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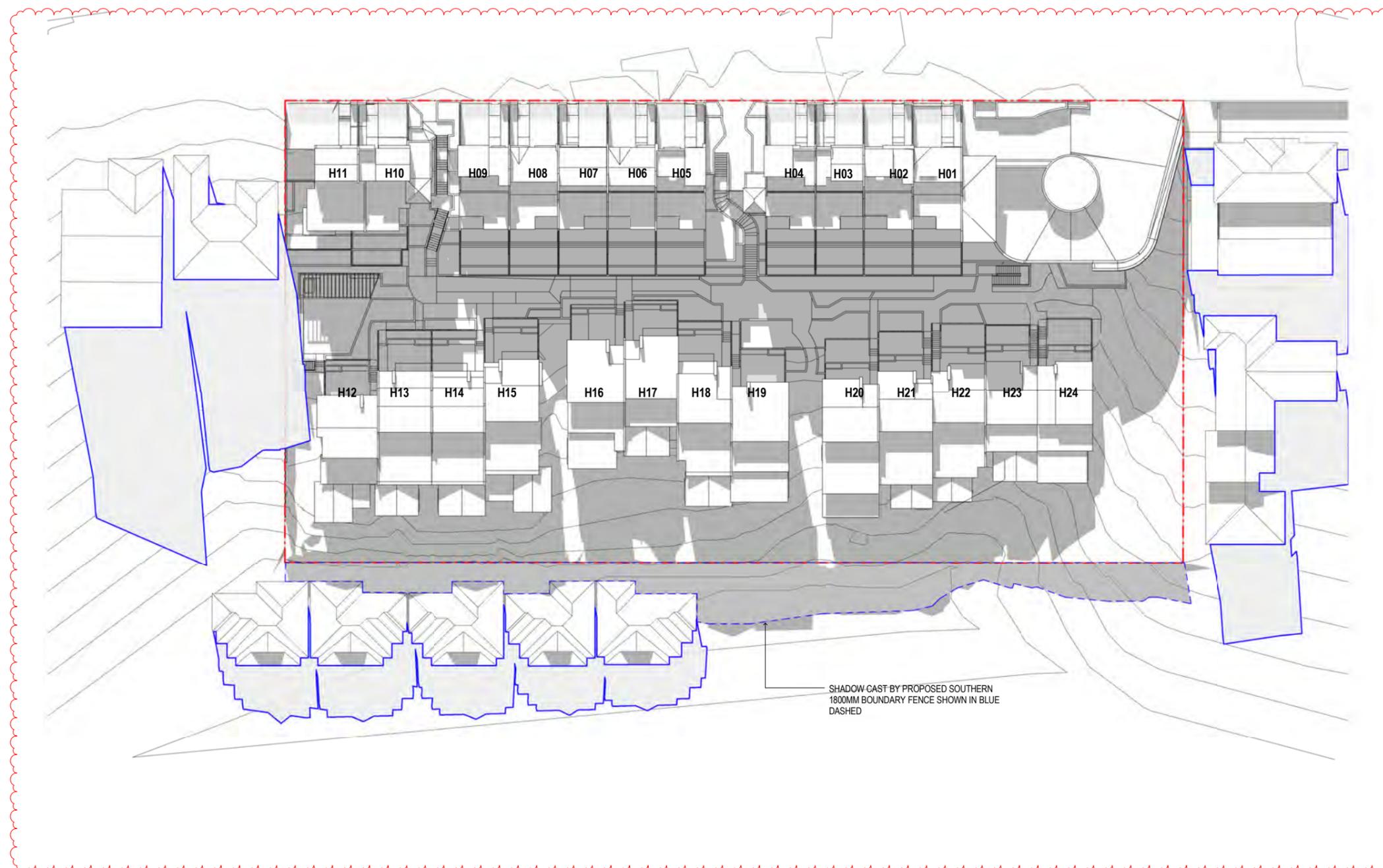


**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

L	20.09.21	GENERAL AMENDMENTS
K	17.07.20	GENERAL AMENDMENTS
J	13.07.20	GENERAL AMENDMENTS
I	07.02.20	GENERAL AMENDMENTS
H	19.08.19	GENERAL AMENDMENTS
G	09.08.19	GENERAL AMENDMENTS
F	22.07.19	GENERAL AMENDMENTS
E	21.06.19	GENERAL AMENDMENTS
D	28.08.18	GENERAL AMENDMENTS
C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE



SHADOW CAST BY PROPOSED SOUTHERN 1800MM BOUNDARY FENCE SHOWN IN BLUE DASHED

**1 SHADOW DIAGRAM 10:00AM MID WINTER**

Project Architect  
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 Nominated Architect: Lijana Ermiova - 7887, ABN 24 243 205 327

Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 10AM**

Job no.	Drawing no.	Rev.
J15284	DA 601	L
Drawn by	Checked by	Approved by
PY	JY	JY
Date	AUG 2019	

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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

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K	17.07.20	GENERAL AMENDMENTS
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B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE

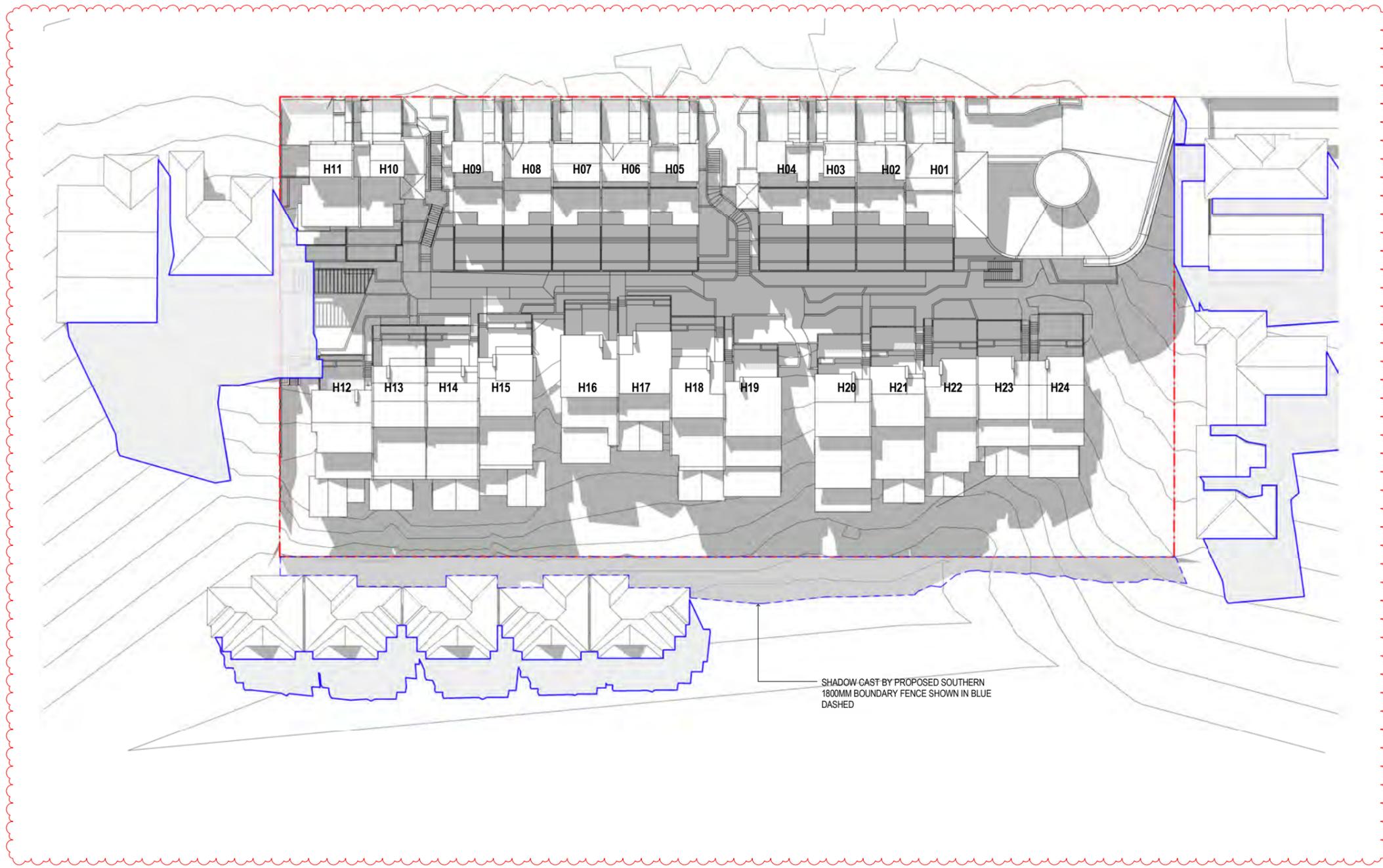
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 11AM**

Job no.	Drawing no.	Rev.	
J15284	DA 602	L	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019



SHADOW CAST BY PROPOSED SOUTHERN 1800MM BOUNDARY FENCE SHOWN IN BLUE DASHED

**1 SHADOW DIAGRAM 11:00AM MID WINTER**

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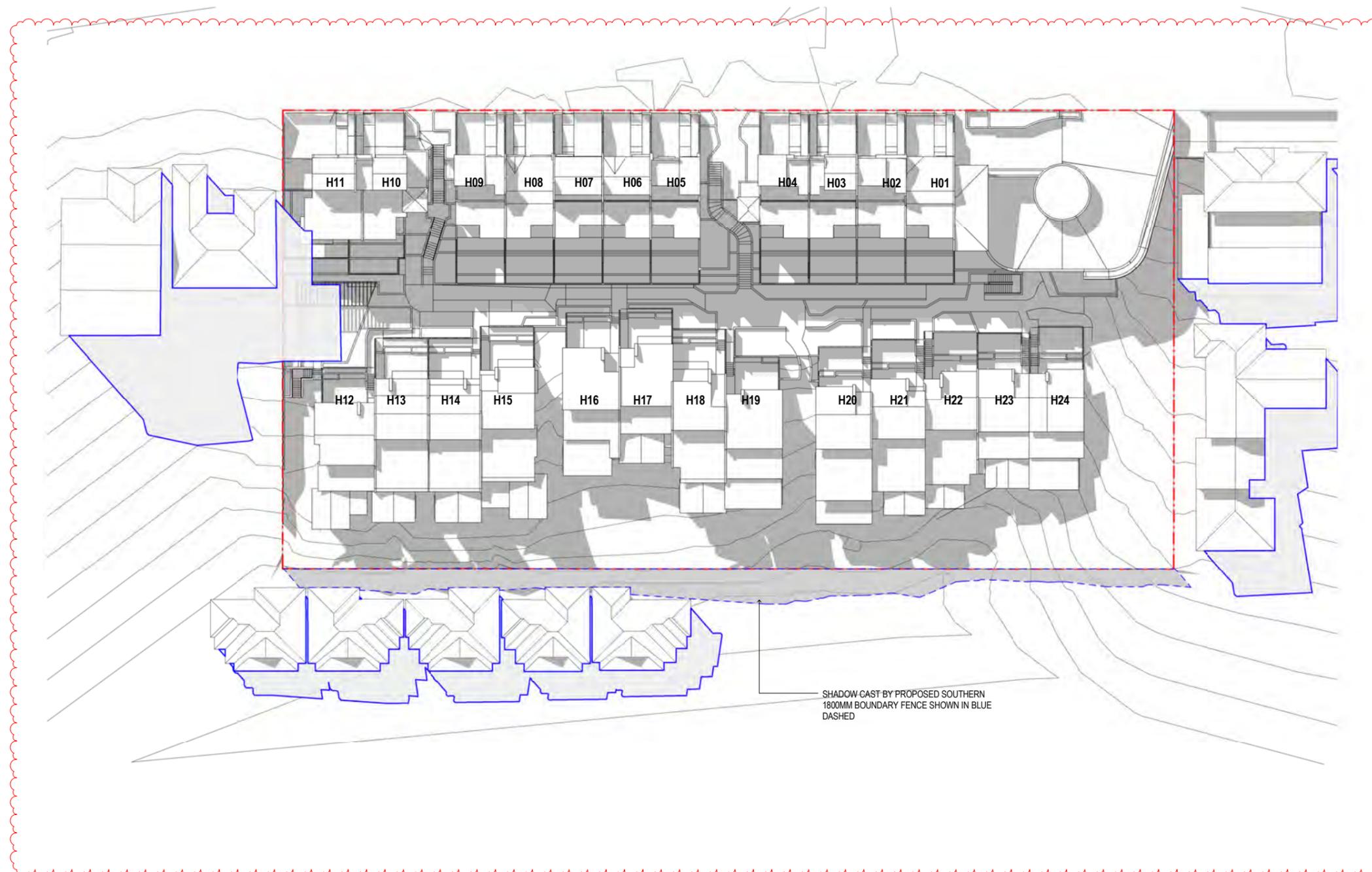
**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

Rev.	Date	Description
L	20.09.21	GENERAL AMENDMENTS
K	17.07.20	GENERAL AMENDMENTS
J	13.07.20	GENERAL AMENDMENTS
I	07.02.20	GENERAL AMENDMENTS
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B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Scale	Description
0	NOT TO SCALE



SHADOW CAST BY PROPOSED SOUTHERN 1800MM BOUNDARY FENCE SHOWN IN BLUE DASHED

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 12PM**

**1 SHADOW DIAGRAM 12.00PM MID WINTER**

Job no.	Drawing no.	Rev.
J15284	DA 603	L

Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

**REFERENCES**  
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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

L	20.09.21	GENERAL AMENDMENTS
K	17.07.20	GENERAL AMENDMENTS
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C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE

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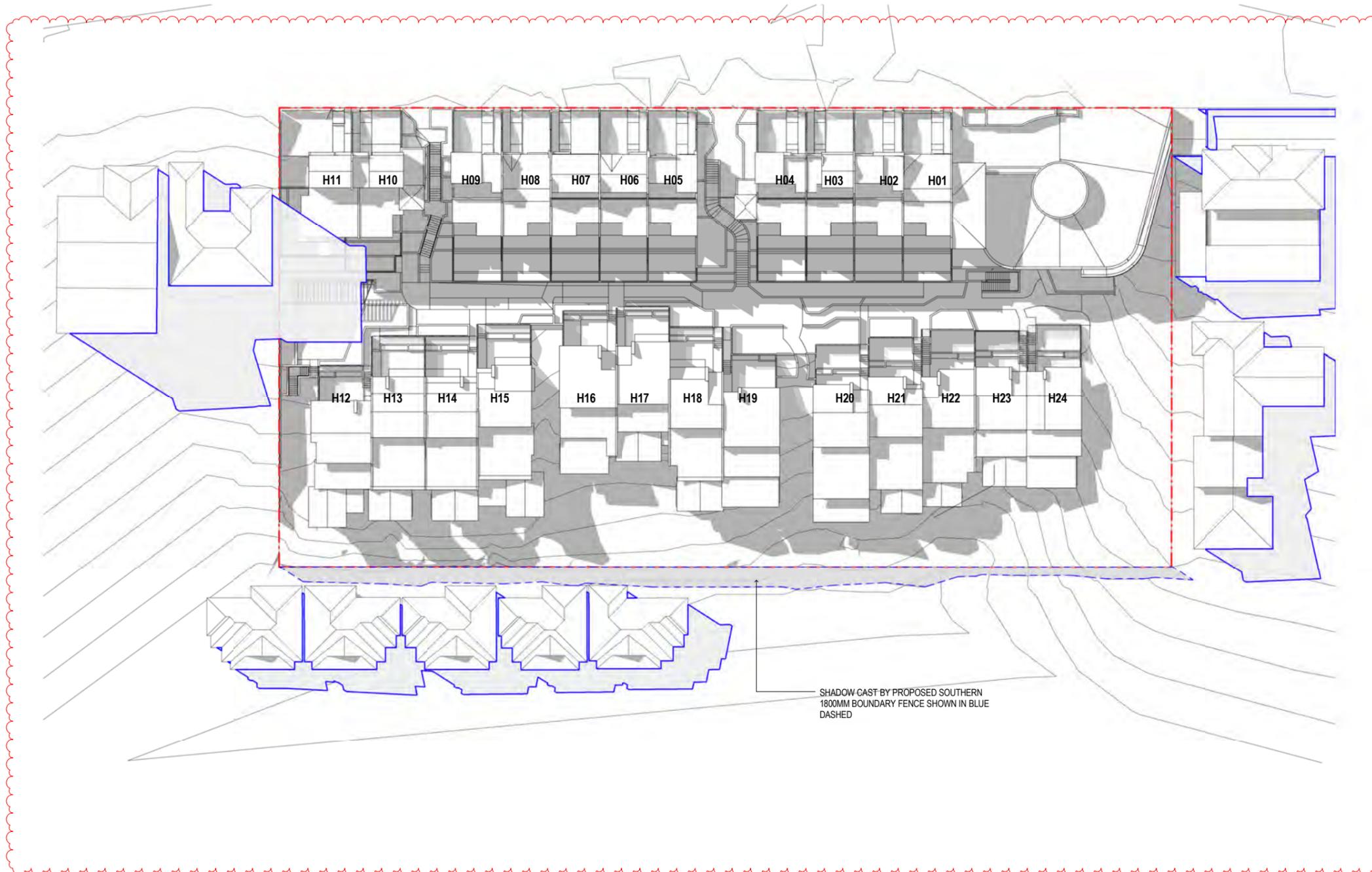
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SHADOW DIAGRAM 1PM**

Job no.	Drawing no.	Rev.	
J15284	DA 604	L	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019



SHADOW CAST BY PROPOSED SOUTHERN  
 1800MM BOUNDARY FENCE SHOWN IN BLUE  
 DASHED

**1 SHADOW DIAGRAM 1:00PM MID WINTER**

**REFERENCES**  
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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

L	20.09.21	GENERAL AMENDMENTS
K	17.07.20	GENERAL AMENDMENTS
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B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE

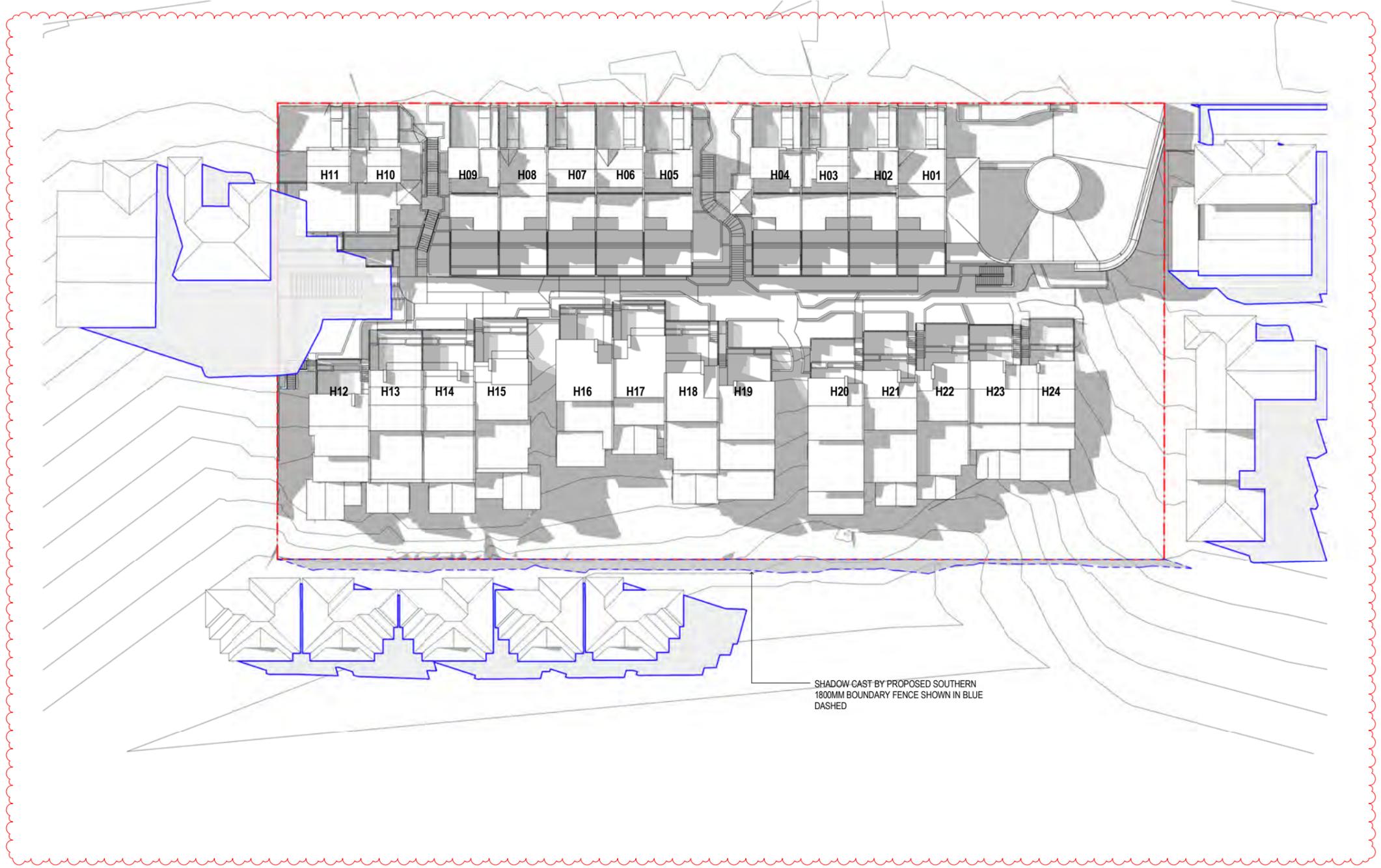
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 2PM**

Job no.	Drawing no.	Rev.
J15284	DA 605	L
Drawn by	Checked by	Approved by
PY	JY	JY
Date		
		AUG 2019



SHADOW CAST BY PROPOSED SOUTHERN 1800MM BOUNDARY FENCE SHOWN IN BLUE DASHED

**1 SHADOW DIAGRAM 2:00PM MID WINTER**

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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED BUILDING

L	20.09.21	GENERAL AMENDMENTS
K	17.07.20	GENERAL AMENDMENTS
J	13.07.20	GENERAL AMENDMENTS
I	07.02.20	GENERAL AMENDMENTS
H	19.08.19	GENERAL AMENDMENTS
G	09.08.19	GENERAL AMENDMENTS
F	22.07.19	GENERAL AMENDMENTS
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C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SHADOW DIAGRAM 3PM**

Job no.	Drawing no.	Rev.
J15284	DA 606	L
Drawn by	Checked by	Approved by
PY	JY	JY
Date		
		AUG 2019



SHADOW CAST BY PROPOSED SOUTHERN  
 1800MM BOUNDARY FENCE SHOWN IN BLUE  
 DASHED

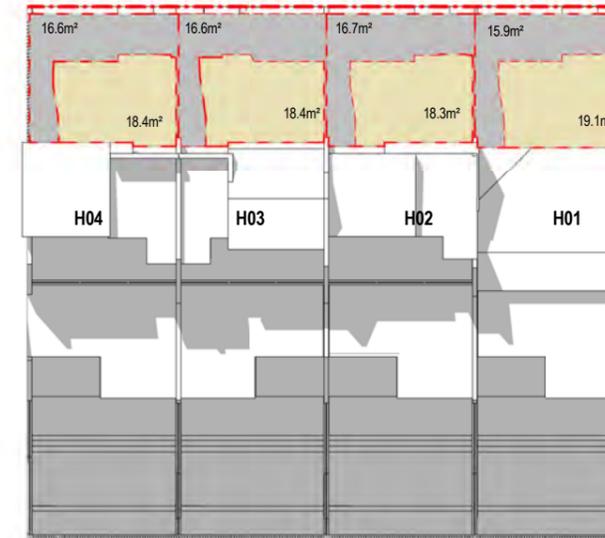
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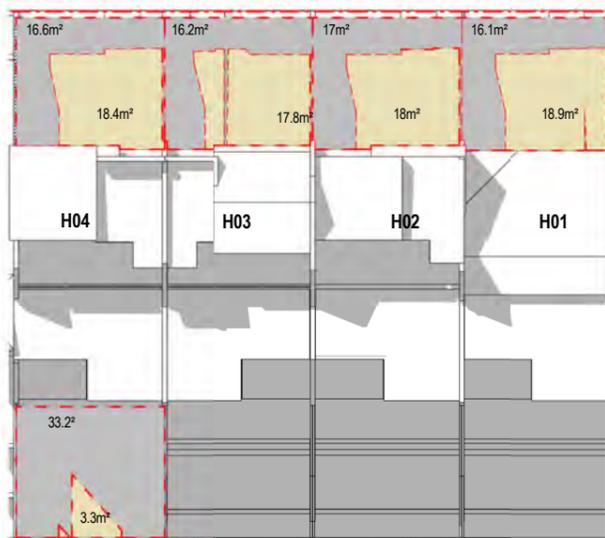
**1 SHADOW DIAGRAM 9:00AM MID WINTER H01 - H04**  
1 : 150



**2 SHADOW DIAGRAM 10:00AM MID WINTER H01 - H04**  
1 : 150



**3 SHADOW DIAGRAM 11:00AM MID WINTER H01 - H04**  
1 : 150



**4 SHADOW DIAGRAM 12:00PM MID WINTER H01 - H04**  
1 : 150



**5 SHADOW DIAGRAM 1:00PM MID WINTER H01 - H04**  
1 : 150



**6 SHADOW DIAGRAM 2:00PM MID WINTER H01 - H04**  
1 : 150



**7 SHADOW DIAGRAM 3:00PM MID WINTER H01 - H04**  
1 : 150

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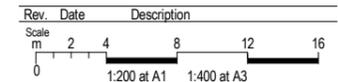
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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
D	17.07.20	GENERAL AMENDMENTS
C	07.02.20	GENERAL AMENDMENTS
B	19.08.19	GENERAL AMENDMENTS
A	09.08.19	GENERAL AMENDMENTS



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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SHADOW DIAGRAM 9AM TO 3PM - H01 - H04**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 610	E
Drawn by PY	Checked by RJ	Approved by JY
		Date AUG 2019



**1 SHADOW DIAGRAM 9:00AM MID WINTER H05 - H09**

1 : 150



**2 SHADOW DIAGRAM 10:00AM MID WINTER H05 - H09**

1 : 150



**3 SHADOW DIAGRAM 11:00AM MID WINTER H05 - H09**

1 : 150



**4 SHADOW DIAGRAM 12:00PM MID WINTER H05 - H09**

1 : 150



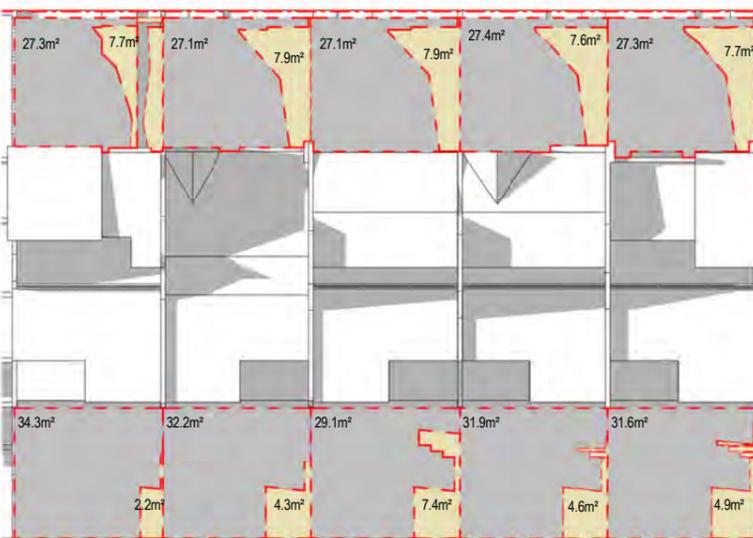
**5 SHADOW DIAGRAM 1:00PM MID WINTER H05 - H09**

1 : 150



**6 SHADOW DIAGRAM 2:00PM MID WINTER H05 - H09**

1 : 150



**7 SHADOW DIAGRAM 3:00PM MID WINTER H05 - H09**

1 : 150

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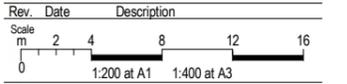
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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
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C	07.02.20	GENERAL AMENDMENTS
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A	09.08.19	GENERAL AMENDMENTS



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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
Drawing Title  
**SHADOW DIAGRAM 9AM TO 3PM - H05 - H09**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.	
J15284	DA 611	E	
Drawn by	Checked by	Approved by	Date
PY	RJ	JY	AUG 2019

REFERENCES  
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SHADOW DIAGRAM LEGEND

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

E	20.09.21	GENERAL AMENDMENTS
D	17.07.20	GENERAL AMENDMENTS
C	07.02.20	GENERAL AMENDMENTS
B	19.08.19	GENERAL AMENDMENTS
A	09.08.19	GENERAL AMENDMENTS

Rev.	Date	Description
Scale	0 2 4 8 12 16	
m	1:200 at A1 1:400 at A3	

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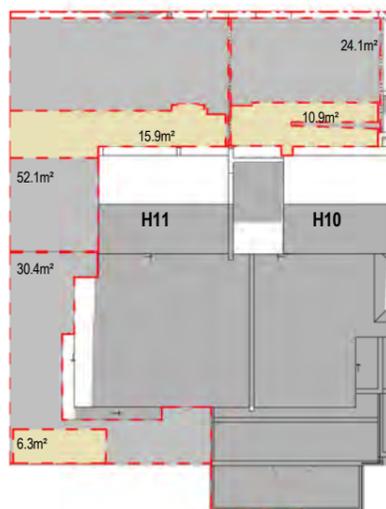
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Project  
**MULTI DWELLING DEVELOPMENT**

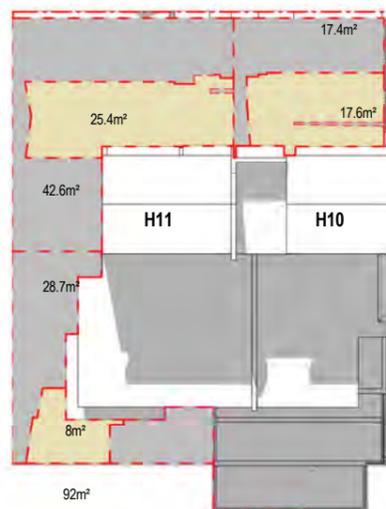
298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 9AM TO 3PM - H10 - H11**

DA SUBMISSION

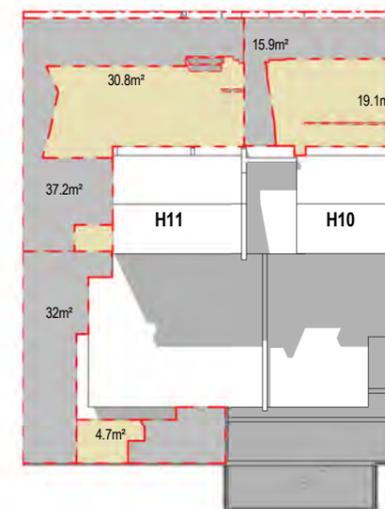
Job no.	Drawing no.	Rev.
J15284	DA 612	E
Drawn by	Checked by	Approved by
PY	RJ	JY
Date	AUG 2019	



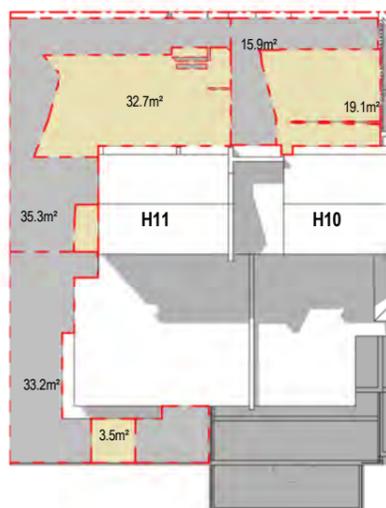
**1** SHADOW DIAGRAM 9:00AM MID WINTER H10 - H11  
 1 : 150



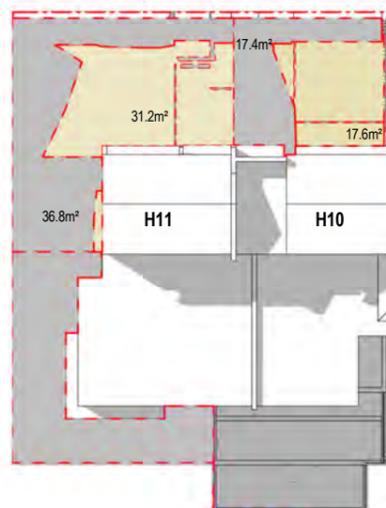
**2** SHADOW DIAGRAM 10:00AM MID WINTER H10 - H11  
 1 : 150



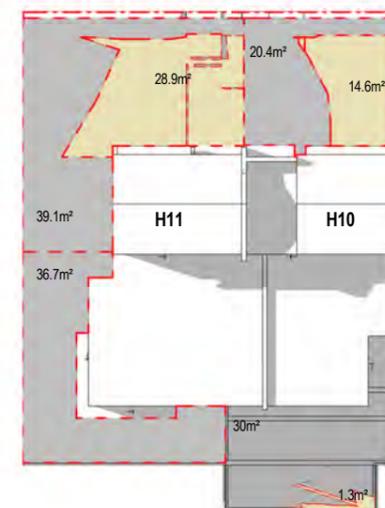
**3** SHADOW DIAGRAM 11:00AM MID WINTER H10 - H11  
 1 : 150



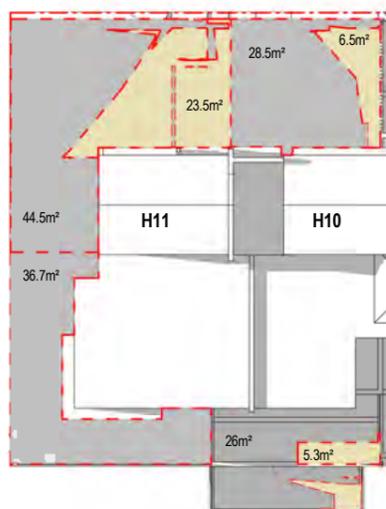
**4** SHADOW DIAGRAM 12:00PM MID WINTER H10 - H11  
 1 : 150



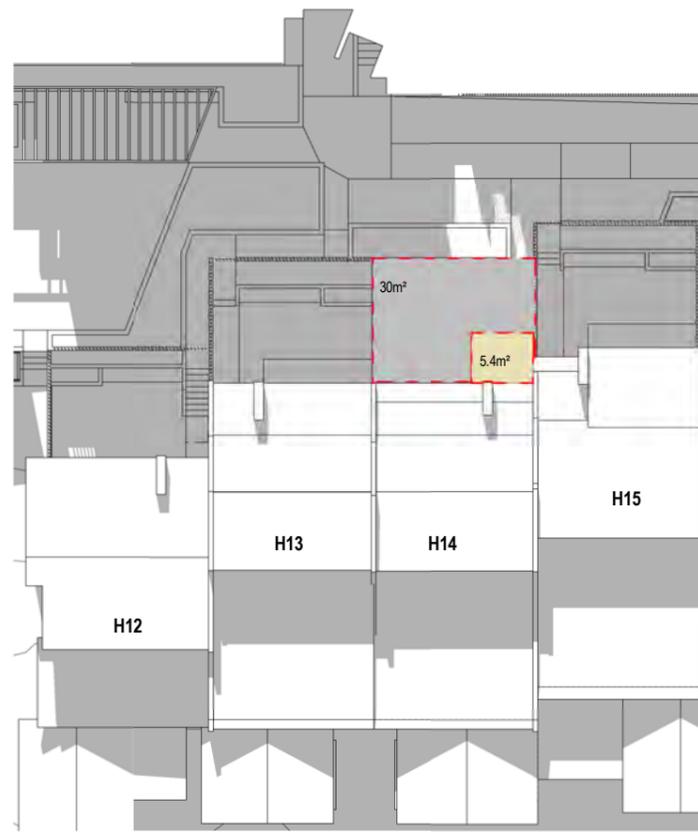
**5** SHADOW DIAGRAM 1:00PM MID WINTER H10 - H11  
 1 : 150



**6** SHADOW DIAGRAM 2:00PM MID WINTER H10 - H11  
 1 : 150



**7** SHADOW DIAGRAM 3:00PM MID WINTER H10 - H11  
 1 : 150



**1** SHADOW DIAGRAM 9:00AM MID WINTER H12 - H15  
1 : 150

**2** SHADOW DIAGRAM 10:00AM MID WINTER H12 - H15  
1 : 150

**3** SHADOW DIAGRAM 11:00AM MID WINTER H12 - H15  
1 : 150

**4** SHADOW DIAGRAM 12:00PM MID WINTER H12 - H15  
1 : 150



**5** SHADOW DIAGRAM 1:00PM MID WINTER H12 - H15  
1 : 150

**6** SHADOW DIAGRAM 2:00PM MID WINTER H12 - H15  
1 : 150

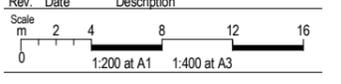
**7** SHADOW DIAGRAM 3:00PM MID WINTER H12 - H15  
1 : 150

**REFERENCES**  
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Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
D	17.07.20	GENERAL AMENDMENTS
C	07.02.20	GENERAL AMENDMENTS
B	19.08.19	GENERAL AMENDMENTS
A	09.08.19	GENERAL AMENDMENTS



**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
Drawing Title  
**SHADOW DIAGRAM 9AM TO 3PM - H12 - H15**

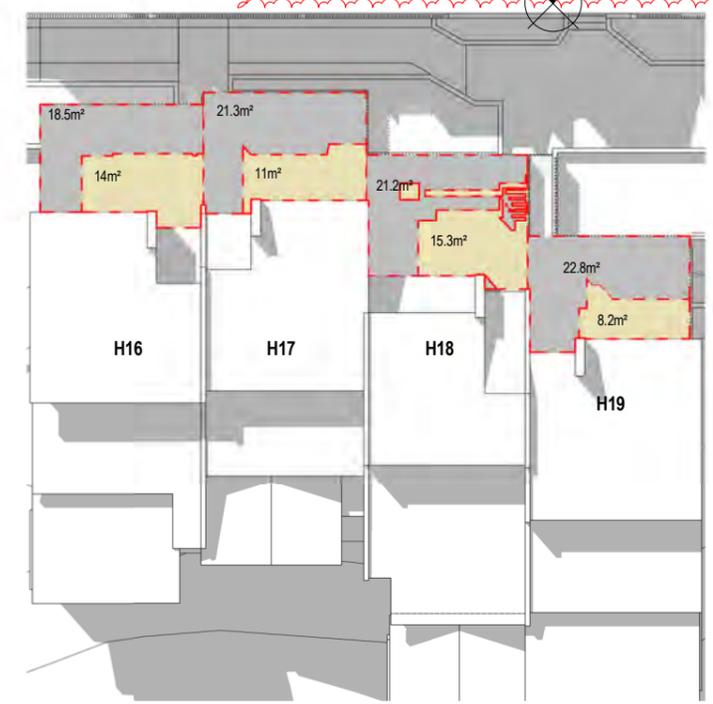
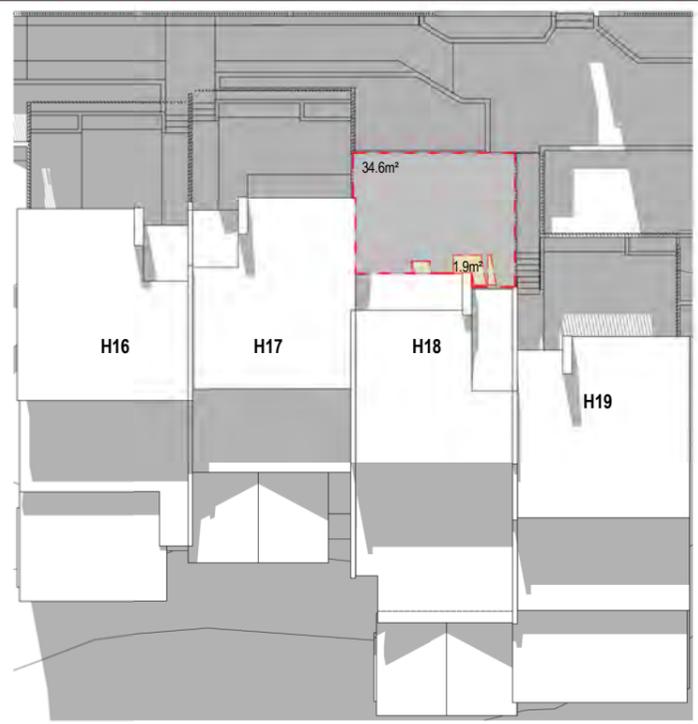
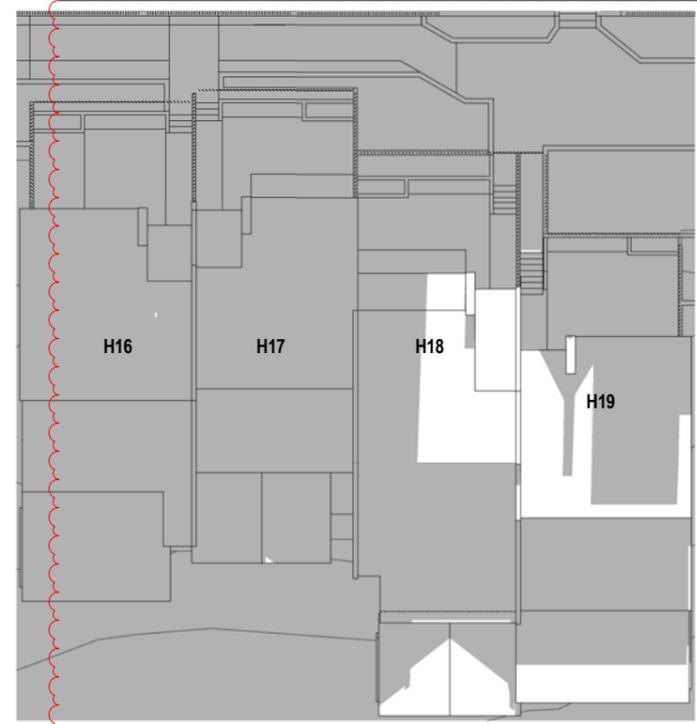
**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 613	E

Drawn by	Checked by	Approved by	Date
PY	RJ	JY	AUG 2019

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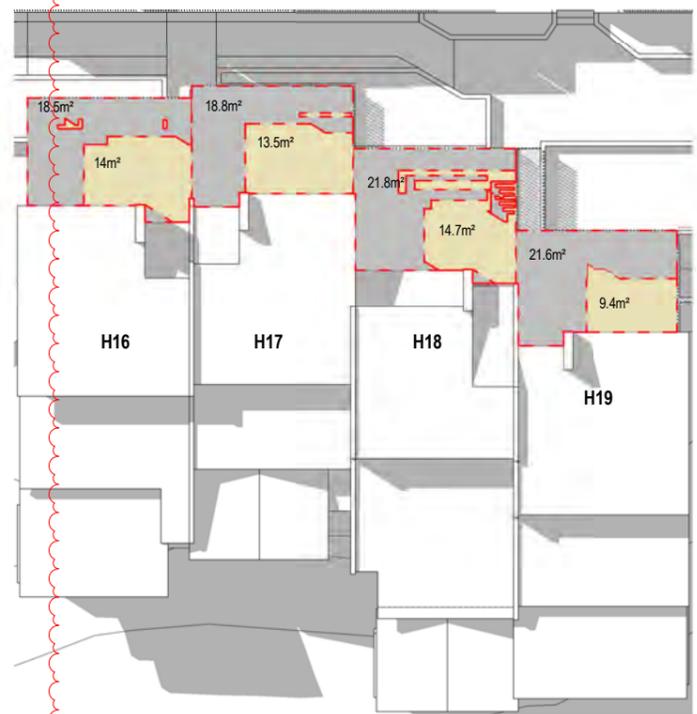
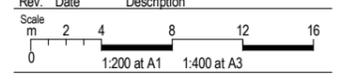
**1 SHADOW DIAGRAM 9:00AM MID WINTER H16 - H19**  
 1 : 150

**2 SHADOW DIAGRAM 10:00AM MID WINTER H16 - H19**  
 1 : 150

**3 SHADOW DIAGRAM 11:00AM MID WINTER H16 - H19**  
 1 : 150

**4 SHADOW DIAGRAM 12:00PM MID WINTER H16 - H19**  
 1 : 150

Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
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A	09.08.19	GENERAL AMENDMENTS



**5 SHADOW DIAGRAM 1:00PM MID WINTER H16 - H19**  
 1 : 150

**6 SHADOW DIAGRAM 2:00PM MID WINTER H16 - H19**  
 1 : 150

**7 SHADOW DIAGRAM 3:00PM MID WINTER H16 - H19**  
 1 : 150

**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

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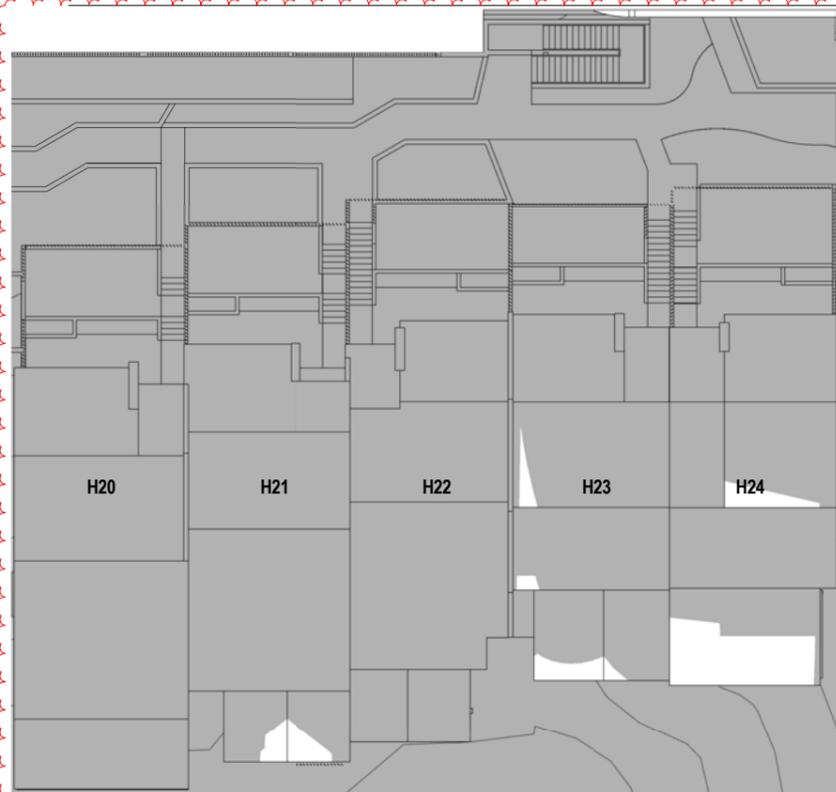
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**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 9AM TO 3PM - H16 - H19**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 614	E
Drawn by PY	Checked by RJ	Approved by JY
Date AUG 2019		



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**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

**1 SHADOW DIAGRAM 9:00AM MID WINTER H22 - H24**  
 1 : 150

**2 SHADOW DIAGRAM 10:00AM MID WINTER H22 - H24**  
 1 : 150

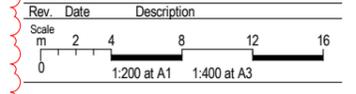
**3 SHADOW DIAGRAM 11:00AM MID WINTER H22 - H24**  
 1 : 150



**4 SHADOW DIAGRAM 12:00PM MID WINTER H22 - H24**  
 1 : 150

**5 SHADOW DIAGRAM 1:00PM MID WINTER H22 - H24**  
 1 : 150

Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
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298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 9AM TO 1PM - H20 - H24**

**DA SUBMISSION**

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J15284	DA 615	E	
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**1 SHADOW DIAGRAM 2:00PM MID WINTER H20 - H24**  
 1 : 150



**2 SHADOW DIAGRAM 3:00PM MID WINTER H20 - H24**  
 1 : 150

**SHADOW DIAGRAM LEGEND**

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- OUTLINE OF AREA IN SUNLIGHT

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

SCALE AS INDICATED

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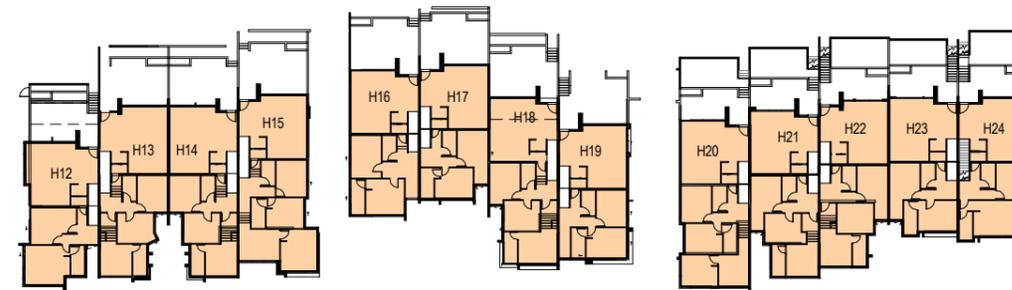
298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SHADOW DIAGRAM 2PM TO 3PM - H20 - H24**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 615.1	A
Drawn by PY	Checked by RJ	Approved by JY
		Date AUG 2019



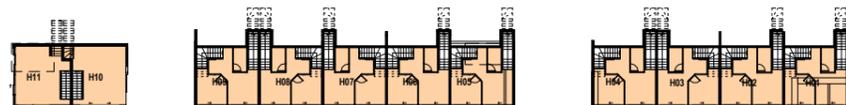
**3 LEVEL 1 FLOOR PLAN (FRONT)**



**4 ENTRY & LOWER FLOOR PLAN (REAR)**



**2 GROUND FLOOR PLAN (FRONT)**



**1 LOWER GROUND FLOOR PLAN (FRONT)**

**GFA CALCULATION (BUILDING)**

UPPER AND LOWER GROUND FLOOR (REAR)	1206.1m <sup>2</sup>
LOWER GROUND FLOOR (FRONT)	349.5 m <sup>2</sup>
GROUND FLOOR (FRONT)	571.7m <sup>2</sup>
LEVEL 1 (FRONT)	139.0 m <sup>2</sup>
<b>TOTAL</b>	<b>2266.3 m<sup>2</sup></b>

**AREA CALCULATIONS - FLOOR SPACE RATIO (SEPP)**

ZONE	R2 LOW DENSITY RESIDENTIAL
SITE AREA	6878m <sup>2</sup>
PROPOSED DEVELOPMENT GFA (BUILDING)	2266.3m <sup>2</sup>
PROPOSED DEVELOPMENT GFA (PARKING)	103.68m <sup>2</sup> (8 SPACES)
PROPOSED TOTAL GFA	2369.98m <sup>2</sup>
PROPOSED DEVELOPMENT FSR	0.345 : 1

**AREA CALCULATIONS - FLOOR SPACE RATIO (DCP)**

ZONE	R2 LOW DENSITY RESIDENTIAL
SITE AREA	6878m <sup>2</sup>
PROPOSED DEVELOPMENT GFA (BUILDING)	2266.3m <sup>2</sup>
PROPOSED DEVELOPMENT GFA (PARKING)	25.92m <sup>2</sup> (2 SPACES)
PROPOSED TOTAL GFA	2292.22m <sup>2</sup>
PROPOSED DEVELOPMENT FSR	0.333 : 1

**DWELLINGS SCHEDULE**

DWELLING TYPE	COUNT	PROPOSED
2 BED	08	08 (3 ADAPTABLE)
3 BED	15	15 (6 ADAPTABLE)
4 BED	01	01
<b>TOTAL</b>	<b>24</b>	<b>24 (9 ADAPTABLE)</b>

**REFERENCES**  
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C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**GFA CALCULATION**

**DA SUBMISSION**

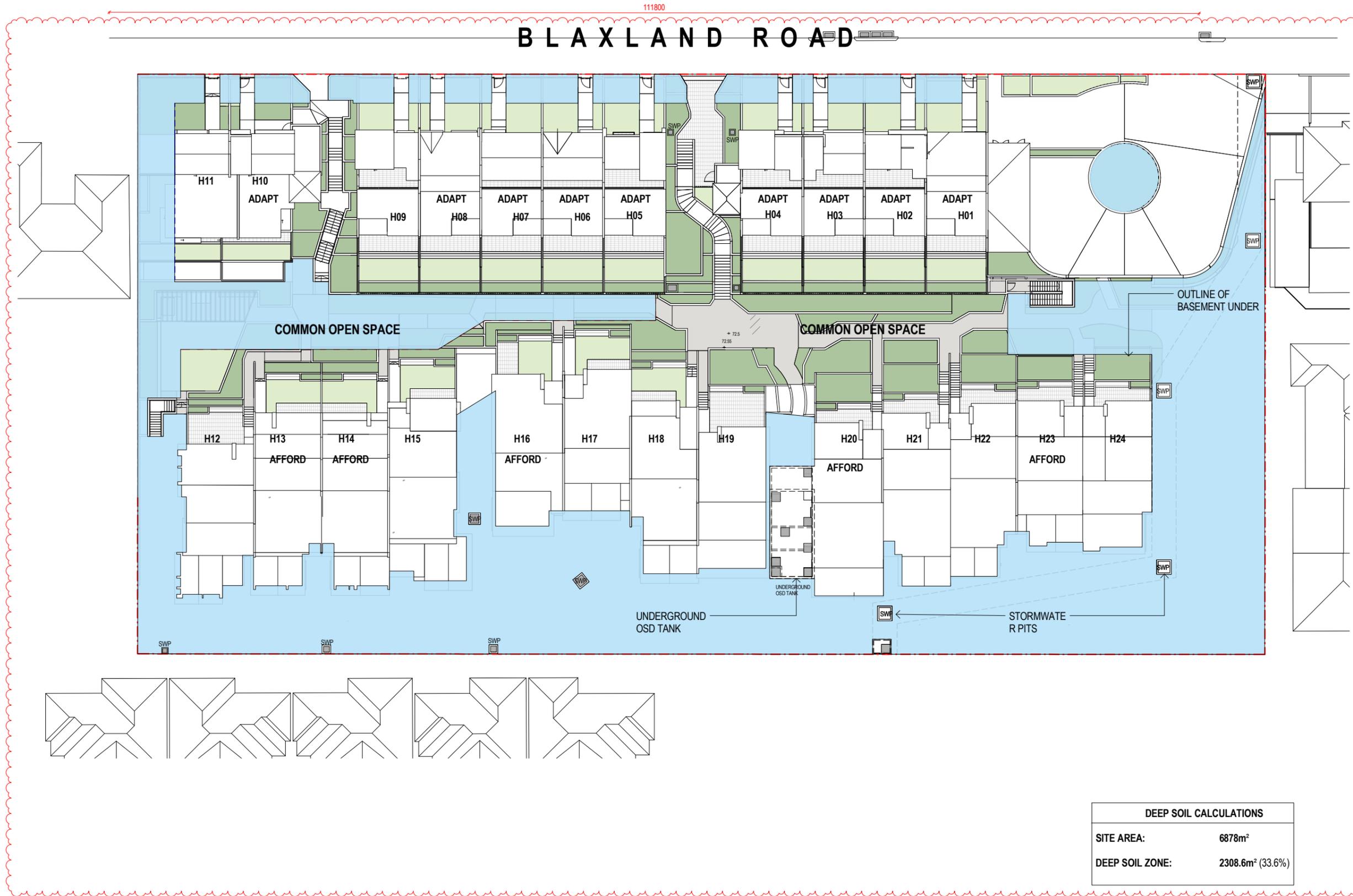
Job no.	Drawing no.	Rev.
J15284	DA 700.1	L

Drawn by	Checked by	Approved by	Date
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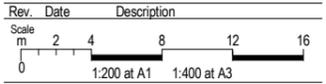
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**LEGEND**  
 DEEP SOIL ZONE

Rev.	Date	Description
J	20.09.21	GENERAL AMENDMENTS
I	17.07.20	GENERAL AMENDMENTS
H	22.08.19	GENERAL AMENDMENTS
G	09.08.19	GENERAL AMENDMENTS
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A	21.10.16	ISSUE FOR DA



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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DEEP SOIL CALCULATIONS**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 701	J	
Drawn by PY	Checked by JY	Approved by JY	Date AUG 2019

DEEP SOIL CALCULATIONS	
SITE AREA:	6878m <sup>2</sup>
DEEP SOIL ZONE:	2308.6m <sup>2</sup> (33.6%)



**1 COURTYARD CALCULATIONS**



**2 SITE COVERAGE CALCULATIONS**

**COURTYARD CALCULATION**

Dwelling Number	Dwelling Type	Courtyard Area
H01	2 Bed	71.5m <sup>2</sup>
H02	3 Bed	71.5m <sup>2</sup>
H03	3 Bed	71.5m <sup>2</sup>
H04	3 Bed	71.5m <sup>2</sup>
H05	3 Bed	71.5m <sup>2</sup>
H06	3 Bed	71.5m <sup>2</sup>
H07	3 Bed	71.5m <sup>2</sup>
H08	2 Bed	71.5m <sup>2</sup>
H09	3 Bed	71.5m <sup>2</sup>
H10	2 Bed	66.3m <sup>2</sup>
H11	4 Bed	104.7m <sup>2</sup>
H12	2 Bed	32.5m <sup>2</sup>
H13	3 Bed	35.4m <sup>2</sup>
H14	3 Bed	35.4m <sup>2</sup>
H15	3 Bed	36.1m <sup>2</sup>
H16	2 Bed	32.5m <sup>2</sup>
H17	2 Bed	32.3m <sup>2</sup>
H18	3 Bed	36.5m <sup>2</sup>
H19	2 Bed	31m <sup>2</sup>
H20	3 Bed	37.2m <sup>2</sup>
H21	3 Bed	37.4m <sup>2</sup>
H22	3 Bed	37.4m <sup>2</sup>
H23	3 Bed	37.4m <sup>2</sup>
H24	2 Bed	39.4m <sup>2</sup>

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**LEGEND**

- PRIVATE OPEN SPACE
- DWELLINGS / DRIVEWAY COVERAGE

Rev.	Date	Description
M	20.09.21	GENERAL AMENDMENTS
L	17.07.20	GENERAL AMENDMENTS
K	07.02.20	GENERAL AMENDMENTS
J	22.08.19	GENERAL AMENDMENTS
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D	28.08.18	GENERAL AMENDMENTS
C	27.07.18	GENERAL AMENDMENTS
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A	21.10.16	ISSUE FOR DA

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**SITE COVERAGE**

The LEP definition of site coverage means - the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.
- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

**SITE AREA:** 6878m<sup>2</sup>

**SITE COVERAGE:** 2551.64m<sup>2</sup> (36.6%)

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**COURTYARD & SITE COVERAGE CALCULATION**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 702	M

Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

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**1 SUN ANGLE VIEW 21 JUNE 9:00AM**

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J	20.09.21	GENERAL AMENDMENTS
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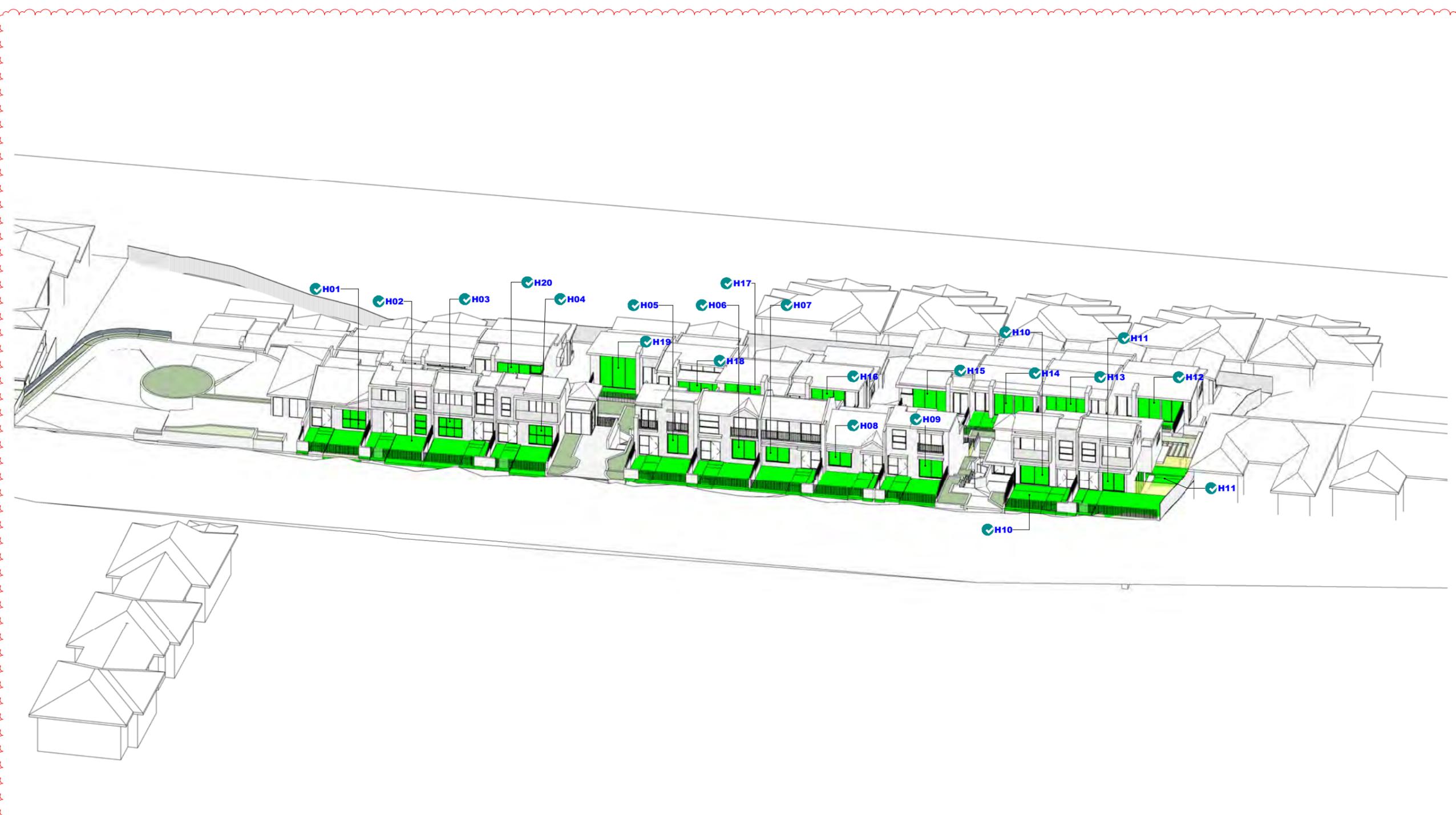
Project  
**MULTI DWELLING DEVELOPMENT**  
 298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 9AM**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 711	J
Drawn by PY	Checked by JY	Approved by JY
		Date AUG 2019

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A	21.10.16	ISSUE FOR DA

Rev.	Date	Description

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Project  
**MULTI DWELLING DEVELOPMENT**

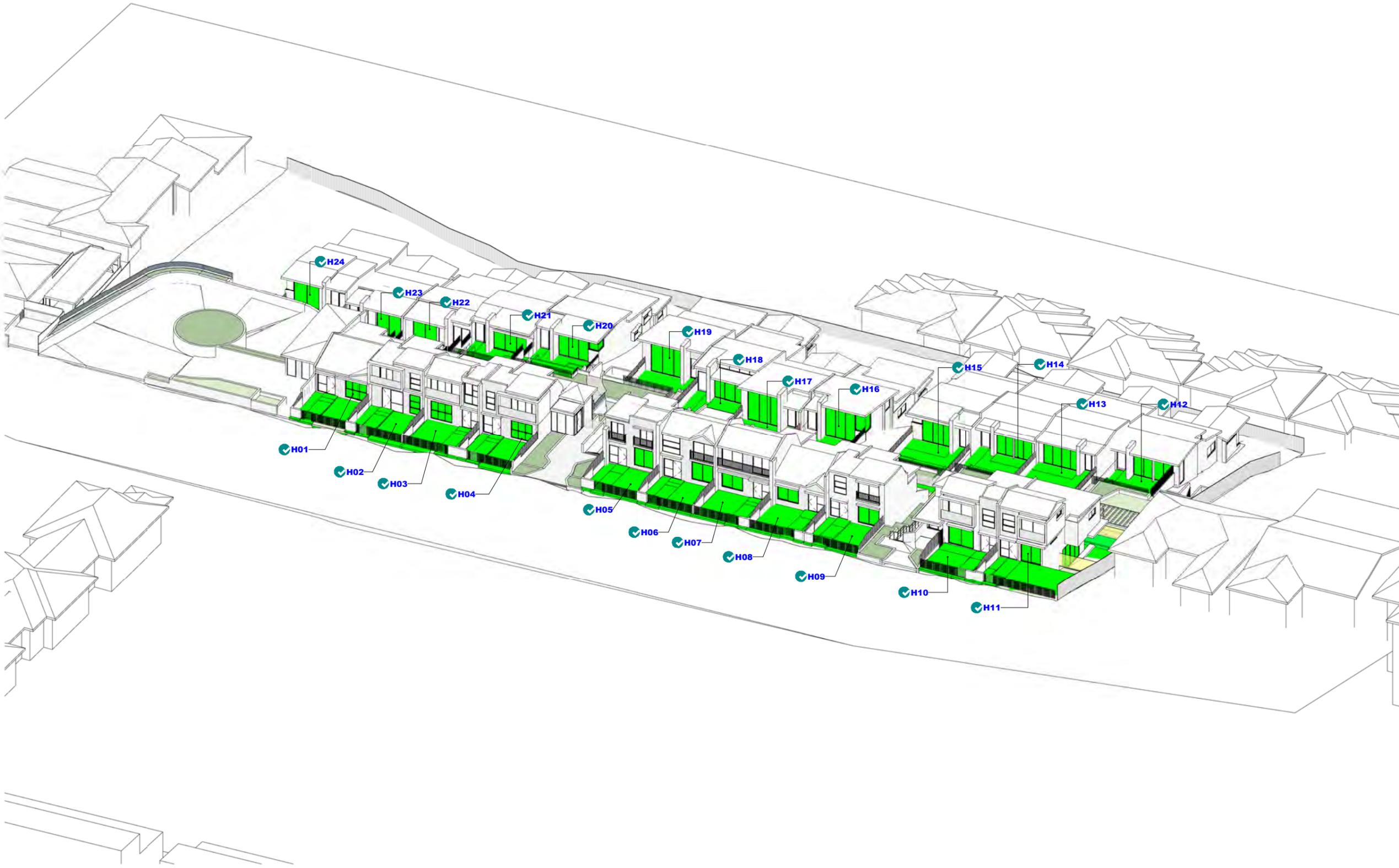
298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 10AM**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 712	J	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

**1 SUN ANGLE VIEW 21 JUNE 10:00AM**

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20.09.21		GENERAL AMENDMENTS
17.07.20		GENERAL AMENDMENTS
07.02.20		GENERAL AMENDMENTS
09.08.19		GENERAL AMENDMENTS
22.07.19		GENERAL AMENDMENTS
21.06.19		GENERAL AMENDMENTS
28.08.18		GENERAL AMENDMENTS
27.07.18		GENERAL AMENDMENTS
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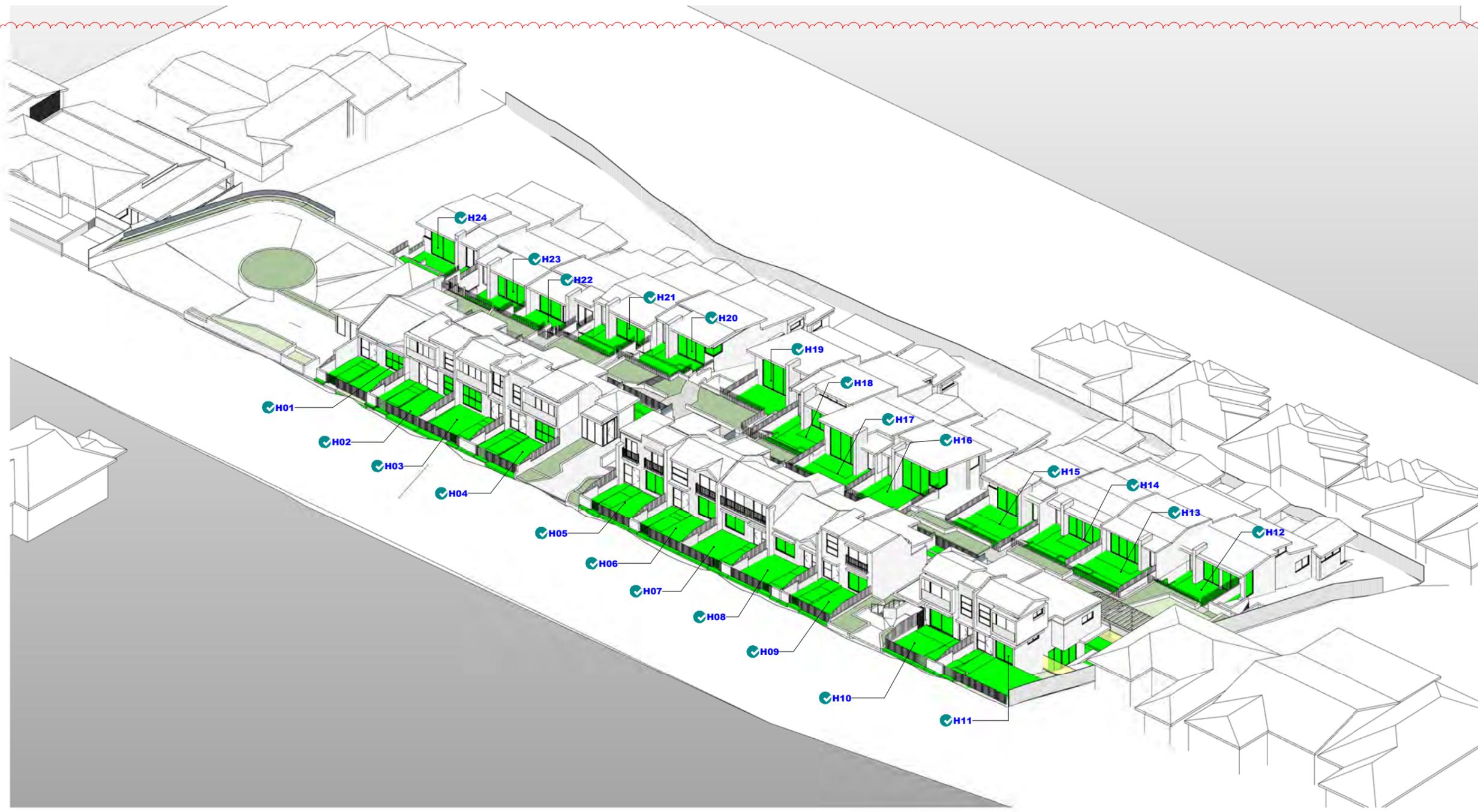
Project  
**MULTI DWELLING DEVELOPMENT**  
 298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 11AM**

**1 SUN ANGLE VIEW 21 JUNE 11:00AM**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 713	J	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

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1 SUN ANGLE VIEW 21 JUNE 12:00PM

20.09.21	GENERAL AMENDMENTS
17.07.20	GENERAL AMENDMENTS
07.02.20	GENERAL AMENDMENTS
09.08.19	GENERAL AMENDMENTS
22.07.19	GENERAL AMENDMENTS
21.06.19	GENERAL AMENDMENTS
28.08.18	GENERAL AMENDMENTS
27.07.18	GENERAL AMENDMENTS
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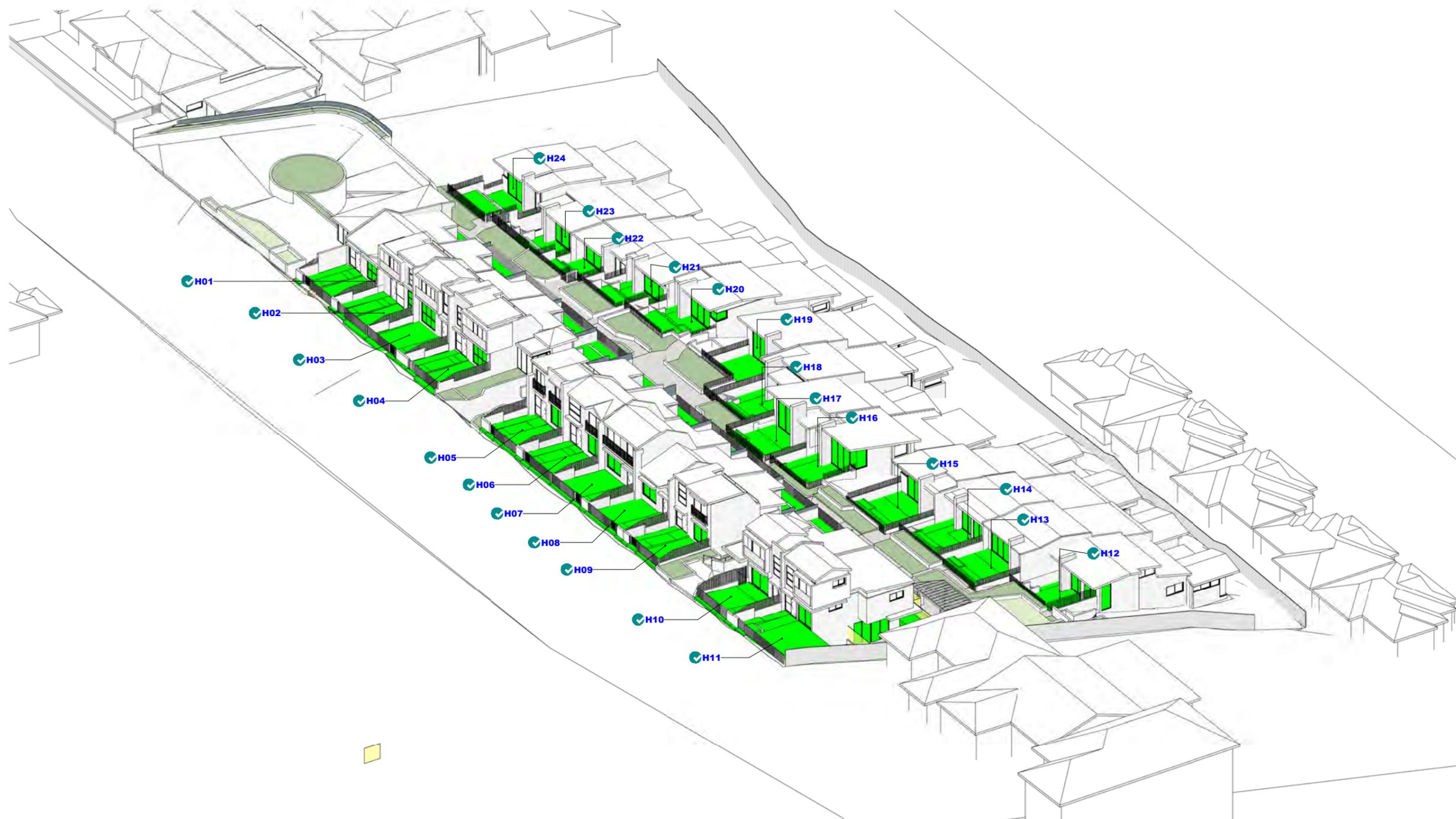
298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 12PM**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 714	J	
Drawn by	Checked by	Approved by	Date
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**1** SUN ANGLE VIEW JUNE 1:00PM

Rev.	Date	Description
20.09.21		GENERAL AMENDMENTS
17.07.20		GENERAL AMENDMENTS
07.02.20		GENERAL AMENDMENTS
09.08.19		GENERAL AMENDMENTS
22.07.19		GENERAL AMENDMENTS
21.06.19		GENERAL AMENDMENTS
28.08.18		GENERAL AMENDMENTS
27.07.18		GENERAL AMENDMENTS
20.10.17		ISSUE FOR DA
21.10.16		ISSUE FOR DA

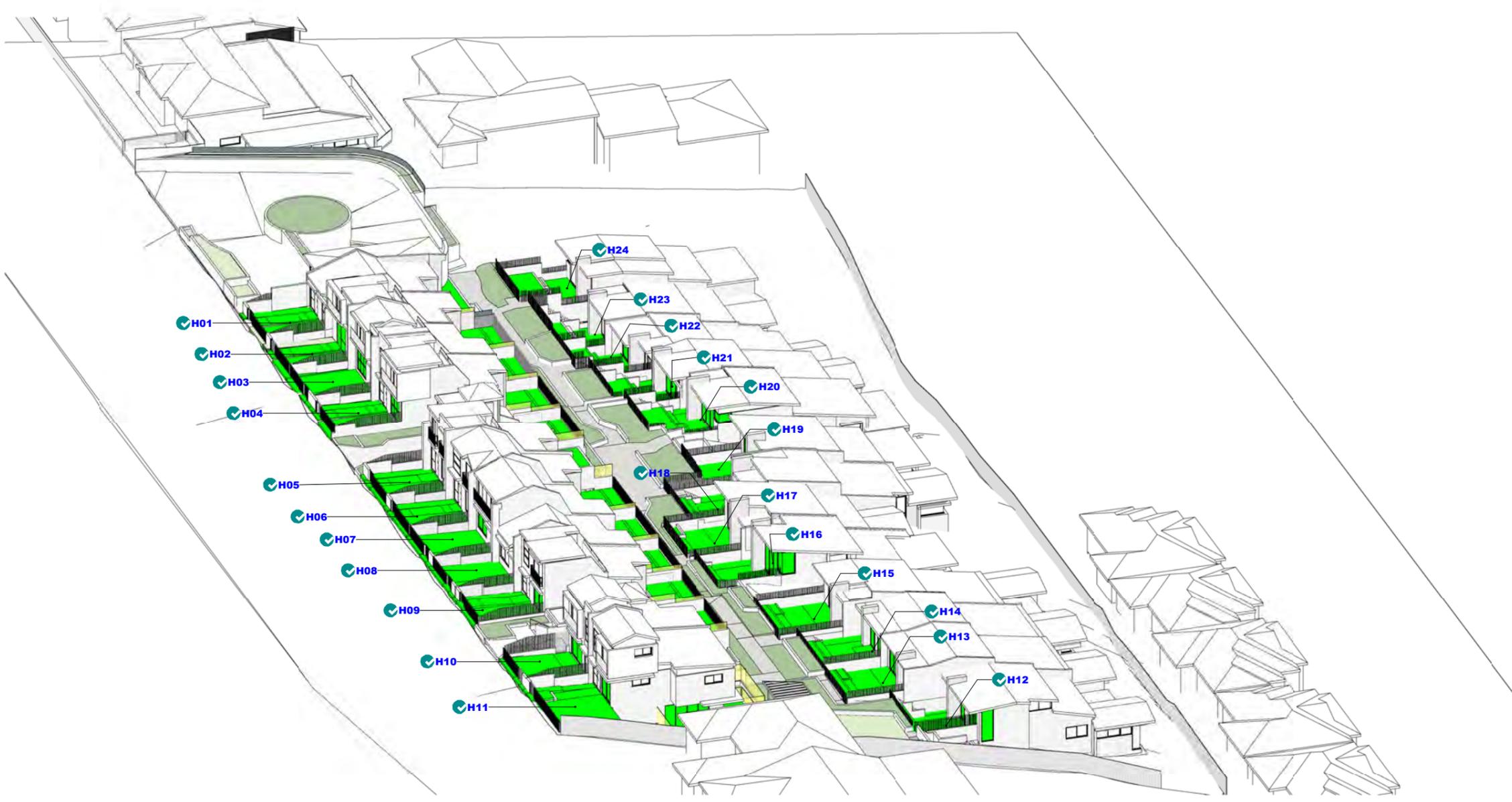
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**MULTI DWELLING DEVELOPMENT**  
 298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 1PM**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 715	J	
Drawn by	Checked by	Approved by	Date
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**1** SUN ANGLE VIEW 21 JUNE 2:00PM

Rev.	Date	Description
U	20.09.21	GENERAL AMENDMENTS
J	17.07.20	GENERAL AMENDMENTS
H	07.02.20	GENERAL AMENDMENTS
G	09.08.19	GENERAL AMENDMENTS
F	22.07.19	GENERAL AMENDMENTS
E	21.06.19	GENERAL AMENDMENTS
D	28.08.18	GENERAL AMENDMENTS
C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

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**MULTI DWELLING DEVELOPMENT**

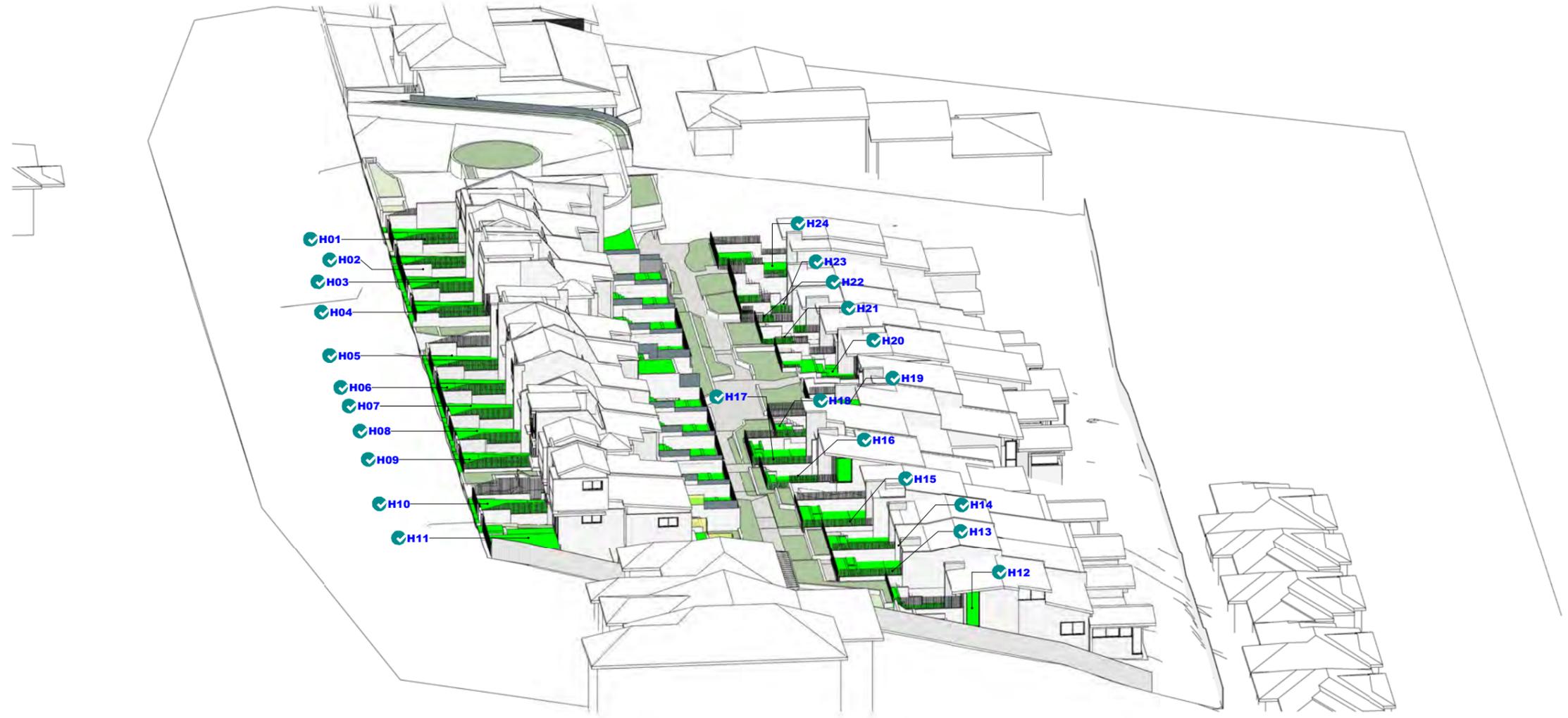
298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 2PM**

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 716	J	
Drawn by PY	Checked by JY	Approved by JY	Date AUG 2019

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**1 SUN ANGLE VIEW 21 JUNE 3:00PM**

Rev.	Date	Description
L	20.09.21	GENERAL AMENDMENTS
M	17.07.20	GENERAL AMENDMENTS
N	07.02.20	GENERAL AMENDMENTS
O	09.08.19	GENERAL AMENDMENTS
P	22.07.19	GENERAL AMENDMENTS
Q	21.06.19	GENERAL AMENDMENTS
R	28.08.18	GENERAL AMENDMENTS
S	27.07.18	GENERAL AMENDMENTS
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**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**SOLAR ANGLE VIEW 21 JUNE 3PM**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15284	DA 717	J
Drawn by PY	Checked by JY	Approved by JY
		Date AUG 2019

# SOLAR SCHEDULE (BASED ON DCP)

		9am	10am	11am	12pm	1pm	2pm	3pm	Receives min 2hrs solar access to both living and courtyard
H01	LIVING								H01
	COURTYARD - F								
	COURTYARD - R								
H02	LIVING								H02
	COURTYARD - F								
	COURTYARD - R								
H03	LIVING								H03
	COURTYARD - F								
	COURTYARD - R								
H04	LIVING								H04
	COURTYARD - F								
	COURTYARD - R								
H05	LIVING								H05
	COURTYARD - F								
	COURTYARD - R								
H06	LIVING								H06
	COURTYARD - F								
	COURTYARD - R								
H07	LIVING								H07
	COURTYARD - F								
	COURTYARD - R								
H08	LIVING								H08
	COURTYARD - F								
	COURTYARD - R								
H09	LIVING								H09
	COURTYARD - F								
	COURTYARD - R								
H10	LIVING								H10
	COURTYARD - F								
	COURTYARD - R								
H11	LIVING								H11
	COURTYARD - F								
	COURTYARD - S								
	COURTYARD - R								
H12	LIVING								H12
	COURTYARD - F								
H13	LIVING								H13
	COURTYARD - F								
H14	LIVING								H14
	COURTYARD - F								
H15	LIVING								H15
	COURTYARD - F								
H16	LIVING								H16
	COURTYARD - F								
H17	LIVING								H17
	COURTYARD - F								
H18	LIVING								H18
	COURTYARD - F								
H19	LIVING								H19
	COURTYARD - F								
H20	LIVING								H20
	COURTYARD - F								
H21	LIVING								H21
	COURTYARD - F								
H22	LIVING								H22
	COURTYARD - F								
H23	LIVING								H23
	COURTYARD - F								
H24	LIVING								H24
	COURTYARD - F								

# SOLAR SCHEDULE (BASED ON SEPP)

		9am	10am	11am	12pm	1pm	2pm	3pm	Receives min 3hrs solar access to both living and courtyard
H01	LIVING								H01
	COURTYARD - F								
	COURTYARD - R								
H02	LIVING								H02
	COURTYARD - F								
	COURTYARD - R								
H03	LIVING								H03
	COURTYARD - F								
	COURTYARD - R								
H04	LIVING								H04
	COURTYARD - F								
	COURTYARD - R								
H05	LIVING								H05
	COURTYARD - F								
	COURTYARD - R								
H06	LIVING								H06
	COURTYARD - F								
	COURTYARD - R								
H07	LIVING								H07
	COURTYARD - F								
	COURTYARD - R								
H08	LIVING								H08
	COURTYARD - F								
	COURTYARD - R								
H09	LIVING								H09
	COURTYARD - F								
	COURTYARD - R								
H10	LIVING								H10
	COURTYARD - F								
	COURTYARD - R								
H11	LIVING								H11
	COURTYARD - F								
	COURTYARD - S								
	COURTYARD - R								
H12	LIVING								H12
	COURTYARD - F								
H13	LIVING								H13
	COURTYARD - F								
H14	LIVING								H14
	COURTYARD - F								
H15	LIVING								H15
	COURTYARD - F								
H16	LIVING								H16
	COURTYARD - F								
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H18	LIVING								H18
	COURTYARD - F								
H19	LIVING								H19
	COURTYARD - F								
H20	LIVING								H20
	COURTYARD - F								
H21	LIVING								H21
	COURTYARD - F								
H22	LIVING								H22
	COURTYARD - F								
H23	LIVING								H23
	COURTYARD - F								
H24	LIVING								H24
	COURTYARD - F								

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## SOLAR ACCESS LEGEND

TOTAL NUMBER OF DWELLINGS	TARGET COMPLIANCE REQUIRED	OVER 2HOURS SOLAR ACCESS TO 50% OF PRIVATE OPEN SPACE ON JUNE 21st BETWEEN 9am - 3pm
24 DWELLINGS	<b>BASED ON DCP</b>	10 DWELLINGS (41.7%)

## SOLAR ACCESS LEGEND

TOTAL NUMBER OF DWELLINGS	TARGET COMPLIANCE REQUIRED	OVER 3HOURS SOLAR ACCESS TO PRIVATE OPEN SPACE ON JUNE 21st BETWEEN 9am - 3pm
24 DWELLINGS	<b>BASED ON SEPP</b>	22 DWELLINGS (91.7%)

Rev.	Date	Description
J	20.09.21	GENERAL AMENDMENTS
I	17.07.20	GENERAL AMENDMENTS
H	07.02.20	GENERAL AMENDMENTS
G	09.08.19	GENERAL AMENDMENTS
F	22.07.19	GENERAL AMENDMENTS
E	21.06.19	GENERAL AMENDMENTS
D	28.08.18	GENERAL AMENDMENTS
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B	20.10.17	ISSUE FOR DA
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DIRECT SUN ACCESS SCHEDULE**

## DA SUBMISSION

Job no.	Drawing no.	Rev.
J15284	DA 718	J
Drawn by PY	Checked by JY	Approved by JY
Date AUG 2019		



MR - METAL ROOF (LIGHT GREY) OR SIMILAR



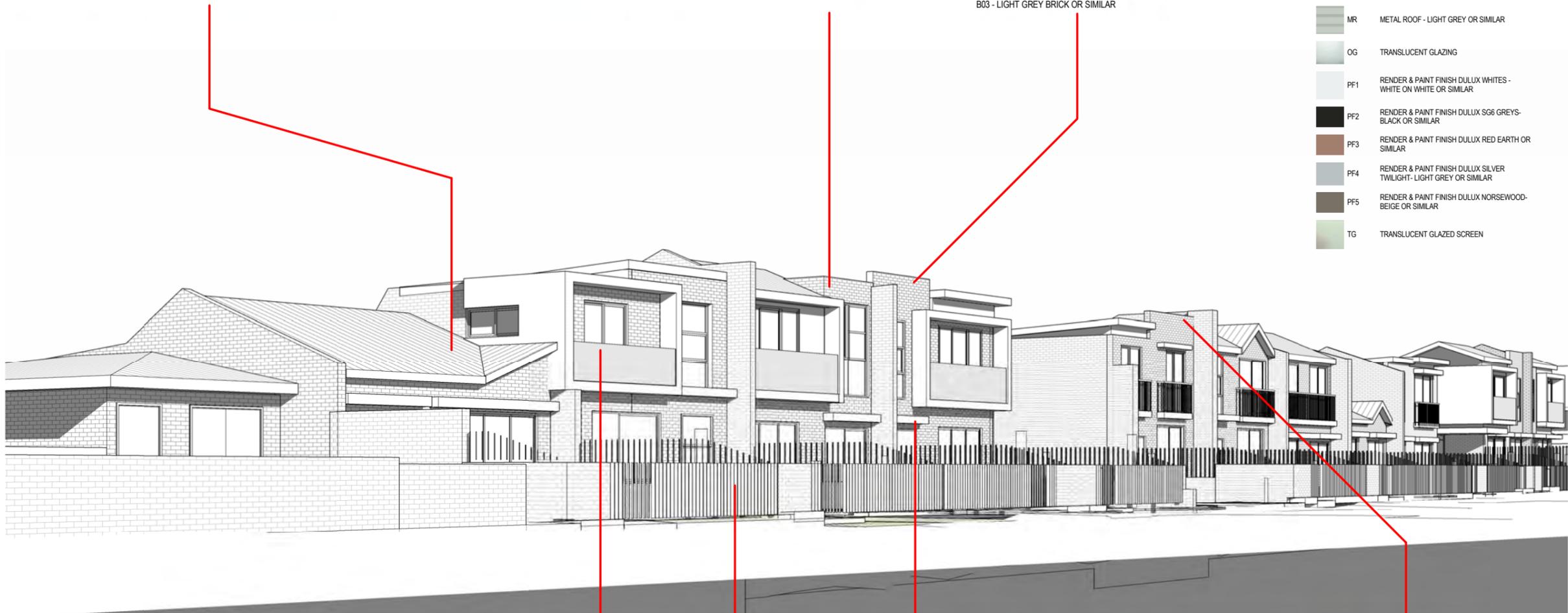
B02 - AUSTRAL BRICK - URBAN ONE PEPPER OR SIMILAR



B03 - LIGHT GREY BRICK OR SIMILAR

**FINISHES SCHEDULE MATERIAL LEGEND**

	AWD1	ALUMINIUM FRAME WINDOWS & DOORS - DARK GREY OR SIMILAR
	B1	RED BRICK OR SIMILAR
	B2	AUSTRAL BRICK - URBAN ONE PEPPER OR SIMILAR
	B3	LIGHT GREY BRICK OR SIMILAR
	CG	CLEAR GLASS
	LW1	LIGHTWEIGHT CLADDING 01 - LIGHT GREY OR SIMILAR
	MR	METAL ROOF - LIGHT GREY OR SIMILAR
	OG	TRANSLUCENT GLAZING
	PF1	RENDER & PAINT FINISH DULUX WHITES - WHITE ON WHITE OR SIMILAR
	PF2	RENDER & PAINT FINISH DULUX SG6 GREYS - BLACK OR SIMILAR
	PF3	RENDER & PAINT FINISH DULUX RED EARTH OR SIMILAR
	PF4	RENDER & PAINT FINISH DULUX SILVER TWILIGHT - LIGHT GREY OR SIMILAR
	PF5	RENDER & PAINT FINISH DULUX NORSEWOOD - BEIGE OR SIMILAR
	TG	TRANSLUCENT GLAZED SCREEN



**1 3D VIEW**



OG - OPAQUE GLAZED BALUSTRADE



MB - METAL BALUSTRADE



PF2 - AWNING ABOVE DOOR



B01 - RED BRICK OR SIMILAR

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C	27.07.18	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
Drawing Title  
**FINISHES SCHEDULE**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 730	H
Drawn by PY	Checked by JY	Approved by JY
Date AUG 2019		

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**LEGEND**

-  9.5m BUILDING HEIGHT BLANKET
-  5m BUILDING HEIGHT BLANKET
-  9.5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF
-  5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF

J	20.09.21	GENERAL AMENDMENTS
I	07.02.20	GENERAL AMENDMENTS
H	16.08.19	GENERAL AMENDMENTS
G	23.07.19	GENERAL AMENDMENTS
F	04.10.18	GENERAL AMENDMENTS
E	26.09.18	GENERAL AMENDMENTS
D	27.02.18	GENERAL AMENDMENTS
C	03.11.17	GENERAL AMENDMENTS
B	20.10.17	ISSUE FOR DA
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Rev. Date Description  
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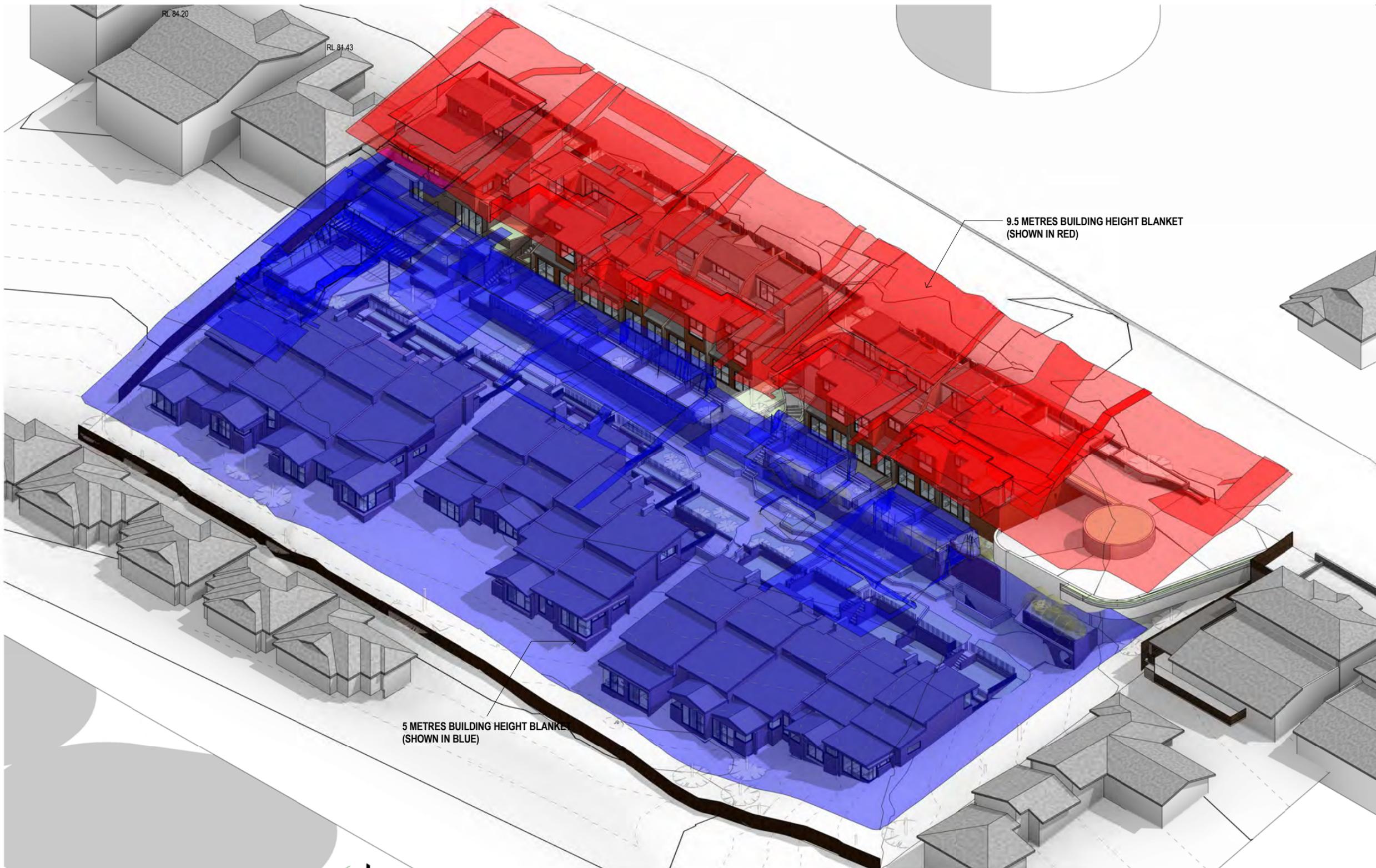
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**LEP BLANKET**

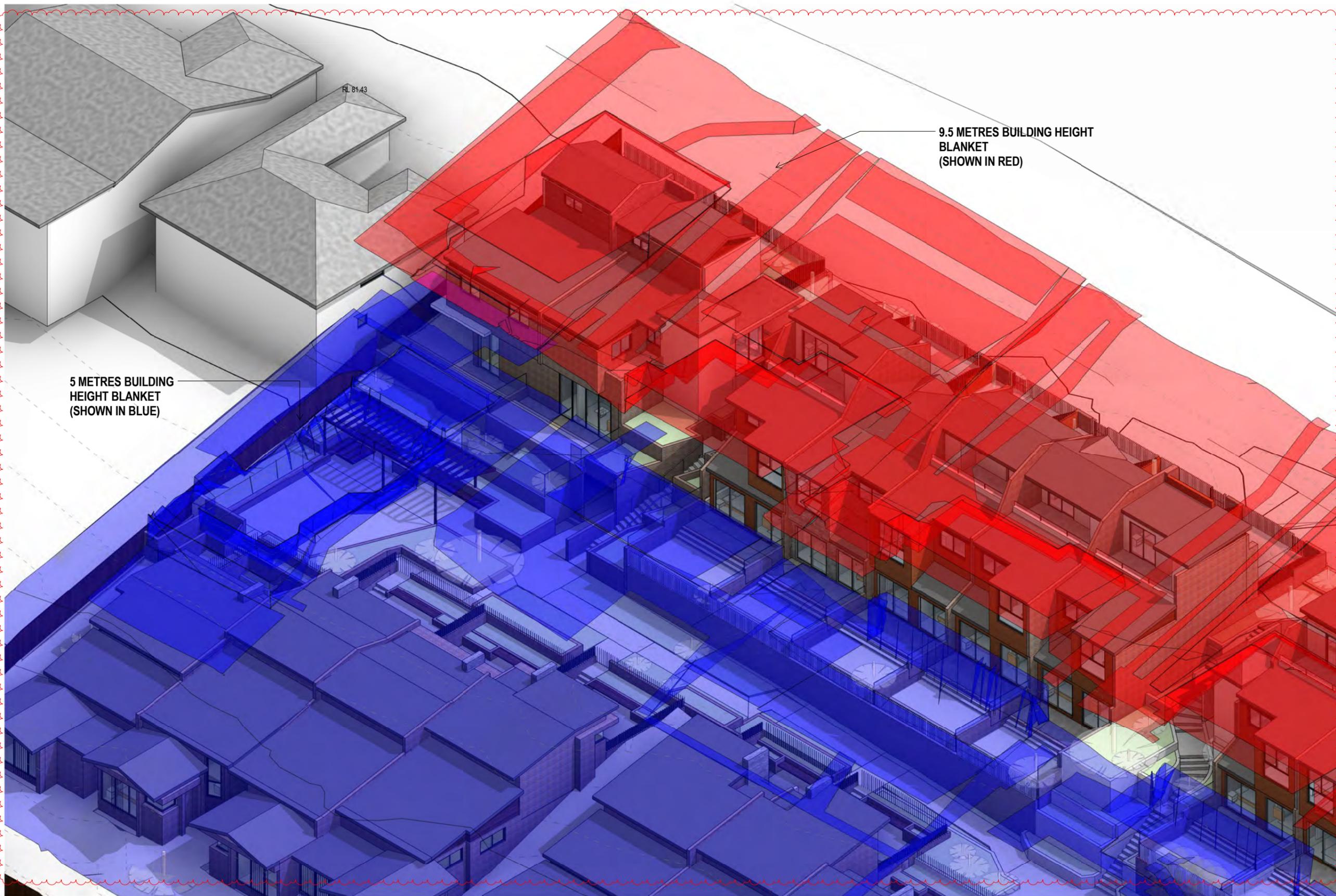
**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 731	J
Drawn by PY	Checked by JY	Approved by JY
		Date AUG 2019



RL 84.20

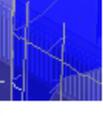
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-  9.5m BUILDING HEIGHT BLANKET
-  5m BUILDING HEIGHT BLANKET
-  9.5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF
-  5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF

F	20.09.21	GENERAL AMENDMENTS
E	09.08.19	GENERAL AMENDMENTS
D	22.07.19	GENERAL AMENDMENTS
C	21.06.19	GENERAL AMENDMENTS
B	28.08.18	GENERAL AMENDMENTS
A	27.07.18	GENERAL AMENDMENTS

Rev. Date Description

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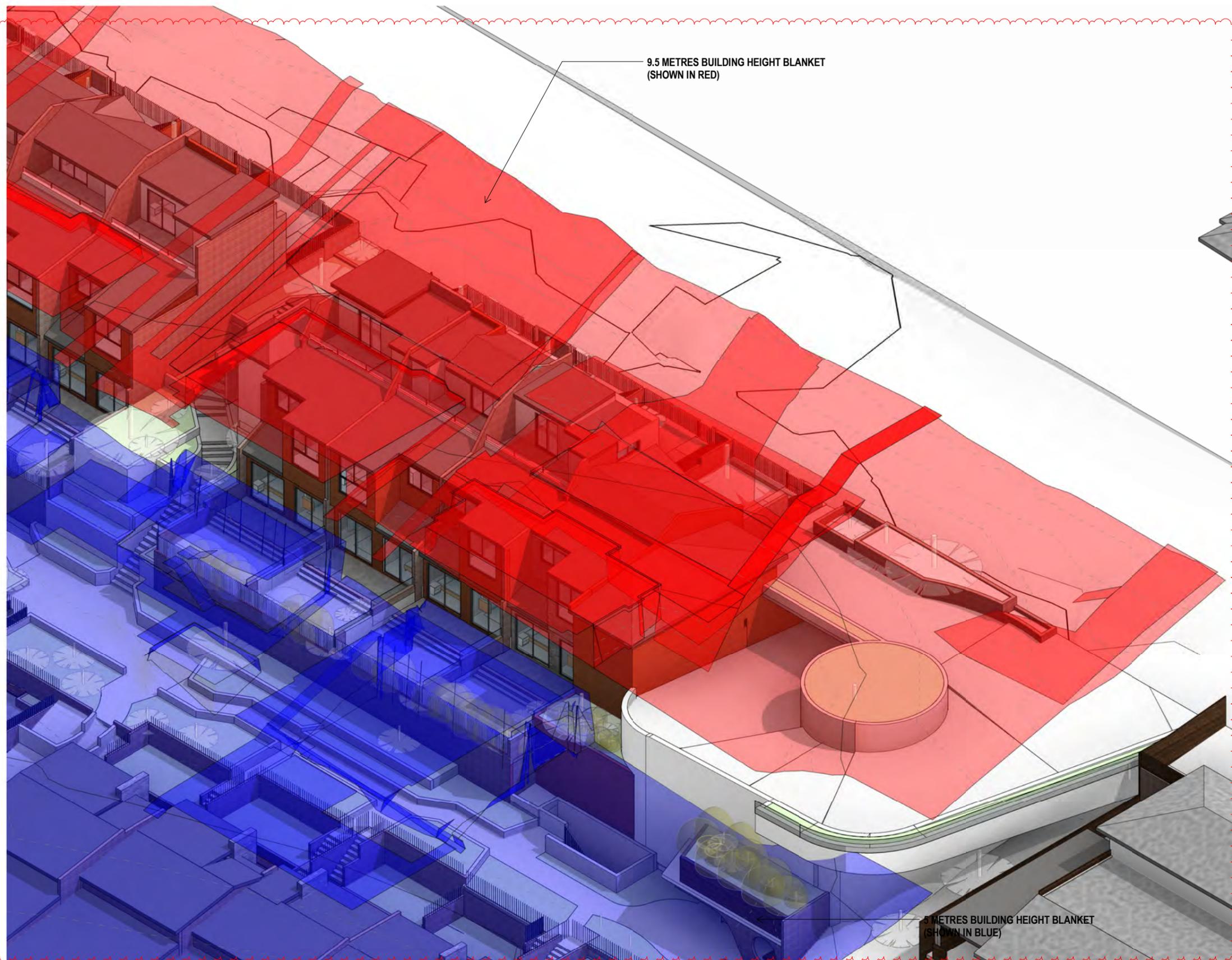
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**LEP BLANKET- DETAIL SHEET 1**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.	
J15284	DA 732	F	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019



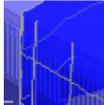
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5 METRES BUILDING HEIGHT BLANKET (SHOWN IN BLUE)

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**LEGEND**

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-  5m BUILDING HEIGHT BLANKET
-  9.5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF
-  5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF

G	20.09.21	GENERAL AMENDMENTS
F	07.02.20	GENERAL AMENDMENTS
E	09.08.19	GENERAL AMENDMENTS
D	22.07.19	GENERAL AMENDMENTS
C	21.06.19	GENERAL AMENDMENTS
B	28.08.18	GENERAL AMENDMENTS
A	27.07.18	GENERAL AMENDMENTS

Rev. Date Description  
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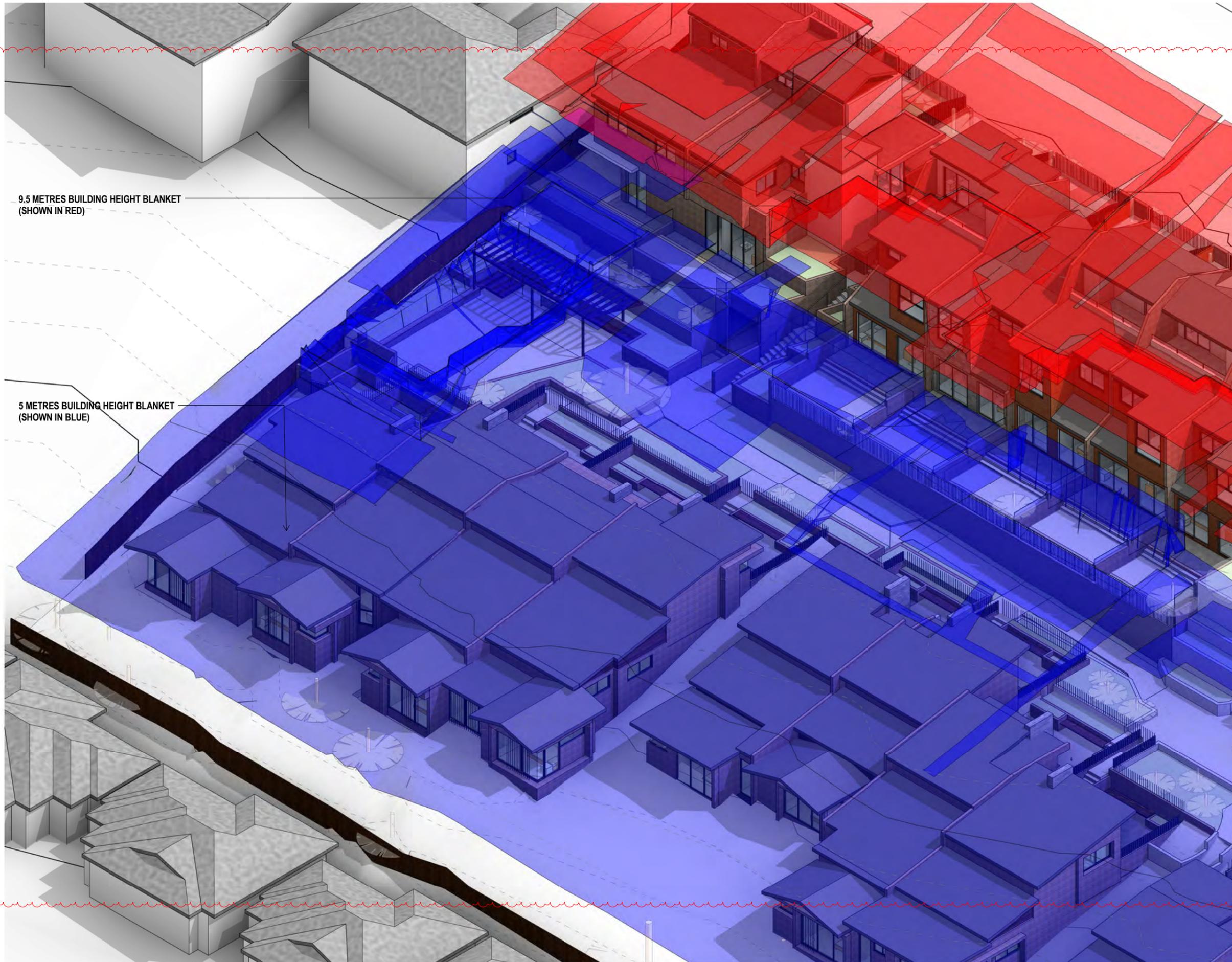
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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**LEP BLANKET- DETAIL SHEET 2**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.	
J15284	DA 733	G	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019



9.5 METRES BUILDING HEIGHT BLANKET  
(SHOWN IN RED)

5 METRES BUILDING HEIGHT BLANKET  
(SHOWN IN BLUE)

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**LEGEND**



9.5m BUILDING HEIGHT BLANKET



5m BUILDING HEIGHT BLANKET



9.5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF



5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF

G	20.09.21	GENERAL AMENDMENTS
F	07.02.20	GENERAL AMENDMENTS
E	09.08.19	GENERAL AMENDMENTS
D	22.07.19	GENERAL AMENDMENTS
C	21.06.19	GENERAL AMENDMENTS
B	28.08.18	GENERAL AMENDMENTS
A	27.07.18	GENERAL AMENDMENTS

Rev.	Date	Description
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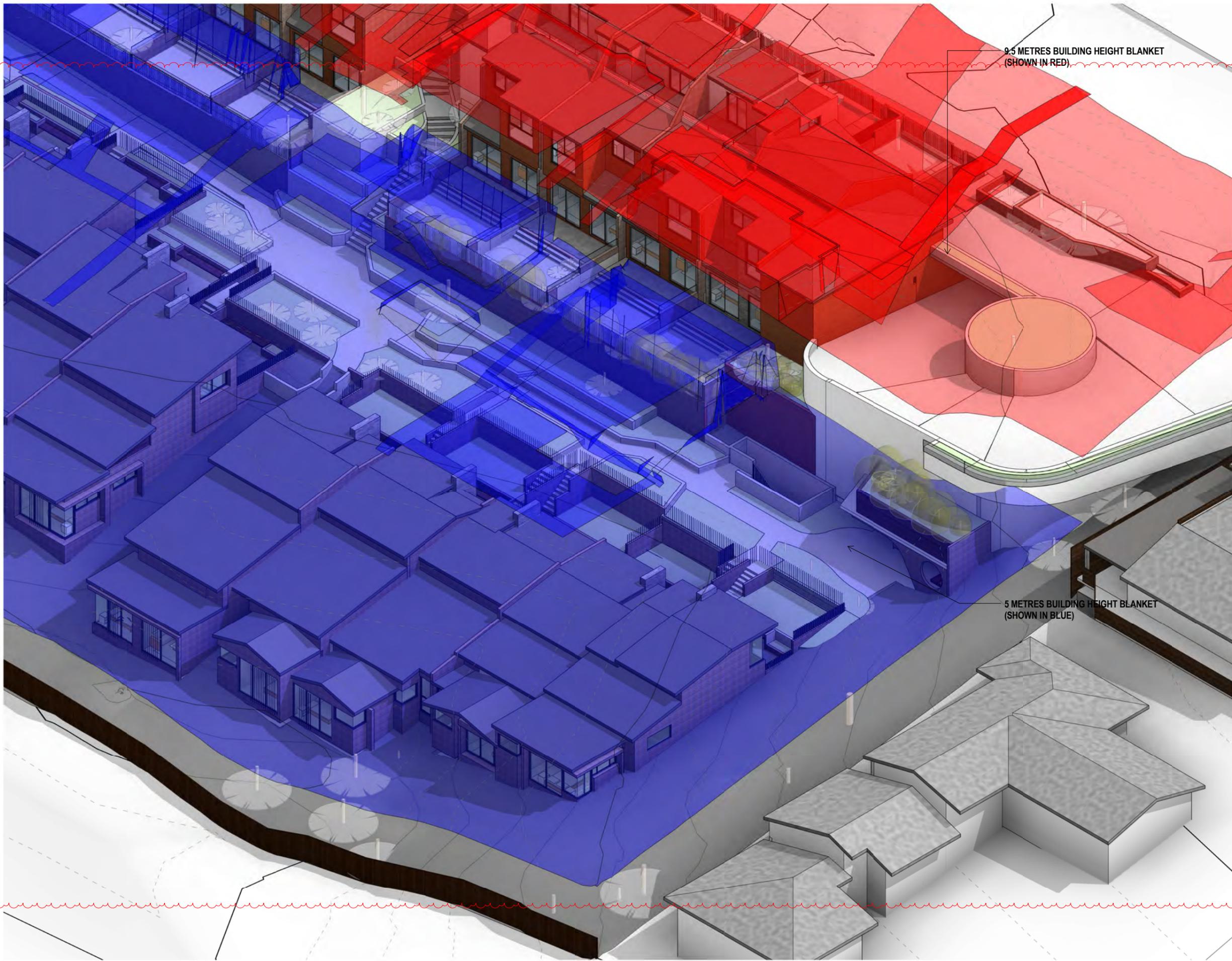
Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**LEP BLANKET- DETAIL SHEET 3**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 734	G
Drawn by PY	Checked by JY	Approved by JY
		Date AUG 2019



9.5 METRES BUILDING HEIGHT BLANKET  
(SHOWN IN RED)

5 METRES BUILDING HEIGHT BLANKET  
(SHOWN IN BLUE)

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**LEGEND**

-  9.5m BUILDING HEIGHT BLANKET
-  5m BUILDING HEIGHT BLANKET
-  9.5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF
-  5m BUILDING HEIGHT WHERE BLANKET FOLDS BACK ON ITSELF

G	20.09.21	GENERAL AMENDMENTS
F	07.02.20	GENERAL AMENDMENTS
E	09.08.19	GENERAL AMENDMENTS
D	22.07.19	GENERAL AMENDMENTS
C	21.06.19	GENERAL AMENDMENTS
B	28.08.18	GENERAL AMENDMENTS
A	27.07.18	GENERAL AMENDMENTS

Rev. Date Description

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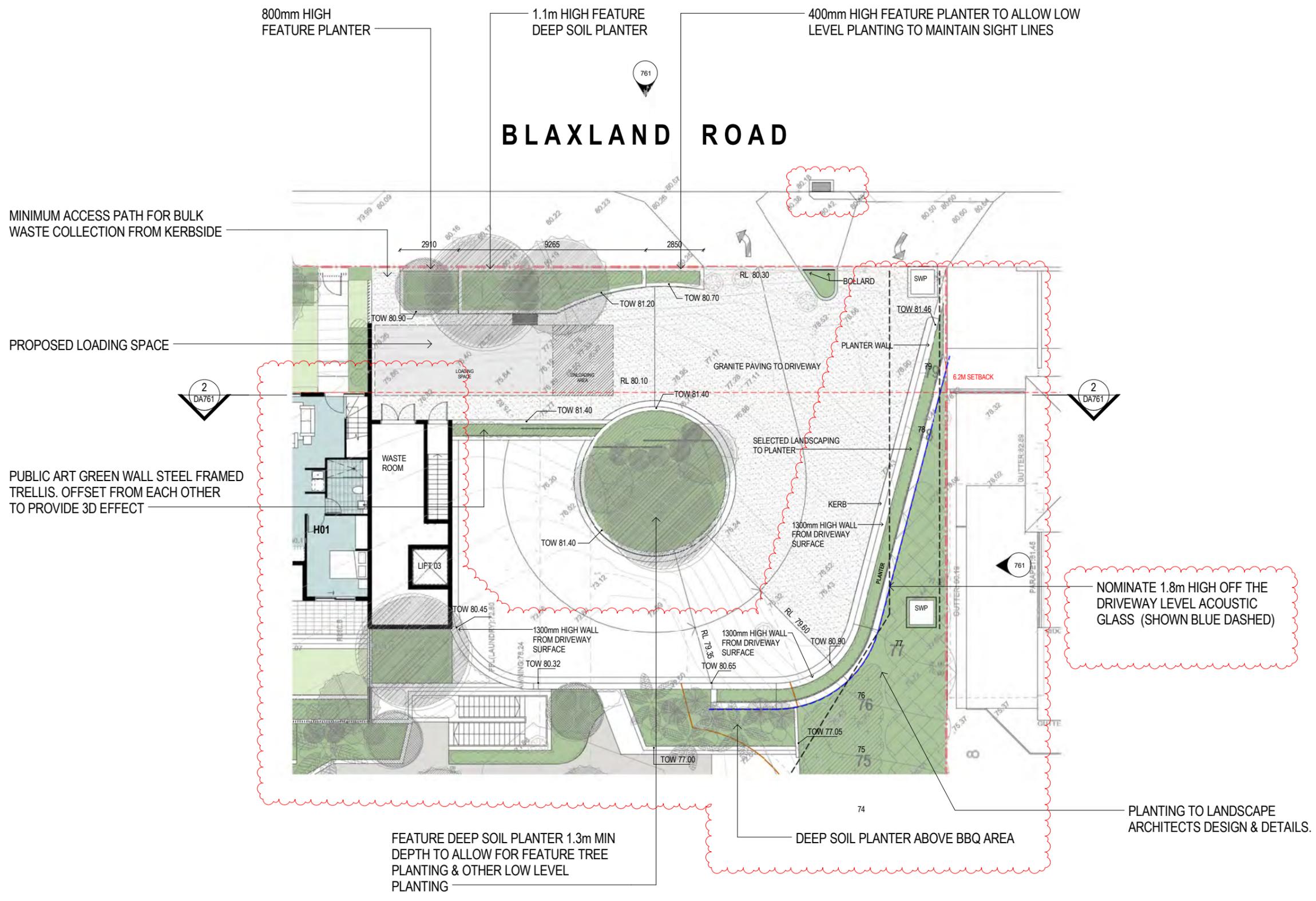
Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
Drawing Title  
**LEP BLANKET- DETAIL SHEET 4**

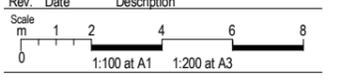
DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 735	G	
Drawn by	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

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Rev.	Date	Description
F	20.09.21	GENERAL AMENDMENTS
E	17.07.20	GENERAL AMENDMENTS
D	07.02.20	GENERAL AMENDMENTS
C	19.08.19	GENERAL AMENDMENTS
B	09.08.19	GENERAL AMENDMENTS
A	21.06.19	GENERAL AMENDMENTS



**1 DRIVEWAY & PUBLIC ART ZONE PLAN**  
 1 : 100 at A1

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DRIVEWAY AND PUBLIC ART ZONE PLAN**

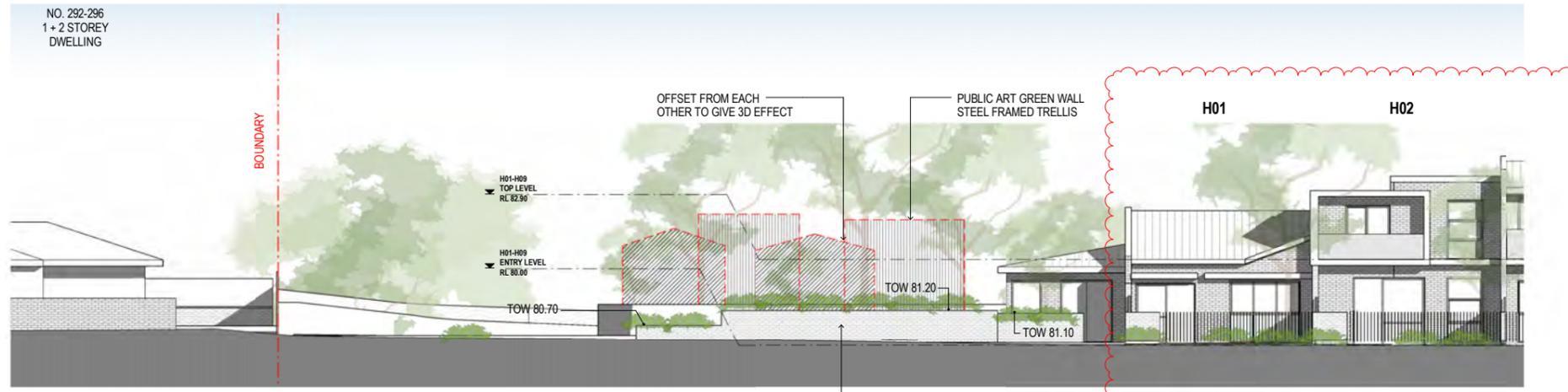
**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 760	F

Drawn by	Checked by	Approved by	Date
HS	JY	JY	AUG 2019

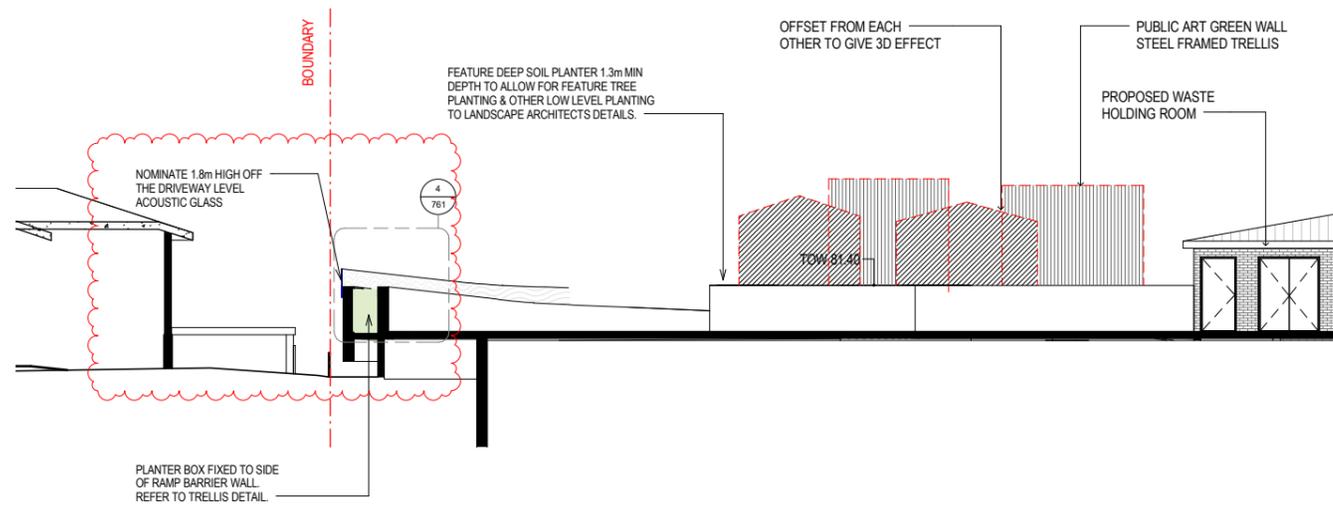
**REFERENCES**  
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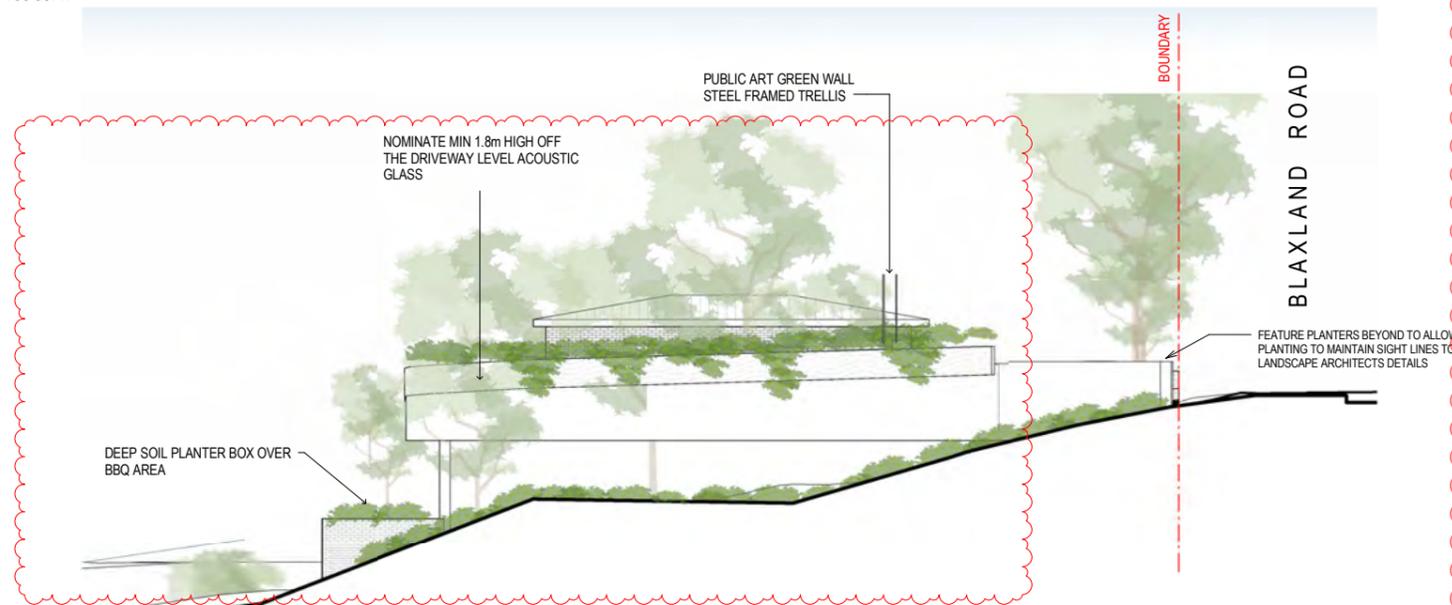
**1 STREETScape - ELEVATION**

1 : 100 at A1



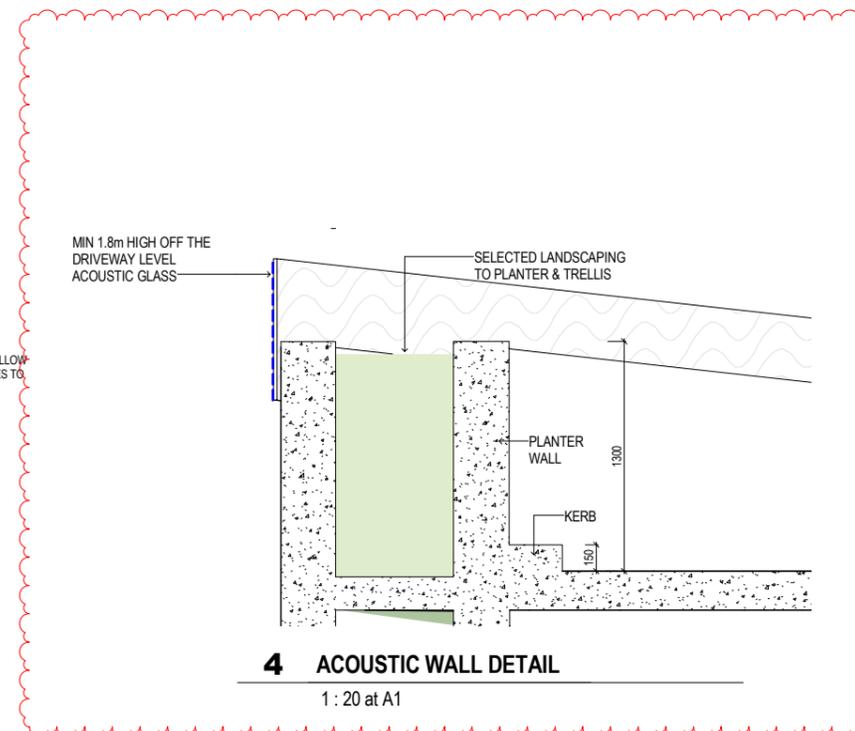
**2 PUBLIC ART - ELEVATION**

1 : 100 at A1



**3 DRIVEWAY AND PUBLIC ART - EAST ELEVATION**

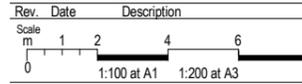
1 : 100 at A1



**4 ACOUSTIC WALL DETAIL**

1 : 20 at A1

Rev.	Date	Description
E	20.09.21	GENERAL AMENDMENTS
D	17.07.20	GENERAL AMENDMENTS
C	07.02.20	GENERAL AMENDMENTS
B	09.08.19	GENERAL AMENDMENTS
A	22.07.19	GENERAL AMENDMENTS



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298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**DRIVEWAY AND PUBLIC ART ZONE**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 761	E

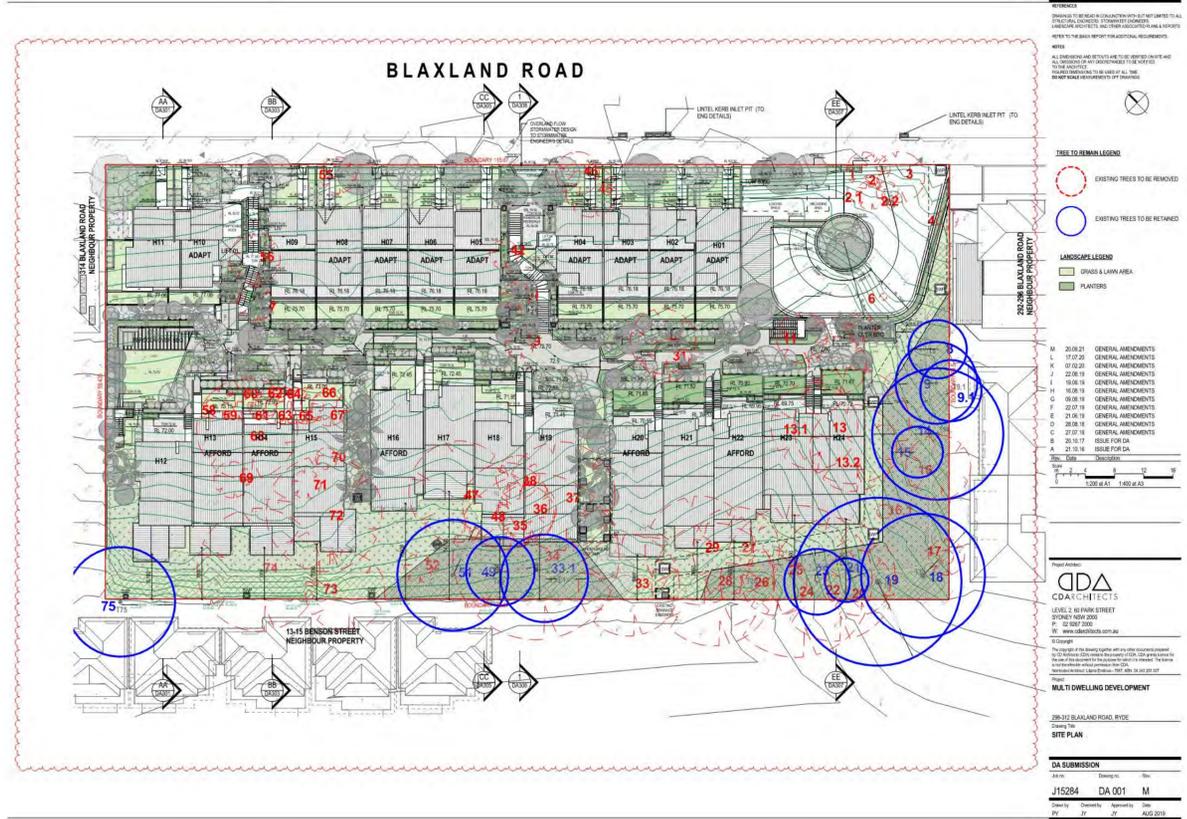
Drawn by	Checked by	Approved by	Date
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**DA SUBMISSION (30 HOUSES)**



**PROPOSED DEVELOPMENT (24 HOUSES)**

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale  
 0 4 8 16 24 32  
 1:400 at A1 1:800 at A3

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298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - SITE PLAN**

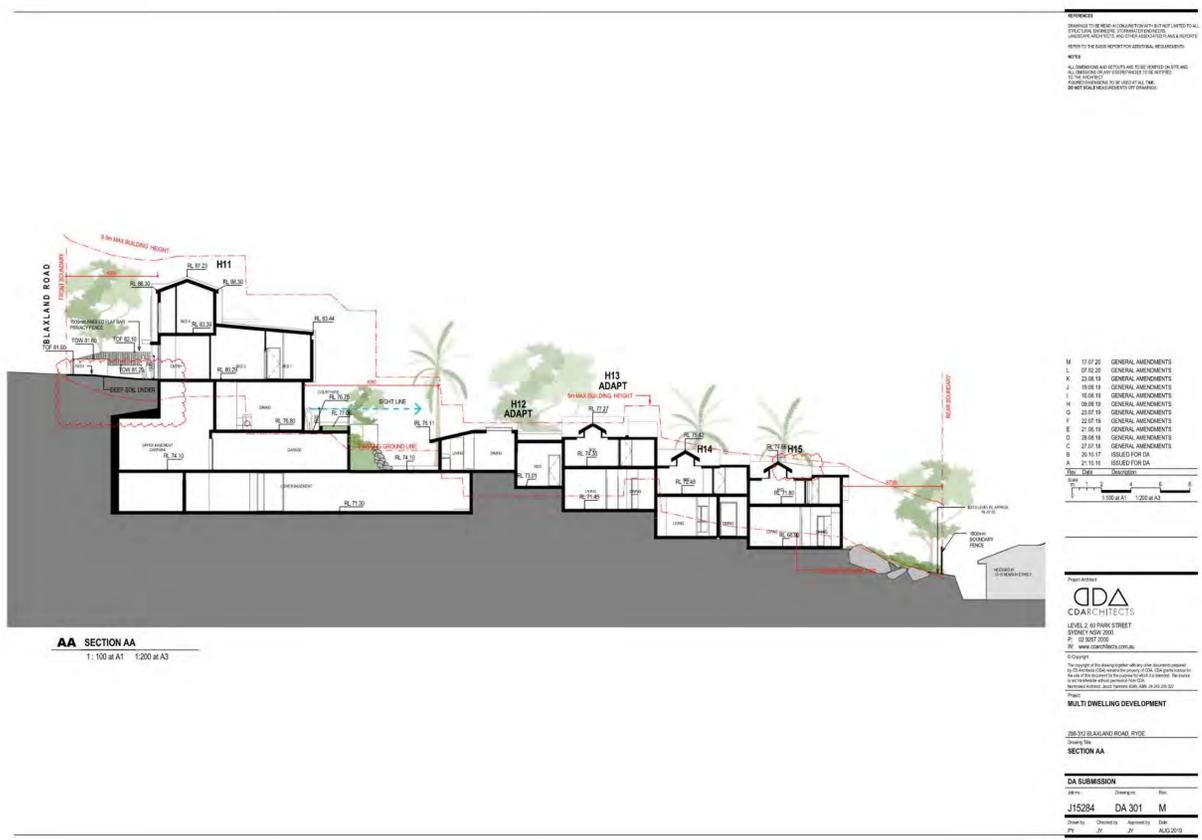
**DA SUBMISSION**

Job no.	Drawing no.	Rev.	
J15284	DA 801	A	
Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

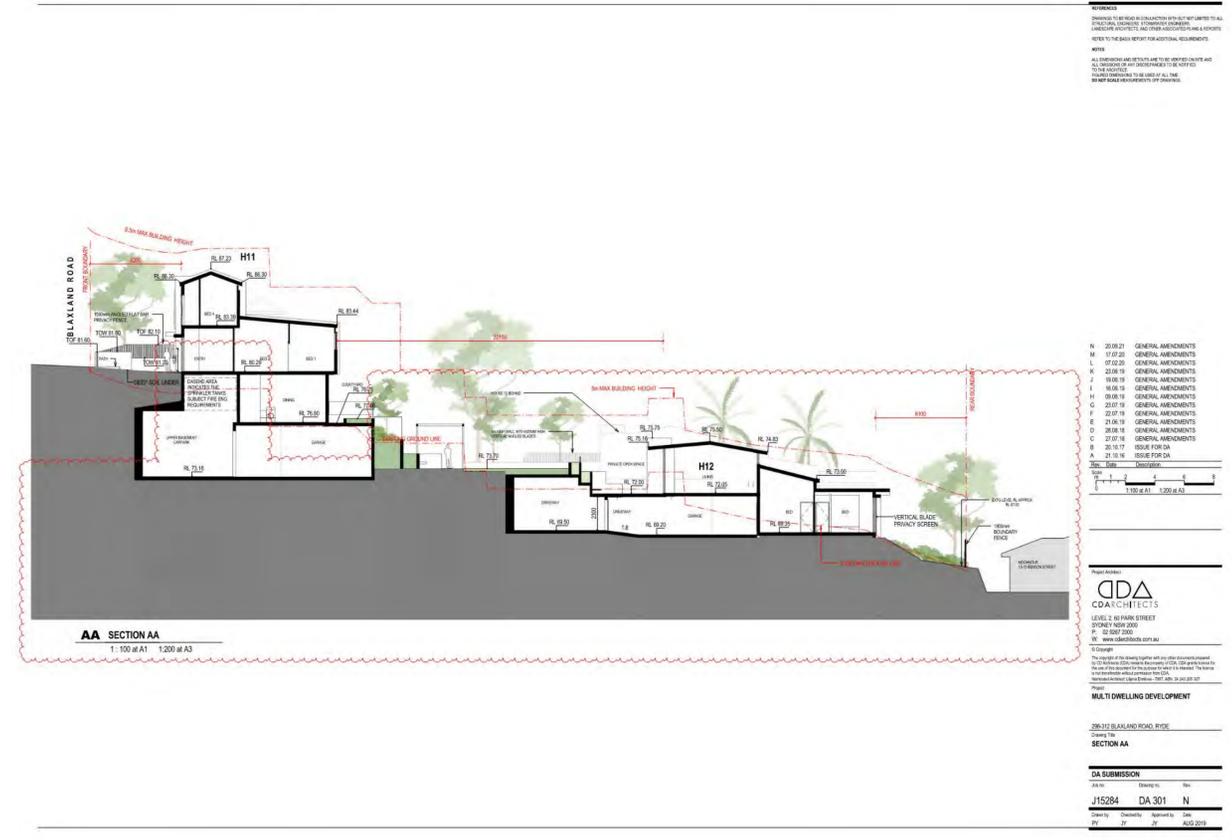
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## DA SUBMISSION (30 HOUSES)



## PROPOSED DEVELOPMENT (24 HOUSES)

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale  
0 2 4 8 12 16  
1:200 at A1 1:400 at A3

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Project  
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298-312 BLAXLAND ROAD, RYDE  
Drawing Title  
**DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - SECTION AA**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 802	A

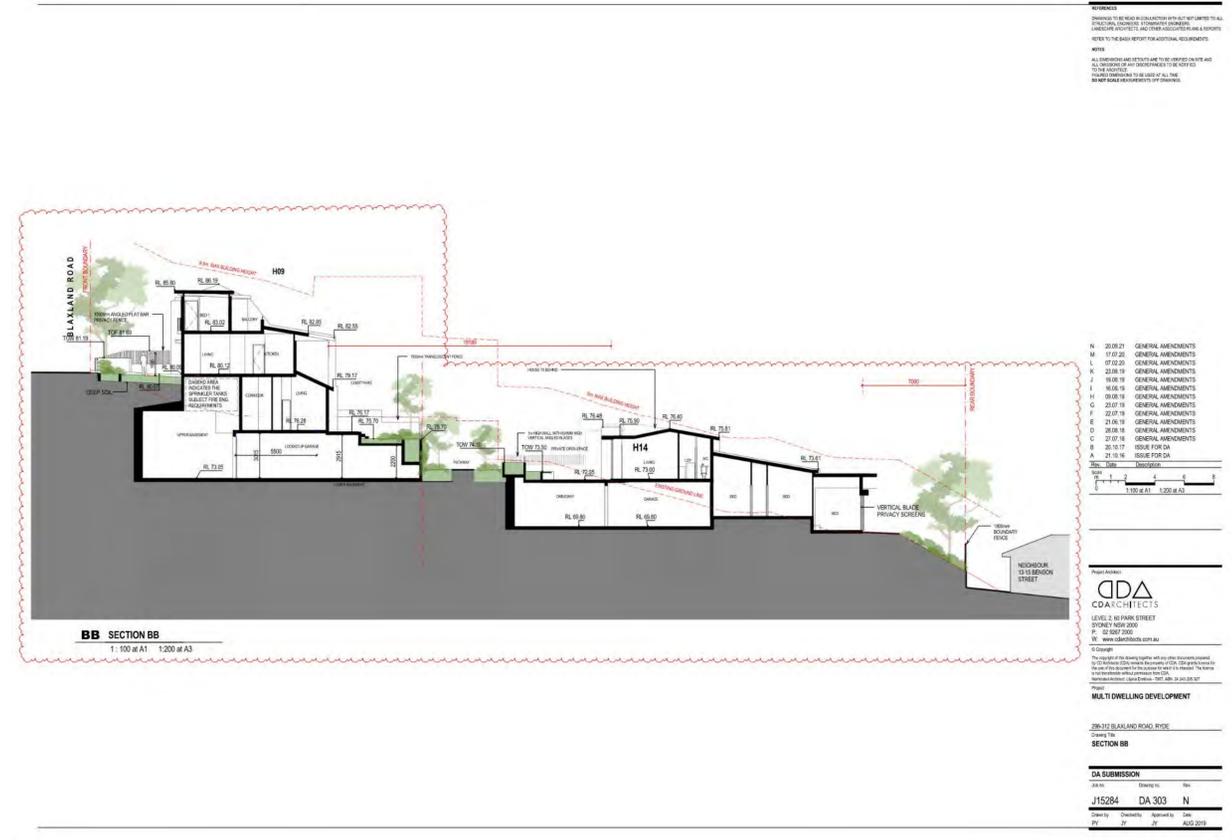
Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

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**DA SUBMISSION (30 HOUSES)**



**PROPOSED DEVELOPMENT (24 HOUSES)**

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale  
 0 2 4 8 12 16  
 1:200 at A1 1:400 at A3

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Project  
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298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - SECTION BB**

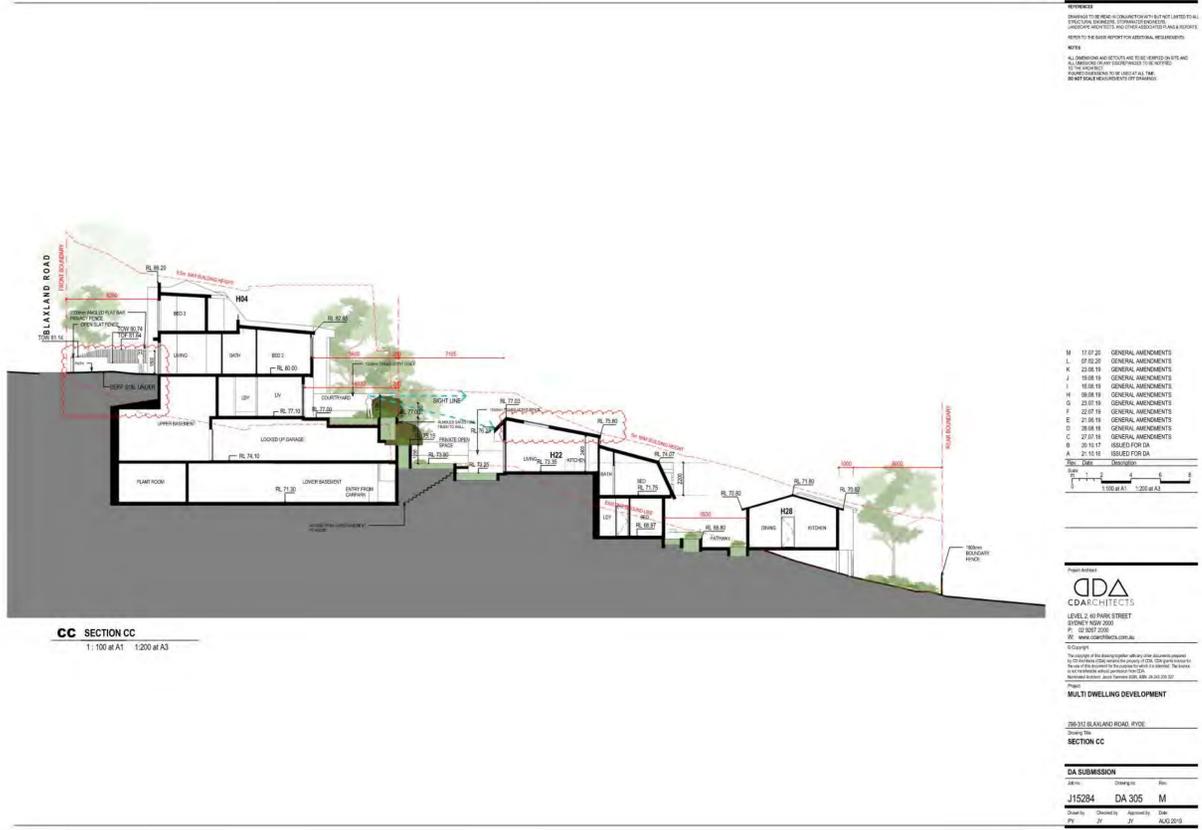
**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 803	A

Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

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## DA SUBMISSION (30 HOUSES)



## PROPOSED DEVELOPMENT (24 HOUSES)

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale  
 m 0 2 4 8 12 16  
 1:200 at A1 1:400 at A3

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Project  
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298-312 BLAXLAND ROAD, RYDE

Drawing Title  
**DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - SECTION CC**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 804	A

Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

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## DA SUBMISSION (30 HOUSES)



## PROPOSED DEVELOPMENT (24 HOUSES)

Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale  
 0 2 4 8 12 16  
 1:200 at A1 1:400 at A3

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Project  
**MULTI DWELLING DEVELOPMENT**

298-312 BLAXLAND ROAD, RYDE  
 Drawing Title  
**DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - NORTH ELEVATION**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15284	DA 805	A

Drawn by	Checked by	Approved by	Date
Author	Checker	Approver	AUG 2019