

21182 LAHC RIVERWOOD

LAHC 2021/585 - BGXZ7

RESIDENTIAL FLAT BUILDING, 1-13 COLERIDGE STREET,
RIVERWOOD 2210, LOTS 7-12, DP 35640

CLIENT:
HOMES NSW

DEVELOPMENT APPLICATION

DRAWING LIST:

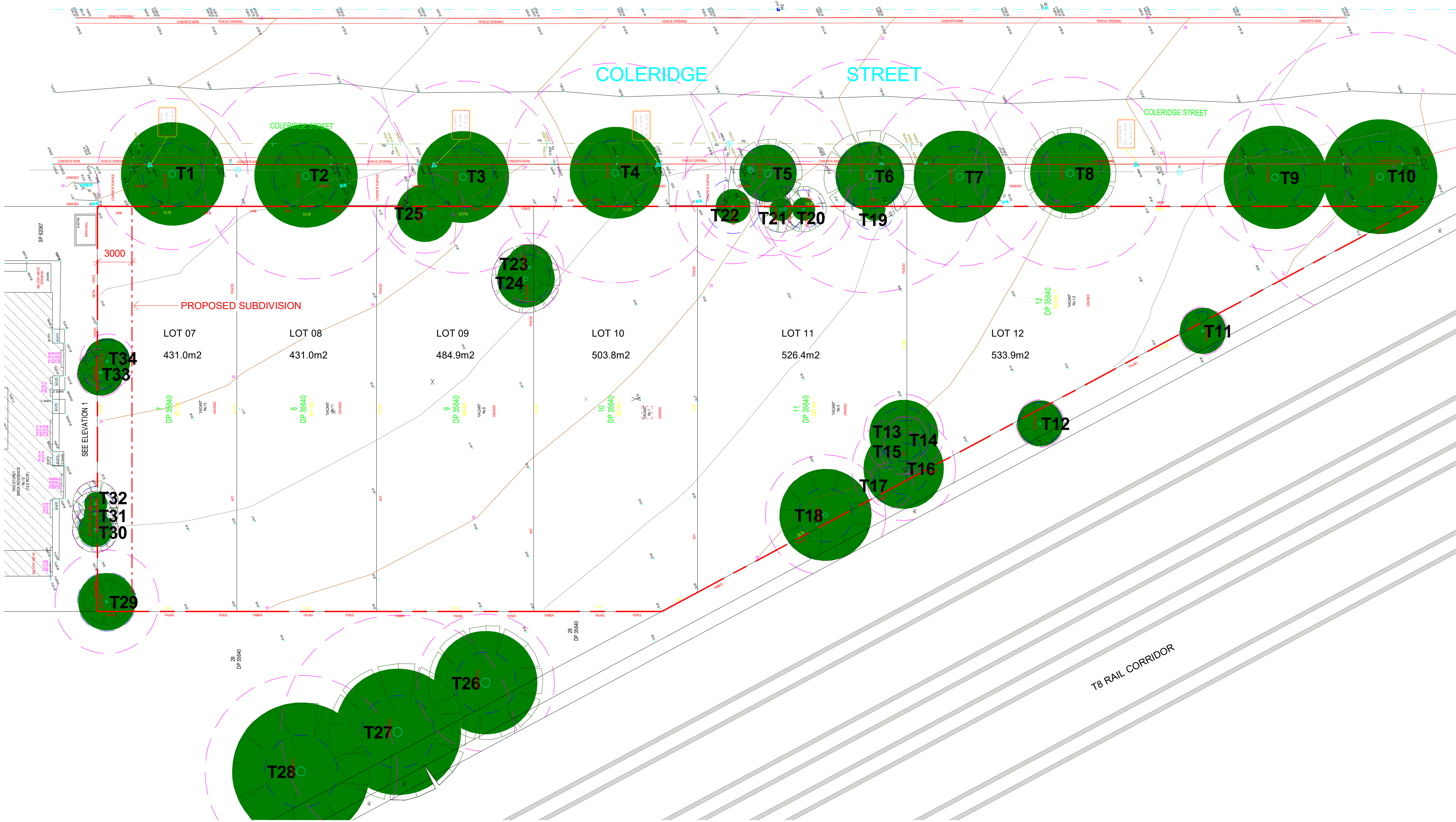
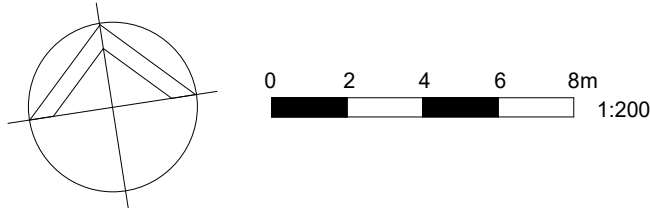
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DA004	SITE PLAN
DA005	DEMOLITION PLAN
DA100	BASEMENT PLAN
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DA960	GFA AREA PLANS
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3D ARTIST IMPRESSION



LOCATION PLAN



SURVEYOR: TOTAL SURVEYING SERVICES (TSS)
DATE OF SURVEY: 21.09.2021
INITIAL ISSUE: 29.09.2021
REVISED ISSUE RECEIVED: 26.09.2024

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	18/10/2024	HOMES NSW



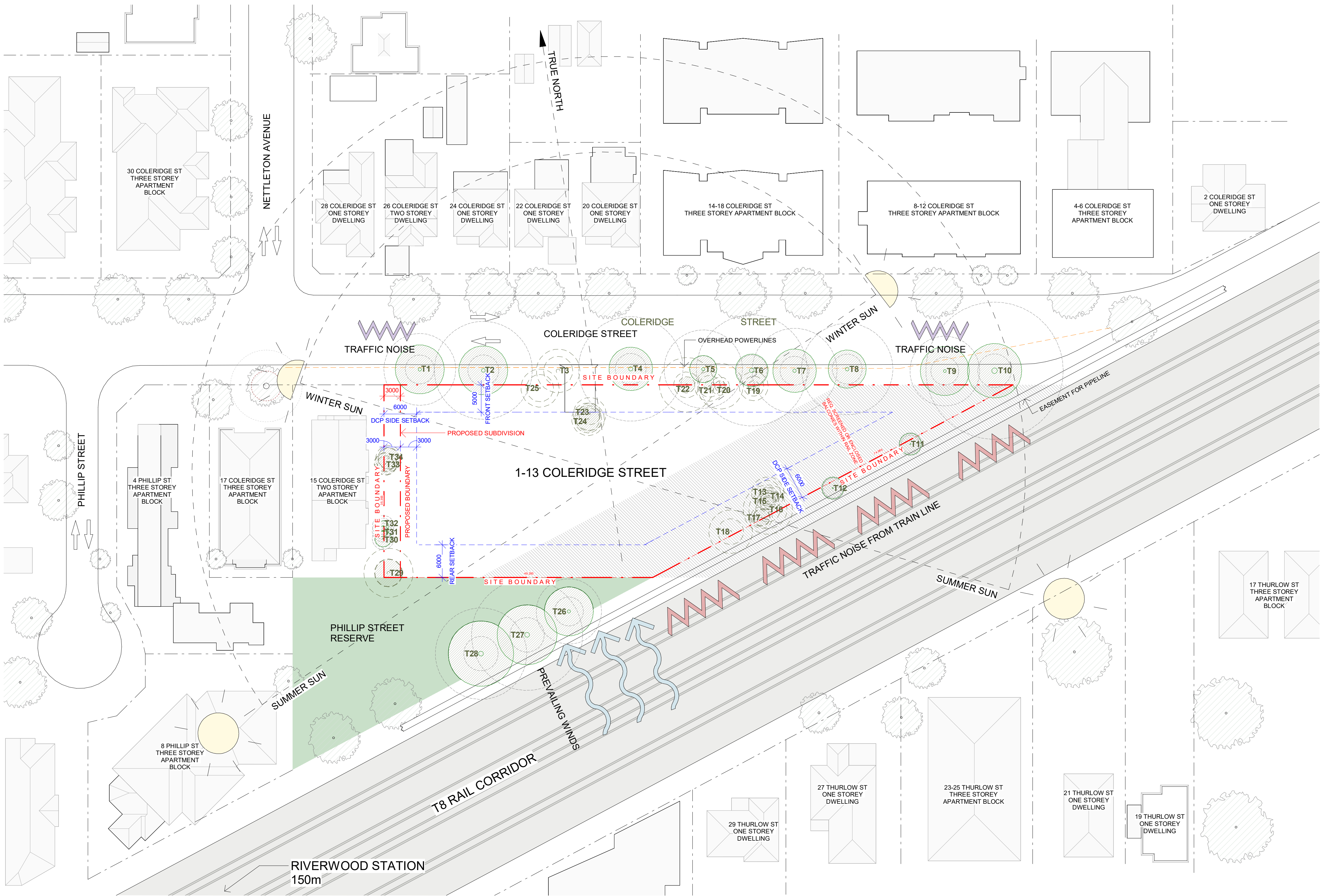
Project
LAHC RIVERWOOD
RESIDENTIAL FLAT BUILDING, 1-13
COLERIDGE STREET, RIVERWOOD 2210,
LOTS 7-12, DP 35640

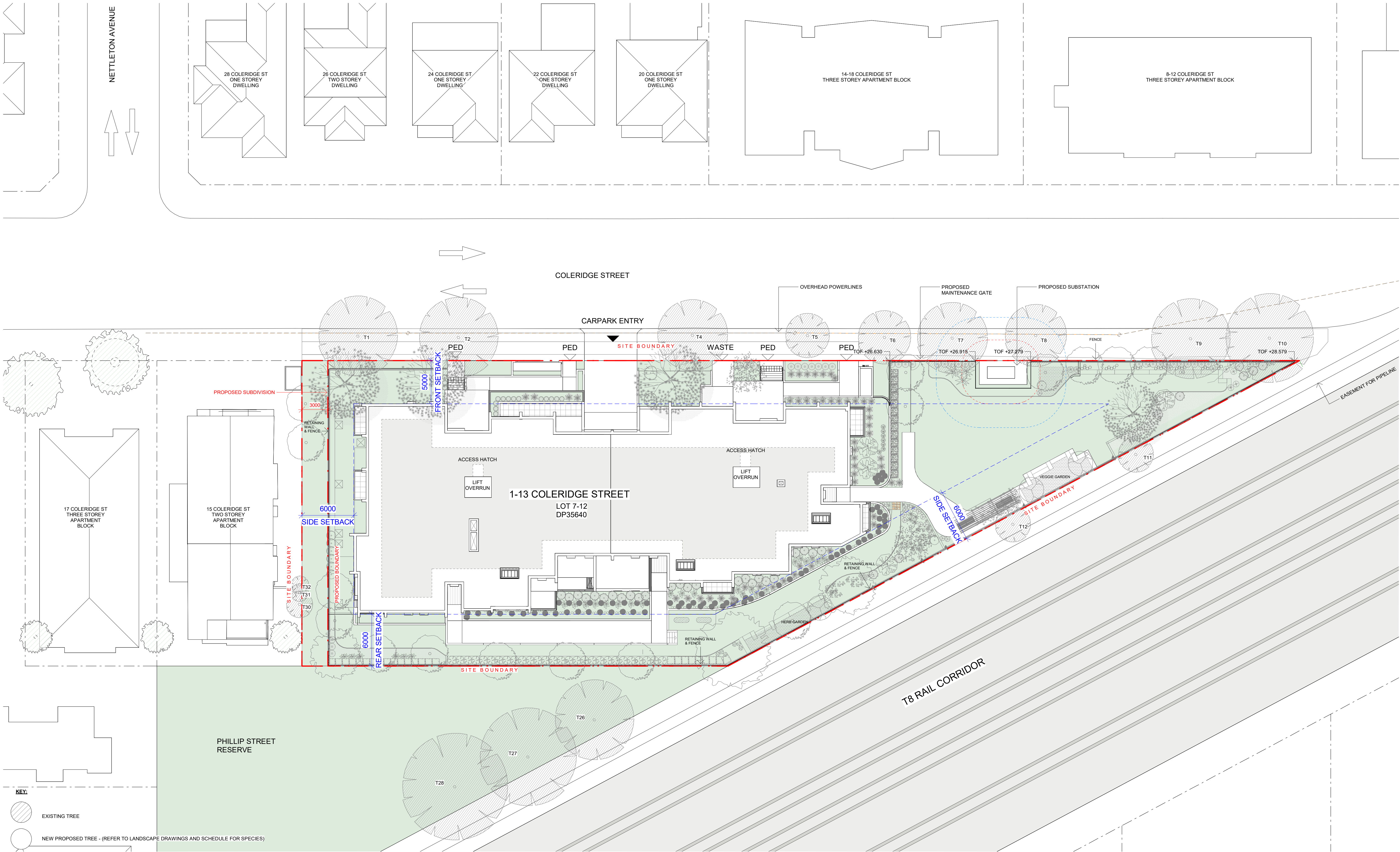
Title
SURVEY PLAN

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd ©

Drawing No. DA002	Issue A
Scale 1 : 200	Drawing Size A1
Project No. 21182	Drawn By CG/TB
CAD Reference	

DEVELOPMENT APPLICATION
ONLY
NOT FOR CONSTRUCTION





KEY.

- EXISTING TREE
- NEW PROPOSED TREE - (REFER TO LANDSCAPE DRAWINGS AND SCHEDULE FOR SPECIES)

WMK

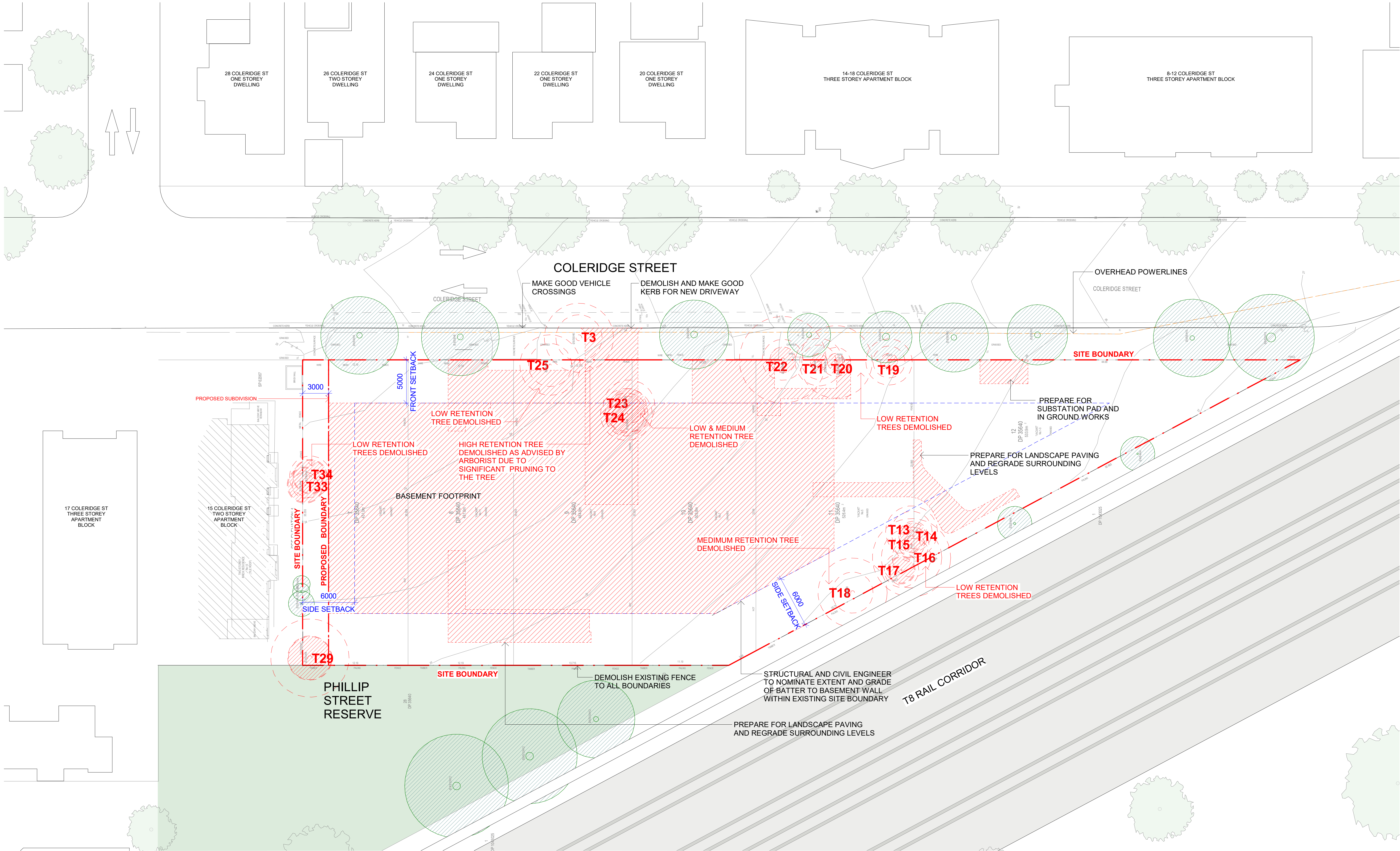
WMK Architecture
The Atrium, Ground Floor
9 Castlereagh Street
Sydney NSW 2000
Telephone 02 9299 0401
Facsimile 02 9299 0402
wmkarchitecture.com
ABN 25 082 956 929

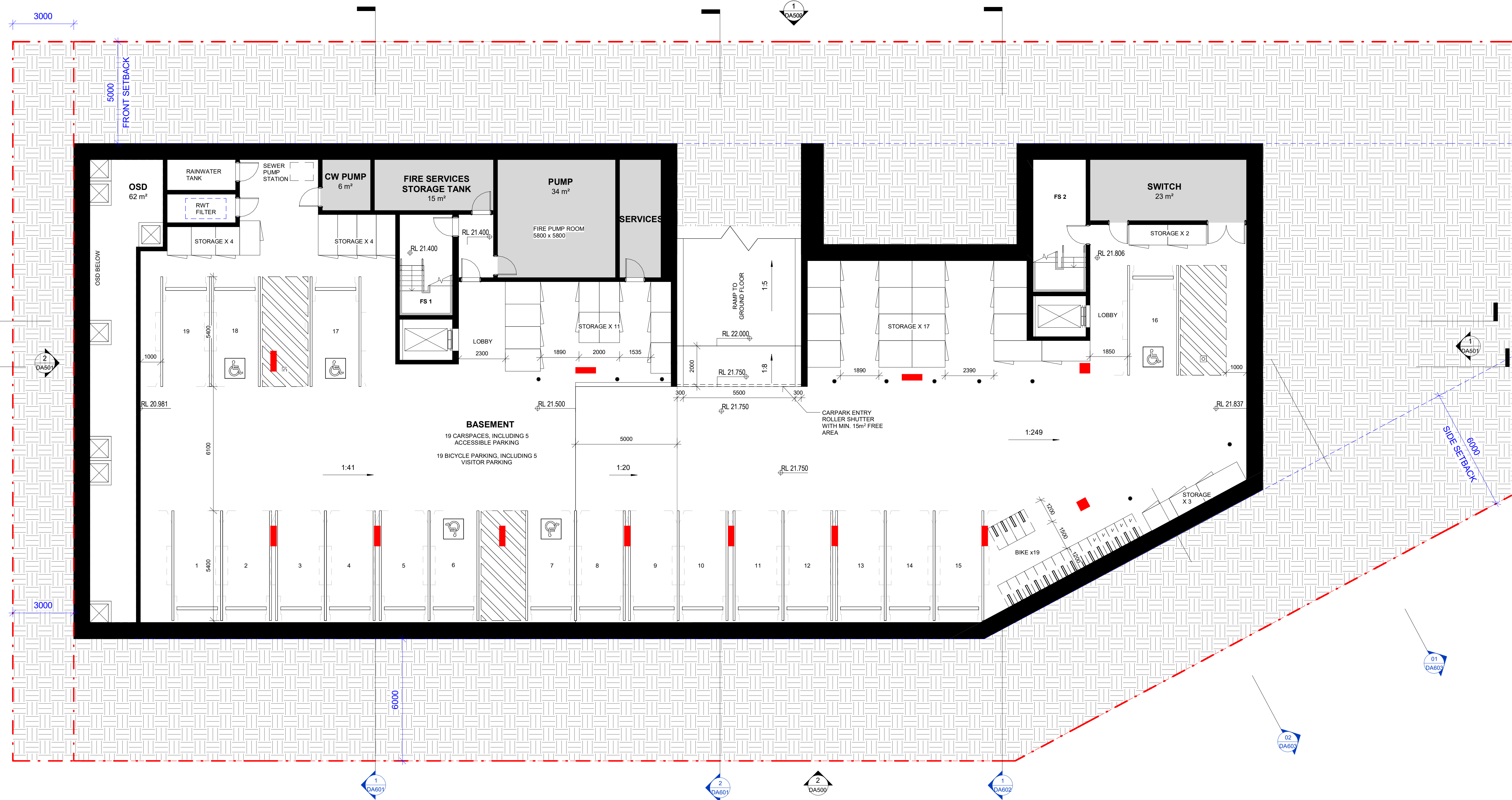


Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	ISSUED FOR DEVELOPMENT APPLICATION	18/10/2024	HOMES NSW	LAHC RIVERWOOD RESIDENTIAL FLAT BUILDING, 1-13 COLERIDGE STREET, RIVERWOOD 2210, LOTS 7-12, DP 35640	SITE PLAN	DA004	A
						Scale 1 : 200	Drawing Size A1
						Project No. 21182	Drawn By LR
						CAD Reference	

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd ©

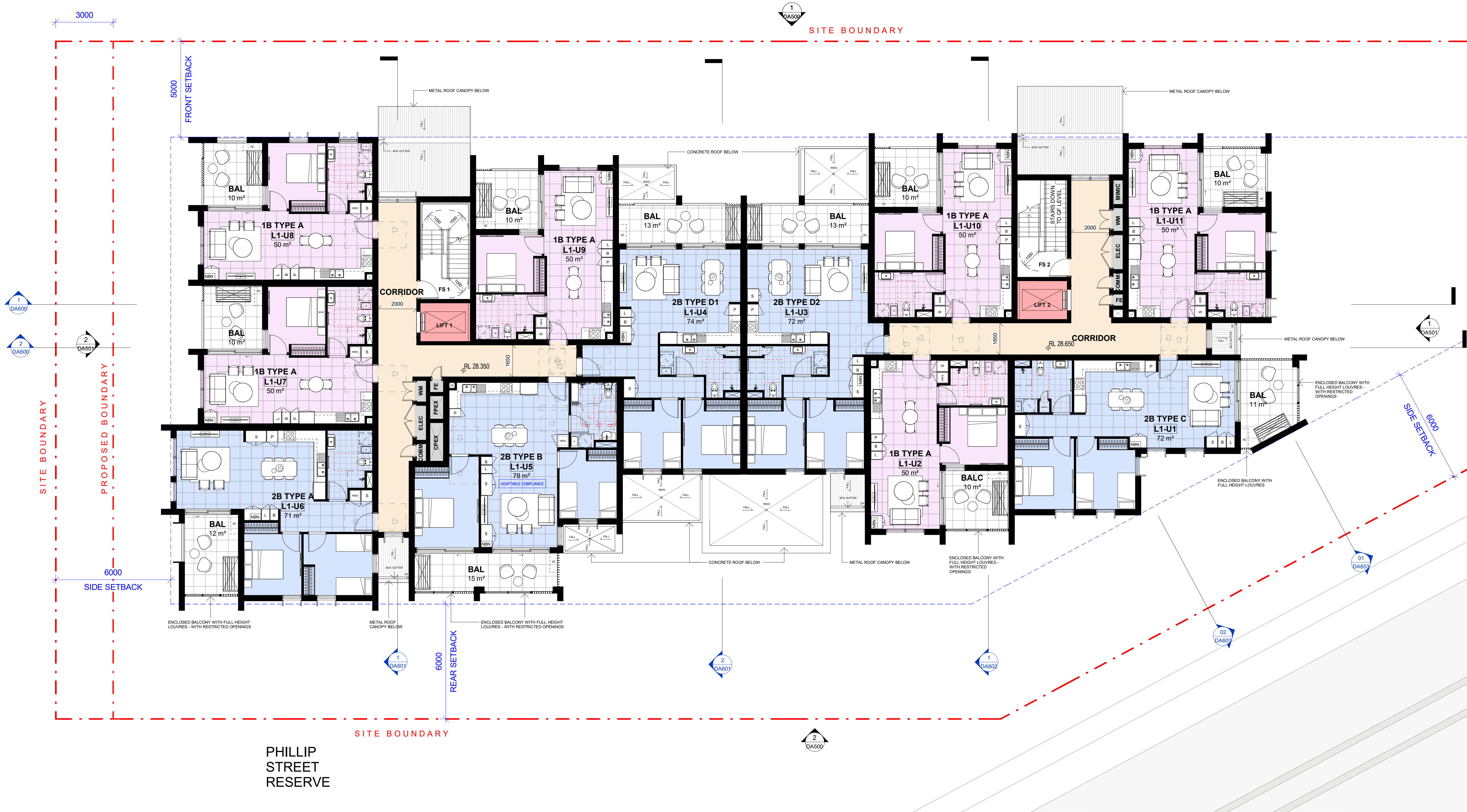
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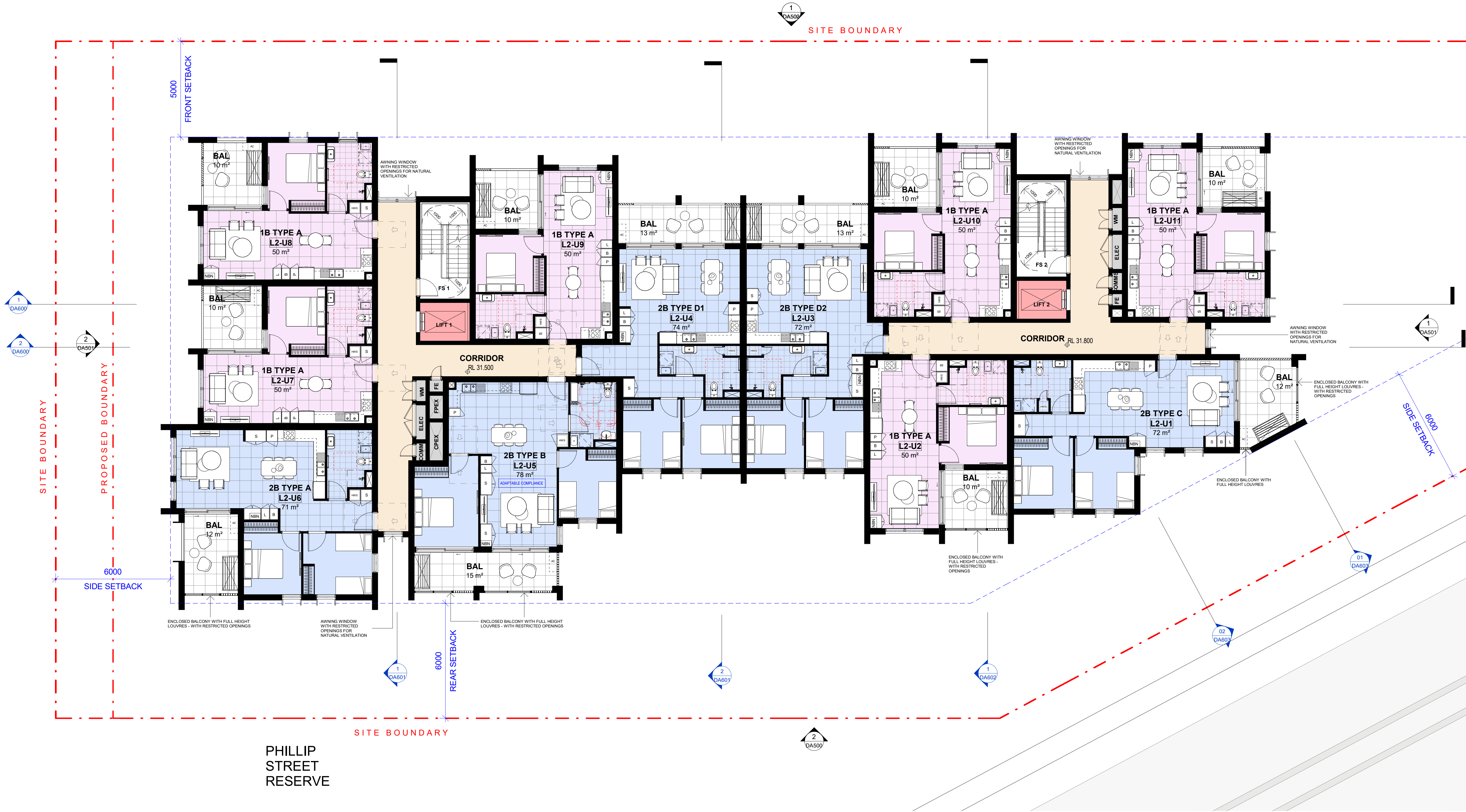


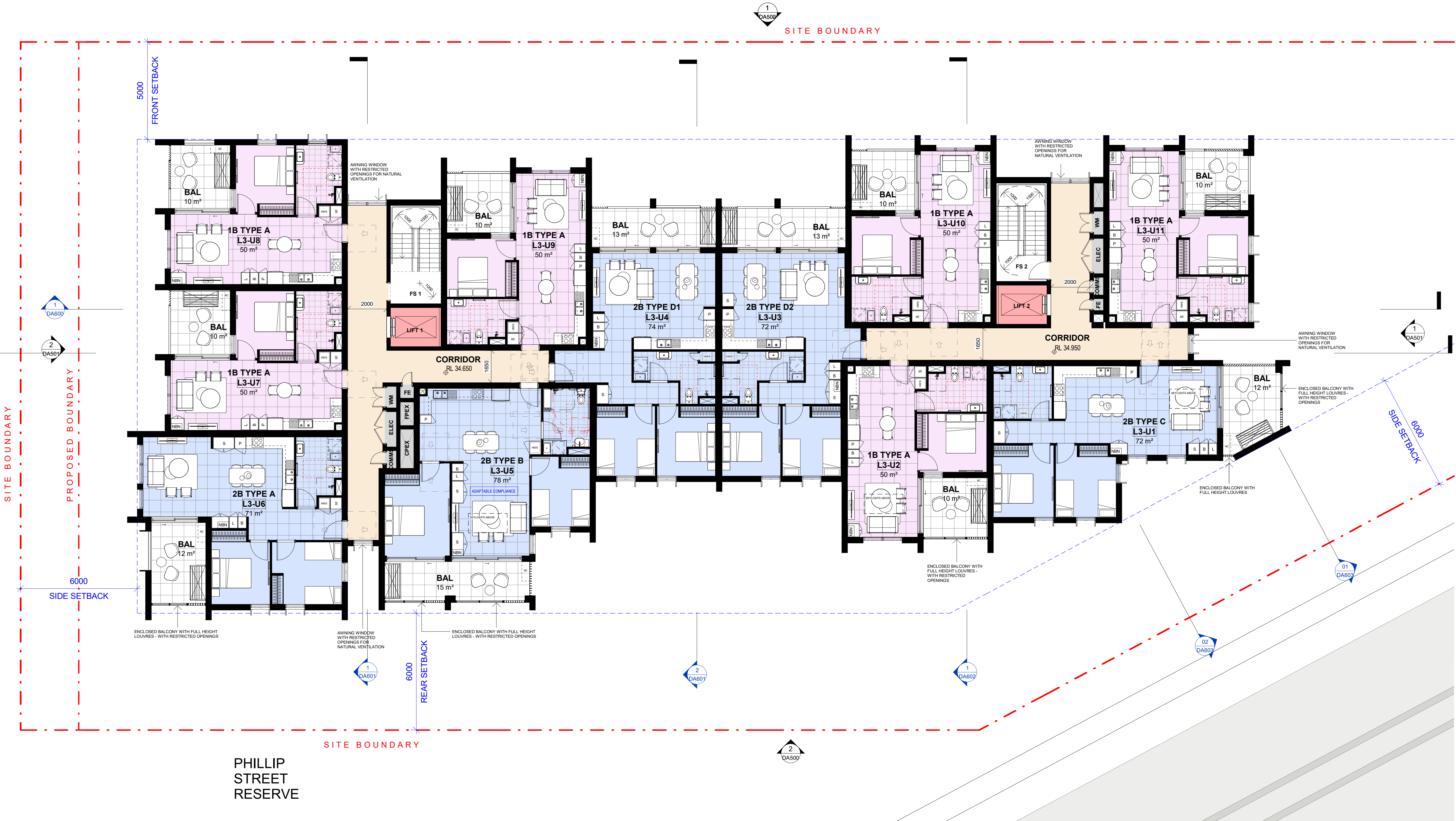




COLERIDGE STREET







PHILLIP STREET RESERVE



Drawn By
LR/EY

21/11/2024 11:52:21 AM



1 NORTH ELEVATION



2 SOUTH ELEVATION

FINISHES LEGEND



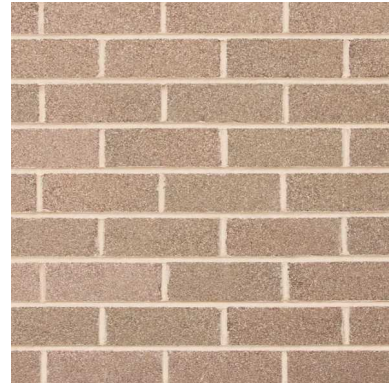
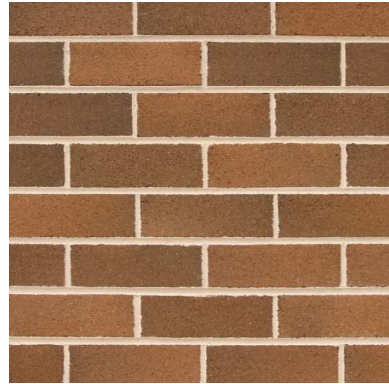
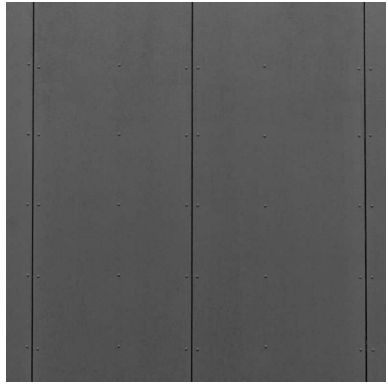
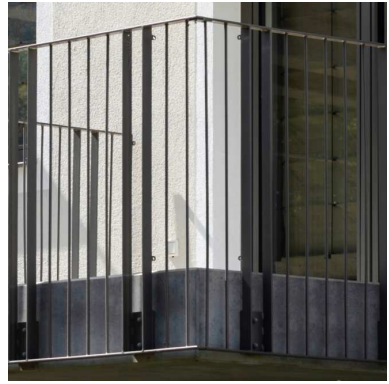
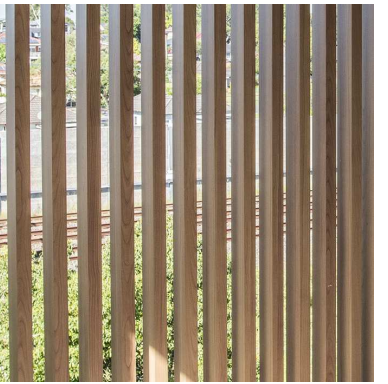
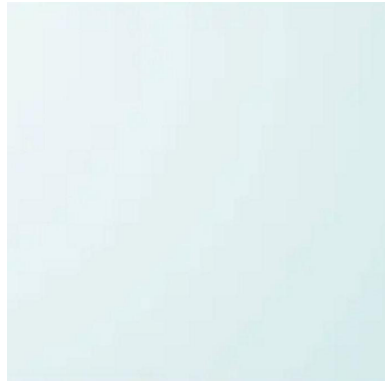


1 EAST ELEVATION



2 WEST ELEVATION

FINISHES LEGEND

											
BRK-01 BRICKWORK BRICK IN STRETCHER BOND LIGHT BROWN	BRK-02 BRICKWORK BRICK IN STRETCHER BOND MID BROWN	MC-01 METAL CLADDING STANDING SEAM METAL CLADDING DARK GREY	MC-02 METAL CLADDING DARK GREY	MF-01 METAL BALUSTRADE METAL PALISADE - DARK GREY, SIDE FIXED TO SLAB WITH ANGLED VERTICAL FLAT BARS	MF-02 METAL FENCE METAL PALISADE - DARK GREY	VS-01 VERTICAL SLATTED SCREEN PRIVACY VERTICAL SLATTED SCREEN - DARK GREY	FC-01 FIBRE CEMENT CLADDING DARK GREY	GL-01 GLASS FINISH CLEAR GLAZING WITH DARK GREY FRAME	GL-01b GLASS FINISH WITH SOLID BACKING CLEAR GLAZING WITH DARK GREY FRAME WITH SOLID BACKING	GL-02 GLASS FINISH OBSCURE GLAZING WITH DARK GREY FRAME	GL-03 GLASS FINISH VERTICAL SLATTED GLASS LOUVRES

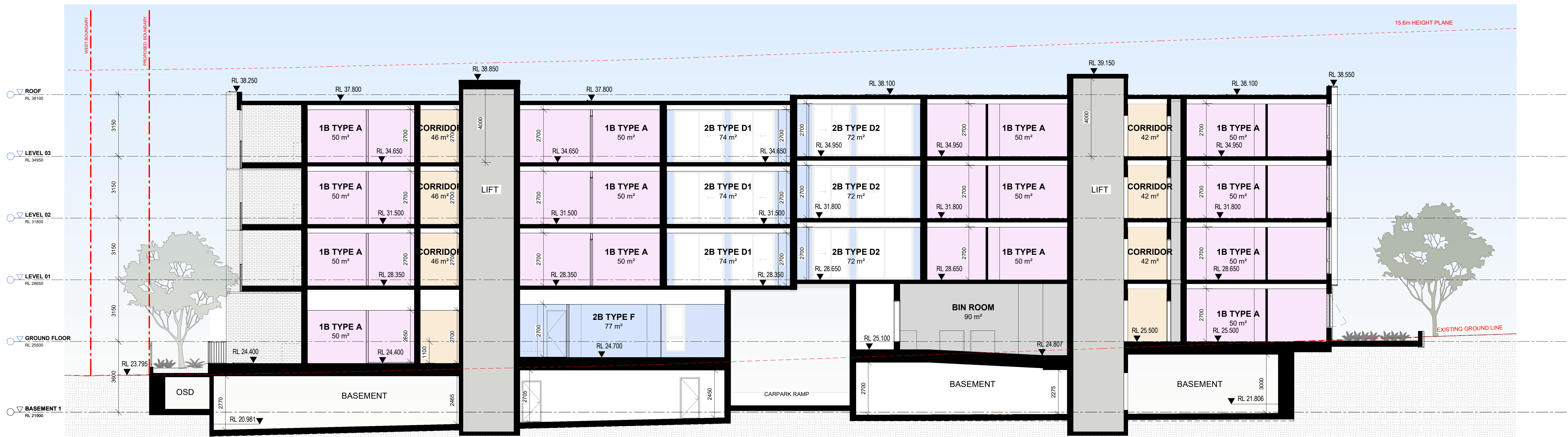


1-13 COLERIDGE STREET

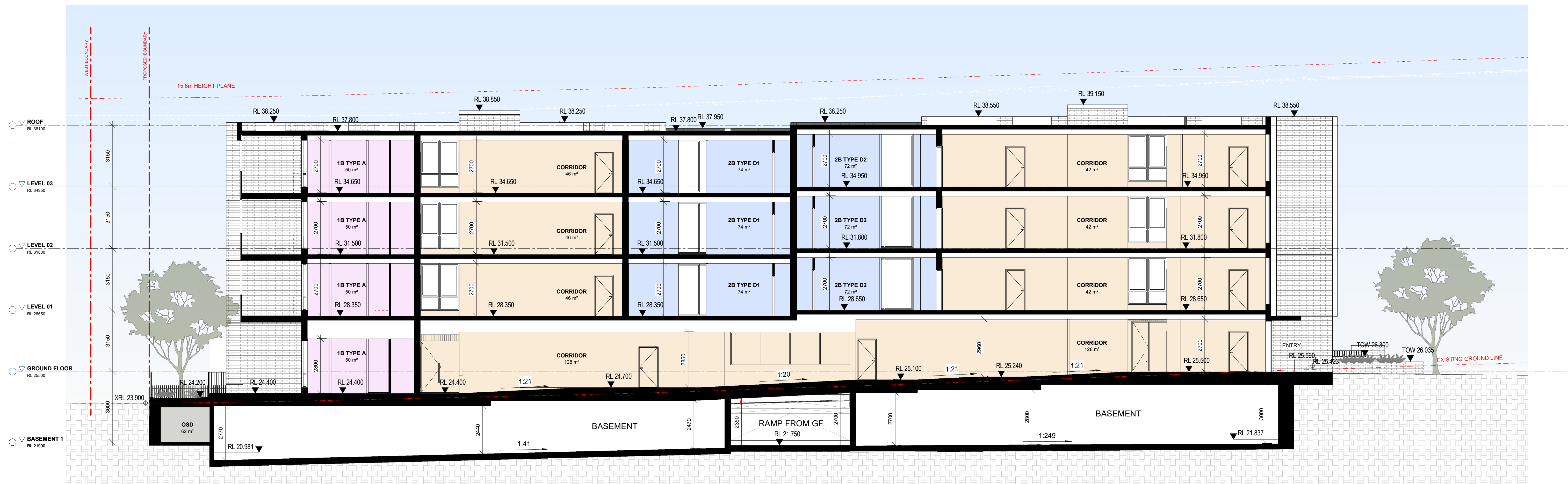
15 COLERIDGE STREET

17 COLERIDGE STREET

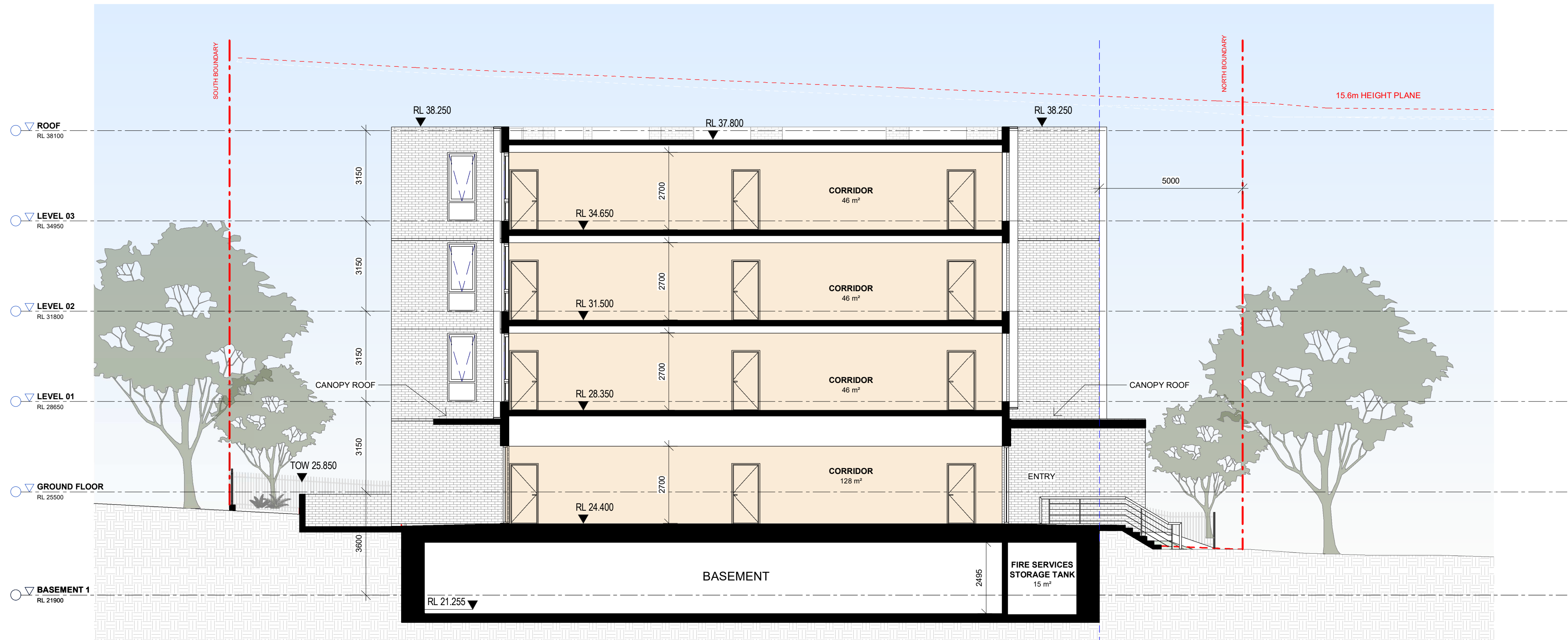
19 COLERIDGE STREET



1 LONG SECTION 1



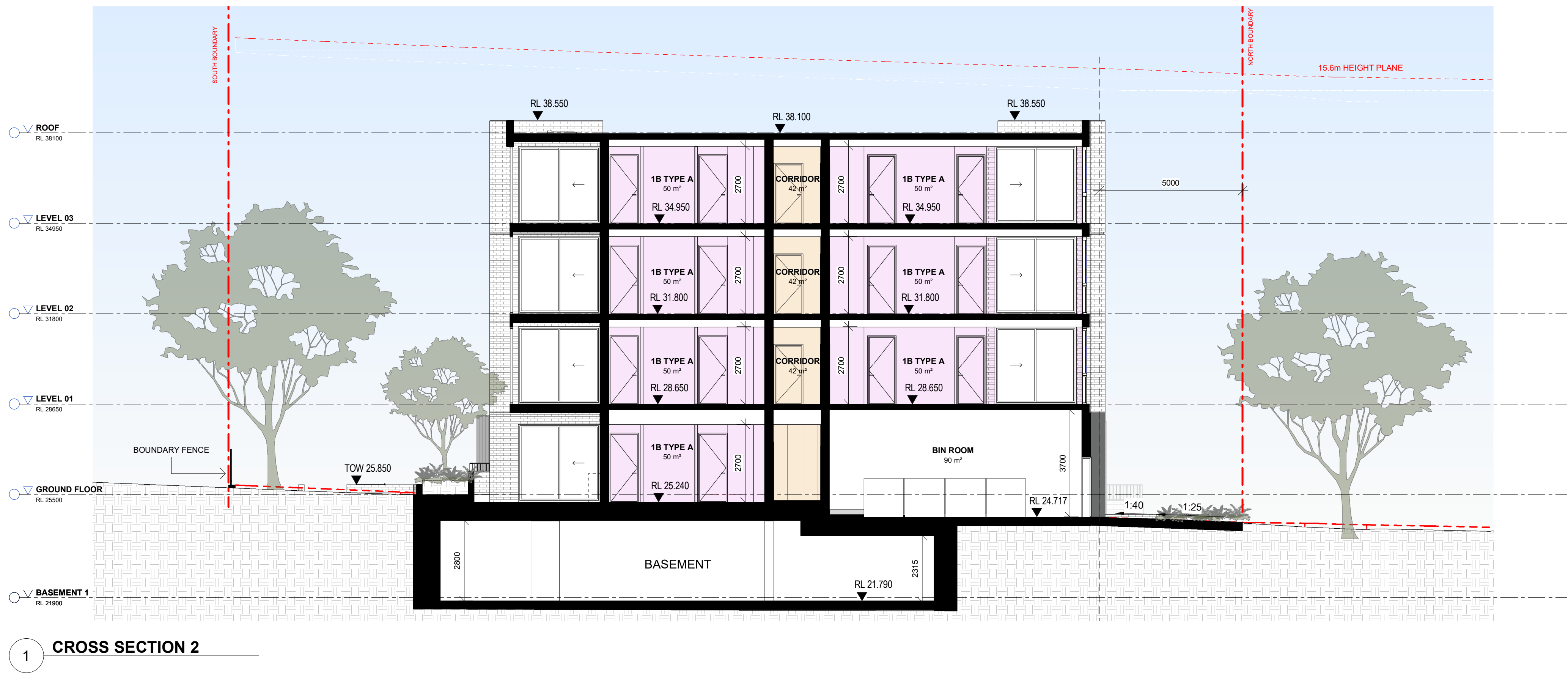
2 LONG SECTION 2

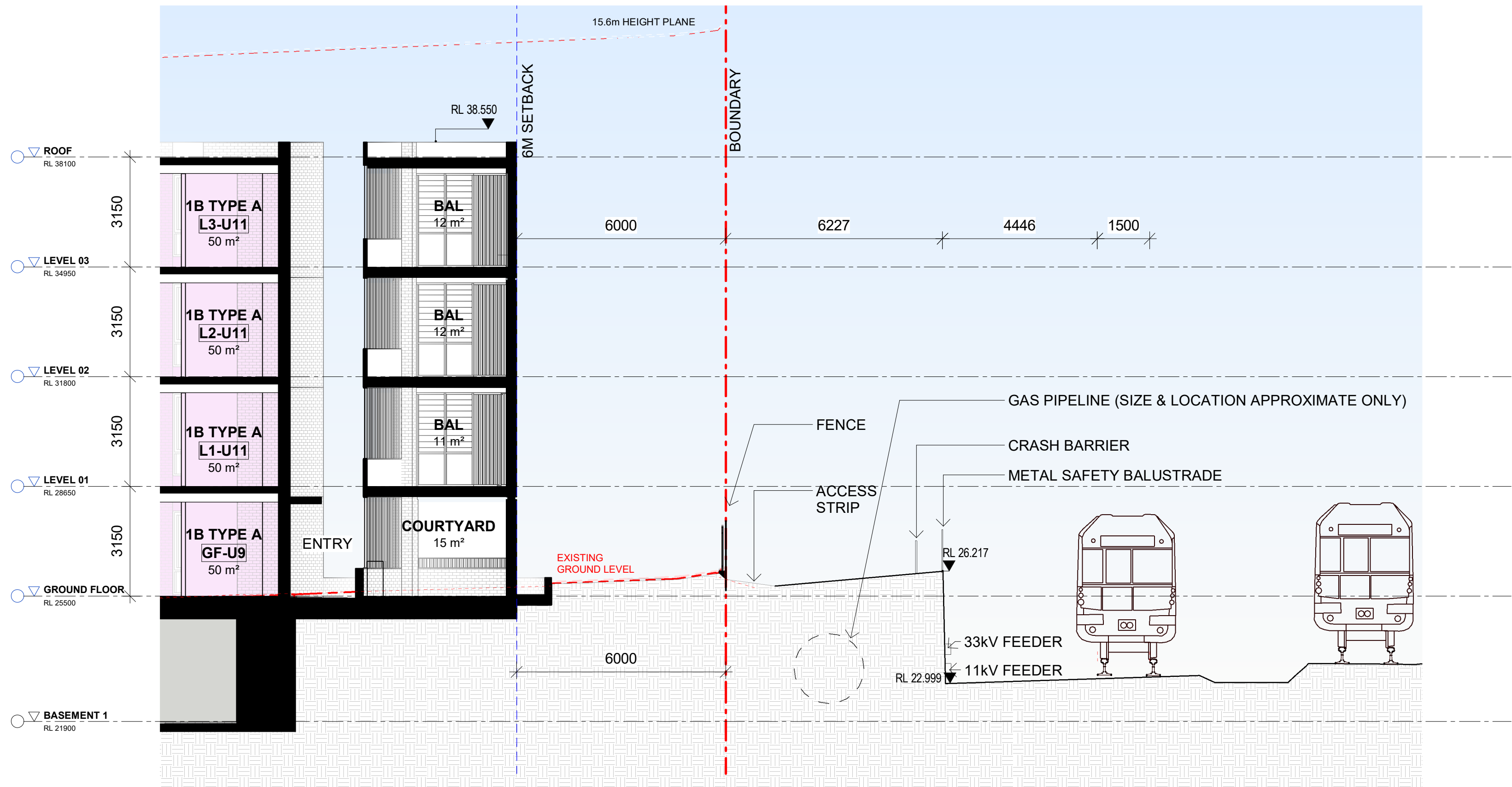


1 CROSS SECTION 1

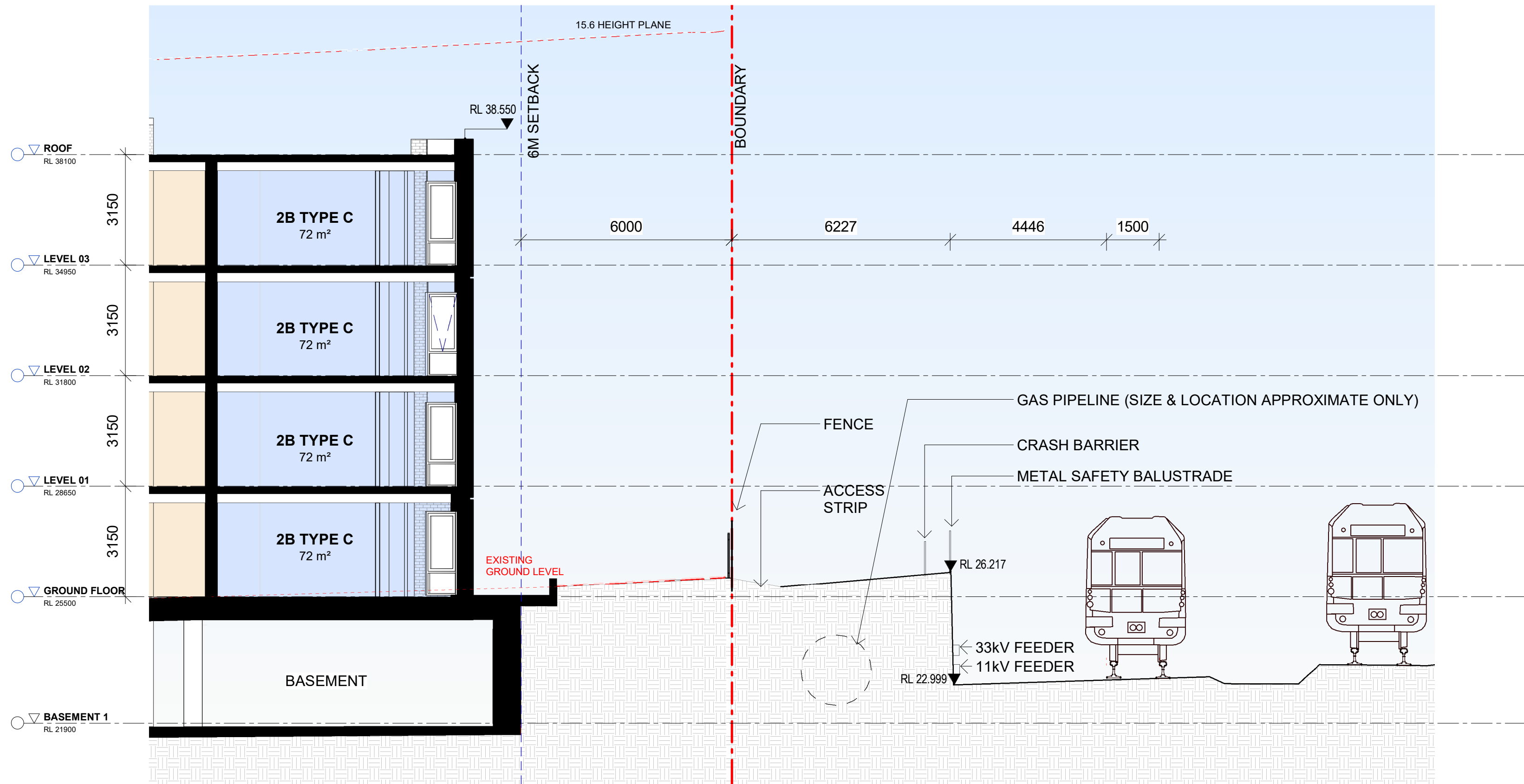


2 RAMP SECTION

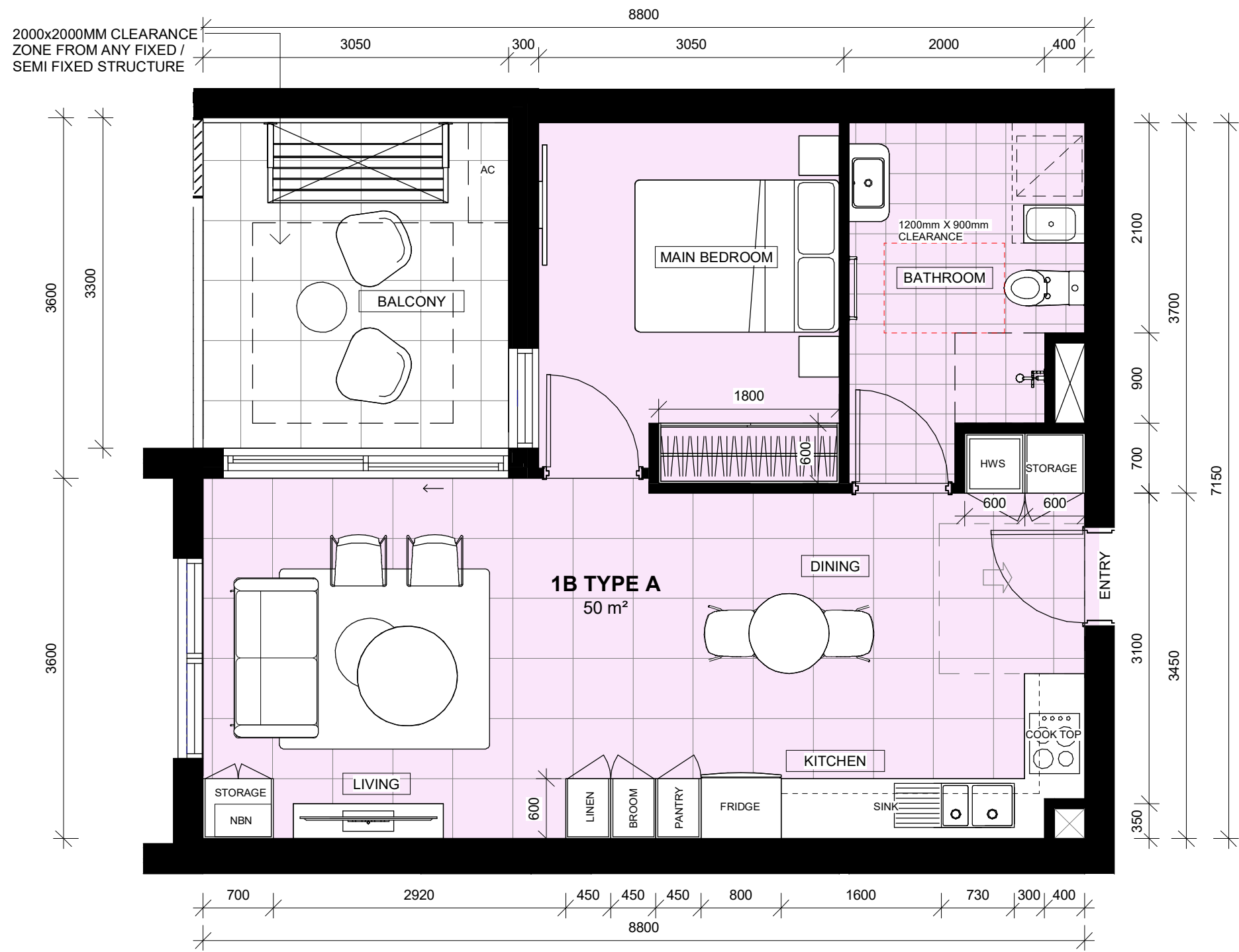




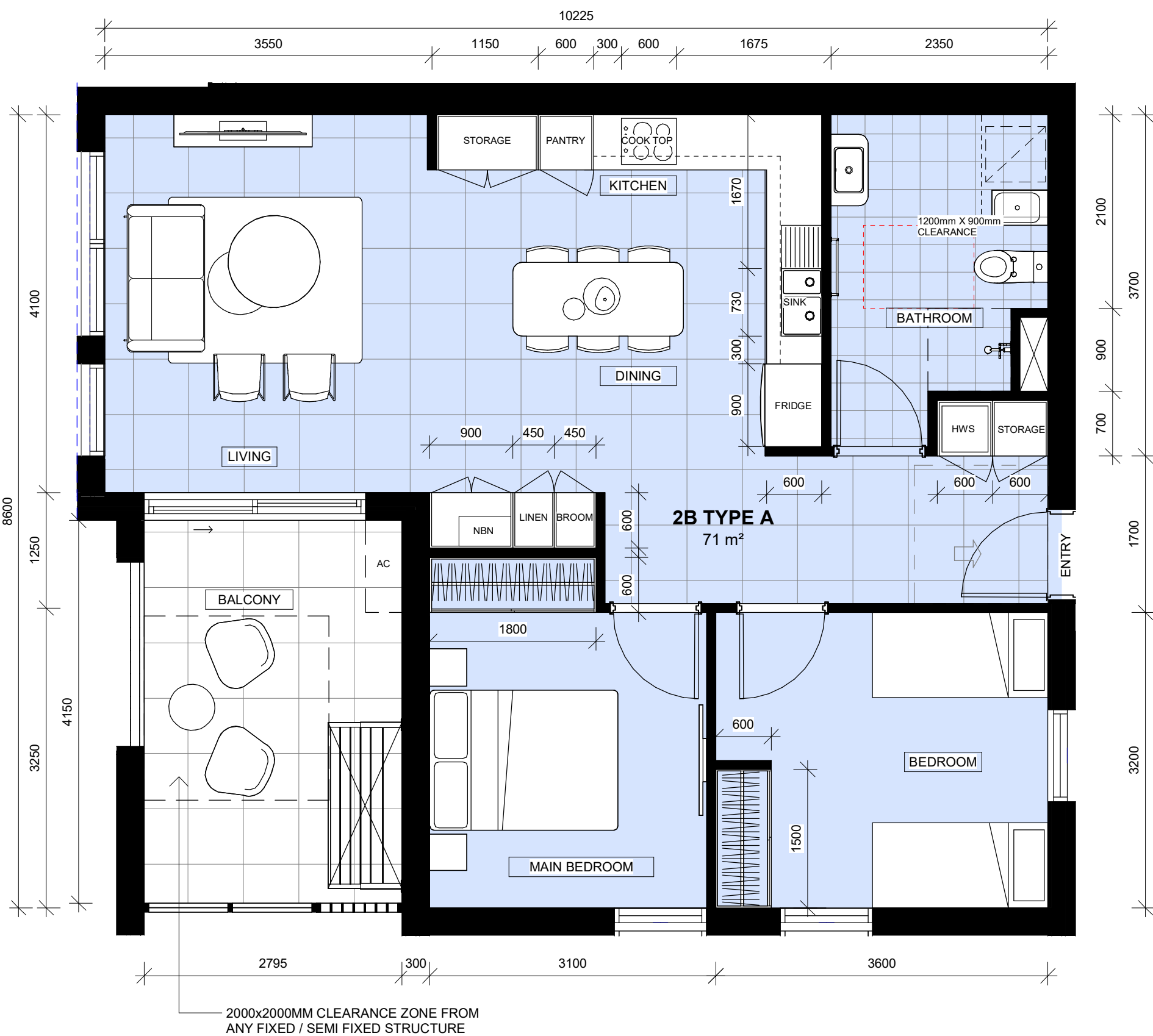
01 RAILWAY SECTION 1
SCALE 1 : 100



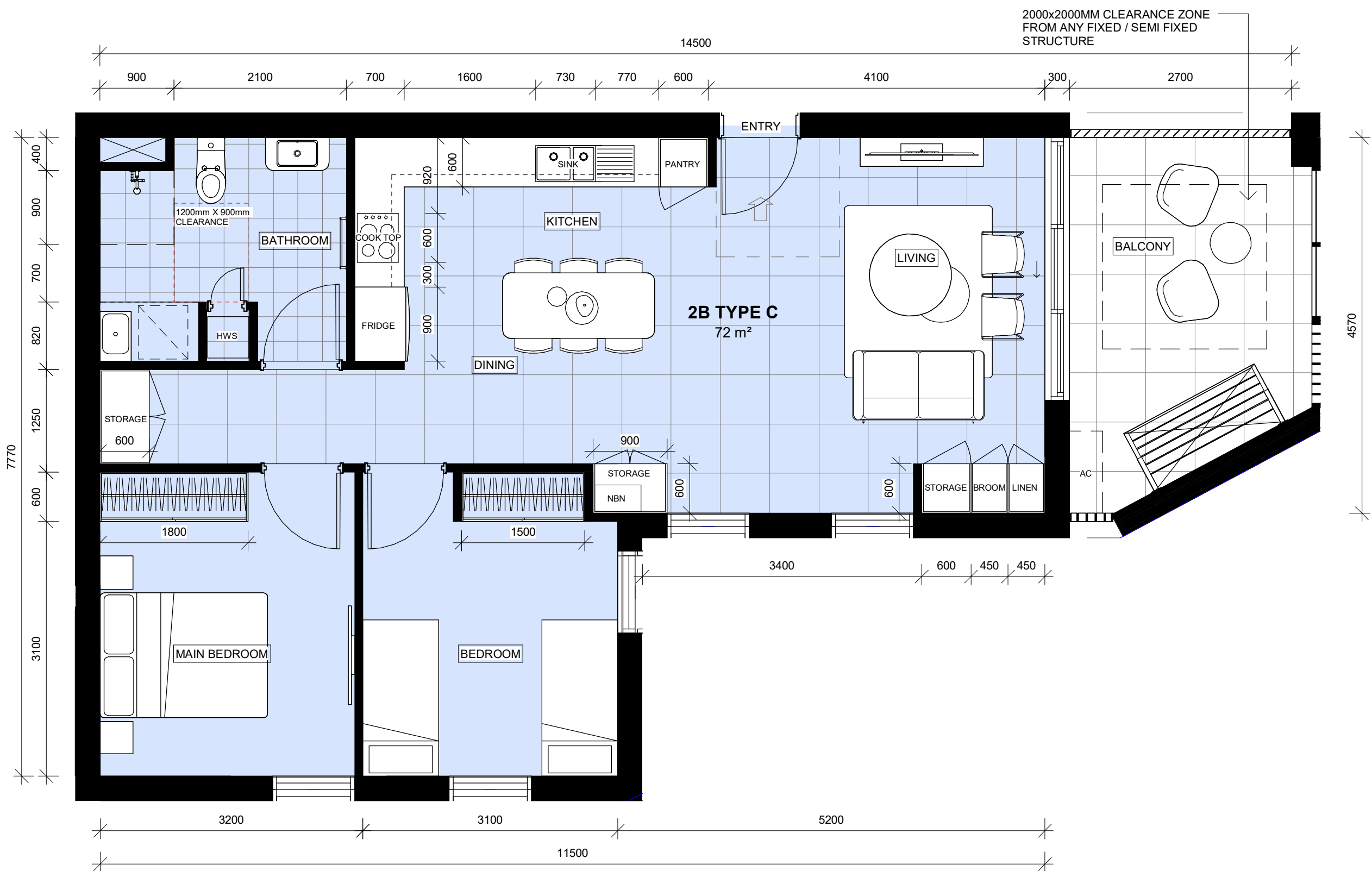
02 RAILWAY SECTION 2
SCALE 1 : 100



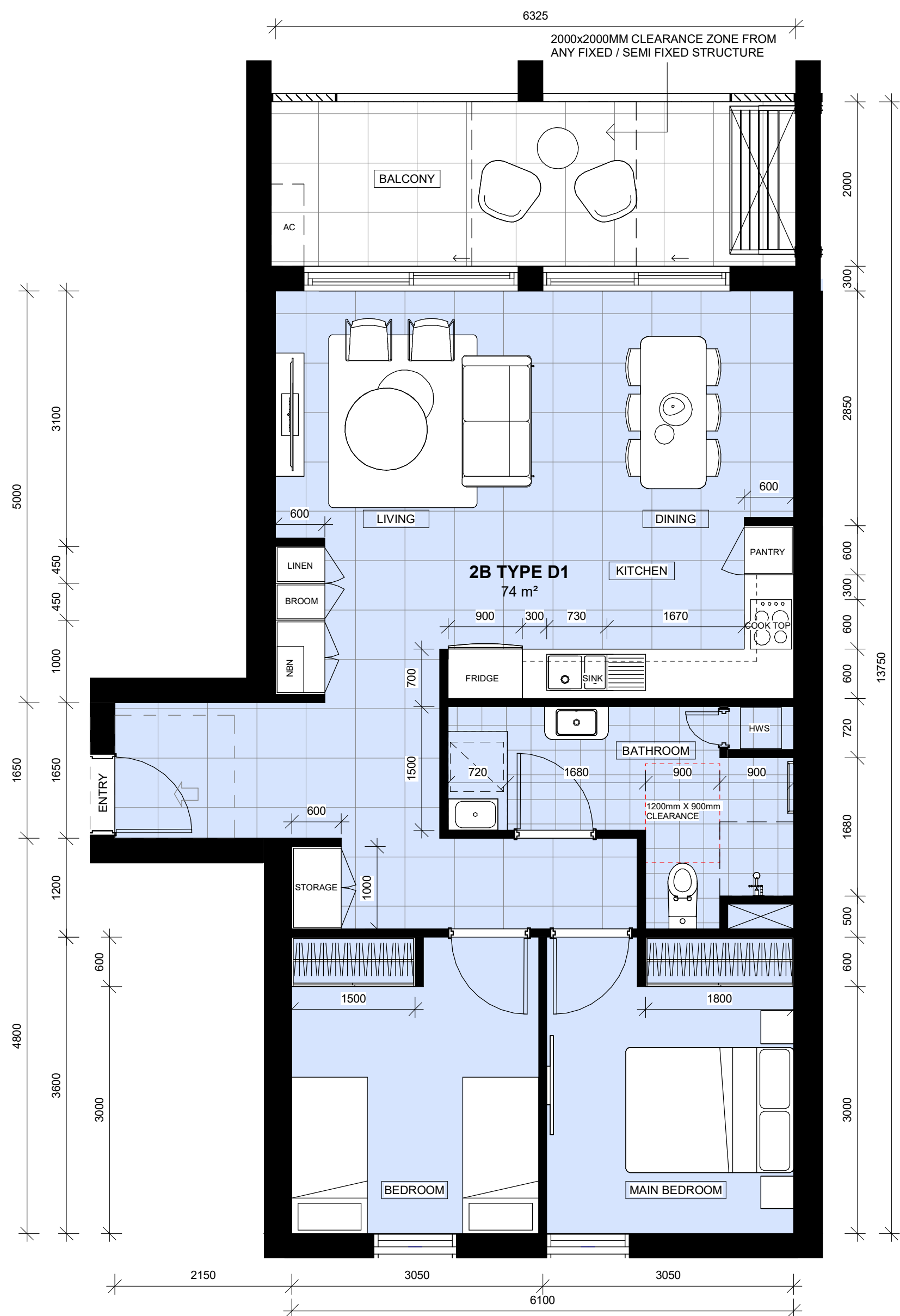
1 **1 BED TYPE A** SCALE 1 : 50 INTERNAL STORAGE: 3.2 M3



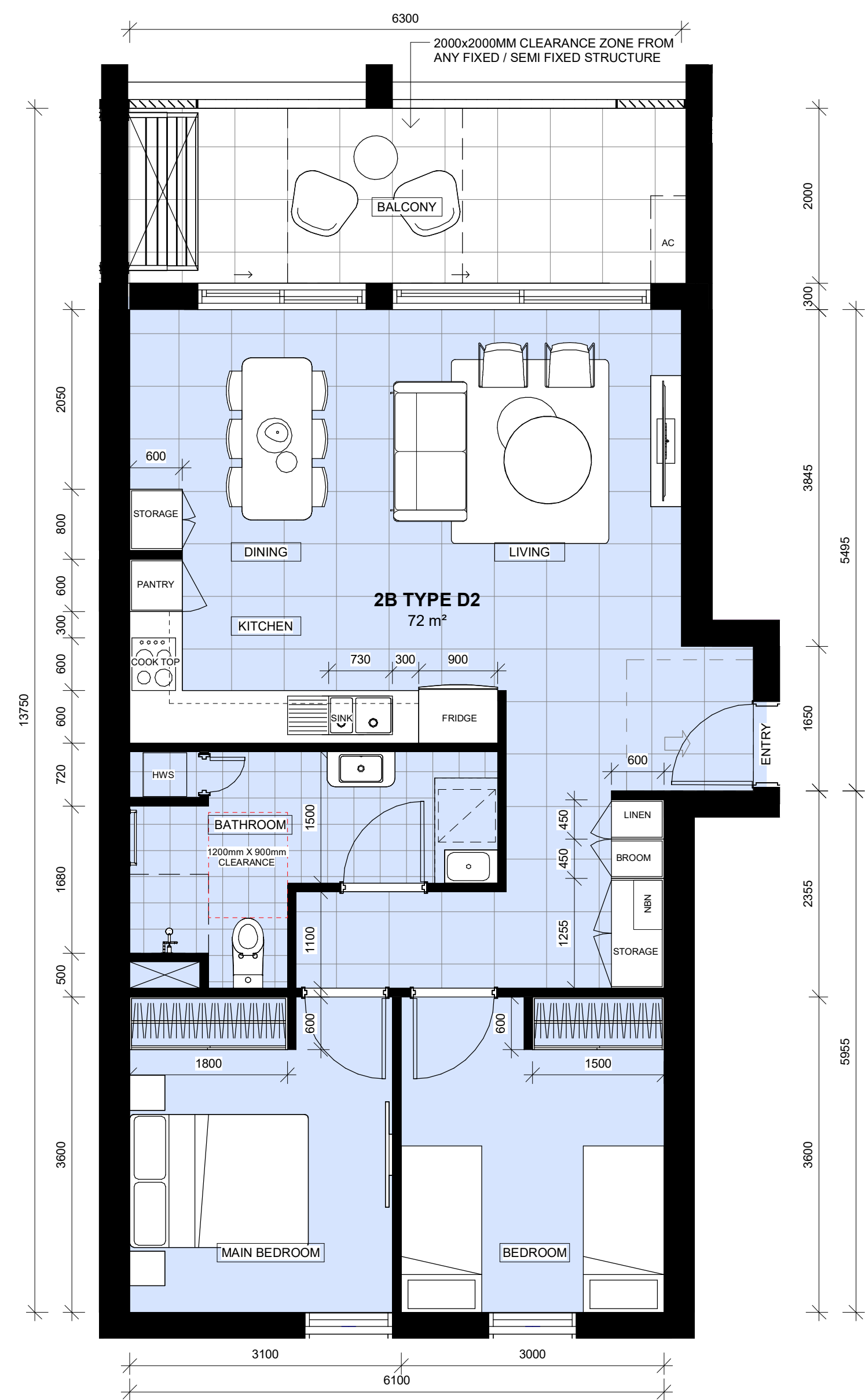
2 **2 BED TYPE A** SCALE 1 : 50 INTERNAL STORAGE: 5 M3



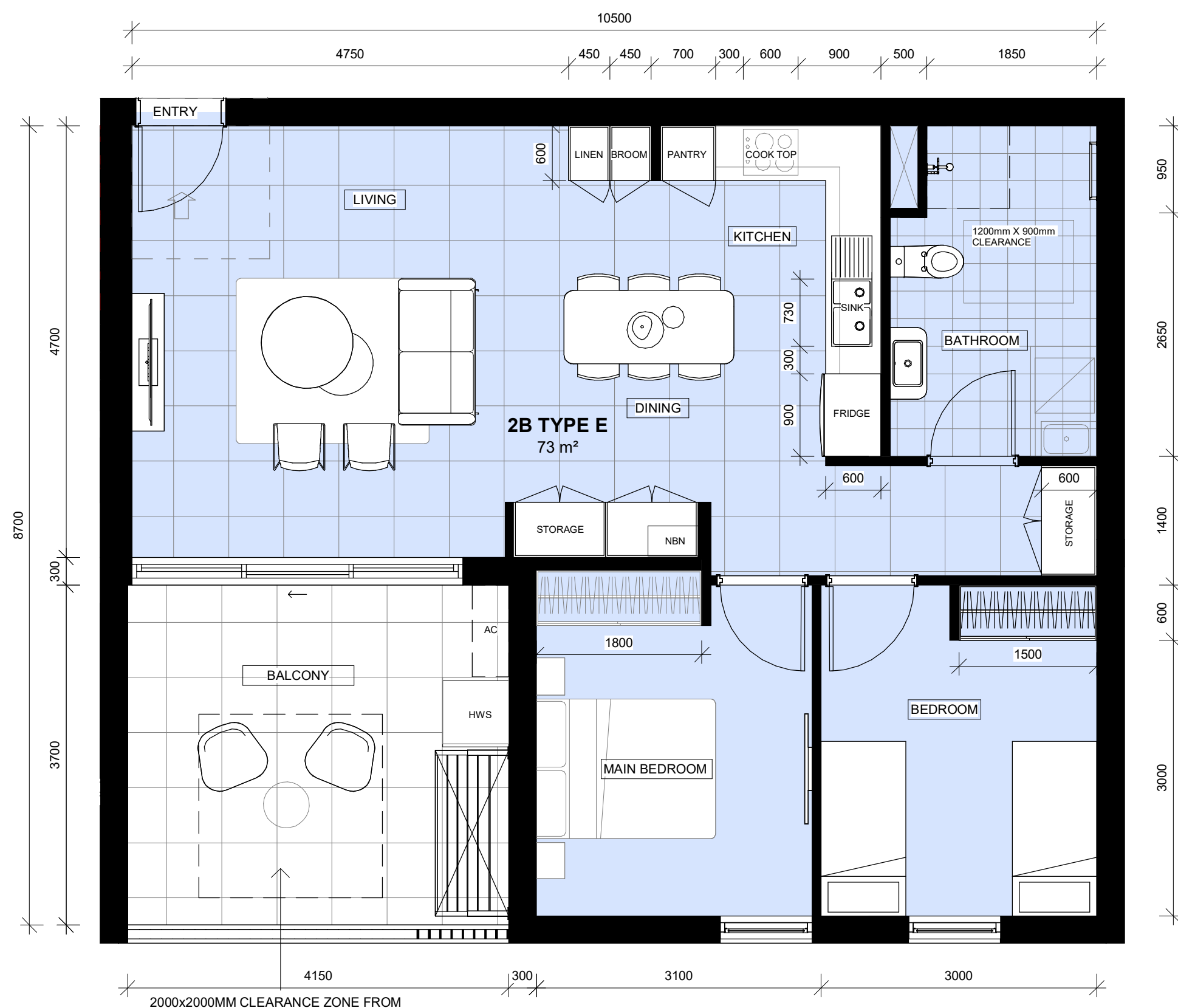
3 **2 BED TYPE C** SCALE 1 : 50 INTERNAL STORAGE: 5.1 M3



1 **2 BED TYPE D1**
SCALE 1 : 50
INTERNAL STORAGE: 4 M3

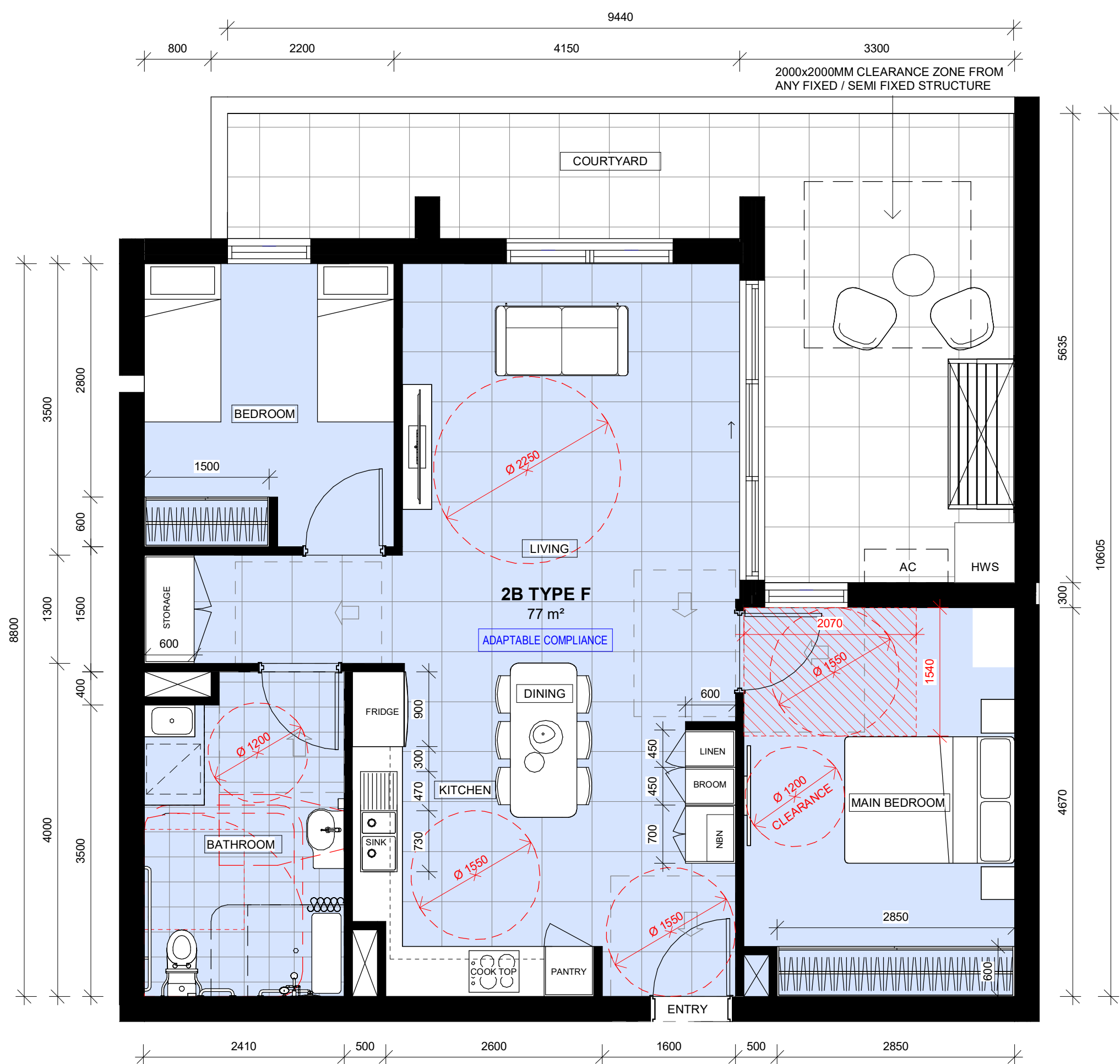


2 **2 BED TYPE D2**
SCALE 1 : 50
INTERNAL STORAGE: 4.1 M3



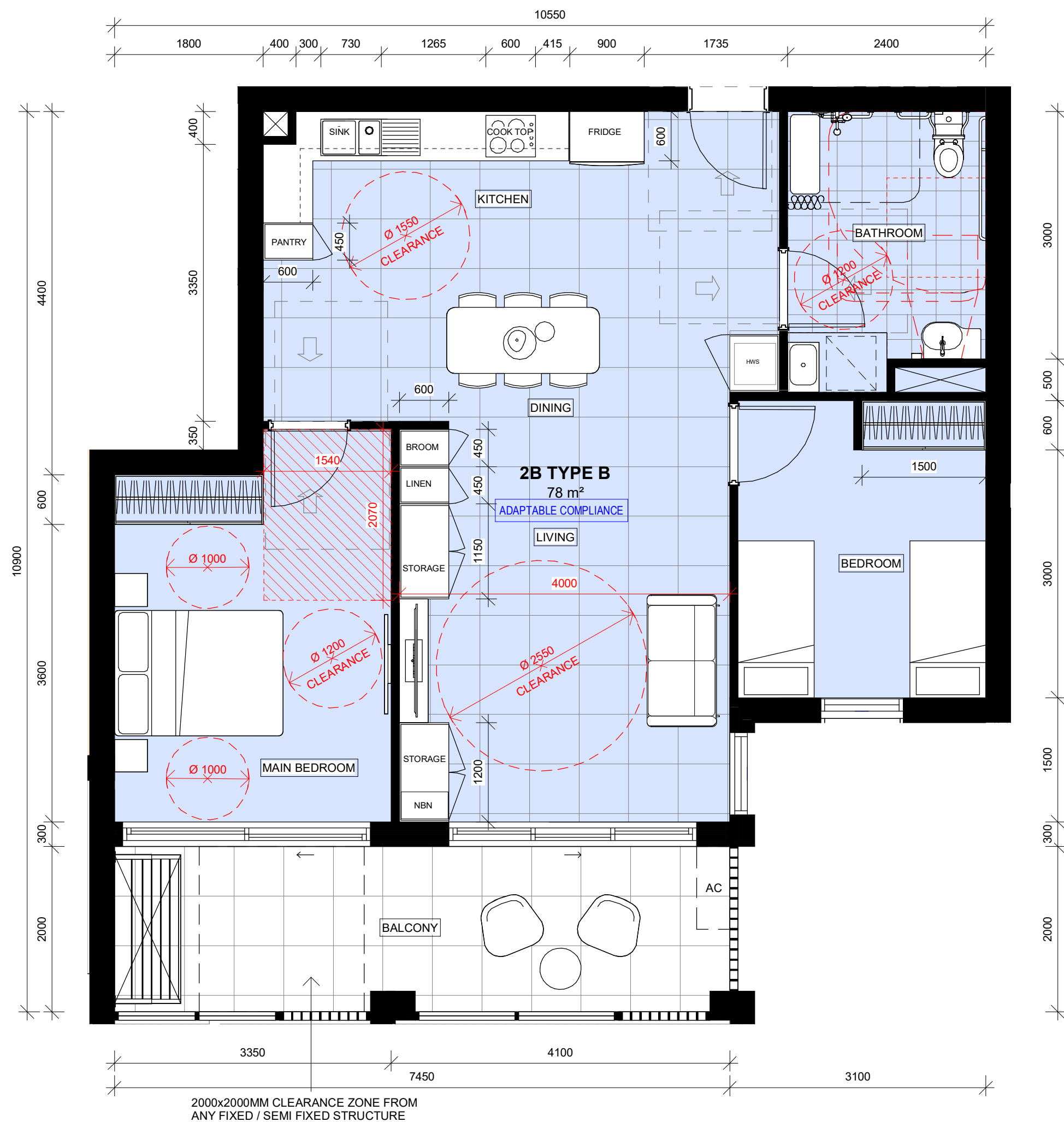
3 **2 BED TYPE E**
SCALE 1 : 50
INTERNAL STORAGE: 5.9 M3

ADAPTABLE UNIT CLASSIFICATION		
Level	Apartment Number	Apartment Type
GROUND FLOOR	GF-U4	2B TYPE B
GROUND FLOOR	GF-U8	2B TYPE F
LEVEL 01	L1-U5	2B TYPE B
LEVEL 02	L2-U5	2B TYPE B
LEVEL 03	L3-U5	2B TYPE B



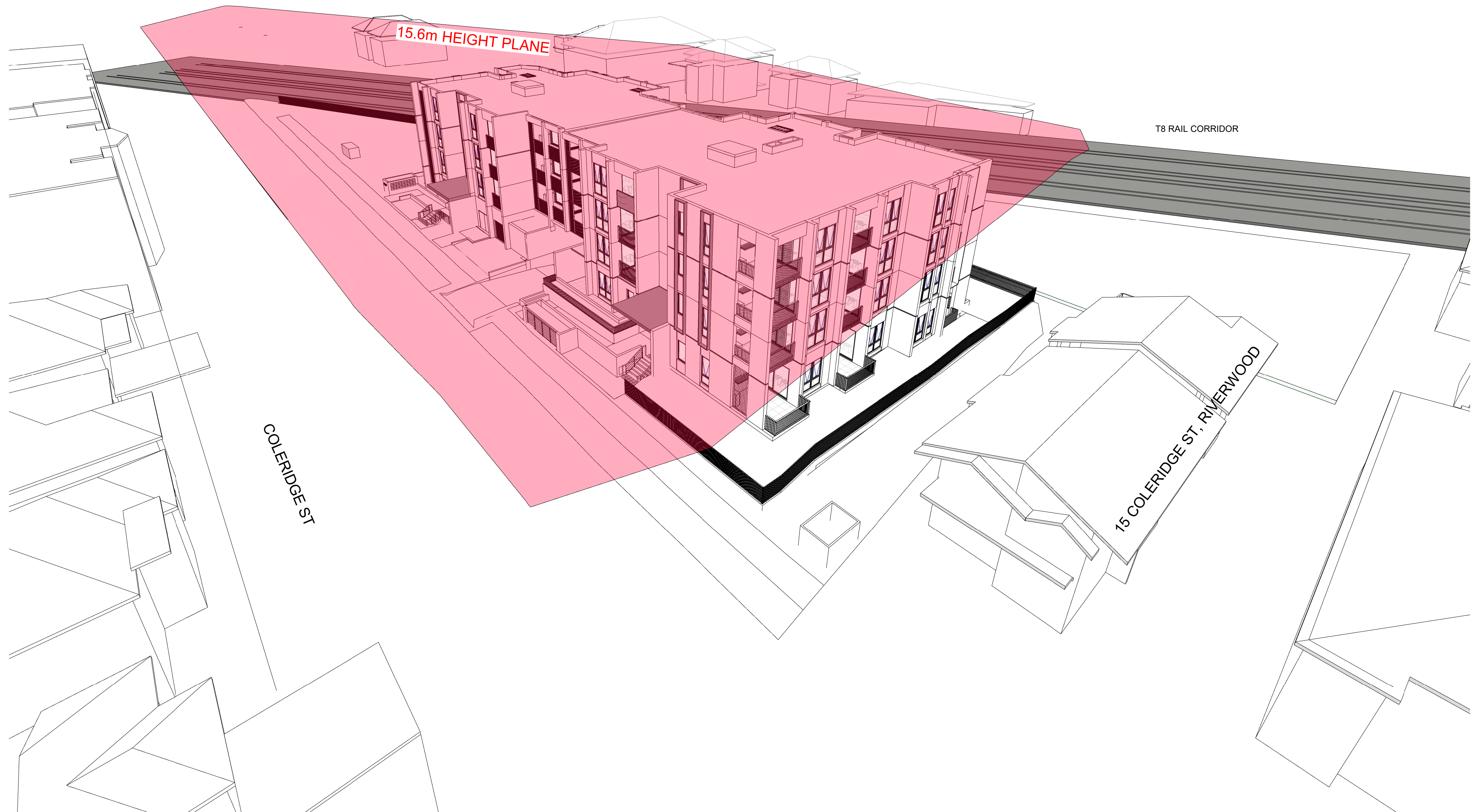
1 **DDA COMPLIANCE - 2 BED TYPE F**
SCALE 1 : 50

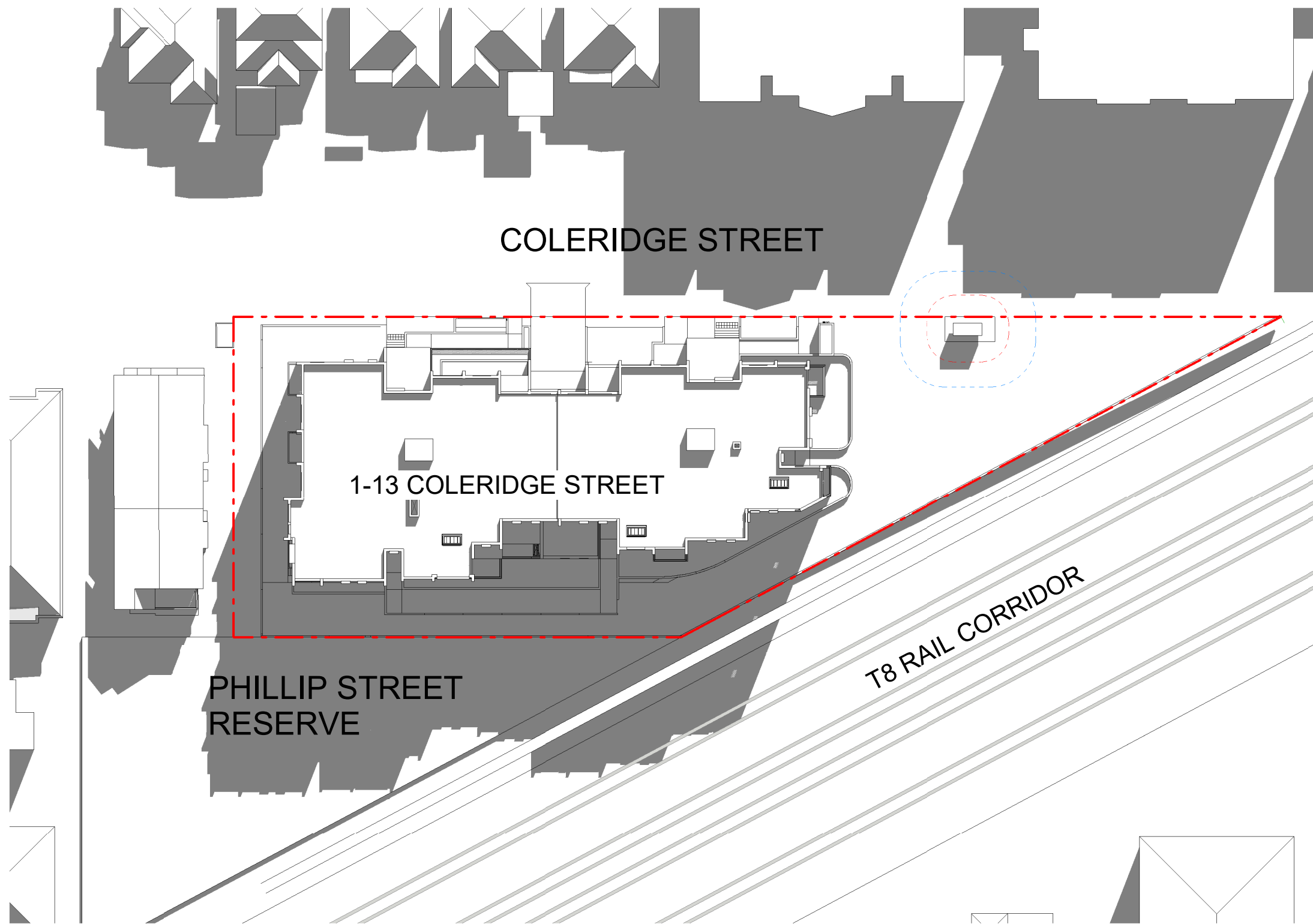
INTERNAL STORAGE: 4.1 M3



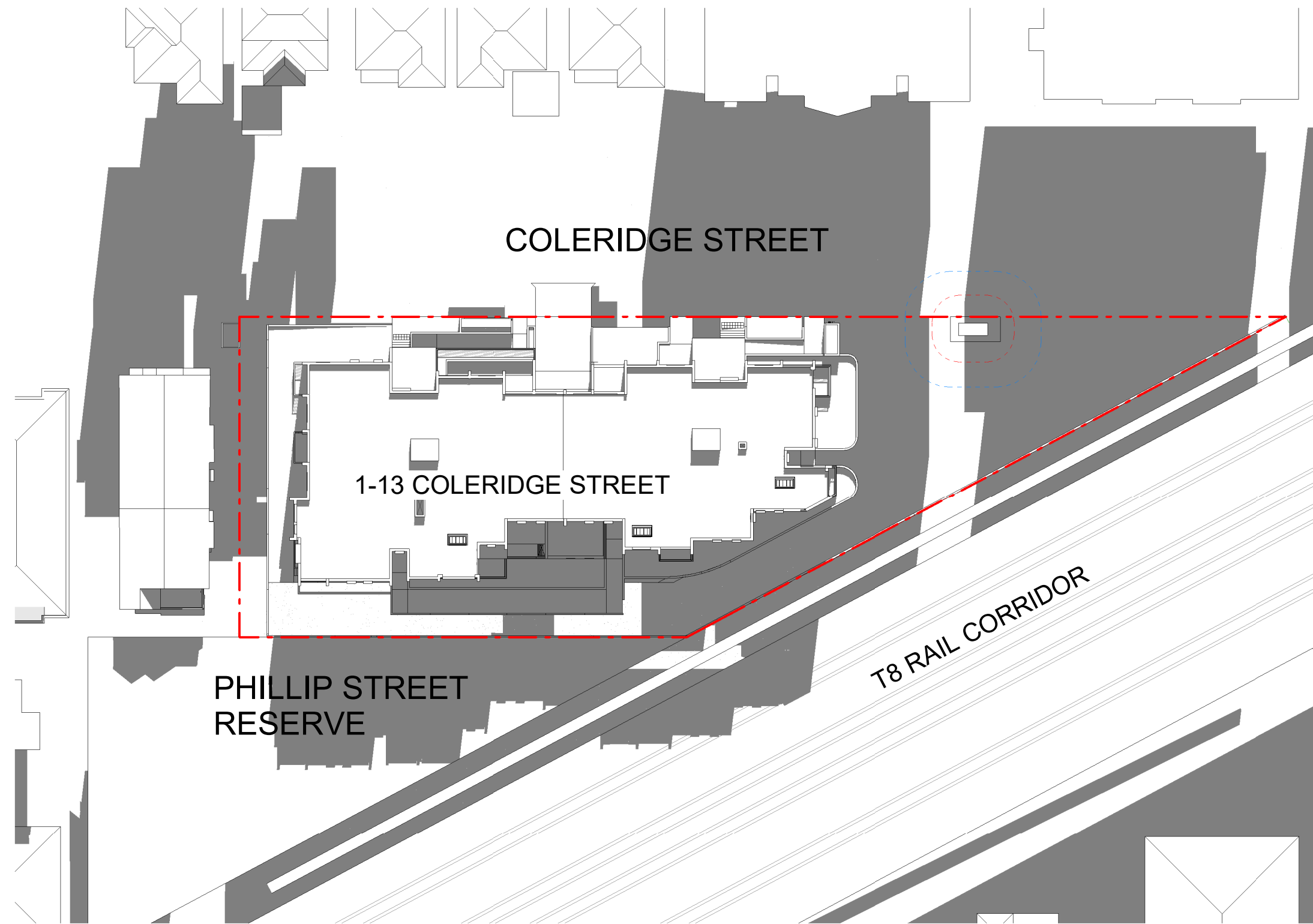
2 **DDA COMPLIANCE - 2 BED TYPE B**
SCALE 1 : 50

INTERNAL STORAGE: 4 M3

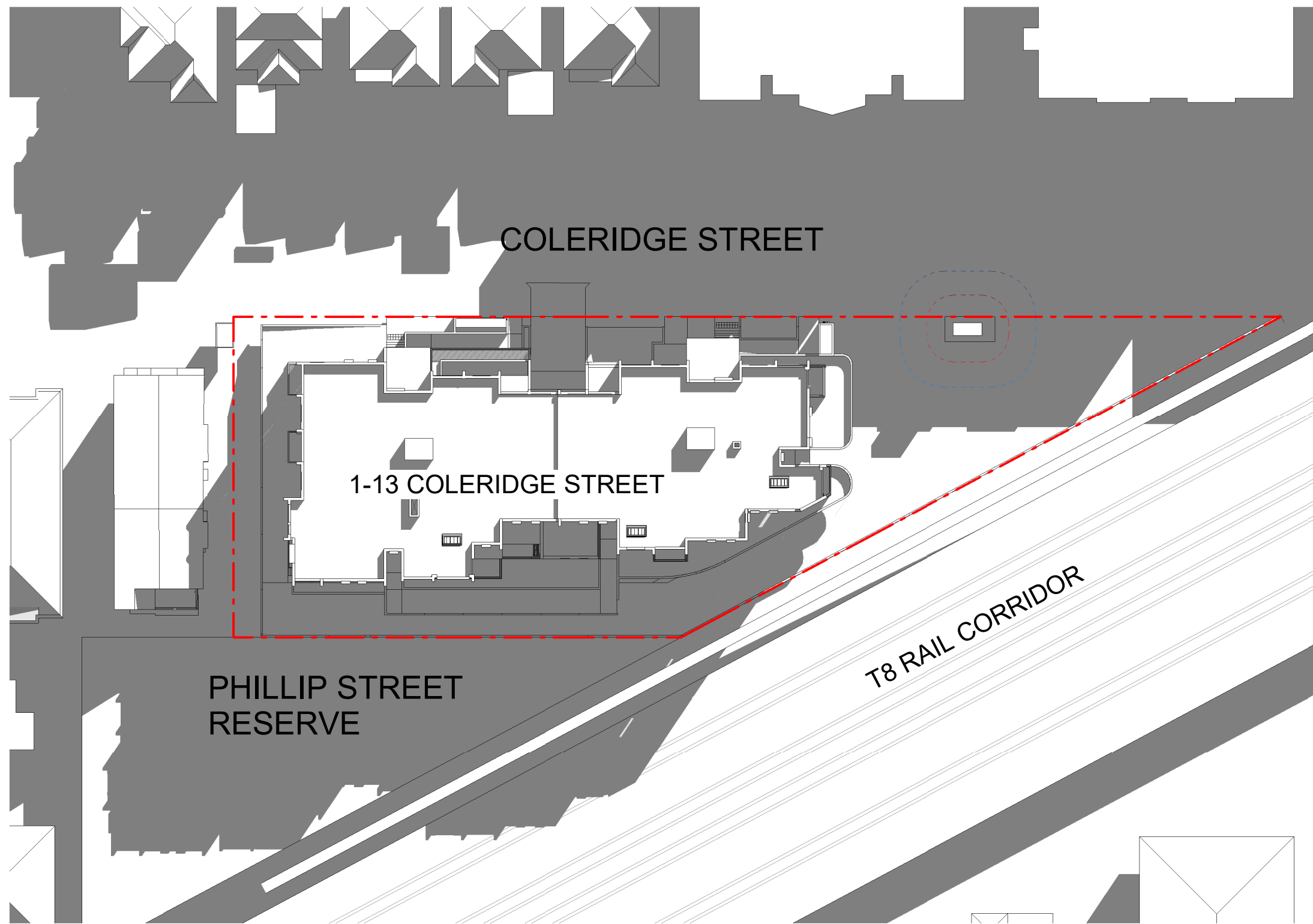




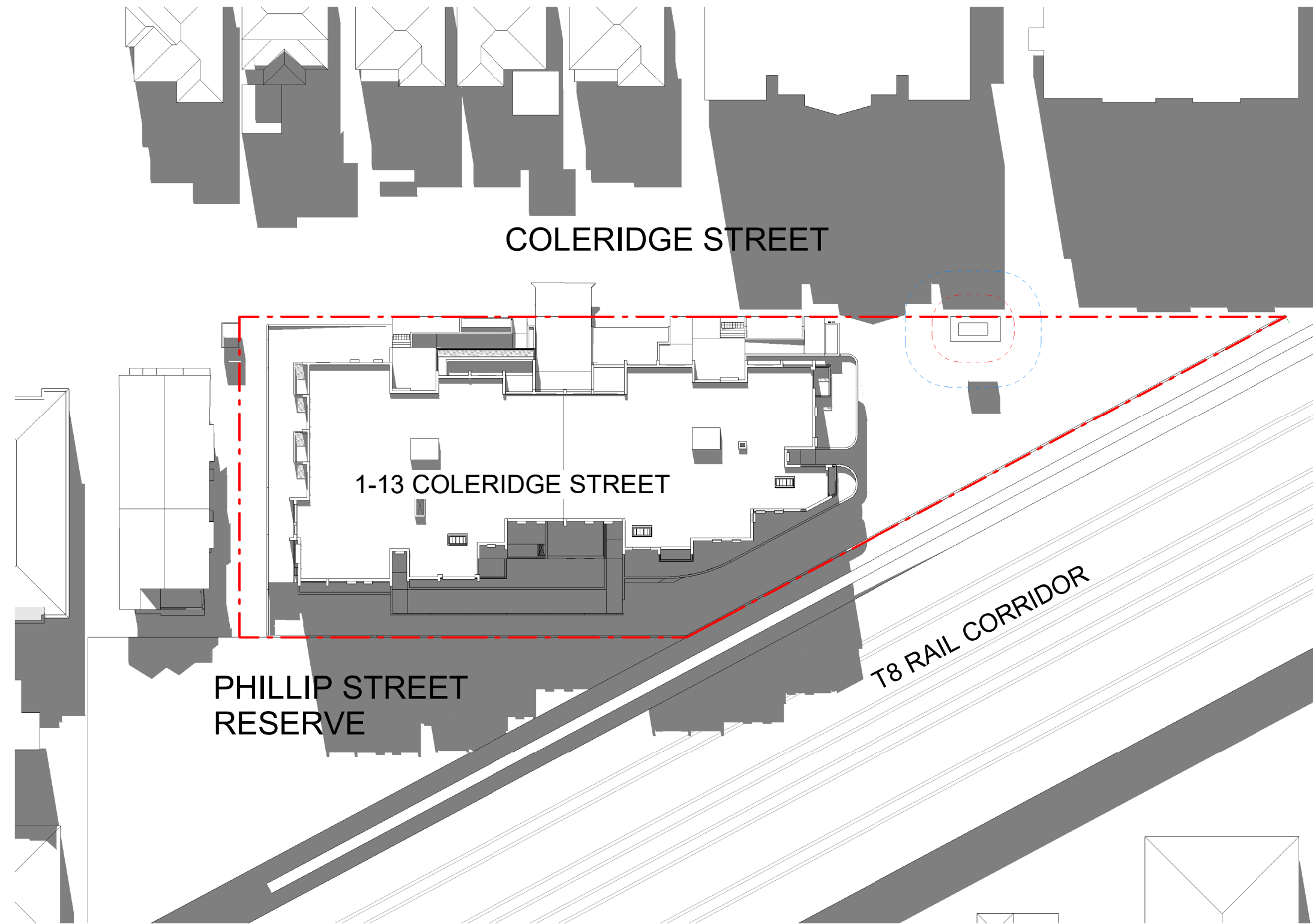
1 SHADOW DIAGRAM WINTER 10AM



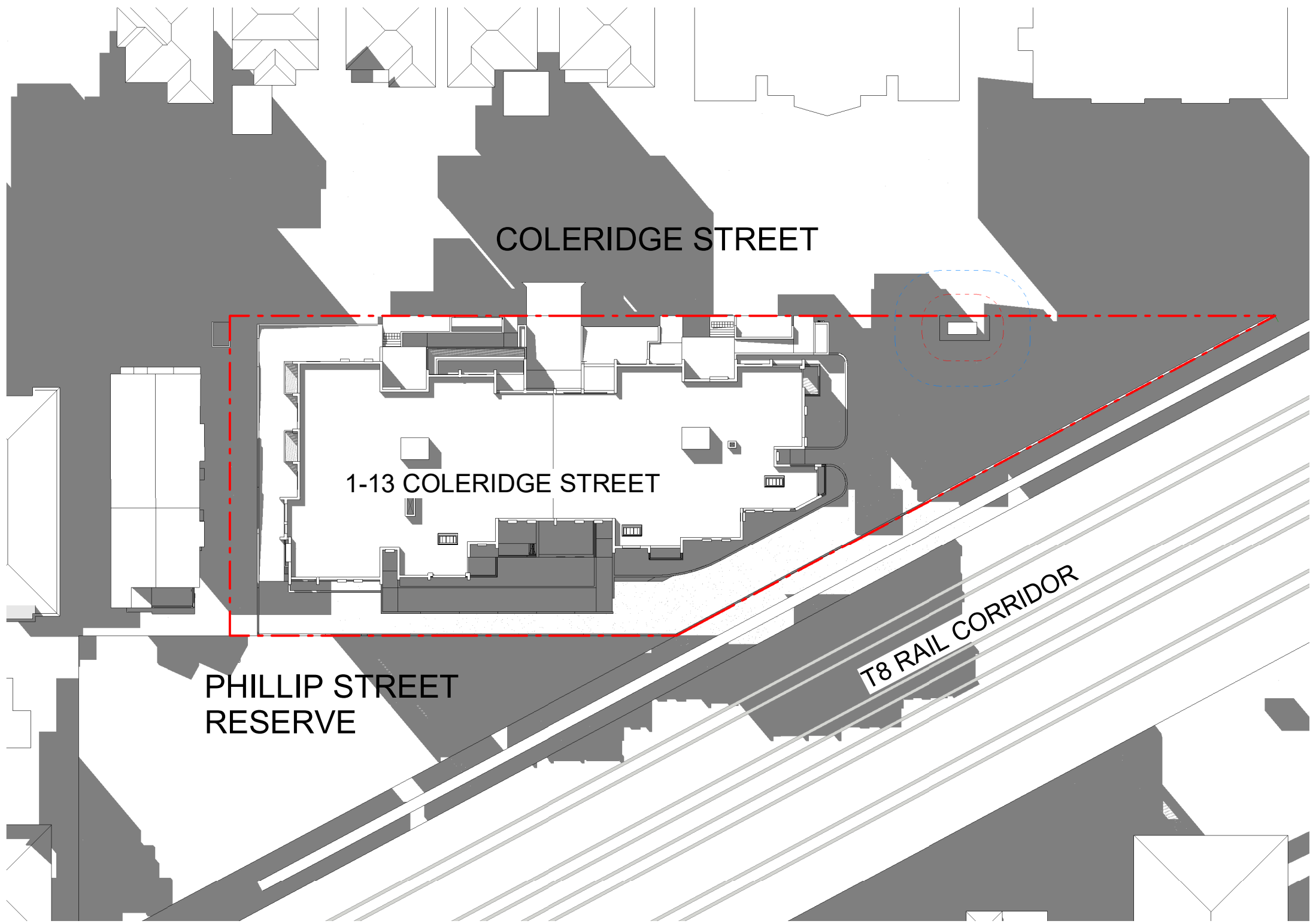
2 SHADOW DIAGRAM WINTER 11AM



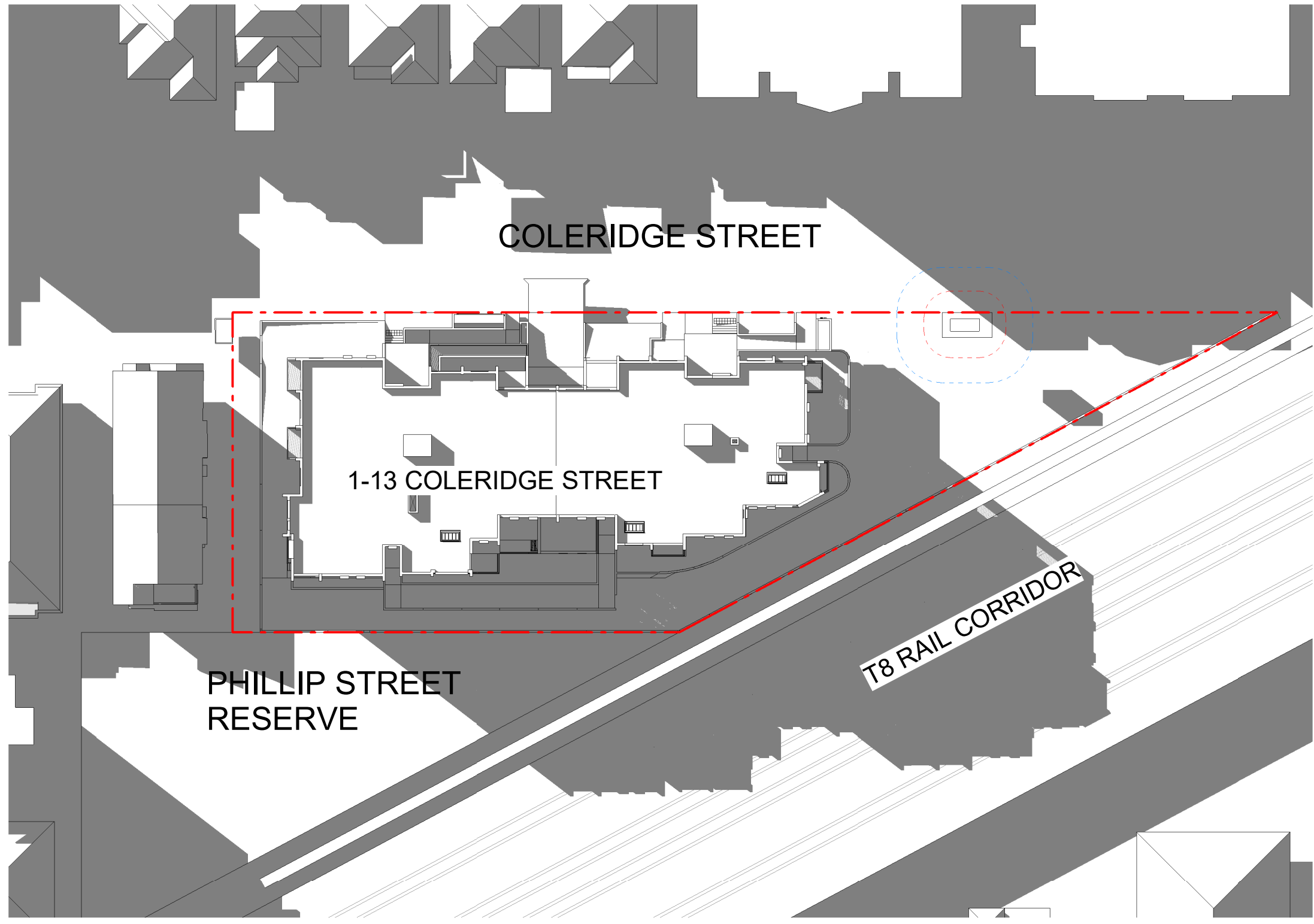
4 SHADOW DIAGRAM WINTER 9AM



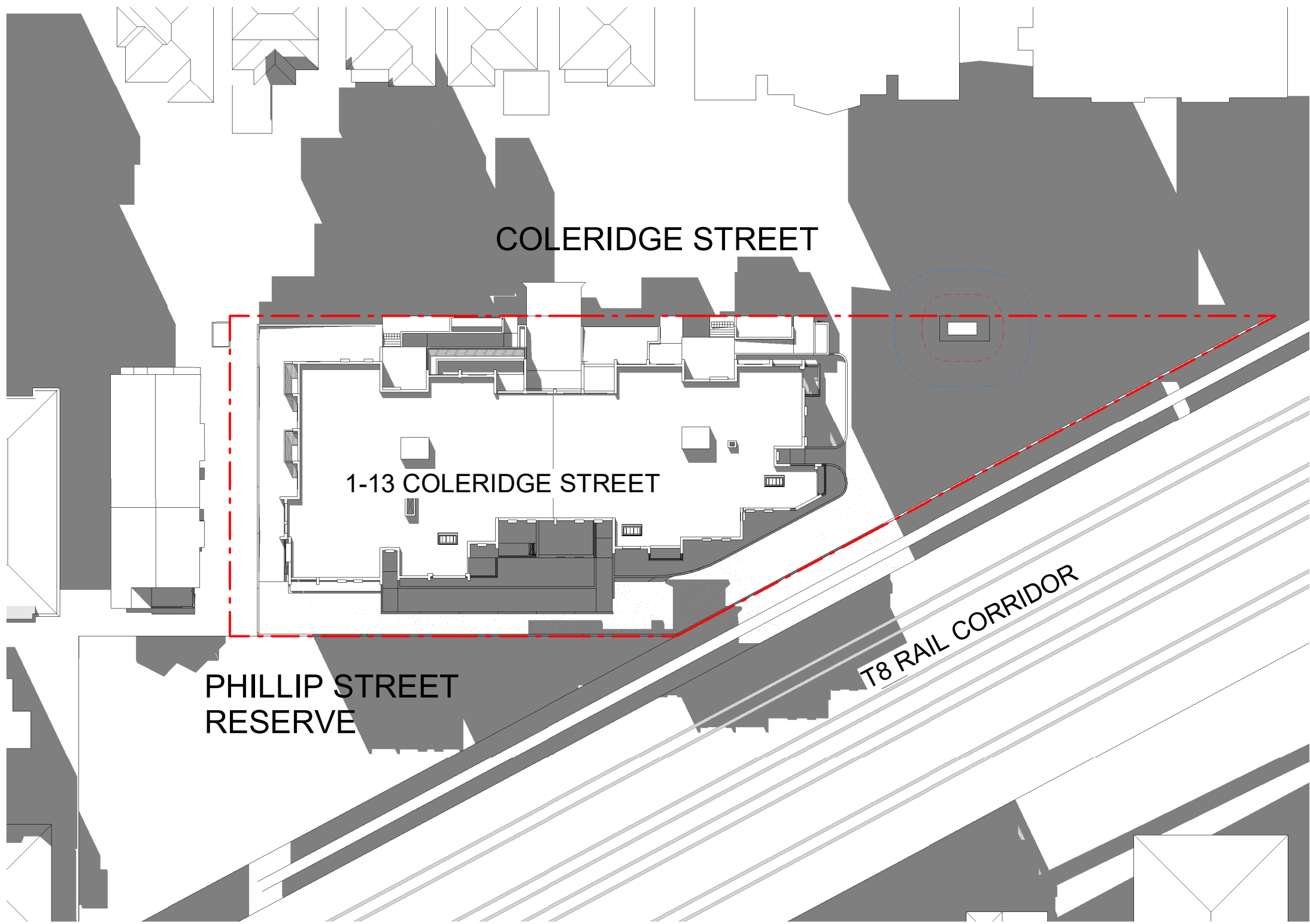
5 SHADOW DIAGRAM WINTER 12PM



2 SHADOW DIAGRAM WINTER 2PM



3 SHADOW DIAGRAM WINTER 3PM



1 SHADOW DIAGRAM WINTER 1PM



2
SUN VIEW - 21 JUNE -
10AM



3
SUN VIEW - 21 JUNE -
11AM

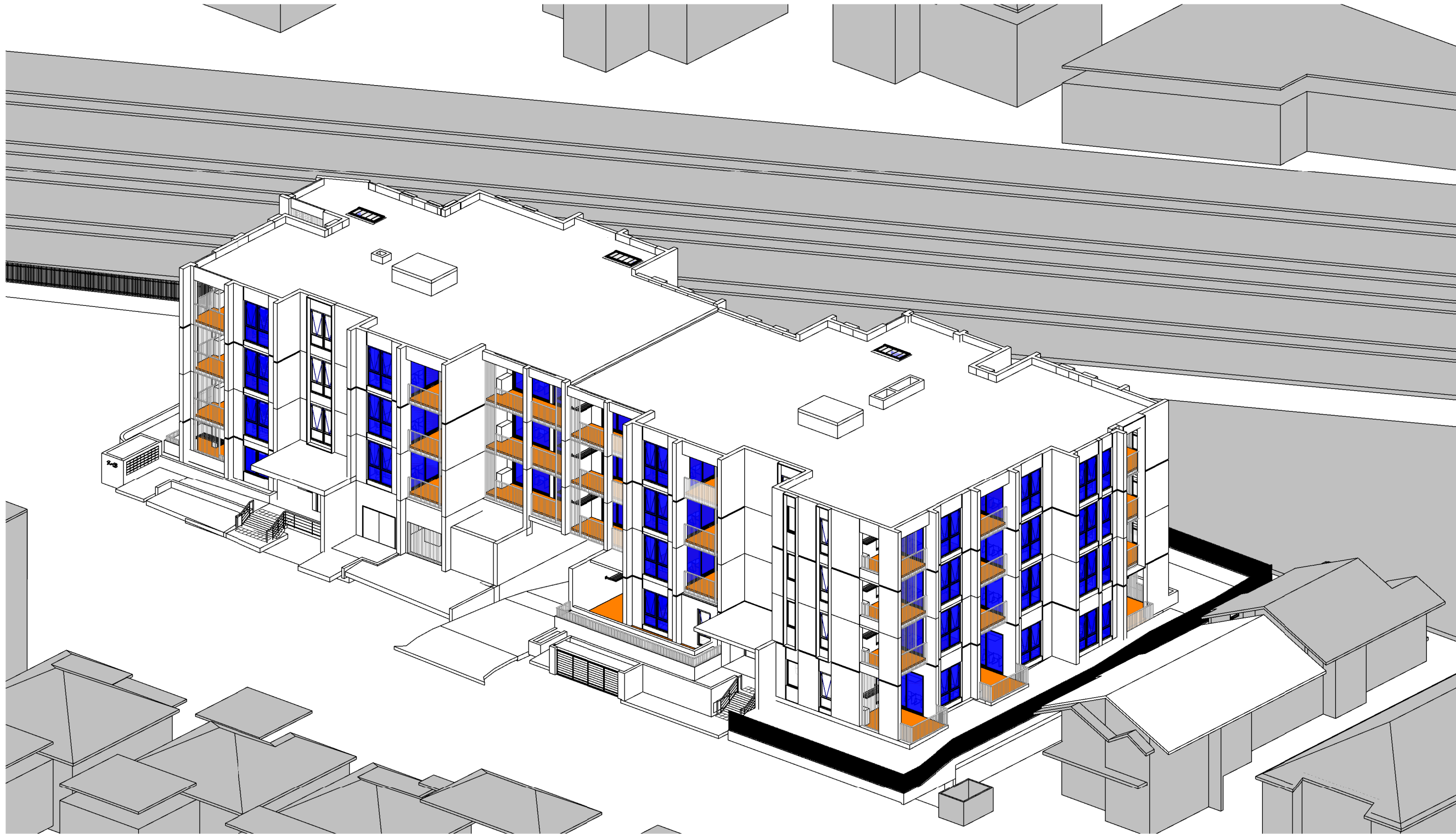


1
SUN VIEW - 21 JUNE -
9AM

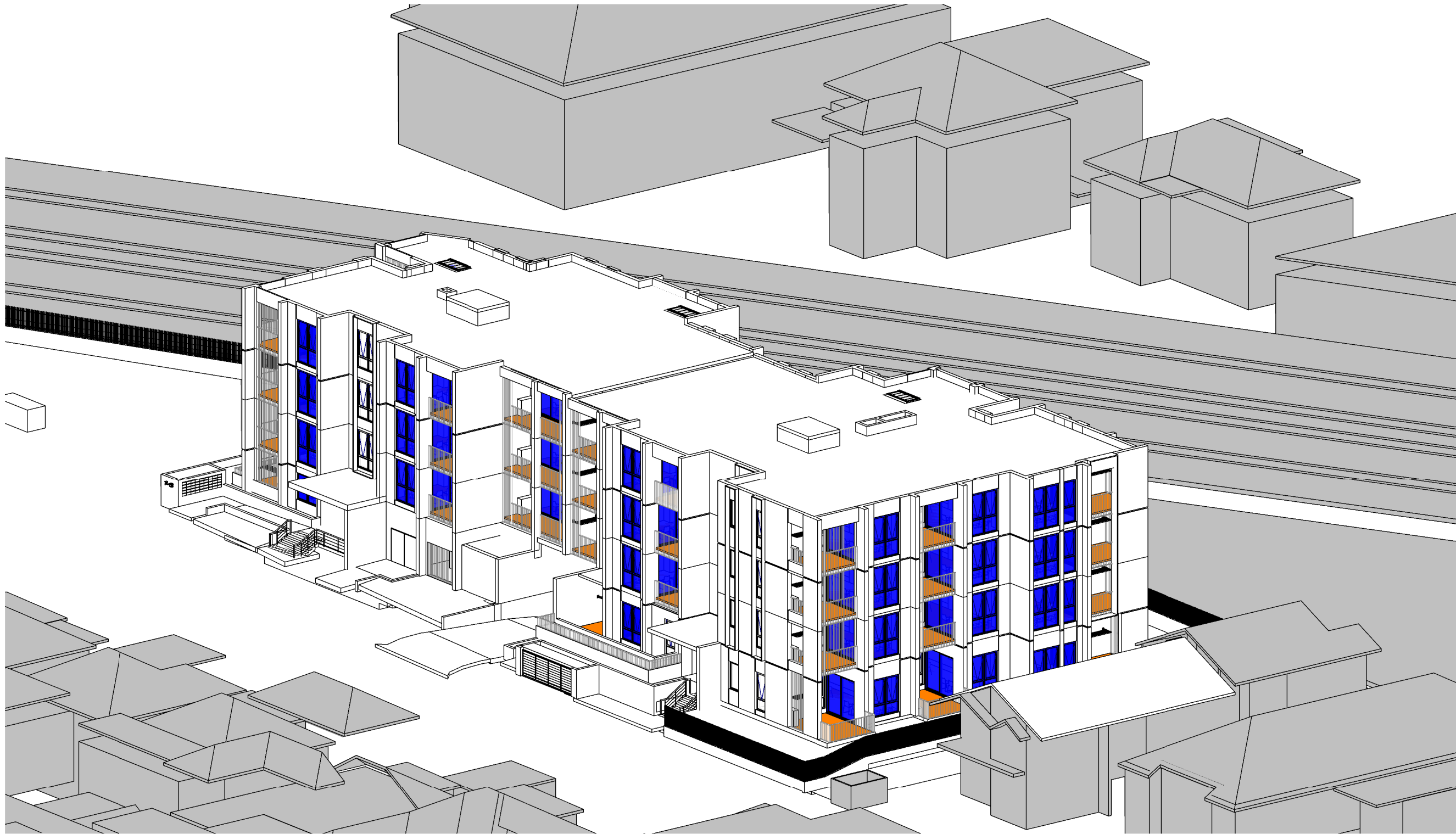


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SUN VIEW - 21 JUNE -
12PM

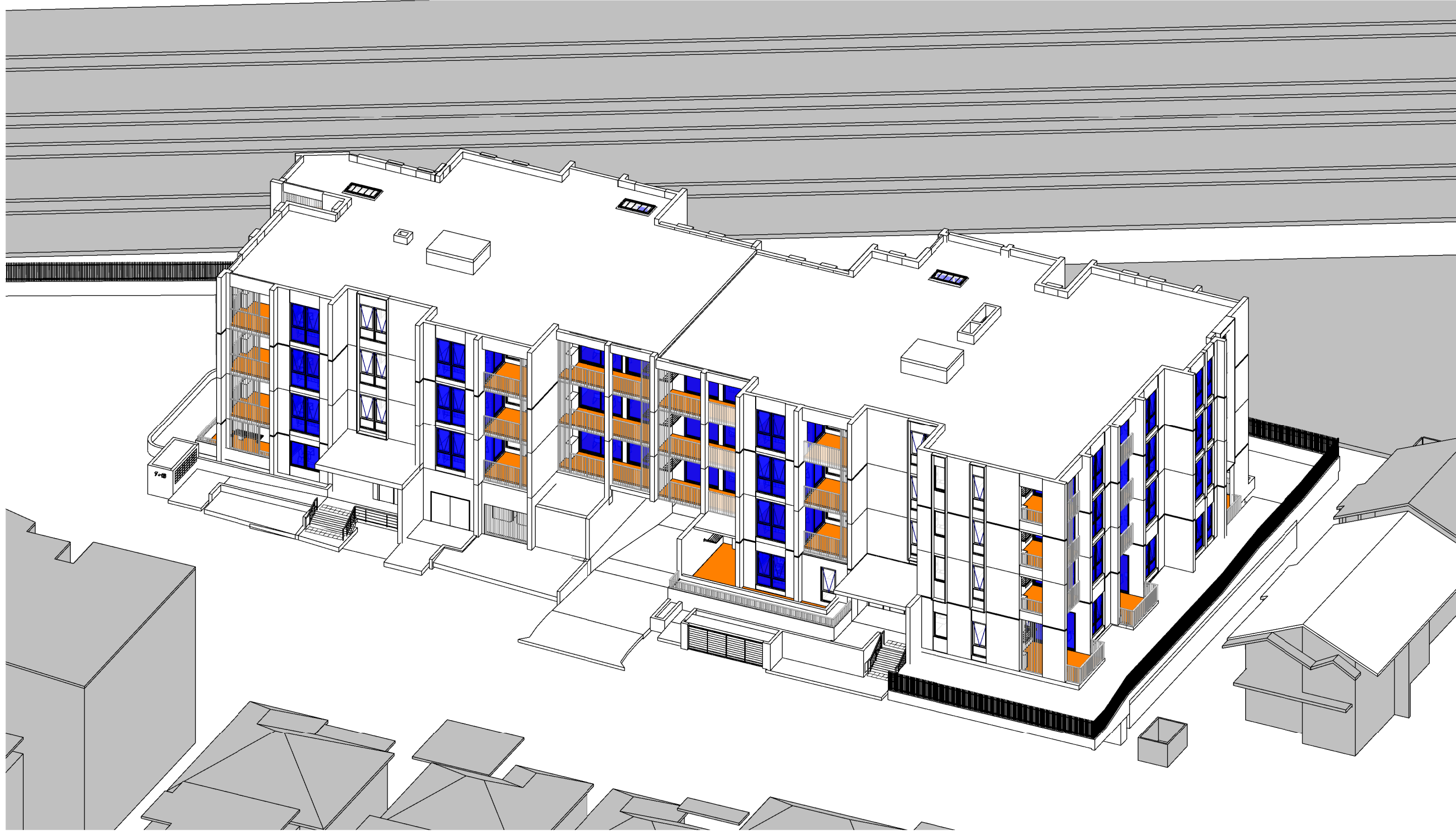
LEGEND
■ HABITABLE ROOMS
■ PRIVATE OPEN SPACE



2 SUN VIEW - 21 JUNE - 2PM

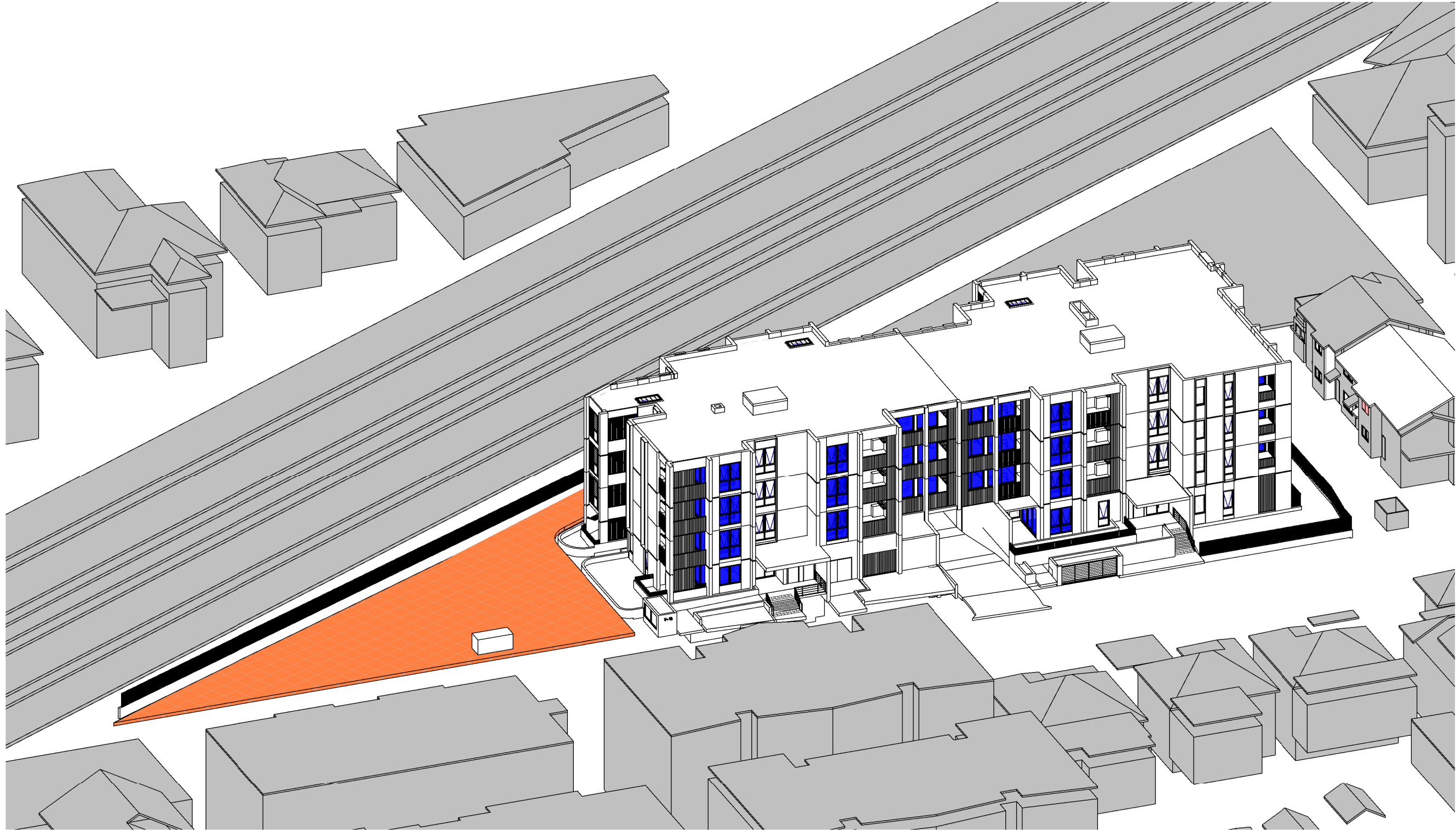


3 SUN VIEW - 21 JUNE - 3PM

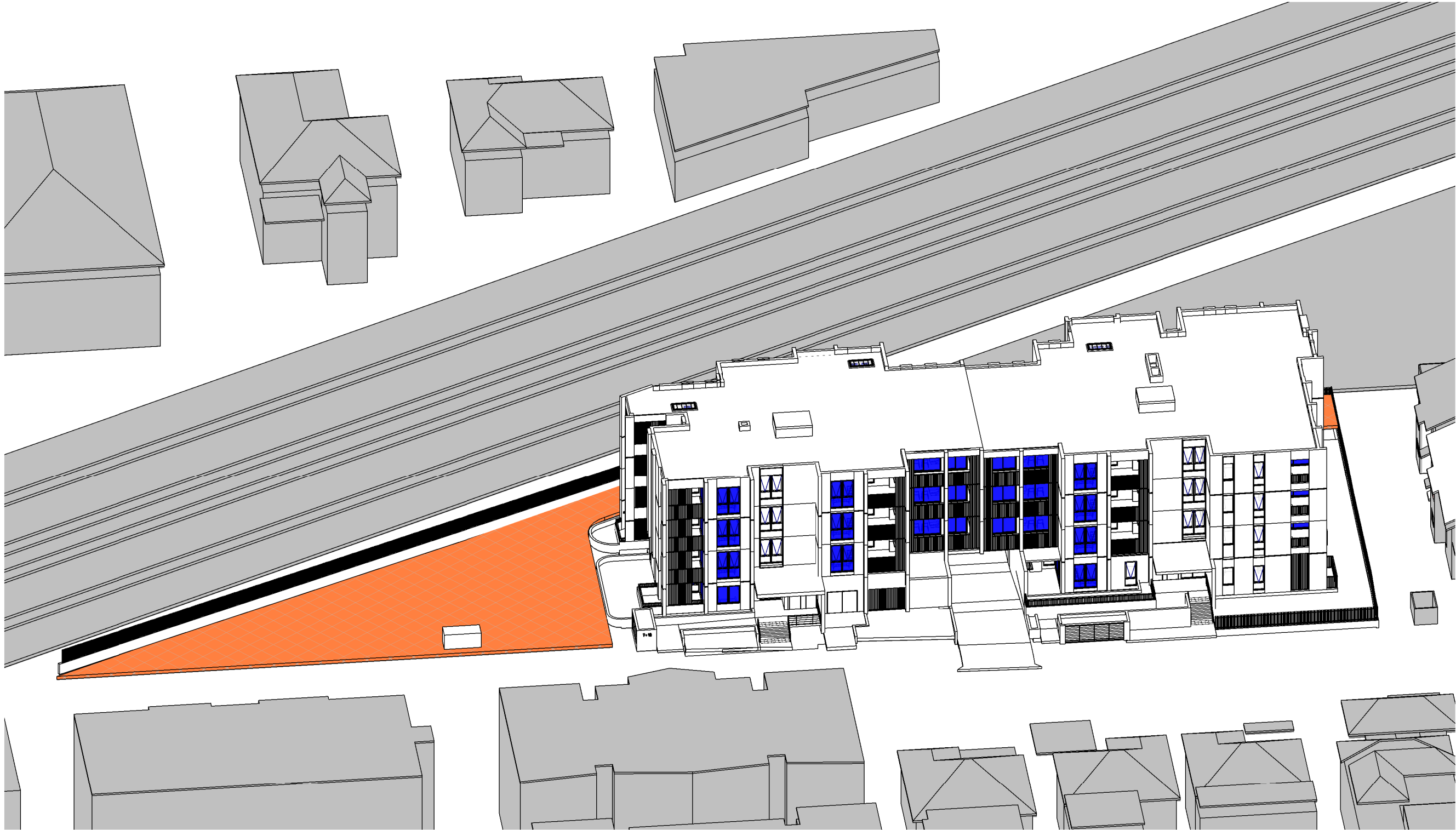


1 SUN VIEW - 21 JUNE - 1PM

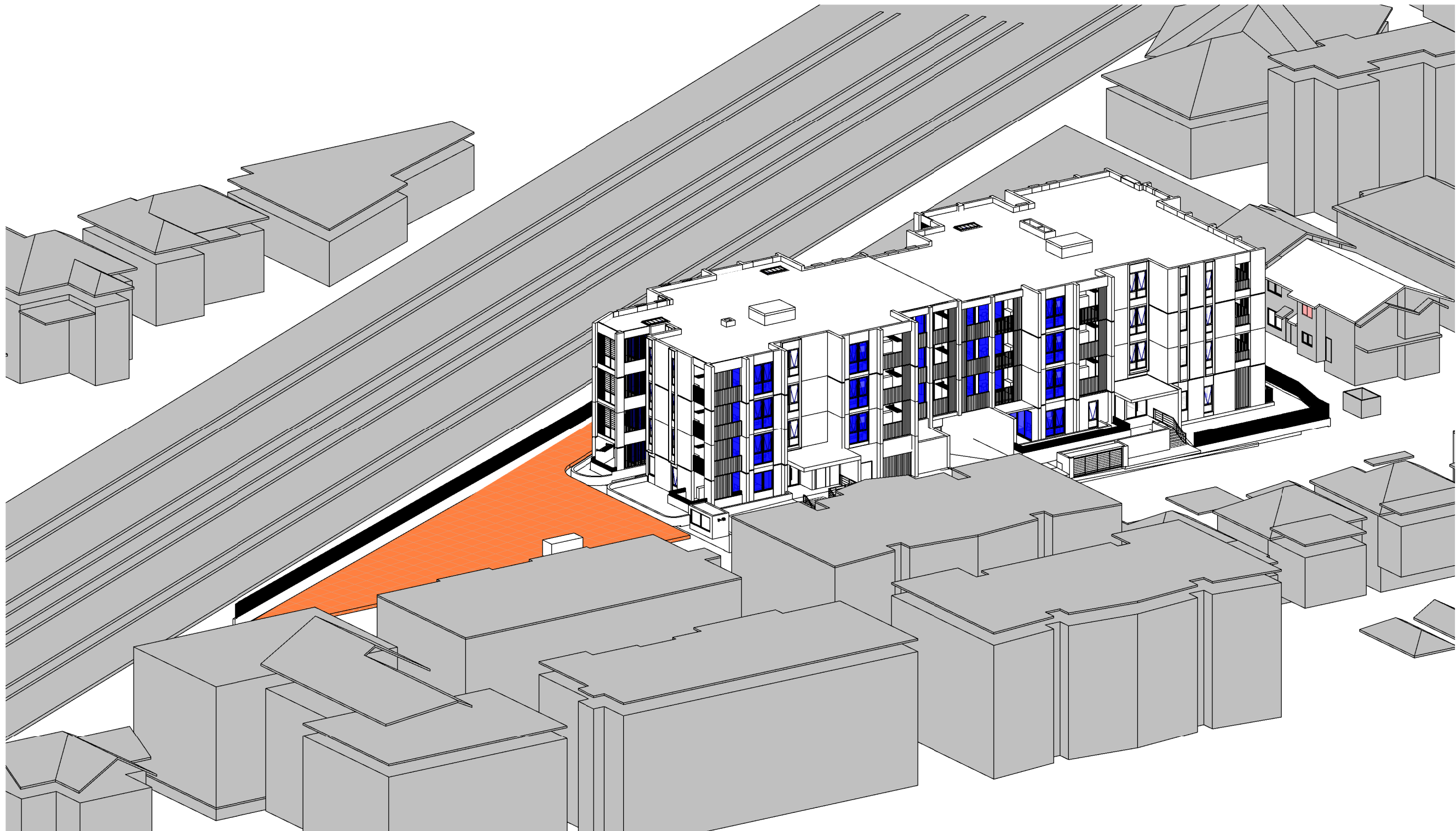
LEGEND
■ HABITABLE ROOMS
■ PRIVATE OPEN SPACE



2
SUN VIEW -COS- 21 JUNE-
10AM



3
SUN VIEW -COS- 21 JUNE-
11AM

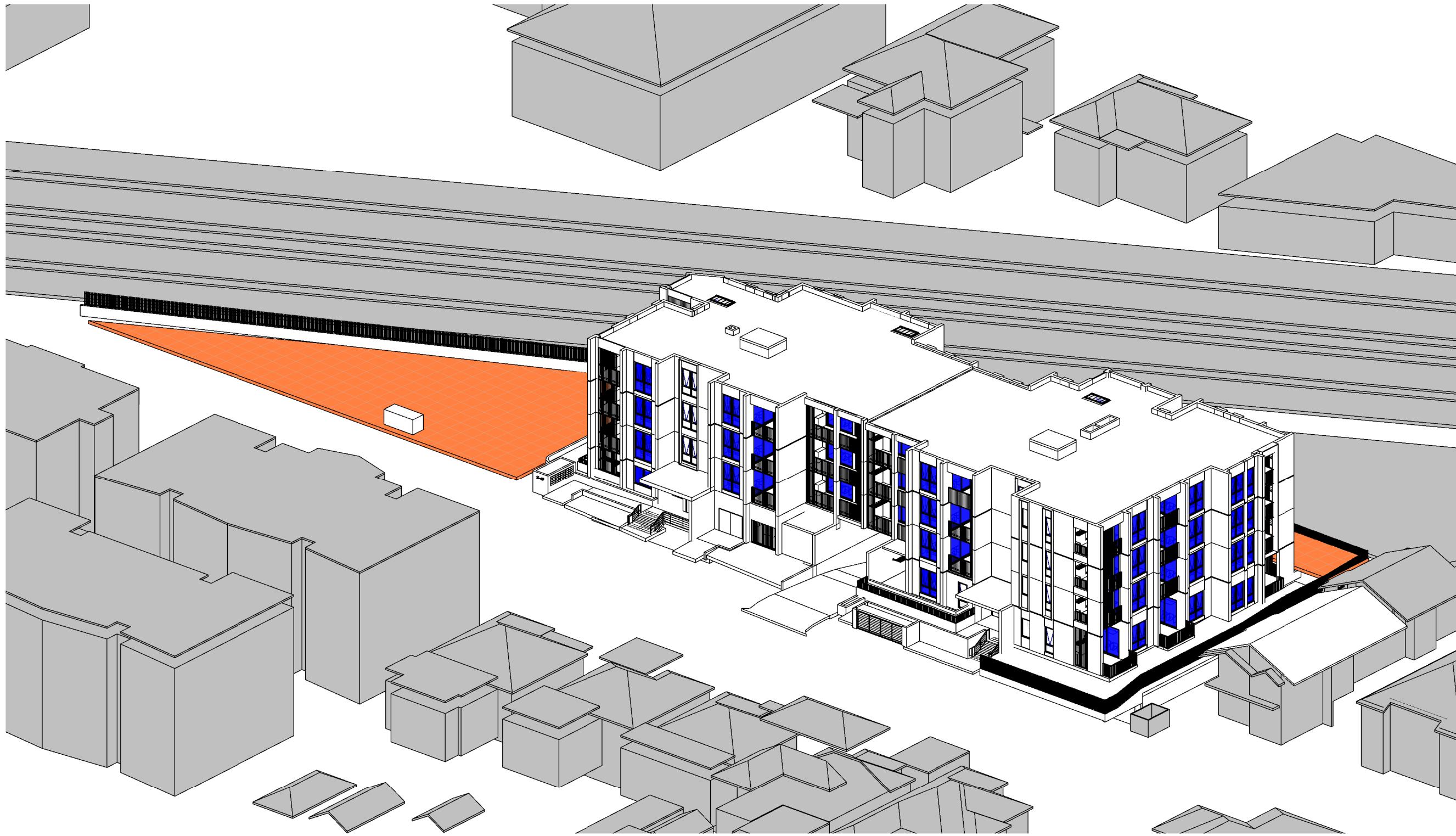


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9AM

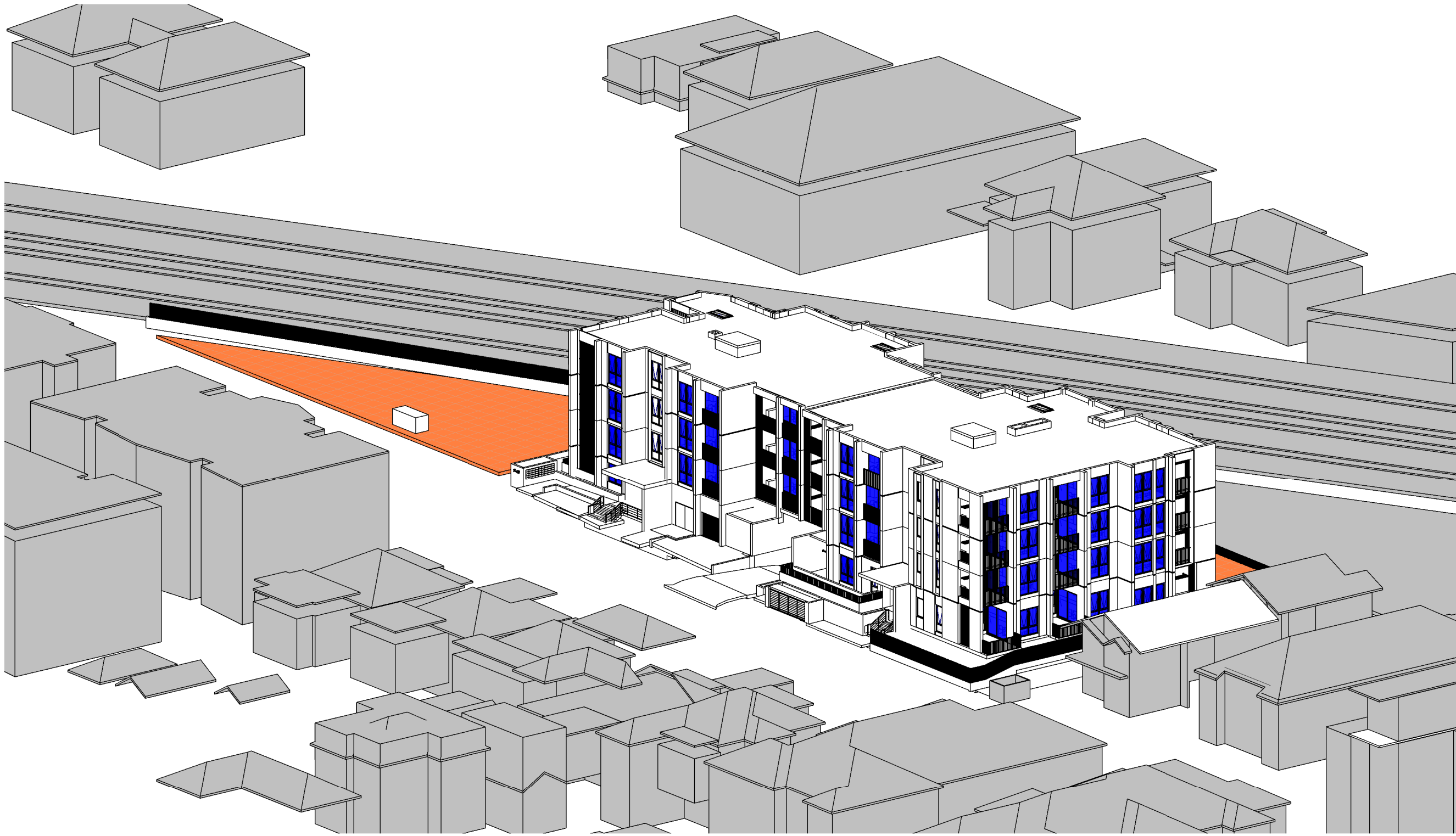


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12PM

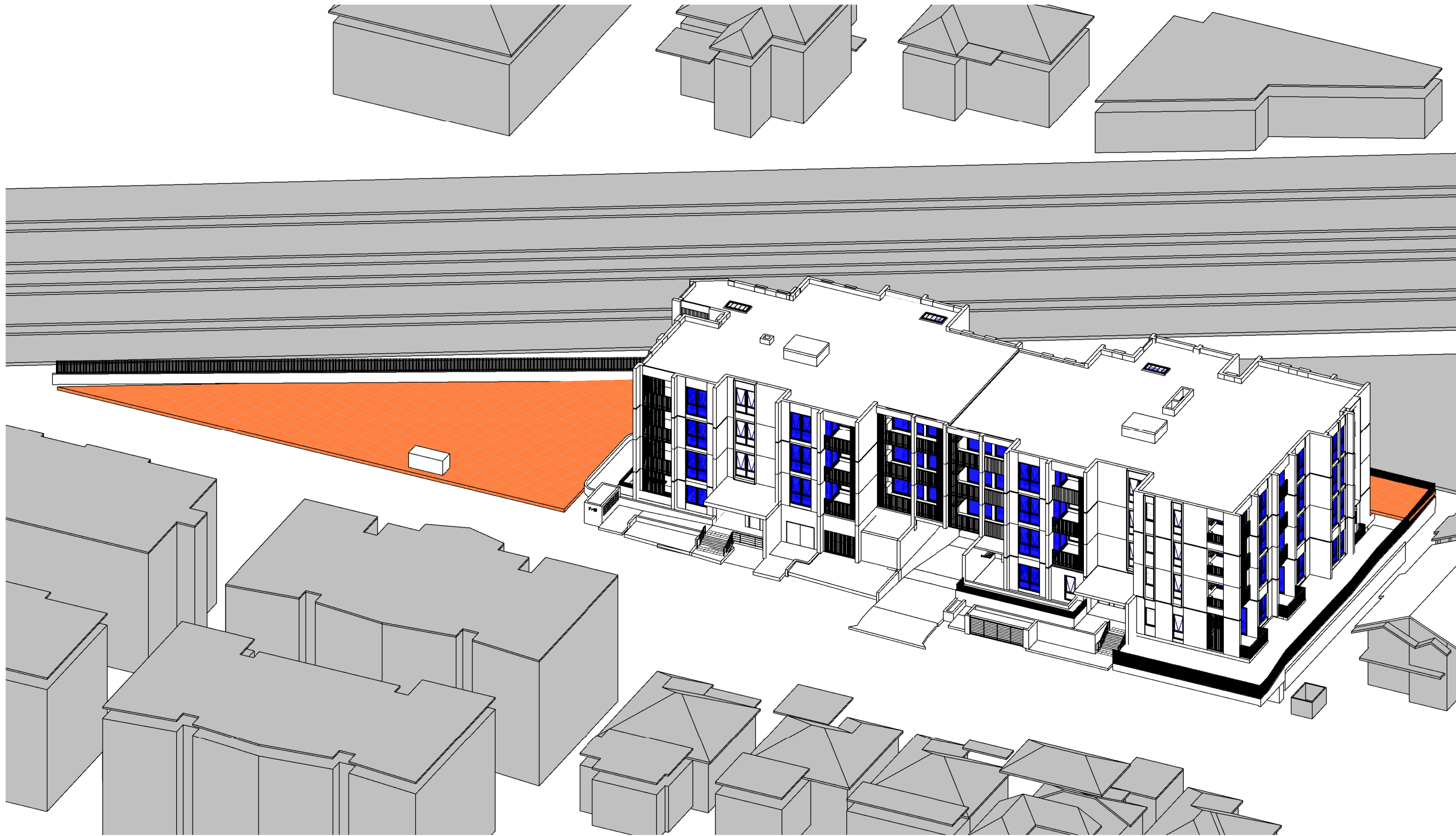
LEGEND
■ HABITABLE ROOMS
■ COMMUNAL OPEN SPACE



2
SUN VIEW -COS- 21 JUNE-
2PM

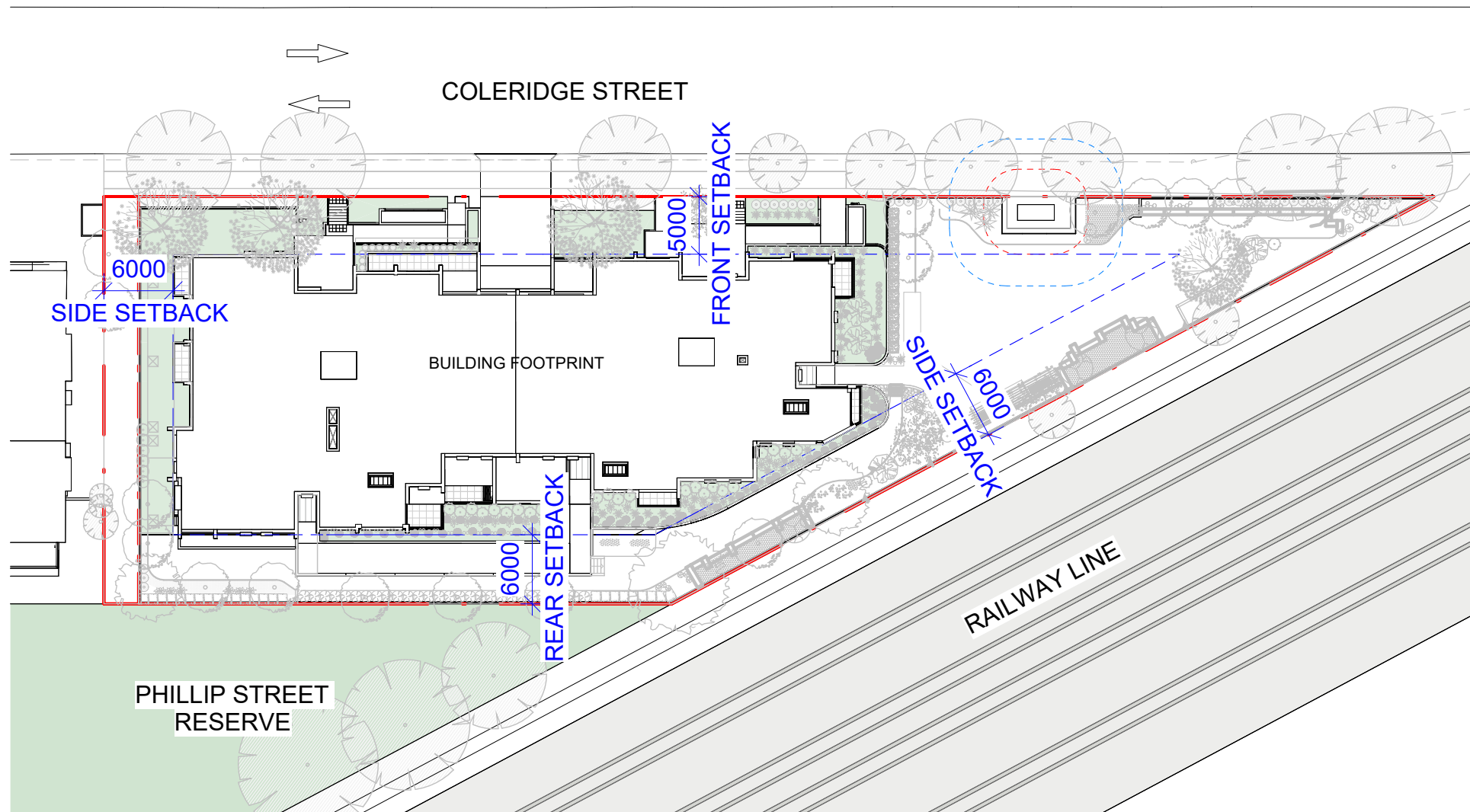


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SUN VIEW -COS- 21 JUNE-
3PM



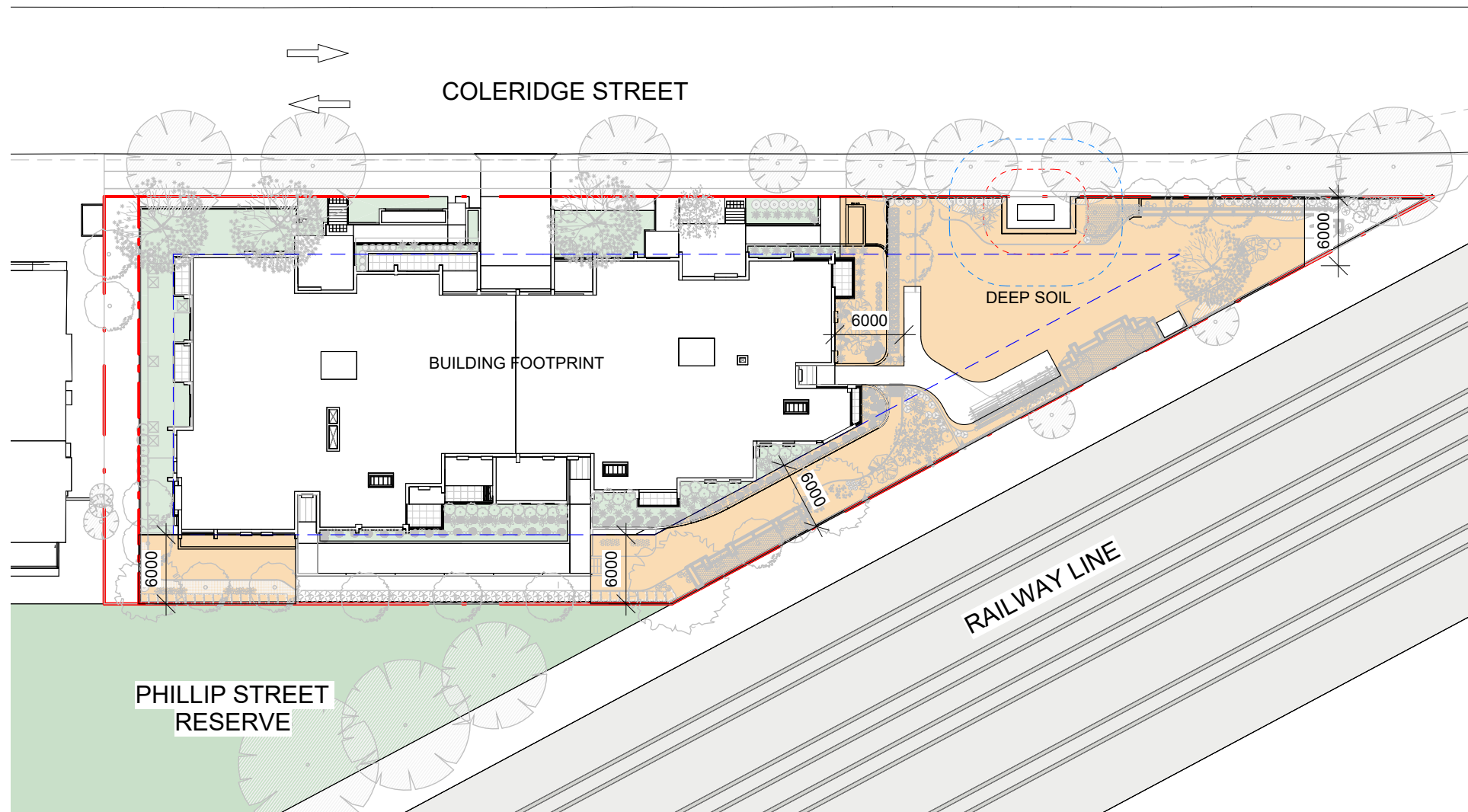
1
SUN VIEW -COS- 21 JUNE-
1PM

LEGEND
■ HABITABLE ROOMS
■ COMMUNAL OPEN SPACE



1 SETBACKS PLAN

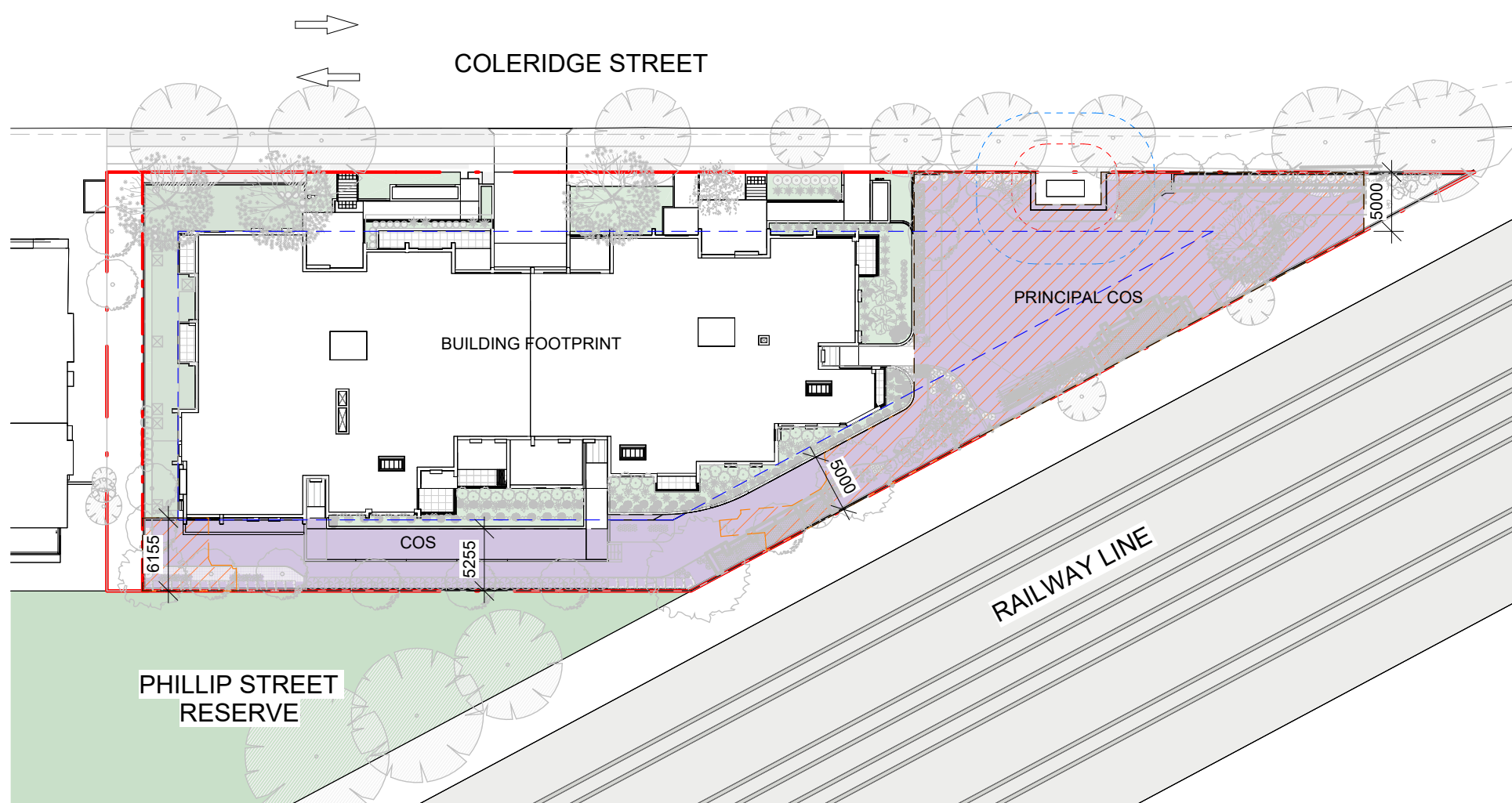
MINIMUM FRONT SETBACK	5m
MINIMUM SIDE SETBACK	6m
MINIMUM REAR SETBACK	6m



2 DEEP SOIL PLAN

	m ²	%
SITE AREA	2911m ²	
PROPOSED SITE AREA	2805m ²	
REQUIRED DEEP SOIL AREA (ADG)	197m ²	7%
REQUIRED DEEP SOIL AREA (HOUSING SEPP)	420m ²	15%
PROVIDED DEEP SOIL AREA	814m ²	29%

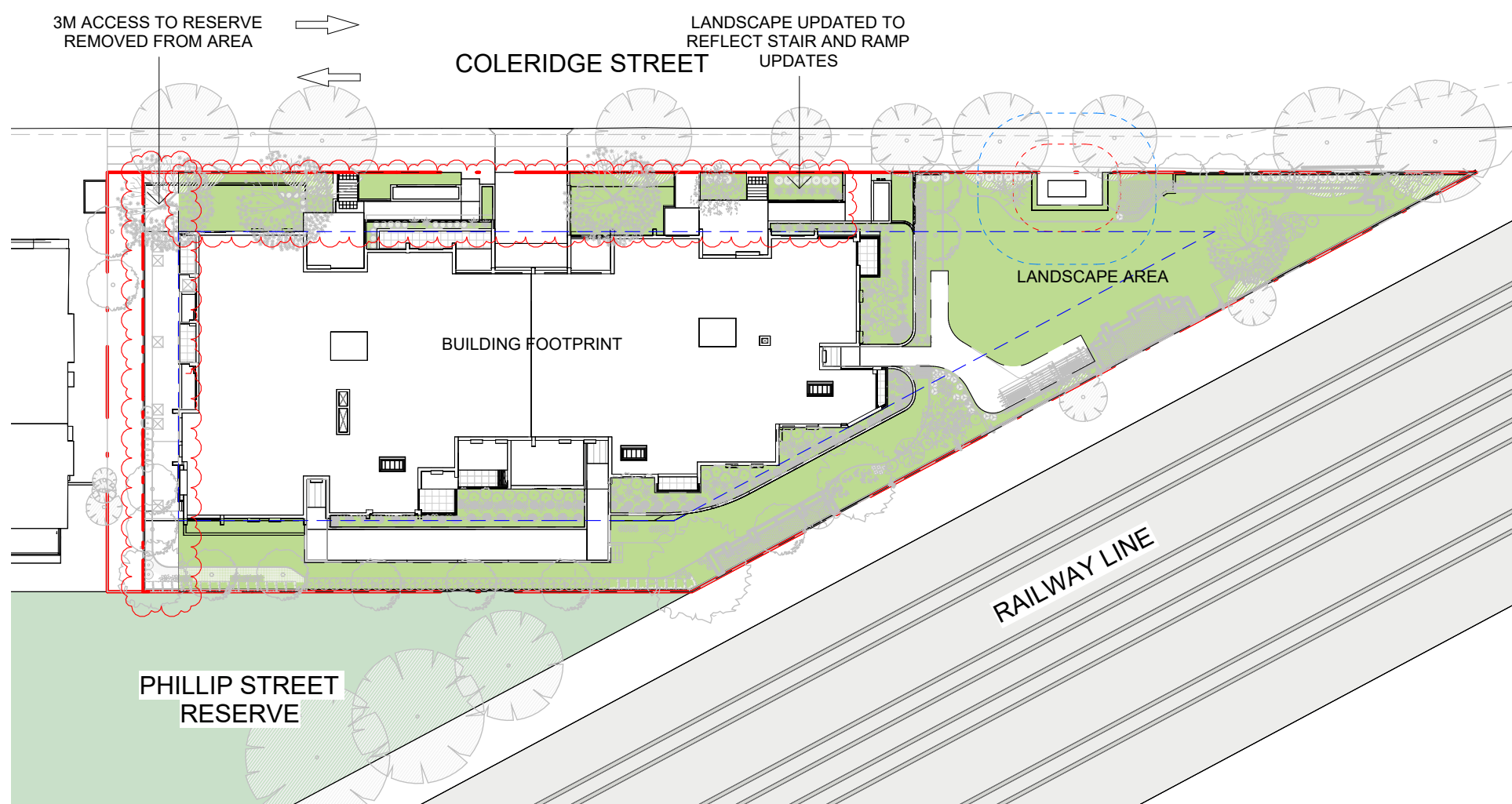
NOTE: CALCULATION BASED ON THE PROPOSED SITE AREA OF 2805m²



3 COMMUNAL OPEN SPACE PLAN

	m ²	%
SITE AREA	2911m ²	
PROPOSED SITE AREA	2805m ²	
REQUIRED COS (ADG)	702m ²	25%
PROVIDED COS (ADG)	932m ²	33%
2h SOLAR ACCESS PRINCIPAL COS	663m ²	71% OF COS

NOTE: CALCULATION BASED ON THE PROPOSED SITE AREA OF 2805m²

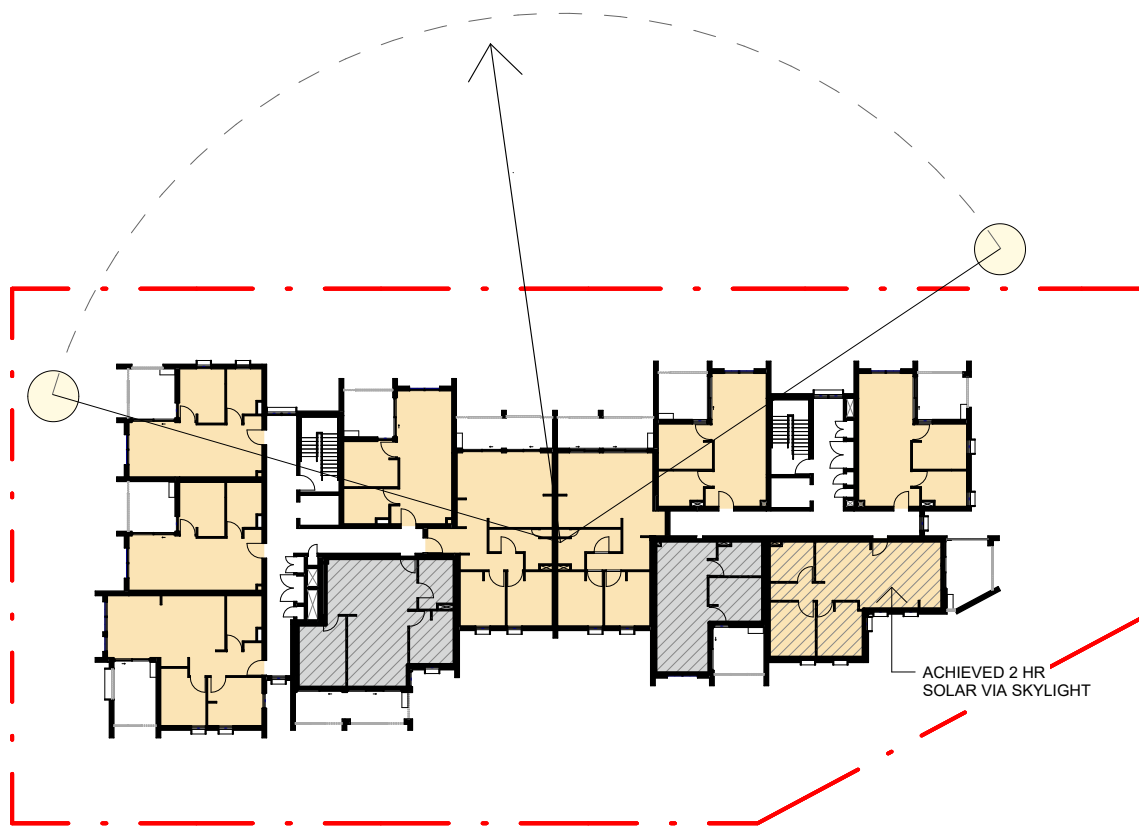


4 LANDSCAPE AREA PLAN

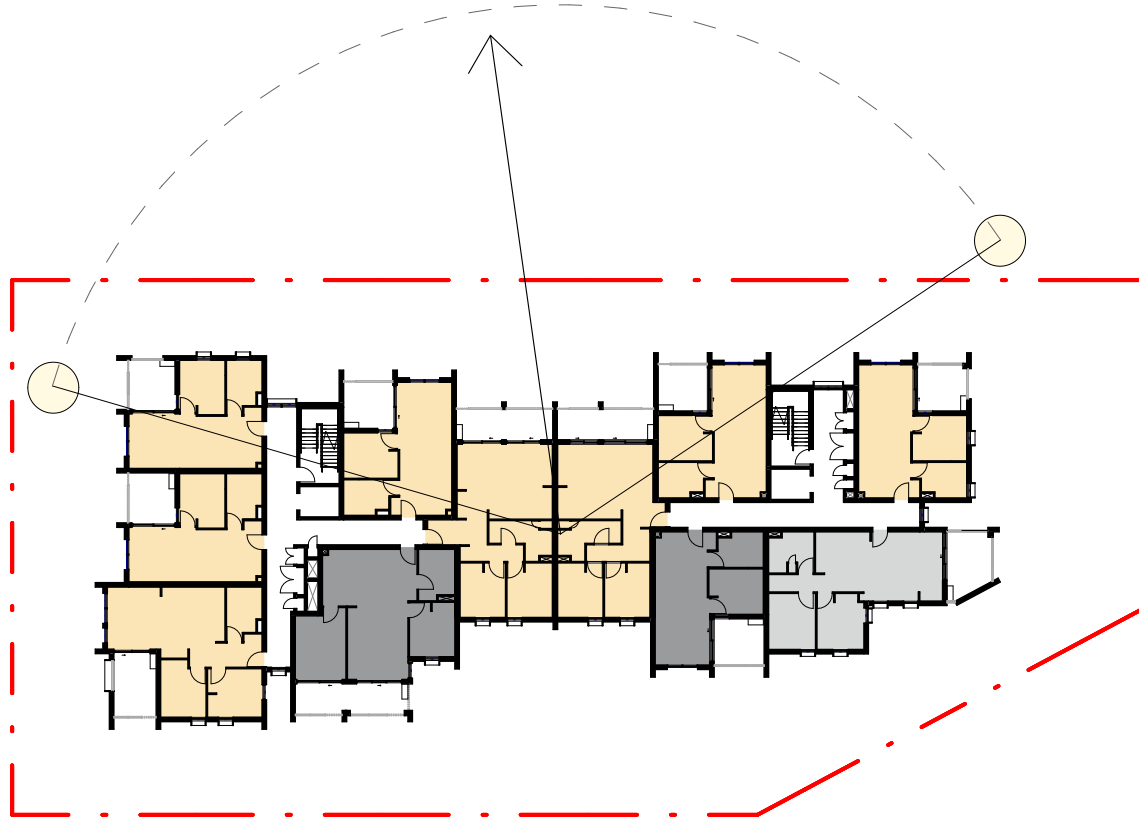
	m ²	%
SITE AREA	2911m ²	
PROPOSED SITE AREA	2805m ²	
REQUIRED LANDSCAPE (SEPP)	841m ²	30%
PROVIDED LANDSCAPE (SEPP)	1117m ²	39.8%

NOTE: CALCULATION BASED ON THE PROPOSED SITE AREA OF 2805m²

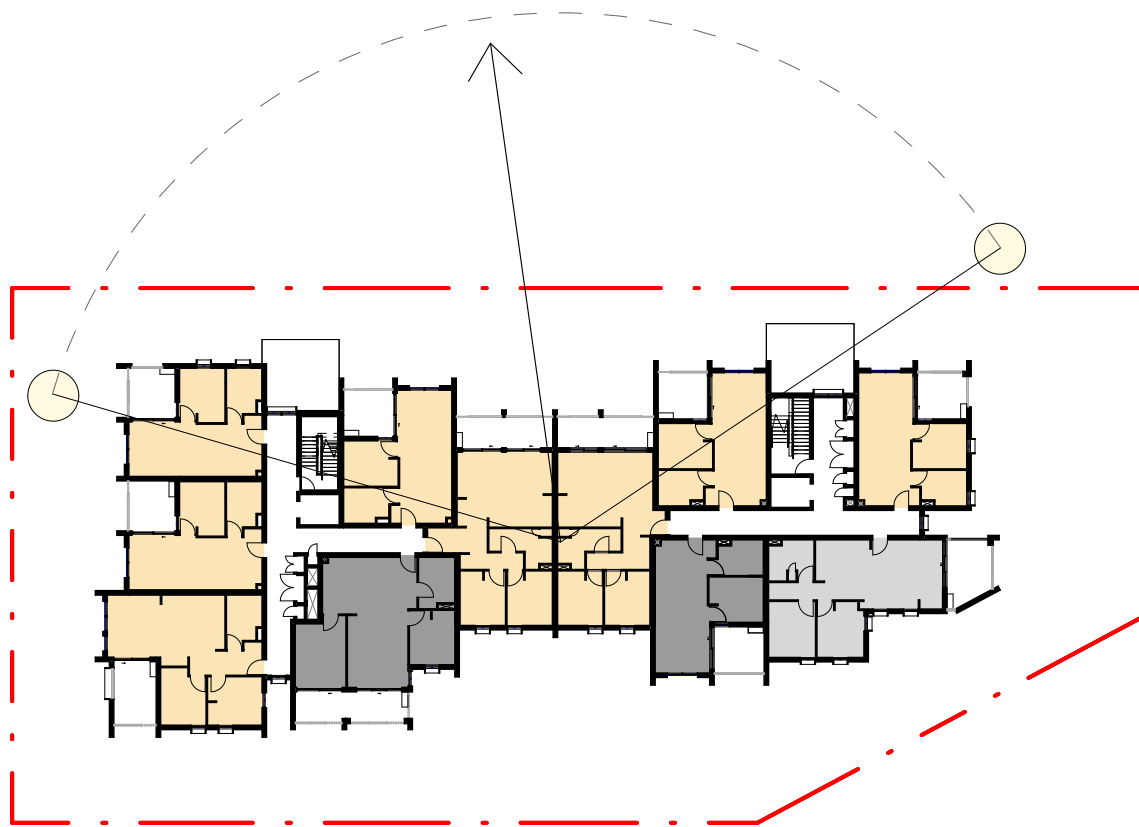
- LEGEND**
- COMMUNAL OPEN SPACE
 - MIN 2hr SOLAR ACCES PRINCIPAL COS *9AM - 11AM ON 21ST JUNE
 - DEEP SOIL
 - LANDSCAPE AREA



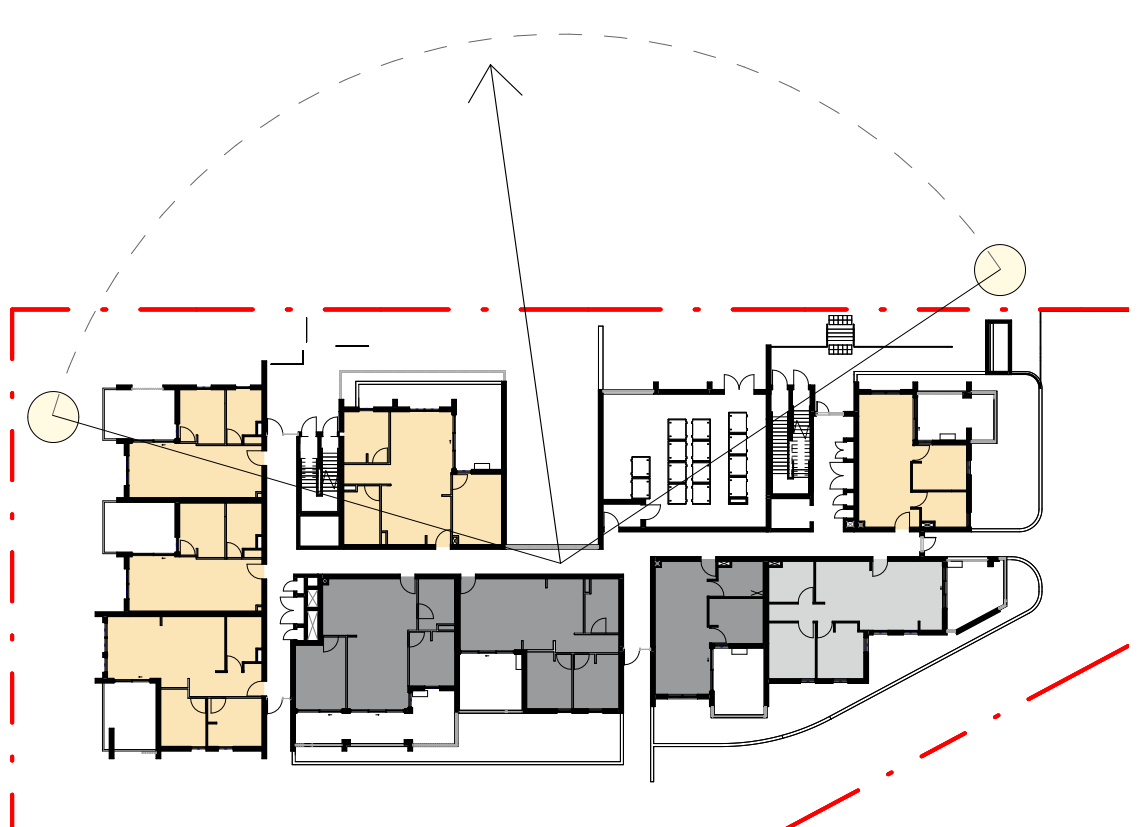
4 SOLAR ACCESS LEVEL 03



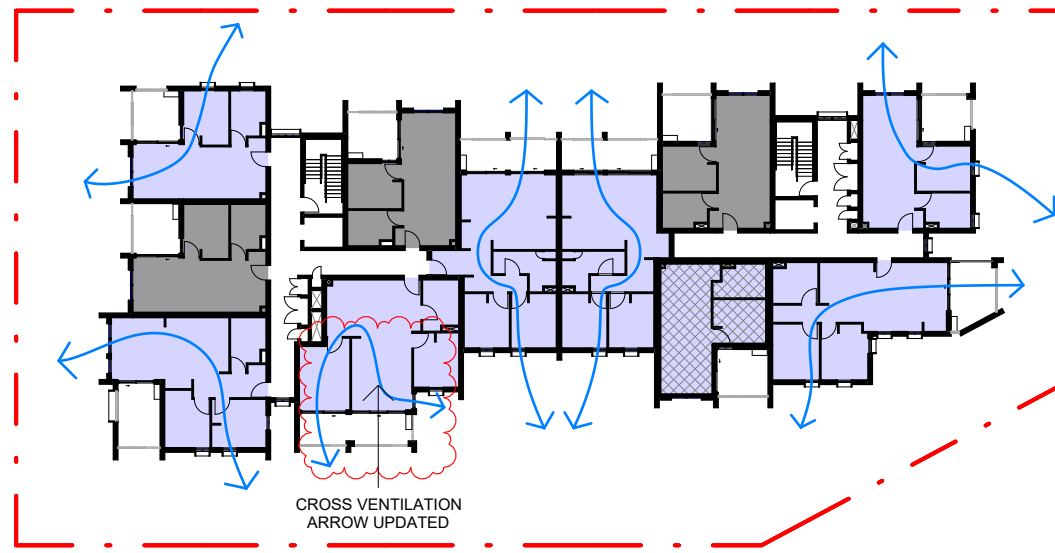
3 SOLAR ACCESS LEVEL 02



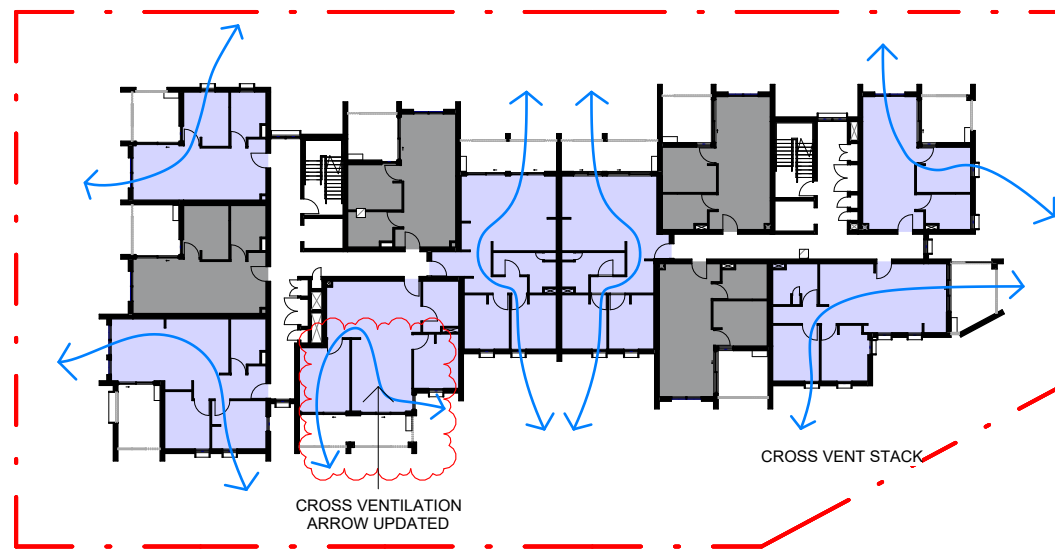
2 SOLAR ACCESS LEVEL 01



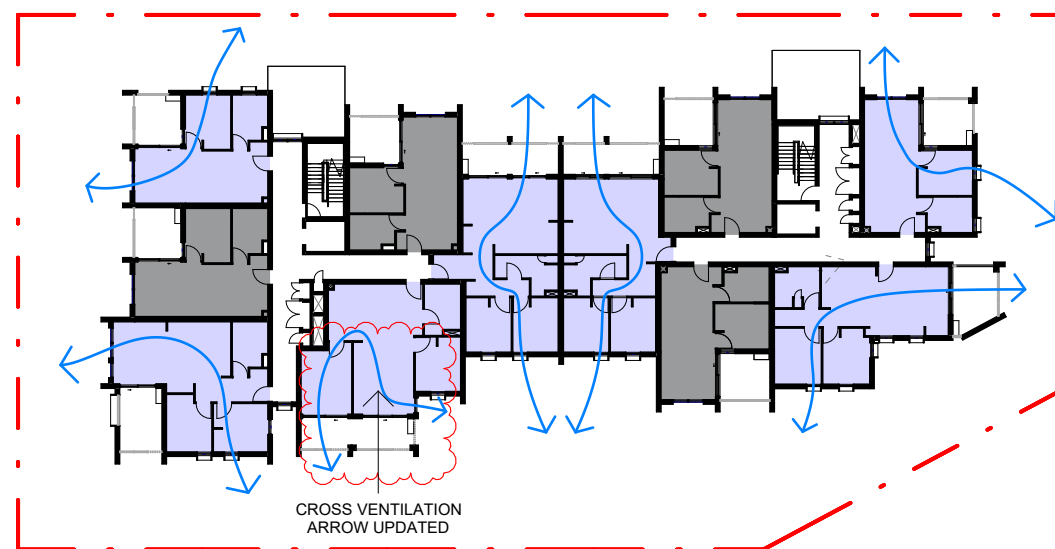
1 SOLAR ACCESS GROUND FLOOR



8 CROSS VENTILATION LEVEL 03



7 CROSS VENTILATION LEVEL 02



6 CROSS VENTILATION LEVEL 01



5 CROSS VENTILATION GROUND FLOOR

LEGEND

- 2H SOLAR (9am-3pm 21 JUNE)
- 2H SOLAR VIA SKYLIGHT (9am-3pm 21 JUNE)
- <2H SOLAR (9am-3pm 21 JUNE)
- <2H SOLAR VIA SKYLIGHT (9am-3pm 21 JUNE)
- NO DIRECT SOLAR (9am-3pm 21 JUNE)
- NATURAL CROSS VENTILATION
- NATURAL CROSS VENTILATION VIA MECHANICAL VENT
- NO NATURAL CROSS VENTILATION

SOLAR/CROSS VENTILATION SCHEDULE				
Level	Number	Name	2H Solar Compliance	Cross-ventilation Compliance
GROUND FLOOR	GF-U1	2B TYPE C	No	Yes
GROUND FLOOR	GF-U2	1B TYPE A	No	No
GROUND FLOOR	GF-U3	2B TYPE E	No	No
GROUND FLOOR	GF-U4	2B TYPE B	No	No
GROUND FLOOR	GF-U5	2B TYPE A	Yes	Yes
GROUND FLOOR	GF-U6	1B TYPE A	Yes	No
GROUND FLOOR	GF-U7	1B TYPE A	Yes	Yes
GROUND FLOOR	GF-U8	2B TYPE F	Yes	No
GROUND FLOOR	GF-U9	1B TYPE A	Yes	Yes
LEVEL 01	L1-U1	2B TYPE C	No	Yes
LEVEL 01	L1-U2	1B TYPE A	No	No
LEVEL 01	L1-U3	2B TYPE D2	Yes	Yes
LEVEL 01	L1-U4	2B TYPE D1	Yes	Yes
LEVEL 01	L1-U5	2B TYPE B	No	Yes
LEVEL 01	L1-U6	2B TYPE A	Yes	Yes
LEVEL 01	L1-U7	1B TYPE A	Yes	No
LEVEL 01	L1-U8	1B TYPE A	Yes	Yes
LEVEL 01	L1-U9	1B TYPE A	Yes	No
LEVEL 01	L1-U10	1B TYPE A	Yes	No
LEVEL 01	L1-U11	1B TYPE A	Yes	Yes
LEVEL 02	L2-U1	2B TYPE C	No	Yes
LEVEL 02	L2-U2	1B TYPE A	No	No
LEVEL 02	L2-U3	2B TYPE D2	Yes	Yes
LEVEL 02	L2-U4	2B TYPE D1	Yes	Yes
LEVEL 02	L2-U5	2B TYPE B	No	Yes
LEVEL 02	L2-U6	2B TYPE A	Yes	Yes
LEVEL 02	L2-U7	1B TYPE A	Yes	No
LEVEL 02	L2-U8	1B TYPE A	Yes	Yes
LEVEL 02	L2-U9	1B TYPE A	Yes	No
LEVEL 02	L2-U10	1B TYPE A	Yes	No
LEVEL 02	L2-U11	1B TYPE A	Yes	Yes
LEVEL 03	L3-U1	2B TYPE C	Yes	Yes
LEVEL 03	L3-U2	1B TYPE A	No	Yes
LEVEL 03	L3-U3	2B TYPE D2	Yes	Yes
LEVEL 03	L3-U4	2B TYPE D1	Yes	Yes
LEVEL 03	L3-U5	2B TYPE B	No	Yes
LEVEL 03	L3-U6	2B TYPE A	Yes	Yes
LEVEL 03	L3-U7	1B TYPE A	Yes	No
LEVEL 03	L3-U8	1B TYPE A	Yes	Yes
LEVEL 03	L3-U9	1B TYPE A	Yes	No
LEVEL 03	L3-U10	1B TYPE A	Yes	No
LEVEL 03	L3-U11	1B TYPE A	Yes	Yes

42 30 (71%) 26 (62%)

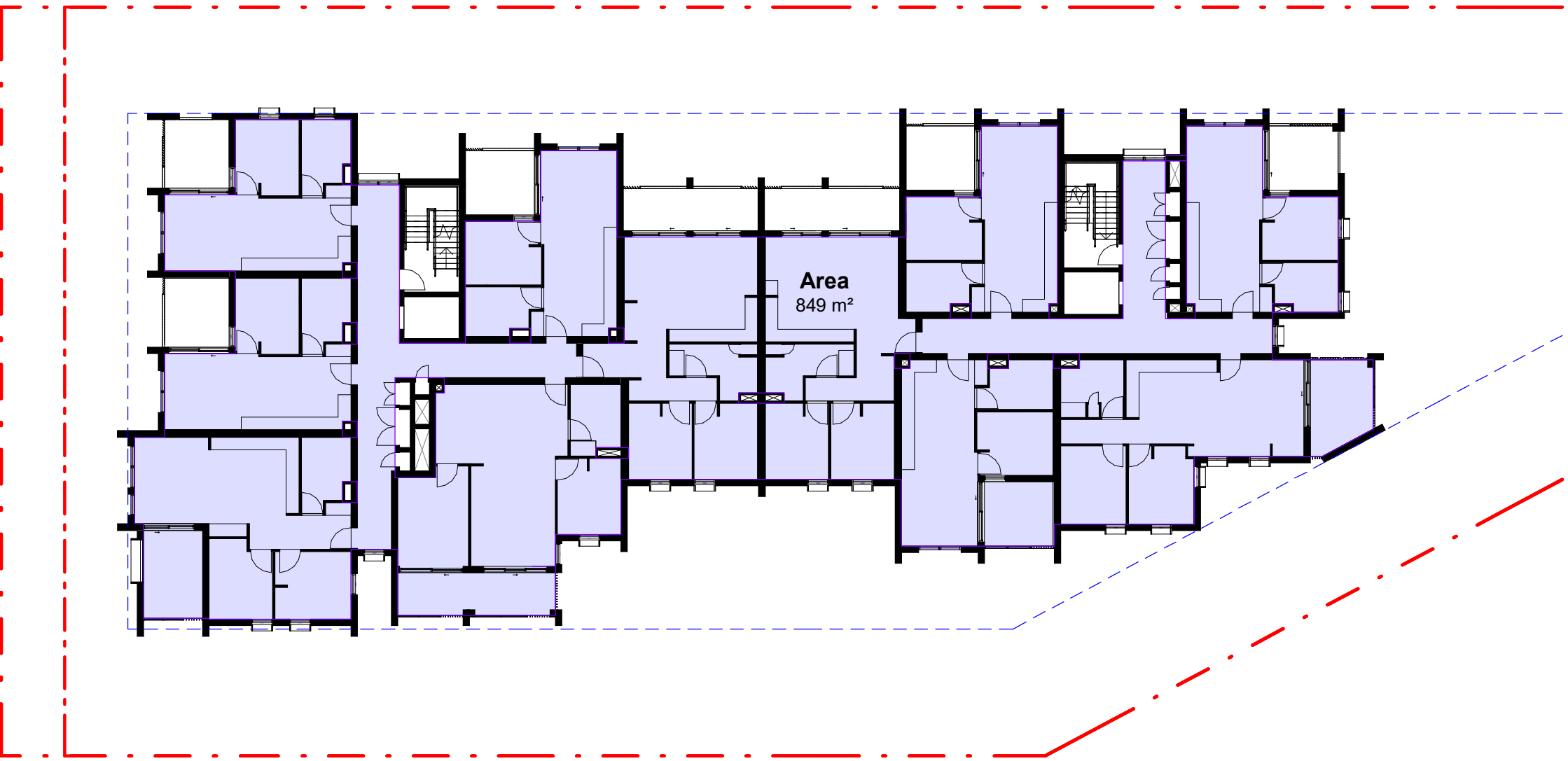
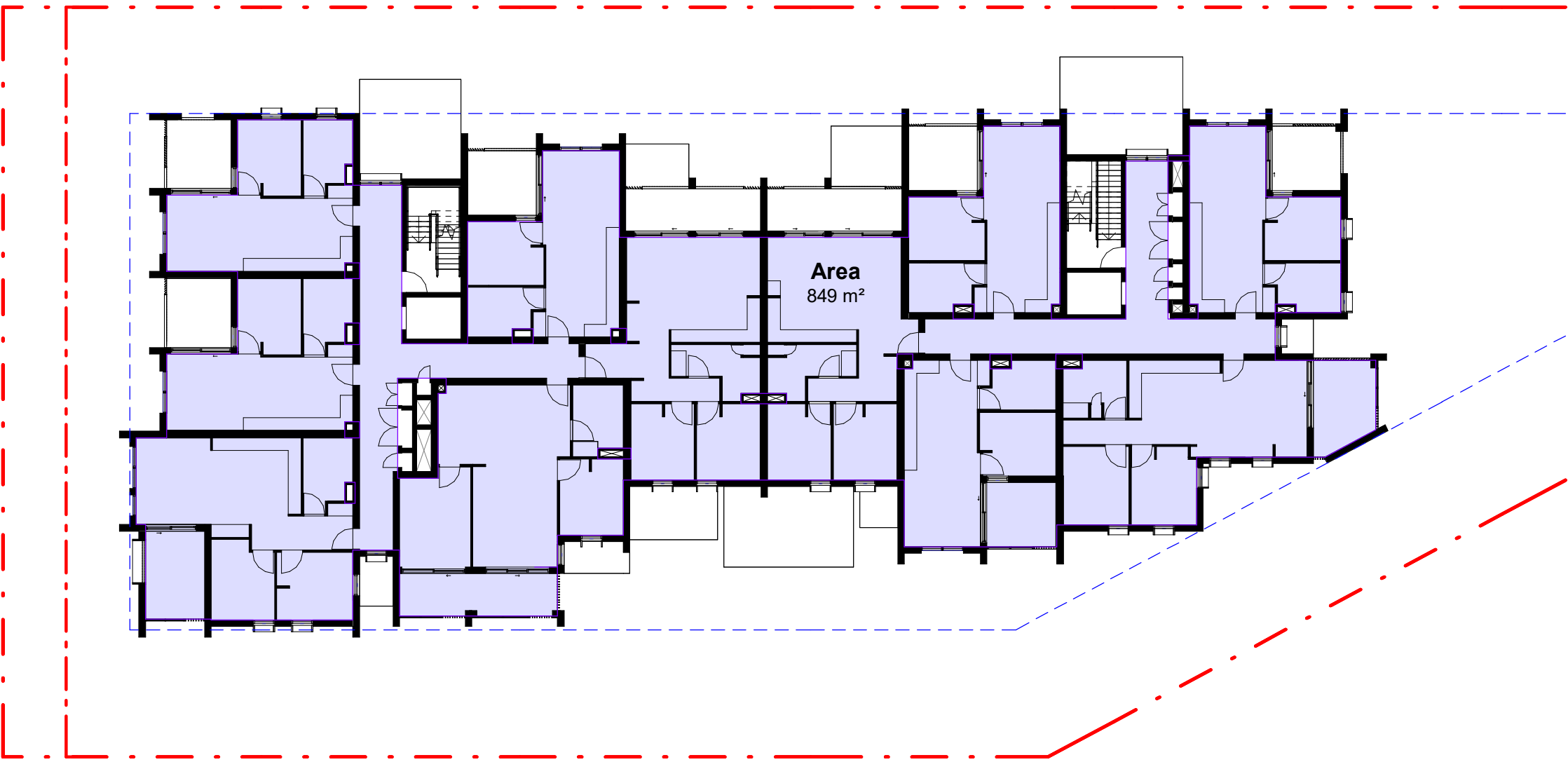
NOTE:
• 30 APARTMENTS (71%) ACHIEVE 2h SOLAR COMPLIANCE TO LIVING AREAS AND PRIVATE OPEN SPACE
• 7 APARTMENTS (16.7%) HAS NO DIRECT SOLAR TO LIVING AREAS AND PRIVATE OPEN SPACE

GFA	
Level	Area
GROUND FLOOR	830 m ²
LEVEL 01	849 m ²
LEVEL 02	849 m ²
LEVEL 03	849 m ²
Grand total	3377 m ²

MAX.PERMITTED FSR 1.5:1

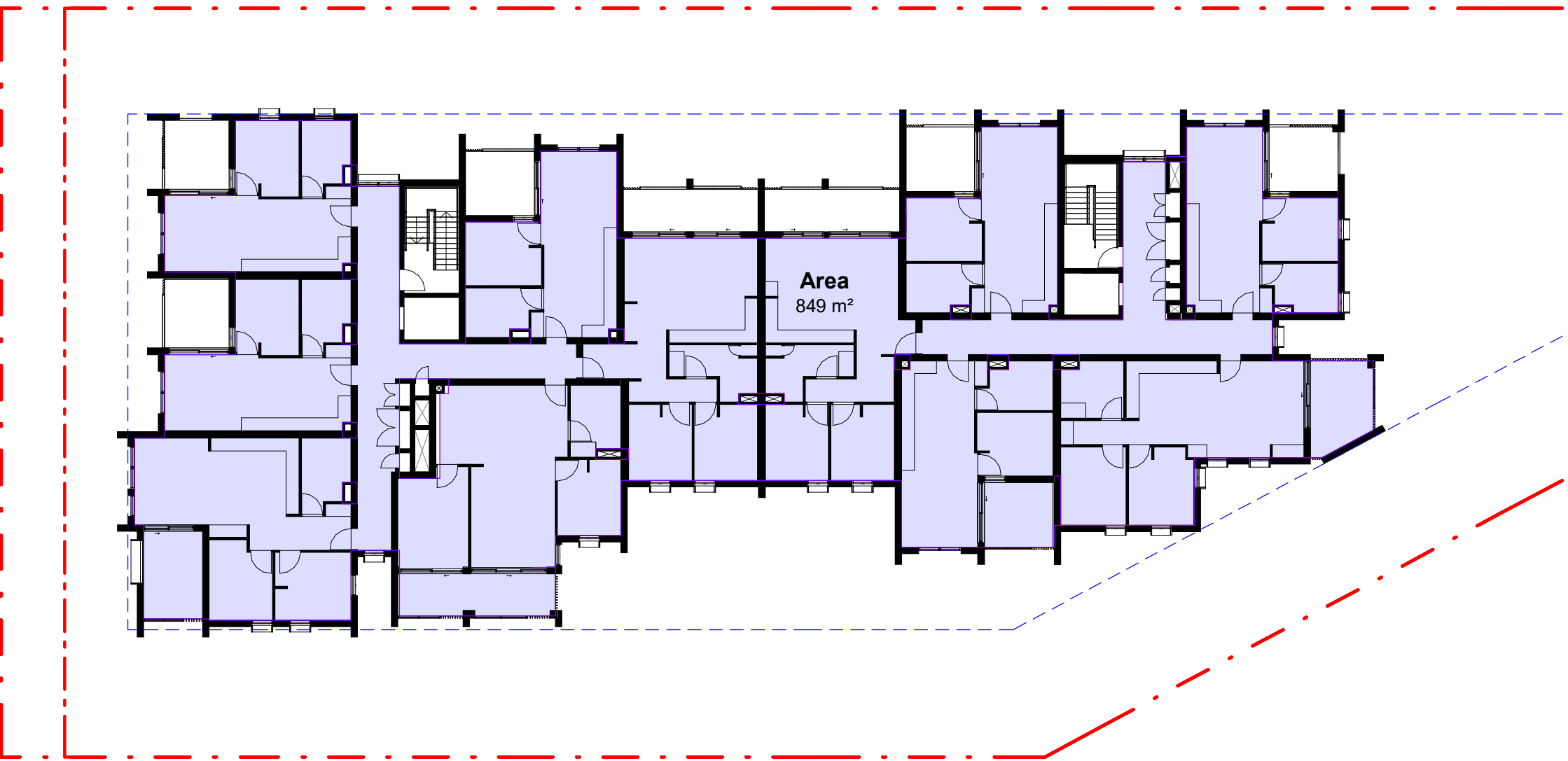
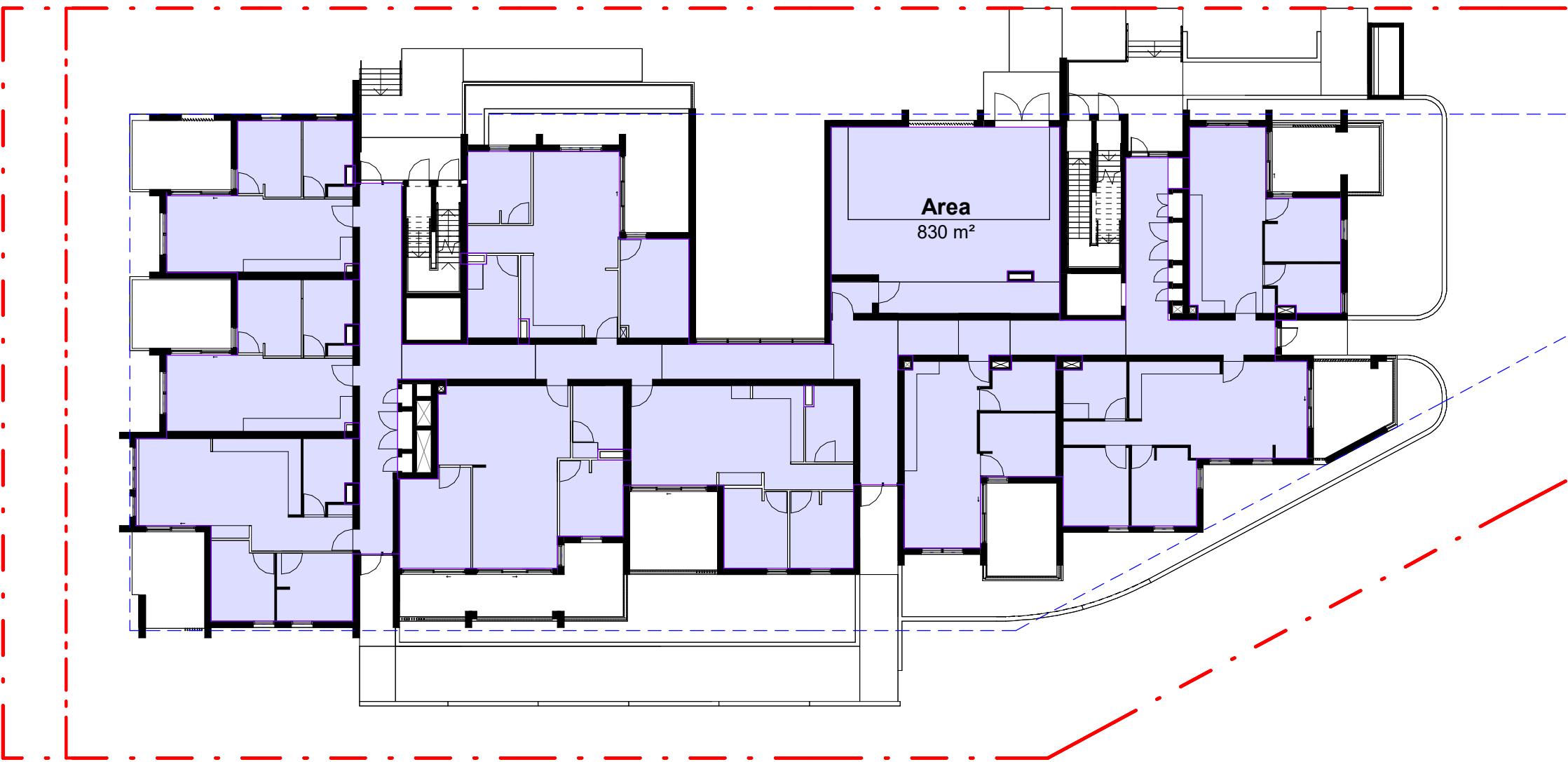
SITE AREA (BEFORE SUB DIVISION): 2911m²
MAX. PERMITTED GFA: 4366.5m²

PROPOSED GFA: 3377m²
PROPOSED FSR 1.16:1



2 LEVEL 01

3 LEVEL 02



1 GROUND FLOOR

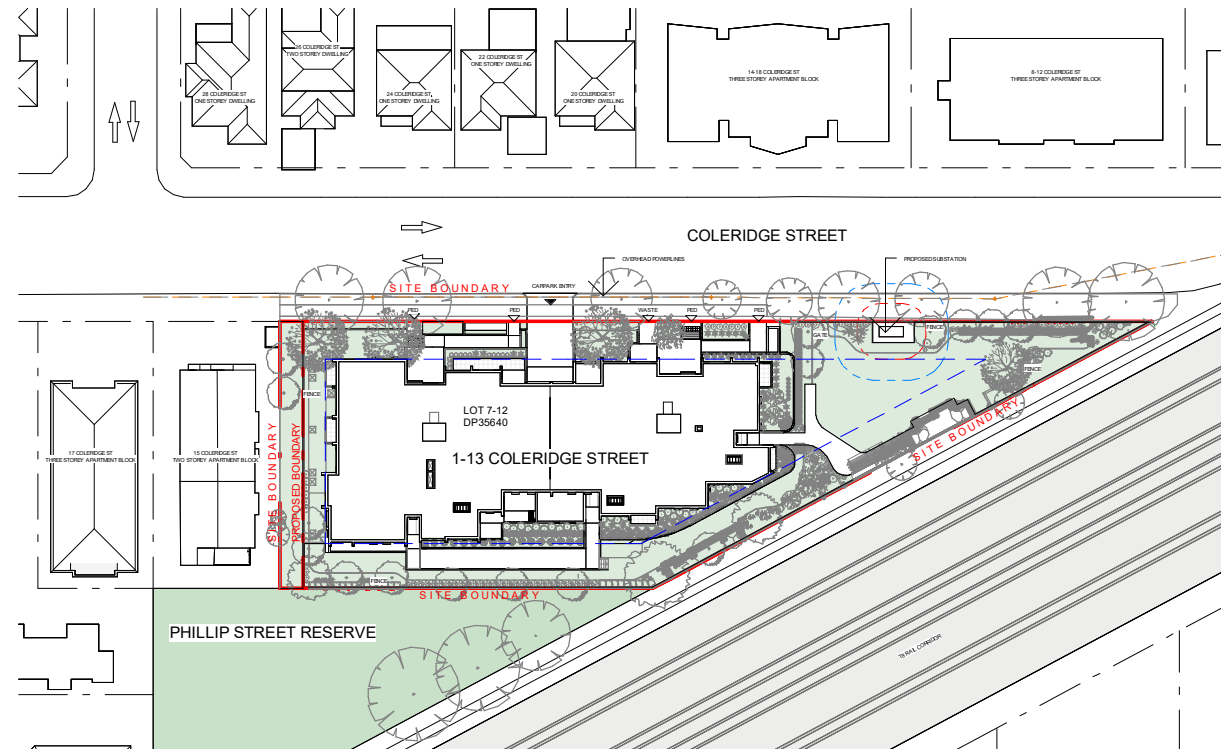
4 LEVEL 03

PROJECT INFORMATION	
JOB REFERENCE	BGXZ7
LOCALITY / SUBURB	Riverwood
STREET ADDRESS	1-13 Coleridge Street
LOT & DP	Lots 7-12 in DP 35640
SITE INFORMATION	
SITE AREA (m2)	Approx. 2911 m² (before subdivision), 2805 m² (after subdivision) 
EXISTING LOTS	6
GFA MAXIMUM (m2) GRLEP 2021 / HOUSING SEPP CL.17	4366.5 m² (Assume site area as 2911 m²)
PROPOSED GFA	3377 m²
APARTMENTS INFORMATION	
TOTAL NUMBER OF UNITS	42
TOTAL 1 BED UNITS	22
TOTAL 2 BED UNITS	20

APARTMENT UNITS											
NAME	LEVEL	NAME	INTERNAL AREA	POS	INT. STORAGE	BASEMENT STORAGE	Adaptable Compliance	2H Solar Compliance	Cross-ventilation Compliance	LHD	
GF-U1	GROUND FLOOR	2B TYPE C	72 m²	15.00 m²	5.10 m³	4.00 m³	No	No	Yes	SILVER	
GF-U2	GROUND FLOOR	1B TYPE A	50 m²	15.00 m²	4.20 m³	3.10 m³	No	No	No	SILVER	
GF-U3	GROUND FLOOR	2B TYPE E	73 m²	15.00 m²	5.90 m³	4.00 m³	No	No	No	SILVER	
GF-U4	GROUND FLOOR	2B TYPE B	78 m²	25.00 m²	4.00 m³	4.00 m³	Yes	No	No	SILVER	
GF-U5	GROUND FLOOR	2B TYPE A	71 m²	15.00 m²	4.20 m³	4.00 m³	No	Yes	Yes	SILVER	
GF-U6	GROUND FLOOR	1B TYPE A	50 m²	16.00 m²	4.20 m³	3.10 m³	No	Yes	No	SILVER	
GF-U7	GROUND FLOOR	1B TYPE A	50 m²	15.00 m²	4.20 m³	3.10 m³	No	Yes	Yes	SILVER	
GF-U8	GROUND FLOOR	2B TYPE F	77 m²	26.00 m²	4.20 m³	4.00 m³	Yes	Yes	No	SILVER	
GF-U9	GROUND FLOOR	1B TYPE A	50 m²	15.00 m²	4.20 m³	3.10 m³	No	Yes	Yes	SILVER	
GROUND FLOOR: 9			574 m²								
L1-U1	LEVEL 01	2B TYPE C	72 m²	12.00 m²	5.10 m³	4.00 m³	No	No	Yes	SILVER	
L1-U2	LEVEL 01	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	No	No	SILVER	
L1-U3	LEVEL 01	2B TYPE D2	72 m²	13.00 m²	4.10 m³	4.00 m³	No	Yes	Yes	SILVER	
L1-U4	LEVEL 01	2B TYPE D1	74 m²	13.00 m²	4.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L1-U5	LEVEL 01	2B TYPE B	78 m²	15.00 m²	4.00 m³	4.00 m³	Yes	No	Yes	SILVER	
L1-U6	LEVEL 01	2B TYPE A	71 m²	12.00 m²	5.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L1-U7	LEVEL 01	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L1-U8	LEVEL 01	1B TYPE A	50 m²	9.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
L1-U9	LEVEL 01	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L1-U10	LEVEL 01	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L1-U11	LEVEL 01	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
LEVEL 01: 11			670 m²								
L2-U1	LEVEL 02	2B TYPE C	72 m²	12.00 m²	5.10 m³	4.00 m³	No	No	Yes	SILVER	
L2-U2	LEVEL 02	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	No	No	SILVER	
L2-U3	LEVEL 02	2B TYPE D2	72 m²	13.00 m²	4.10 m³	4.00 m³	No	Yes	Yes	SILVER	
L2-U4	LEVEL 02	2B TYPE D1	74 m²	13.00 m²	4.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L2-U5	LEVEL 02	2B TYPE B	78 m²	15.00 m²	4.00 m³	4.00 m³	Yes	No	Yes	SILVER	
L2-U6	LEVEL 02	2B TYPE A	71 m²	12.00 m²	5.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L2-U7	LEVEL 02	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L2-U8	LEVEL 02	1B TYPE A	50 m²	9.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
L2-U9	LEVEL 02	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L2-U10	LEVEL 02	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L2-U11	LEVEL 02	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
LEVEL 02: 11			670 m²								
L3-U1	LEVEL 03	2B TYPE C	72 m²	12.00 m²	5.10 m³	4.00 m³	No	Yes	Yes	SILVER	
L3-U2	LEVEL 03	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	No	Yes	SILVER	
L3-U3	LEVEL 03	2B TYPE D2	72 m²	13.00 m²	4.10 m³	4.00 m³	No	Yes	Yes	SILVER	
L3-U4	LEVEL 03	2B TYPE D1	74 m²	13.00 m²	4.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L3-U5	LEVEL 03	2B TYPE B	78 m²	15.00 m²	4.00 m³	4.00 m³	Yes	No	Yes	SILVER	
L3-U6	LEVEL 03	2B TYPE A	71 m²	12.00 m²	5.00 m³	4.00 m³	No	Yes	Yes	SILVER	
L3-U7	LEVEL 03	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L3-U8	LEVEL 03	1B TYPE A	50 m²	9.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
L3-U9	LEVEL 03	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L3-U10	LEVEL 03	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	No	SILVER	
L3-U11	LEVEL 03	1B TYPE A	50 m²	10.00 m²	3.30 m³	3.10 m³	No	Yes	Yes	SILVER	
LEVEL 03: 11			670 m²								
Grand total: 42			2586 m²								

COMPLIANCE TABLE				
CONTROL		REQUIRED	PROPOSED	COMPLIANCE
FRONT SETBACK	GRDCP 2021 cl. 6.3.3 and 6.3.4	4 storeys: min. 5m to primary and secondary street frontage.	5m	Yes
SIDE AND REAR SETBACK		Min. 6m from ground floor to fourth storey.	6m from ground floor to third storey.	Yes
BASEMENT SETBACK		Min. 3m for basement level. Basements are not to project above existing ground level at the primary street frontage.	3m for basement level.	Yes
DRIVEWAY SETBACK		Min. 1.5 for a driveway from side boundaries.		Yes
HEIGHT	GRLEP 2021 cl. 4.3(2) + Housing SEPP Bonus	12m + 30% bonus = 15.6m	13.45m (Eastern Side) 14.55m (Western Side)	Yes
FSR	GRLEP 2021 + Housing SEPP Bonus	Max. 1:1 + bonus 0.5:1=1.5:1	1.16.1	Yes
LANDSCAPE AREA	Housing SEPP cl. 18(2)(b)	Min. 30% of site area 2805 x 30% = 841m²	1215 m² provided	Yes
DEEP SOIL	Housing SEPP cl. 18(2)(d)	Min. 15% of site area; min. dimension of 3m; if practicable, at least 65% to be provided at rear of site.	814 m² provided	Yes
SOLAR ACCESS	ADG cl. 3E-1(1)	Min. 7% of site area, min. dimension of 6m. As the site is greater than 1500m2, a min. deep soil zone of 15% is encouraged under the ADG.	814 m² provided	Yes
	ADG 4A-1(1) & (3)	Min 70% of dwellings to receive min. 2hrs of sunlight to living rooms and private open spaces between 9am and 3pm in mid-winter.	30 units receive min. 2hrs (71.4%)	Yes
		Max. 15% of dwellings have no direct sunlight between 9am and 3pm on 21 June. Consideration must also be given to minimising overshadowing impacts to Phillip Street Reserve to the south of the site.	7 units have no direct solar (16.7%)	No
NATURAL CROSS VENTILATION	ADG cl. 4B-3(1) & (2)	Min 60% of dwellings are naturally cross ventilated for first 9 storeys. Max. cross-over/cross-through apartment 18m.	26 units (61.9%)	Yes
MINIMUM INTERNAL AREA	ADG cl. 4.D-1(1)	1 bedroom 50m² 2 bedroom 70m²		Yes
PARKING	Housing SEPP cl. 18(2)(f)	0.4 spaces per 1 bedroom dwelling, 0.5 spaces per 2 bedroom dwelling, 1 space per 3 bedroom dwelling.	19 car space provided, including 5 accessible parking	Yes
BICYCLE PARKING	GRDCP 2021	Min. 1 bicycle space per 3 dwellings plus 1 space per 10 dwellings (visitor).	Total units: 42 Spaces required: 14+5=19 Spaces proposed: 19	Yes
WASTE MANAGEMENT	GRDCP 2021 Appendix 4	120L general waste per unit per week, 120L commingled recycling per unit per week 96L organics per unit per week in Multi-Unit Dwellings	5 X 1100L bins for general waste 5 X 1100L bins for recycling waste 4 X 1100L bins for organic waste	Yes
ADAPTABLE UNITS	GRDCP 2021 cl. 6.3.11	5 units	5 units	Yes
LIVABLE HOUSING DESIGN LHA SILVER	GRDCP 2021 cl. 6.3.12	20%	100%	Yes





SITE PLAN_1:1000 @ A4