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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



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

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

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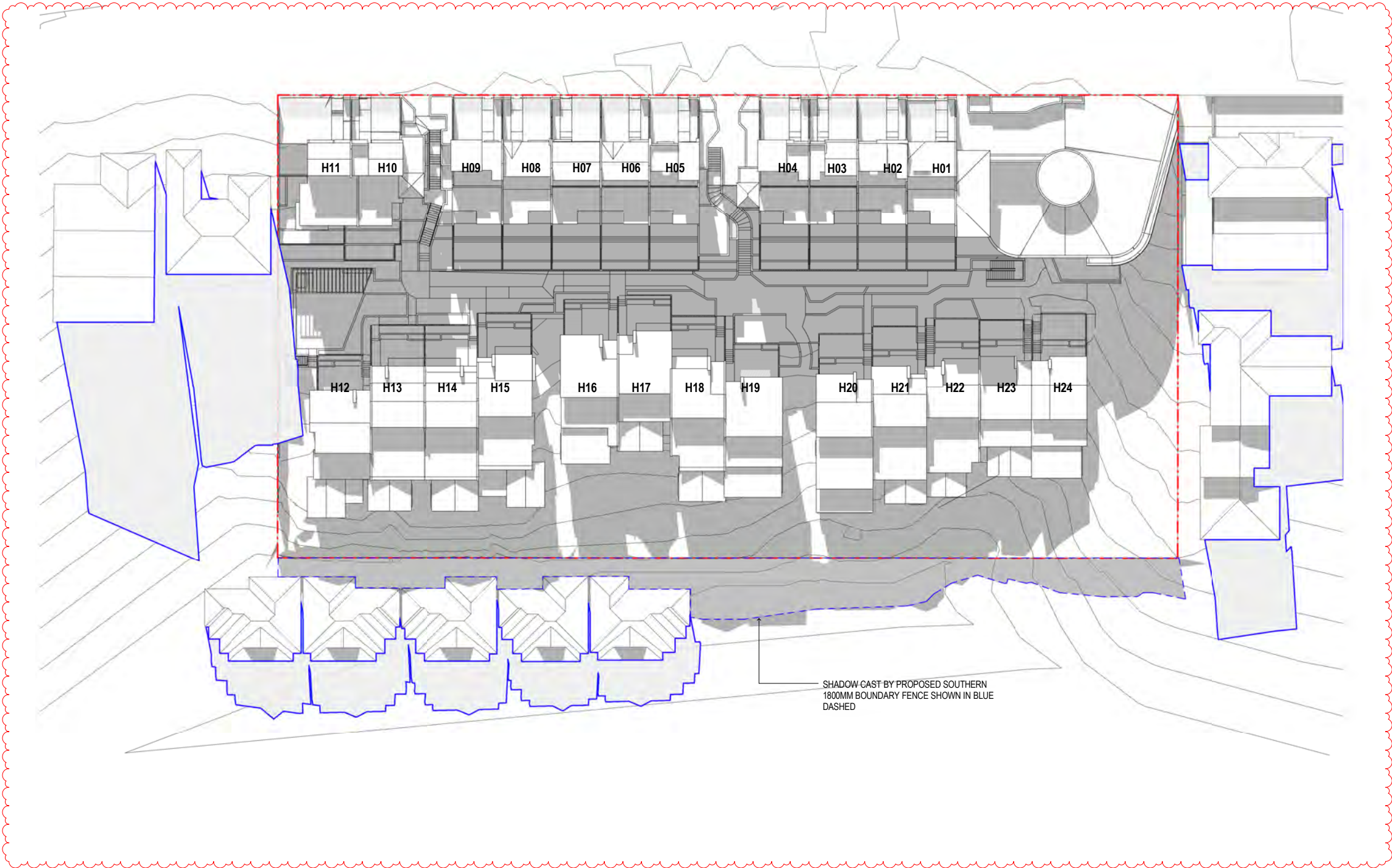
MULTI DWELLING DEVELOPMENT

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



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

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SHADOW DIAGRAM LEGEND

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

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B	20.10.17	ISSUE FOR DA
A	21.10.16	ISSUE FOR DA
Rev.	Date	Description
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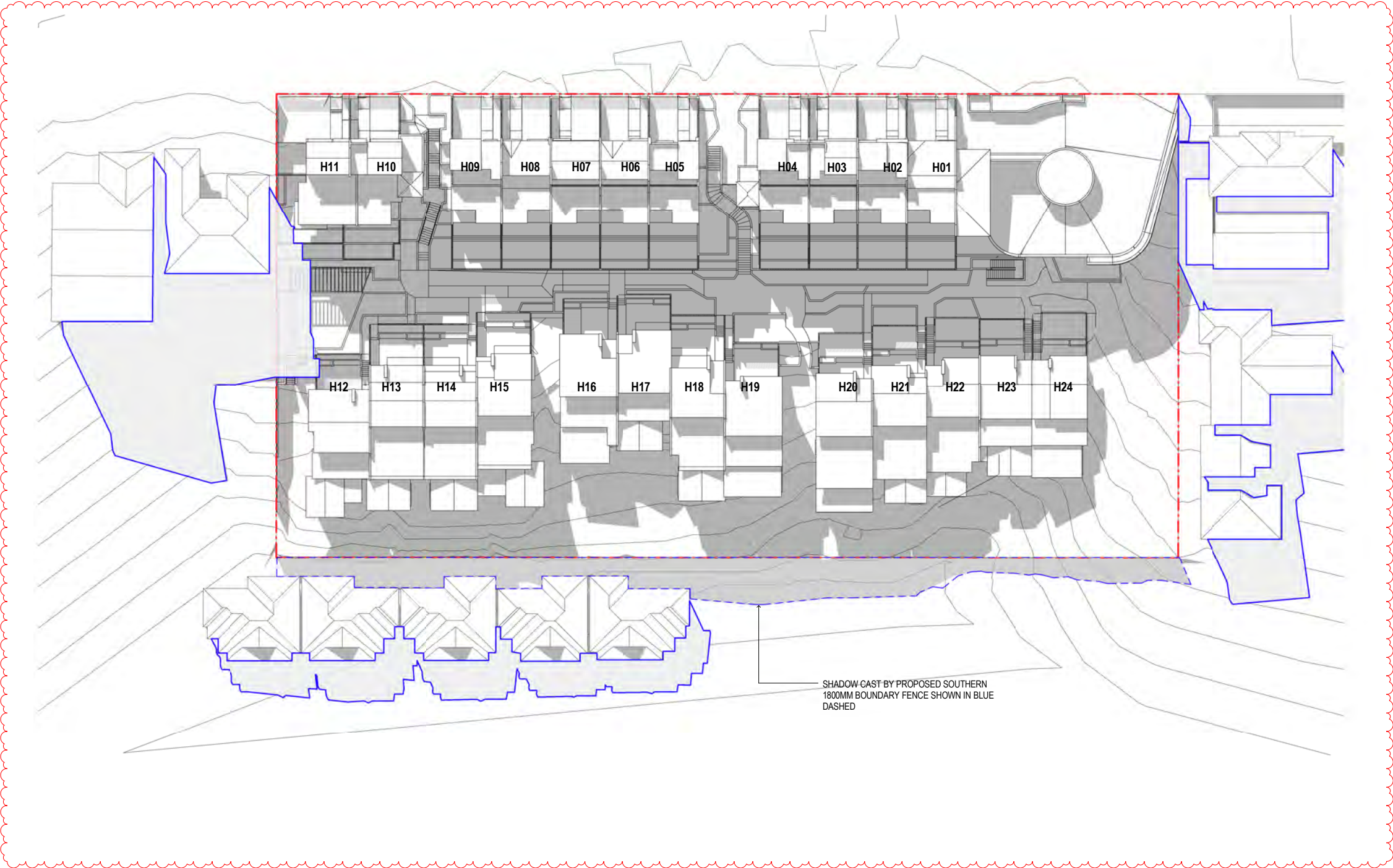
MULTI DWELLING DEVELOPMENT

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
PY	JY	JY
		Date
		AUG 2019



1 SHADOW DIAGRAM 11:00AM 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
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H	19.08.19	GENERAL AMENDMENTS
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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

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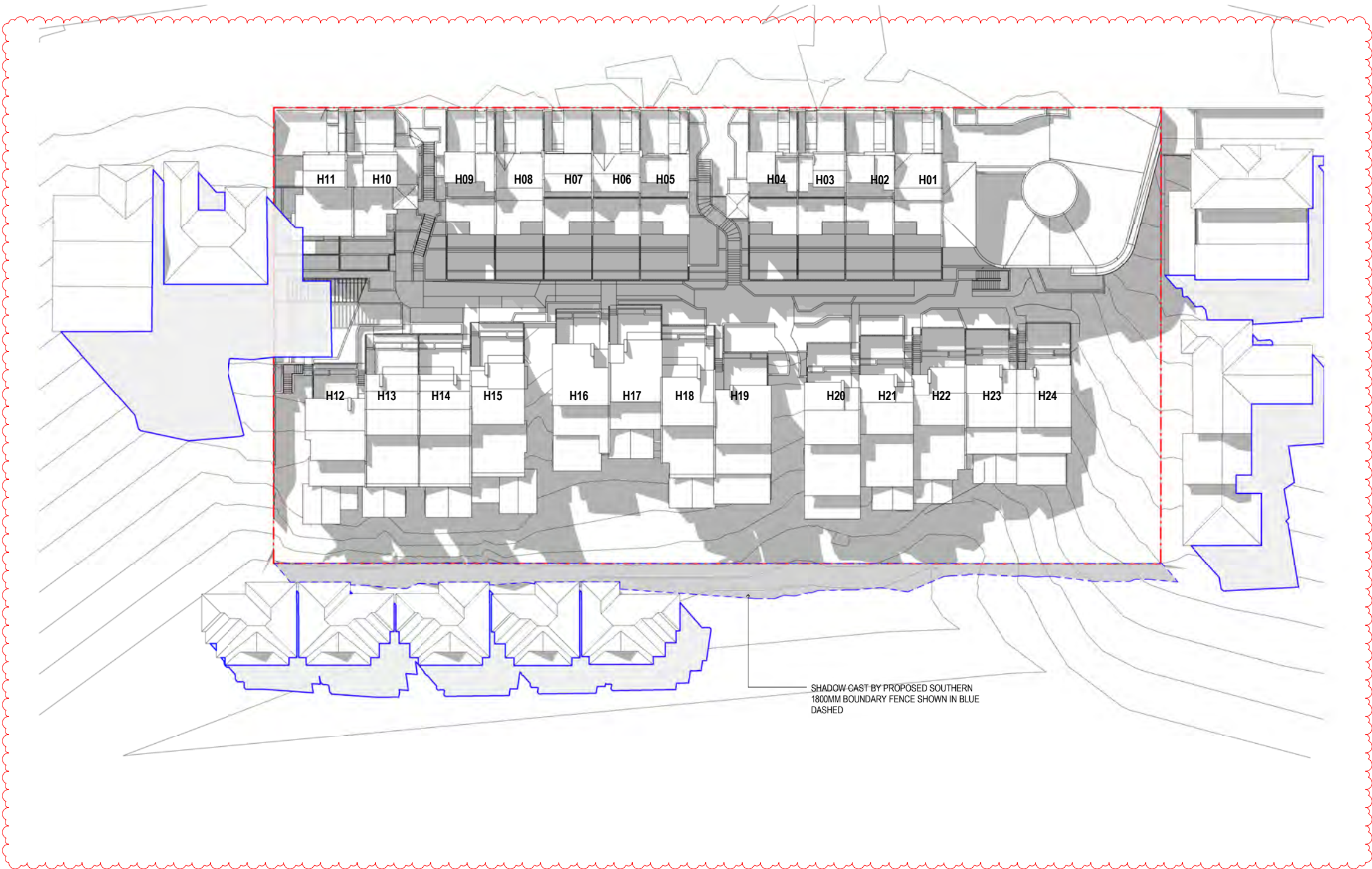
MULTI DWELLING DEVELOPMENT

298-312 BLAXLAND ROAD, RYDE

Drawing Title

SHADOW DIAGRAM 12PM

Job no.	Drawing no.	Rev.
J15284	DA 603	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

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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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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m		
0		NOT TO SCALE

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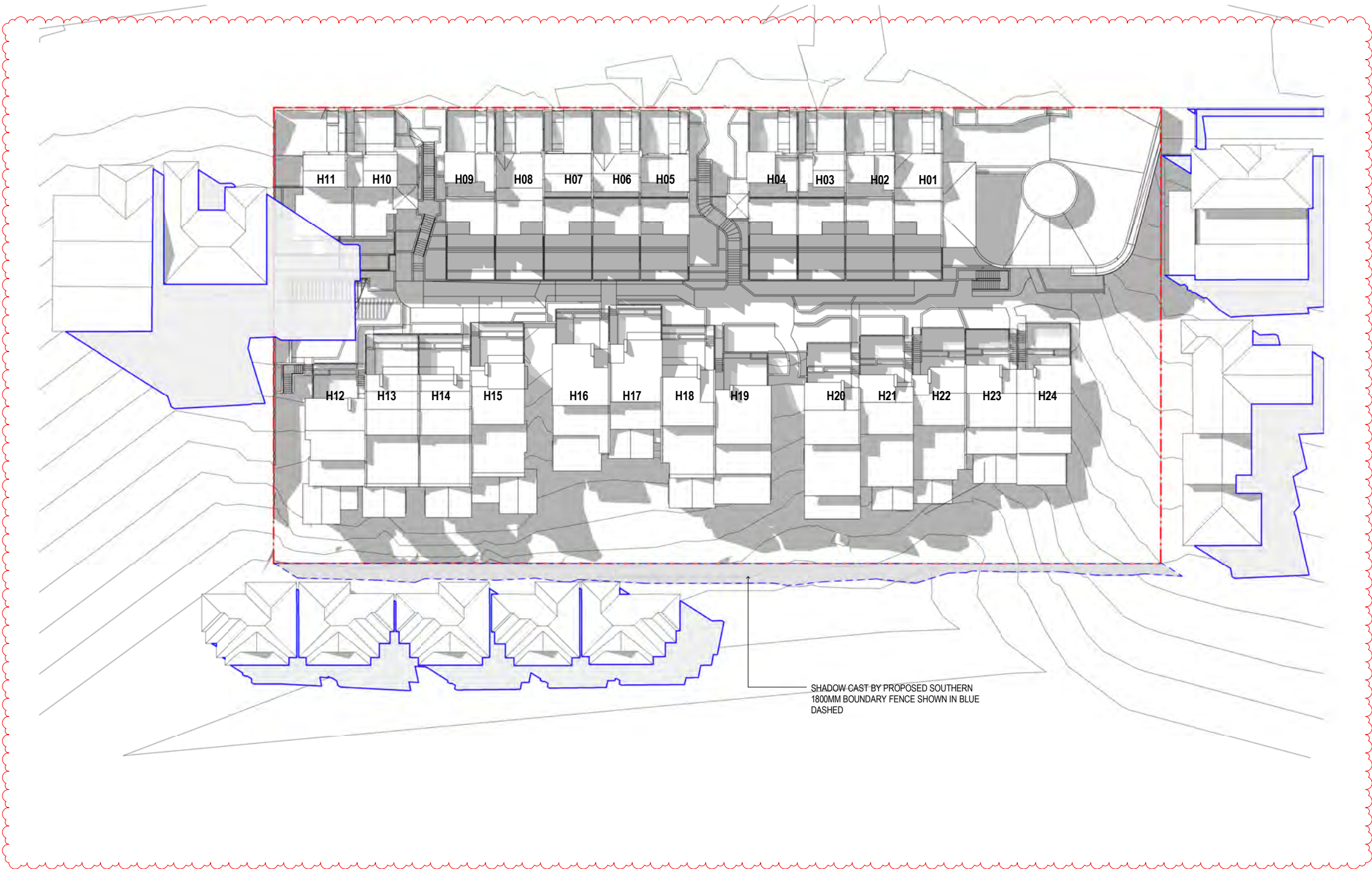
MULTI DWELLING DEVELOPMENT

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
PY	JY	JY
		Date
		AUG 2019



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

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SHADOW DIAGRAM LEGEND

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

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Rev.	Date	Description
Scale		
m		
0		NOT TO SCALE

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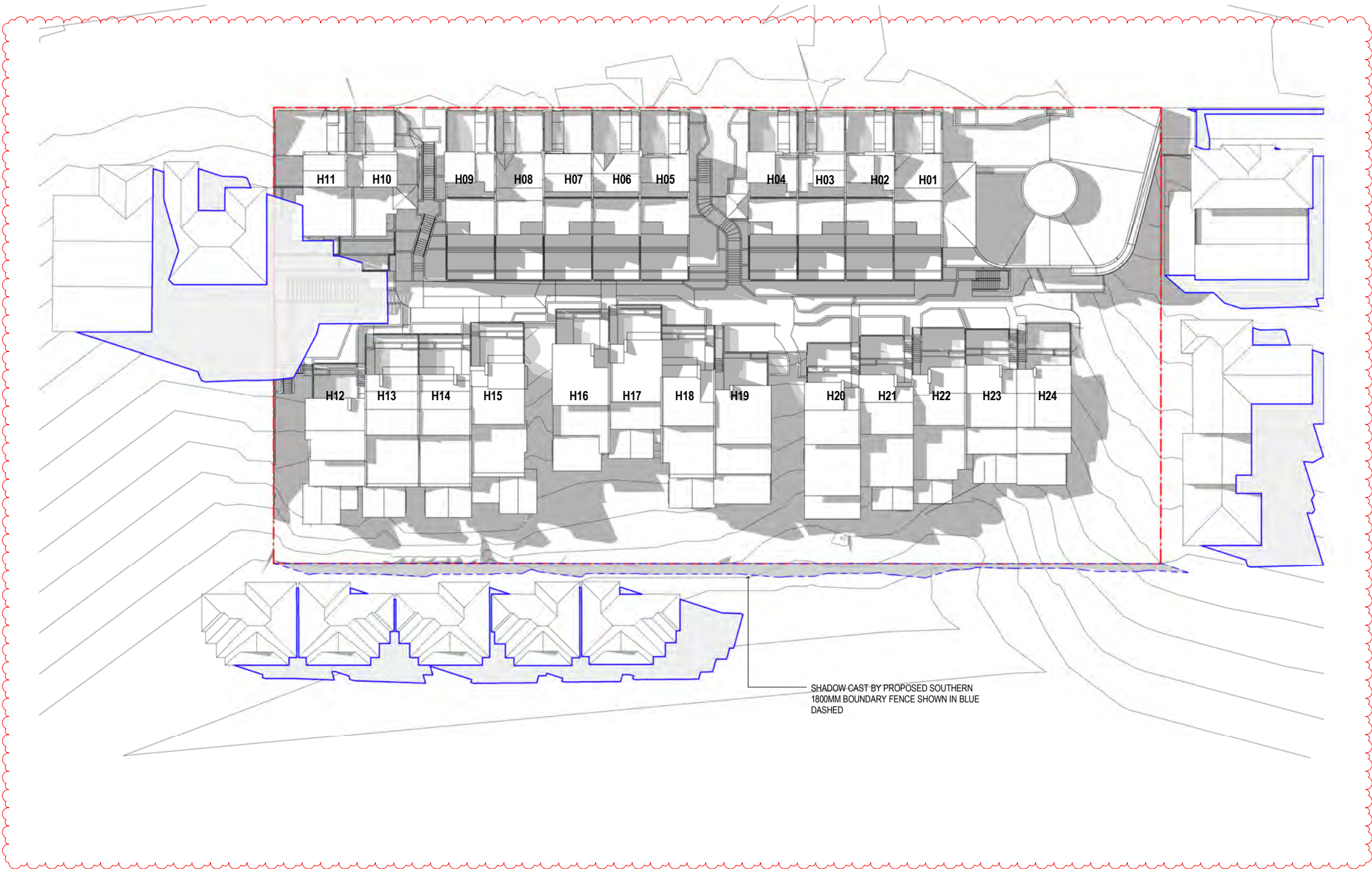
MULTI DWELLING DEVELOPMENT

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

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SHADOW DIAGRAM LEGEND

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

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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

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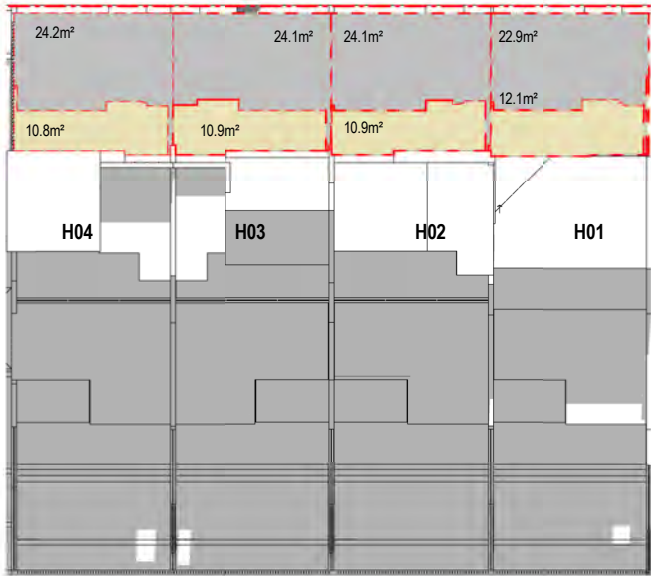
298-312 BLAXLAND ROAD, RYDE

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





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

1 : 150



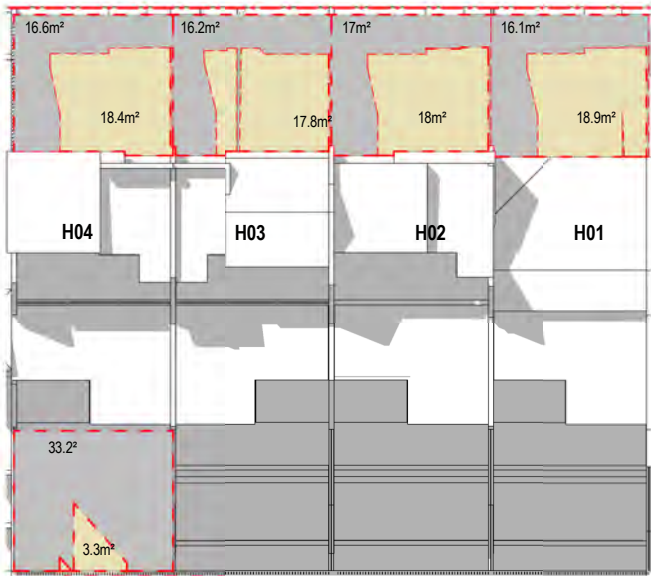
2 SHADOW DIAGRAM 10:00AM MID WINTER H01 - H04

1 : 150



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

1 : 150



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

1 : 150



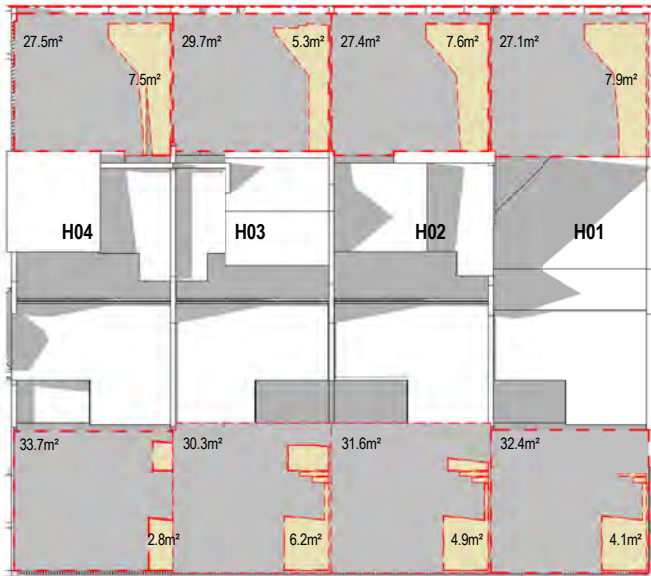
5 SHADOW DIAGRAM 1:00PM MID WINTER H01 - H04

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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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		
	0	1:200 at A1 1:400 at A3

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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



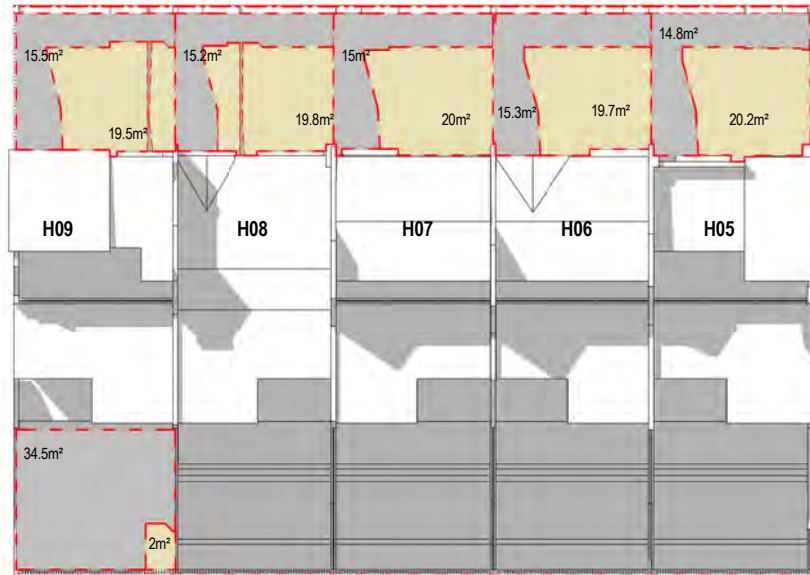
2 SHADOW DIAGRAM 10:00AM MID WINTER H05 - H09

1 : 150



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

1 : 150



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

1 : 150



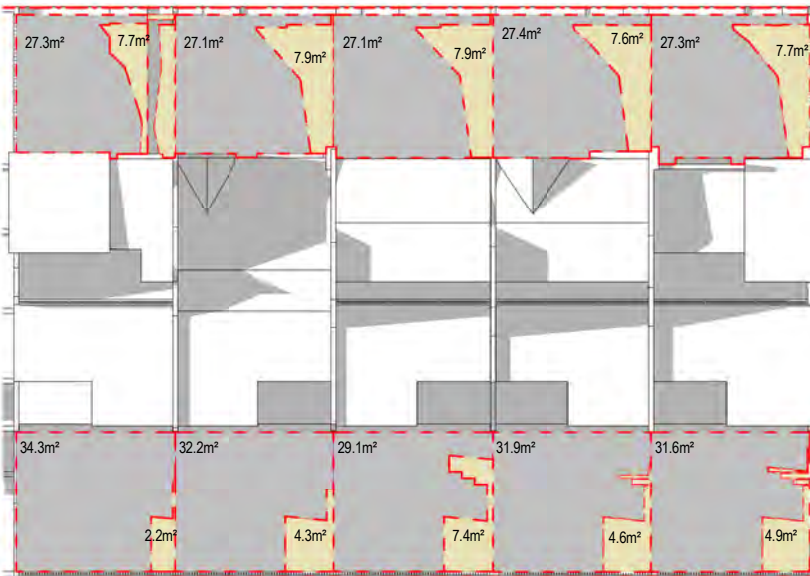
5 SHADOW DIAGRAM 1:00PM MID WINTER H05 - H09

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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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	m	0 2 4 8 12 16
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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

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SHADOW DIAGRAM LEGEND

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

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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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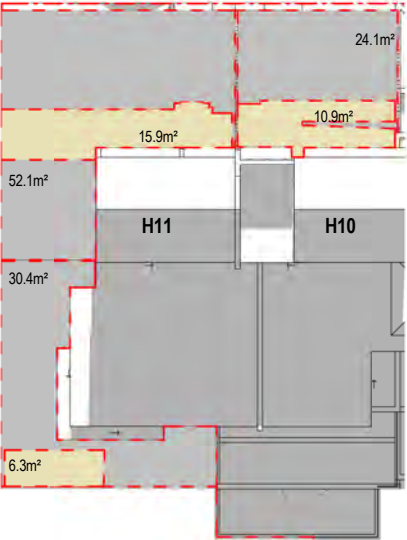
MULTI DWELLING DEVELOPMENT

298-312 BLAXLAND ROAD, RYDE

Drawing Title

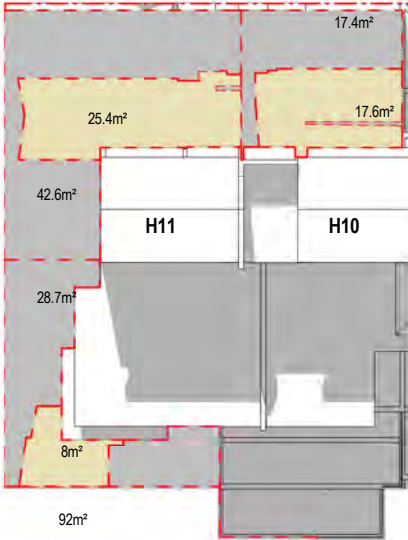
SHADOW DIAGRAM 9AM TO 3PM - H10 - H11

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



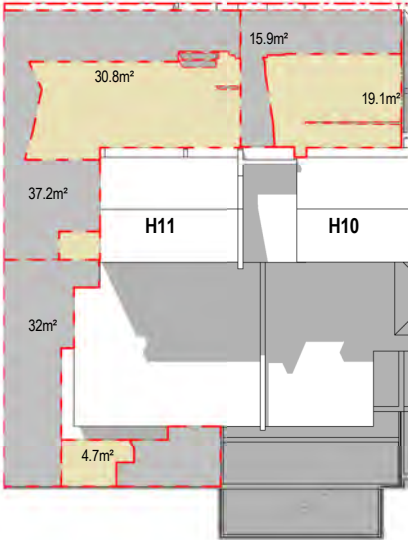
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1 : 150



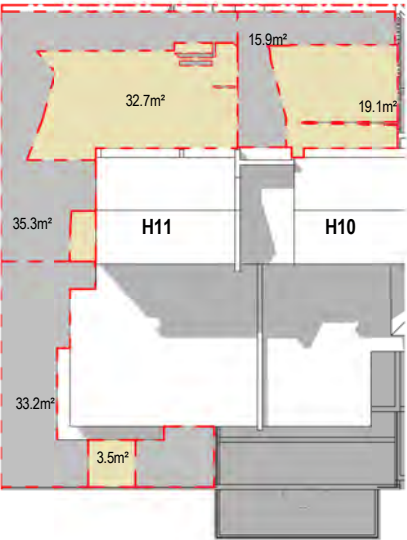
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1 : 150



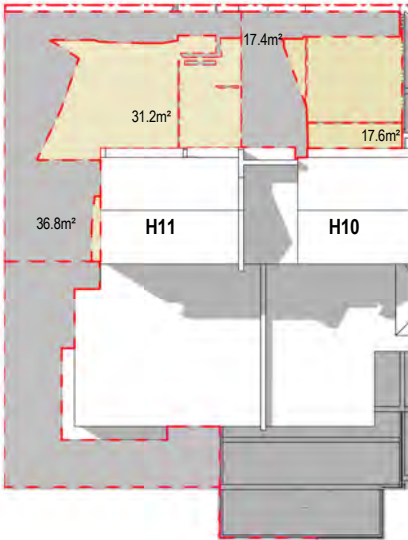
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1 : 150



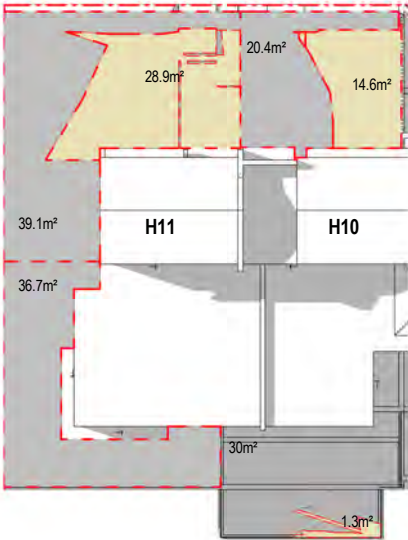
4 SHADOW DIAGRAM 12:00PM MID WINTER H10 - H11

1 : 150



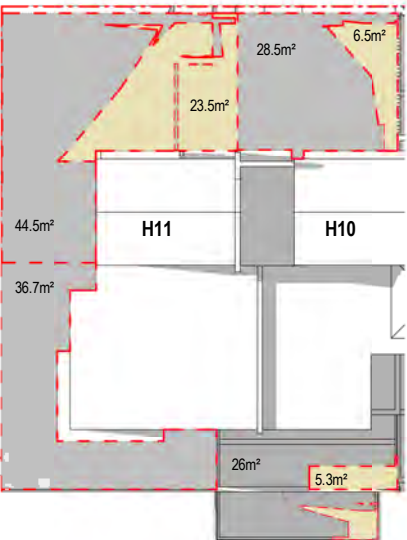
5 SHADOW DIAGRAM 1:00PM MID WINTER H10 - H11

1 : 150



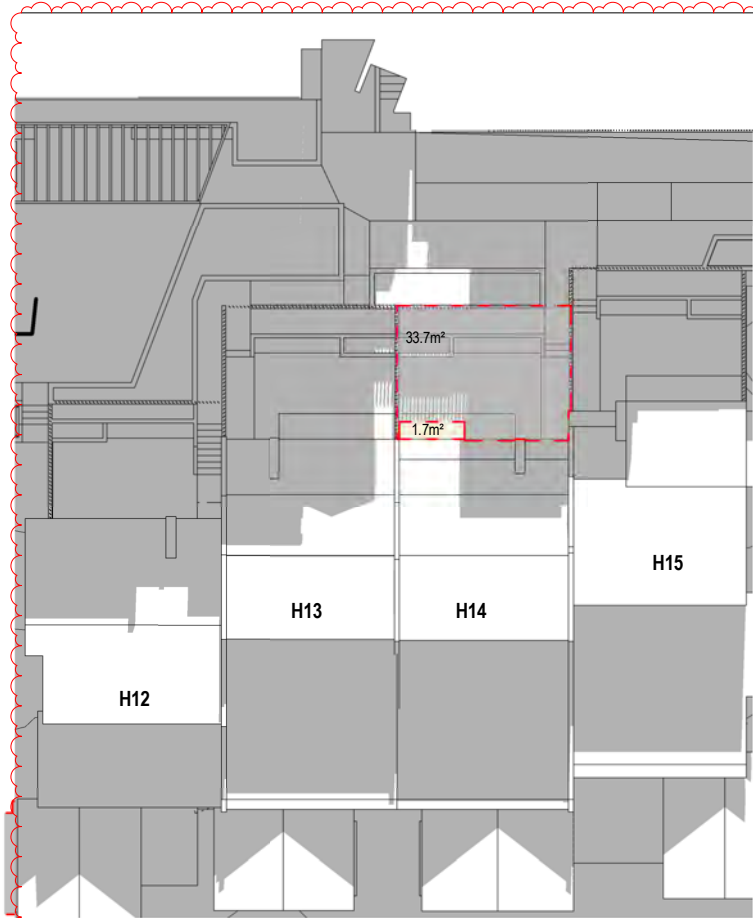
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1 : 150

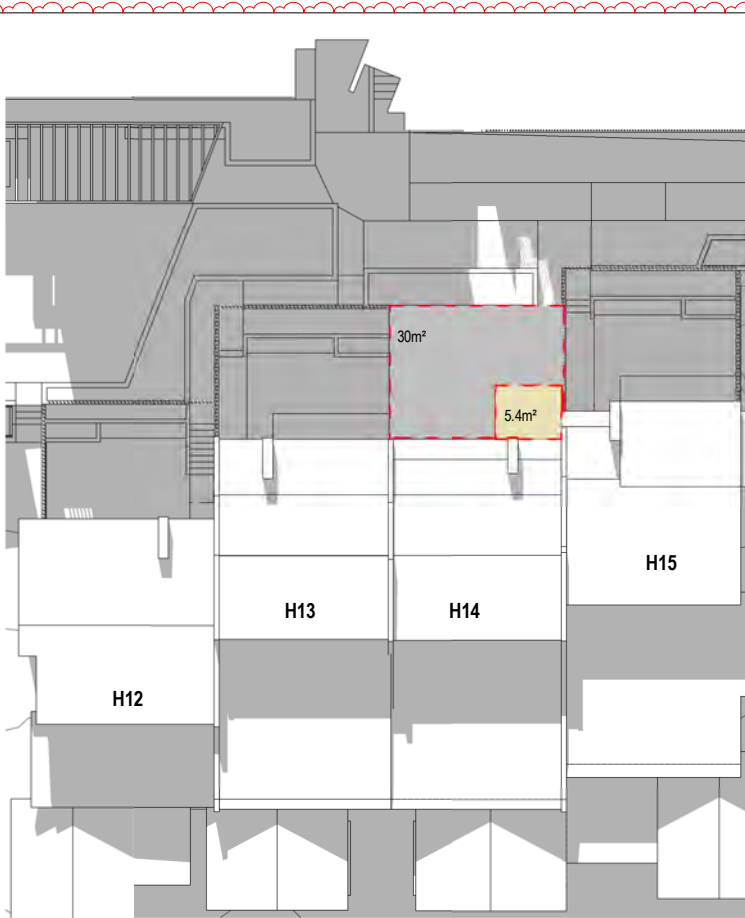


7 SHADOW DIAGRAM 3:00PM MID WINTER H10 - H11

1 : 150



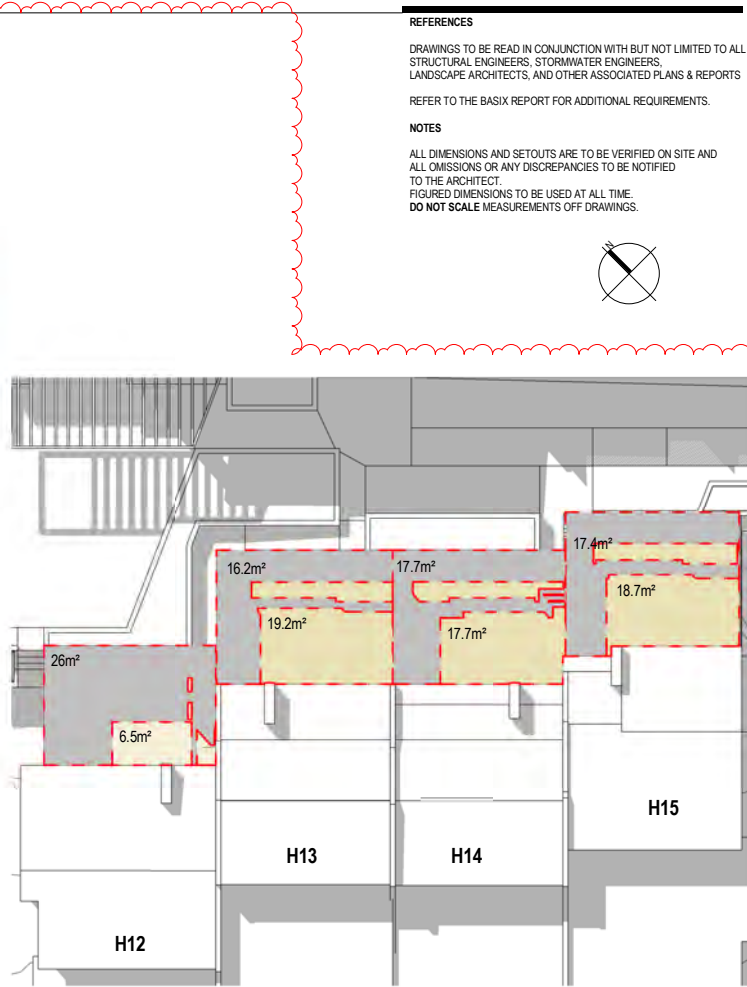
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2 SHADOW DIAGRAM 10:00AM MID WINTER H12 - H15
1 : 150



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

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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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Project
MULTI DWELLING DEVELOPMENT

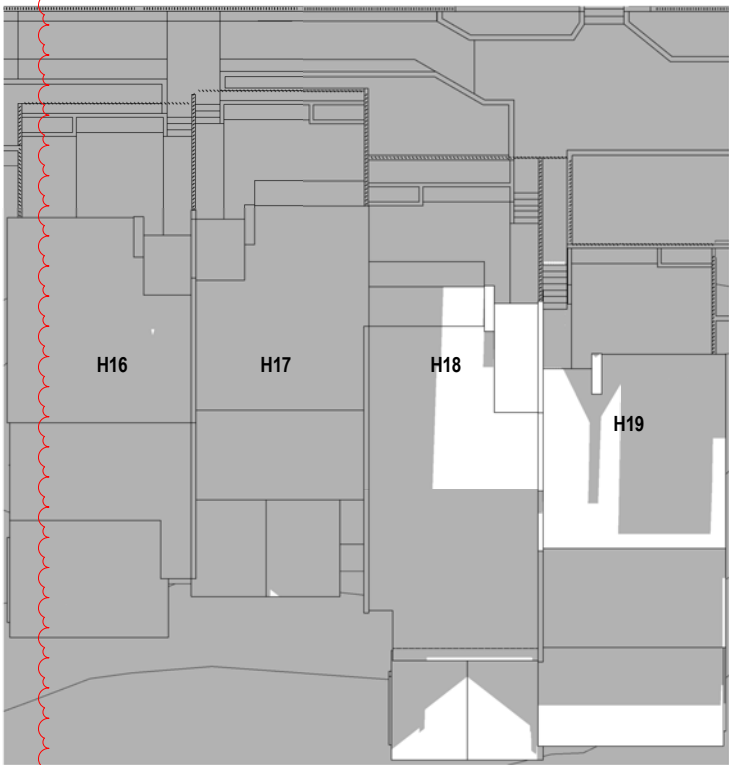
298-312 BLAXLAND ROAD, RYDE
Drawing Title
SHADOW DIAGRAM 9AM TO 3PM - H12 - H15

DA SUBMISSION

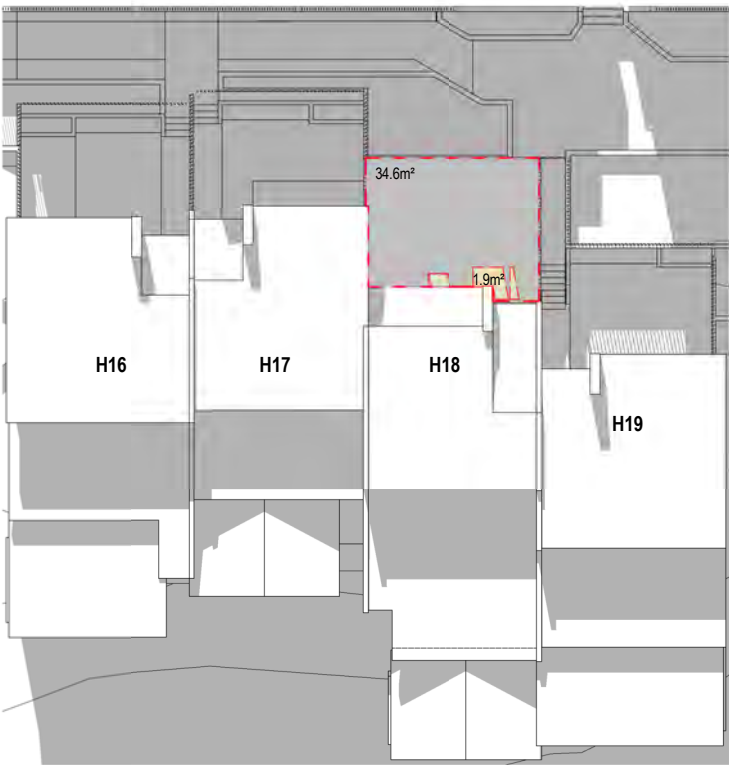
Job no.	Drawing no.	Rev.
J15284	DA 613	E
Drawn by PY	Checked by RJ	Approved by JY
Date AUG 2019		

SHADOW DIAGRAM LEGEND

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



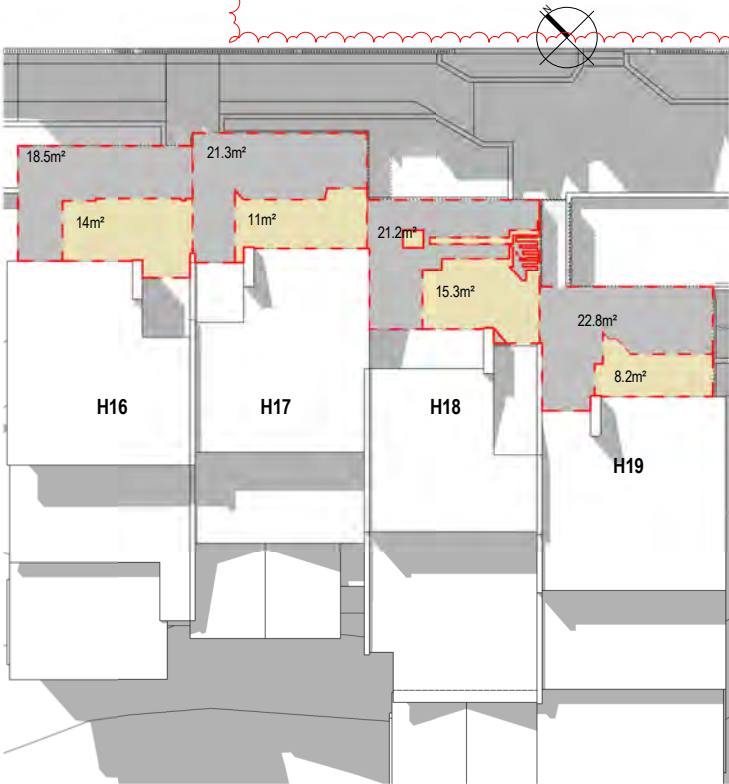
1 SHADOW DIAGRAM 9:00AM MID WINTER H16 - H19
1 : 150



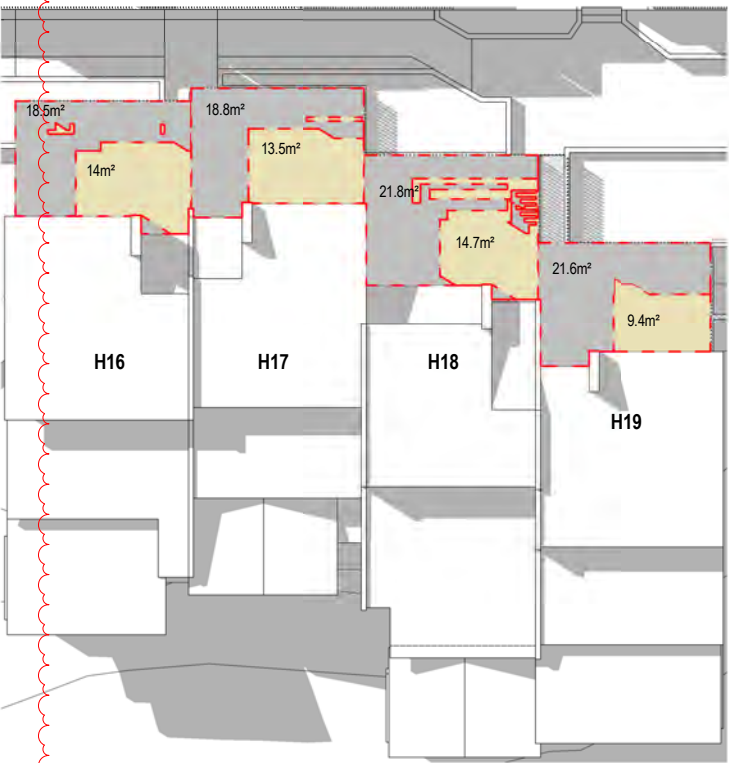
2 SHADOW DIAGRAM 10:00AM MID WINTER H16 - H19
1 : 150



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



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



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

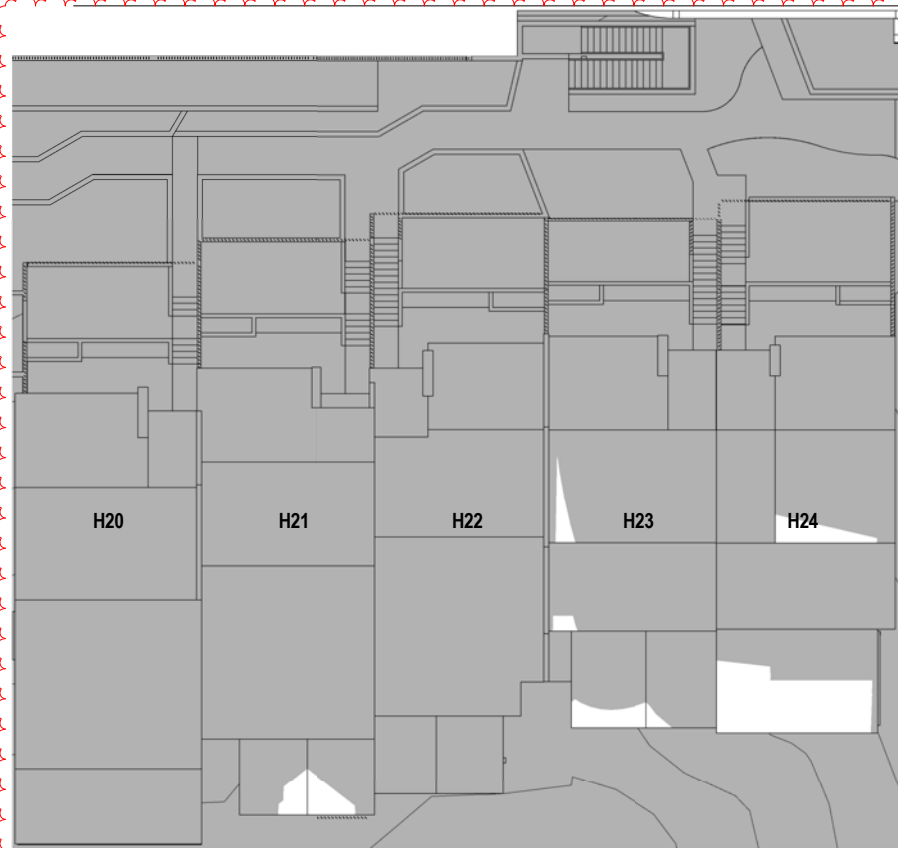
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298-312 BLAXLAND ROAD, RYDE
Drawing Title
SHADOW DIAGRAM 9AM TO 3PM - H16 - H19

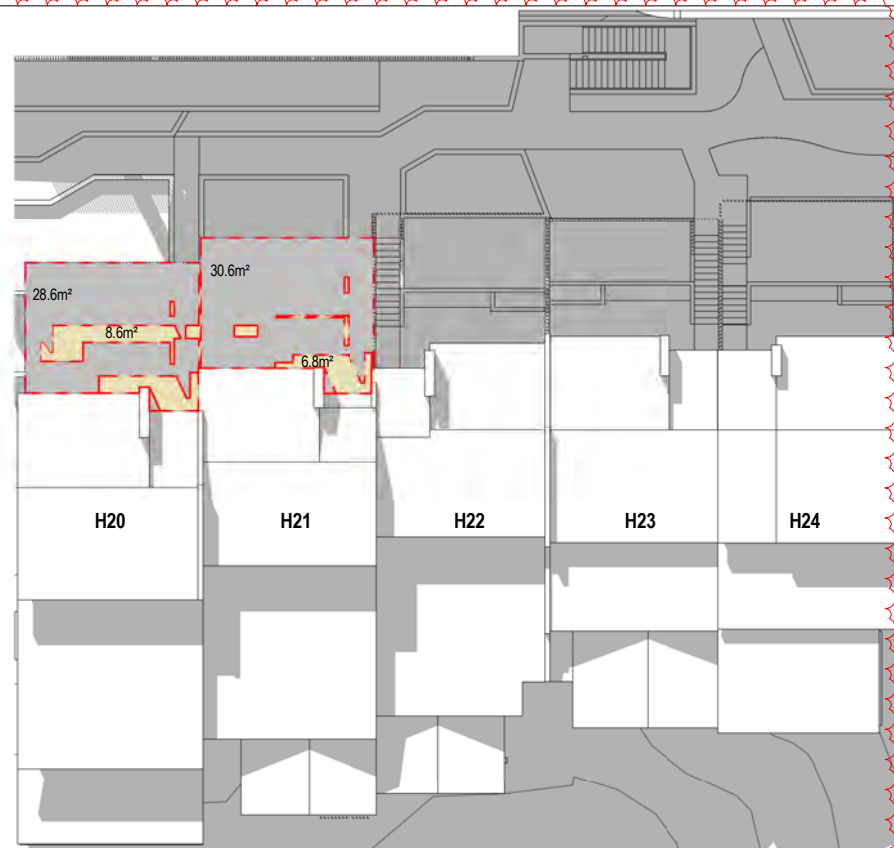
DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 614	E	
Drawn by PY	Checked by RJ	Approved by JY	Date AUG 2019



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

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SHADOW DIAGRAM LEGEND

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

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298-312 BLAXLAND ROAD, RYDE

Drawing Title
SHADOW DIAGRAM 9AM TO 1PM - H20 - H24

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Job no.	Drawing no.	Rev.	
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

A	20.09.21	GENERAL AMENDMENTS
Rev.	Date	Description
SCALE AS INDICATED		

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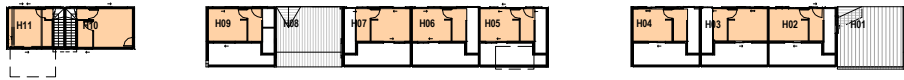
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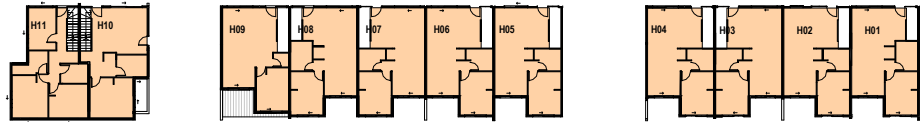
SHADOW DIAGRAM 2PM TO 3PM - H20 - H24

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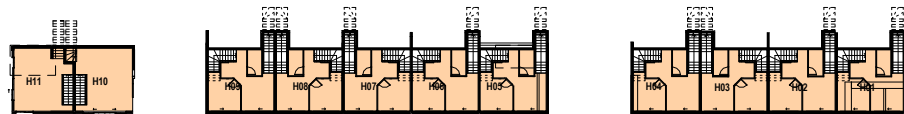
Job no.	Drawing no.	Rev.
J15284	DA 615.1	A
Drawn by	Checked by	Approved by
PY	RJ	JY
		Date
		AUG 2019



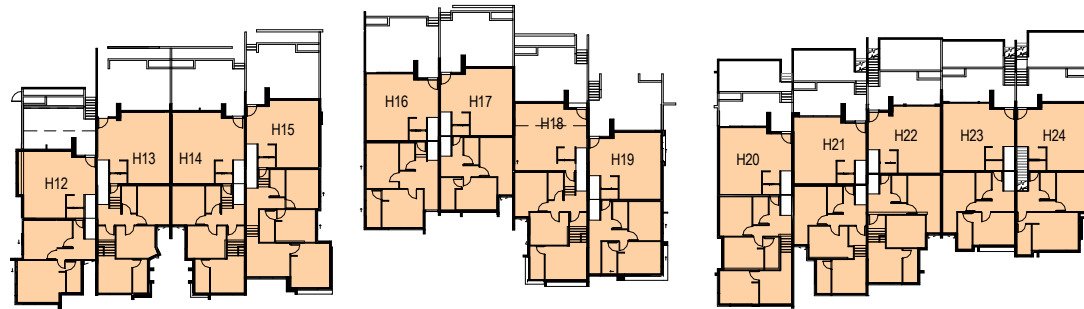
3 LEVEL 1 FLOOR PLAN (FRONT)



2 GROUND FLOOR PLAN (FRONT)



1 LOWER GROUND FLOOR PLAN (FRONT)



4 ENTRY & LOWER FLOOR PLAN (REAR)

GFA CALCULATION (BUILDING)

UPPER AND LOWER GROUND FLOOR (REAR)	1206.1m ²
LOWER GROUND FLOOR (FRONT)	349.5 m ²
GROUND FLOOR (FRONT)	571.7m ²
LEVEL 1 (FRONT)	139.0 m ²
TOTAL	2266.3 m ²

AREA CALCULATIONS - FLOOR SPACE RATIO (SEPP)

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

AREA CALCULATIONS - FLOOR SPACE RATIO (DCP)

ZONE	R2 LOW DENSITY RESIDENTIAL
SITE AREA	6878m ²
PROPOSED DEVELOPMENT GFA (BUILDING)	2266.3m ²
PROPOSED DEVELOPMENT GFA (PARKING)	25.92m ² (2 SPACES)
PROPOSED TOTAL GFA	2292.22m ²
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
TOTAL	24	24 (9 ADAPTABLE)

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MULTI DWELLING DEVELOPMENT

298-312 BLAXLAND ROAD, RYDE

Drawing Title

GFA CALCULATION

DA SUBMISSION

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J15284 DA 700.1 L

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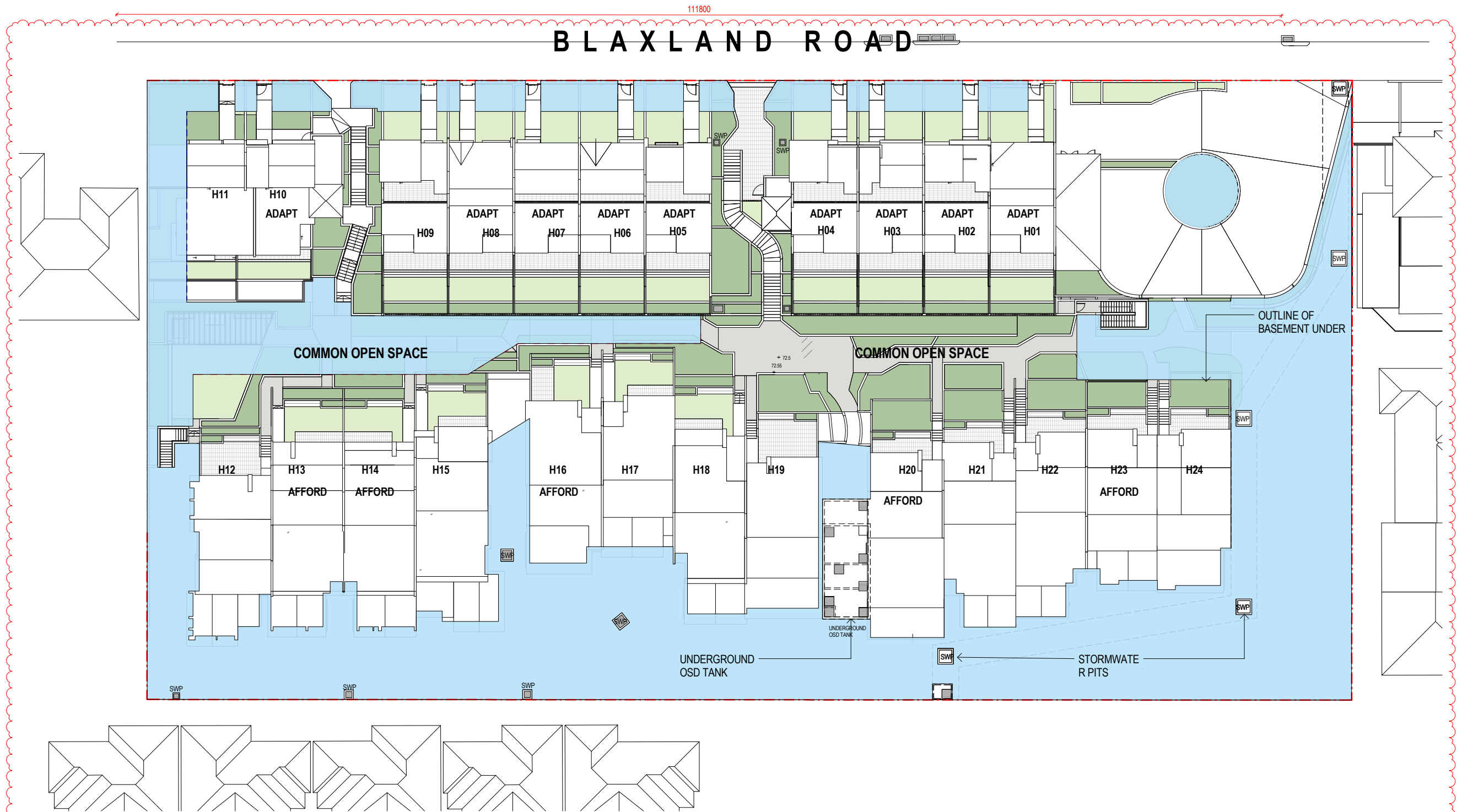
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LEGEND

DEEP SOIL ZONE

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Scale
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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 ²
DEEP SOIL ZONE:	2308.6m ² (33.6%)



1 COURTYARD CALCULATIONS



2 SITE COVERAGE CALCULATIONS

COURTYARD CALCULATION		
Dwelling Number	Dwelling Type	Courtyard Area
H01	2 Bed	71.5m²
H02	3 Bed	71.5m²
H03	3 Bed	71.5m²
H04	3 Bed	71.5m²
H05	3 Bed	71.5m²
H06	3 Bed	71.5m²
H07	3 Bed	71.5m²
H08	2 Bed	71.5m²
H09	3 Bed	71.5m²
H10	2 Bed	66.3m²
H11	4 Bed	104.7m²
H12	2 Bed	32.5m²
H13	3 Bed	35.4m²
H14	3 Bed	35.4m²
H15	3 Bed	36.1m²
H16	2 Bed	32.5m²
H17	2 Bed	32.3m²
H18	3 Bed	36.5m²
H19	2 Bed	31m²
H20	3 Bed	37.2m²
H21	3 Bed	37.4m²
H22	3 Bed	37.4m²
H23	2 Bed	32.5m²
H24	2 Bed	39.4m²

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LEGEND	
	PRIVATE OPEN SPACE
	DWELLINGS / DRIVEWAY COVERAGE

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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: 6878m²

SITE COVERAGE: 2551.64m² (36.6%)

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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
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1 SUN ANGLE VIEW 21 JUNE 9:00AM

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298-312 BLAXLAND ROAD, RYDE

Drawing Title
SOLAR ANGLE VIEW 21 JUNE 9AM

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Job no.	Drawing no.	Rev.
J15284	DA 711	J
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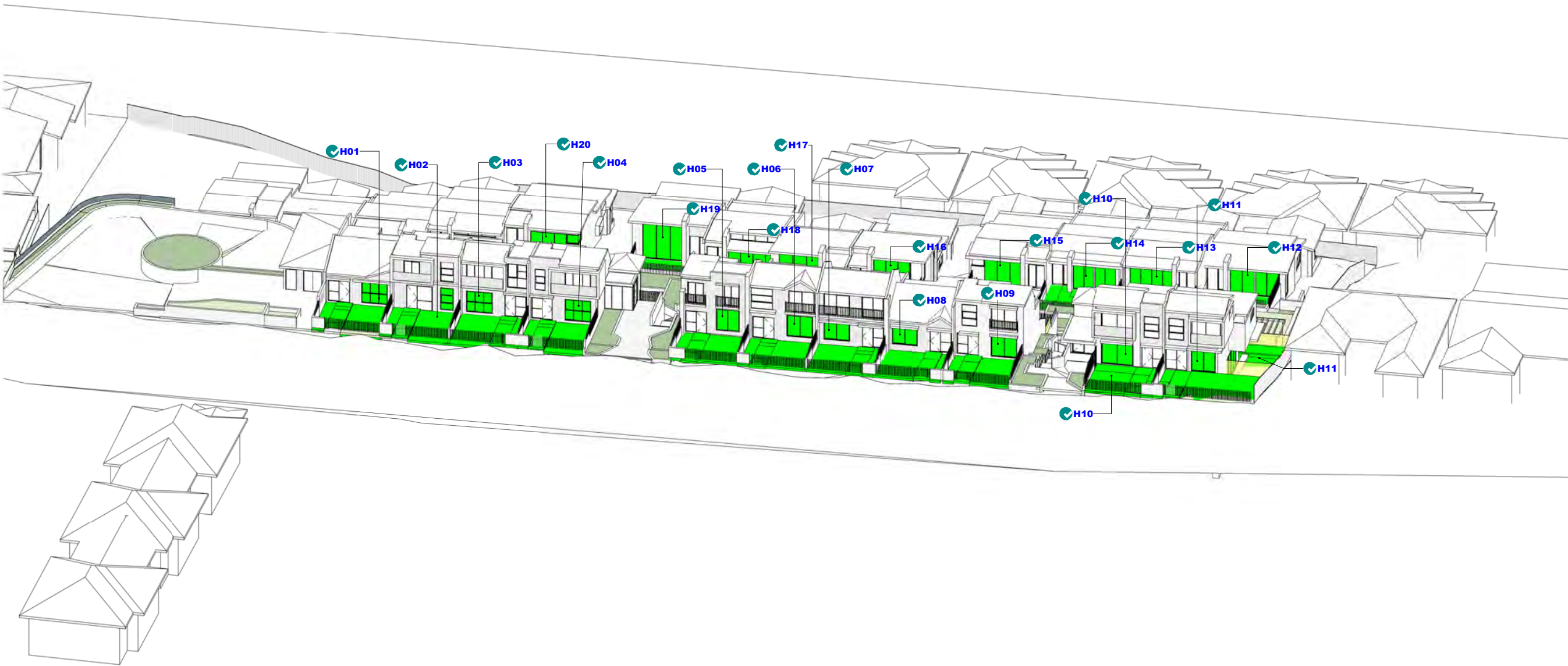
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298-312 BLAXLAND ROAD, RYDE

Drawing Title
SOLAR ANGLE VIEW 21 JUNE 10AM

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 712	J	
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PY	JY	JY	AUG 2019

1 SUN ANGLE VIEW 21 JUNE 10:00AM



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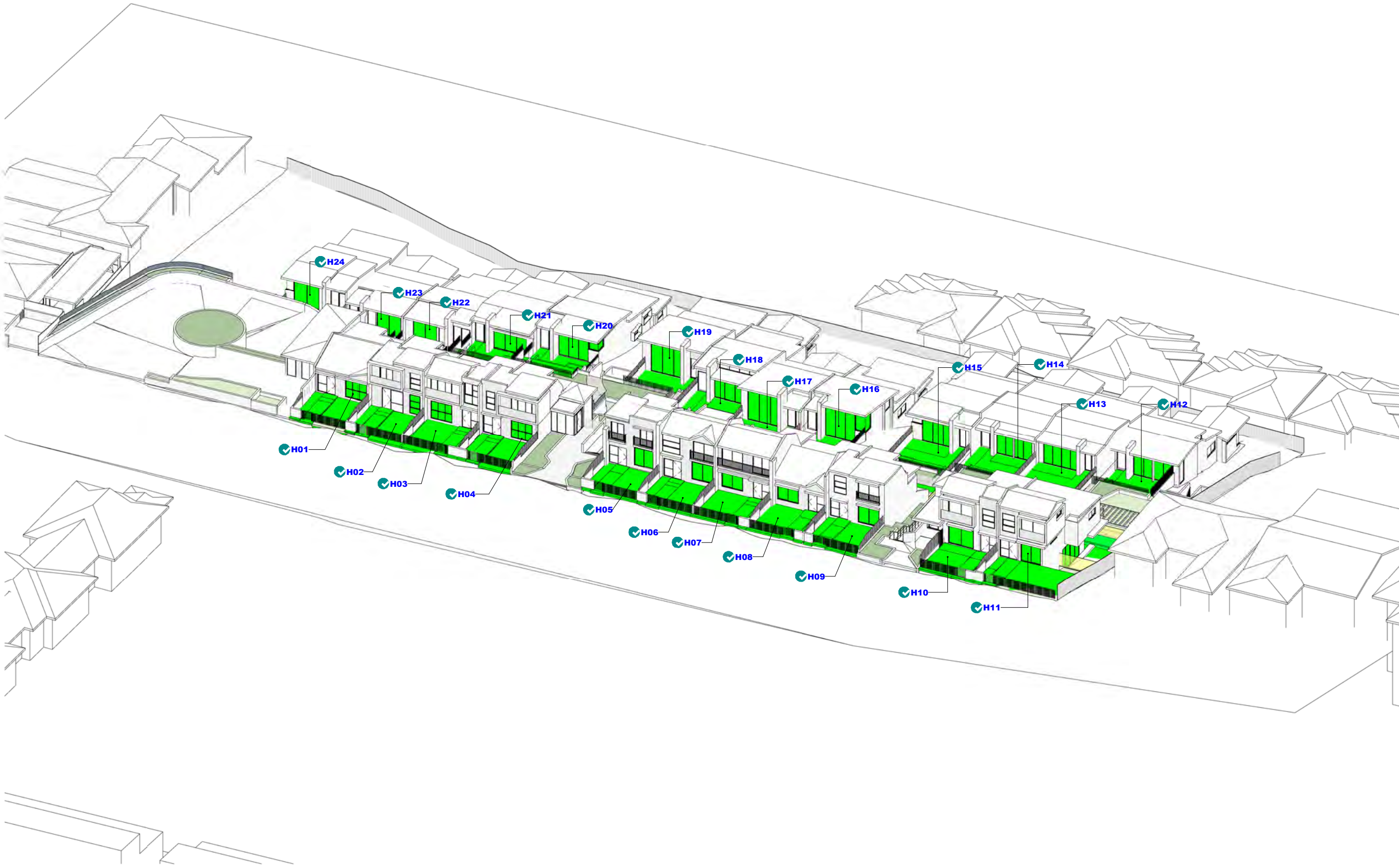
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Nominated Architect: Lijana Ermkova - 7887, ABN 24 243 205 327

Project

MULTI DWELLING DEVELOPMENT

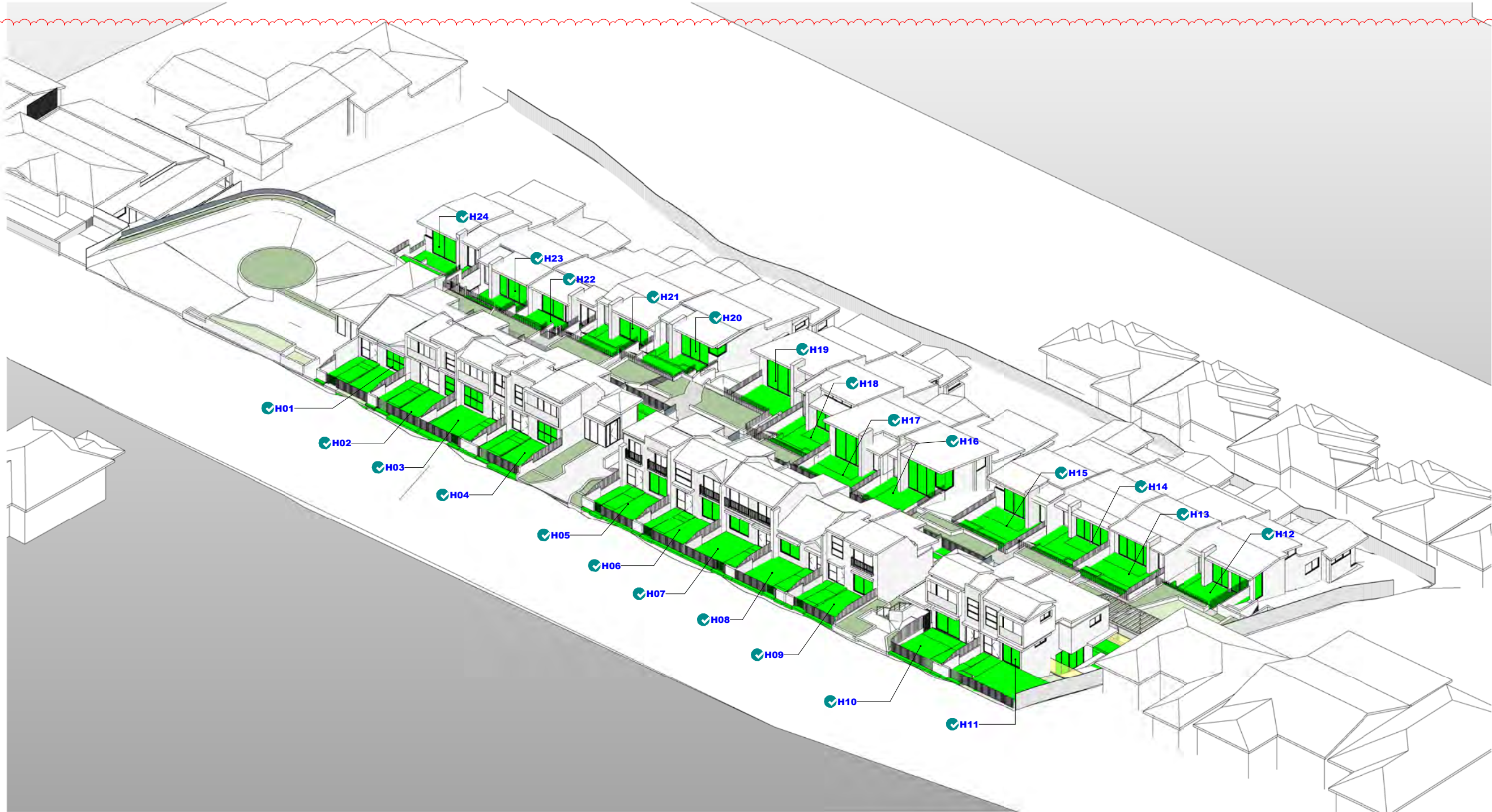
298-312 BLAXLAND ROAD, RYDE

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



1 SUN ANGLE VIEW 21 JUNE 12:00PM

REFERENCES

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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
20.10.17	ISSUE FOR DA
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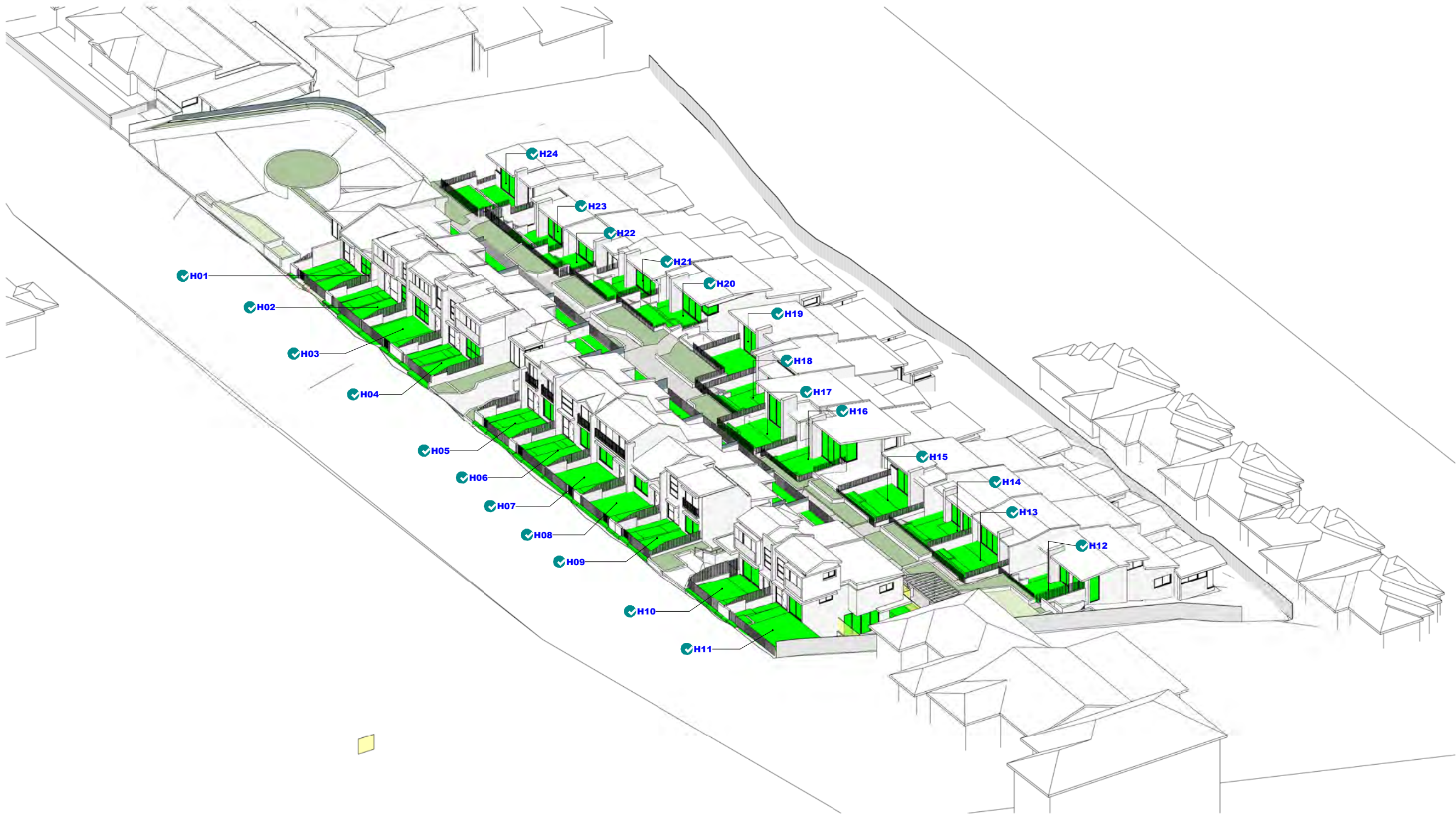
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Project
MULTI DWELLING DEVELOPMENT

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	
PY	JY	JY	AUG 2019	



1 SUN ANGLE VIEW JUNE 1:00PM

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21.06.19	GENERAL AMENDMENTS
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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
PY	JY	JY	AUG 2019

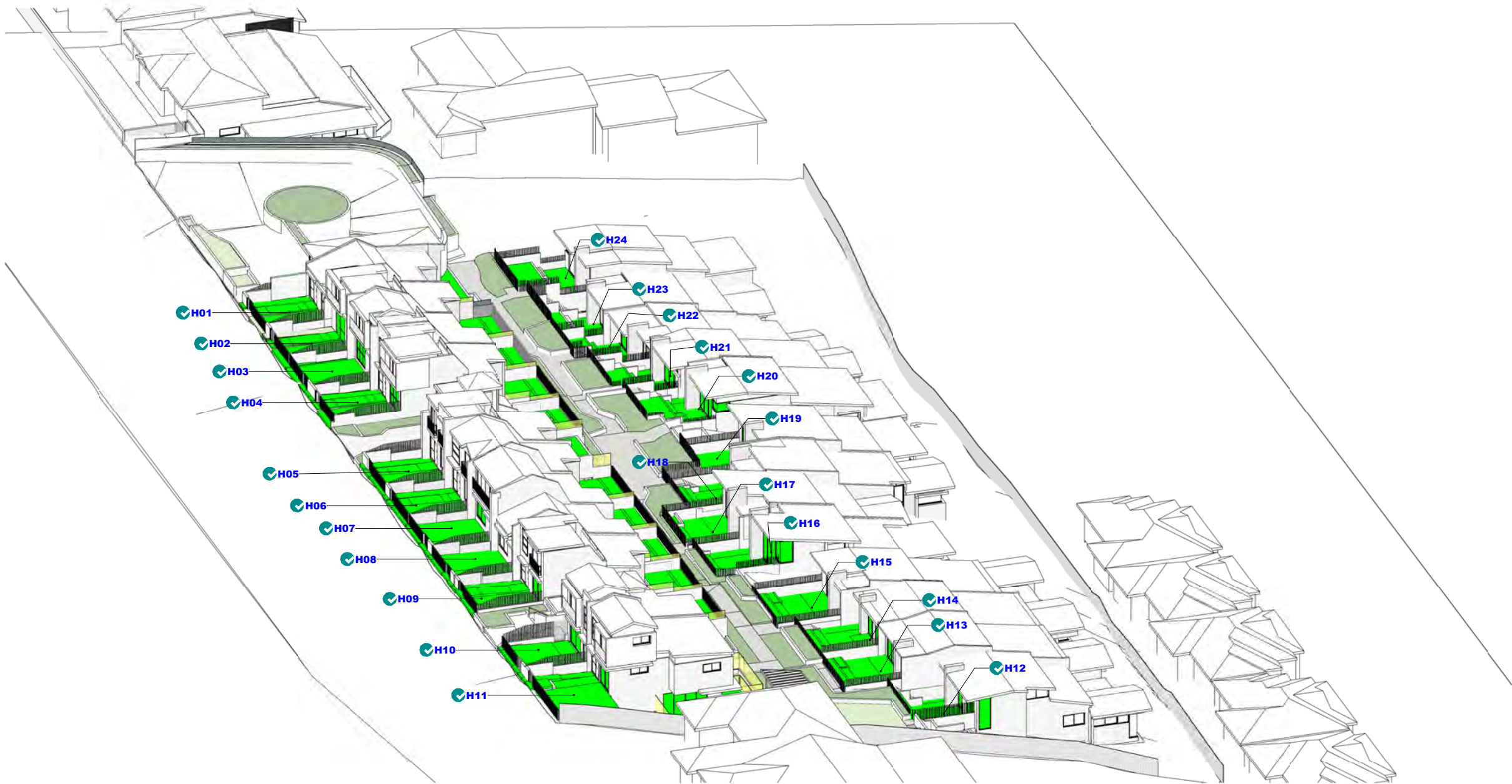
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1 SUN ANGLE VIEW 21 JUNE 2:00PM

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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
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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.
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J15284 DA 716 J

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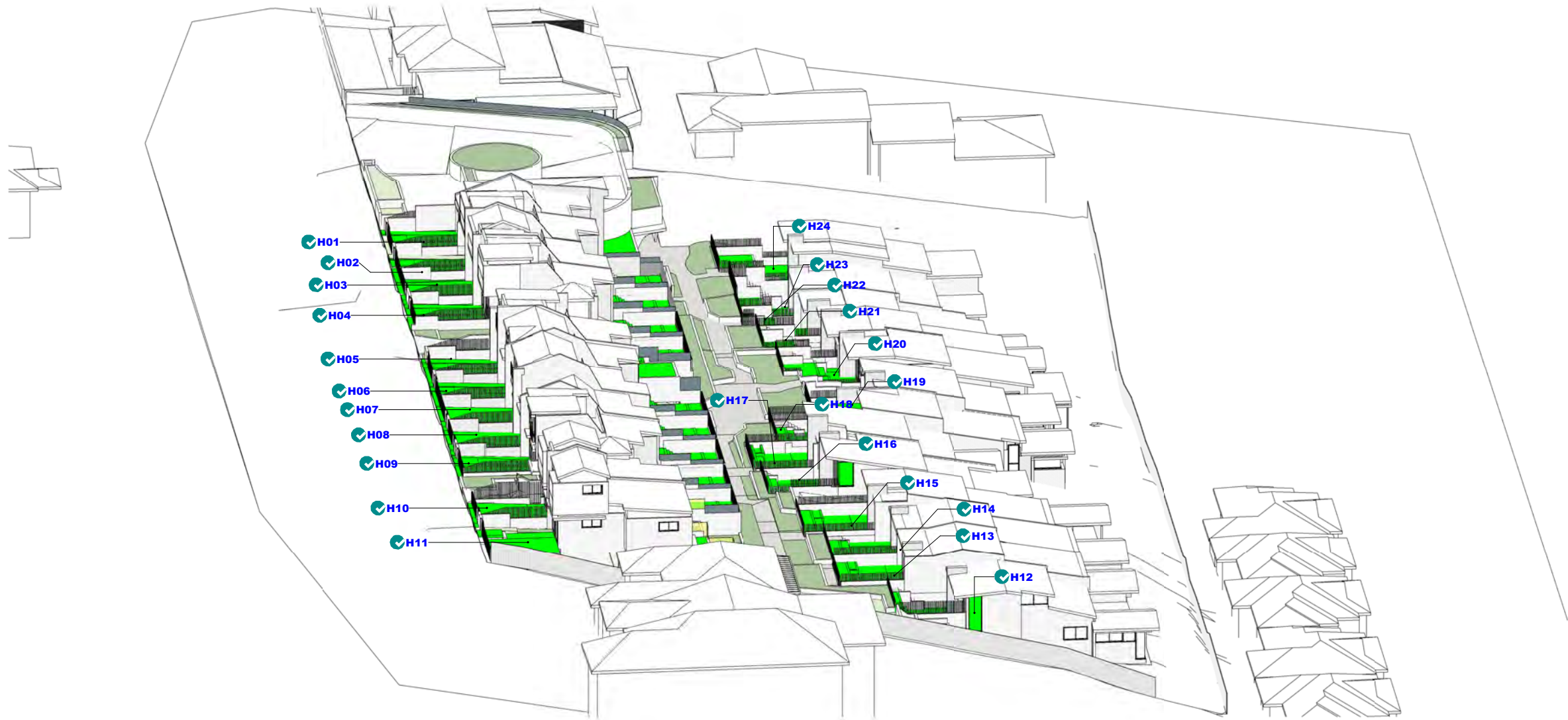
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1 SUN ANGLE VIEW 21 JUNE 3:00PM

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09.08.19	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	Checked by	Approved by	Date
PY	JY	JY	AUG 2019

SOLAR SCHEDULE (BASED ON DCP)

		9am	10am	11am	12pm	1pm	2pm	3pm	Recieves 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	Recieves 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								
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	COURTYARD - F								
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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
BASED ON DCP		
24 DWELLINGS		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
BASED ON SEPP		
24 DWELLINGS		22 DWELLINGS (91.7%)

J	20.09.21	GENERAL AMENDMENTS
I	17.07.20	GENERAL AMENDMENTS
H	07.02.20	GENERAL AMENDMENTS
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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

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

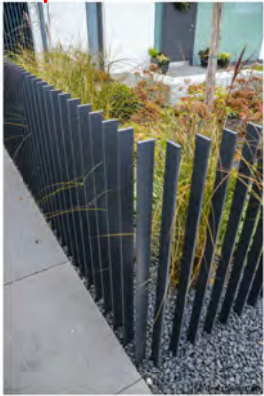
AWD1	ALUMINIUM FRAME WINDOWS & DOORS - DARK GREY OR SIMILAR
B1	RED BRICK OR SIMILAR
B2	AUSTRAL BRICK - URBAN ONE PEPPER OR SIMILAR
B3	LIGHT GREY BRICK OR SIMILAR
CG	CLEAR GLASS
LW1	LIGHTWEIGHT CLADDING 01 - LIGHT GREY OR SIMILAR
MR	METAL ROOF - LIGHT GREY OR SIMILAR
OG	TRANSLUCENT GLAZING
PF1	RENDER & 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

REFERENCES

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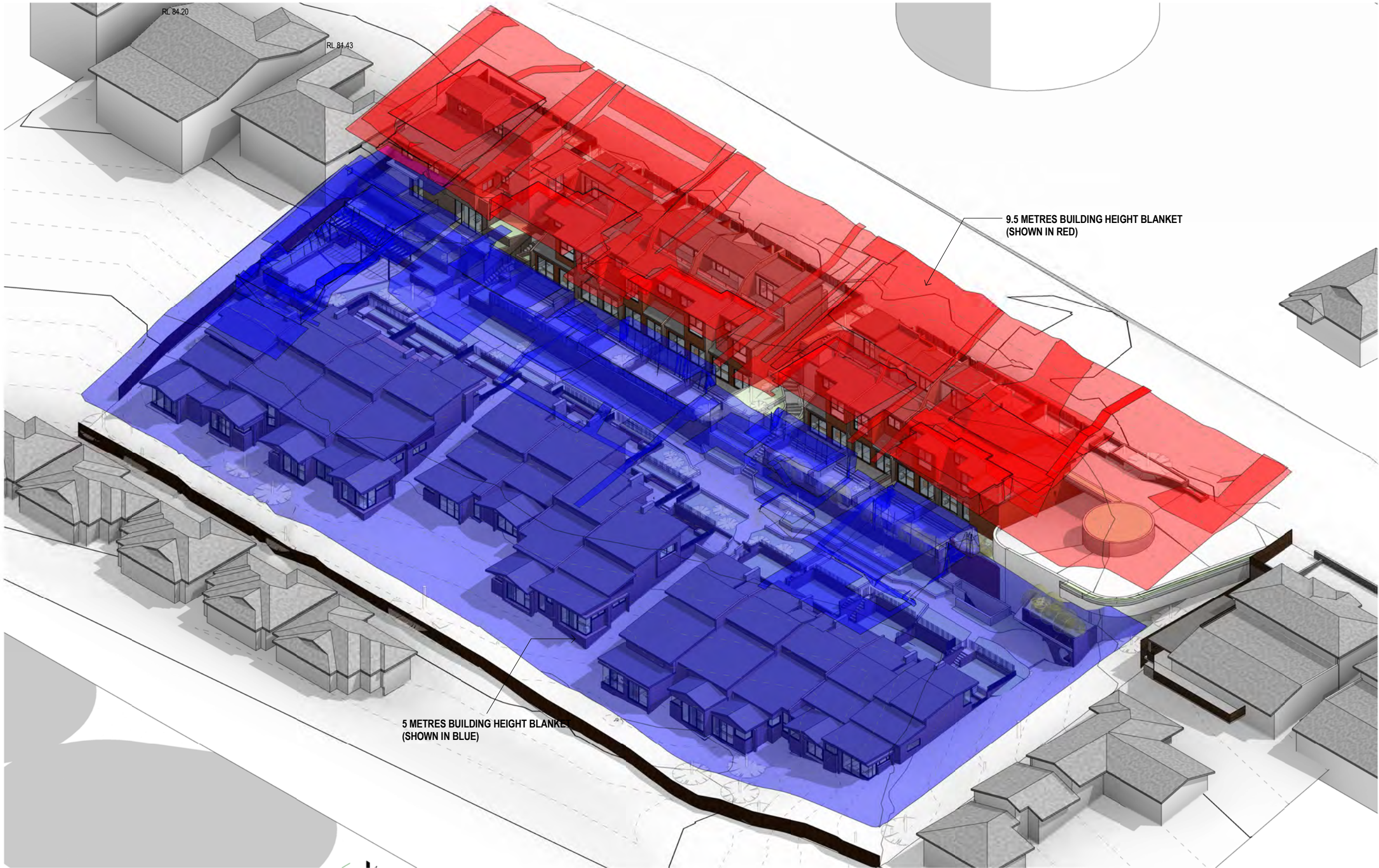
MULTI DWELLING DEVELOPMENT

298-312 BLAXLAND ROAD, RYDE

Drawing Title

FINISHES SCHEDULE

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J15284	DA 730	H	
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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
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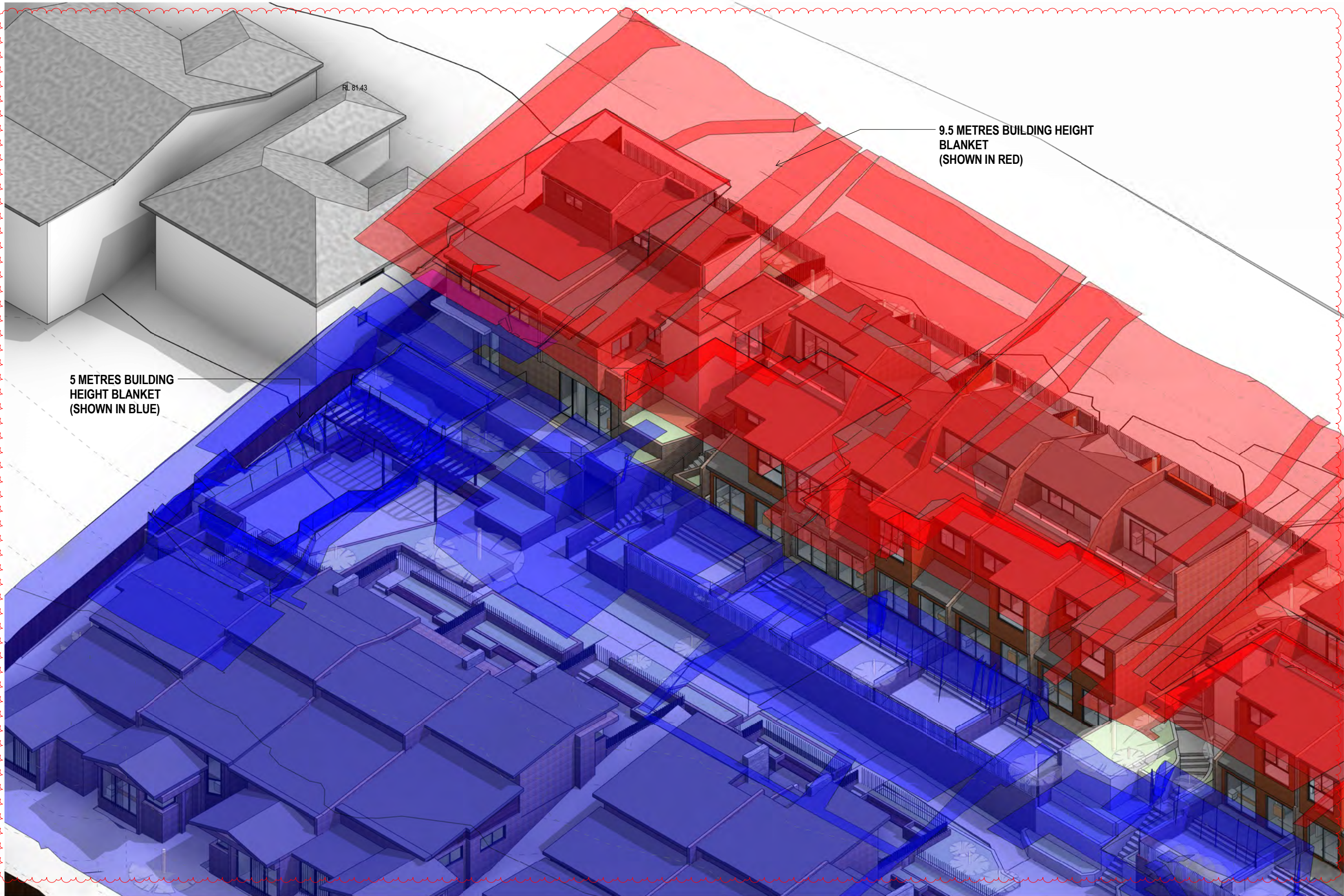
Project
MULTI DWELLING DEVELOPMENT

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
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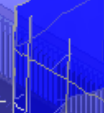
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-  9.5m BUILDING HEIGHT BLANKET
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Rev. Date Description

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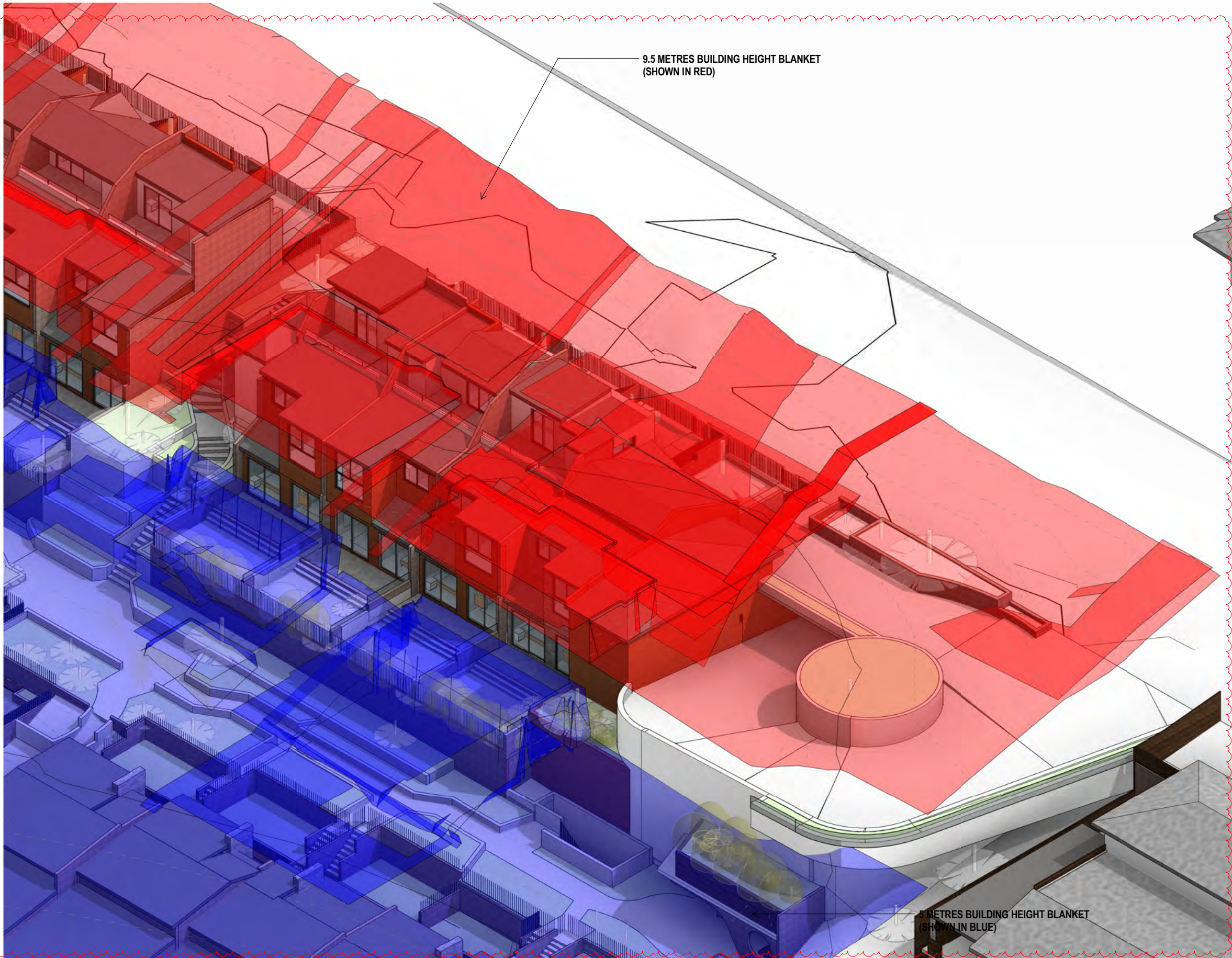
298-312 BLAXLAND ROAD, RYDE

Drawing Title

LEP BLANKET- DETAIL SHEET 1

DA SUBMISSION

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



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Project

MULTI DWELLING DEVELOPMENT

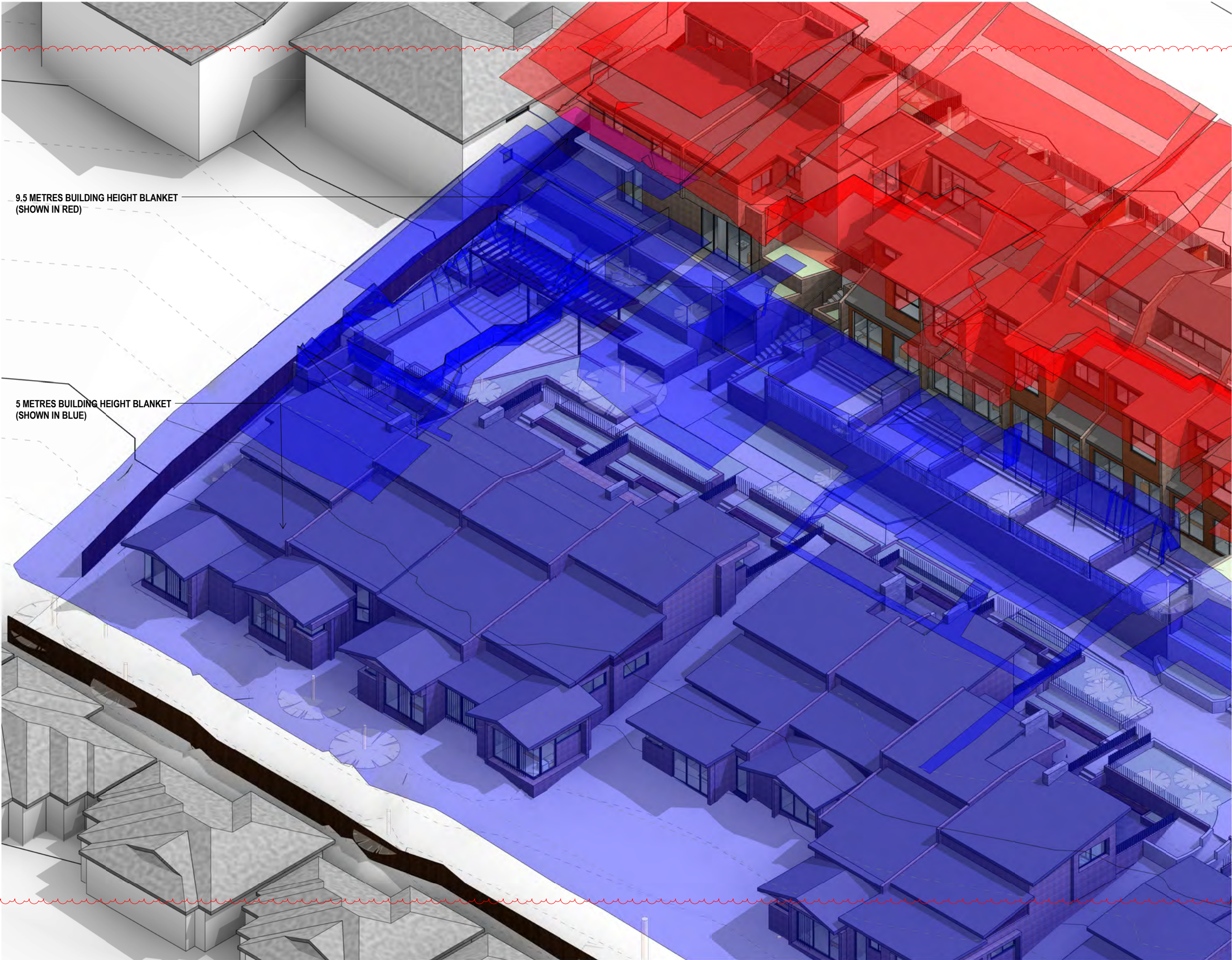
298-312 BLAXLAND ROAD, RYDE

Drawing Title

LEP BLANKET- DETAIL SHEET 2

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15284	DA 733	G
Drawn by 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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NOT TO SCALE

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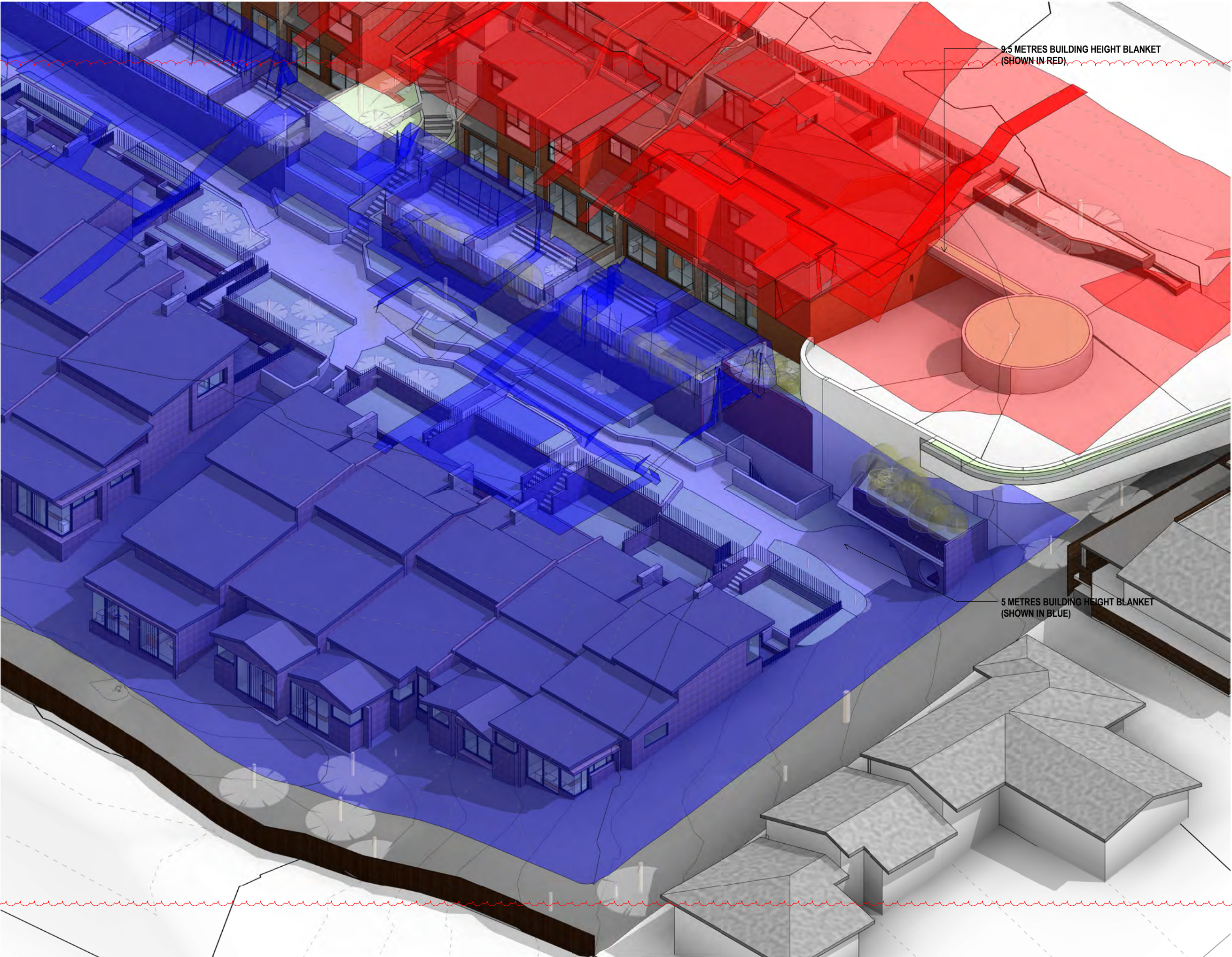
Project
MULTI DWELLING DEVELOPMENT

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 PY	Checked by JY	Approved by JY	Date AUG 2019

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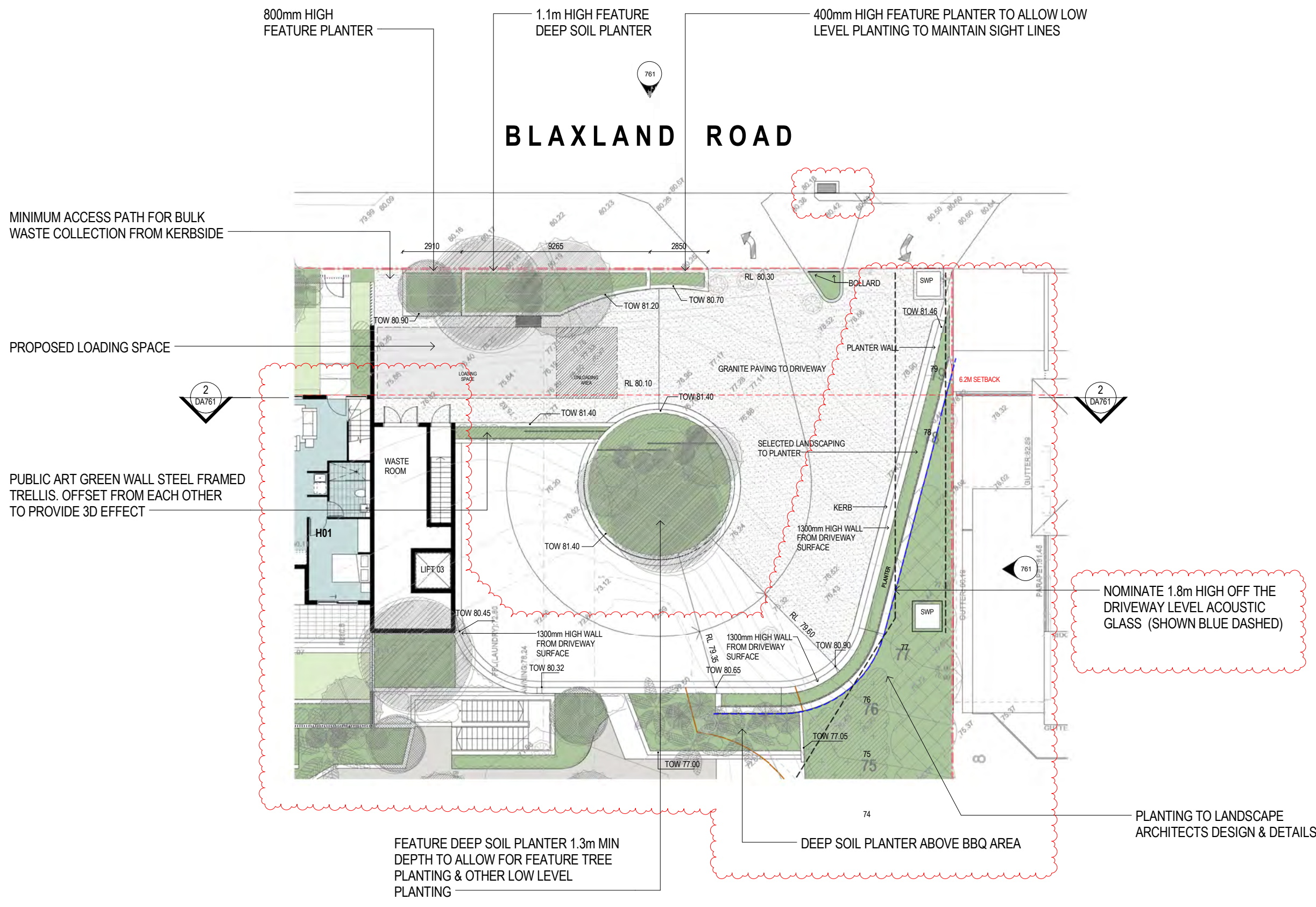
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F	20.09.21	GENERAL AMENDMENTS
E	17.07.20	GENERAL AMENDMENTS
D	07.02.20	GENERAL AMENDMENTS
C	19.08.19	GENERAL AMENDMENTS
B	09.08.19	GENERAL AMENDMENTS
A	21.06.19	GENERAL AMENDMENTS

Rev.	Date	Description
1	21.06.19	ISSUED FOR TENDERS
2	09.08.19	GENERAL AMENDMENTS
3	19.08.19	GENERAL AMENDMENTS
4	07.02.20	GENERAL AMENDMENTS
5	17.07.20	GENERAL AMENDMENTS
6	20.09.21	GENERAL AMENDMENTS



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Project

MULTI DWELLING DEVELOPMENT

298-312 BLAXLAND ROAD, RYDE

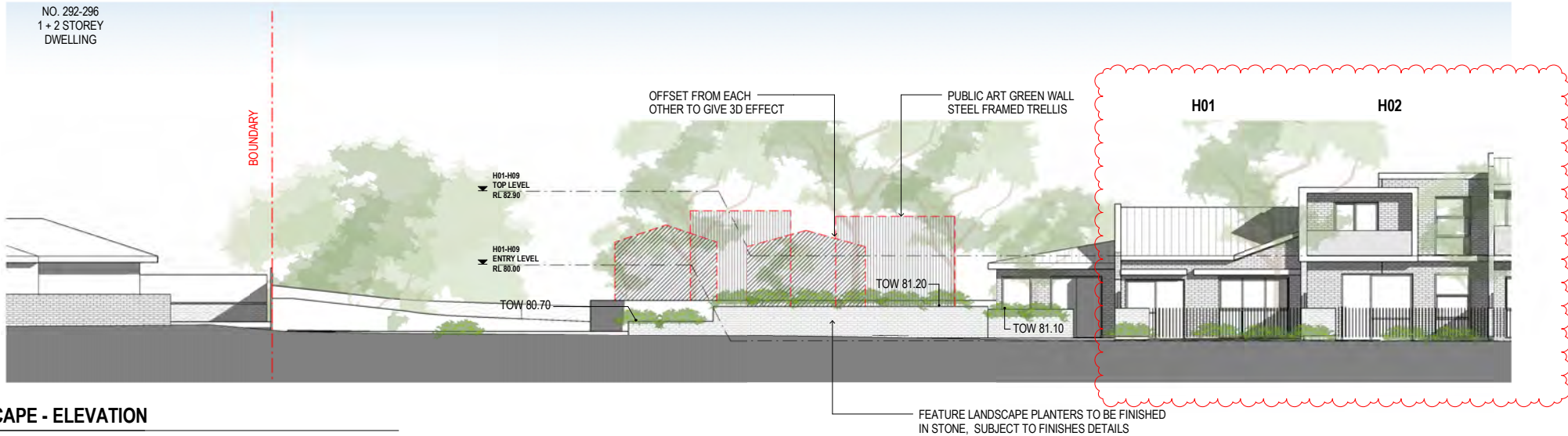
Drawing Title

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

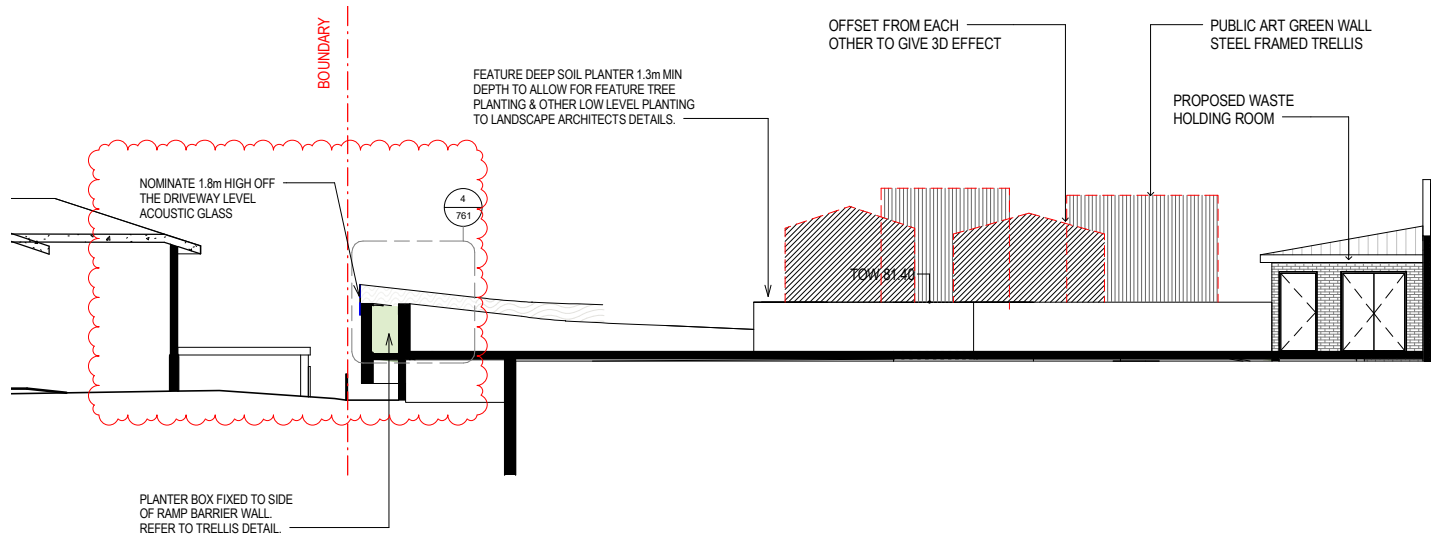
1 DRIVEWAY & PUBLIC ART ZONE PLAN

1 : 100 at A1



1 STREETSCAPE - ELEVATION

1 : 100 at A1



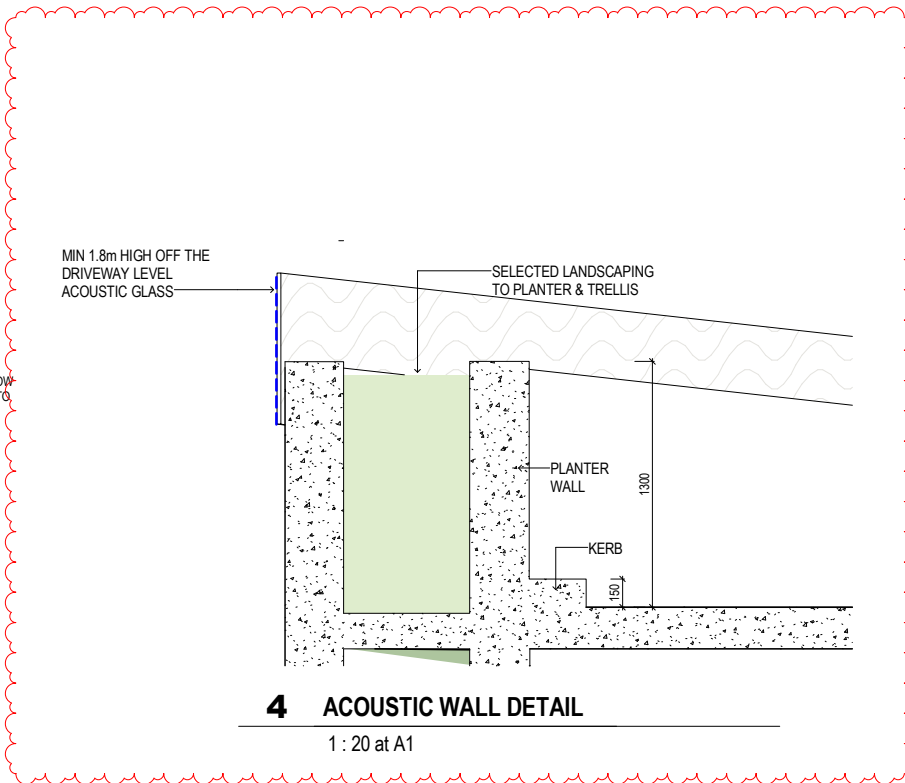
2 PUBLIC ART - ELEVATION

1 : 100 at A1



3 DRIVEWAY AND PUBLIC ART - EAST ELEVATION

1 : 100 at A1



4 ACOUSTIC WALL DETAIL

1 : 20 at A1

REFERENCES

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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

Rev.	Date	Description
Scale		
m	1 2 4 6 8	
0		
	1:100 at A1	1:200 at A3

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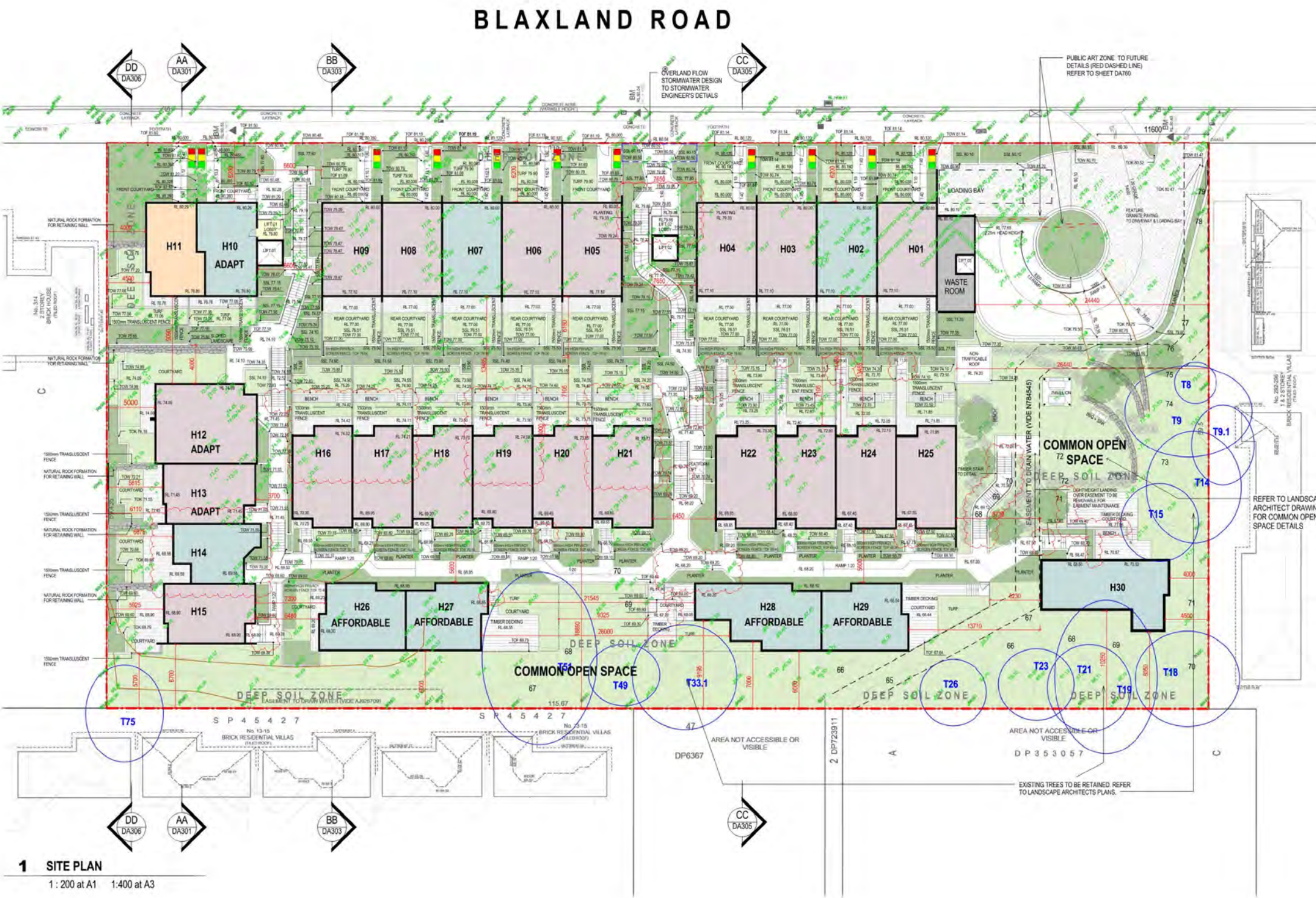
298-312 BLAXLAND ROAD, RYDE

Drawing Title

DRIVEWAY AND PUBLIC ART ZONE

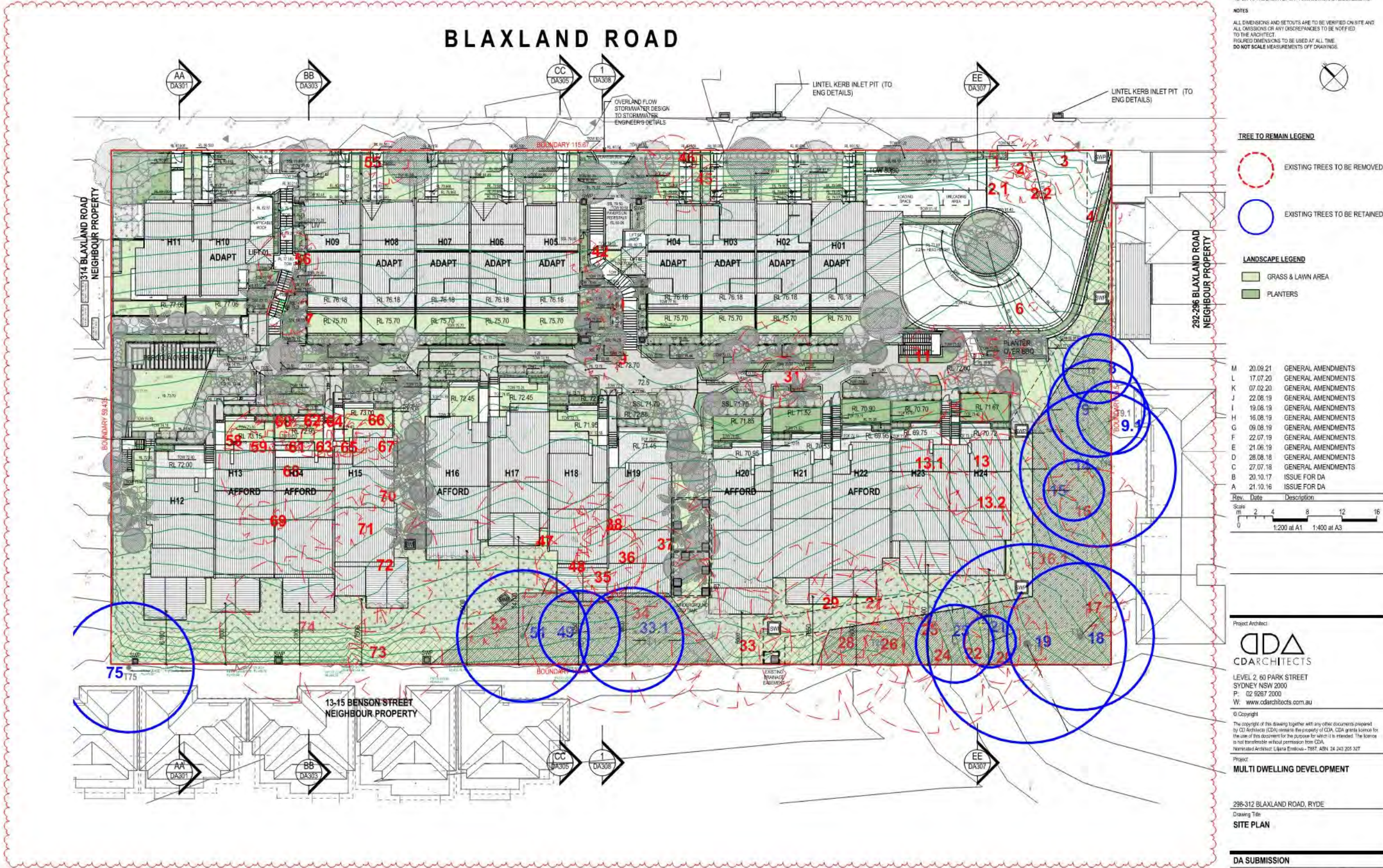
DA SUBMISSION

Job no.	Drawing no.	Rev.	
J15284	DA 761	E	
Drawn by	Checked by	Approved by	Date
HS	JY	JY	AUG 2019



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LEGEND			
2 BEDROOM DWELLING			
3 BEDROOM DWELLING			
4 BEDROOM DWELLING			
LANDSCAPE LEGEND			
GRASS & LAWN AREA			
PLANTERS			
Project Architect			
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Project			
MULTI DWELLING DEVELOPMENT			
298-312 BLAXLAND ROAD, RYDE			
Drawing No			
SITE PLAN			
DA SUBMISSION			
Job No.	Drawing No.	Rev.	
J15284	DA 001	L	
Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

DA SUBMISSION (30 HOUSES)



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LEGEND			
2 BEDROOM DWELLING			
3 BEDROOM DWELLING			
4 BEDROOM DWELLING			
LANDSCAPE LEGEND			
GRASS & LAWN AREA			
PLANTERS			
Project Architect			
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Project			
MULTI DWELLING DEVELOPMENT			
298-312 BLAXLAND ROAD, RYDE			
Drawing No			
SITE PLAN			
DA SUBMISSION			
Job No.	Drawing No.	Rev.	
J15284	DA 001	M	
Drawn by	Checked by	Approved by	Date
PY	RJ	ZC	AUG 2019

PROPOSED DEVELOPMENT (24 HOUSES)

REFERENCES

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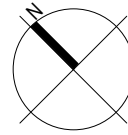
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Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale

m

0

4

8

16

24

32

1:400 at A1

1:800 at A3

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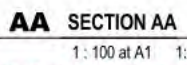
Project

MULTI DWELLING DEVELOPMENT

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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PROPOSED DEVELOPMENT (24 HOUSES)

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U15284	DA 802		A
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PY	RJ	ZC	AUG 2019

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20.09.21 GENERAL AMENDMENTS

Rev.	Date	Description
1	20.09.21	1:200 at A1
2	20.09.21	1:400 at A3

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

	1.200 at A1	1.400 at A3
1.200 at A1	1.200	1.400
1.400 at A3	1.200	1.400

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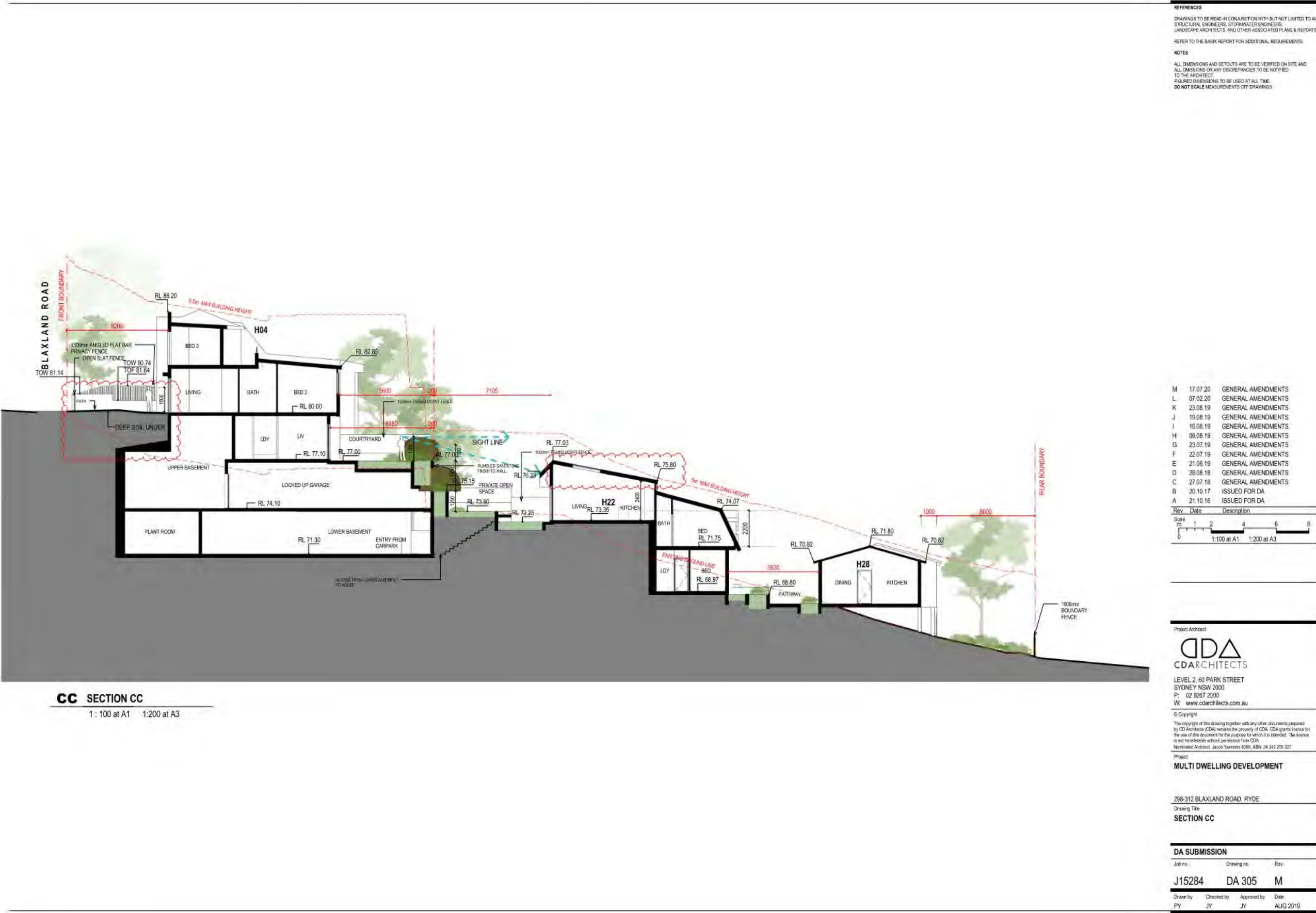
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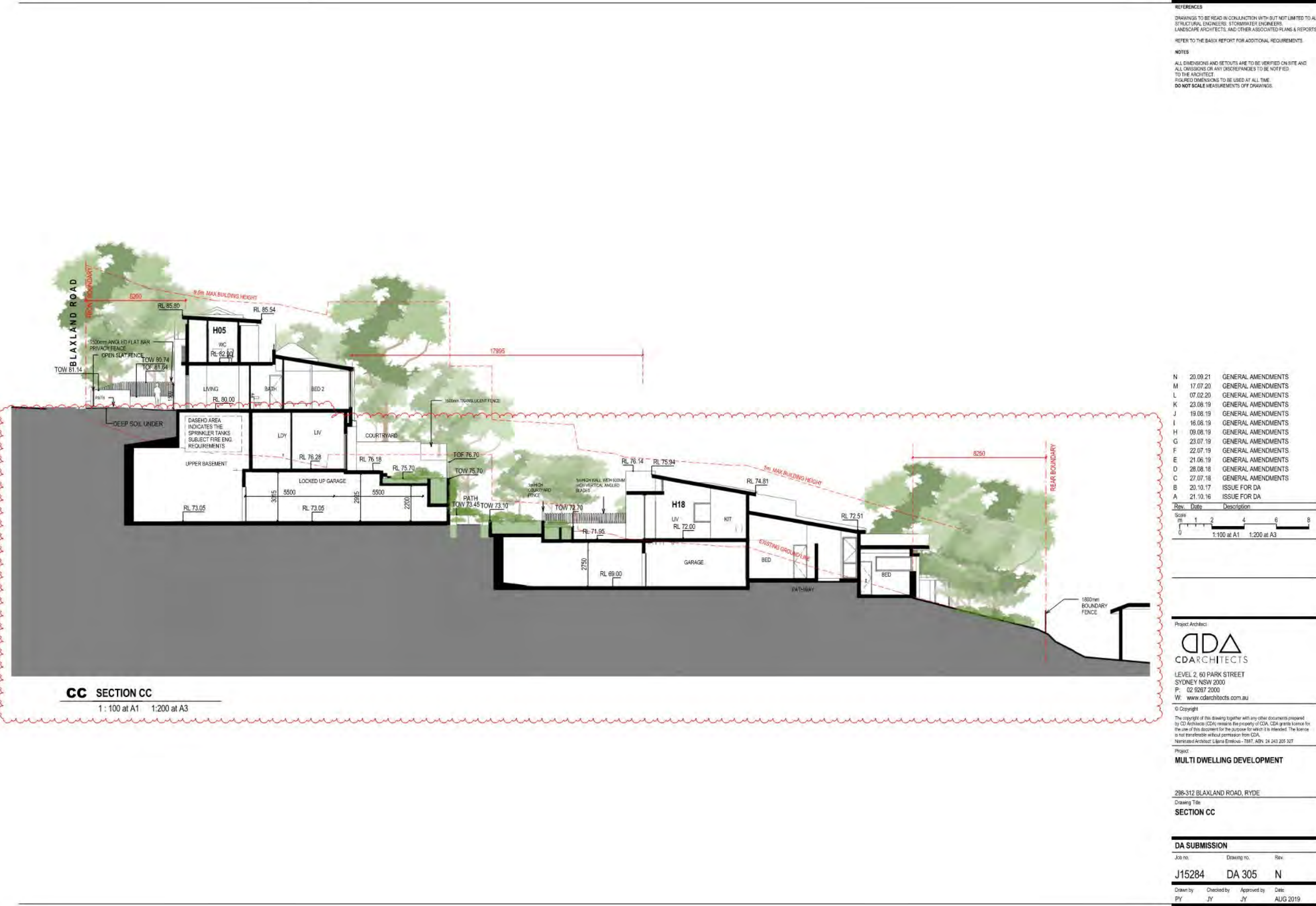
Project

MULTI DWELLING DEVELOPMENT

98-312 BLAXLAND ROAD, RYDE			
Drawing Title			
DA SUBMISSION VS PROPOSED DEVELOPMENT COMPARISON SHEET - SECTION BB			
DA SUBMISSION			
Job no.	Drawing no.	Rev.	
U15284	DA 803	A	
Drawn by	Checked by	Approved by	Date
RY	RJ	ZC	AUG 2019



DA SUBMISSION (30 HOUSES)



PROPOSED DEVELOPMENT (24 HOUSES)

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GENERAL AMENDMENTS		
Rev.	Date	Description
A	20.09.21	GENERAL AMENDMENTS

Scale

m

0 2 4 8 12 16

0 1:200 at A1 1:400 at A3

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MULTI DWELLING DEVELOPMENT
298-312 BLAXLAND ROAD, RYDE

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
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DA SUBMISSION (30 HOUSES)



PROPOSED DEVELOPMENT (24 HOUSES)

A 20.09.21 GENERAL AMENDMENTS		
Rev.	Date	Description
Scale		
m	2 4 8 12 16	
0	1:200 at A1	1:400 at A3

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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