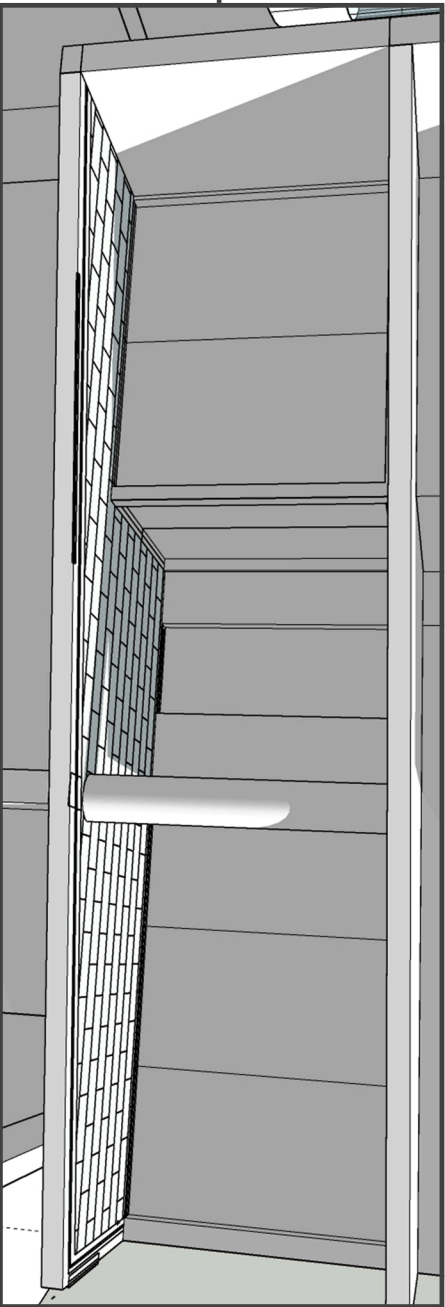
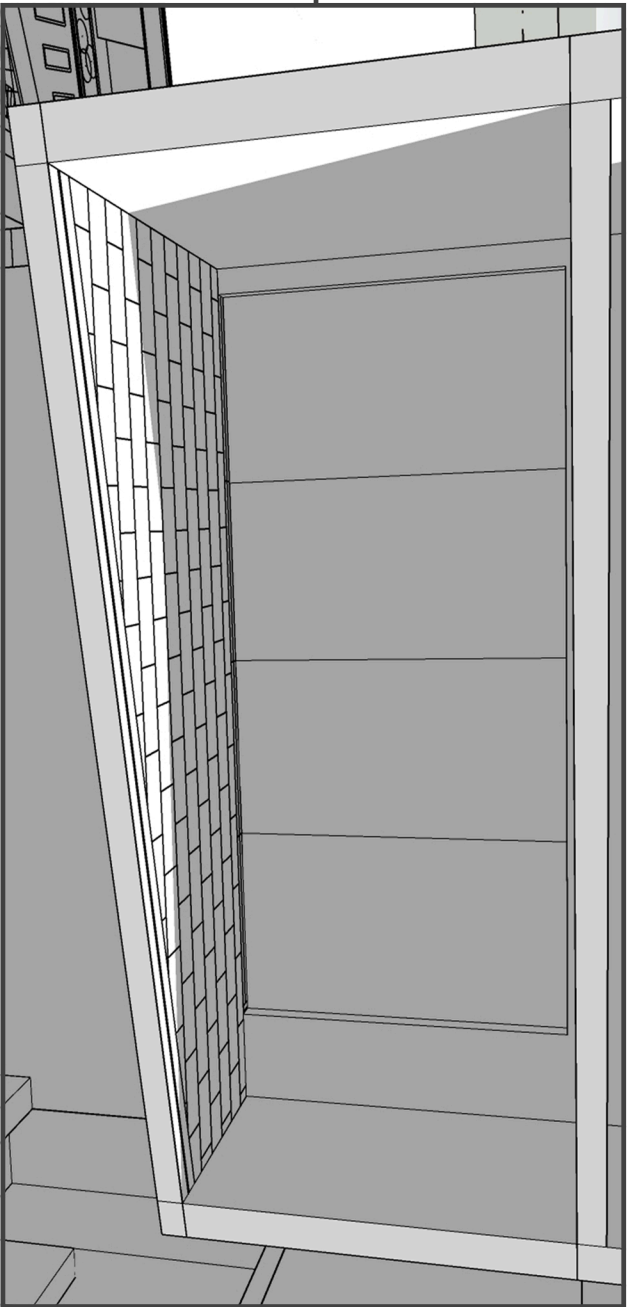


DETAIL OF NEIGHBOURING BALCONIES SCALE 1:200 @ A3

- LEGEND**
- B BEDROOM
  - BA BATHROOM
  - BL BALCONY
  - D DINING
  - ENS ENSUITE
  - K KITCHEN
  - L LIVING
  - MB MASTER BEDROOM
  - S STUDY
  - NEIGHBOUR'S CAST SHADOW
  - 248 RAILWAY PDE CAST SHADOW
  - AREA OF DIRECT SUNLIGHT
- NOTE:**  
THIS ARCHITECTURAL PLAN IS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS/WORKS REFER TO ENGINEERS DRAWINGS FOR ON SITE DETENTION BASINS & OSD TANK DETAILS, SUMPS AND PITS LOCATION REFER TO LANDSCAPE ARCHITECT DRAWING FOR PLANT SCHEDULE, PLANTING DETAILS AND OTHER LANDSCAPING DETAILS



PERSPECTIVE OF NEIGHBOURING BALCONIES

ADG PRIMARY BALCONY CONTROLS

| DWELLING TYPE | MINIMUM AREA | MINIMUM DEPTH |
|---------------|--------------|---------------|
| STUDIO        | 4 m²         | -             |
| 1BED          | 8 m²         | 2 m²          |
| 2 BED         | 10 m²        | 2 m²          |
| 3+ BED        | 12 m²        | 2.4 m²        |

\* MINIMUM OF 50% OF THIS AREAS MUST RECEIVE 2 HOURS OF DIRECT SOLAR ACCESS ON THE 21<sup>ST</sup> OF JUNE FROM 9AM-3PM

NEIGHBOUR'S SOLAR ACCESS TABLE

| DWELLING NO. | DWELLING TYPE | REQUIRED MIN. AREA/ACHIEVED AREA OF SOLAR ACCESS | ACCESS                   |
|--------------|---------------|--|--------------------------|
| A607         | 2 BED         | 5 m²   | @ 1:00 PM 6 m² = 120%    |
| A606         | 2 BED+STUDY   | 5 m²   | @ 1:00 PM 18.3 m² = 366% |

|   |            |                    |   |                                 |  |  |  |                  |
|---|------------|--------------------|---|---------------------------------|--|--|--|------------------|
| <b>imc MODERINN PTY LTD</b><br>Modern + Innovative People<br>48/ 11-21 Underwood Road, HOMEBUSH NSW 2140<br>Telephone (02) 9763 1088<br>Email: architects@moderinn.com.au | ISSUE<br>A | DATE<br>13/12/2019 | PROJECT:<br>PROPOSED BOARDING HOUSE<br>248 RAILWAY PARADE,<br>KOGARAH | CLIENT:<br>CARLTON RITZ PTY LTD |  | DRAWING TITLE<br>DETAIL SHADOW STUDY<br>APT.606 & 607 @ 1:00 PM  | SCALE<br>1:200 @ A3, 1:100 @ A1          | SHEET SIZE<br>A3 |
|   |            |                    |   |                                 |  | NOTES<br>COPYRIGHT OF DESIGN SHOWN HERE IS RETAINED AND NO PART OF THIS DOCUMENT IS PROHIBITED. COMPUTER DRAWING FILE. | DATE<br>APR. 2019                        | CHECKED<br>RJHS  |
|   |            |                    |   |                                 |  |  | DRAWN<br>AS                              |                  |
|   |            |                    |   |                                 |  |  | DRAWING No.<br>DA_4014                   | ISSUE<br>A       |
|   |            |                    |   |                                 |  |  | DO NOT SCALE FROM DRAWING                |                  |
|   |            |                    |   |                                 |  |  | USE ONLY FIGURED DIMENSIONS AT ALL TIMES |                  |
|   |            |                    |   |                                 |  |  | VERIFY ALL DIMENSIONS NOT SHOWN          |                  |