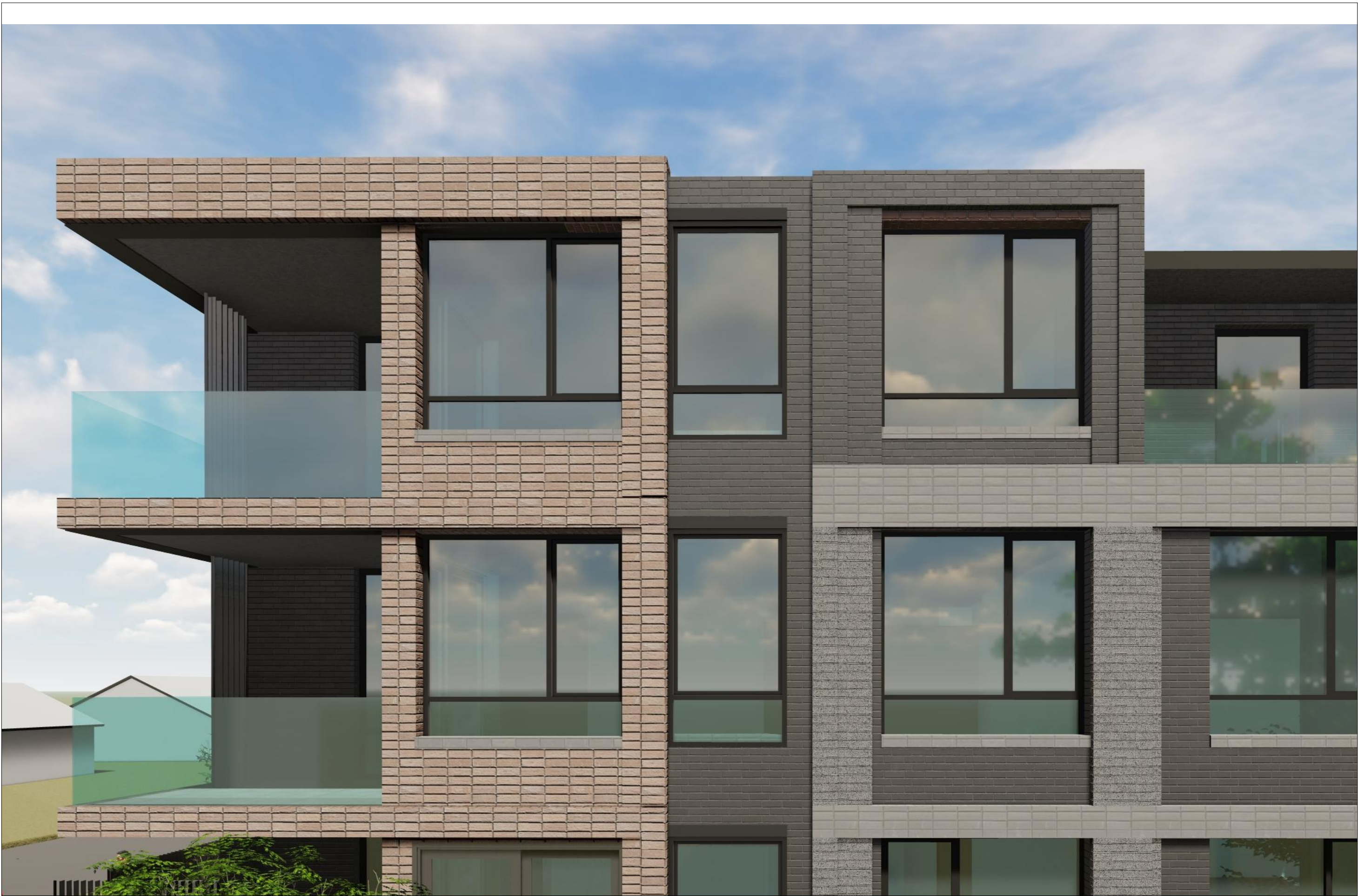




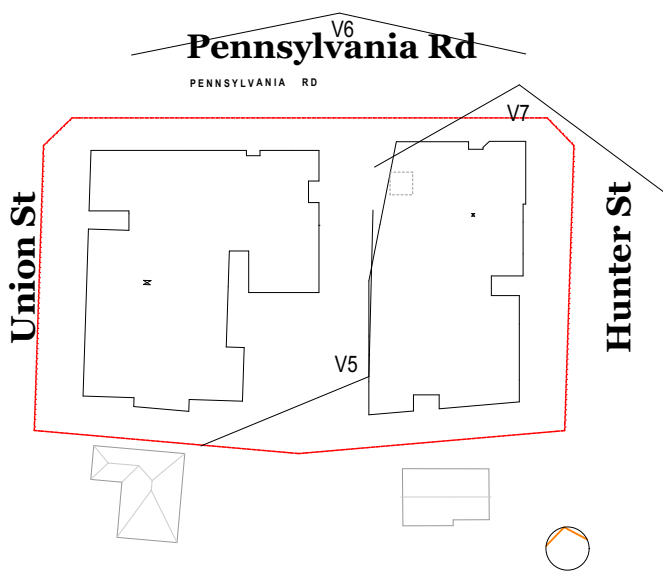
View 5 to Central Courtyard



View 7 Facade Details



View 6 to Pennsylvania Rd. Streetscape



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Rev.	Date	By	Ckd	Description
01	18/07/2020	KL	PP	WIP
02	18/07/2020	KL	PP	Issue for Coordinat
03	6/08/2020	KL	IL	Issue for Coordinat
04	13/08/2020	KL	IL	DA Submission
05	5/05/2021	OS	IL	Revised DA

10m

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DKO

Project Name

Project Address

Client

Pennsylvania Rd
17 - 21 Pennsylvania
Rd,
Riverwood, NSW 2210

SGCH

Project Number
Drawing Name
Scale
Date

Drawing Number
Revision

12516
Perspectives - Sheet 3
@A1
May 2021

DA308
05



1

21st June - 9am



2

21st June - 10am



3

21st June - 11am



4

21st June - 12pm



5

21st June - 1pm



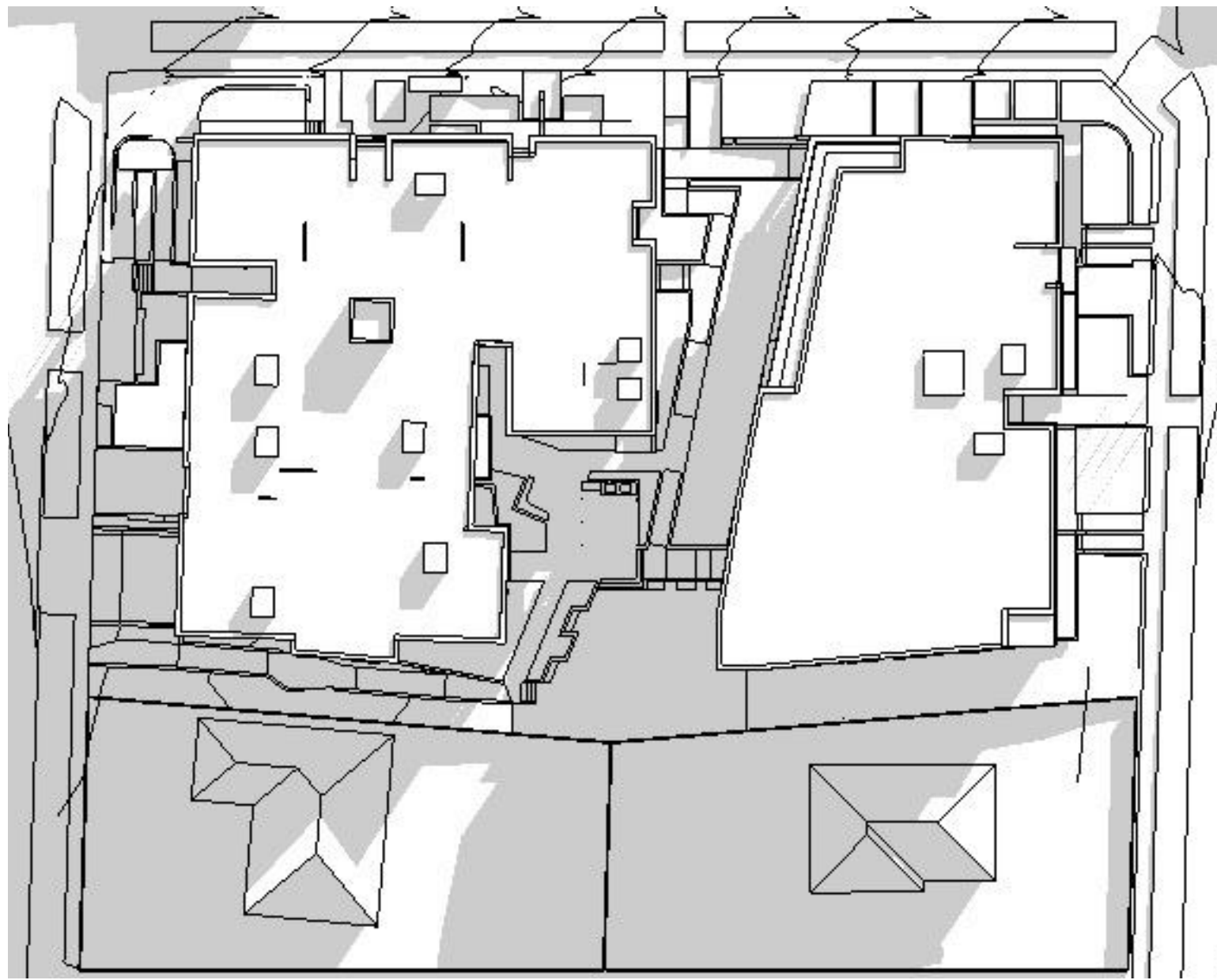
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21st June - 2pm

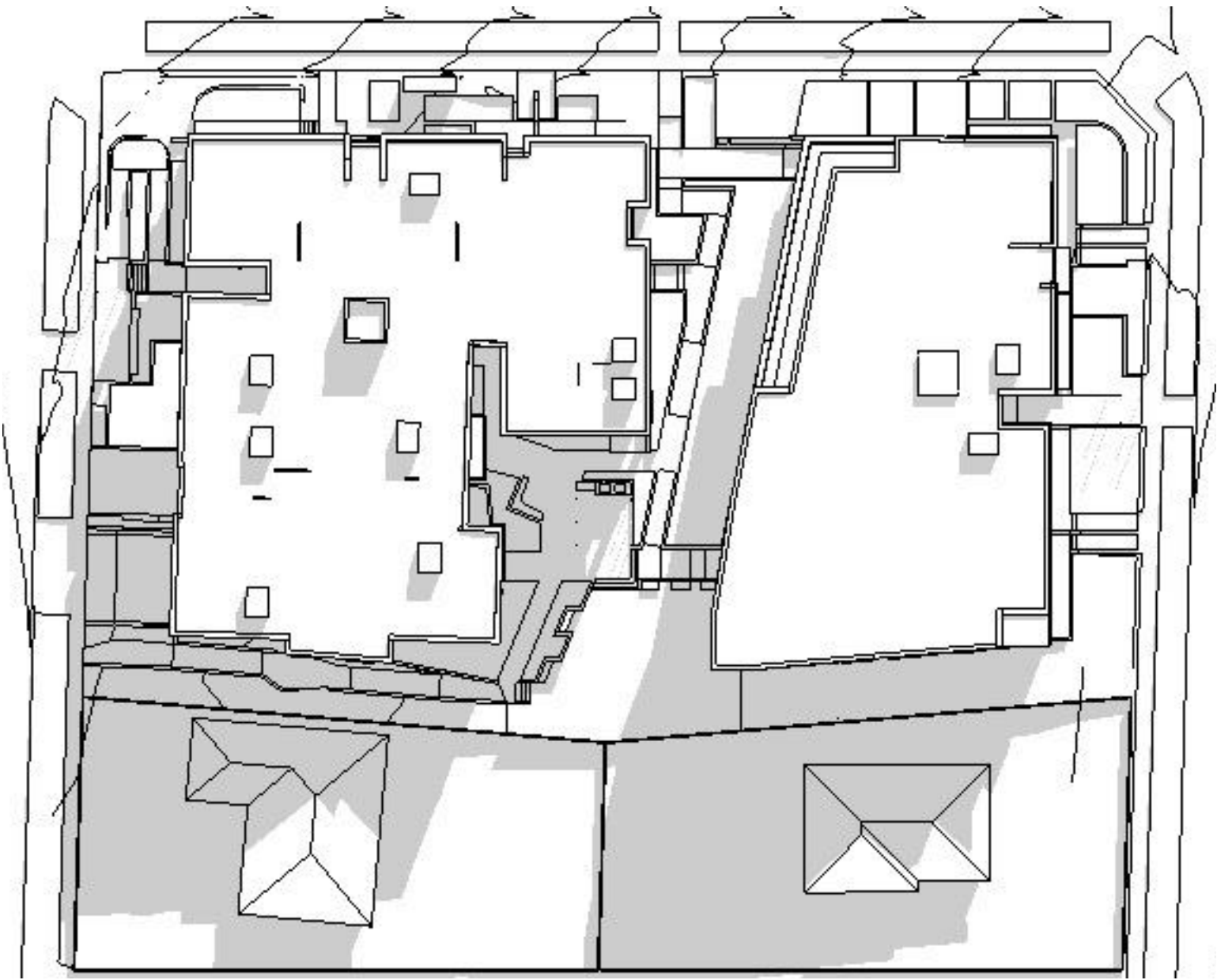


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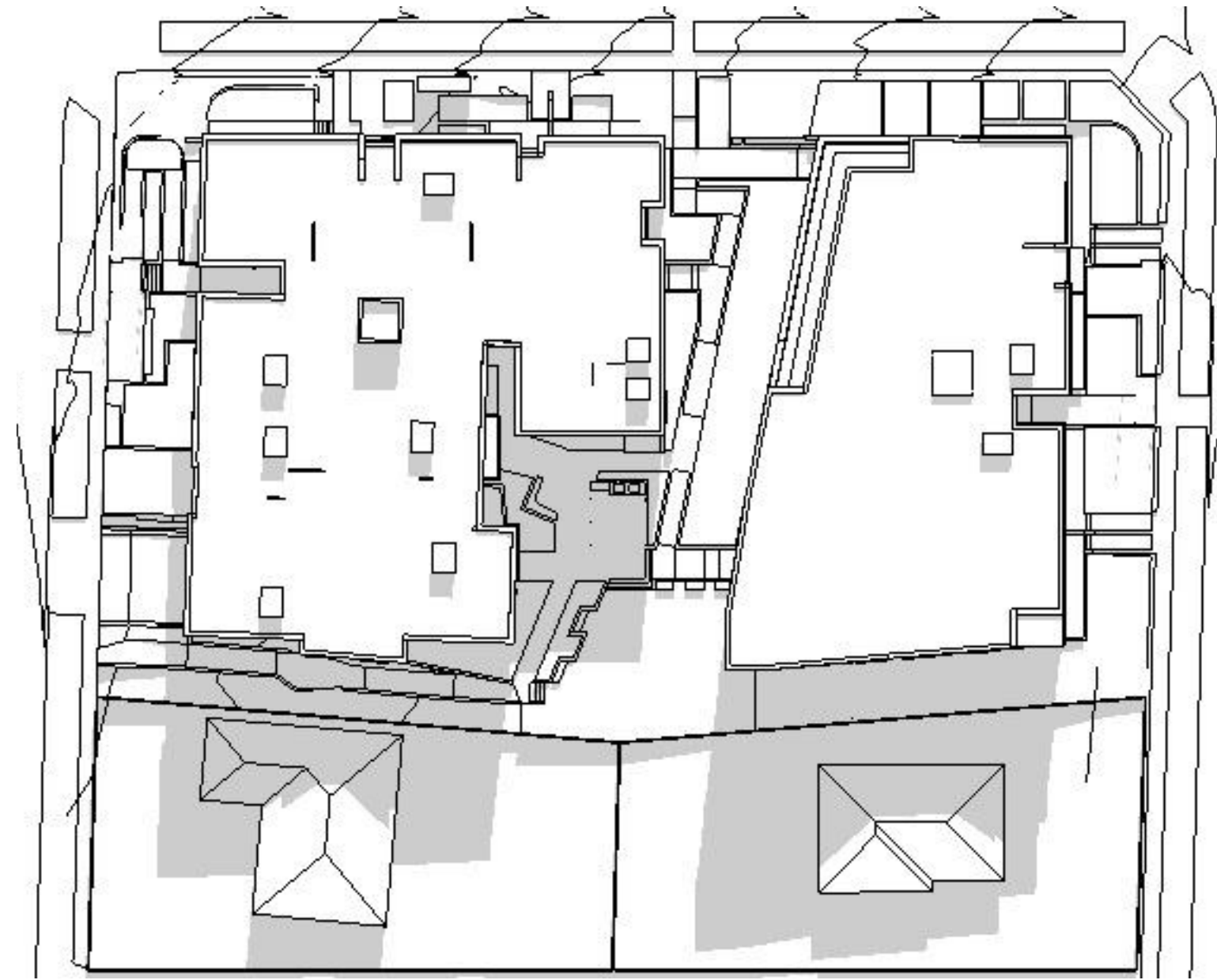
21st June - 3pm



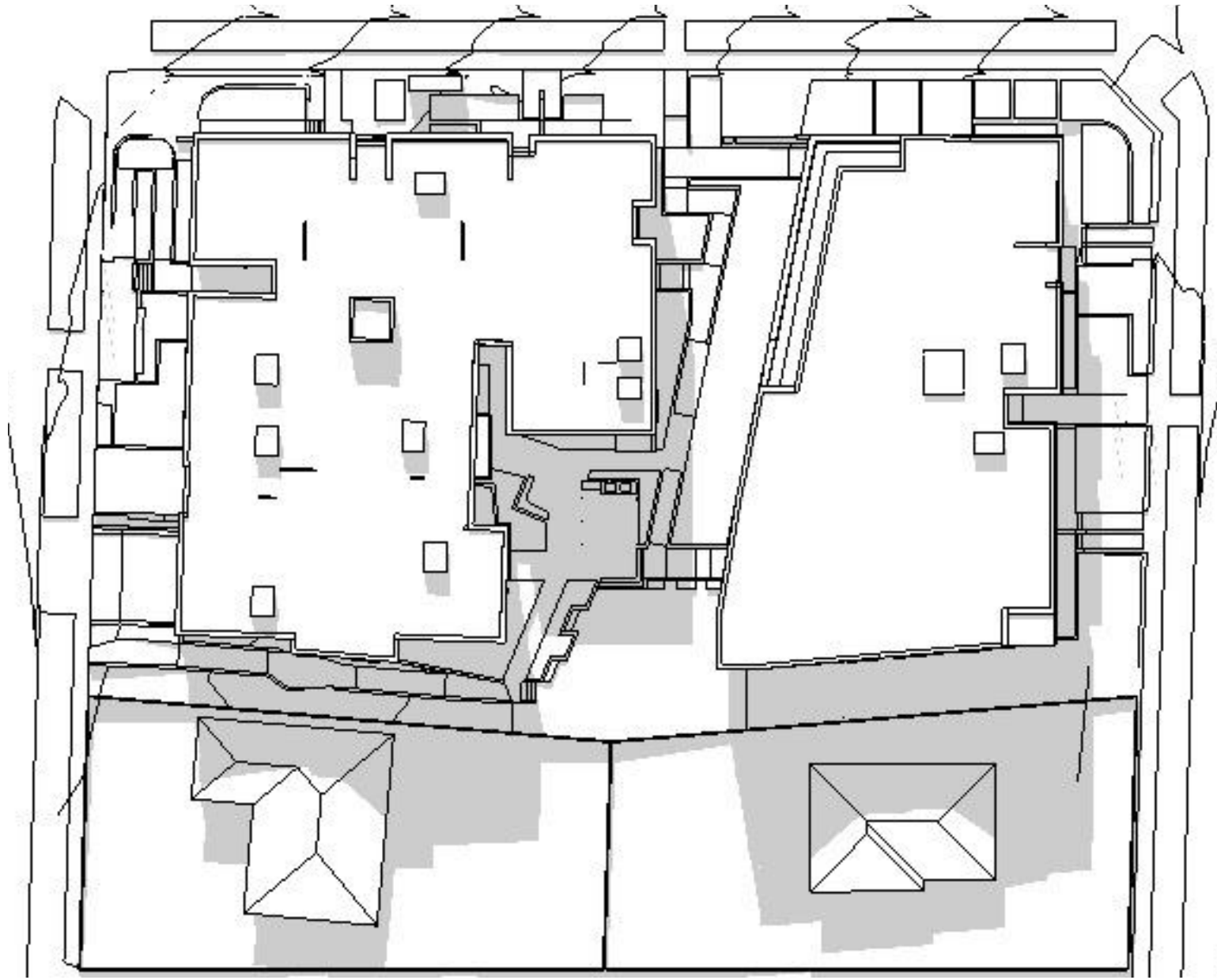
1 9am shadow



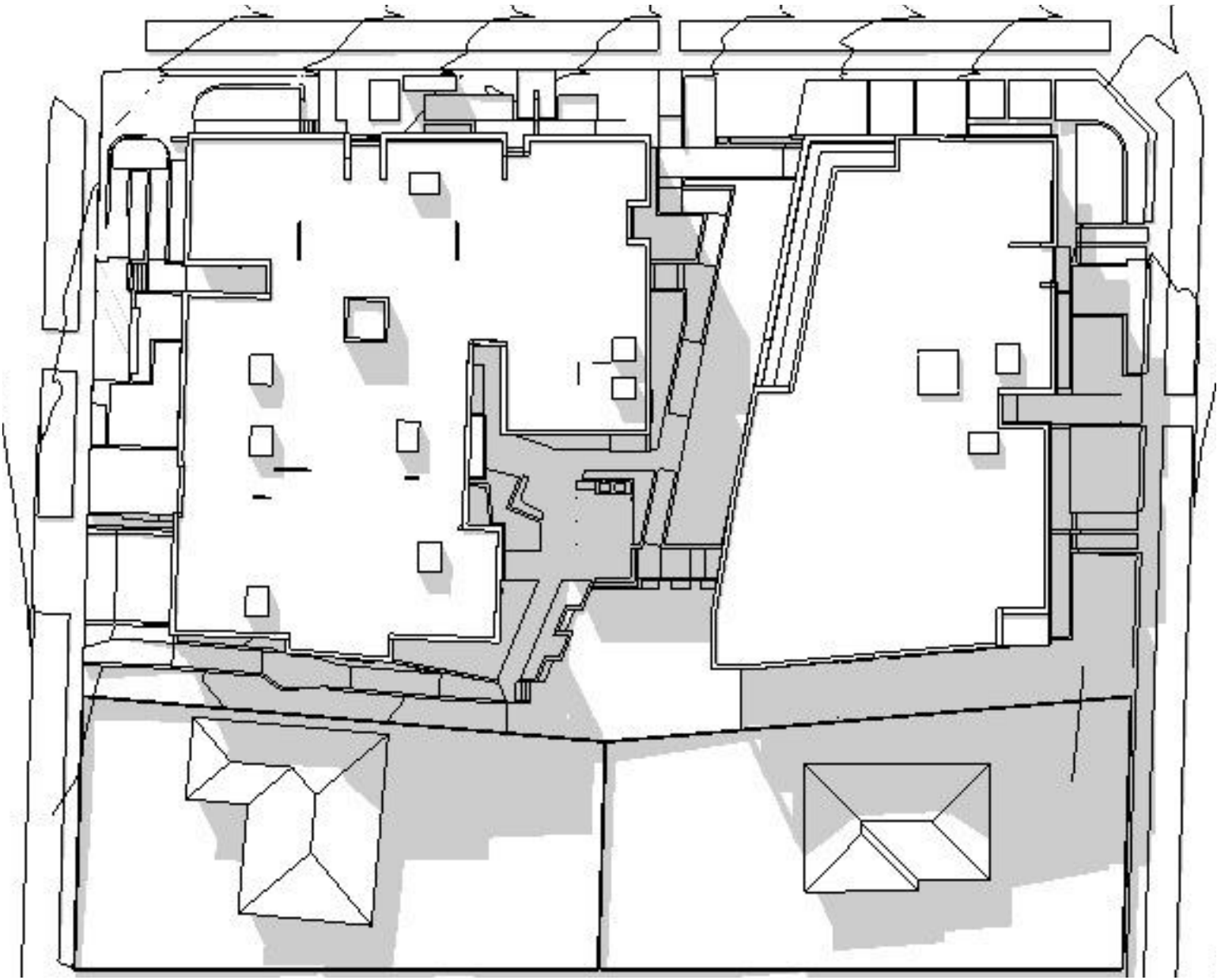
2 10am shadow



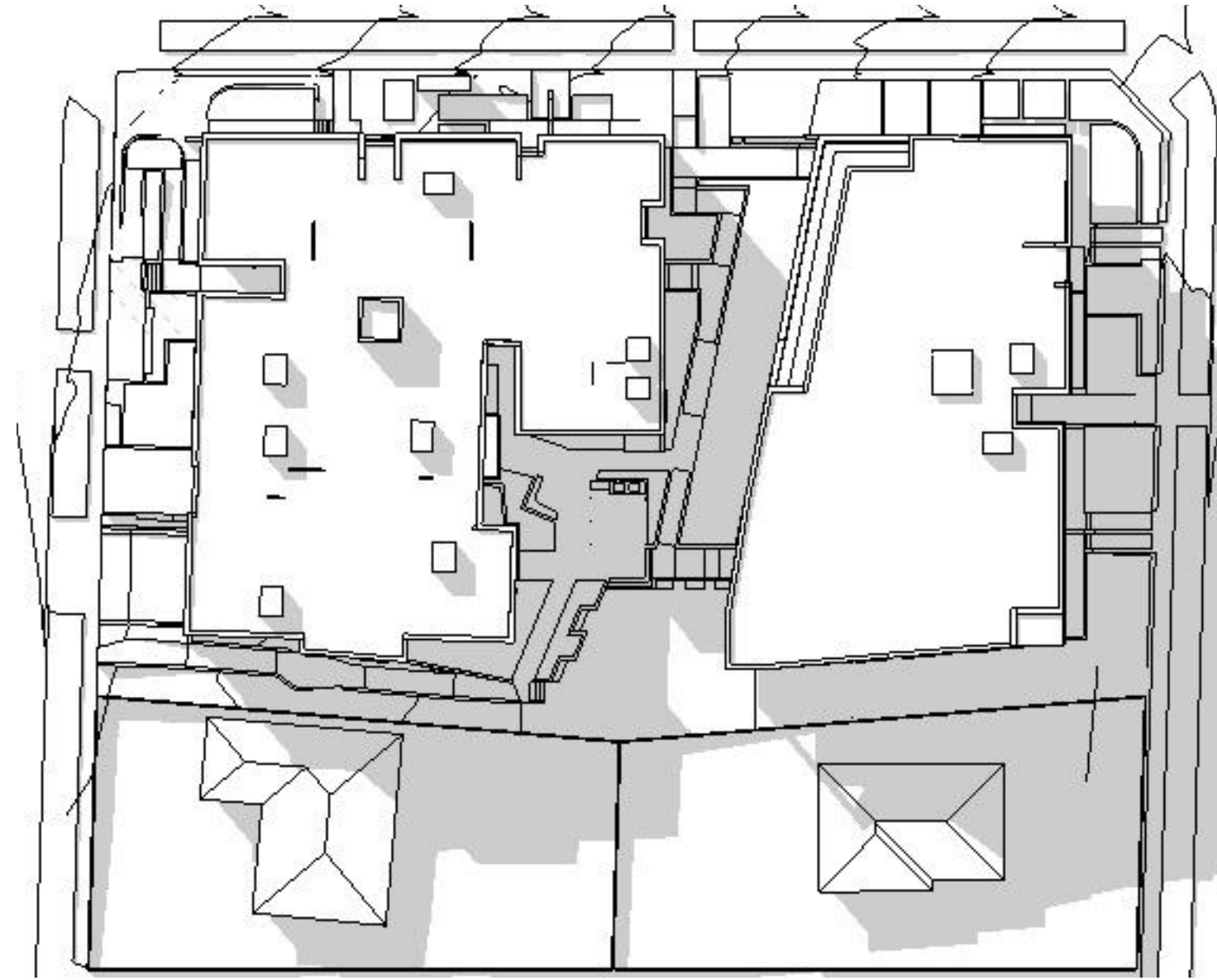
3 11am shadow



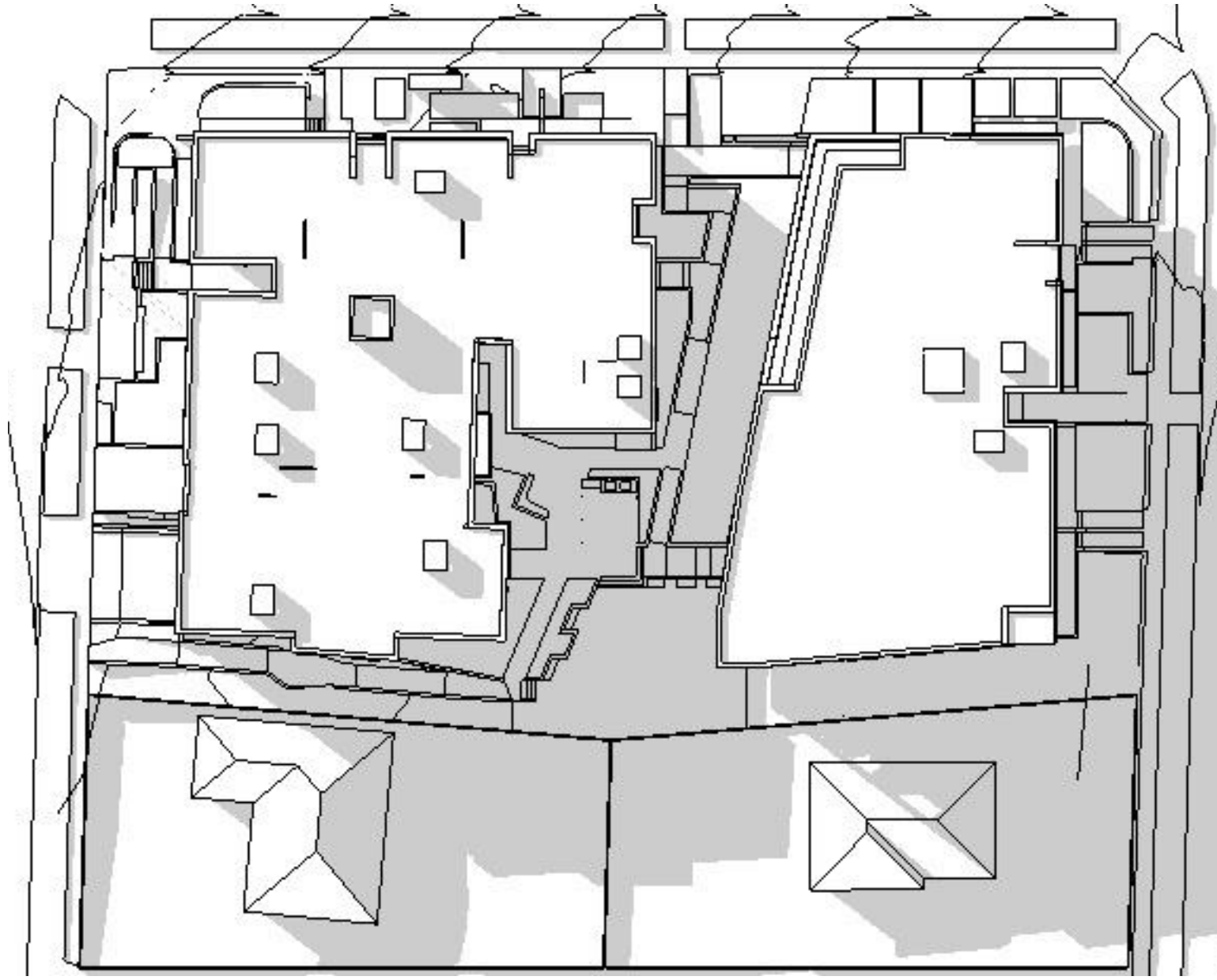
4 12pm shadow



5 1pm shadow



6 2pm shadow



7 3pm shadow

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Scale
Date

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Revision

12516
Solar Study
@A1
May 2021

DA402
05



Ground Floor

1:250



Level 1

1:250



Level 2

1:250



Level 3

1:250

Solar Access Calculations



Units receiving 2+ hrs solar



Units receiving no solar

Level
Ground
L1
L2
L3

2+hrs solar
4/10
10/17
16/17
7/7

Total
ADG Req.
Proposed

2hrs Solar
>70%
37/51 (73%)

Total No Solar
ADG Req.
Proposed

<10%
3/51 (6%)





Ground Floor

1:250



Level 1

1:250



Level 2

1:250



Level 3

1:250

Cross Ventilation



CrossVentilated units



Cross Ventilated Units With Skylight

Level

Ground

L1

L2

L3

CV

4/10

9/17

13/17

6/7

Total

ADG Req.

Proposed

>60%

32/51 (62.7%)

5 Units rely on sky light for Cross Ventilation





Ground Floor

1:250



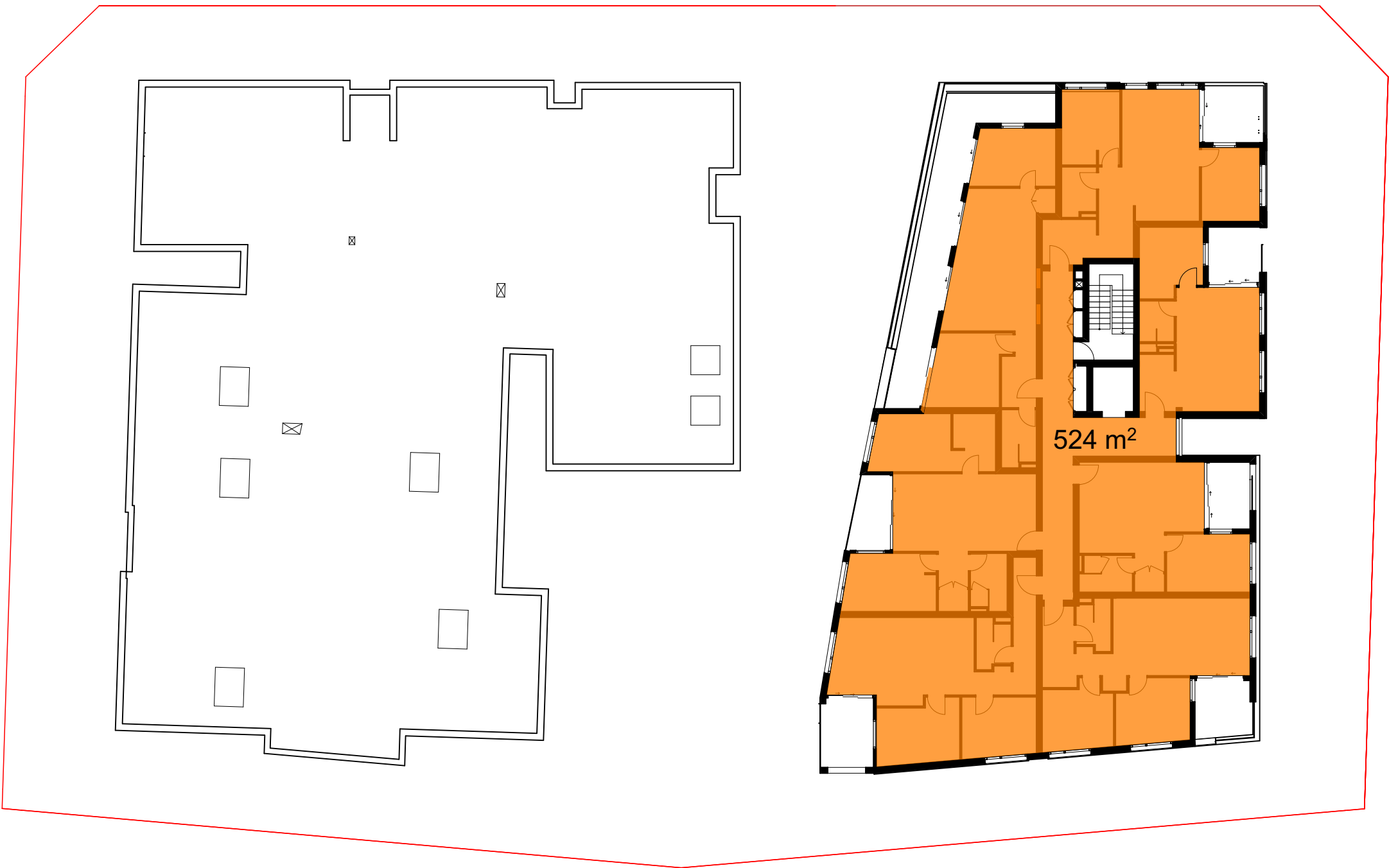
Level 1

1:250



Level 2

1:250

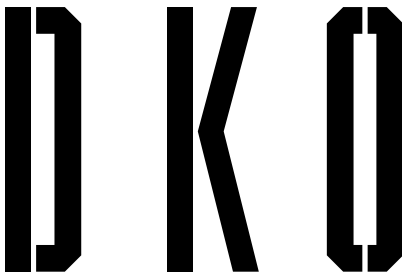


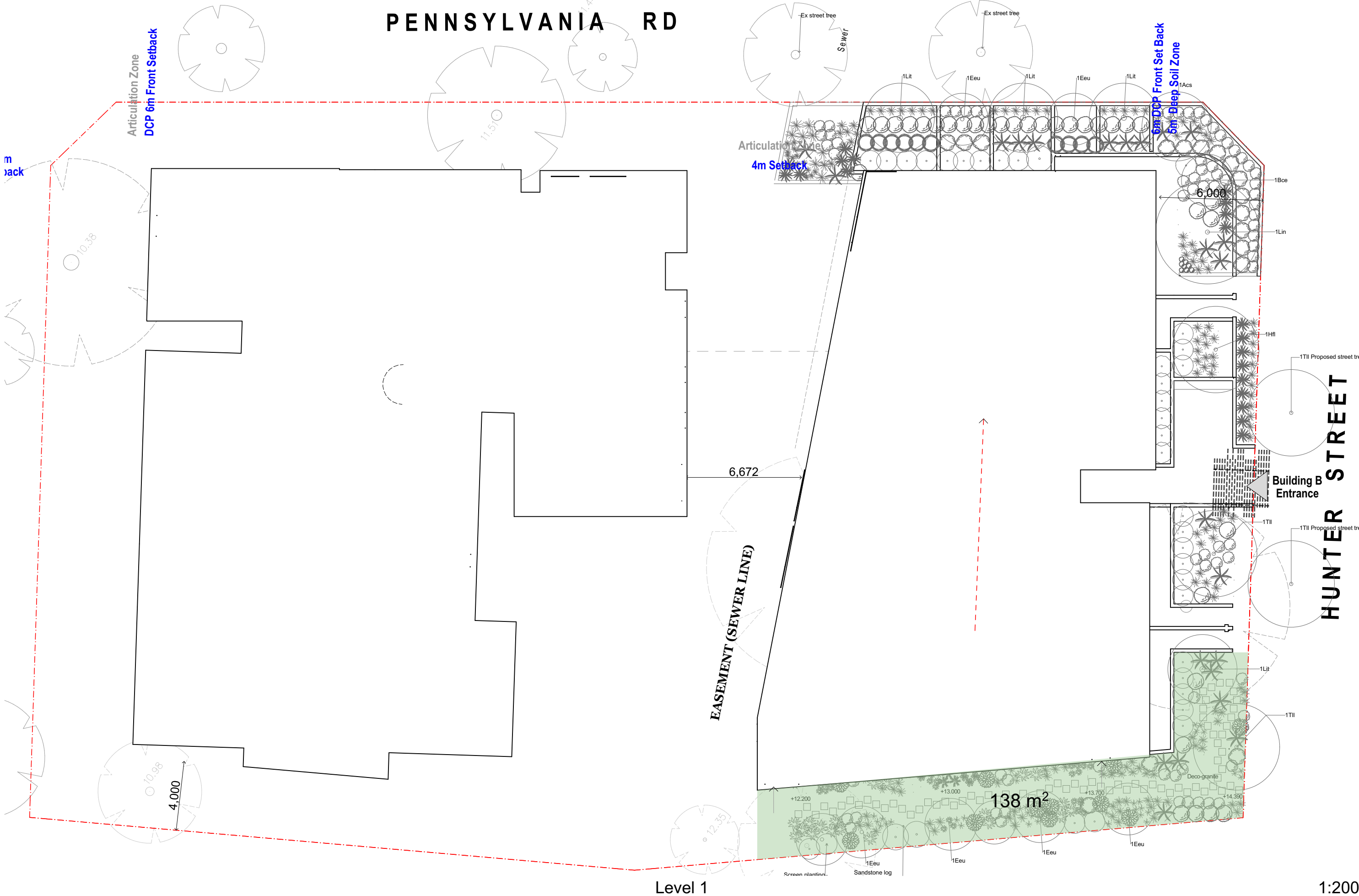
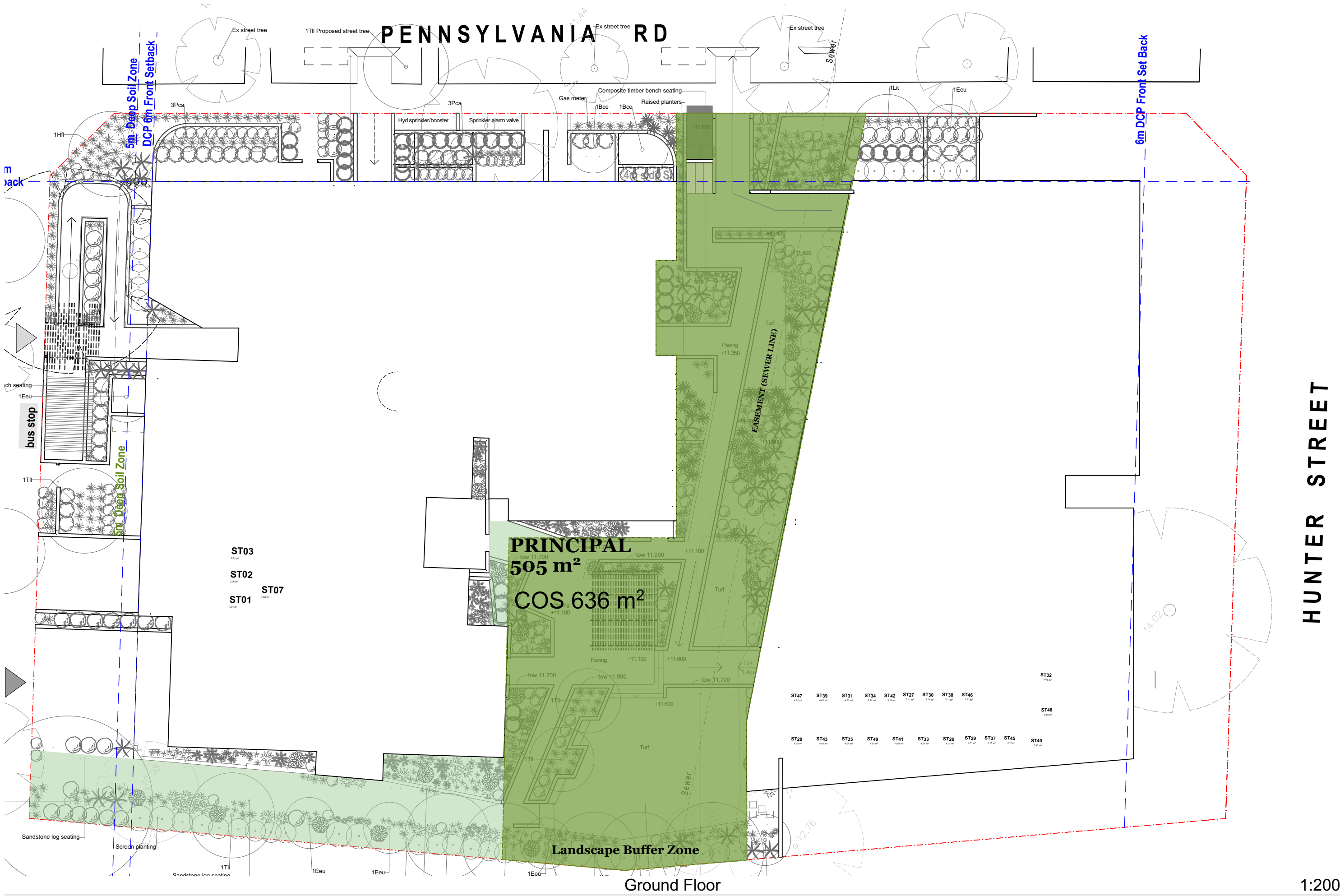
Level 3

1:250

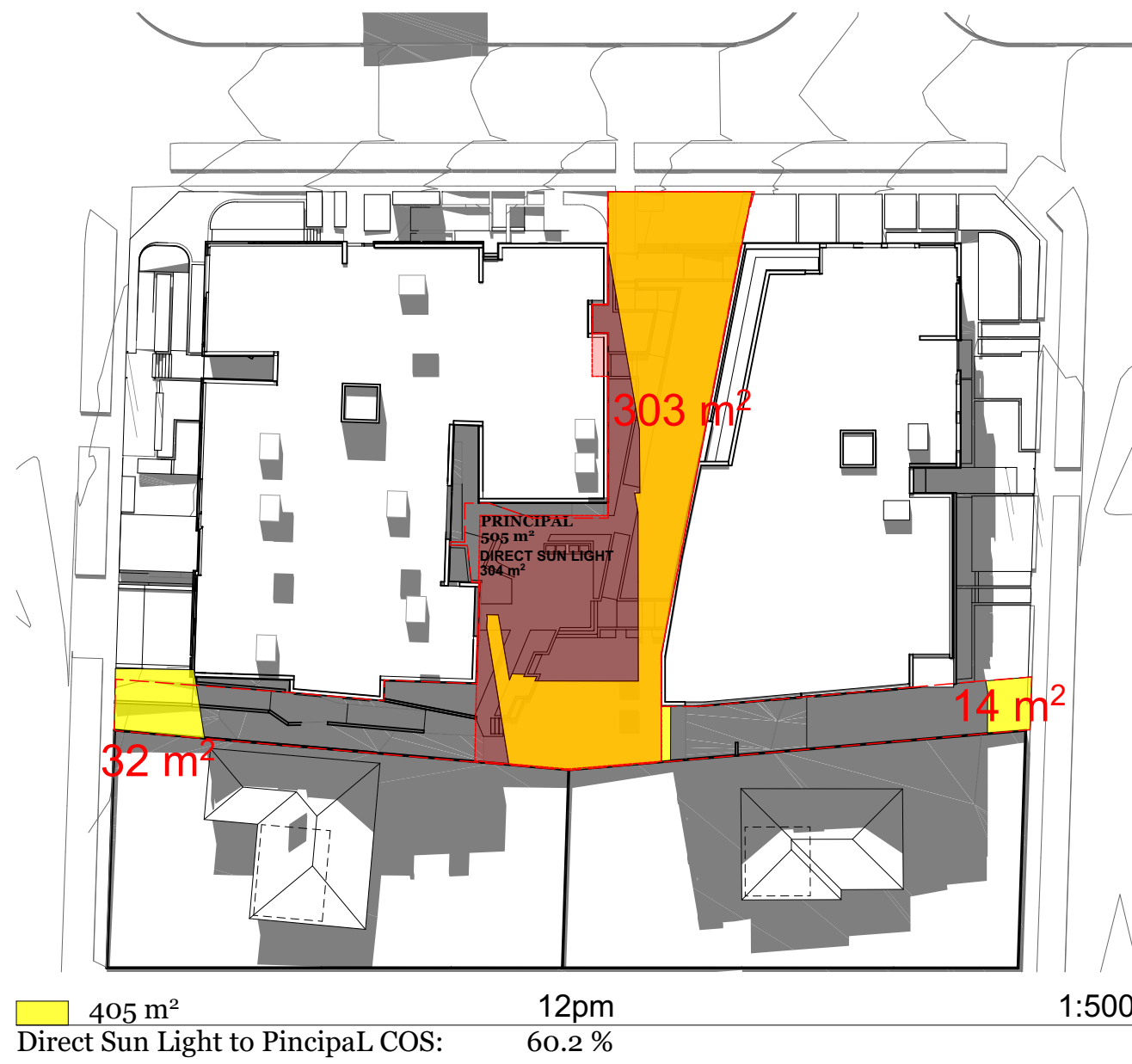
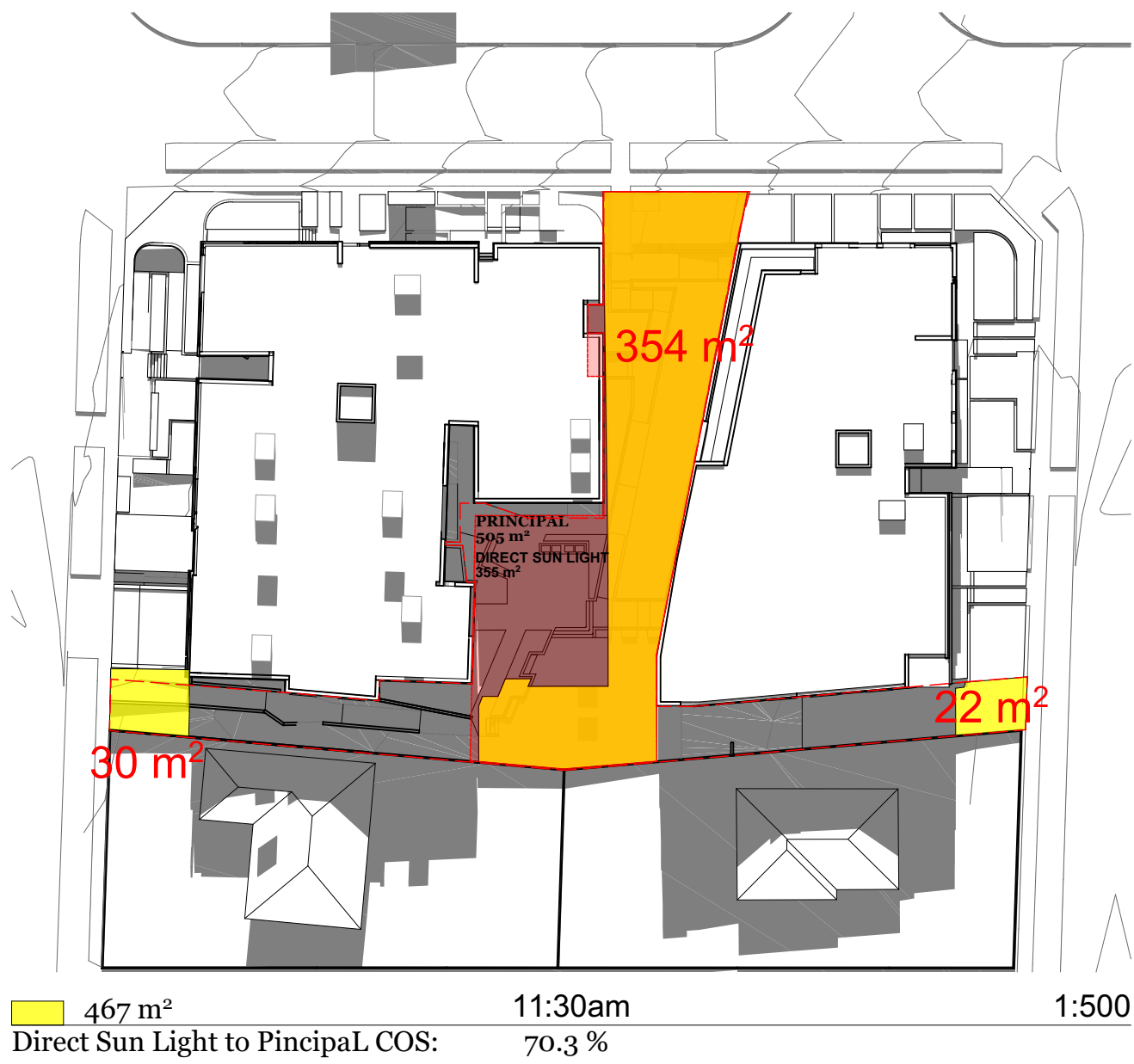
GFA Calculation

Level	GFA
Ground	816 m2
L1	1,241 m2
L2	1,243 m2
L3	524 m2
Total GFA	3,824 m2
Site Area	2,994 m2
FSR	1 : 1.3





Legend	
	Communal Open Space
	Principal Communal Open Space
COS Calculation	
Overall COS	
ADG Req. 25% of Site Area	(2,994 m²)
Min Req.	748.5 m²
Proposed Overall COS	774 m²(25.8%)
Central COS	
CDGP Req. 15% of Site Area	(2,994 m²)
Min Req.	449 m²
Proposed Central COS	505 m²(16.9%)



Extend of the COS
Proposed COS = 774 m²
Principal COS
Legend

Direct Sunlight to the Principal usable part of the COS at mid winter (21st June)
This represents the 'worst case' scenario for solar access

Principal Communal Open Space (COS) Solar
ADG - Min. 25% of site are Required for COS: 749 m²
CDCP - Min. 15% of site are Required for Principal COS: 449 m²
Proposed Principal COS: 505 m²

Min Req. 50% direct sunlight to COS (2hr mid winter): 253 m²

Proposed: receives min 50% from 10:00 am to 12:15pm (2.15 hour)