



June 21
9am



June 21
10am



June 21
11am



June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm



additional shadow generated by the proposed development

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

<p>notes</p> <p>all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.</p> <p>0 0.5 1.0 2.0 3.0m</p>	<p>rev</p> <p>A 23/01/19 issued for information</p> <p>B 25/02/19 issued to council for information</p> <p>C 08/03/19 issued for information</p> <p>D 16/04/19 issued for information</p> <p>E 30/04/19 issued to consultants</p> <p>F 03/05/19 issued to consultants</p> <p>G 10/05/19 issued to consultants</p> <p>H 30/05/19 issued to consultants</p>	<p>rev</p> <p>F 14/06/19 issued to consultants + client</p> <p>G 19/06/19 issued to consultants + client</p> <p>H 21/06/19 issued to consultants + client</p> <p>I 02/07/19 issued to consultants + client</p> <p>J 31/07/19 issued to client for comment</p> <p>K 19/08/19 issued to client for comment</p> <p>L 27/08/19 issued to client for comment</p> <p>M 30/09/19 issued to client for information</p>	<p>project</p> <p>SENIORS LIVING</p> <p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>location</p> <p>27-29 NORTH AVALON ROAD</p> <p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>JUNE 21st</p> <p>drawing</p> <p>SHADOW DIAGRAMS</p>	<p>stage</p> <p>DA</p> <p>chkd</p> <p>TW</p> <p>drwn</p> <p>MB</p>	<p>project no.</p> <p>991</p> <p>date</p> <p>03/10/19</p>	<p>dwg no.</p> <p>910</p> <p>revision</p> <p>L</p>
	<p>environa studio</p> <p>224 riley st surry hills 2010</p> <p>t: 02 9211 0000</p> <p>w: www.environastudio.com.au</p> <p>architects registration number 6239</p>							



september 23
9am



september 23
12pm



september 23
3pm

 additional shadow generated by the proposed development

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	rev date amendment F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment J 19/08/19 issued to client for comment K 27/08/19 issued to client for comment L 30/09/19 issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing SEPT 23rd drawing SHADOW DIAGRAMS	stage DA chkd drwn TW MB	project no. 991 date 03/10/19	dwg no. 911 revision L
--	--	---	---	---	--	---	--	---	--	---



december 21
9am



december 21
12pm

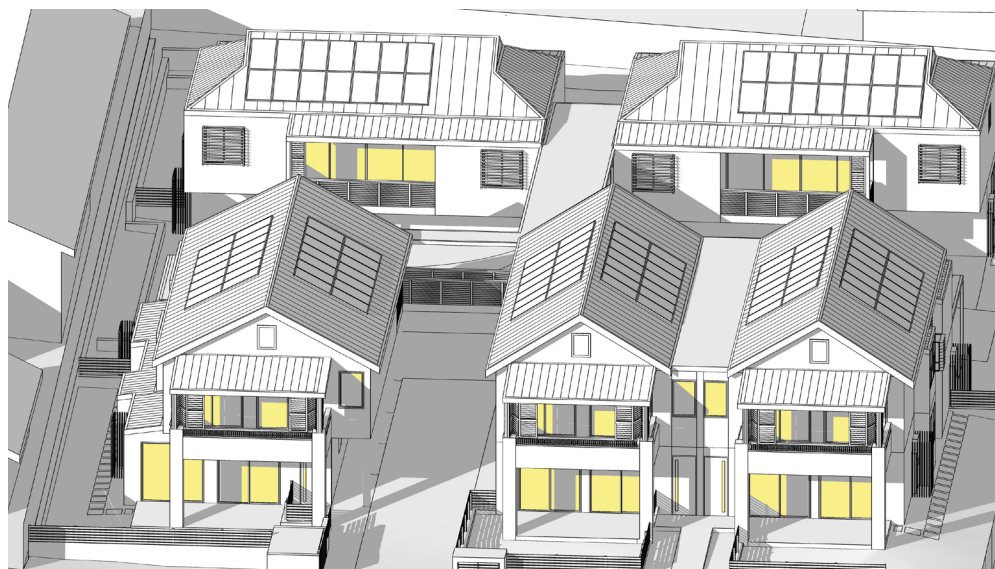


december 21
3pm

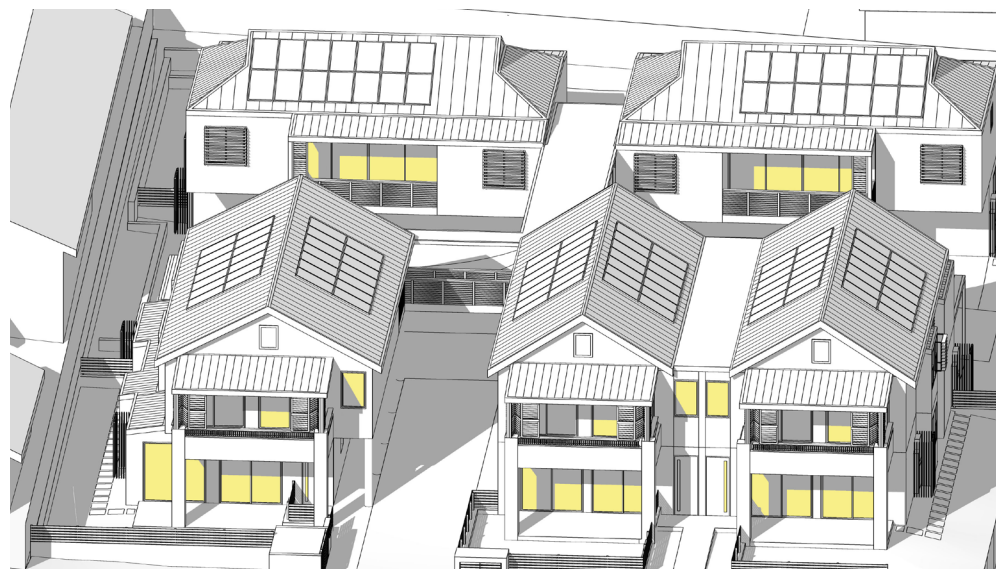
 additional shadow generated by the proposed development

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	<p>notes</p> <p>all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.</p>	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23/01/19</td> <td>issued for information</td> </tr> <tr> <td>A</td> <td>25/02/19</td> <td>issued to council for information</td> </tr> <tr> <td>B</td> <td>08/03/19</td> <td>issued for information</td> </tr> <tr> <td>C</td> <td>16/04/19</td> <td>issued for information</td> </tr> <tr> <td>D</td> <td>30/04/19</td> <td>issued for information</td> </tr> <tr> <td>D</td> <td>03/05/19</td> <td>issued to consultants</td> </tr> <tr> <td>E</td> <td>10/05/19</td> <td>issued to consultants</td> </tr> <tr> <td>F</td> <td>30/05/19</td> <td>issued to consultants</td> </tr> </tbody> </table>	rev	date	amendment	A	23/01/19	issued for information	A	25/02/19	issued to council for information	B	08/03/19	issued for information	C	16/04/19	issued for information	D	30/04/19	issued for information	D	03/05/19	issued to consultants	E	10/05/19	issued to consultants	F	30/05/19	issued to consultants	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>14/06/19</td> <td>issued to consultants</td> </tr> <tr> <td>G</td> <td>19/06/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>H</td> <td>21/06/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>I</td> <td>02/07/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>J</td> <td>31/07/19</td> <td>issued to client for comment</td> </tr> <tr> <td>J</td> <td>19/08/19</td> <td>issued to client for comment</td> </tr> <tr> <td>K</td> <td>27/08/19</td> <td>issued to client for comment</td> </tr> <tr> <td>L</td> <td>30/09/19</td> <td>issued to client for information</td> </tr> </tbody> </table>	rev	date	amendment	F	14/06/19	issued to consultants	G	19/06/19	issued to consultants + client	H	21/06/19	issued to consultants + client	I	02/07/19	issued to consultants + client	J	31/07/19	issued to client for comment	J	19/08/19	issued to client for comment	K	27/08/19	issued to client for comment	L	30/09/19	issued to client for information	<p>environa studio</p> <p>224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239</p>	<table border="1"> <tr> <td>project</td> <td>SENIORS LIVING</td> </tr> <tr> <td>for/client</td> <td>ARMADA AVALON PTY LTD</td> </tr> </table>	project	SENIORS LIVING	for/client	ARMADA AVALON PTY LTD	<table border="1"> <tr> <td>location</td> <td>27-29 NORTH AVALON ROAD</td> </tr> <tr> <td>at</td> <td>AVALON BEACH</td> </tr> </table>	location	27-29 NORTH AVALON ROAD	at	AVALON BEACH	<table border="1"> <tr> <td>drawing</td> <td>DEC 21st</td> </tr> <tr> <td>drawing</td> <td>SHADOW DIAGRAMS</td> </tr> </table>	drawing	DEC 21st	drawing	SHADOW DIAGRAMS	<table border="1"> <tr> <td>stage</td> <td>DA</td> </tr> <tr> <td>chkd</td> <td>TW</td> </tr> <tr> <td>drwn</td> <td>MB</td> </tr> </table>	stage	DA	chkd	TW	drwn	MB	<table border="1"> <tr> <td>project no.</td> <td>991</td> </tr> <tr> <td>date</td> <td>03/10/19</td> </tr> </table>	project no.	991	date	03/10/19	<table border="1"> <tr> <td>dwg no.</td> <td>912</td> </tr> <tr> <td>revision</td> <td>L</td> </tr> </table>	dwg no.	912	revision	L
	rev	date	amendment																																																																																							
A	23/01/19	issued for information																																																																																								
A	25/02/19	issued to council for information																																																																																								
B	08/03/19	issued for information																																																																																								
C	16/04/19	issued for information																																																																																								
D	30/04/19	issued for information																																																																																								
D	03/05/19	issued to consultants																																																																																								
E	10/05/19	issued to consultants																																																																																								
F	30/05/19	issued to consultants																																																																																								
rev	date	amendment																																																																																								
F	14/06/19	issued to consultants																																																																																								
G	19/06/19	issued to consultants + client																																																																																								
H	21/06/19	issued to consultants + client																																																																																								
I	02/07/19	issued to consultants + client																																																																																								
J	31/07/19	issued to client for comment																																																																																								
J	19/08/19	issued to client for comment																																																																																								
K	27/08/19	issued to client for comment																																																																																								
L	30/09/19	issued to client for information																																																																																								
project	SENIORS LIVING																																																																																									
for/client	ARMADA AVALON PTY LTD																																																																																									
location	27-29 NORTH AVALON ROAD																																																																																									
at	AVALON BEACH																																																																																									
drawing	DEC 21st																																																																																									
drawing	SHADOW DIAGRAMS																																																																																									
stage	DA																																																																																									
chkd	TW																																																																																									
drwn	MB																																																																																									
project no.	991																																																																																									
date	03/10/19																																																																																									
dwg no.	912																																																																																									
revision	L																																																																																									



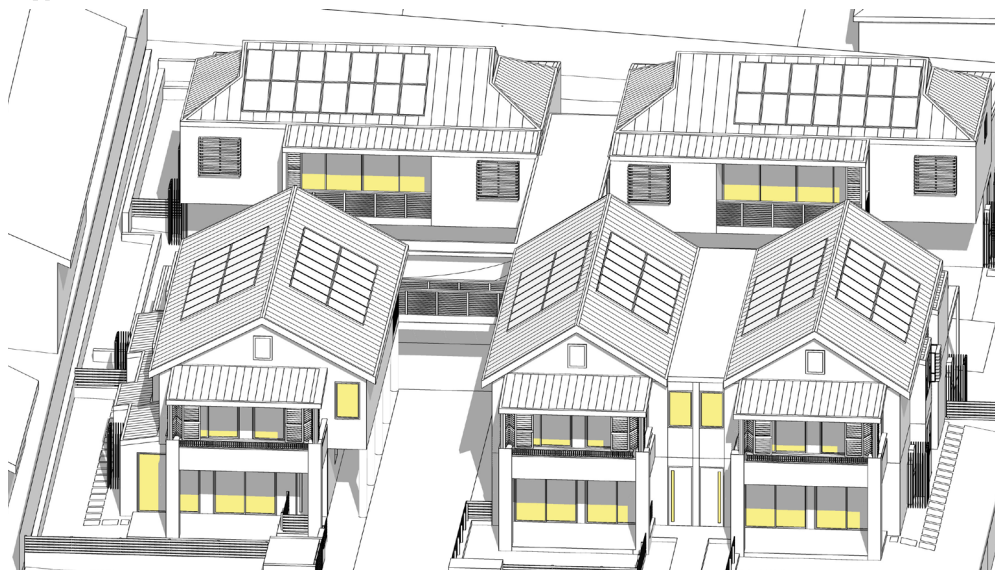
June 21
9am



June 21
10am



June 21
11am



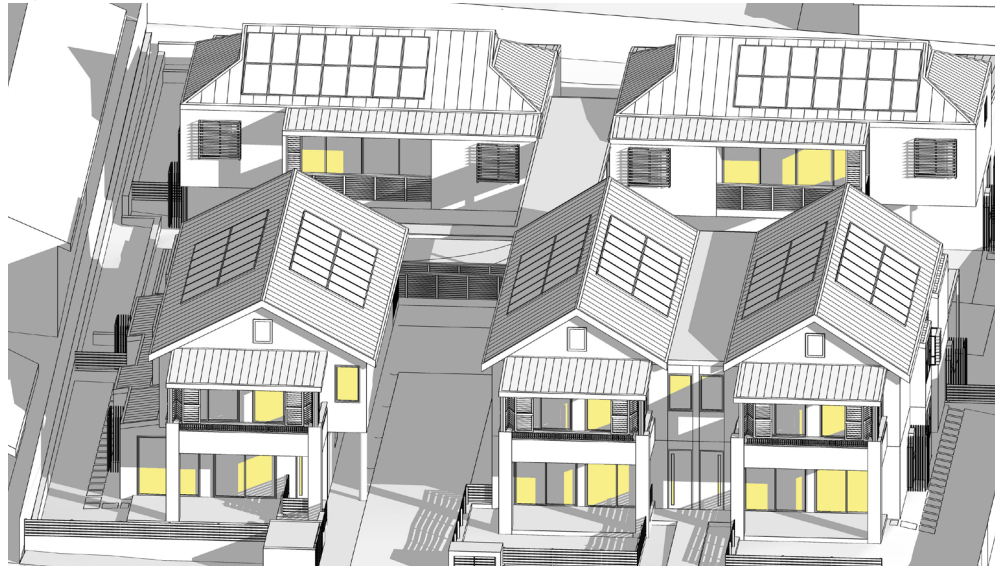
June 21
12pm



June 21
1pm




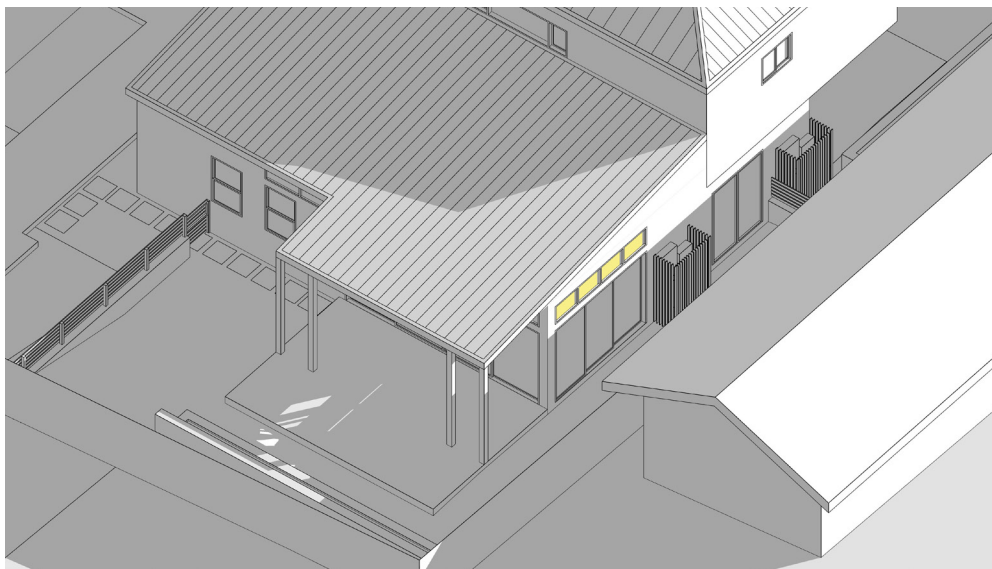
June 21
2pm



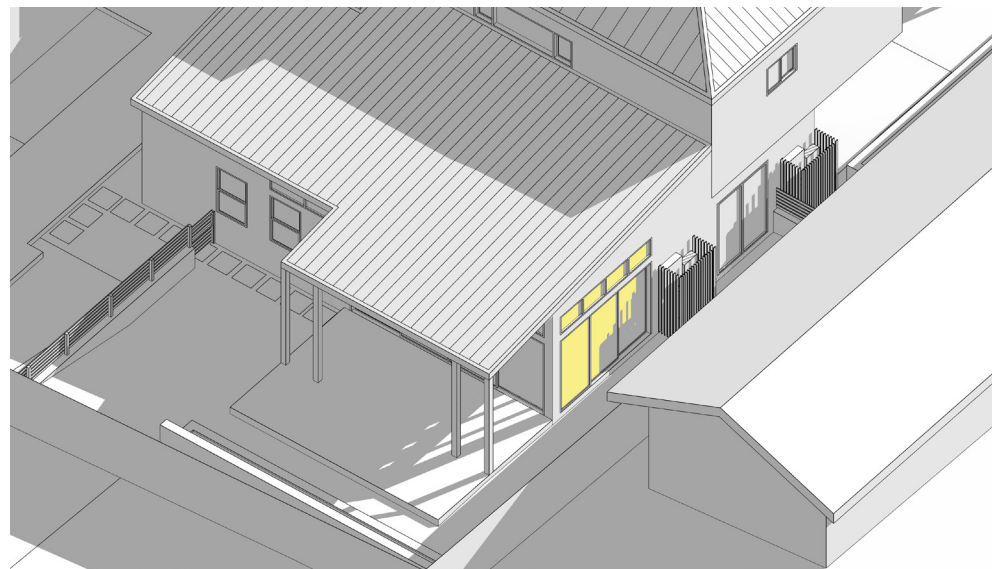
June 21
3pm

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect

	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	rev date amendment F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment J 19/08/19 issued to client for comment K 27/08/19 issued to client for comment L 30/09/19 issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing LIVING SPACE SHEET 1 drawing SOLAR ACCESS STUDY	stage DA chkd drwn TW MB	project no. 991 date 03/10/19	dwg no. 913 revision L



June 21
9am



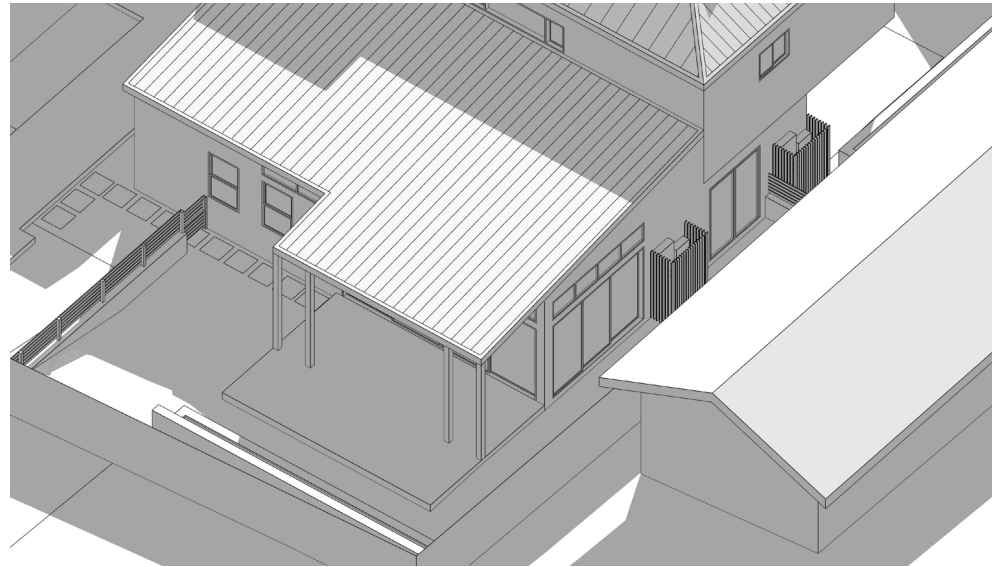
June 21
10am



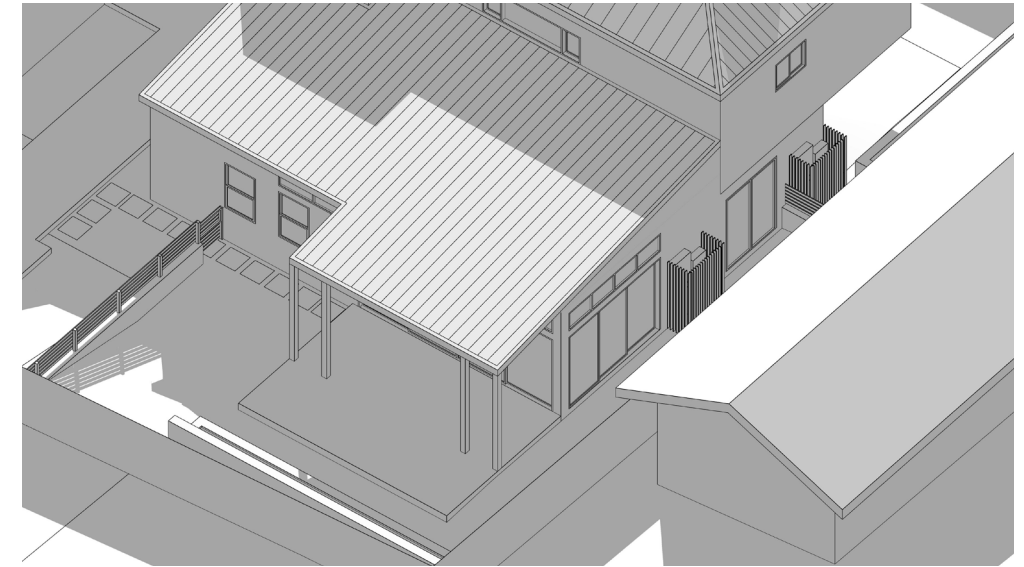
June 21
11am



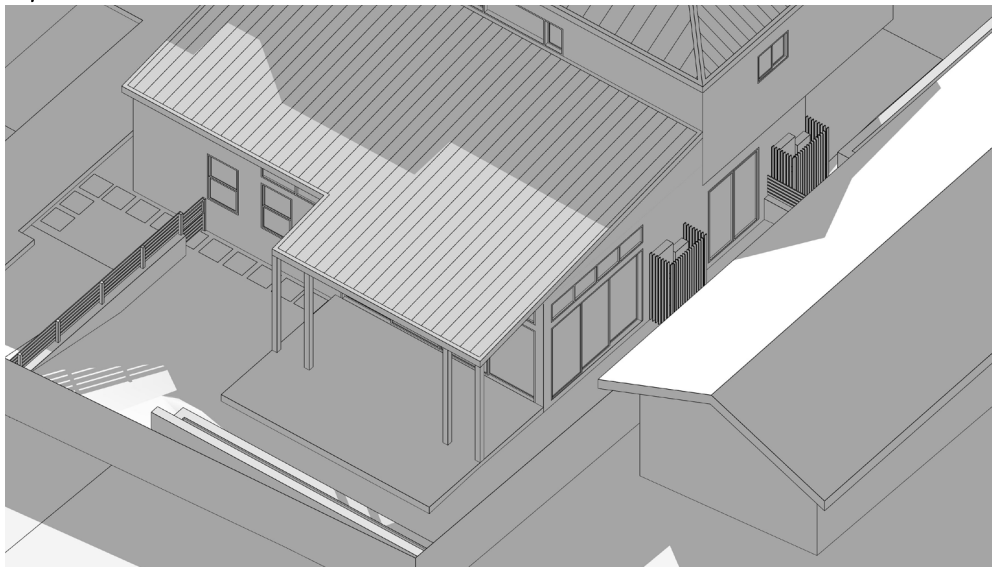
June 21
12pm



June 21
1pm



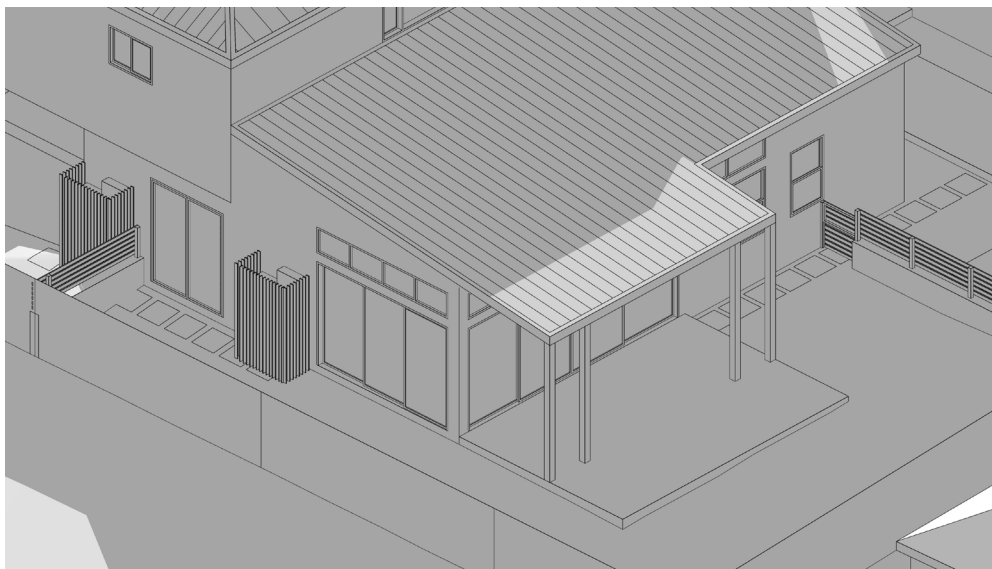
June 21
2pm



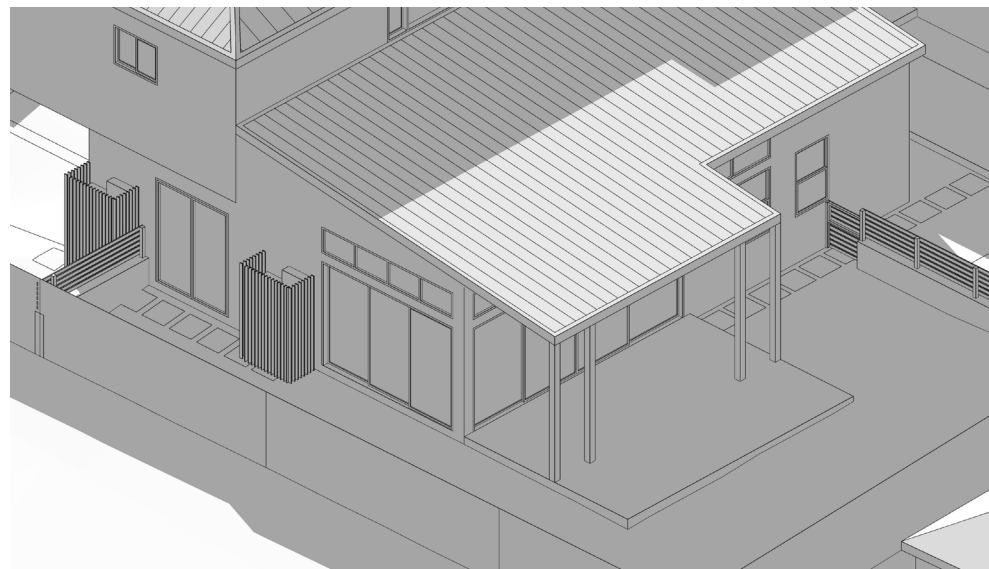
June 21
3pm

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

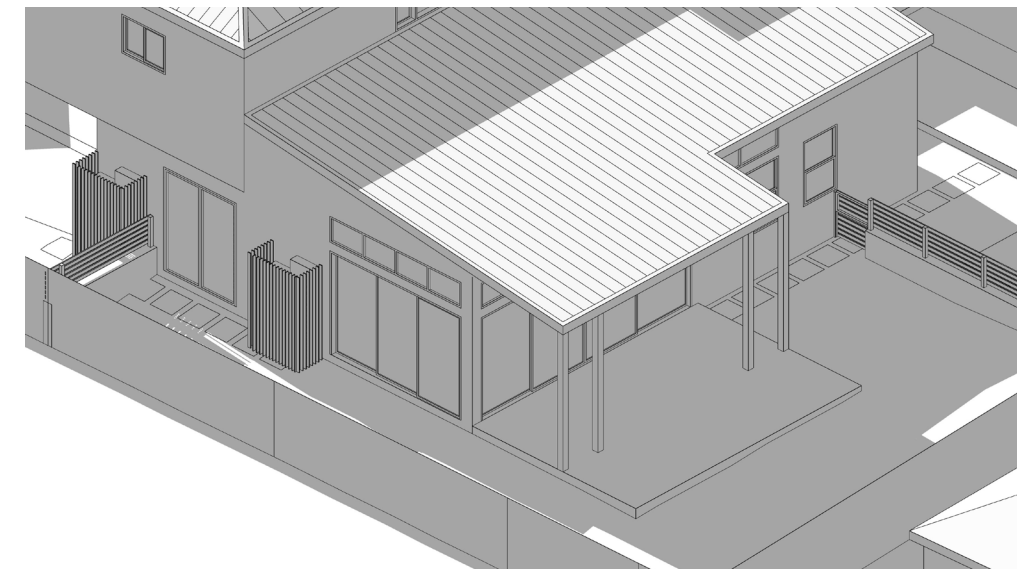
	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment	rev date amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing LIVING SPACE SHEET 2	stage DA	project no. 991	dwg no. 914
		A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment J 19/08/19 issued to client for comment K 27/08/19 issued to client for comment L 30/09/19 issued to client for information		for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SOLAR ACCESS STUDY	chkd drwn TW MB	date 03/10/19	revision L



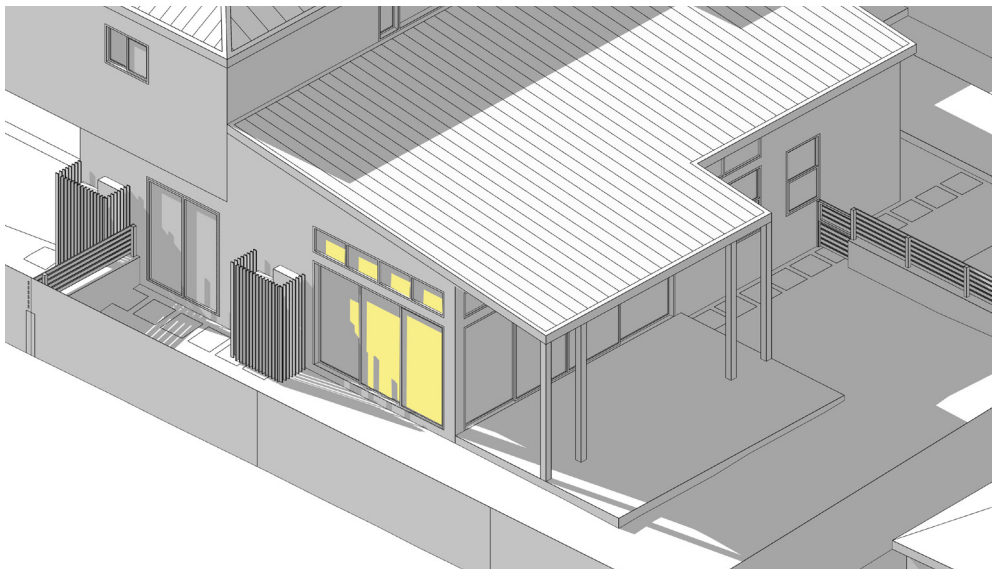
June 21
9am



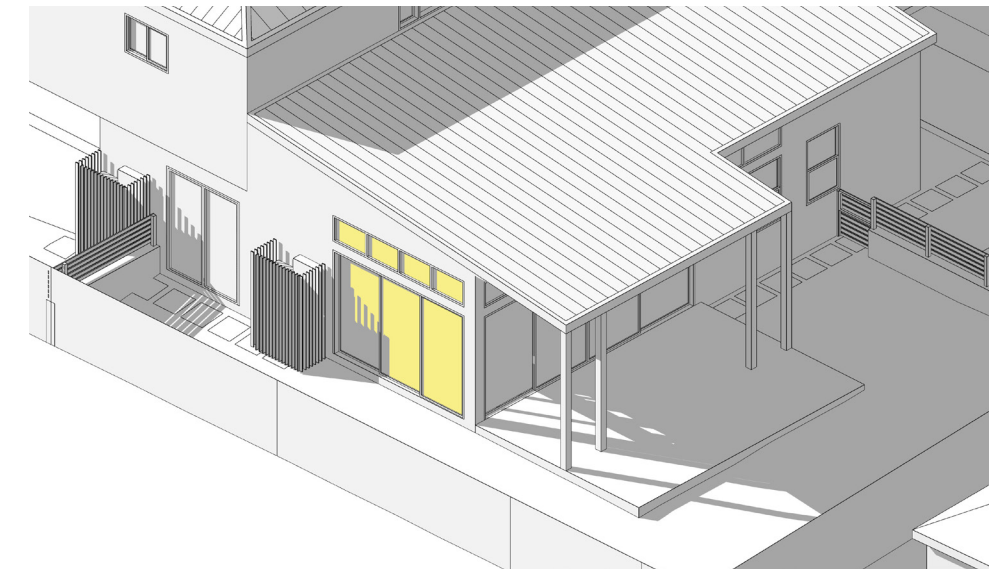
June 21
10am



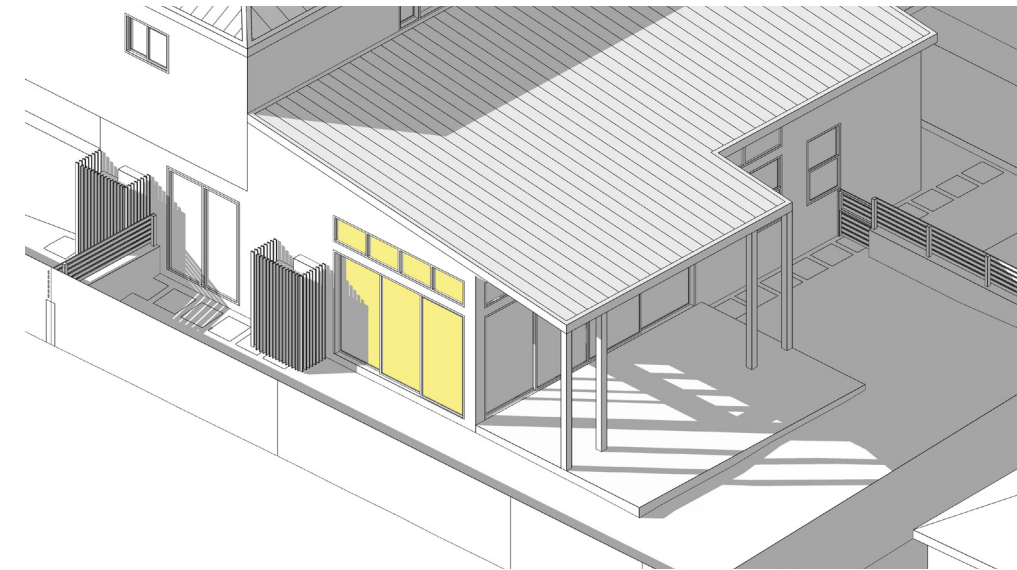
June 21
11am



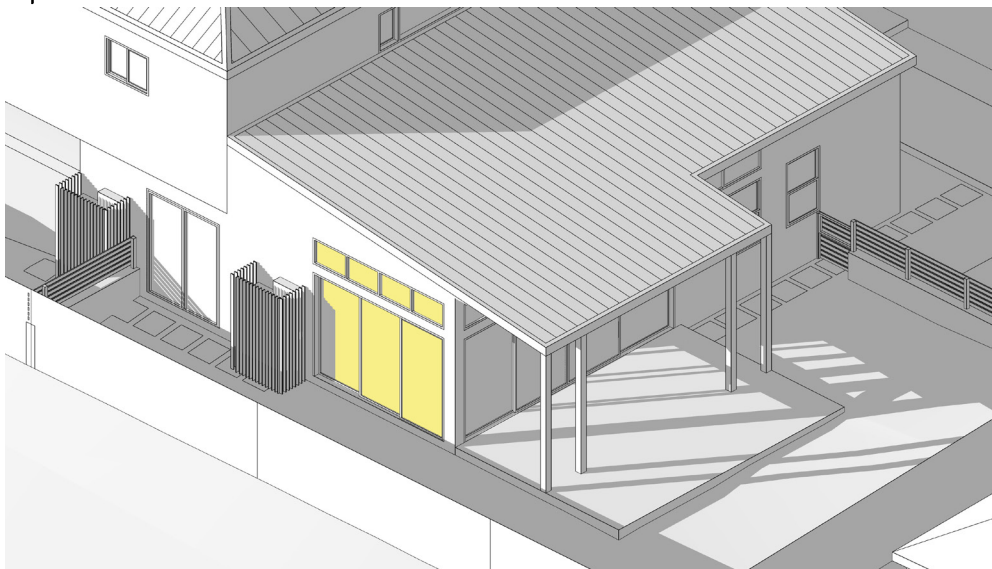
June 21
12pm



June 21
1pm



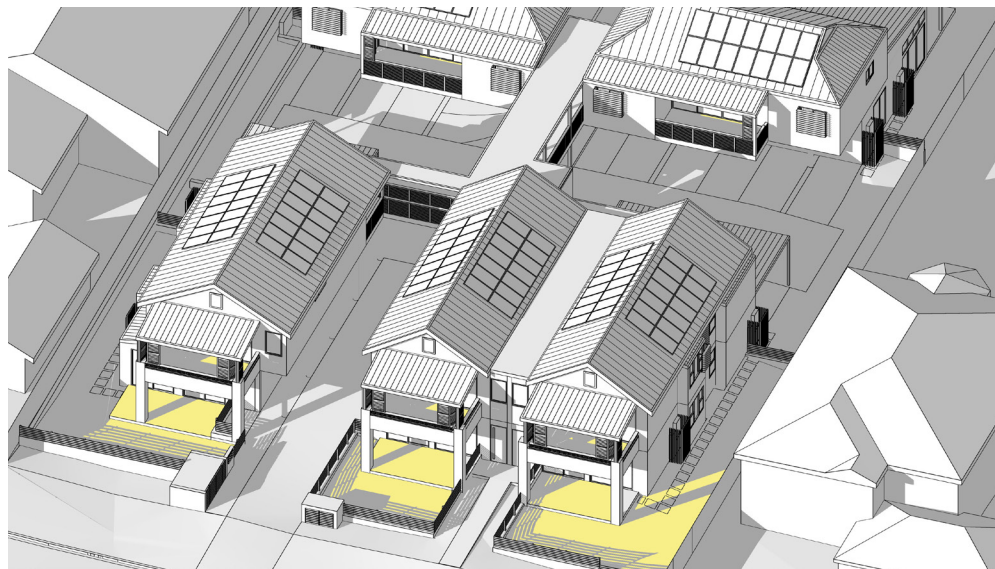
June 21
2pm



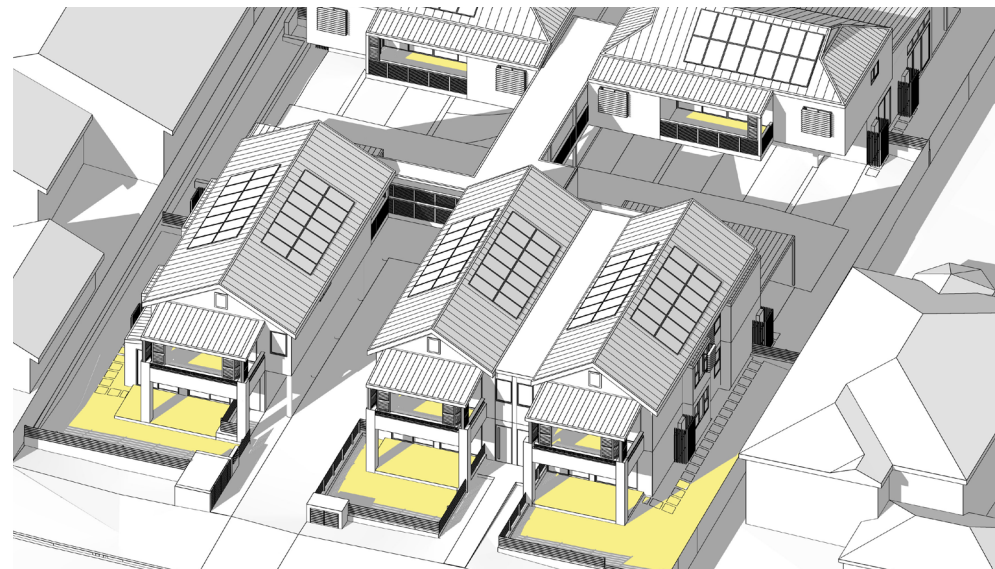
June 21
3pm

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect

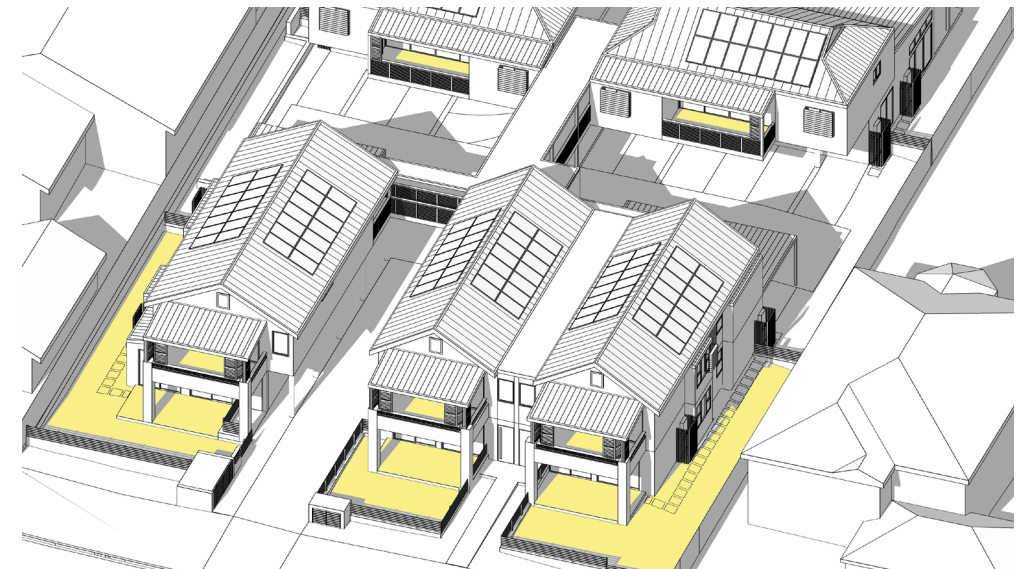
	notes	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage	project no.	dwg no.	
	<p>all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.</p>	A	23/01/19	issued for information	F	14/06/19	issued to consultants	224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SENIORS LIVING	27-29 NORTH AVALON ROAD	LIVING SPACE SHEET 3	DA	991	915	
		B	25/02/19	issued to council for information	G	19/06/19	issued to consultants + client								
		C	08/03/19	issued for information	H	21/06/19	issued to consultants + client								
		D	16/04/19	issued for information	I	02/07/19	issued to consultants + client								
		E	30/04/19	issued for information	J	31/07/19	issued to client for comment								
		F	03/05/19	issued to consultants	K	19/08/19	issued to client for comment								
		G	10/05/19	issued to consultants	L	27/08/19	issued to client for comment								
		H	30/05/19	issued to consultants		30/09/19	issued to client for information								
									ARMADA AVALON PTY LTD	at AVALON BEACH	SOLAR ACCESS STUDY	chkd TW	drwn MB	date 03/10/19	revision L



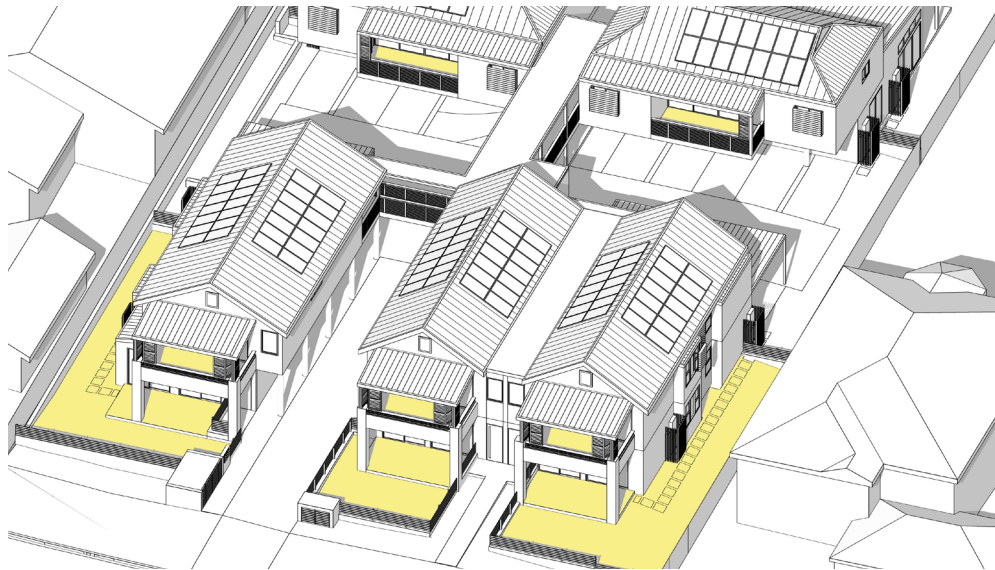
June 21
9am



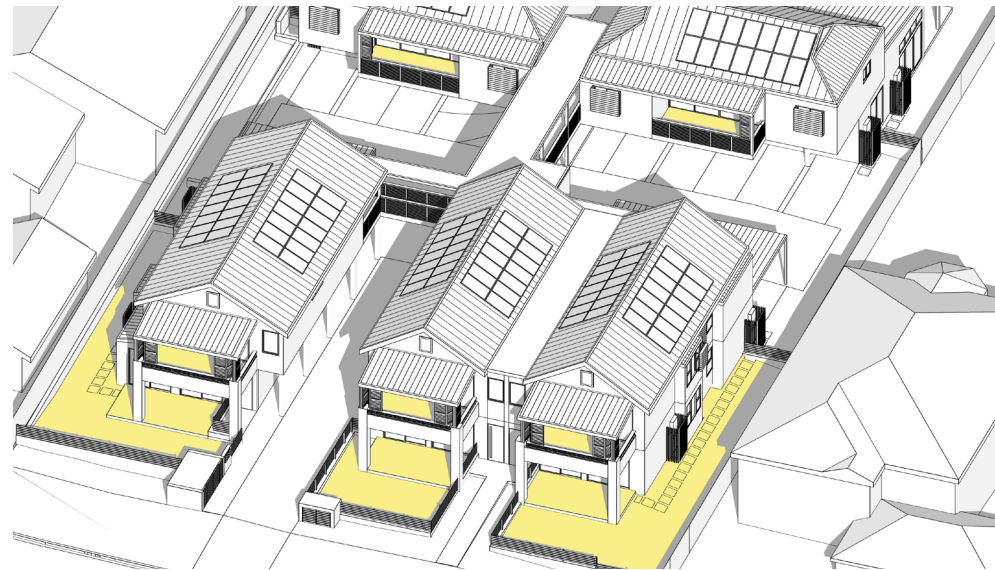
June 21
10am



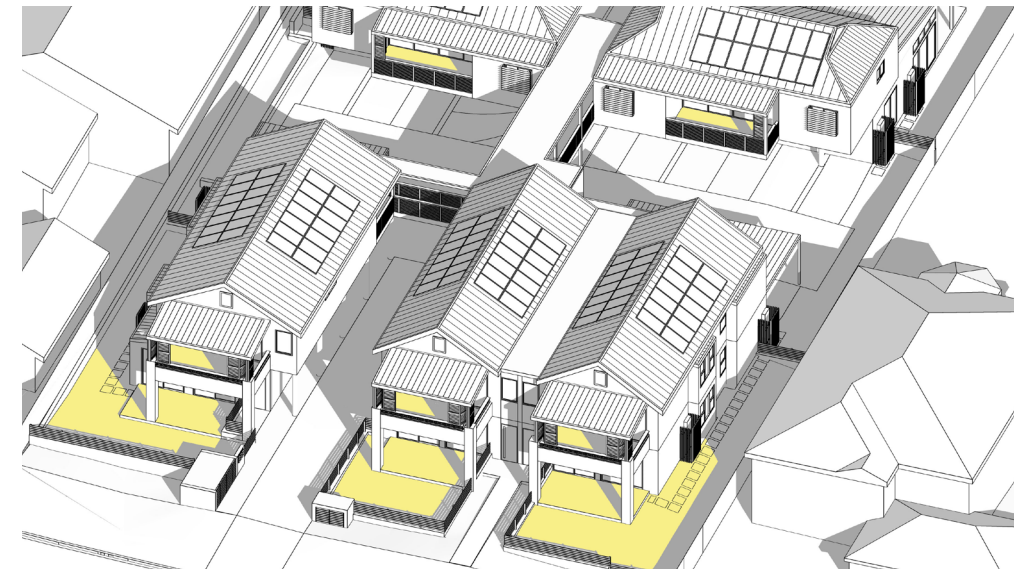
June 21
11am



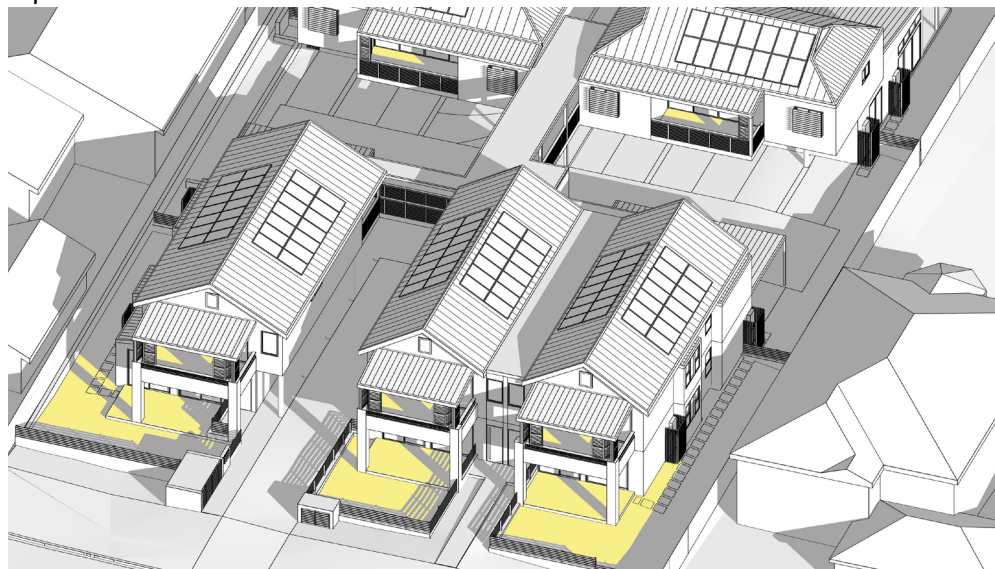
June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

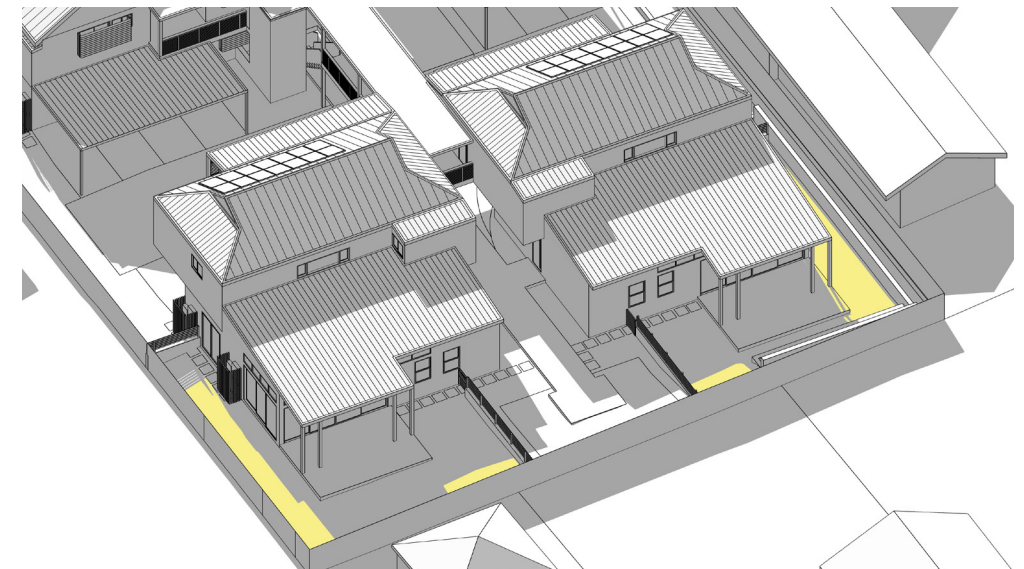
	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	rev date amendment F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing PRIVATE OPEN SPACE SHEET 1 drawing SOLAR ACCESS STUDY	stage DA chkd drwn TW MB	project no. 991 date 03/10/19	dwg no. 916 revision L
		notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	rev date amendment F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing PRIVATE OPEN SPACE SHEET 1 drawing SOLAR ACCESS STUDY	stage DA chkd drwn TW MB	project no. 991 date 03/10/19



June 21
9am



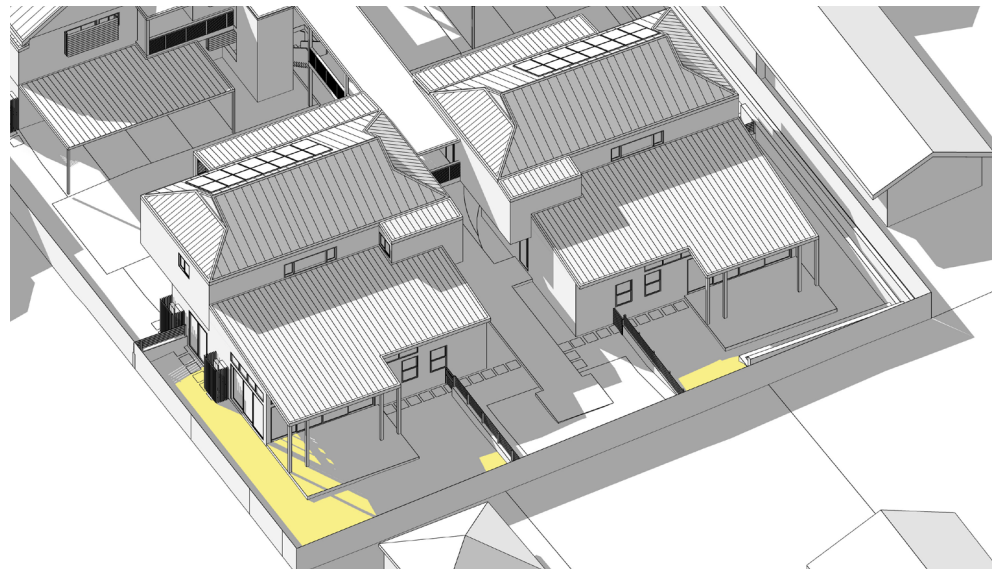
June 21
10am



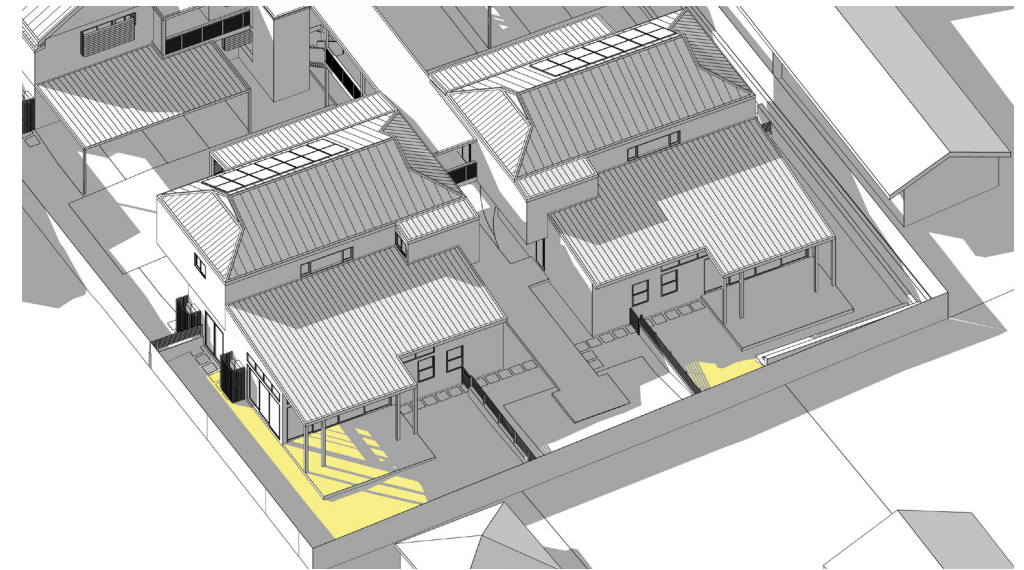
June 21
11am



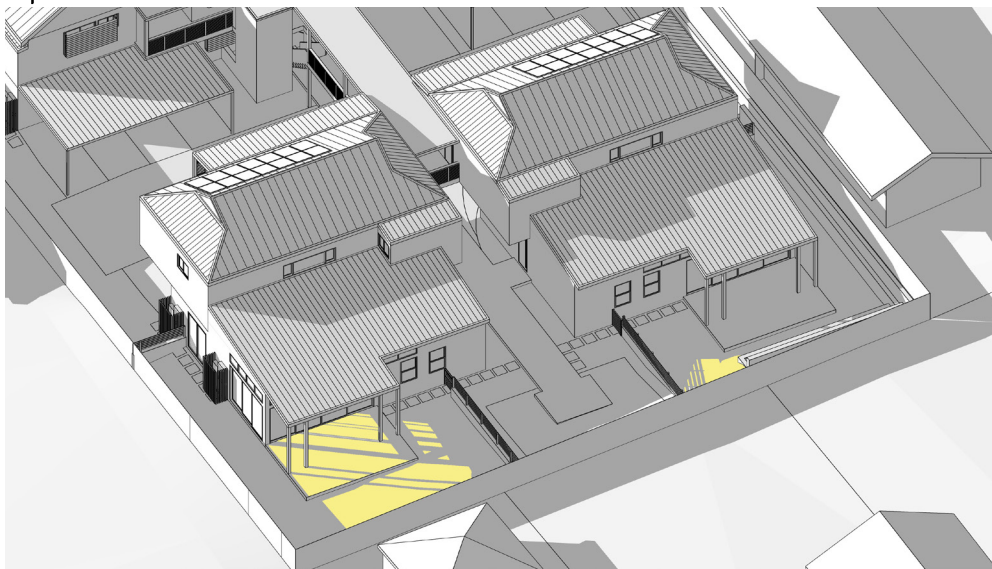
June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect

	notes	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr><td>A</td><td>23/01/19</td><td>issued for information</td></tr> <tr><td>B</td><td>08/03/19</td><td>issued for information</td></tr> <tr><td>C</td><td>16/04/19</td><td>issued for information</td></tr> <tr><td>D</td><td>30/04/19</td><td>issued for information</td></tr> <tr><td>E</td><td>10/05/19</td><td>issued to consultants</td></tr> <tr><td>F</td><td>30/05/19</td><td>issued to consultants</td></tr> </tbody> </table>	rev	date	amendment	A	23/01/19	issued for information	B	08/03/19	issued for information	C	16/04/19	issued for information	D	30/04/19	issued for information	E	10/05/19	issued to consultants	F	30/05/19	issued to consultants	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr><td>F</td><td>14/06/19</td><td>issued to consultants + client</td></tr> <tr><td>G</td><td>19/06/19</td><td>issued to consultants + client</td></tr> <tr><td>H</td><td>21/06/19</td><td>issued to consultants + client</td></tr> <tr><td>I</td><td>02/07/19</td><td>issued to consultants + client</td></tr> <tr><td>J</td><td>31/07/19</td><td>issued to client for comment</td></tr> <tr><td>K</td><td>19/08/19</td><td>issued to client for comment</td></tr> <tr><td>L</td><td>27/08/19</td><td>issued to client for comment</td></tr> <tr><td>L</td><td>30/09/19</td><td>issued to client for information</td></tr> </tbody> </table>	rev	date	amendment	F	14/06/19	issued to consultants + client	G	19/06/19	issued to consultants + client	H	21/06/19	issued to consultants + client	I	02/07/19	issued to consultants + client	J	31/07/19	issued to client for comment	K	19/08/19	issued to client for comment	L	27/08/19	issued to client for comment	L	30/09/19	issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing PRIVATE OPEN SPACE SHEET 2 drawing SOLAR ACCESS STUDY	stage DA chkd drwn TW MB	project no. 991 date 03/10/19	dwg no. 917 revision L
	rev	date	amendment																																																							
A	23/01/19	issued for information																																																								
B	08/03/19	issued for information																																																								
C	16/04/19	issued for information																																																								
D	30/04/19	issued for information																																																								
E	10/05/19	issued to consultants																																																								
F	30/05/19	issued to consultants																																																								
rev	date	amendment																																																								
F	14/06/19	issued to consultants + client																																																								
G	19/06/19	issued to consultants + client																																																								
H	21/06/19	issued to consultants + client																																																								
I	02/07/19	issued to consultants + client																																																								
J	31/07/19	issued to client for comment																																																								
K	19/08/19	issued to client for comment																																																								
L	27/08/19	issued to client for comment																																																								
L	30/09/19	issued to client for information																																																								
all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.																																																										


living room glazing	Jun-21	9am	10am	11am	12pm	1pm	2pm	3pm		minimum 3 hours
unit 1		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 2		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 3		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 4		yes	yes	yes	no	no	no	no	2 hours	no
unit 5		no	no	no	yes	yes	yes	yes	3 hours	yes
unit 6		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 7		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 8		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 9		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 10		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
										09/10 (90%)

09/10 (90%) of all proposed units in this development will receive more than 3 hours of solar access onto their living room windows in mid winter (june 21)

private open space	Jun-21	9am	10am	11am	12pm	1pm	2pm	3pm		minimum 3 hours
unit 1		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 2		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 3		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 4		no	yes	yes	yes	yes	yes	yes	5 hours	yes
unit 5		no	no	yes	yes	yes	yes	yes	4 hours	yes
unit 6		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 7		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 8		yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 9		no	yes	yes	yes	yes	yes	yes	5 hours	yes
unit 10		no	yes	yes	yes	yes	yes	yes	5 hours	yes
										10/10 (100%)

10/10 (100%) of all proposed units in this development will receive more than 3 hours of solar access onto their private open spaces in mid winter (june 21)

*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev date amendment	rev date amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing SUMMARY	stage DA	project no. 991	dwg no. 919
		A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment J 19/08/19 issued to client for comment K 27/08/19 issued to client for comment L 30/09/19 issued to client for information		for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SOLAR ACCESS STUDY	chkd drwn TW MB	date 03/10/19	revision L