

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

NEIGHBOURS CAST SHADOW

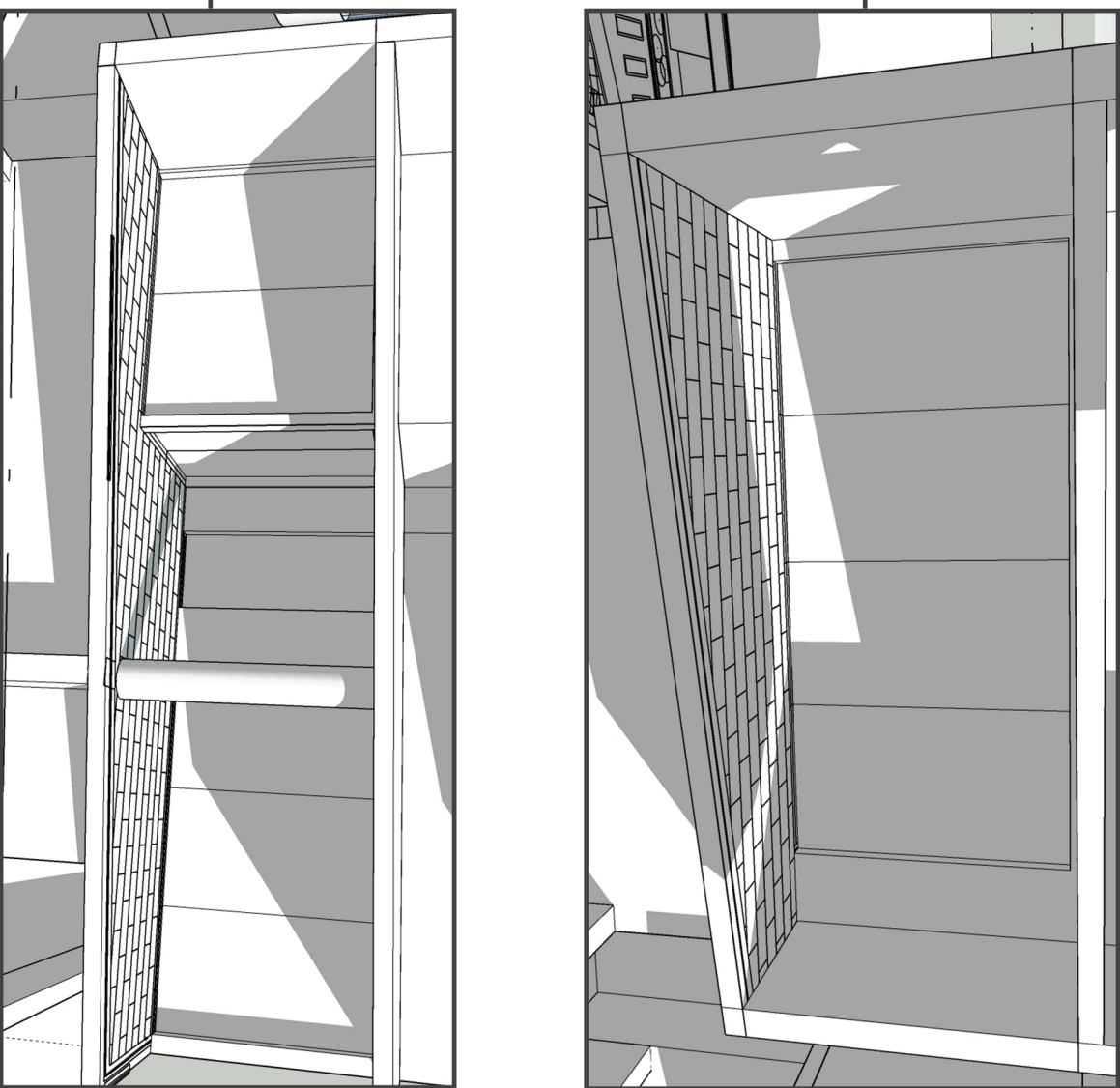
248 RAILWAY PDE CAST SHADOW

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

NEIGHBOURS SOLAR ACCESS TABLE

DWELLING NO.	DWELLING TYPE	REQUIRED MIN. AREA/ACHIEVED AREA OF SOLAR ACCESS	%
A607	2 BED	5 m²	@ 11:00 AM 5.4 m² = 108%
A606	2 BED+STUDY	5 m²	@ 11:00 AM 23.65 m² = 504%



**MODERINN PTY LTD**  
Modern + Innovative People  
48/ 11-21 Underwood Road, HOMEBUSH NSW 2140  
Telephone (02) 9763 1088  
Email: architects@moderinn.com.au

ISSUE	DATE	PROJECT:	CLIENT:	DRAWING TITLE	SCALE	SHEET SIZE
A	13/12/2019	PROPOSED BOARDING HOUSE 248 RAILWAY PARADE, KOGARAH	CARLTON RITZ PTY LTD	DETAIL SHADOW STUDY APT.606 & 607 @ 11:00 AM	1:200 @ A3, 1:100 @ A1	A3
						CHECKED RJ/HS
						ISSUE A

DO NOT SCALE FROM DRAWING  
USE ONLY FIGURED DIMENSIONS AT ALL TIMES  
VERIFY ALL DIMENSIONS NOT SHOWN