER
20819

DRAWING NUMBER
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STAGE
DA

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SCHEDULE OF CHANGES

- 01 - Lift Core adjusted
- 02 - Basement Ramp relocated
- 03 - Carpark supply & exhaust relocated
- 04 - Lift pit added
- 05 - Carpark numbers updated
- 06 - Storage cage updated
- 07 - Carpark footprint & layout updated
- 08 - Residential Bike storage added

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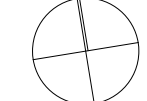
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GENERAL FLOOR PLAN - BASEMENT
02

PROJECT NUMBER

20819

DRAWING NUMBER

PLA-LEC-10B2

STAGE

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SCHEDULE OF CHANGES

- 01 - Lift Core adjusted
- 02 - Basement Ramp relocated
- 03 - Carpark supply & exhaust relocated
- 04 - Supply fan room relocated
- 05 - Lift 05 added
- 06 - Carpark numbers updated
- 07 - Carpark footprint, layout & services updated
- 08 - Carpark entry ramp relocated and updated
- 09 - Residential Bike storage updated
- 10 - Stormwater pits & OSD tank hatches updated
- 11 - TPZ updated
- 12 - Terrace updated
- 13 - Building articulation updated
- 14 - Unit added
- 15 - MPR layout updated

LEGEND

- LHA PLATINUM
- LHA GOLD
- LHA SILVER

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GENERAL FLOOR PLAN - LOWER GROUND LG
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20819
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STAGE
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A

SCHEDULE OF CHANGES

- 01 - Lift Core adjusted
02 - Carpark exhaust added
03 - Balcony updated
04 - Building articulation updated
05 - Units added
06 - MPR layout updated
07 - Unit updated
08 - Void area relocated
09 - RL adjusted
10 - Security gate added



LEGEND

- LHA PLATINUM
LHA GOLD
LHA SILVER

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GENERAL FLOOR PLAN - LEVEL 01
PROJECT NUMBER
20819
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PLA-LEC-1001
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- 01 - Lift Core adjusted
- 02 - Carpark exhaust added
- 03 - Balcony updated
- 04 - Building articulation updated
- 05 - MPR layout updated
- 06 - Unit updated
- 07 - RL adjusted



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GENERAL FLOOR PLAN - LEVEL 03	
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PLA-LEC-1003	A

- 01 - Lift Core adjusted
- 02 - Carpark exhaust added
- 03 - Balcony updated
- 04 - Building articulation updated
- 05 - MPR layout updated
- 06 - Unit updated
- 07 - RL adjusted



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DRAWING TITLE

GENERAL FLOOR PLAN - LEVEL 04

 LHA PLATINUM

 LHA GOLD

 LHA SILVER

SCHEDULE OF CHANGES

- 01 - Lift Core adjusted
02 - Carpark exhaust added
03 - Balcony updated
04 - Building articulation updated
05 - MPR layout updated
06 - Skylight adjusted
07 - Skylight added
08 - RL adjusted



LEGEND

- LHA PLATINUM
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GENERAL FLOOR PLAN - LEVEL 05

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PLA-LEC-1005

STAGE

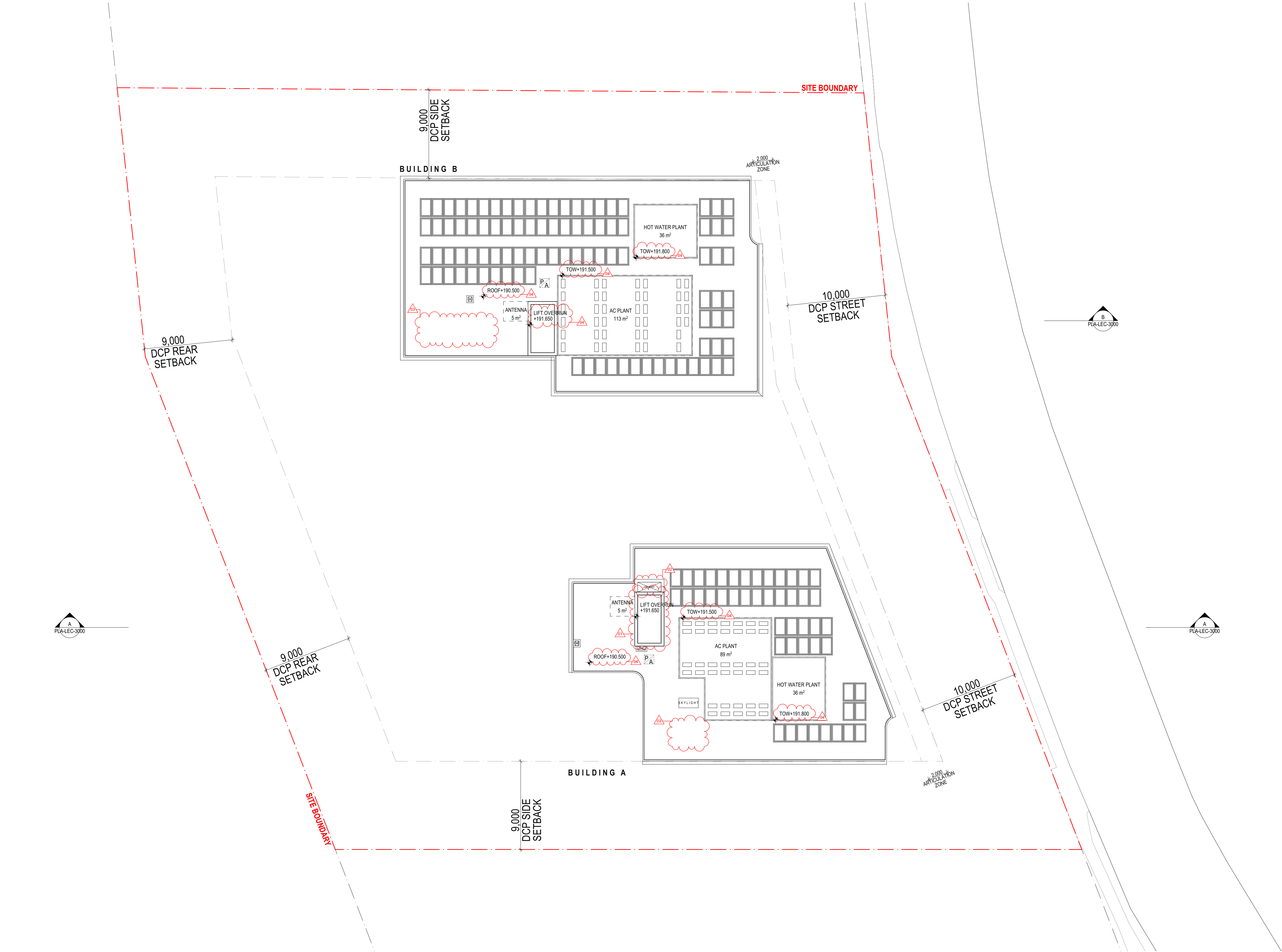
DA

REVISION

A

SCHEDULE OF CHANGES

- 01 - Lift overrun updated
02 - Carpark exhaust added
03 - PV cells removed
04 - RL adjusted



REV	DATE	REVISION DESCRIPTION	BY	CHK
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DRAWING TITLE

GENERAL FLOOR PLAN - ROOF PLAN

PROJECT NUMBER

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DRAWING NUMBER

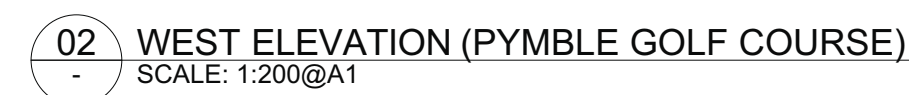
PLA-LEC-1006

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FINISHES LEGEND

SCHEDULE OF CHANGES

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DRAWING TITLE

ELEVATIONS - SHEET 01

PROJECT NUMBER

20819

DRAWING NUMBER

PLA-LEC-2000



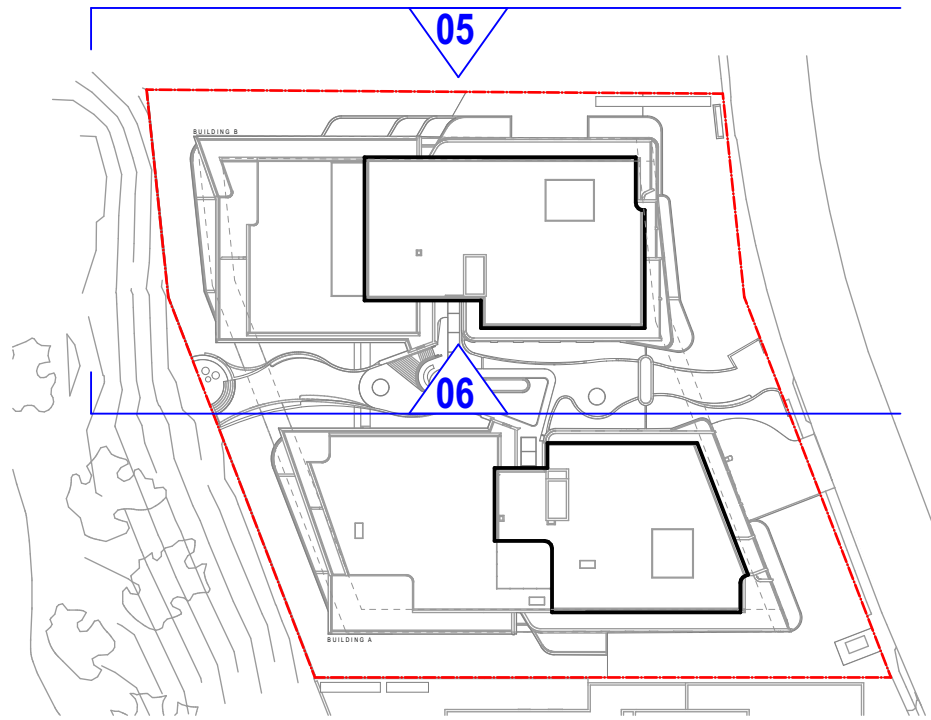
NOTE: HEIGHT PLANE IS SHOWN AT ELEVATION CUT PLANE. REFER TO PLA-LEC-3000 SECTIONS FOR MAXIMUM HEIGHT OF BUILDINGS ACCOUNTING FOR SITE GRADIENTS

FINISHES LEGEND

- AF01 APPLIED FINISH - FLAT, LIGHT GREY
AF02 APPLIED FINISH - FLAT, DARK GREY
PF01 PRE-FINISHED PANEL - FLUTED, GREY
PF02 PRE-FINISHED CLADDING - FLAT, LIGHT GREY
PF03 PRE-FINISHED CLADDING - VERTICAL RIBBED, DARK GREY
PF04 PRE-FINISHED CLADDING - VERTICAL RIBBED, BLACK GREY
PC01 POWERCOATED METAL - BLACK GREY
PC02 POWERCOATED METAL - BRONZE
C01 CONCRETE - APPLIED FINISHED, LIGHT GREY
BR01 BRICK - BROWN
SS01 SANDSTONE PLANTER WALL
SC01 METAL SCREEN - DARK GREY
BA01 METAL BALUSTRADE - DARK GREY
BA02 FRAMELESS GLASS
GL01 VISION GLASS
GL02 COLOURBACK/SPANDREL GLASS

SCHEDULE OF CHANGES

- 01 - Floor to Floor Level adjusted
02 - RL adjusted
03 - Terrace updated
04 - Building articulation updated
05 - Facade updated
06 - Window updated
07 - Planter wall updated
08 - Security gate added
09 - Visitor bicycle parking relocated
10 - Material added



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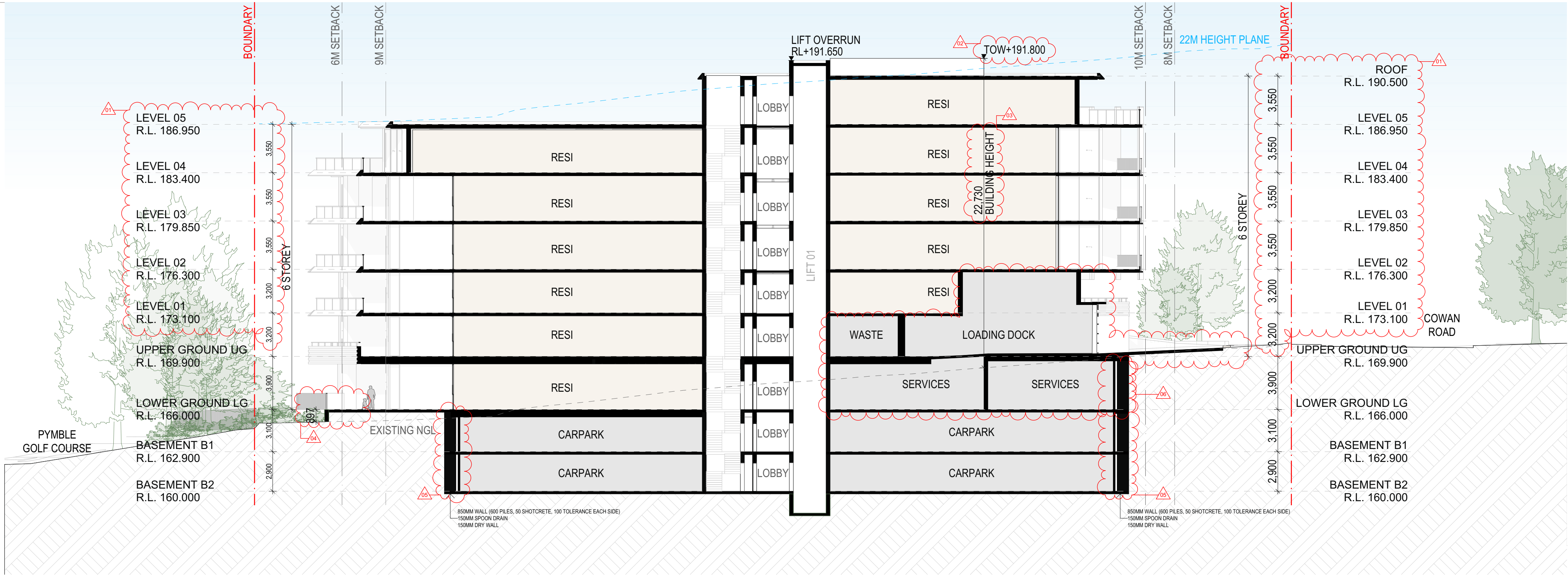
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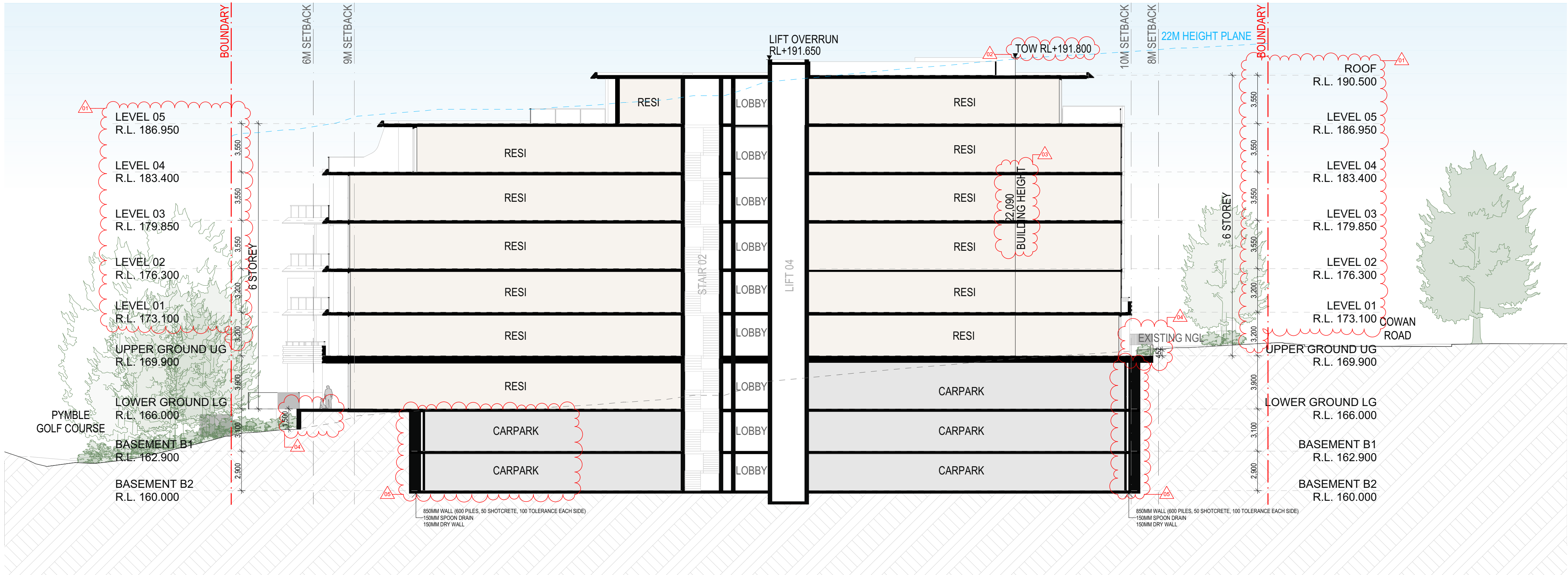
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DRAWING TITLE
ELEVATIONS - SHEET 03
PROJECT NUMBER
20819
DRAWING NUMBER
PLA-LEC-2002

STAGE
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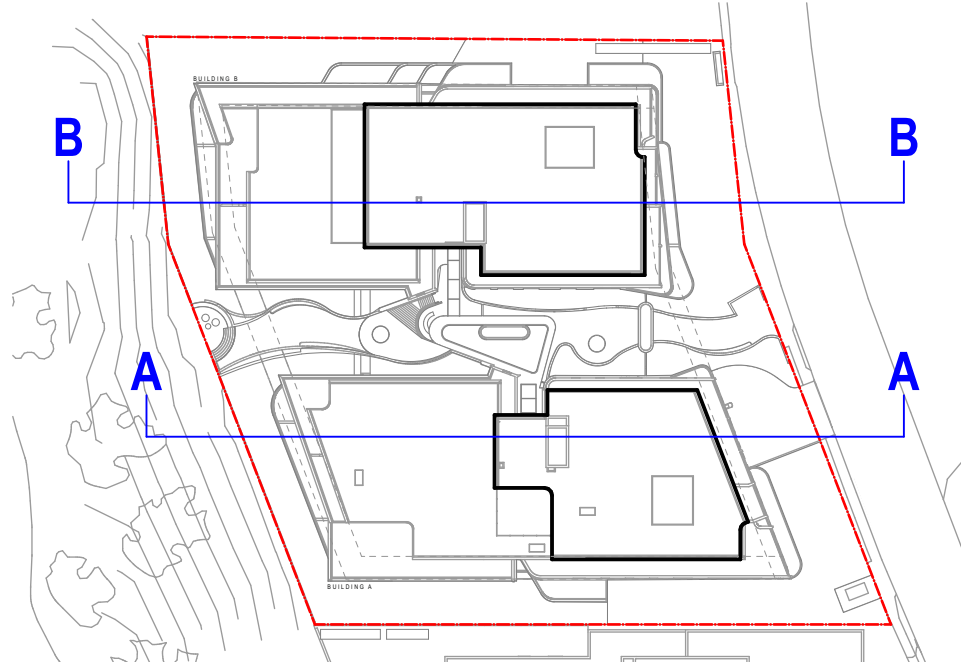
A SECTION A - BUILDING A
SCALE: 1:200@A1



B SECTION B - BUILDING B
SCALE: 1:200@A1

SCHEDULE OF CHANGES

- 01 - Floor to Floor Level adjusted
- 02 - RL adjusted
- 03 - Building height updated
- 04 - Terrace updated
- 05 - Basement footprint updated
- 06 - Driveway, carpark ramp, loading dock relocated; services updated



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SCALE
1200 @ A1 Size

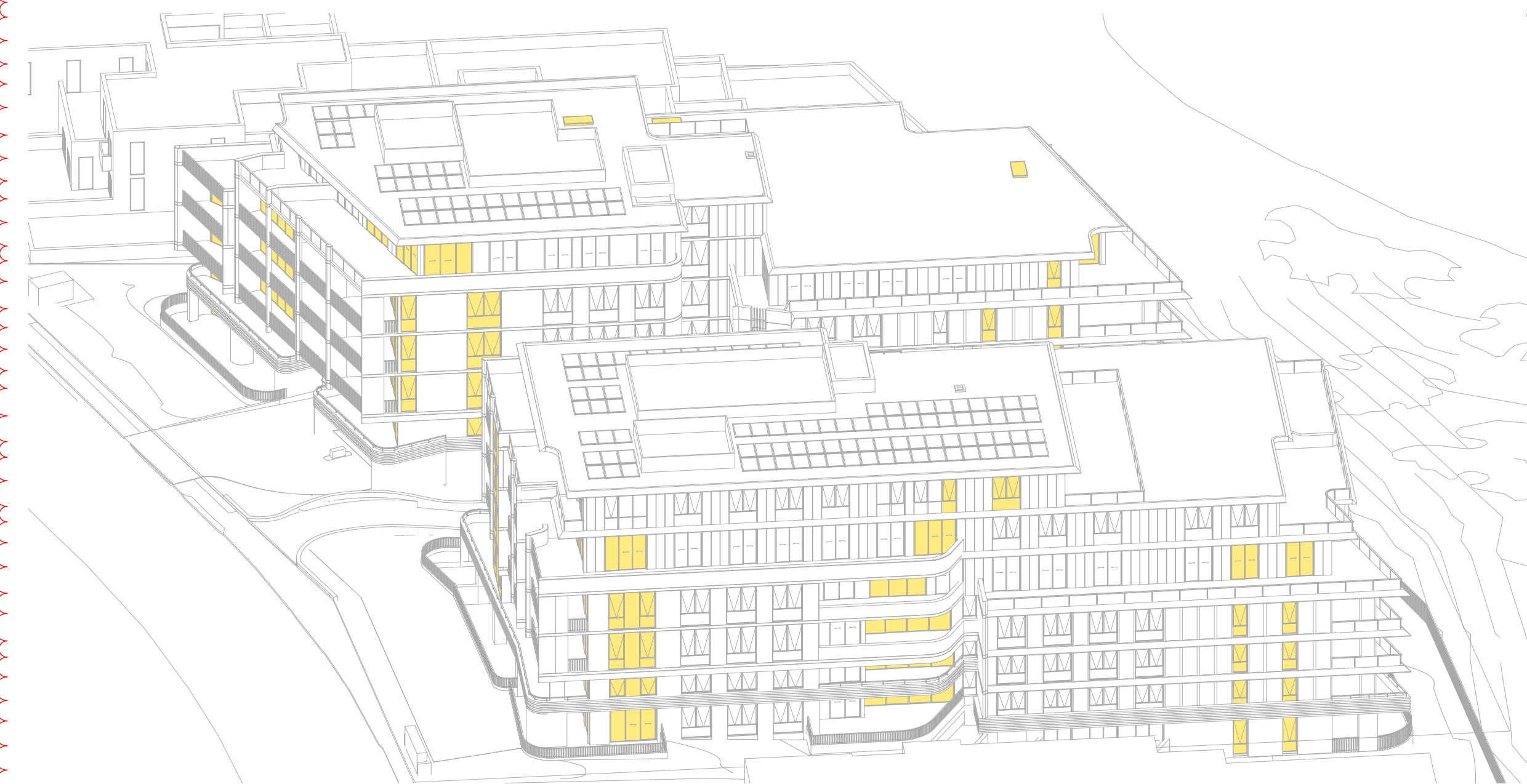
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SECTIONS - SHEET 01
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DRAWING NUMBER
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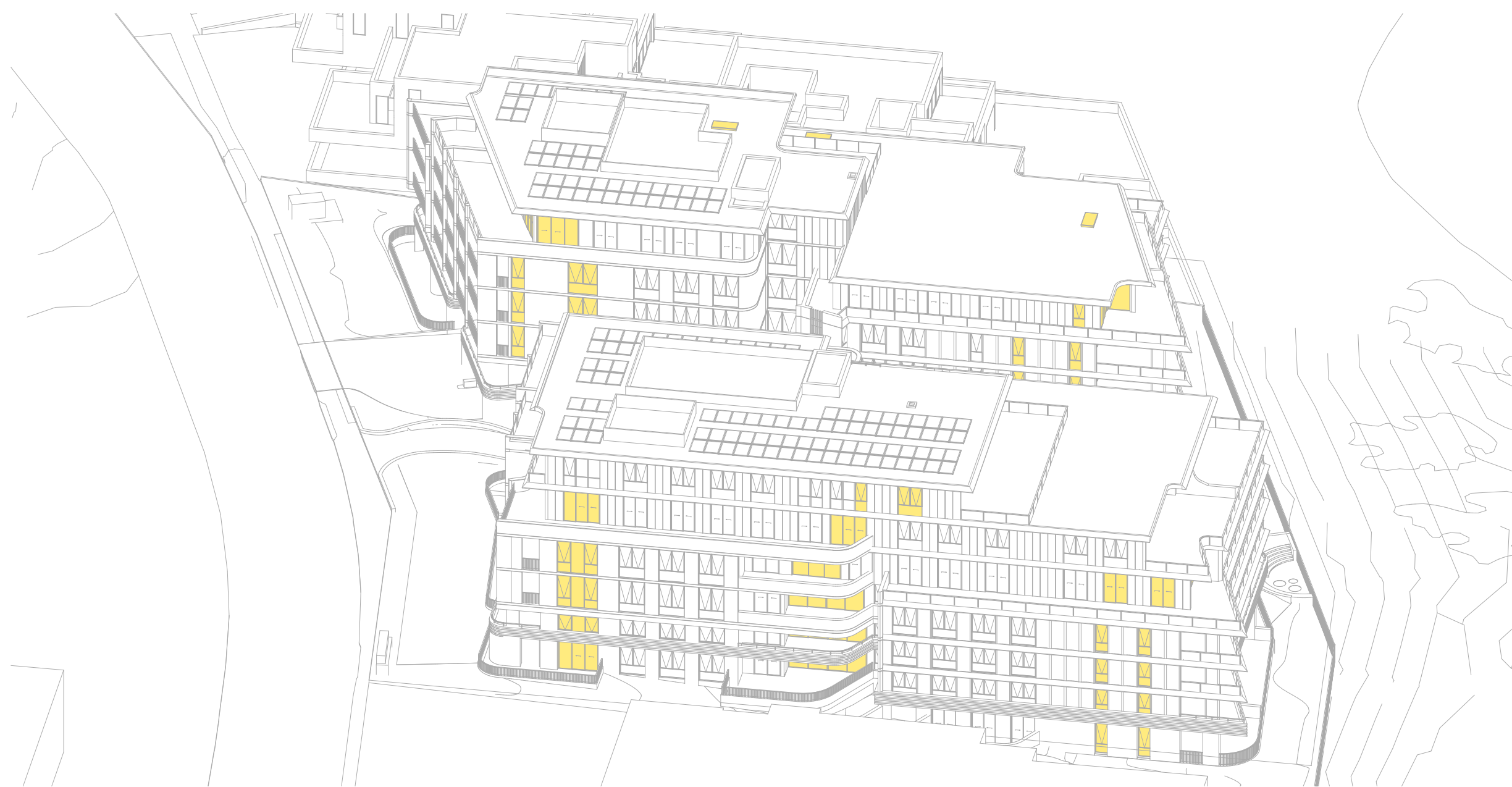
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SCALE: N.T.S.



03 JUNE 21 - 11AM
SCALE: N.T.S.



02 JUNE 21 - 10AM
SCALE: N.T.S.



04 JUNE 21 - 12PM
SCALE: N.T.S.

01

SCHEDULE OF CHANGES

01 - Diagram updated

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST)

LEGEND

GLAZING TO LIVING ROOM AREA

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SCALE N.T.S. @ A1 Size
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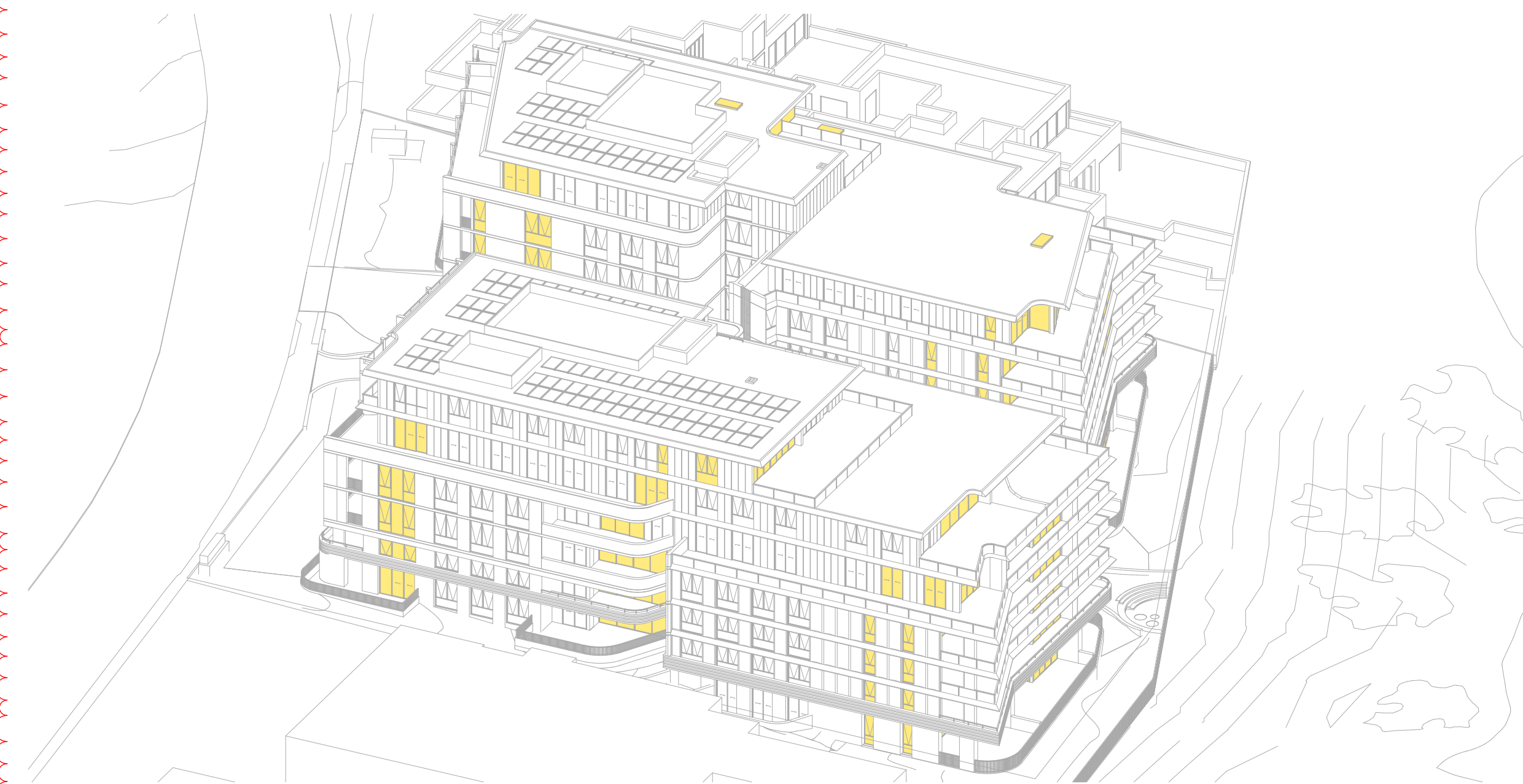
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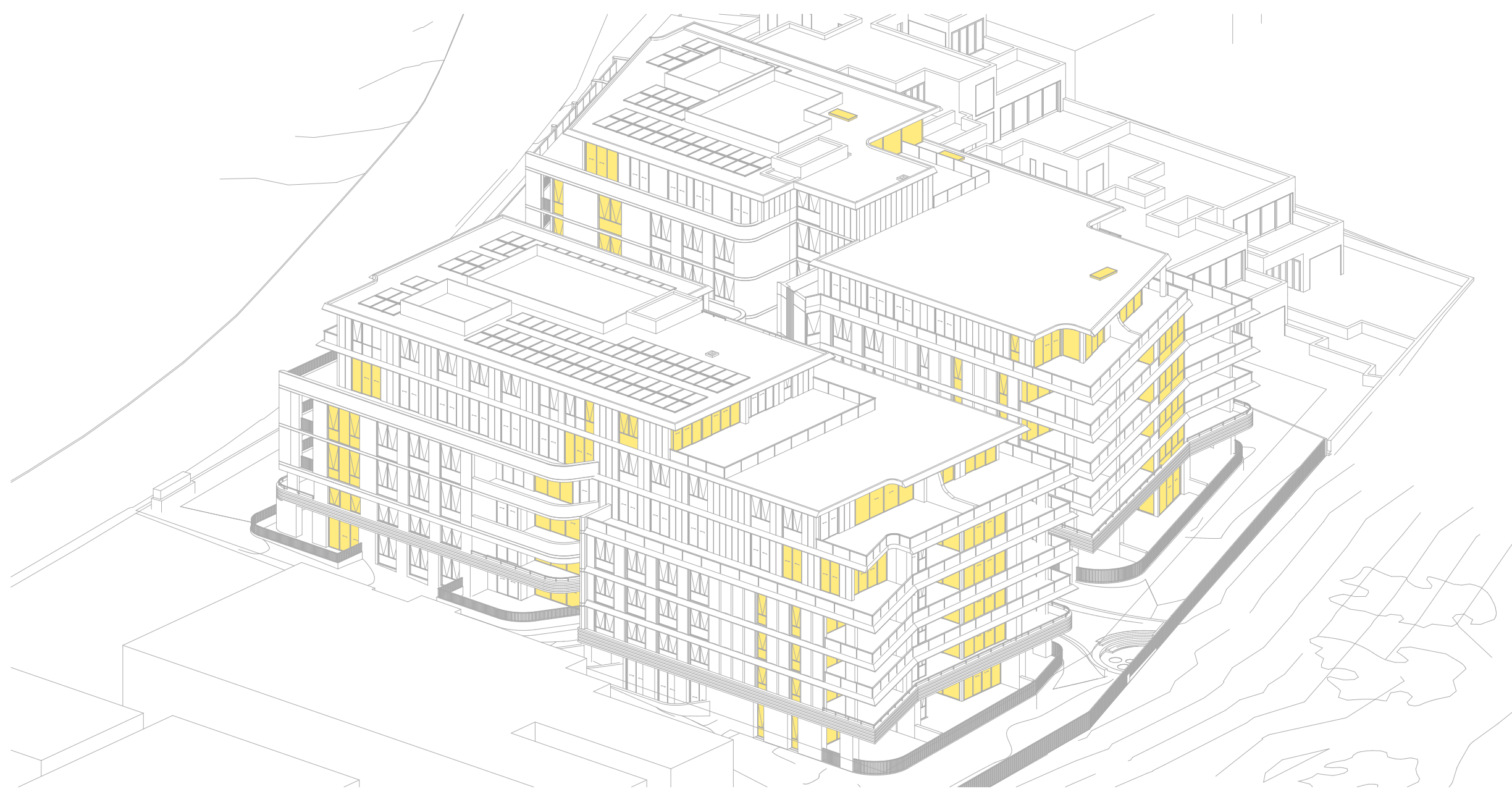
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01 JUNE 21 - 1PM
SCALE: N.T.S.



02 JUNE 21 - 2PM
SCALE: N.T.S.



03 JUNE 21 - 3PM
SCALE: N.T.S.

01

SCHEDULE OF CHANGES

01 - Diagram updated

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST)

LEGEND

GLAZING TO LIVING ROOM AREA

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SCALE N.T.S. @ A1 Size
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SUN EYE VIEW - SHEET 02

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20819

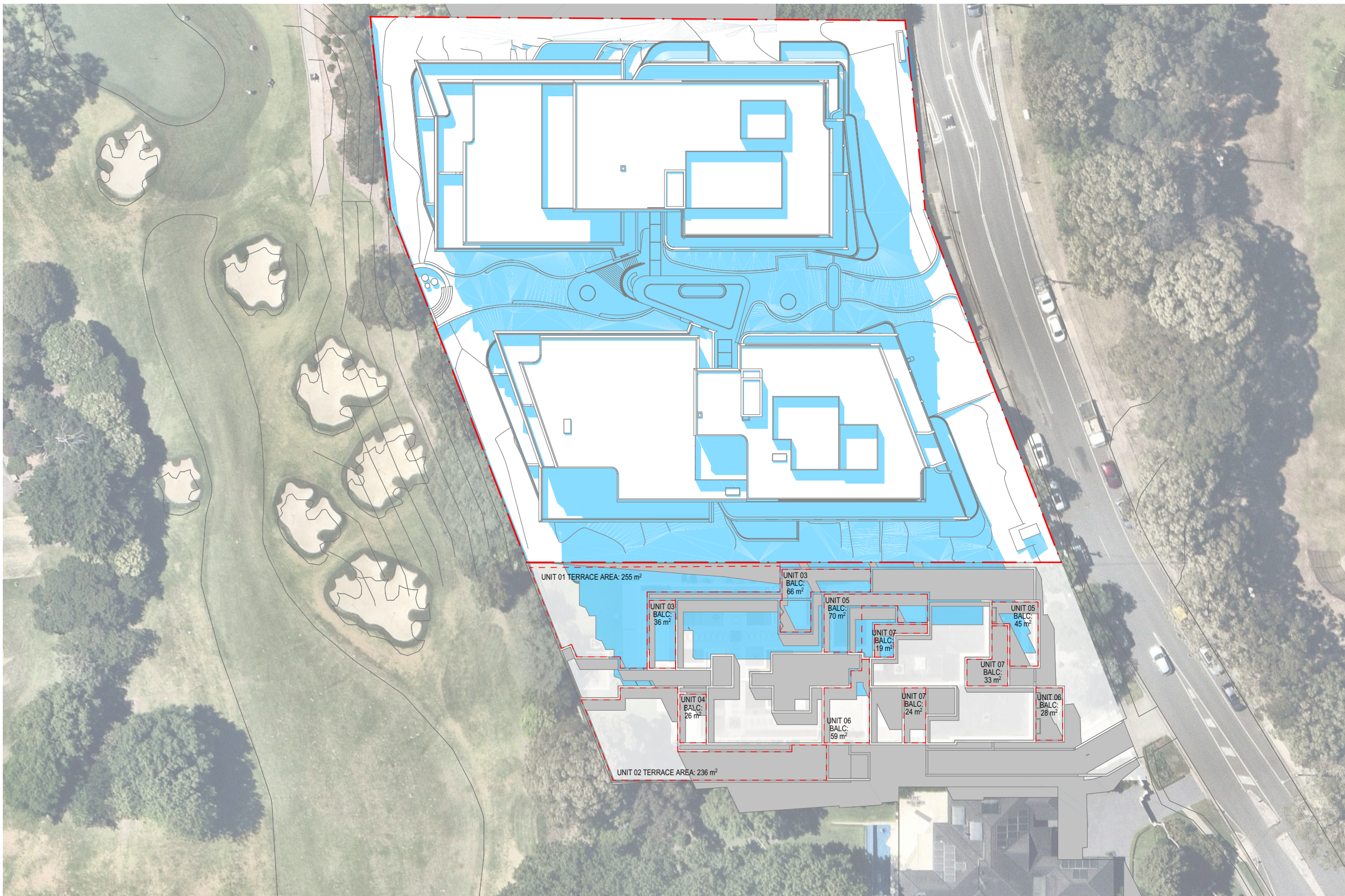
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STAGE
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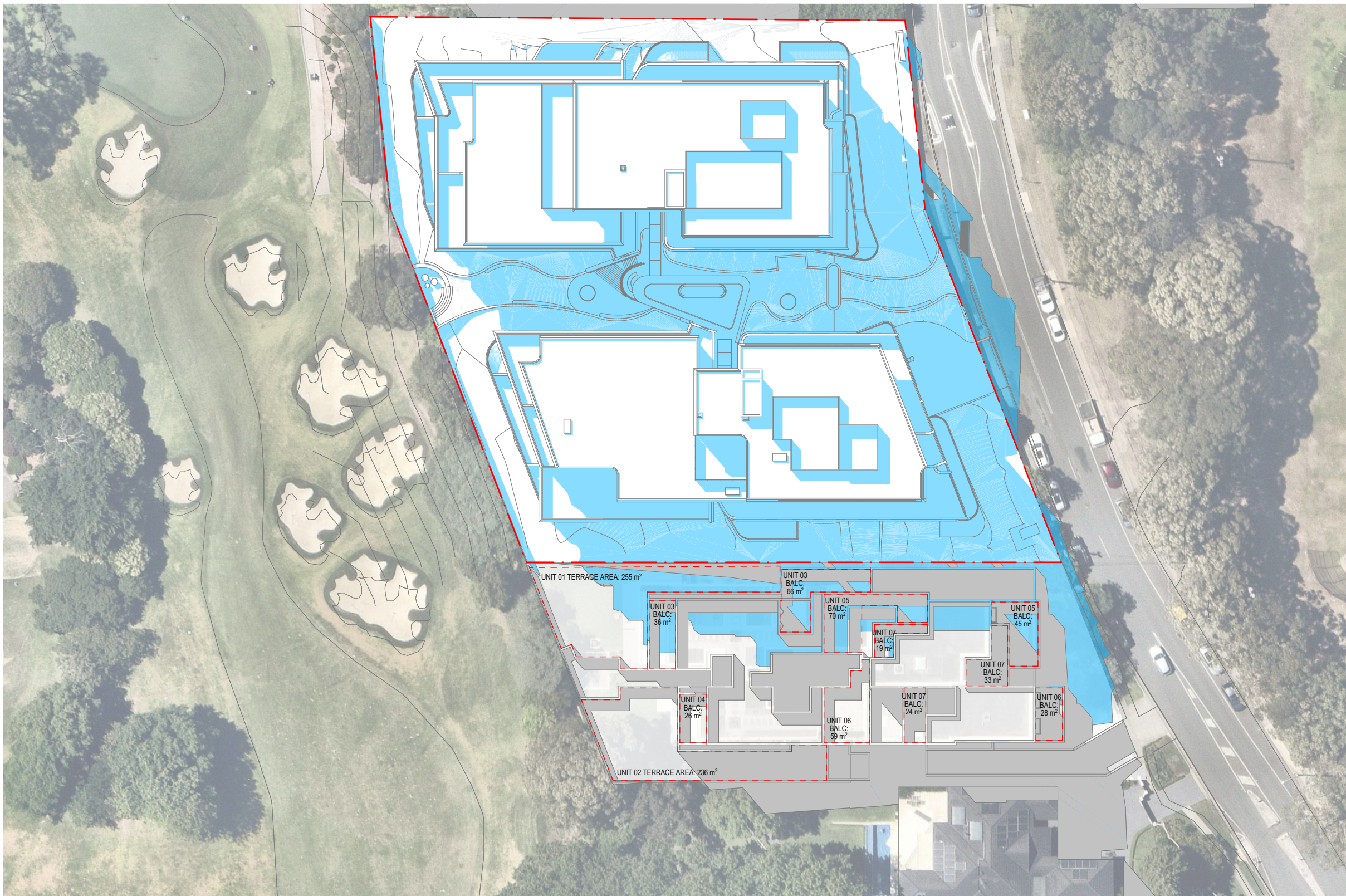
REVISION
A

SCHEDULE OF CHANGES

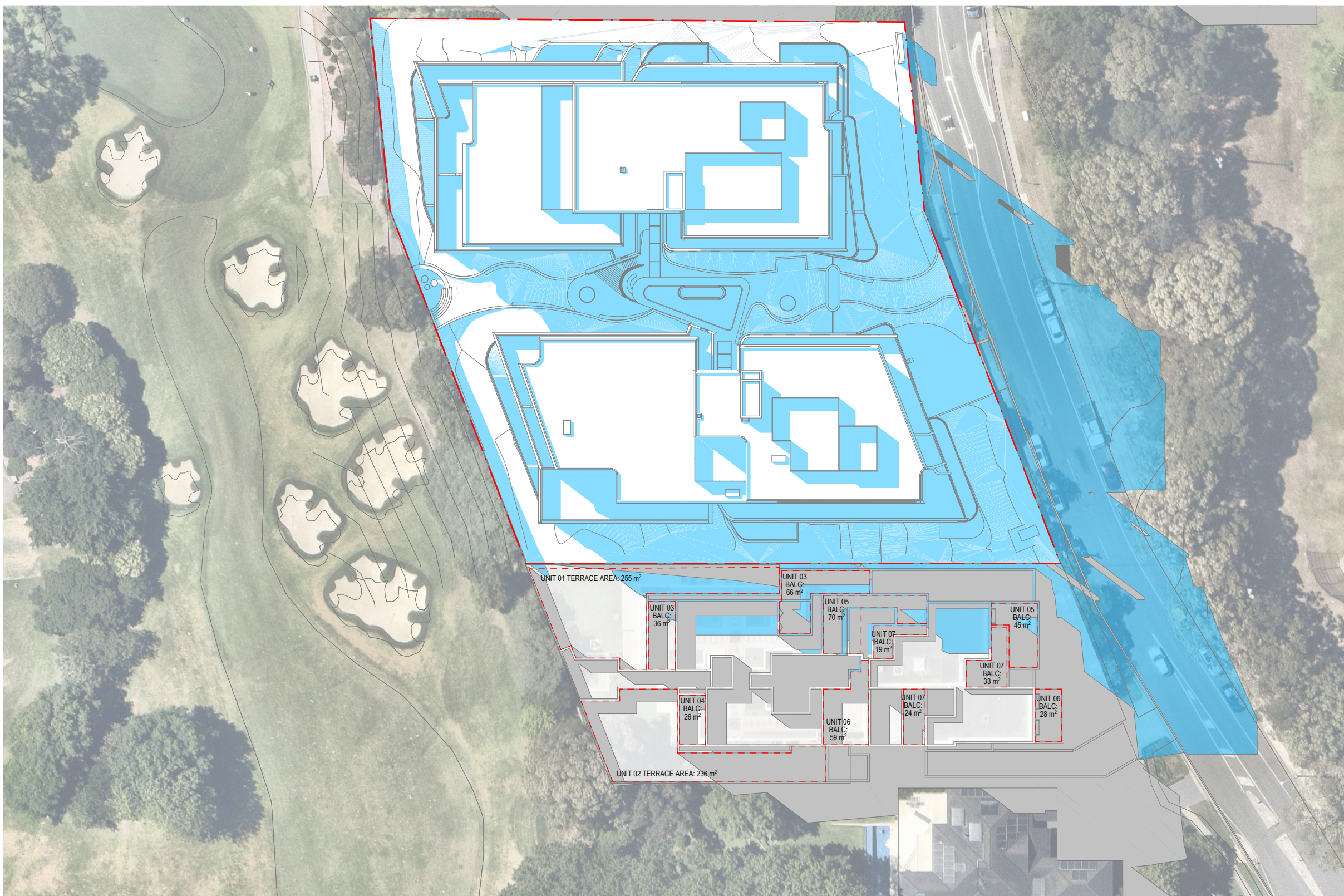
01 - Diagram updated



01 PROPOSED JUNE 21 - 1PM
SCALE: 1:600 @A1



02 PROPOSED JUNE 21 - 2PM
SCALE: 1:600 @A1



03 PROPOSED JUNE 21 - 3PM
SCALE: 1:600 @A1

NOTE:
ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

NOTE: SHADOW ANALYSIS TAKEN ON
WINTER SOLSTICE (JUNE 21ST)

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

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SHADOW DIAGRAMS - SHEET 02

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STAGE

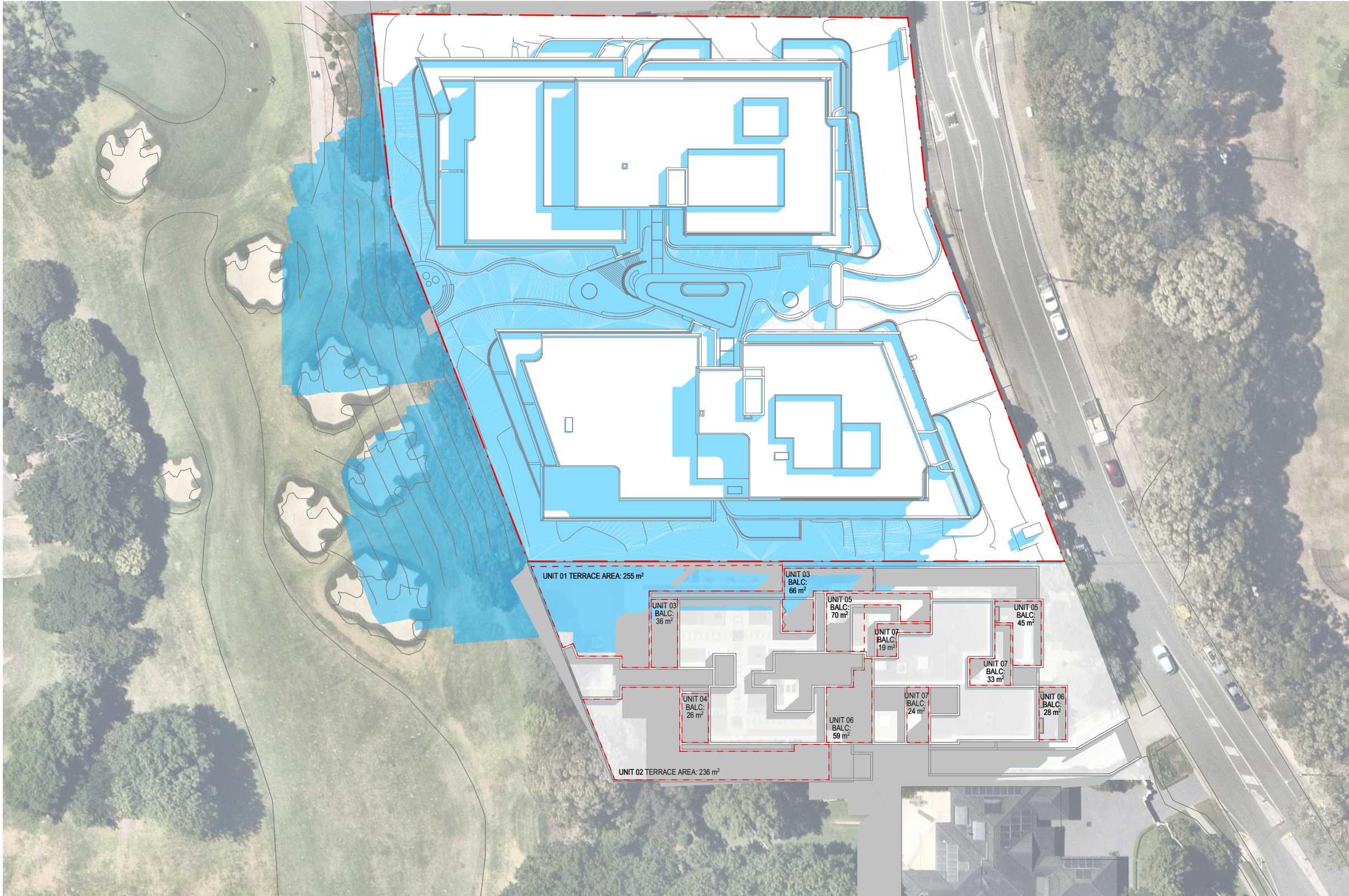
DA

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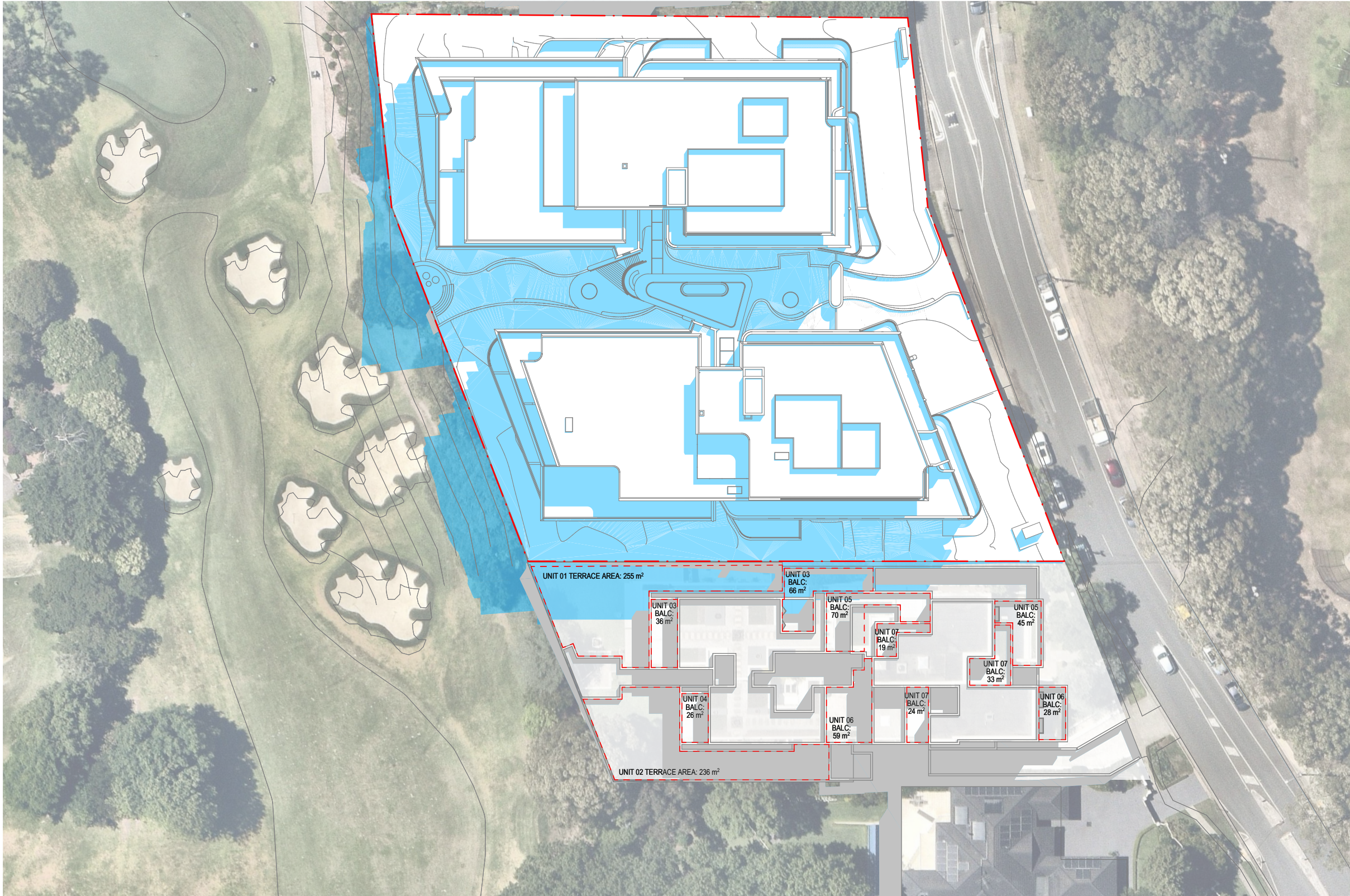
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SCHEDULE OF CHANGES

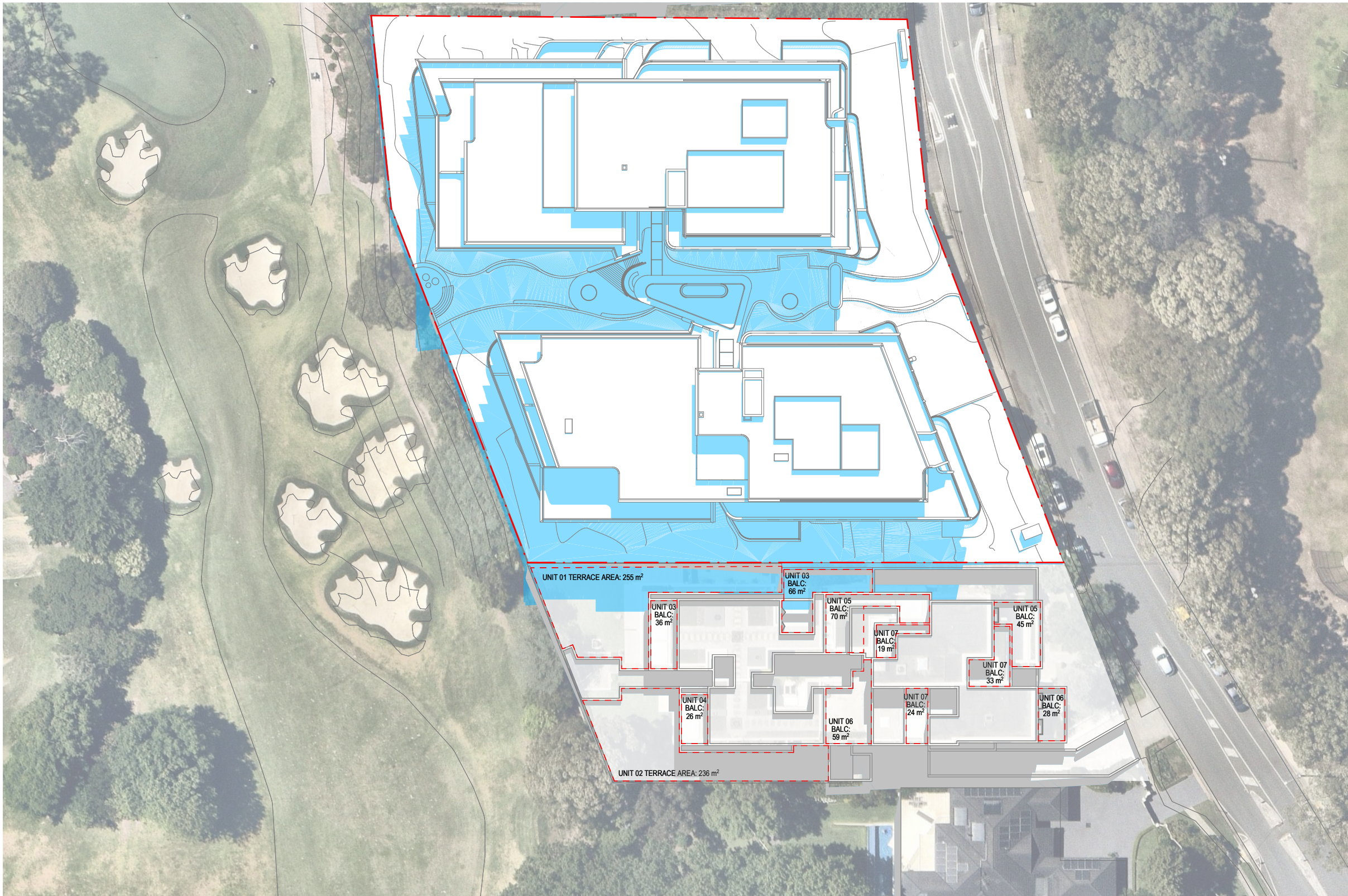
01 - Diagram updated



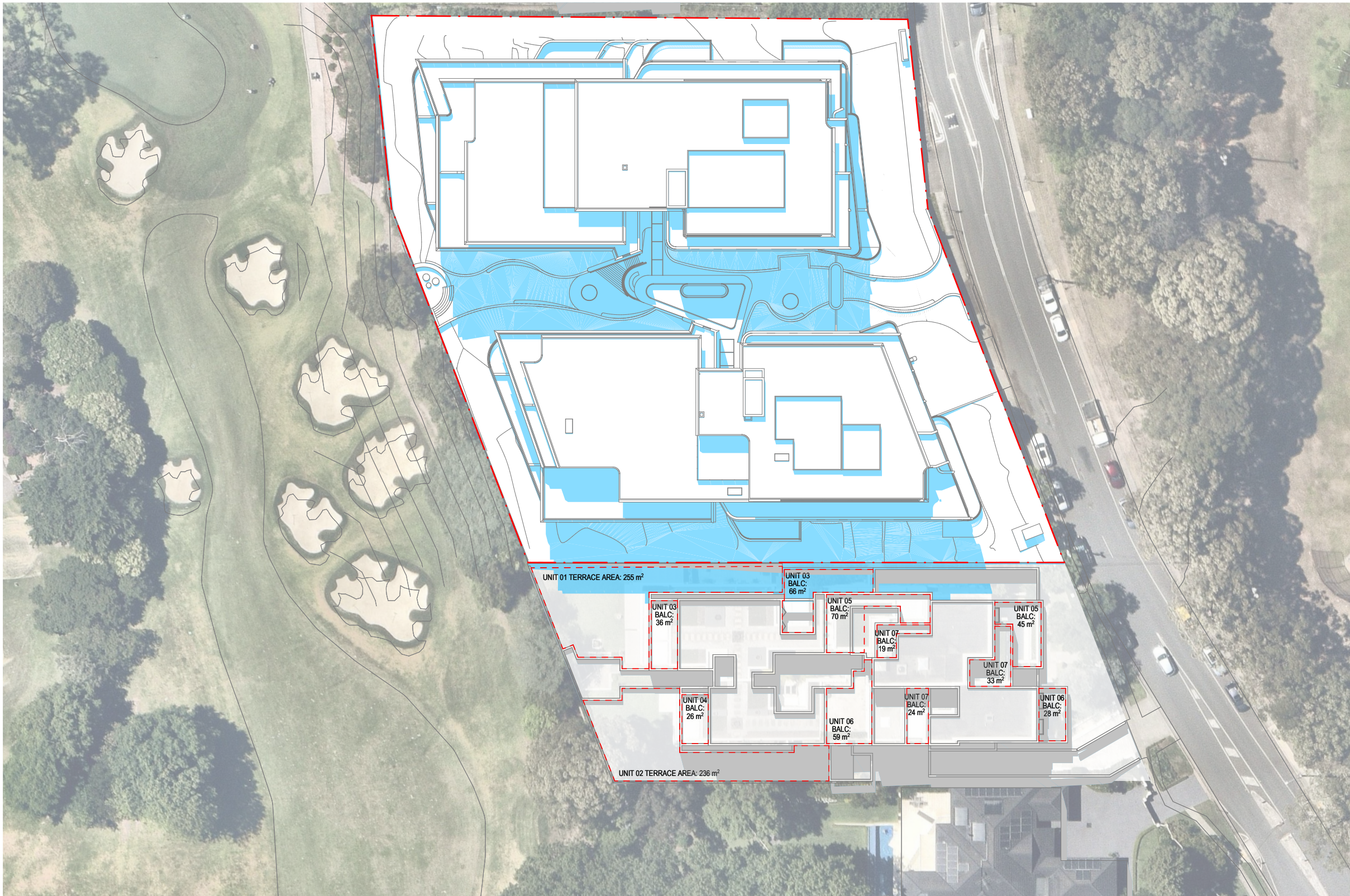
01 PROPOSED SEP 21 - 9AM
SCALE: 1:600 @A1



02 PROPOSED SEP 21 - 10AM
SCALE: 1:600 @A1



03 PROPOSED SEP 21 - 11AM
SCALE: 1:600 @A1



04 PROPOSED SEP 21 - 12PM
SCALE: 1:600 @A1

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NOTE: SHADOW ANALYSIS TAKEN ON
EQUINOX (MAR/SEP 21ST)

LEGEND

- EXISTING SHADOWS
PROPOSED SHADOWS

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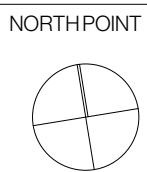
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SCALE

1:600 @ A1 Size

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SHADOW DIAGRAMS - SHEET 03

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DRAWING NUMBER

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STAGE

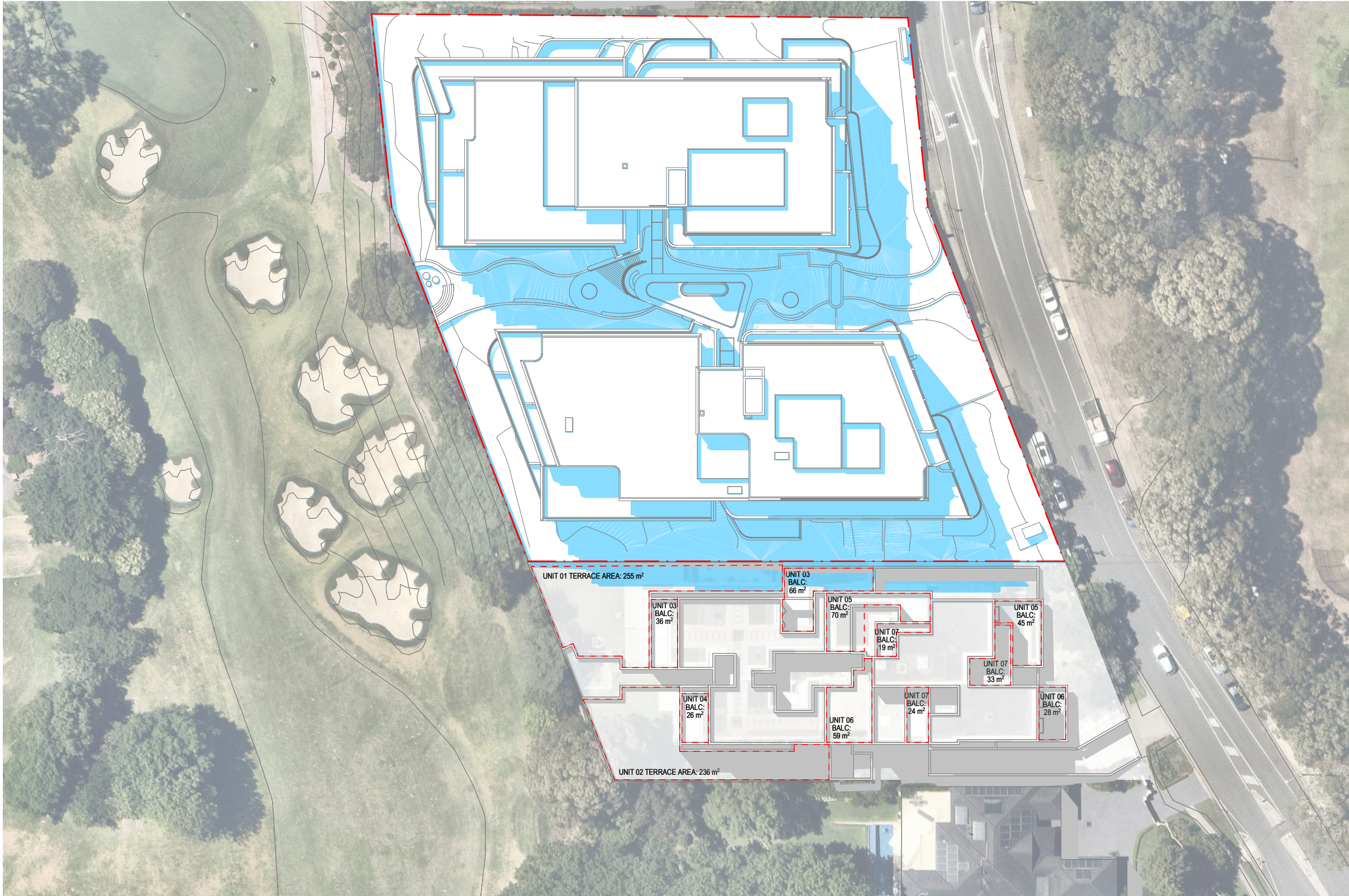
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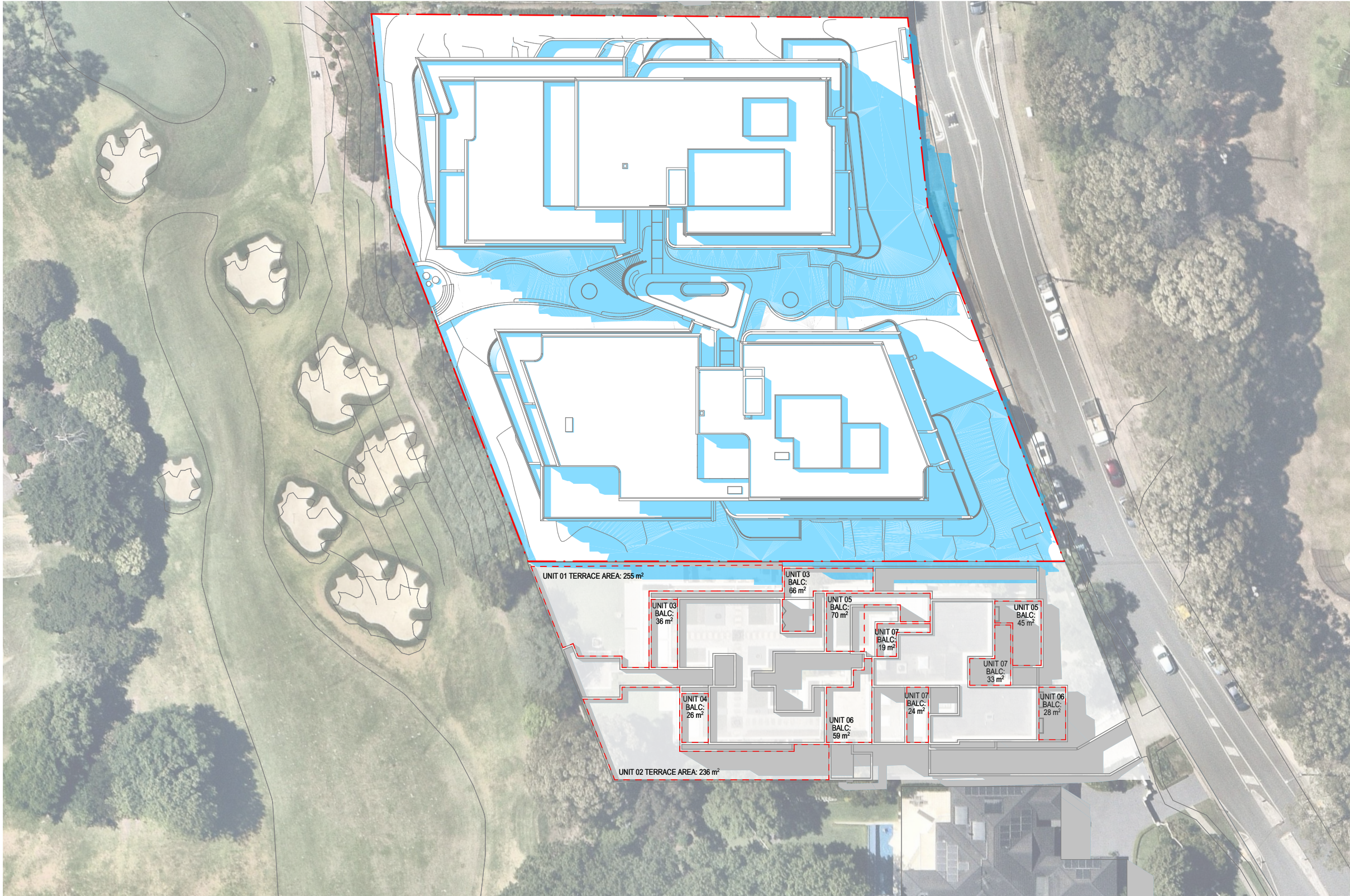
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SCHEDULE OF CHANGES

01 - Diagram updated



01 PROPOSED SEP 21 - 1PM
SCALE: 1:600 @A1



02 PROPOSED SEP 21 - 2PM
SCALE: 1:600 @A1



03 PROPOSED SEP 21 - 3PM
SCALE: 1:600 @A1

NOTE:
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NOTE: SHADOW ANALYSIS TAKEN ON
EQUINOX (MAR/SEP 21ST)

LEGEND

- EXISTING SHADOWS
PROPOSED SHADOWS

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BUILDING SERVICES

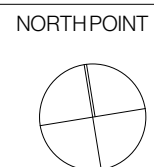
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0401 222 862

BASIX

JENSEN HUGHES
(02) 9411 5360

FIRE ENGINEER

INCODE SOLUTIONS
0415 508 019



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SCALE

1500 @ A1 Size

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SHADOW DIAGRAMS - SHEET 04

PROJECT NUMBER

20819

DRAWING NUMBER

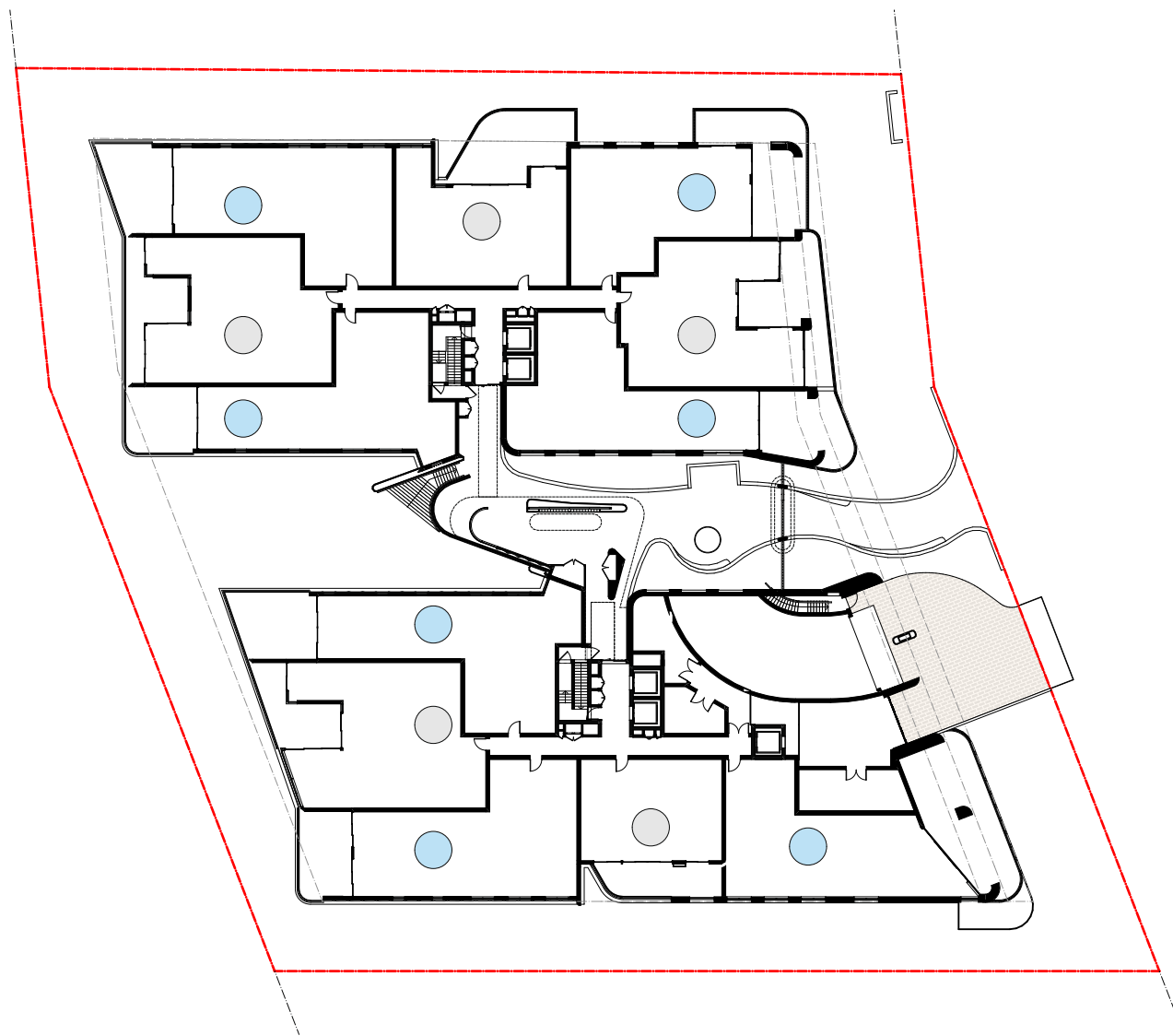
PLA-LEC-4103

STAGE

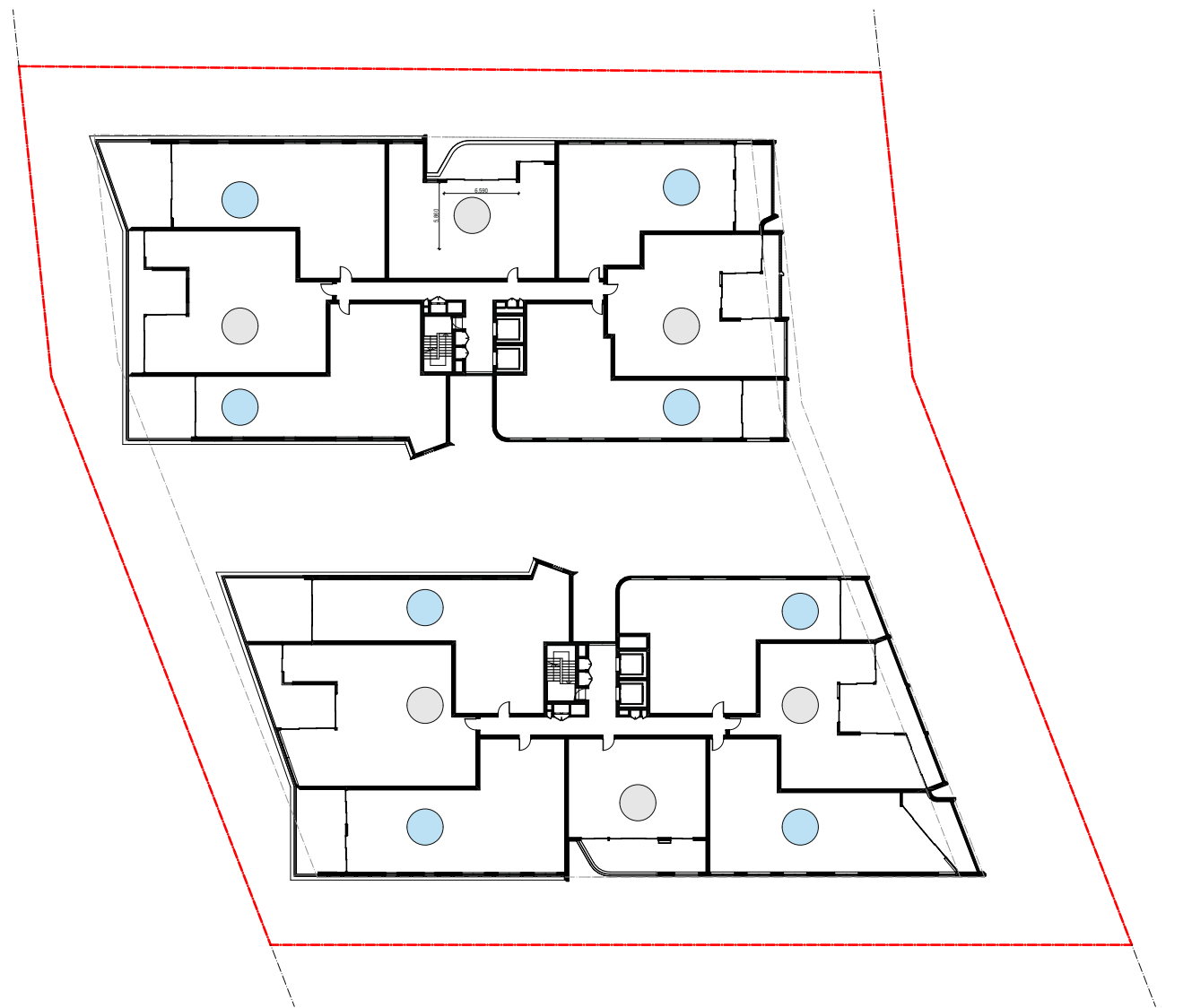
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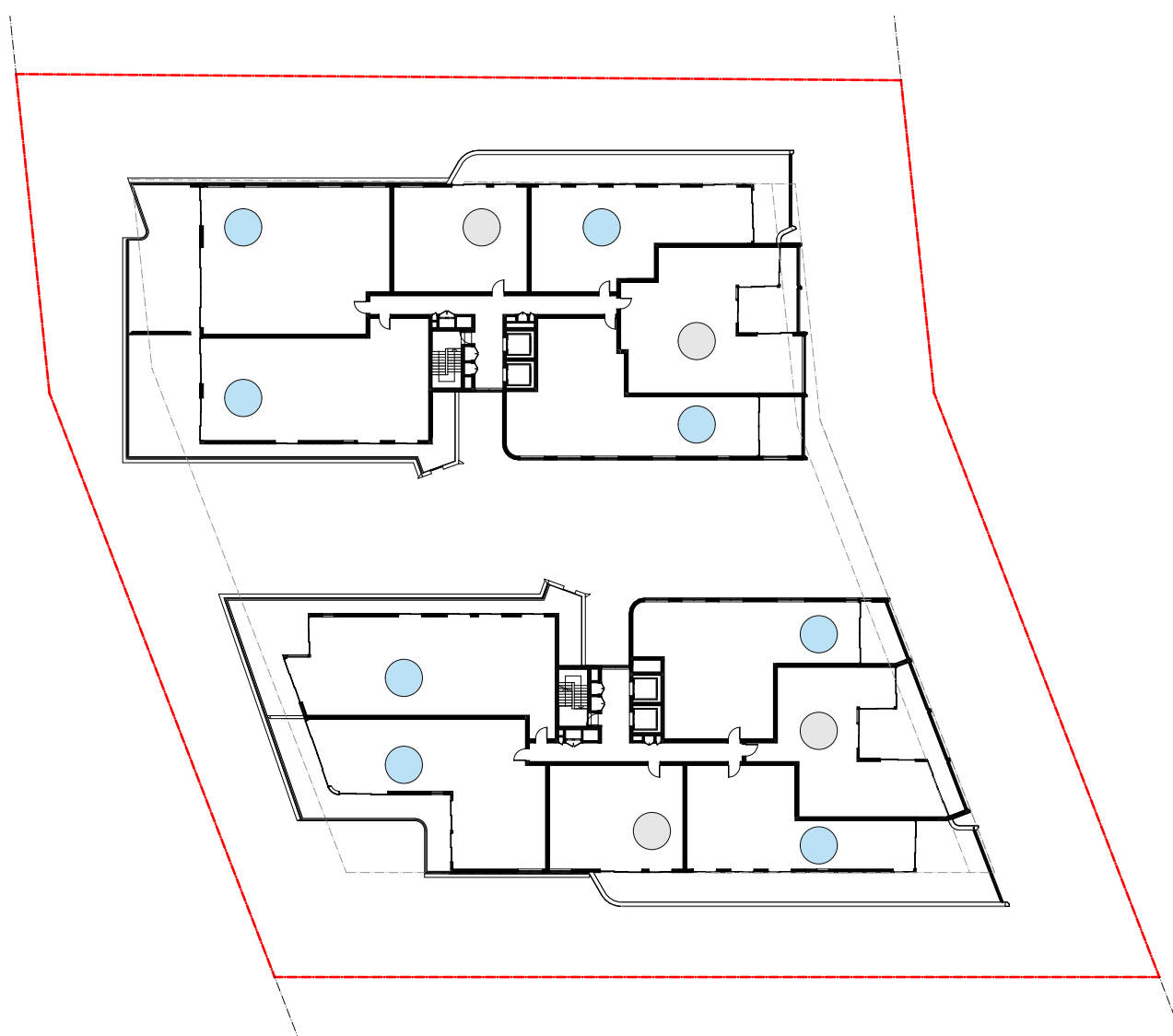
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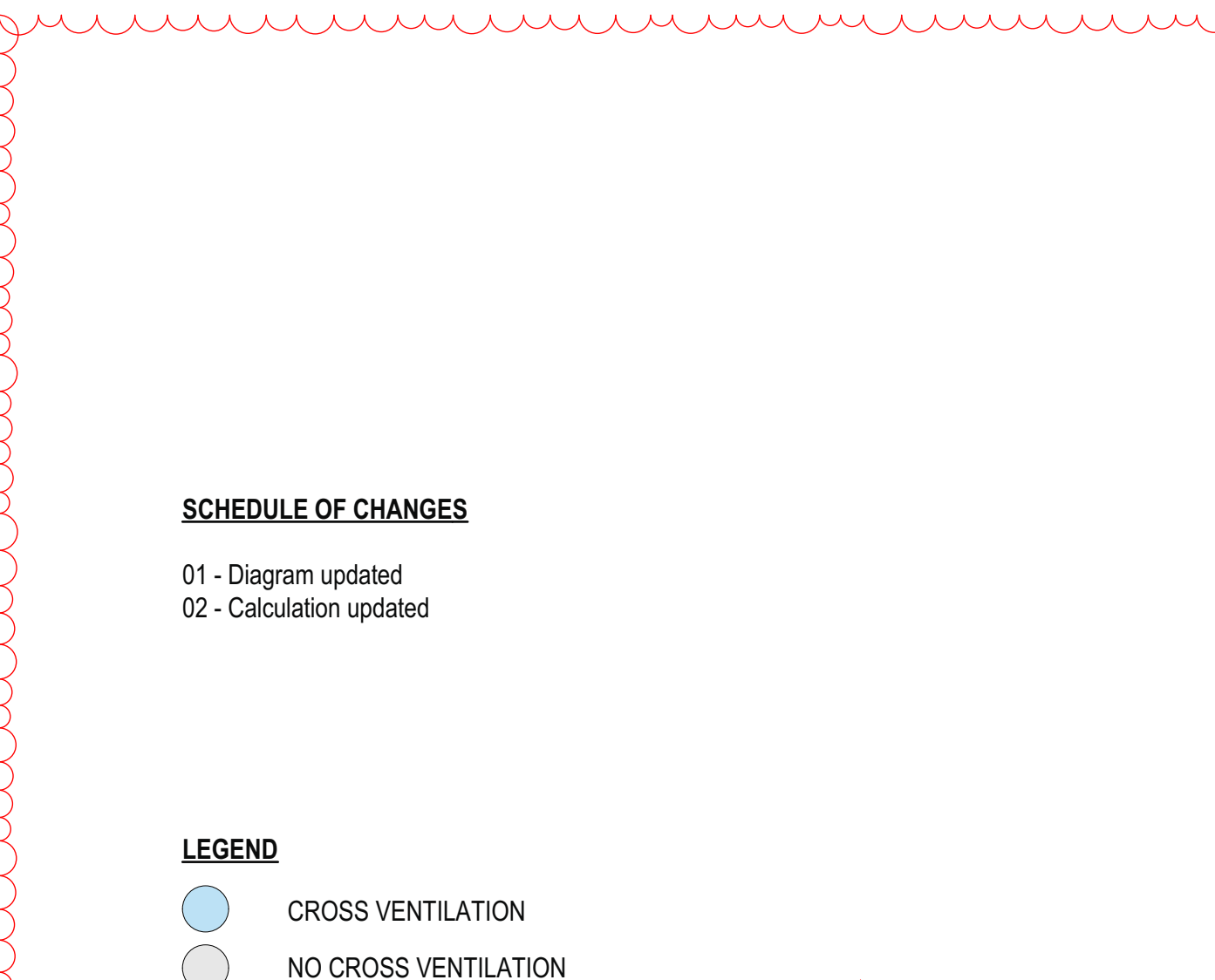
1. UPPER GROUND UG
SCALE: 1:600 @A1



3. LEVEL 02
SCALE: 1:600 @A1



5. LEVEL 04
SCALE: 1:600 @A1



6. LEVEL 05
SCALE: 1:600 @A1

NOTE: ADG MINIMUM REQUIREMENT CROSS VENTILATION IS 60%

LEVELS	# APT	CV
05	5	5
04	12	8
03	13	8
02	14	8
01	13	8
UG	12	7
LG	7	4
	76	48
		63%

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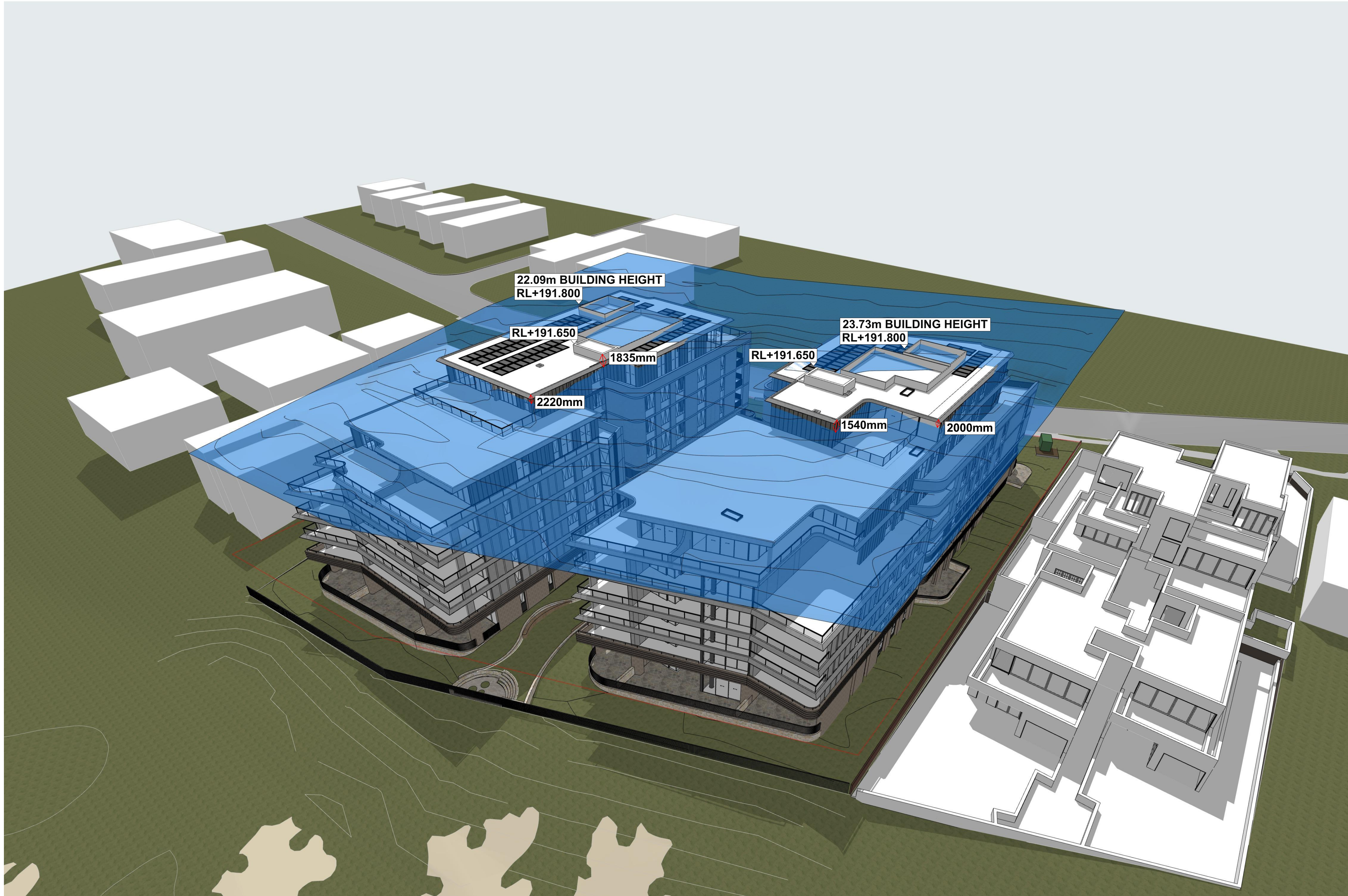
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CROSS VENTILATION DIAGRAM - SHEET 01	
PROJECT NUMBER	STAGE
20819	DA
DRAWING NUMBER	REVISION
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01

SCHEDULE OF CHANGES

01 - Diagram updated

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NORTH POINT
SCALE
NT.S.@A1 Size
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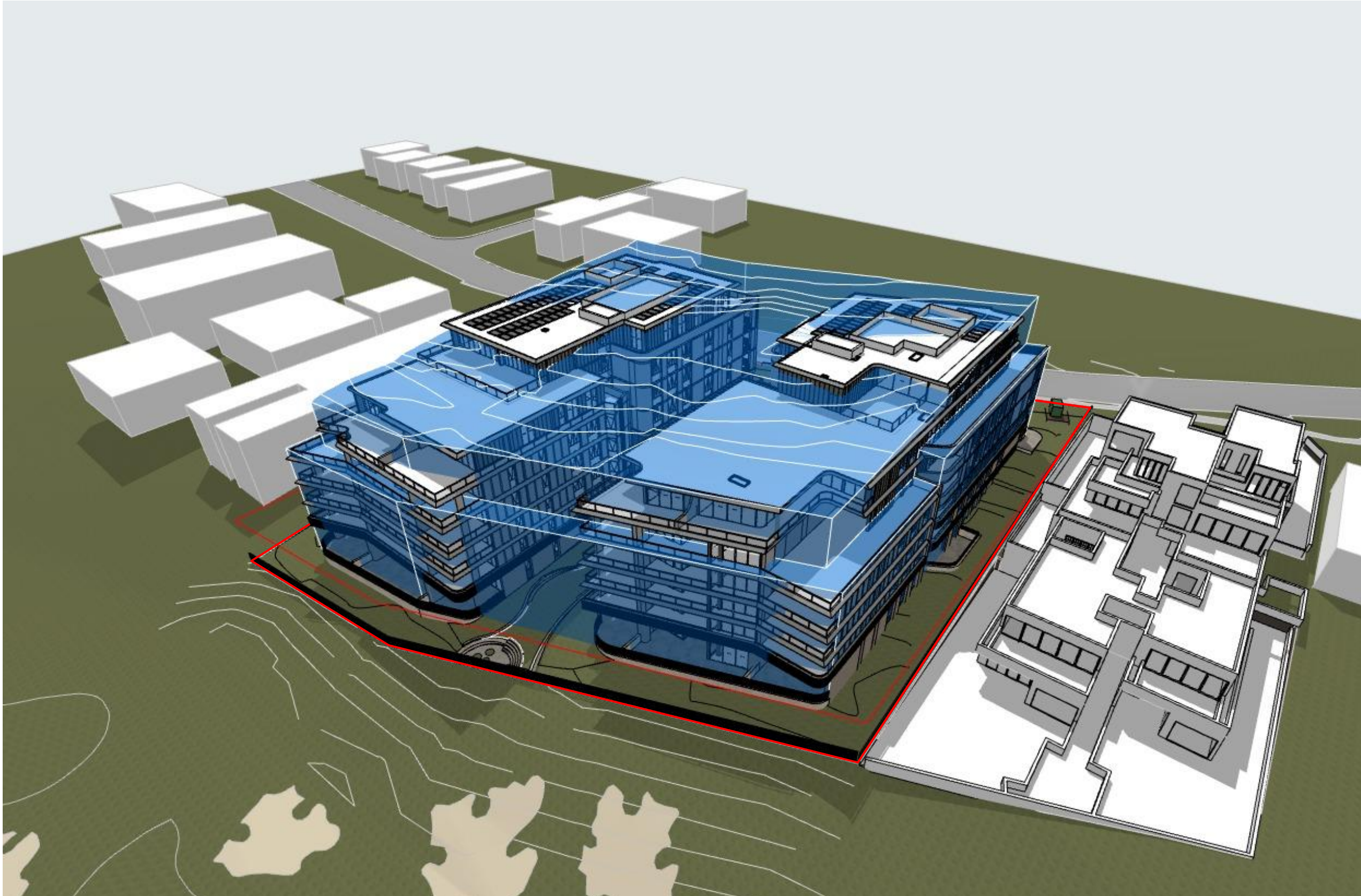
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HEIGHT PLANE (22M) DIAGRAM - SHEET 01
PROJECT NUMBER
20819
DRAWING NUMBER
PLA-LEC-4400
STAGE
DA
REVISION
A



1 DCP ENVELOPE VIEW 01
SCALE: N.T.S.@A1



2 DCP ENVELOPE VIEW 02
SCALE: N.T.S.@A1



3 DCP ENVELOPE VIEW 03
SCALE: N.T.S.@A1



4 DCP ENVELOPE VIEW 04
SCALE: N.T.S.@A1

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NORTHPOINT

SCALE
N.T.S.@A1

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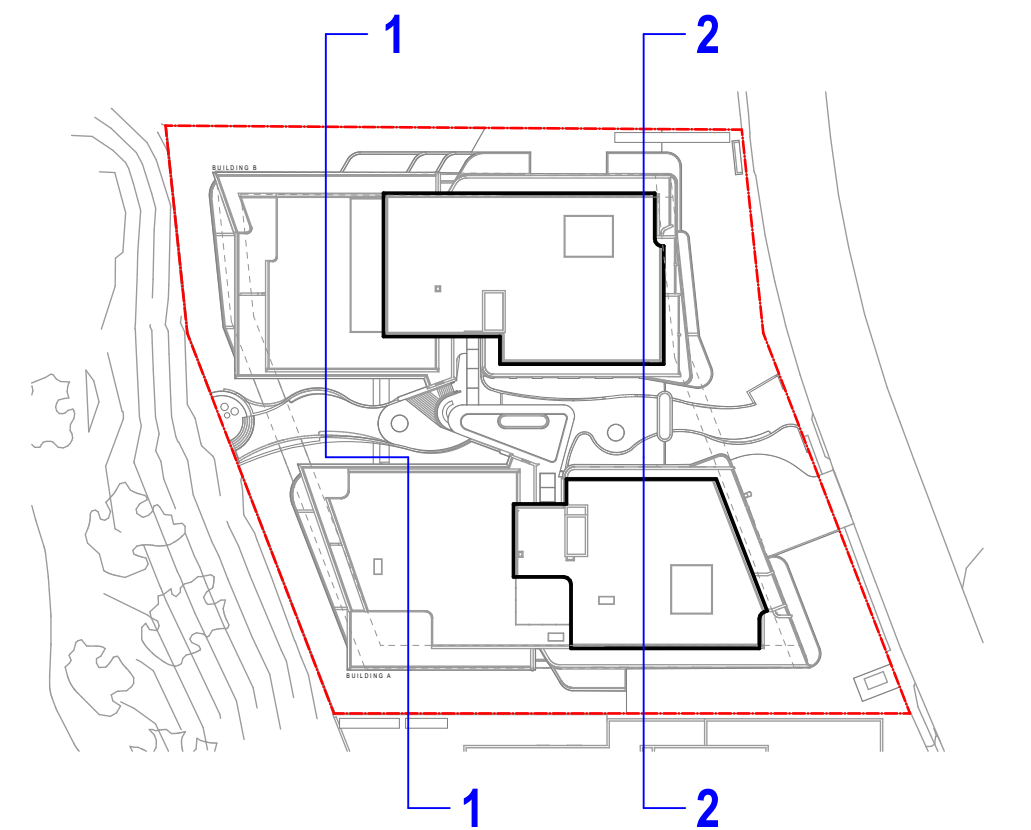
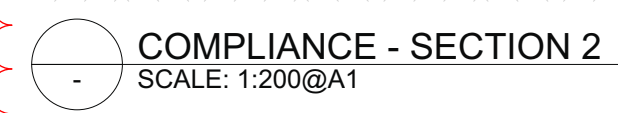
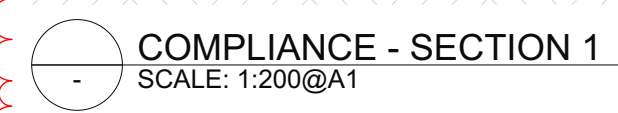
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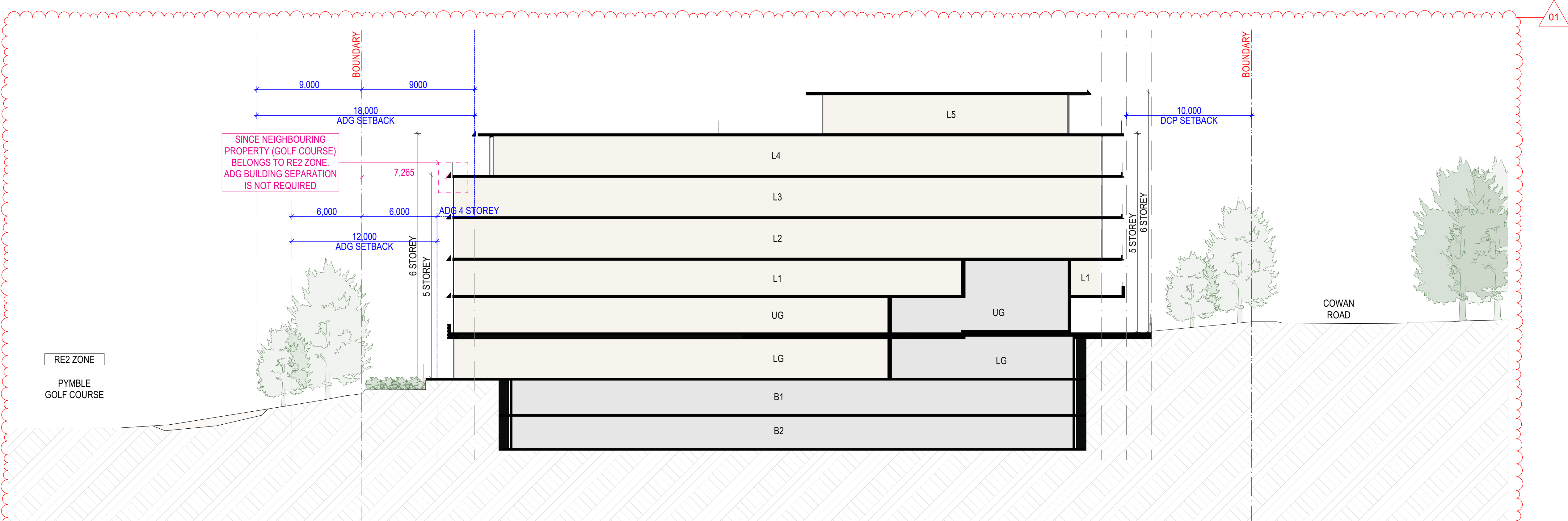
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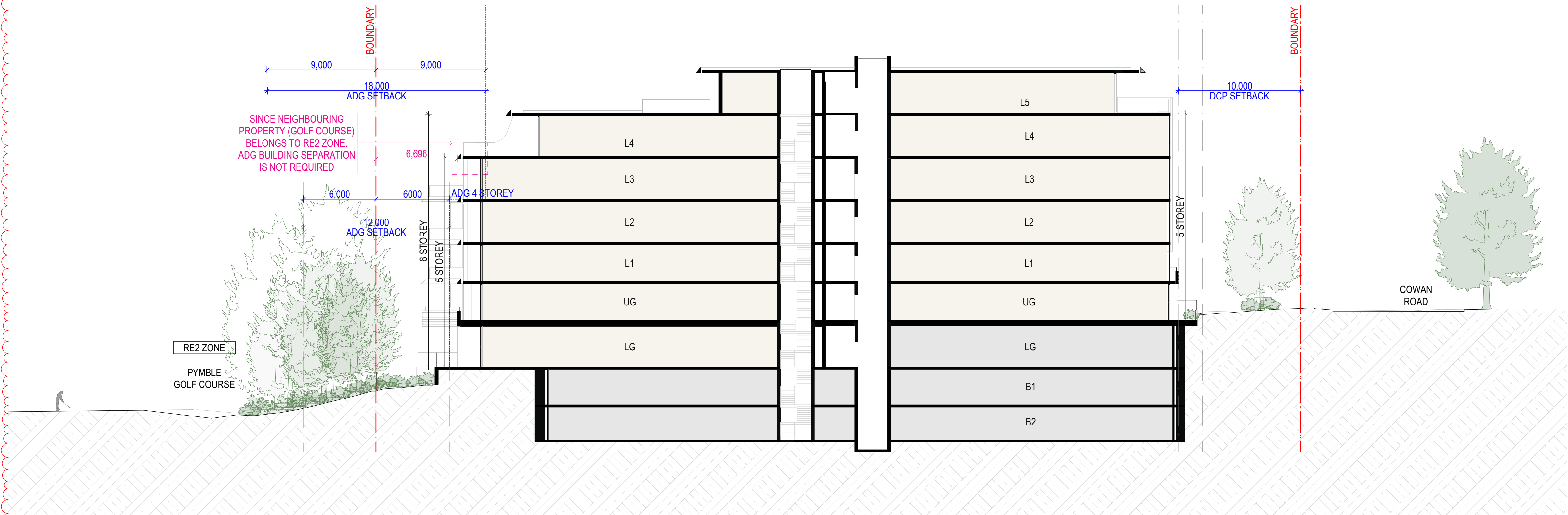
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SECTION COMPLIANCE DIAGRAM - SHEET 01	
PROJECT NUMBER	STAGE
20819	DA
DRAWING NUMBER	REVISION
PLA-LEC-4402	A

SCHEDULE OF CHANGES

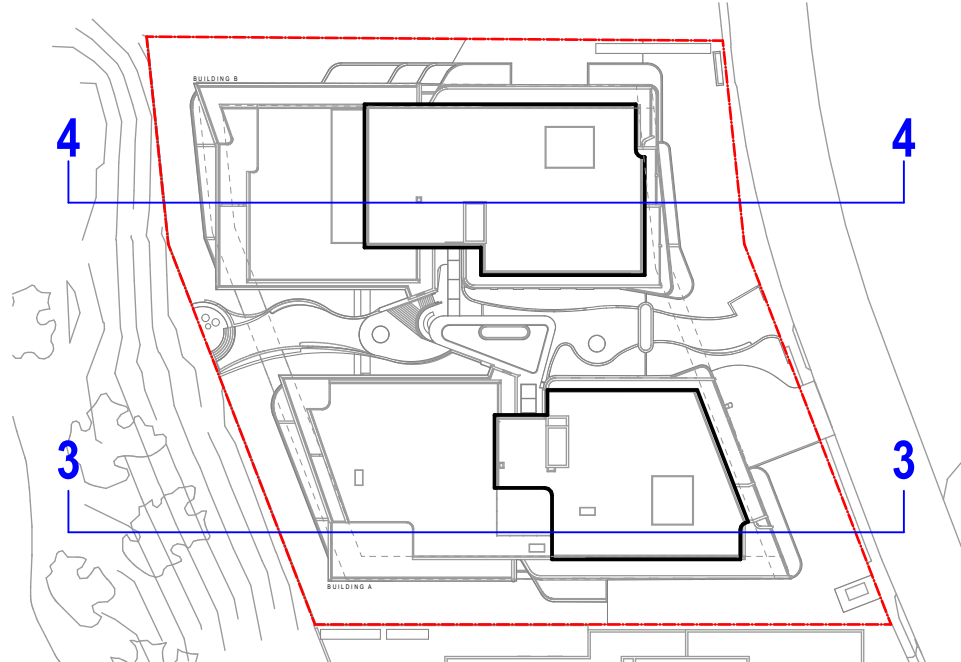
01 - Diagram updated



COMPLIANCE - SECTION 3
SCALE: 1:200@A1



COMPLIANCE - SECTION 4
SCALE: 1:200@A1



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SCALE

1200 @ A1 Size

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SECTION COMPLIANCE DIAGRAM - SHEET 02

PROJECT NUMBER

20819

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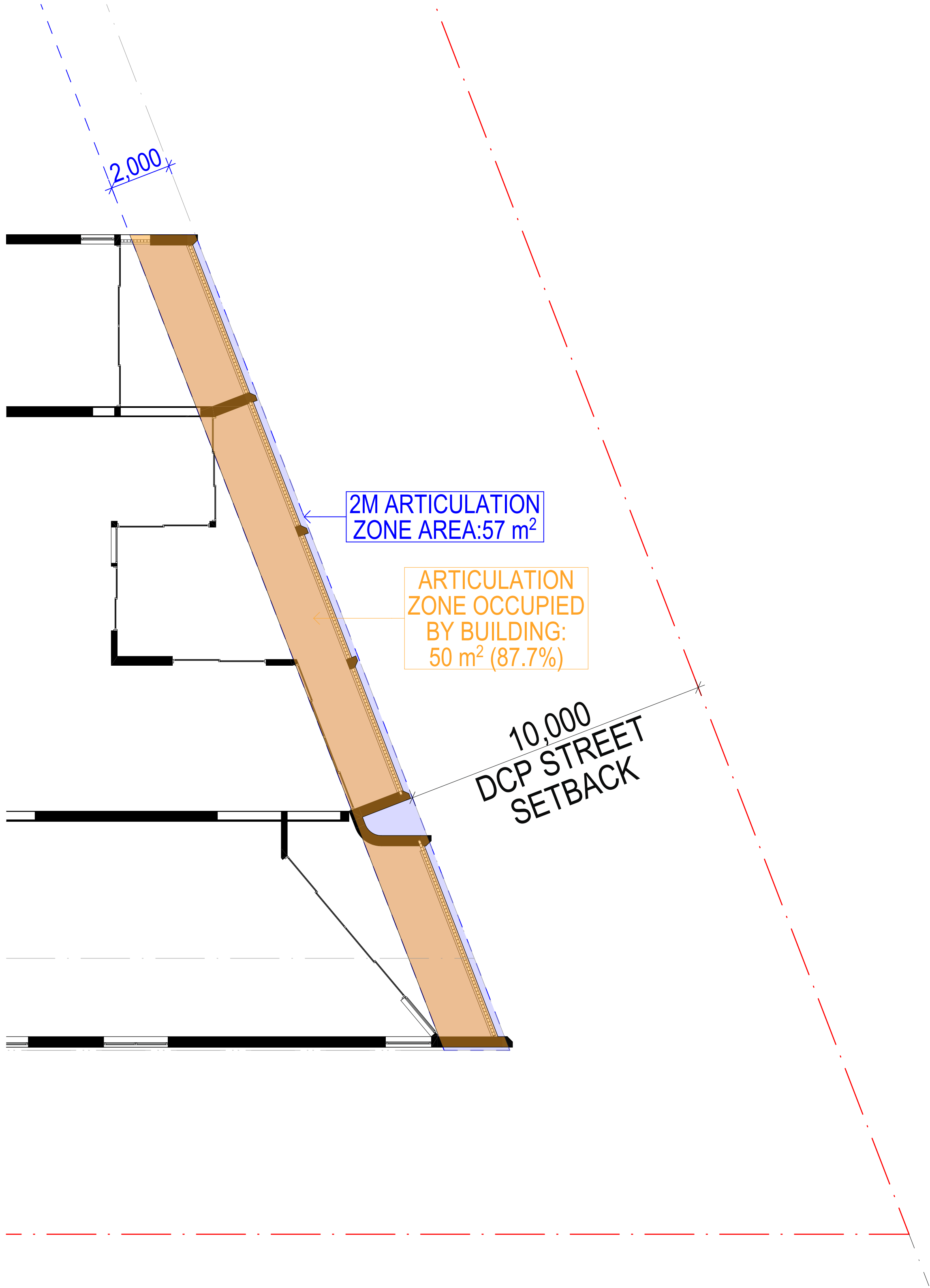
PLA-LEC-4403

STAGE

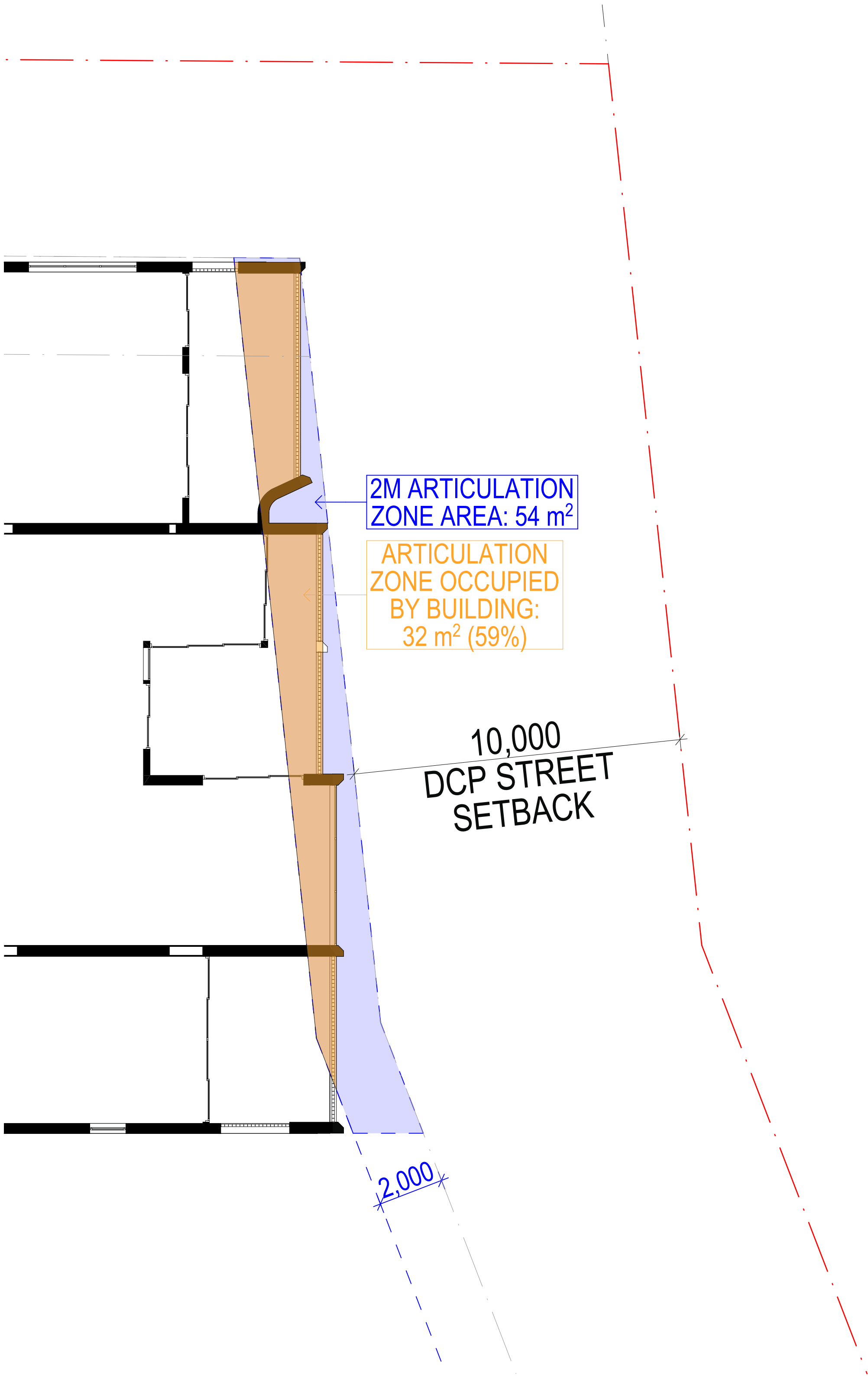
DA

REVISION

A



1 BUILDING A
SCALE: 1:100 @A1



2 BUILDING B
SCALE: 1:100 @A1

NOTE:
RESIDENTIAL FLAT BUILDINGS ARE TO PROVIDE
2.0M ARTICULATION ZONE BEHIND THE STREET
SETBACK, AND NO MORE THAN 40% OF THIS
ZONE (IN PLAN IS TO BE OCCUPIED BY THE
BUILDING AS PER DCP

- LEGEND
- 2.0M ARTICULATION ZONE
 - BUILDING FOOTPRINT ON 2.0M ARTICULATION ZONE

BUILDING A NOT ACHIEVED

BUILDING B ACHIEVED

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SCALE
1:100 @ A1 Size

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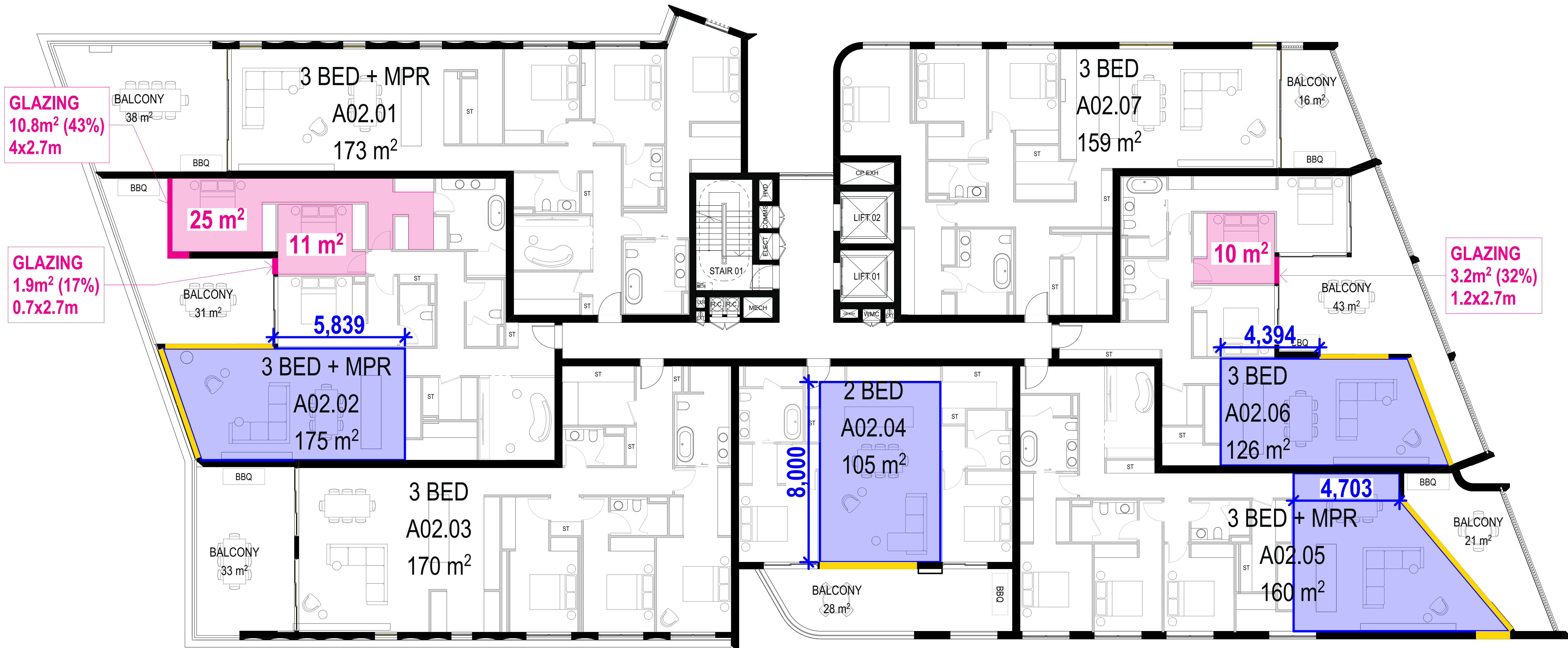
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PROJECT NUMBER
20819
DRAWING NUMBER
PLA-LEC-4404
STAGE
DA
REVISION
A



BUILDING A

NOTE:
MEASUREMENTS ANNOTATED ON UNITS AS REQUESTED BY COUNCIL

NOTE:
IN OPEN PLAN LAYOUTS (WHERE THE LIVING, DINING AND KITCHEN ARE COMBINED), THE MAXIMUM HABITABLE ROOM DEPTH IS 8M FROM A WINDOW AS PER ADG REQUIREMENT

TYPICAL UNIT (BUILDING A)
ALG02, AUG02, A0102, A0202, A0302
ALG04, AUG04, A0104, A0204
A0106, A0206, A0305, A0405

1
TYPICAL LEVEL (BUILDING A)
SCALE: 1:100 @A1

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OPEN PLAN LAYOUT DIAGRAM - SHEET 01

PROJECT NUMBER

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DRAWING NUMBER

PLA-LEC-4405

STAGE

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1 TYPICAL LEVEL (BUILDING B)
SCALE: 1:100 @A1



NOTE:
MEASUREMENTS ANNOTATED ON UNITS AS REQUESTED BY COUNCIL

NOTE:
IN OPEN PLAN LAYOUTS (WHERE THE LIVING, DINING AND KITCHEN ARE COMBINED), THE MAXIMUM HABITABLE ROOM DEPTH IS 3M FROM A WINDOW AS PER ADG REQUIREMENT

TYPICAL UNIT (BUILDING B)
B0401
B0404
B0406

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OPEN PLAN LAYOUT DIAGRAM - SHEET 03

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STAGE

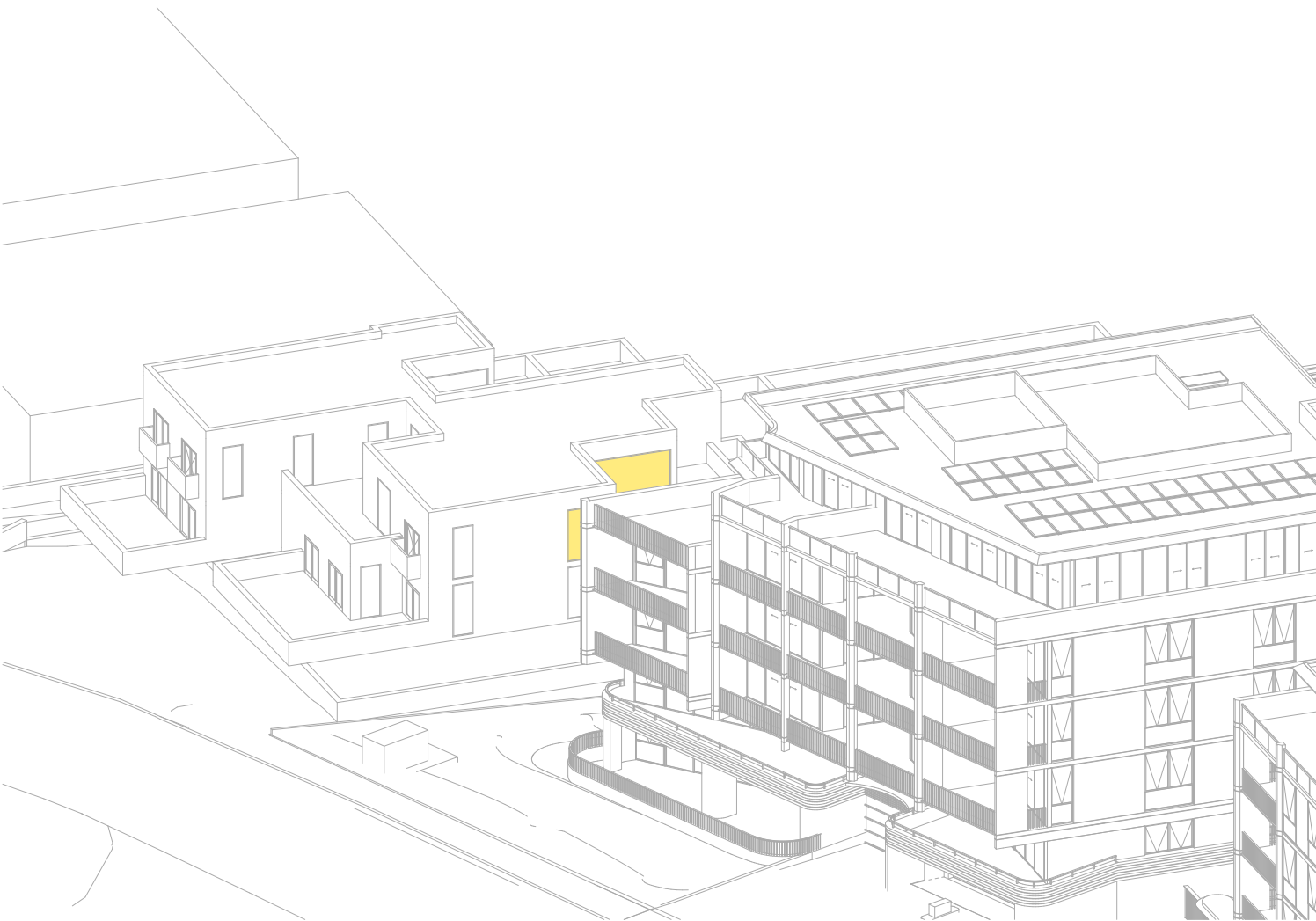
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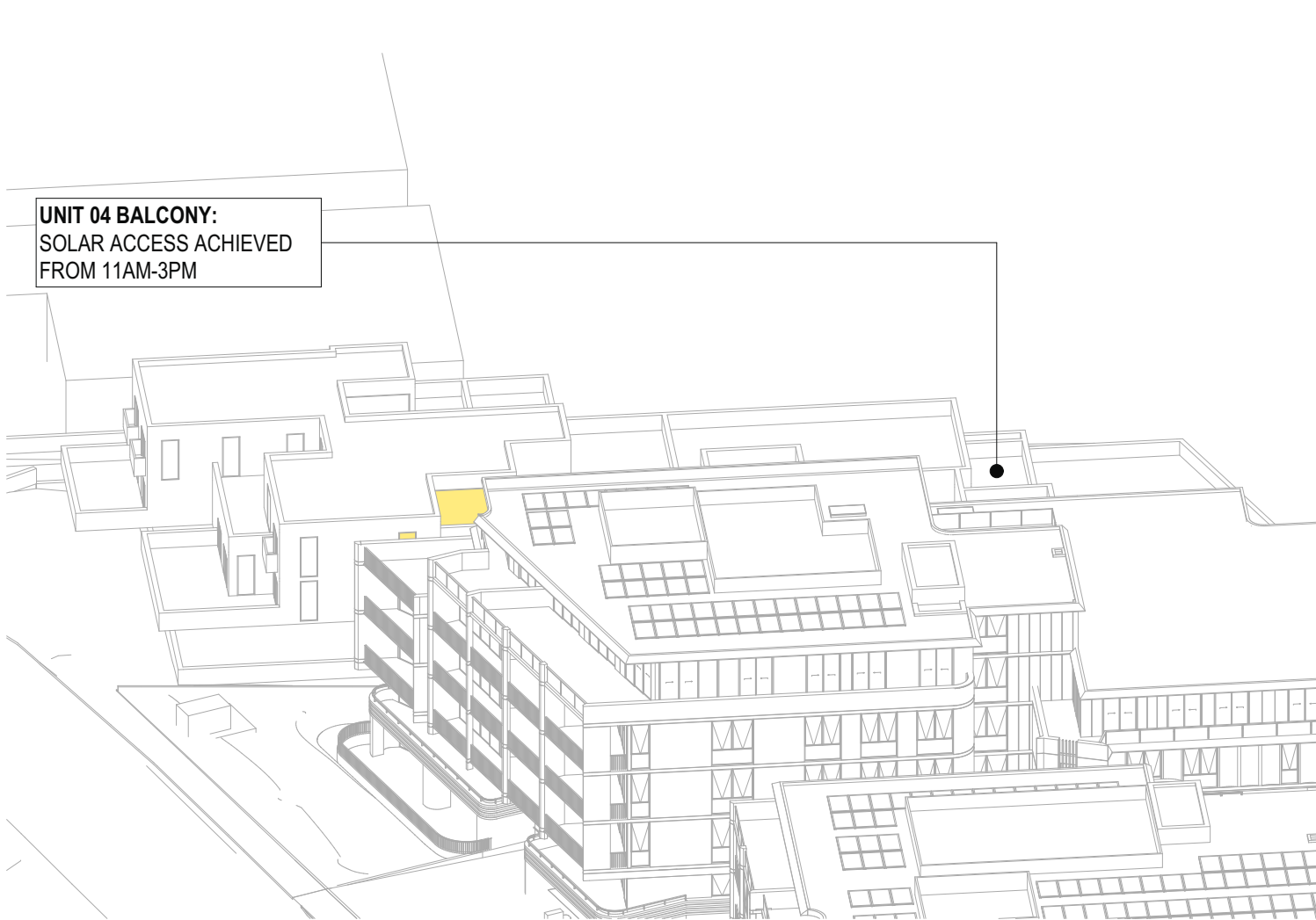
A



SUN EYE - JUNE 21 - 9AM
SCALE: N.T.S.



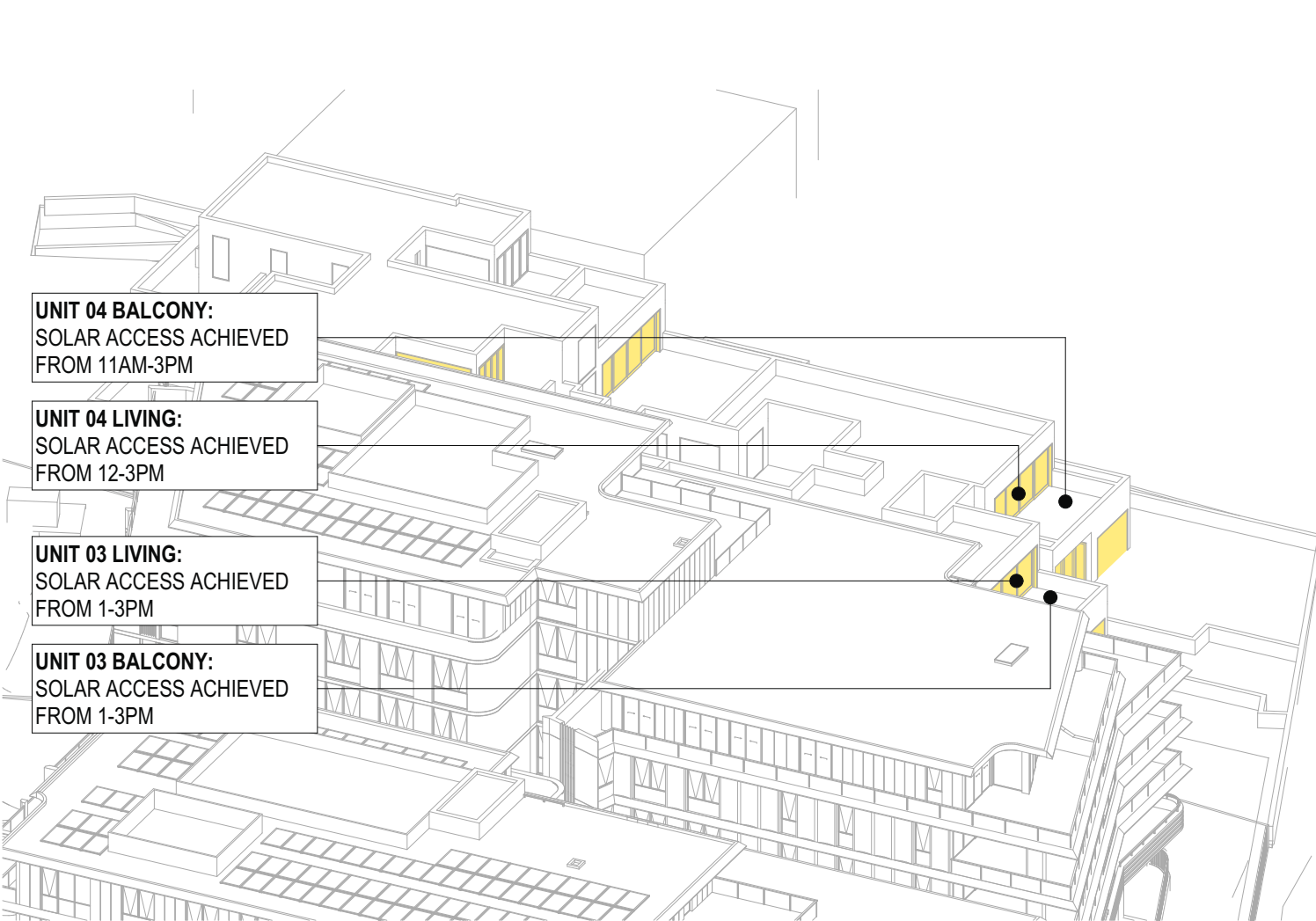
SUN EYE - JUNE 21 - 10AM
SCALE: N.T.S.



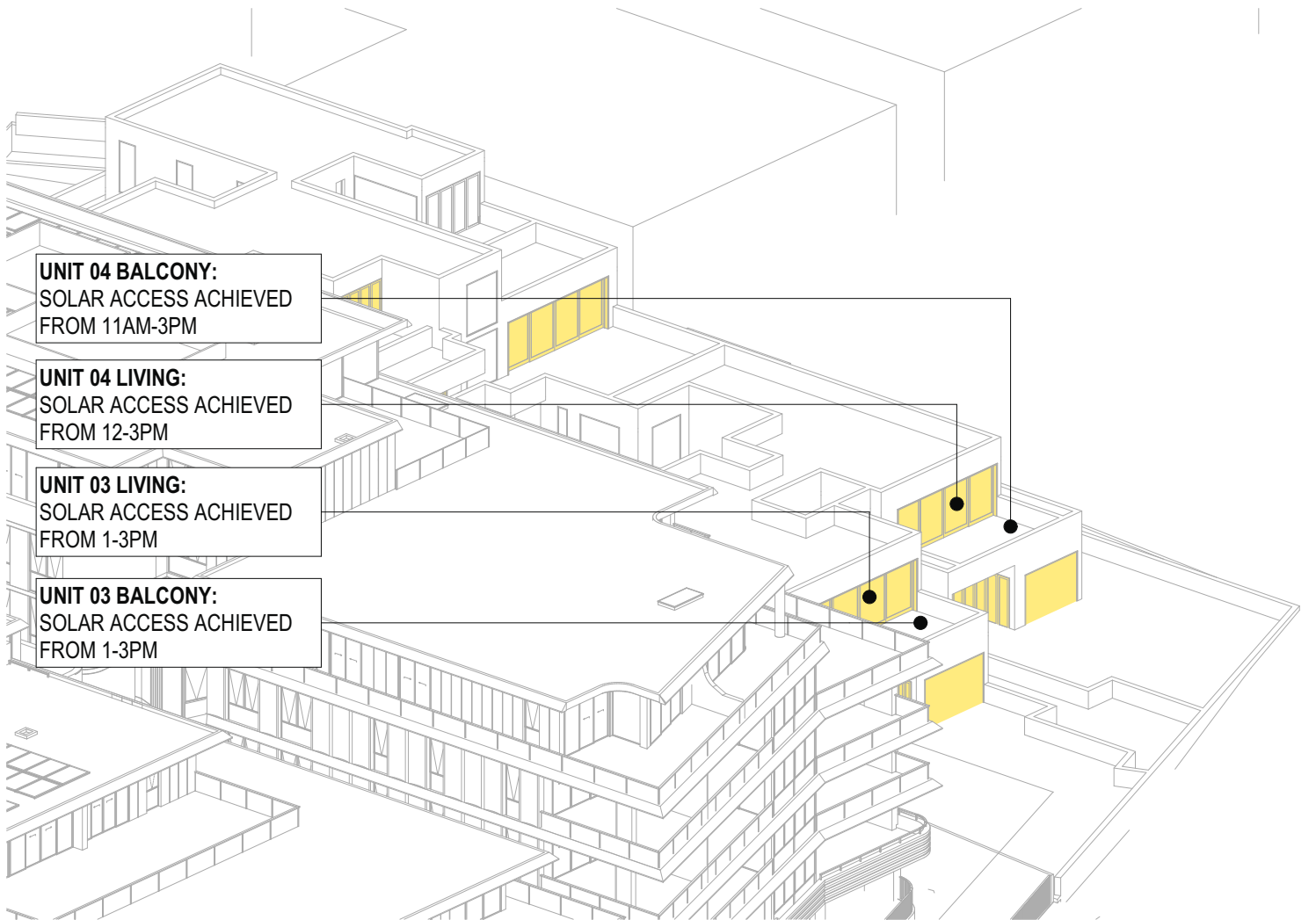
SUN EYE - JUNE 21 - 11AM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 12PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 1PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 2PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 3PM
SCALE: N.T.S.

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	2H ACHIEVED	2H ACHIEVED
UNIT 02	2H ACHIEVED	2H ACHIEVED
UNIT 03	2H ACHIEVED	2H ACHIEVED
UNIT 04	2H ACHIEVED	2H ACHIEVED
UNIT 05	0H ACHIEVED	2H ACHIEVED
UNIT 06	2H ACHIEVED	2H ACHIEVED
UNIT 07	2H ACHIEVED	2H ACHIEVED

6/7 UNITS (86%)
ACHIEVE 2H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE
(9AM-3PM)

7/7 UNITS (100%)
ACHIEVE 2H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(9AM-3PM)

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE:
ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

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LOCI 0401 271 241
ACCESS/DDA
ACCESSIBLE BUILDING SOLUTIONS 0450 334 995

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ACOUSTIC
ACOUSTIC LOGIC (02) 8339 8000
TRAFFIC
ASON GROUP (02) 9083 6601

CIVIL
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WASTE
COLLIERS (03) 9140 6074

BUILDING SERVICES
NEUPON 0401 222 862
BASIX
JENSEN HUGHES (02) 9411 5360
FIRE ENGINEER
INCODE SOLUTIONS 0415 508 019

NORTH POINT
SCALE N.T.S.@A1 Size
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4m1 Julia 10022
Rido Pin 11286

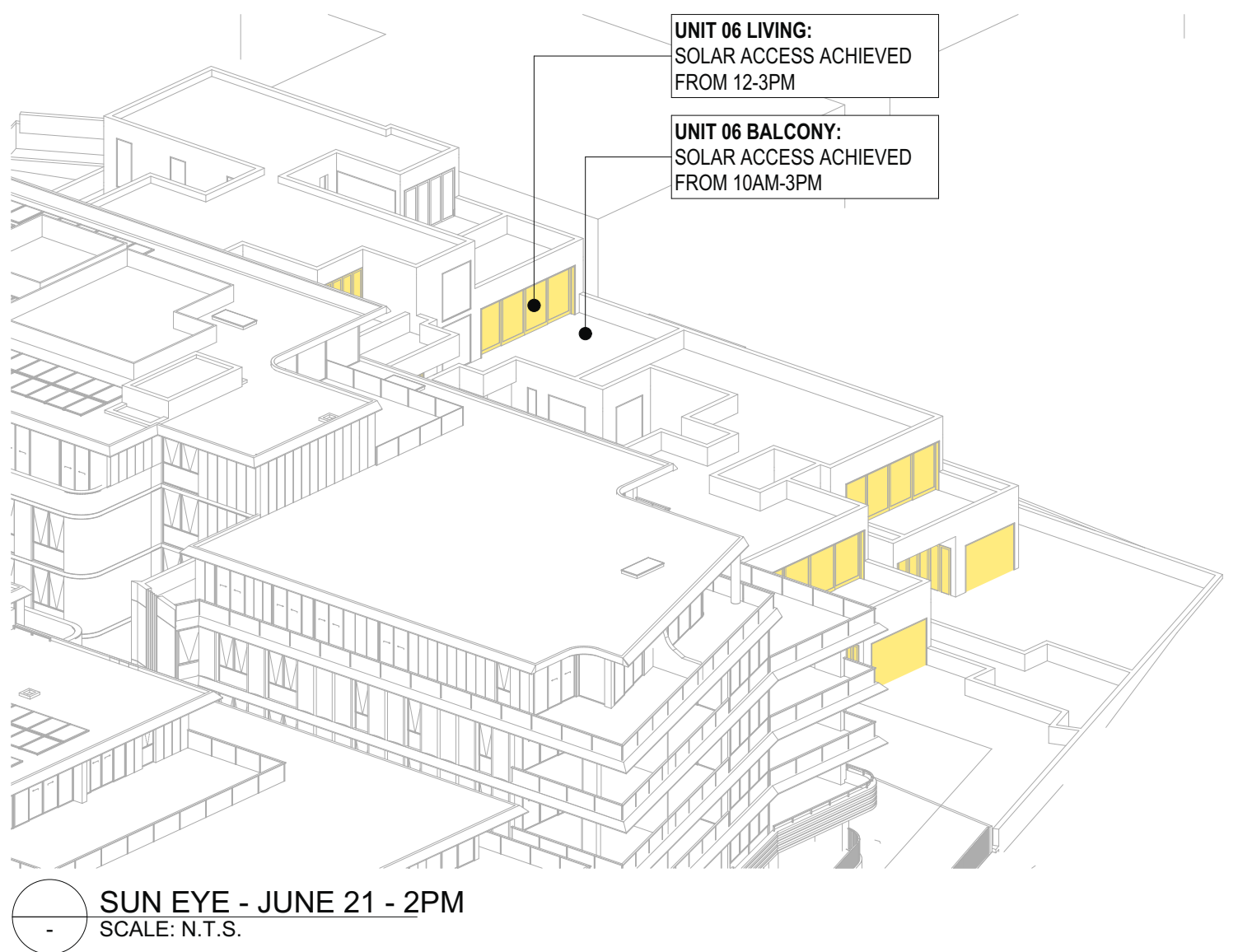
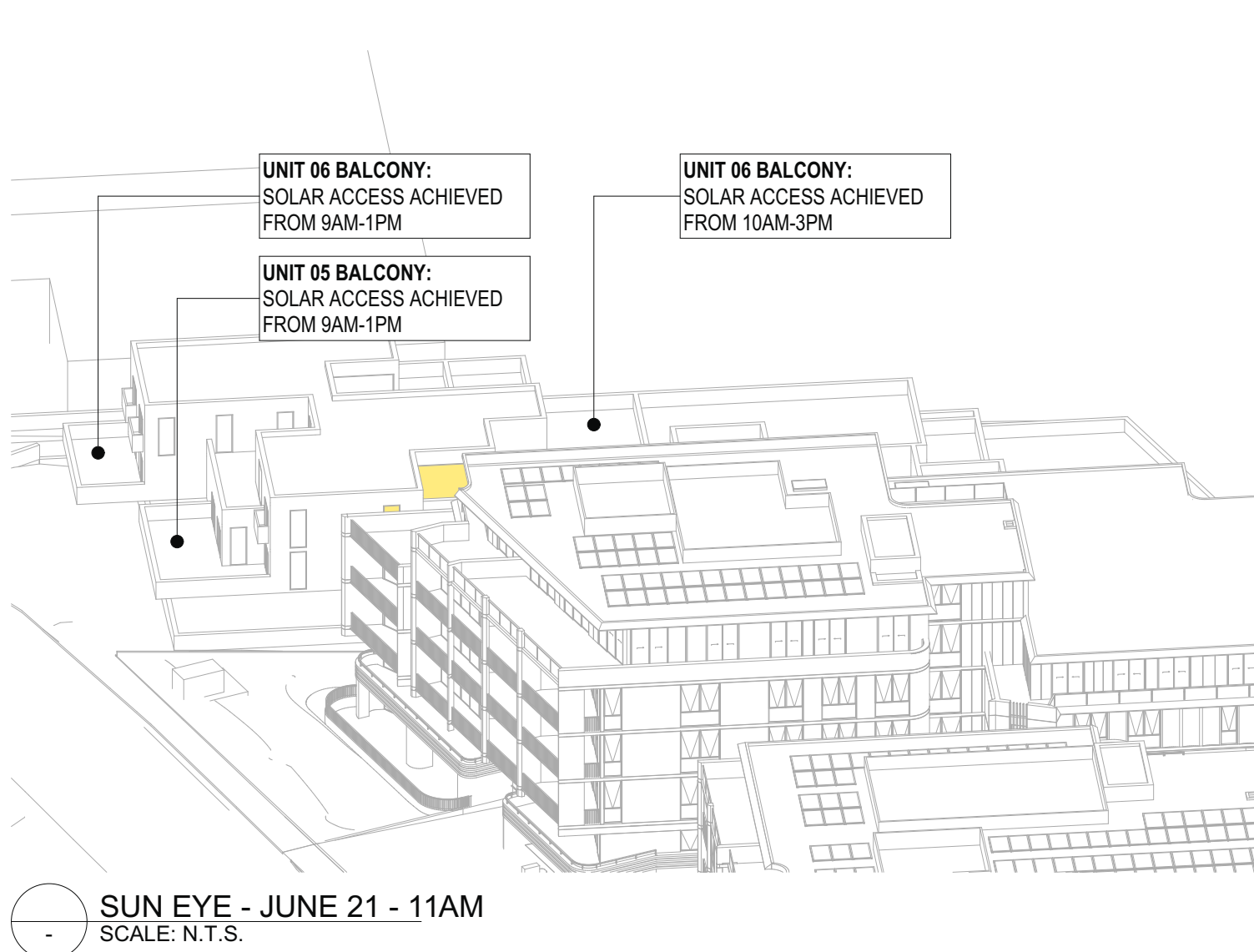
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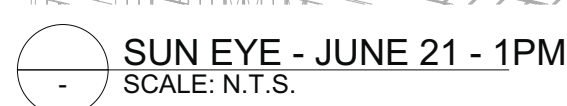
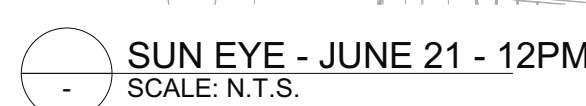
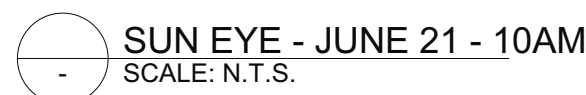
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DRAWING TITLE
NEIGHBOUR SOLAR DIAGRAMS (SET 01) UNIT 03-04 - SHEET 02
PROJECT NUMBER
20819
DRAWING NUMBER
PLA-LEC-4501
STAGE
DA
REVISION
A





7/7 UNITS (100%)
ACHIEVE 2H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(9AM-3PM)

NOTE:
ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

☐ GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

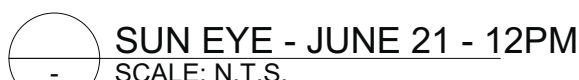
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PLA-LEC-4503	A

DRAWING NUMBER	REVISION
PLA-LEC-4503	A



6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(7AM-5PM)

NOTE:
ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

☐ GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

ISSUE TITLE

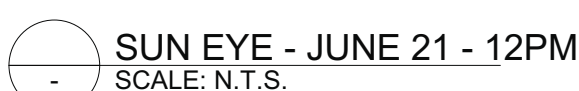
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6/7 UNITS (86%)
ACHIEVE 3H SOLAR
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SPACES DURING WINTER
SOLSTICE
(7AM-5PM)

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ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

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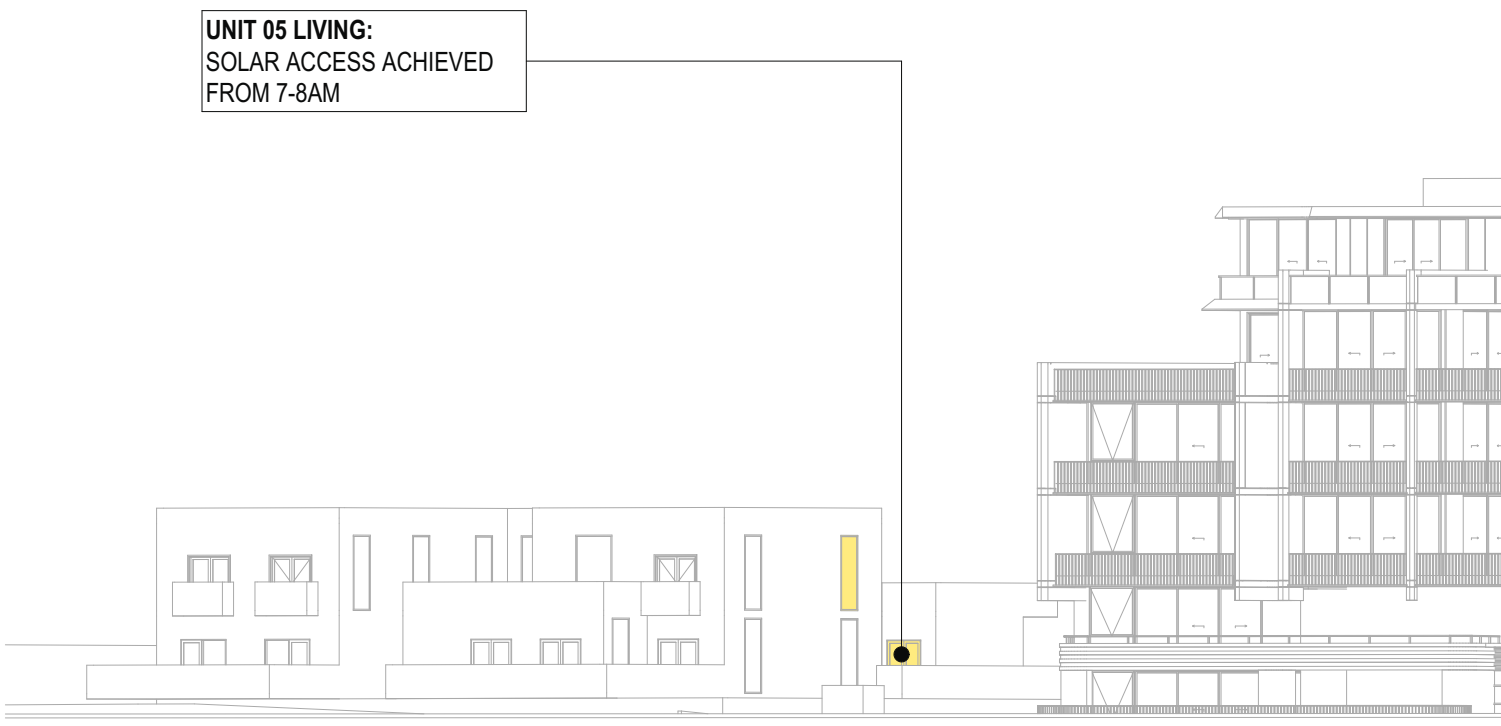
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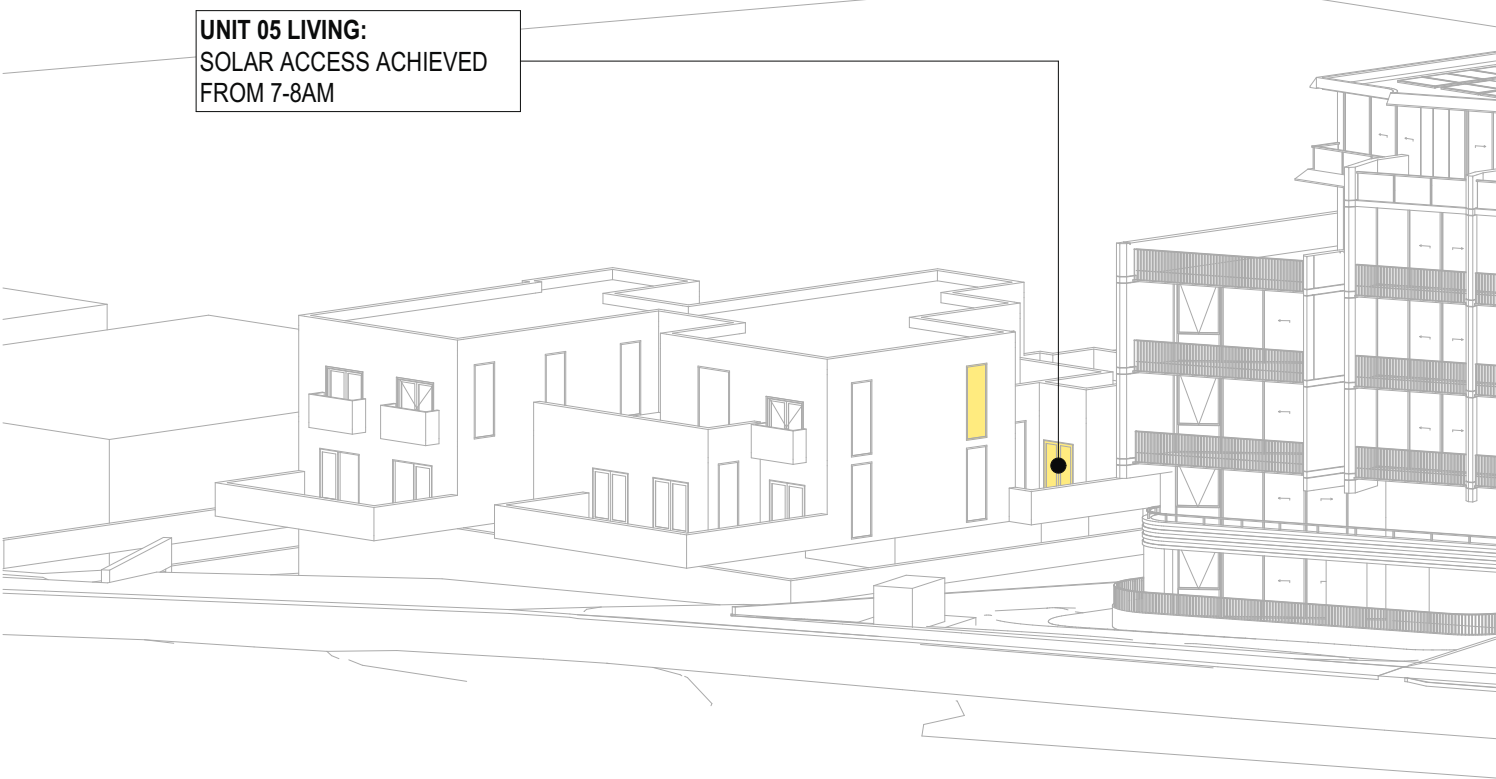
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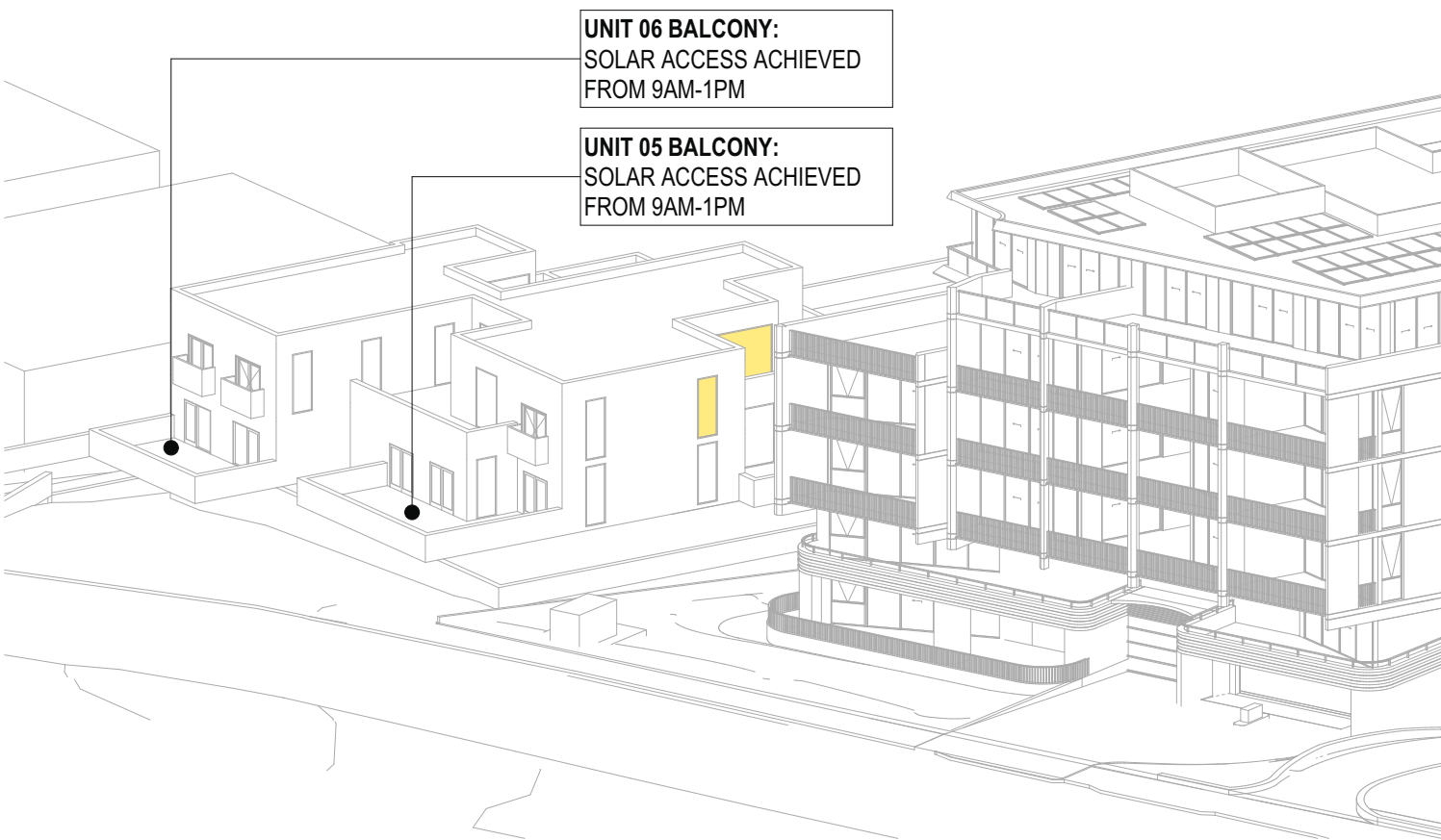
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PLA-LEC-4601	A



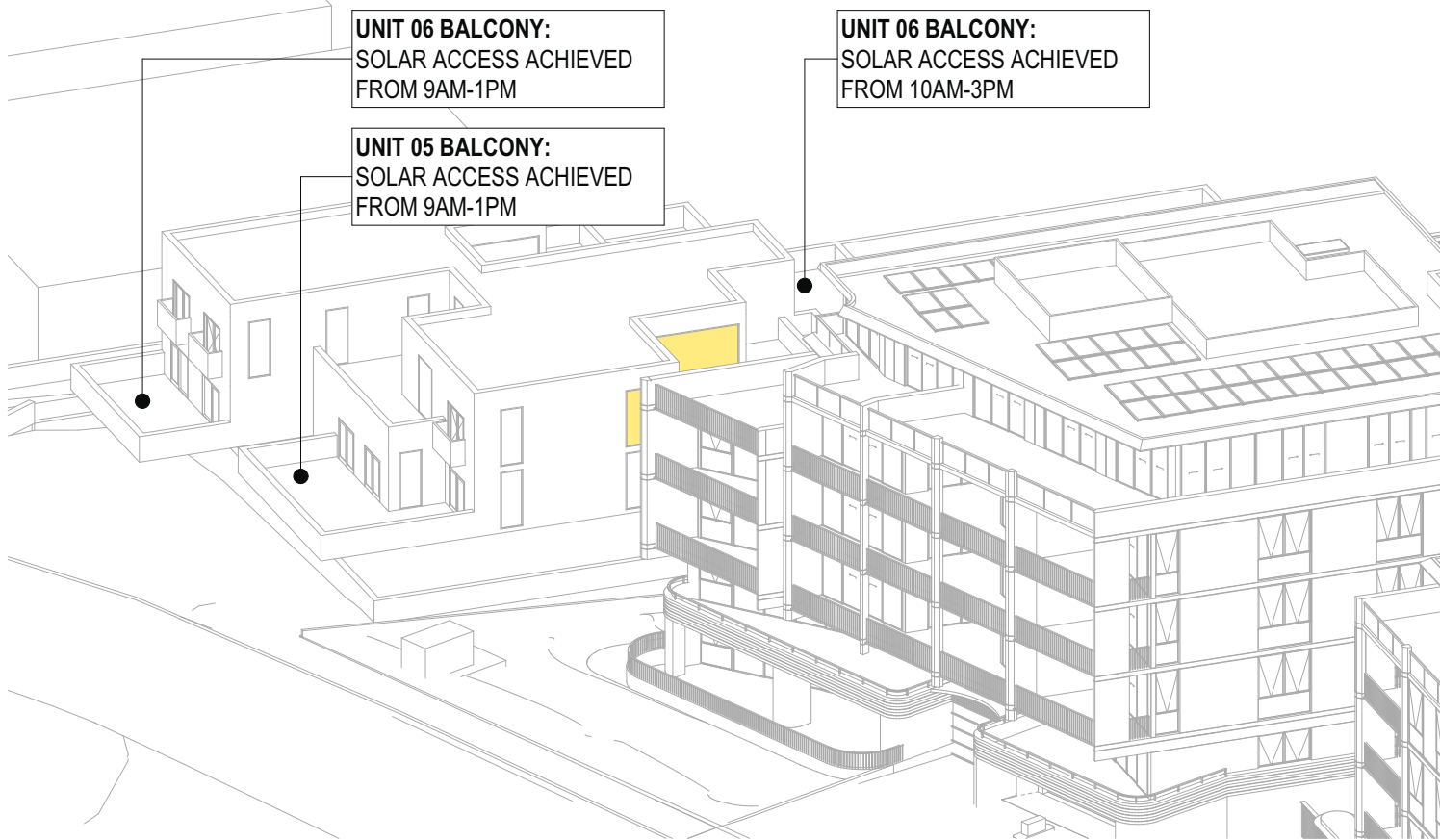
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SCALE: N.T.S.



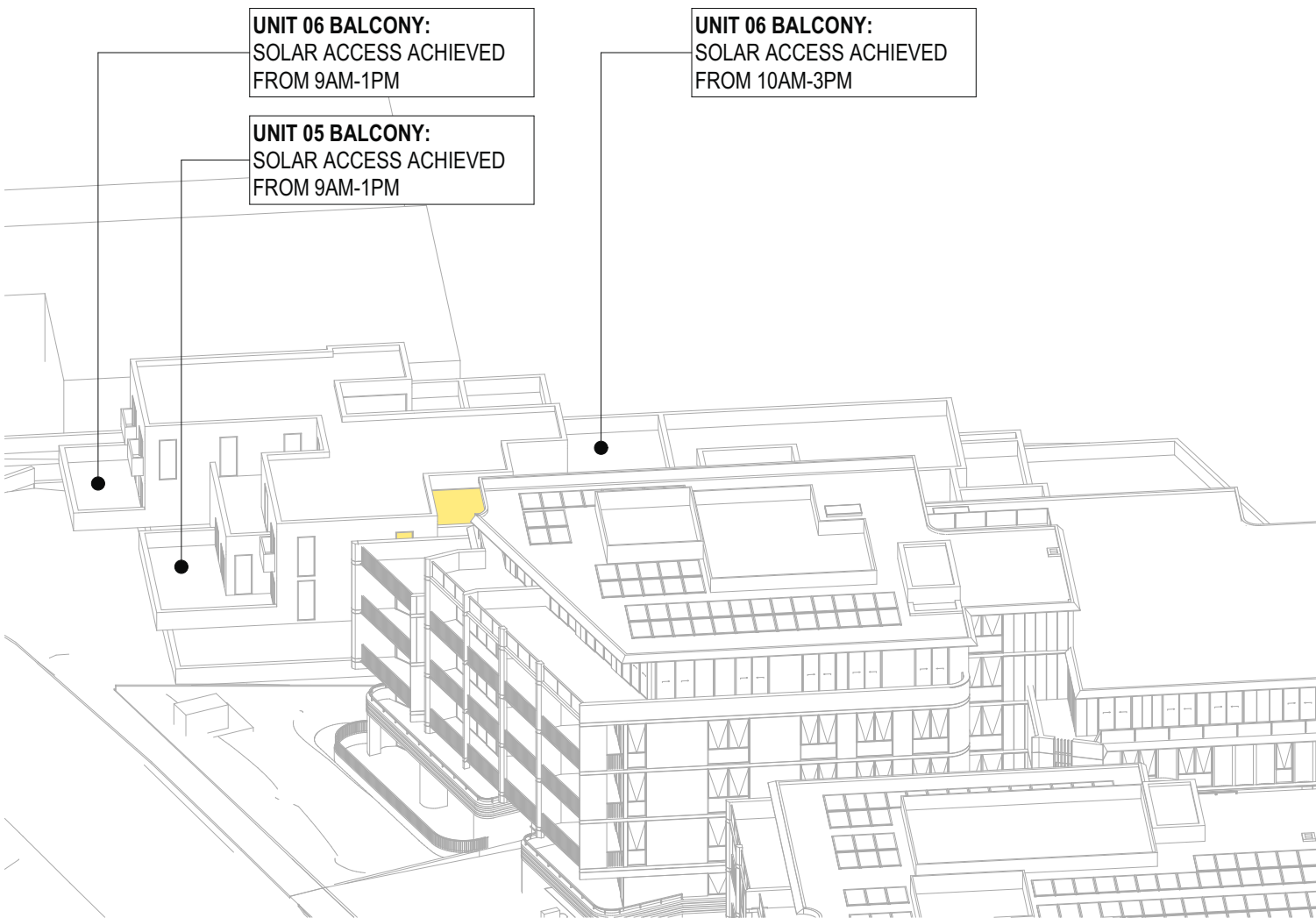
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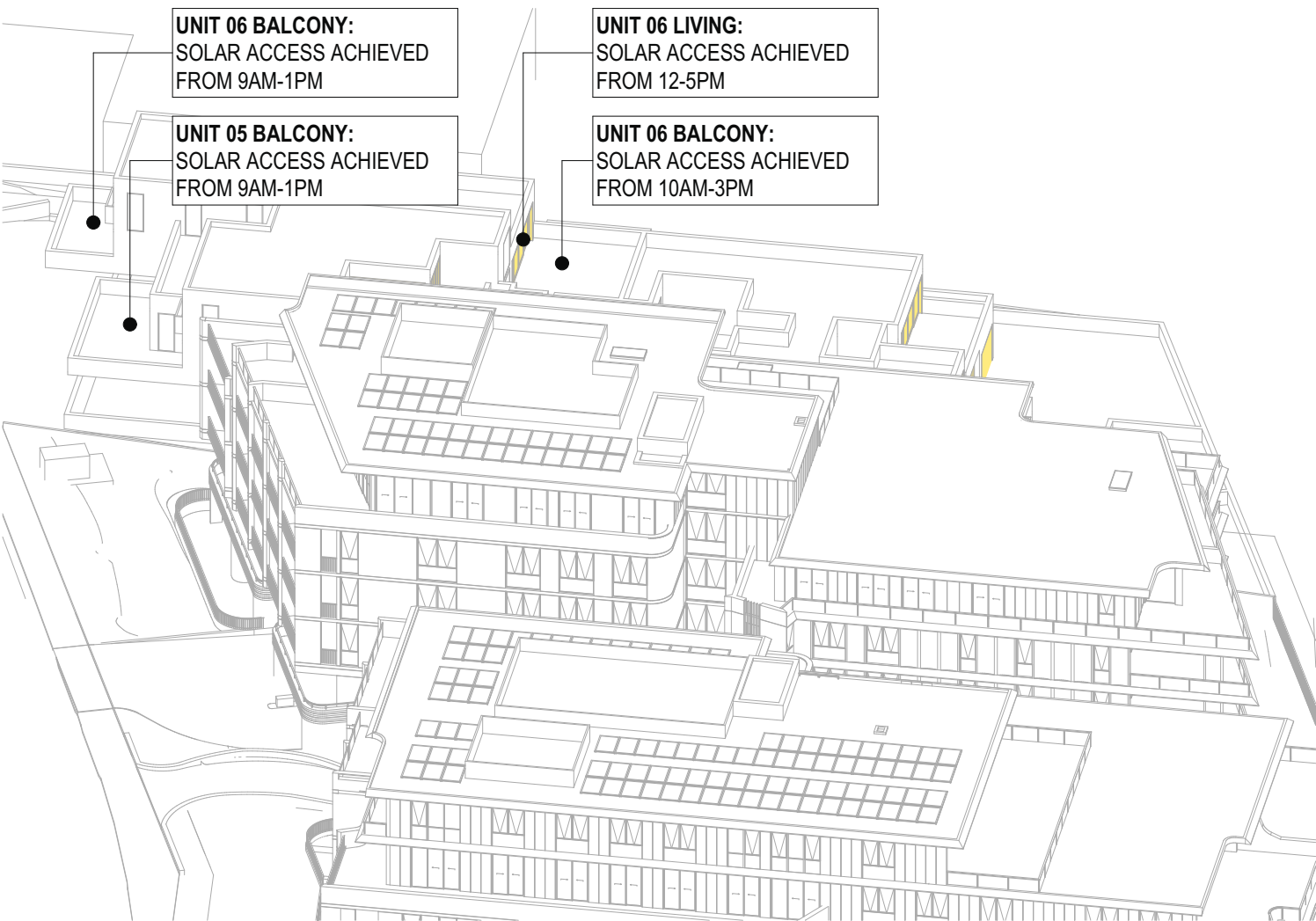
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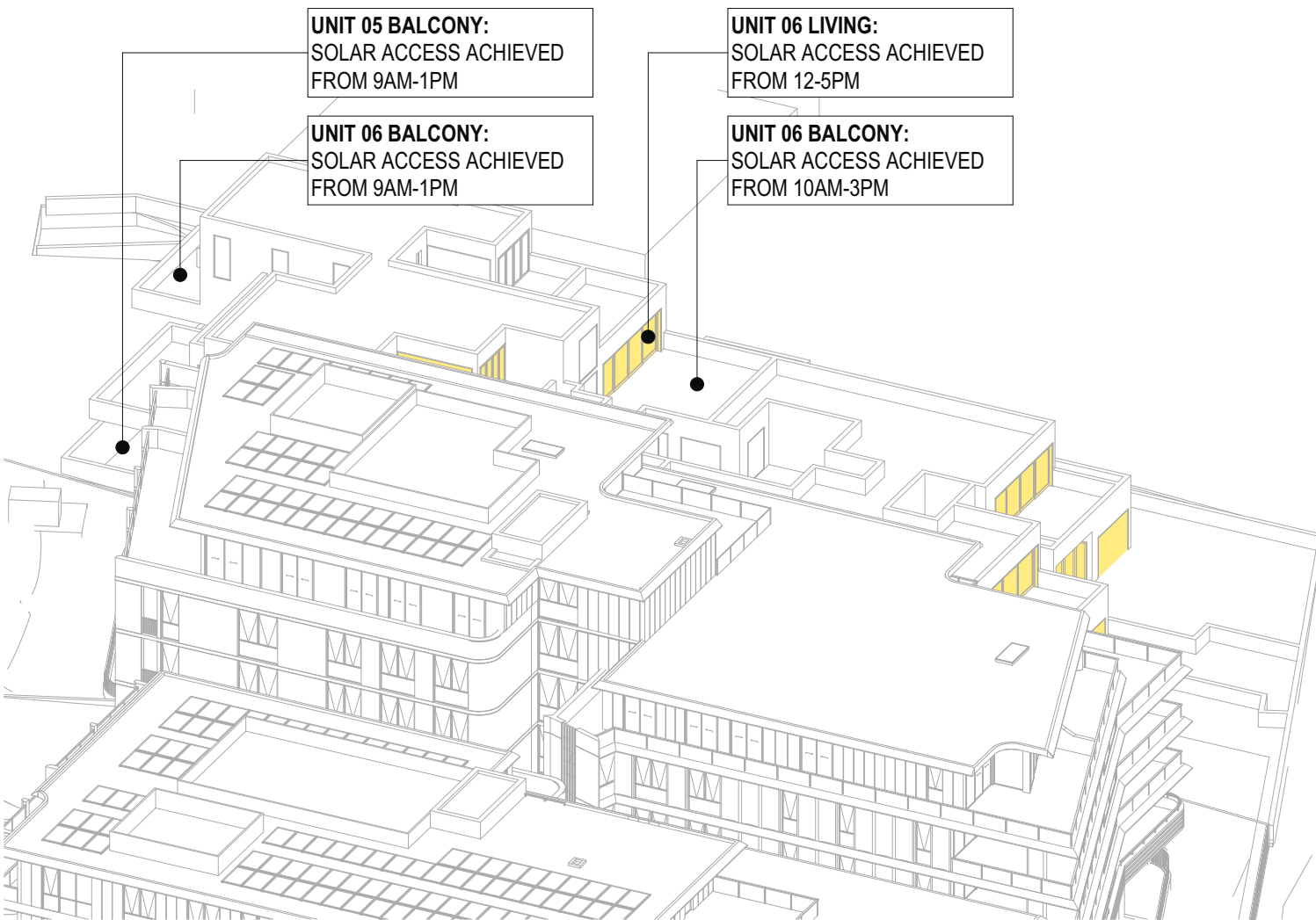
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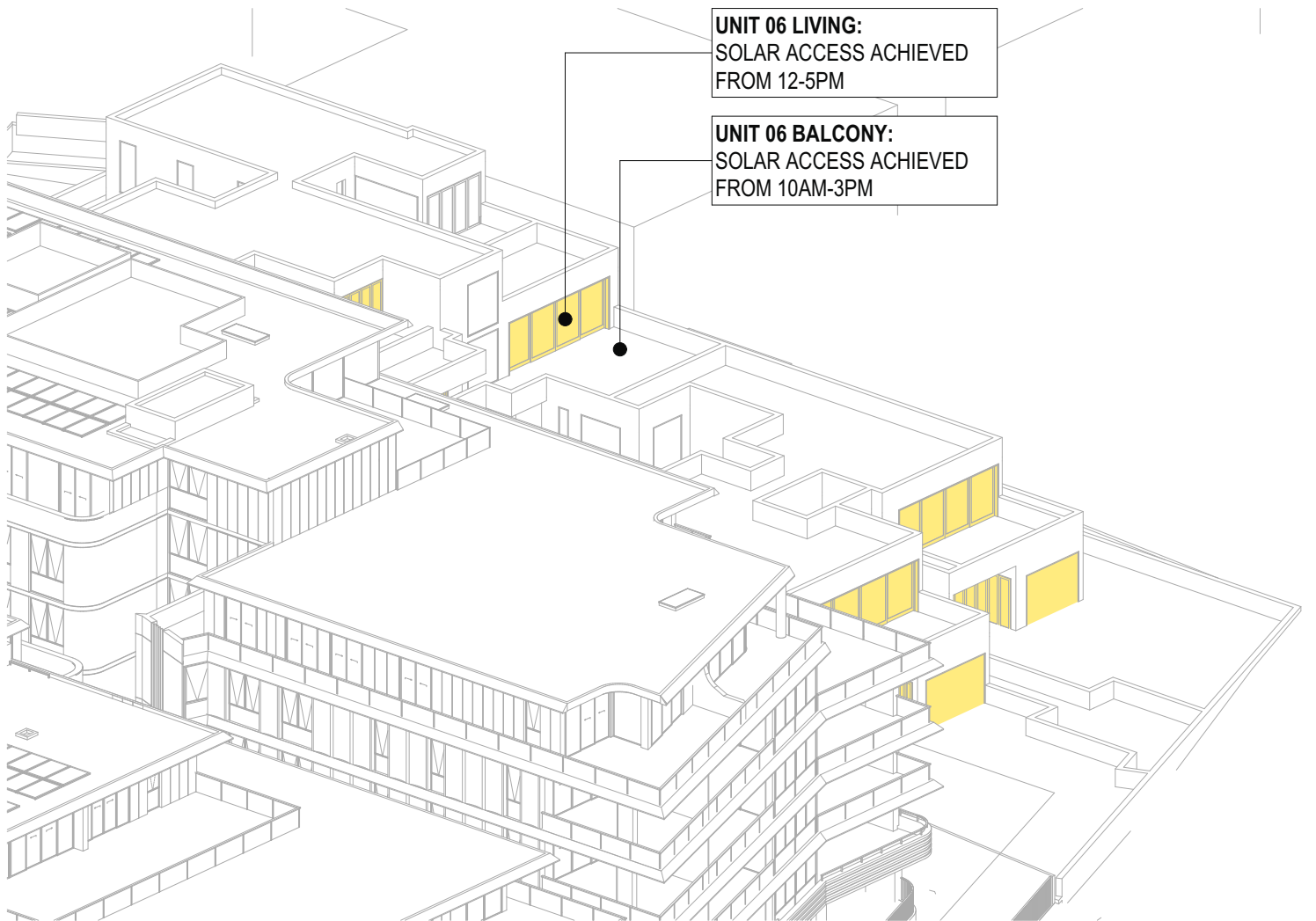
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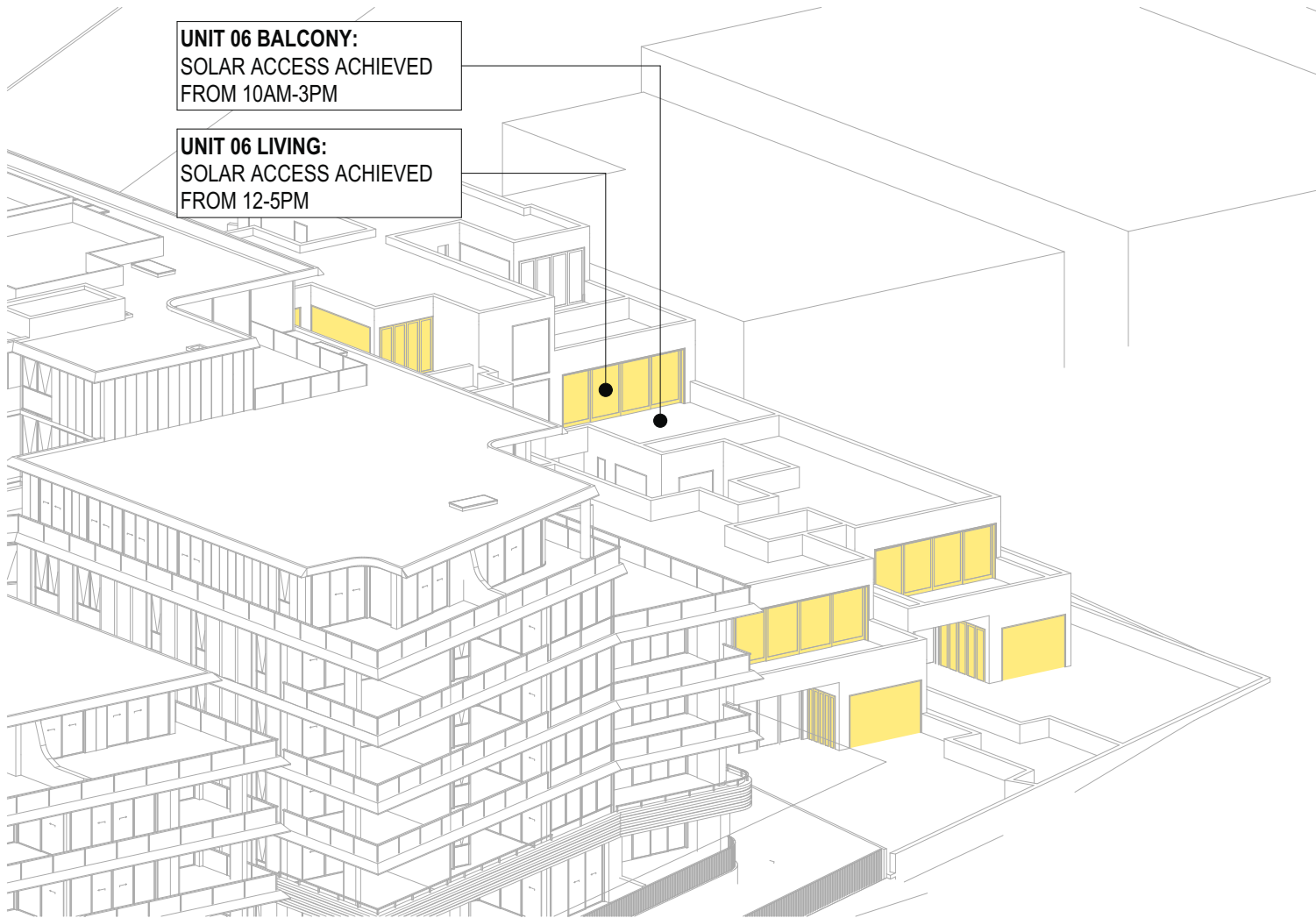
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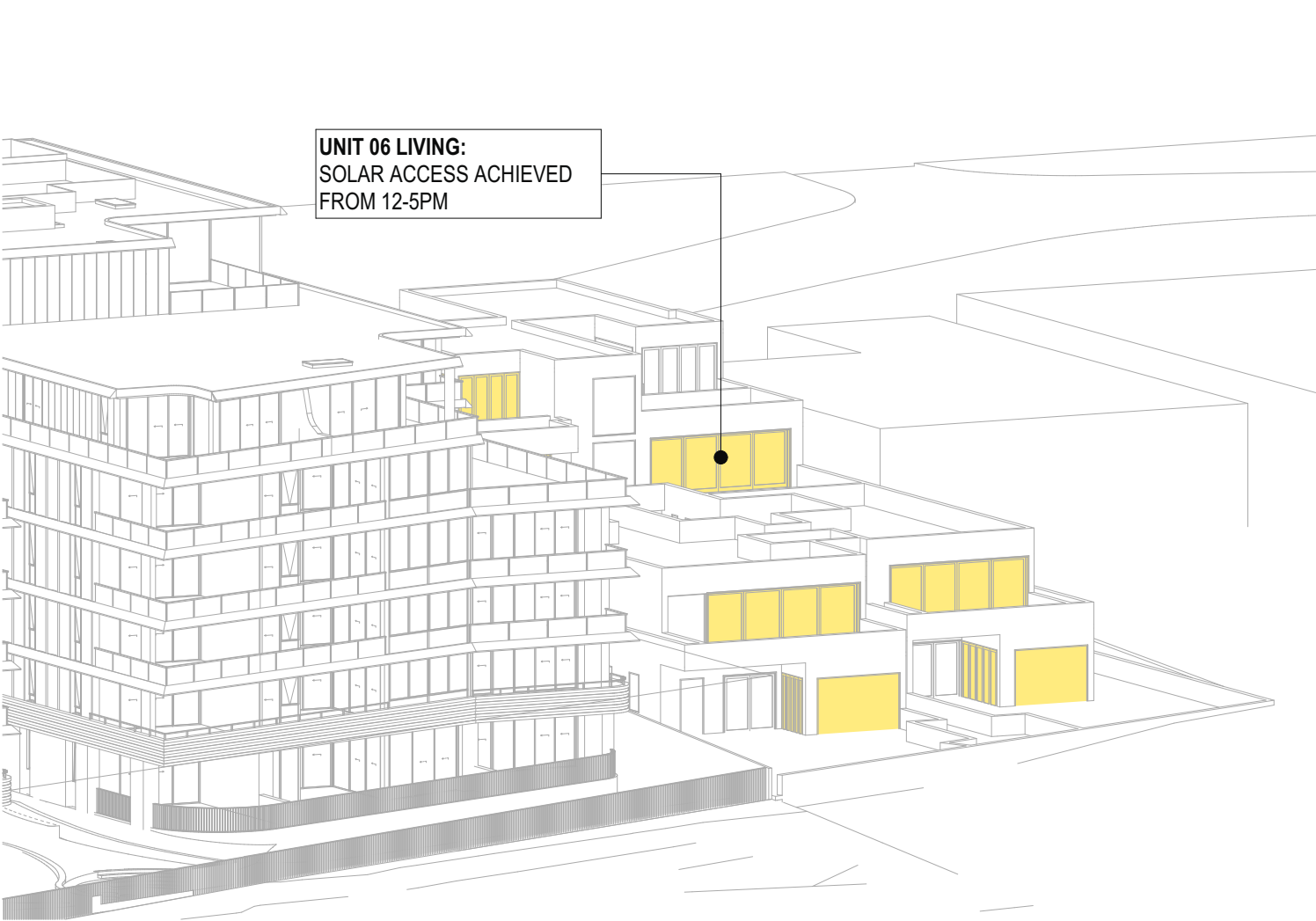
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SUN EYE - JUNE 21 - 2PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 3PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 4PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 5PM
SCALE: N.T.S.

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	3H ACHIEVED	3H ACHIEVED
UNIT 02	3H ACHIEVED	3H ACHIEVED
UNIT 03	3H ACHIEVED	2H ACHIEVED
UNIT 04	3H ACHIEVED	3H ACHIEVED
UNIT 05	1H ACHIEVED	3H ACHIEVED
UNIT 06	3H ACHIEVED	3H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE
(7AM - 5PM)

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(7AM - 5PM)

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE:
ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

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BASIX

JENSEN HUGHES
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INCODE SOLUTIONS
0415 508 019

NORTH POINT

SCALE
N.T.S. @ A1 Size

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NEIGHBOUR SOLAR DIAGRAMS (SET
02) UNIT 05-06 - SHEET 03

PROJECT NUMBER

20819

DRAWING NUMBER

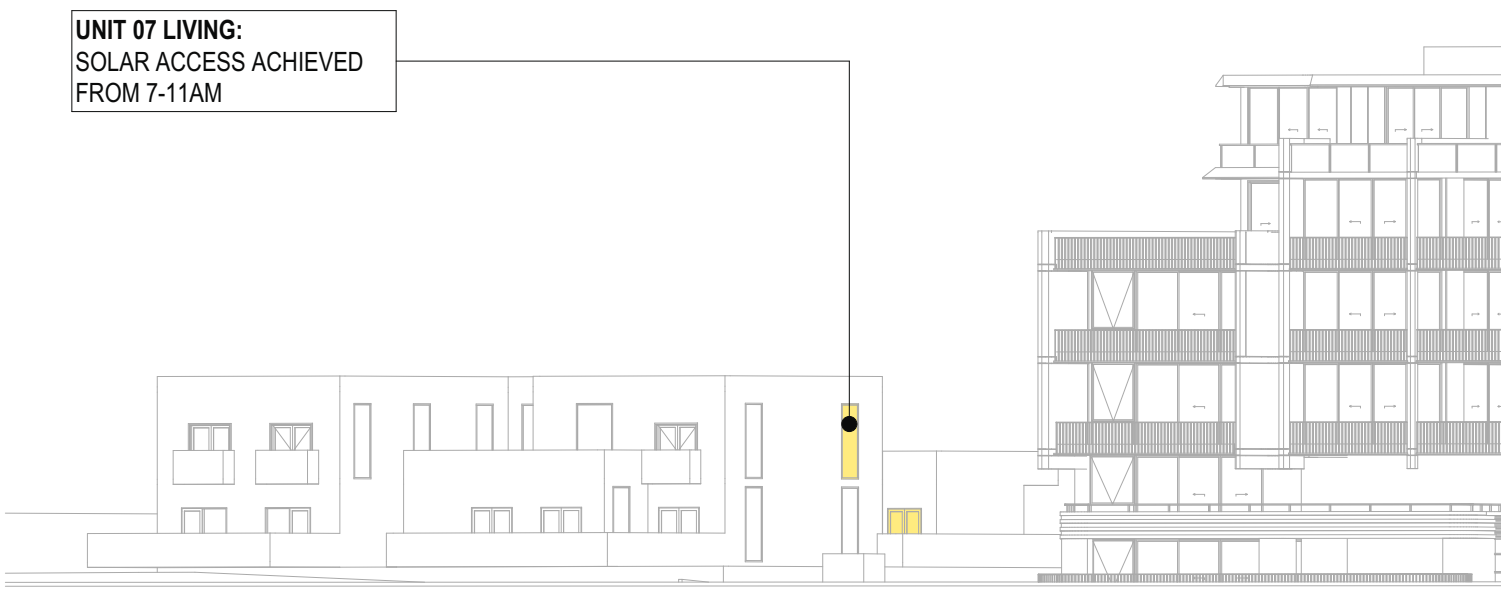
PLA-LEC-4602

STAGE

DA

REVISION

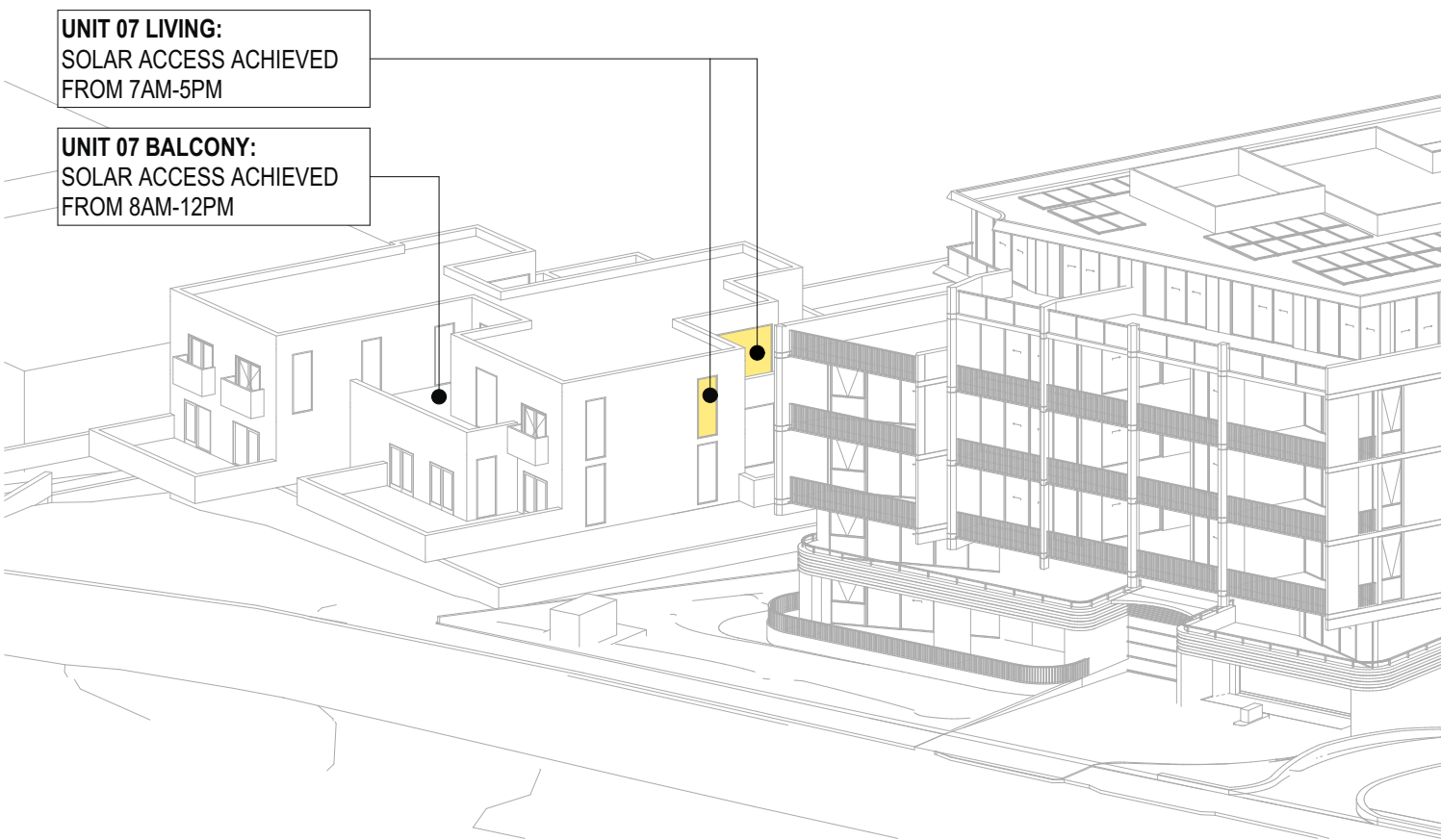
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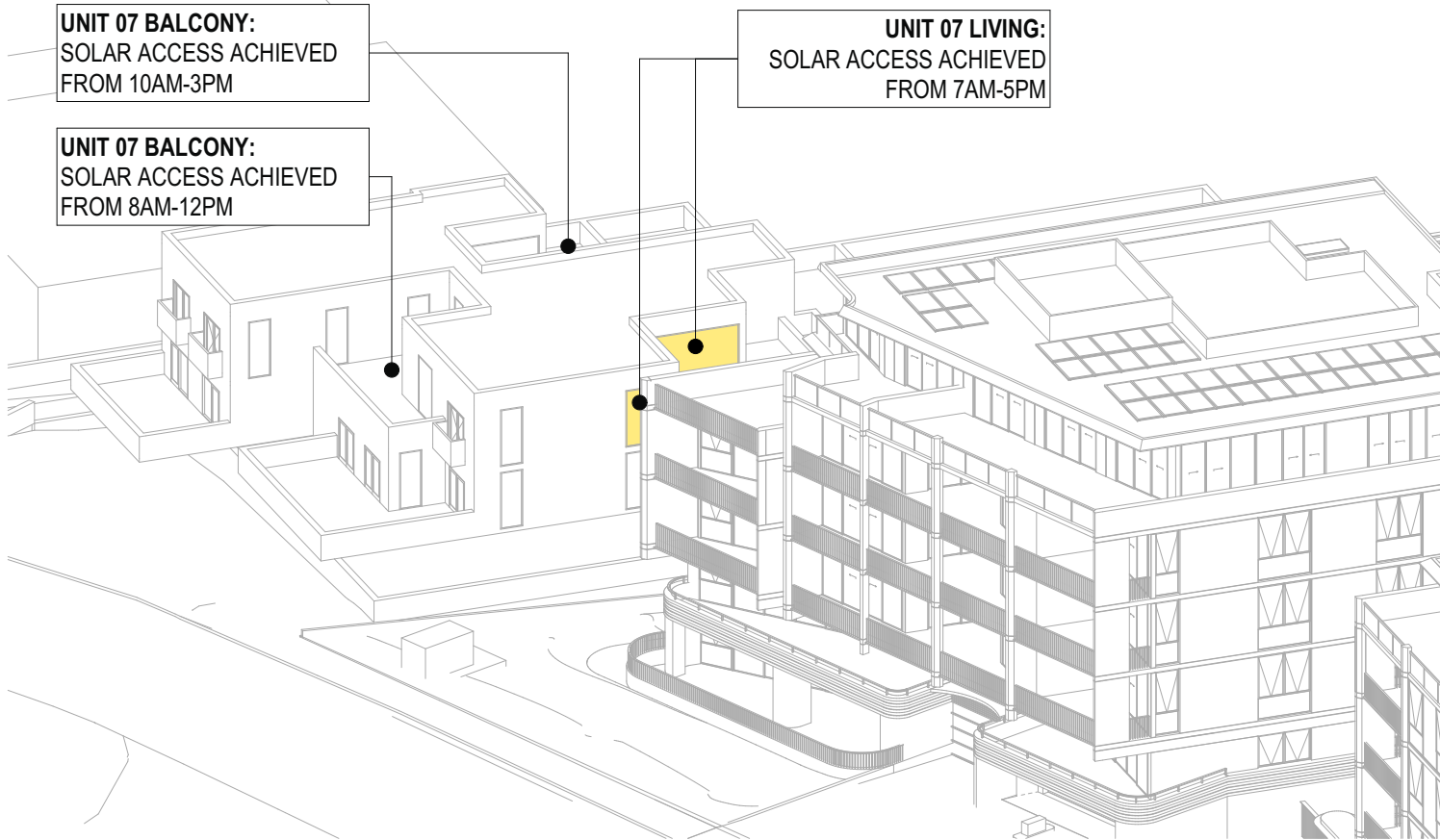
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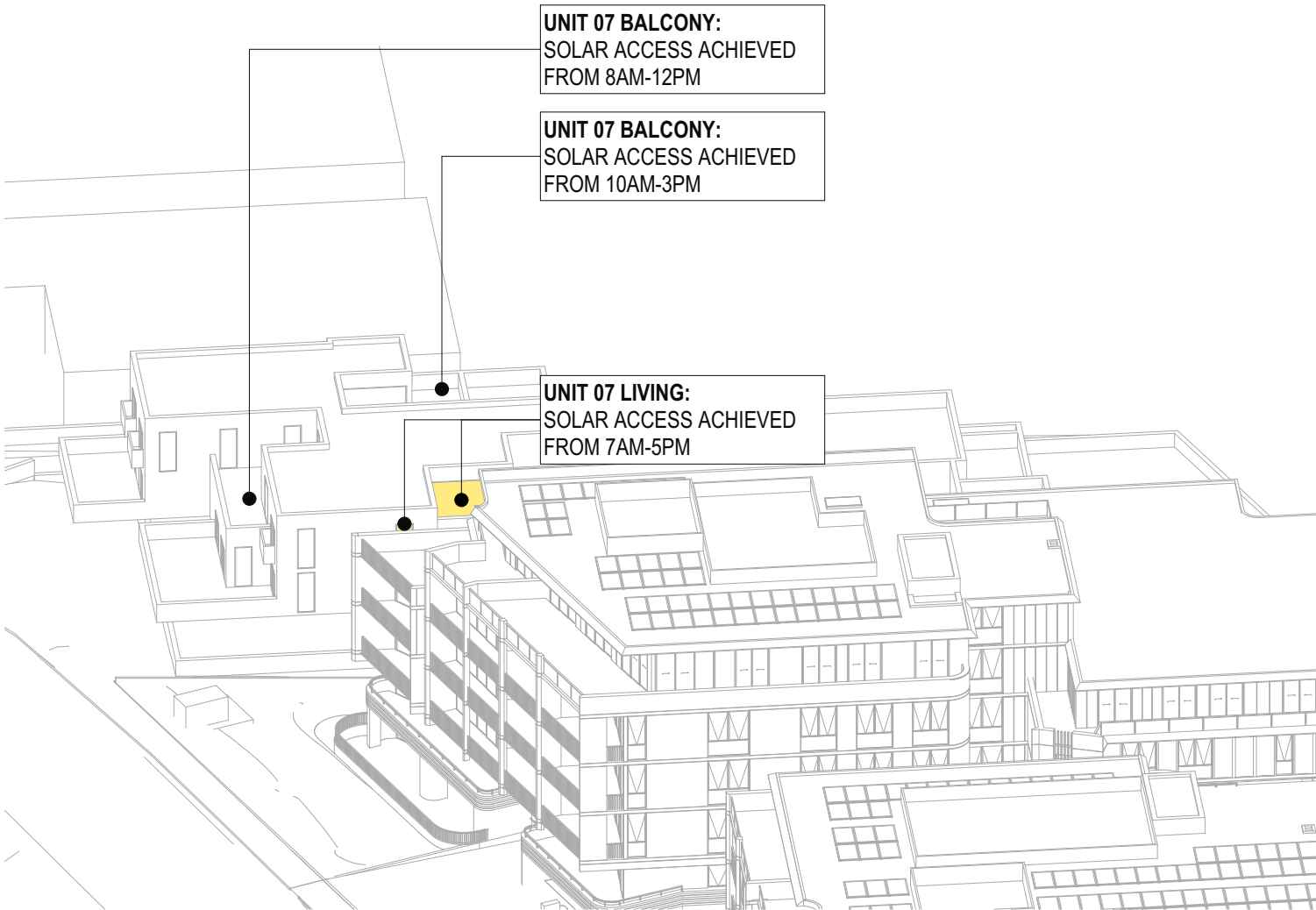
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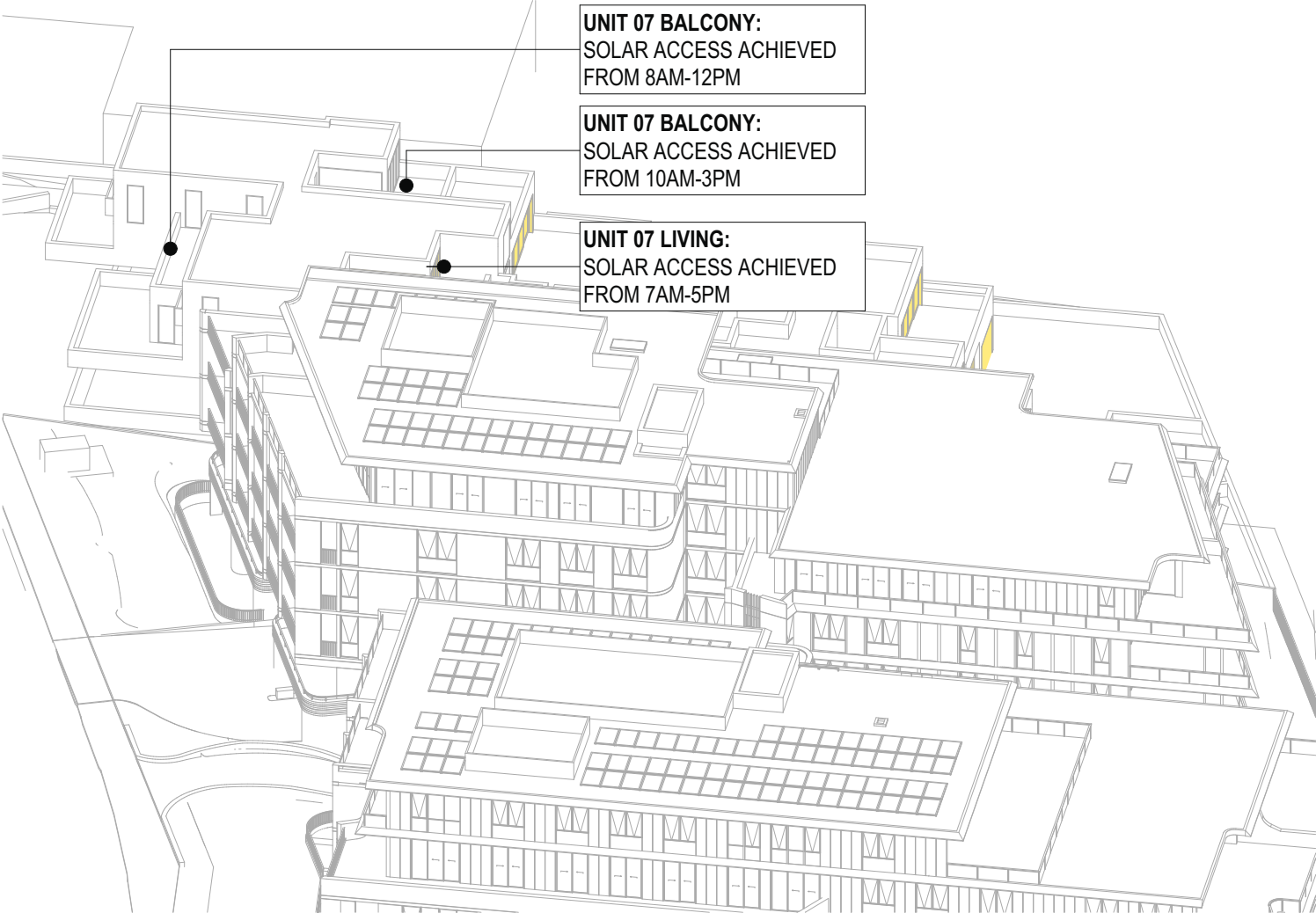
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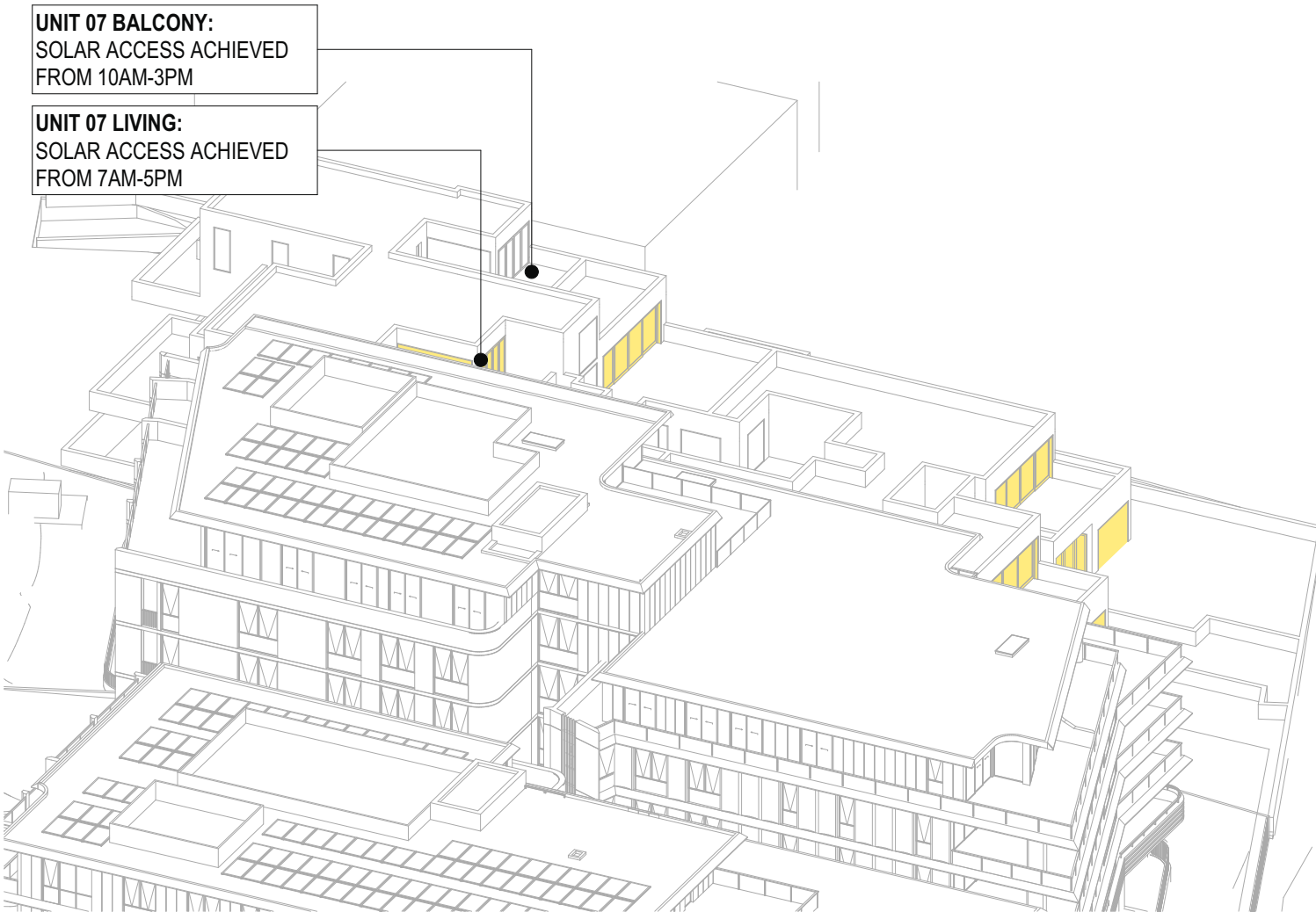
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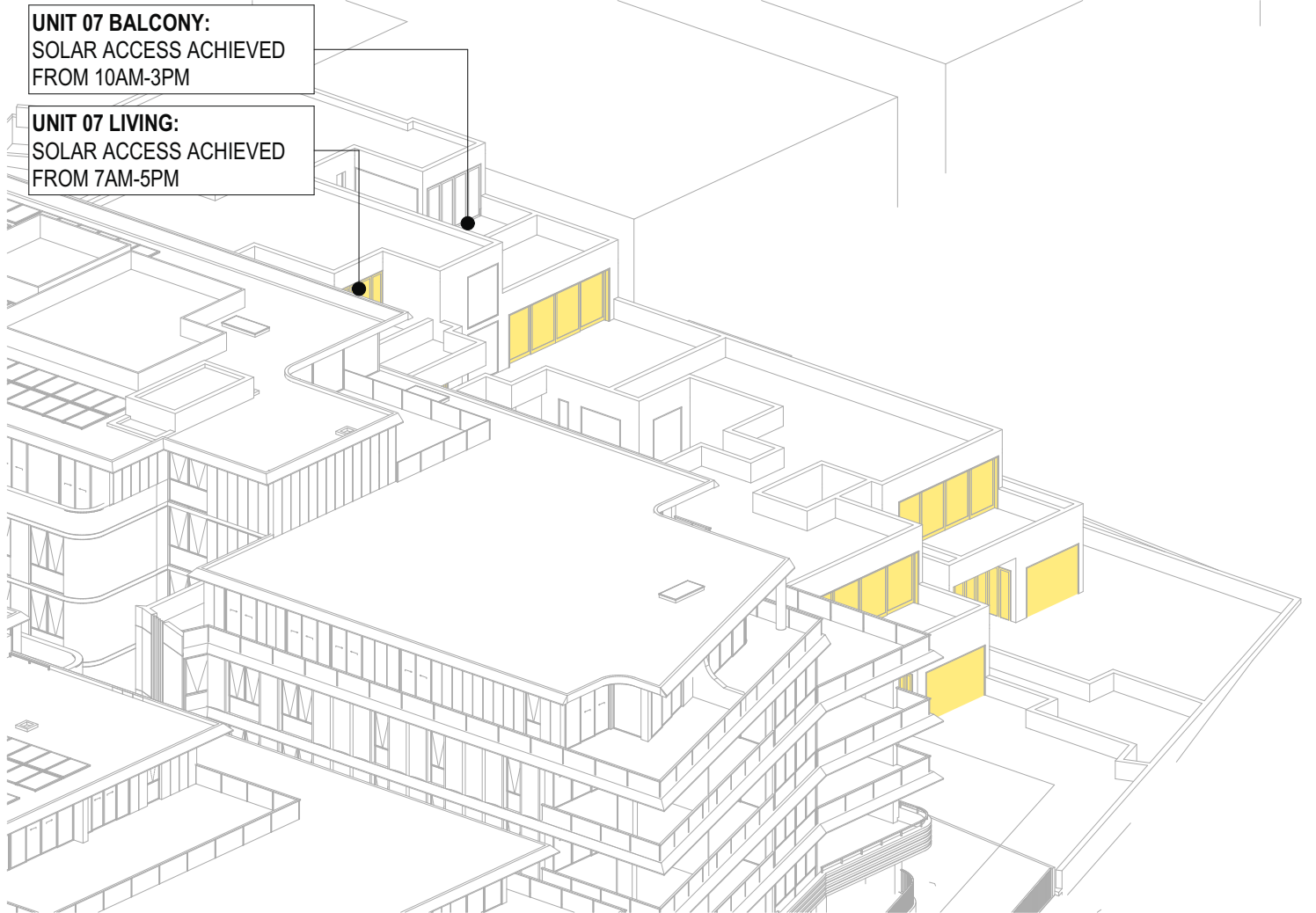
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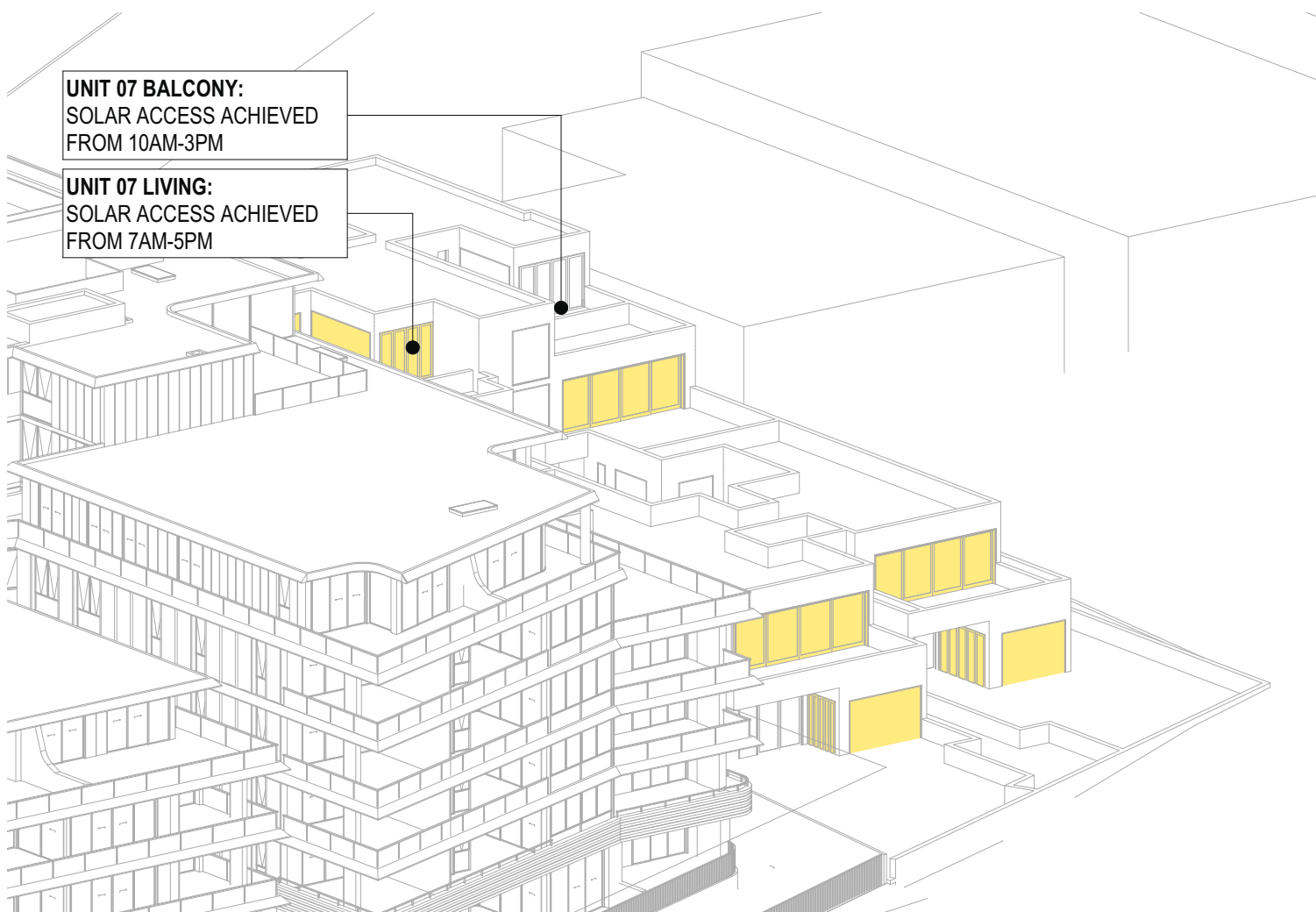
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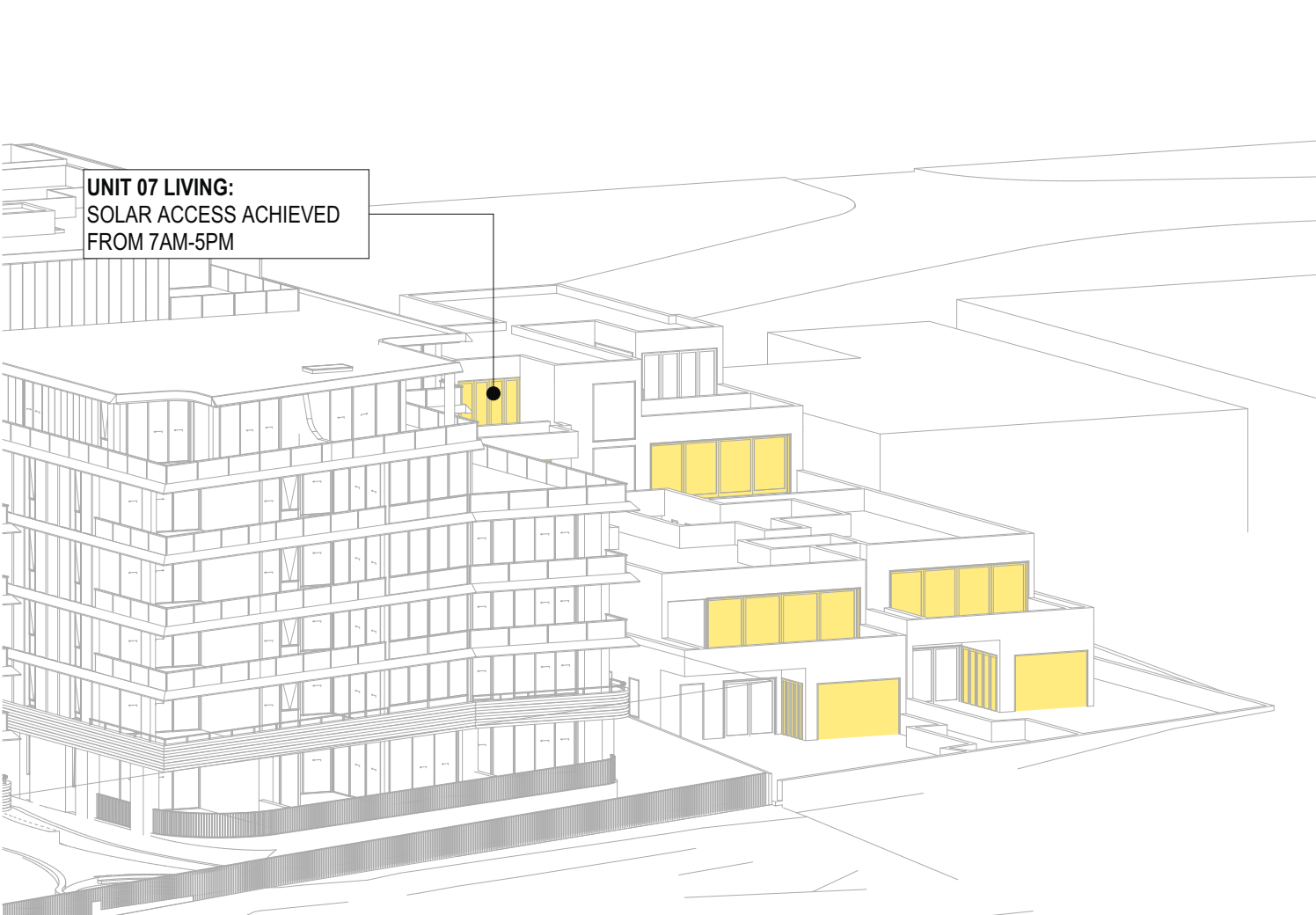
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SCALE: N.T.S.



SUN EYE - JUNE 21 - 2PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 3PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 4PM
SCALE: N.T.S.



SUN EYE - JUNE 21 - 5PM
SCALE: N.T.S.

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
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UNIT 02	3H ACHIEVED	3H ACHIEVED
UNIT 03	3H ACHIEVED	2H ACHIEVED
UNIT 04	3H ACHIEVED	3H ACHIEVED
UNIT 05	1H ACHIEVED	3H ACHIEVED
UNIT 06	3H ACHIEVED	3H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE
(7AM-5PM)

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(7AM-5PM)

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE:
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LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	18/03/2026	For Information	IC, JW	GH

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BASIX

JENSEN HUGHES
(02) 9411 5360

FIRE ENGINEER

INCODE SOLUTIONS
0415 508 019

NORTH POINT

SCALE

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NEIGHBOUR SOLAR DIAGRAM (SET
02) UNIT 07 - SHEET 04

PROJECT NUMBER

20819

DRAWING NUMBER

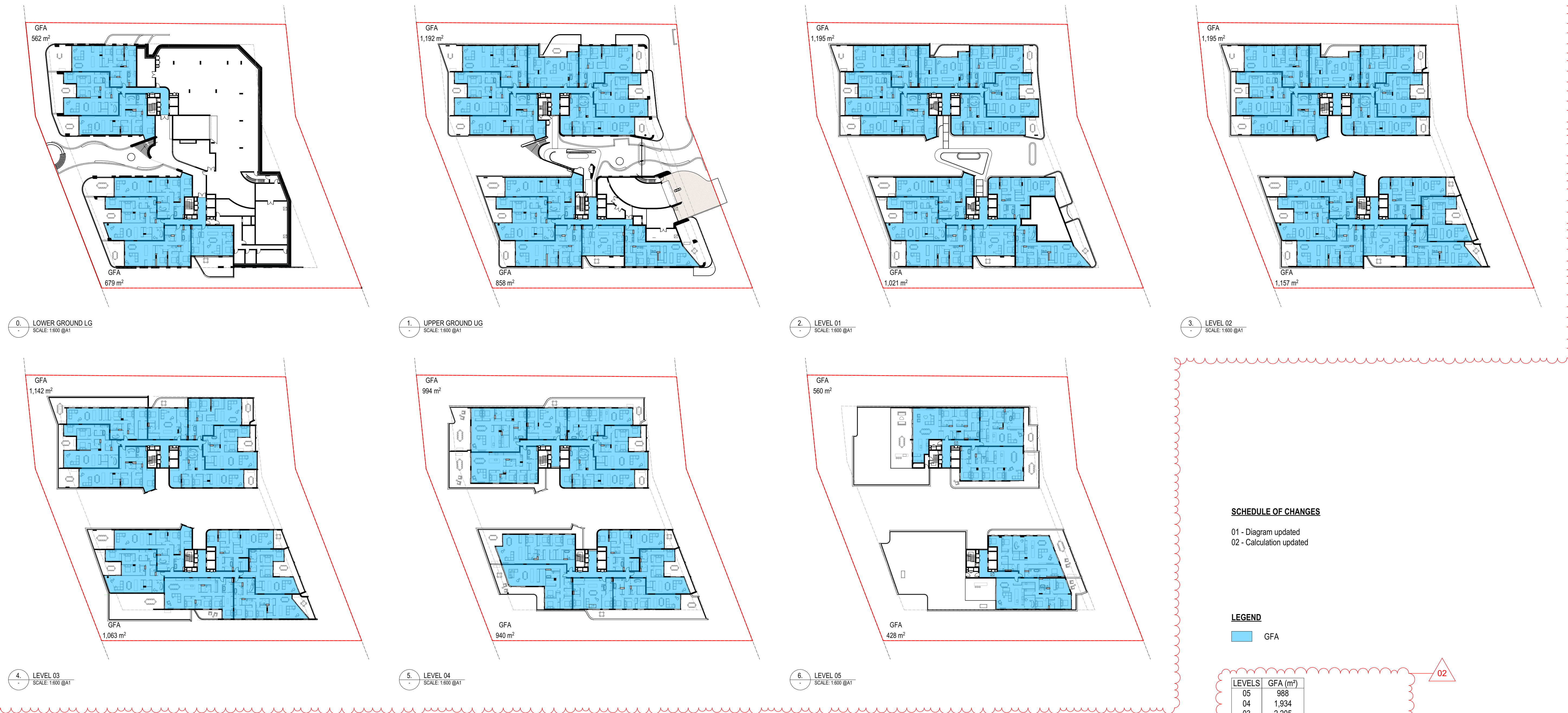
PLA-LEC-4603

STAGE

DA

REVISION

A



SCHEDULE OF CHANGES

- 01 - Diagram updated
- 02 - Calculation updated

LEGEND

GFA

LEVELS	GFA (m²)
05	988
04	1,934
03	2,205
02	2,352
01	2,216
UG	2,050
LG	1,241
	12,986

TOTAL GFA: 12,986m²

NOTE: MAXIMUM GFA ALLOWABLE IS 12,986.6m²

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DRAWING TITLE	GFA DIAGRAM - SHEET 01
PROJECT NUMBER	20819
DRAWING NUMBER	PLA-LEC-5000
STAGE	DA
REVISION	A

REV	DATE	REVISION DESCRIPTION	BY	CHK
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SCALE

1200 @ A1 Size

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DRAWING TITLE

SITE COVERAGE DIAGRAM - SHEET 01

PROJECT NUMBER

20819

DRAWING NUMBER

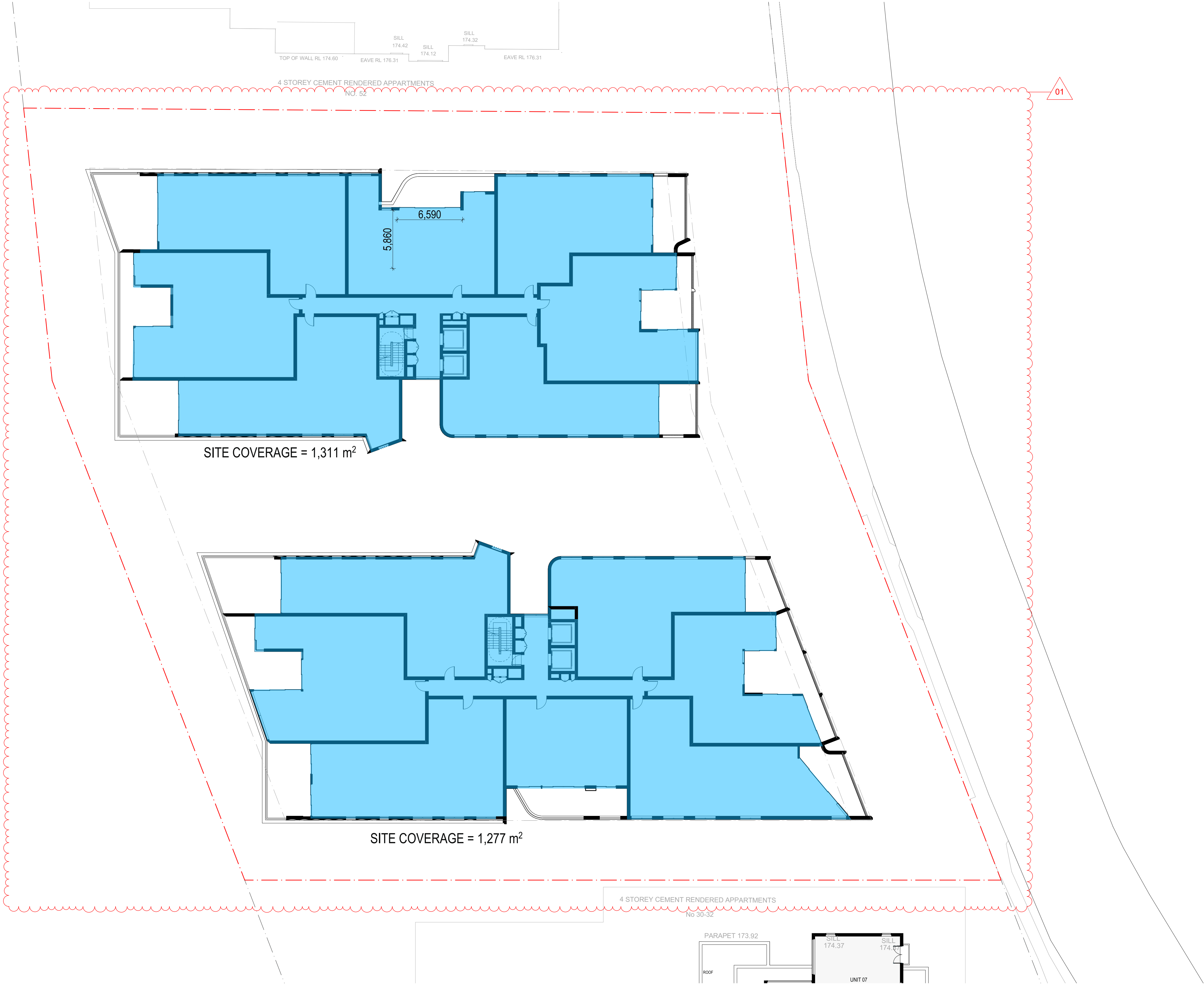
PLA-LEC-5001

STAGE

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REVISION

A



SCHEDULE OF CHANGES
01 - Diagram updated
02 - Calculation updated

NOTE: 30% MAX SITE COVERAGE REQUIRED AS PER DCP

LEGEND

SITE COVERAGE

SITE AREA: 5,903m²

SITE COVERAGE: 2,588m² (44%)

	RESIDENTIAL G.B.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	RESIDENTIAL N.S.A. (m ²)	NSA/GFA
L5	1176	988	902	91.3%
L4	2146	1934	1775	91.8%
L3	2433	2205	2025	91.8%
L2	2588	2352	2166	92.1%
L1	2454	2216	2040	92.1%
UG	2595	2050	1875	91.5%
LG	3029	1241	1131	91.1%
B01	3166			
B02	3166			
	22753	12986	11914	

SITE AREA (m ²)	5,903	
	F. S. R	G.F.A. (m ²)
TARGET	2.20 :1	12,986.60 sqm
PROPOSED	2.20 :1	12,986.00 sqm

	DEEP SOIL	SITE COVERAGE
MINIMUM	885.45 sqm (15%)	1,770.90 sqm (Max. 30%)
PROPOSED	1,747.00 30%	2,588.00 44%

	COMMUNAL OPEN SPACE	SOLAR ACHIEVED
MINIMUM	1,475.75 sqm (25%)	755.00 sqm (50%)
PROPOSED	1,510.00 26%	878.00 58%

LIVEABLE			
SILVER	GOLD	PLATINUM	TOTAL
5	0	0	5
10	2	0	12
11	1	1	13
10	1	3	14
9	1	3	13
8	2	2	12
4	0	3	7
57	7	12	76

75% 9% 16%

RESIDENTIAL						
2 BED	3 BED	4 BED	TOTAL	CV	SA (09AM-03PM)	
					2H	0H
0	4	1	5	5	5	0
2	7	3	12	8	10	2
1	11	1	13	8	10	2
1	13	0	14	8	10	2
1	12	0	13	8	8	2
1	11	0	12	7	7	2
1	6	0	7	4	3	1
7	64	5	76	48	53	11

Cars Required per Dwelling (based on client brief)				63% ACHIEVED	70% ACHIEVED	14%
2.0 PER APT	2.0 PER APT	3.0 PER APT	1 per 4 FOR VISITORS	60% REQUIRED	70% REQUIRED	15% MAXIMUM
14.0 CARS REQUIRED	128.0 CARS REQUIRED	15.0 CARS REQUIRED	19.0 CARS REQUIRED			
157 Resi Cars Required		25 Resi bicycles Required				
19 Visitor Cars Required		8 Visitor bicycles Required				
1 Car wash Required		33 Total Bicycles Required				
0 Service Car Required		33 Total Bicycles Provided				
1 Car Share Required						
178 Total Cars Req						
178 Total Cars Prov						

SCHEDULE OF CHANGES

01 - Calculation updated

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	18/03/2026	For Information	IC, JW	GH

CLIENT

Traders In Purple

ISSUE TITLE

FOR INFORMATION

STRUCTURAL
BG&E (02) 9770 3300
LANDSCAPE
LOCI 0401 271 241
ACCESS/DDA
ACCESSIBLE BUILDING SOLUTIONS 0450 334 995

FACADEENGINEER
BG&E (02) 9770 3300
ACOUSTIC
ACOUSTIC LOGIC (02) 8339 8000
TRAFFIC
ASON GROUP (02) 9083 6601

CIVIL
BG&E (02) 9770 3300
BCA
CERTATUDE (02) 9299 8058
WASTE
COLLIERS (03) 9140 6074

BUILDING SERVICES
NELUPON 0401 222 862
BASIX
JENSEN HUGHES (02) 9411 5360
FIRE ENGINEER
INCODE SOLUTIONS 0415 508 019

NORTH POINT	SCALE
	N/A
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PROJECT TITLE	
46-50 Cowan Road, St Ives	
CLIENT	
TRADERS IN PURPLE	
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GH	IC, JW

DRAWING TITLE	
DEVELOPMENT SCHEDULE - SHEET 01	
PROJECT NUMBER	STAGE
20819	DA
DRAWING NUMBER	REVISION
PLA-LEC-9000	A