

SECTION 8.2 APPLICATION FOR MIXED USE DEVELOPMENT 321 - 331 CONDAMINE STREET MANLY VALE NSW 2093

PROJECT DESCRIPTION

The proposed 4 storey development presents as a 3 storey built-form that relates to the existing adjacent shop top development at 333 Condamine Street. The building steps by 400 mm at the midpoint to relate to the terrain and to reduce the over-all building height.

Level 3 (the 4th floor) is set-back generally 4.0 metres from the east, west and south boundaries and is largely concealed behind planter-boxes and screen plantings.

The roof is composed of 2 hipped gables, stepped at the mid-point. The eaves are set at a height of 2.4 metres to reduce the overall height of the roof and to screen it behind the planter-boxes.

Street awnings reduce the apparent height of the 3-storey street façade, creating a retail base with a 2-storey residential component above.

Façade indentations and projections establish a scale hierarchy of large, medium and small façade features, which creates visual interest, produces a harmonious whole and reduces the apparent bulk and scale of the proposed development.

A rich palette of materials, colours and textures is used to highlight the scale relationships between the various façade elements.

Two (2) landscaped lightwells are located within the middle of the built-form to provide natural light, ventilation and outlook from the internally facing apartment bedrooms. The courtyards are planted with Kentia Palms, Birds Nest Ferns and Ruby Cordylines to create a sub-tropical garden and lush outlook from the apartments. Street trees are proposed for Condamine Street and Sunshine Street.

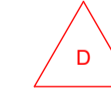


UNIT NUMBER	UNIT TYPE	INTERNAL AREA	UNIT SCHEDULE		
			SOLAR ACCESS	NATURAL VENTILATION	SILVER LEVEL
01	3 BED	90	SOLAR = YES	VENT = YES	SILVER LEVEL
02	1 BED	50	SOLAR = YES	VENT = NO	
03	2 BED	72	SOLAR = YES	VENT = YES	
04	2 BED	71	SOLAR = YES	VENT = YES	
05	3 BED	90	SOLAR = YES	VENT = YES	
06	2 BED	71	SOLAR = NO	VENT = NO	
07	2 BED	86	SOLAR = YES	VENT = YES	
08	2 BED	86	SOLAR = YES	VENT = YES	
09	2 BED	71	SOLAR = NO	VENT = YES	
10	2 BED	83	SOLAR = NO	VENT = NO	SILVER LEVEL
11	3 BED	90	SOLAR = YES	VENT = YES	SILVER LEVEL
12	1 BED	50	SOLAR = YES	VENT = NO	
13	2 BED	72	SOLAR = YES	VENT = YES	
14	2 BED	71	SOLAR = YES	VENT = YES	
15	3 BED	90	SOLAR = YES	VENT = YES	
16	2 BED	71	SOLAR = NO	VENT = NO	
17	2 BED	86	SOLAR = YES	VENT = YES	
18	2 BED	87	SOLAR = YES	VENT = YES	
19	2 BED	71	SOLAR = NO	VENT = YES	
20	2 BED	83	SOLAR = NO	VENT = NO	SILVER LEVEL
21	3 BED	96	SOLAR = YES	VENT = YES	SILVER LEVEL
22	2 BED	95	SOLAR = YES	VENT = YES	SILVER LEVEL
23	2 BED	76	SOLAR = YES	VENT = YES	
24	2 BED	76	SOLAR = NO	VENT = YES	
25	2 BED	72	SOLAR = YES	VENT = YES	
26	2 BED + S	77	SOLAR = YES	VENT = YES	
27	2 BED	70	SOLAR = YES	VENT = YES	

DRAWING No:	DRAWING NAME	REVISIONS
DA-00	COVER SHEET	D
DA-01	SITE & SITE ANALYSIS PLAN	D
DA-02	BASEMENT B2 PLAN	F
DA-03	BASEMENT B1 PLAN	F
DA-04	GROUND FLOOR PLAN	I
DA-05	LEVEL 1 PLAN	K
DA-06	LEVEL 2 PLAN	K
DA-07	LEVEL 3 PLAN	N
DA-08	ROOF PLAN	D
DA-09	EAST & SOUTH ELEVATIONS	E
DA-10	WEST & NORTH ELEVATIONS	E
DA-11	SECTION A & B	E
DA-12	SECTION C	E
DA-13	SECTION 1 & 3	E
DA-14	SHADOW DIAGRAMS	C
DA-15	LANDSCAPE PLAN - GROUND FLOOR	D
DA-16	LANDSCAPE PLAN - LEVEL 1	D
DA-17	LANDSCAPE PLAN - LEVEL 3	D
DA-18	SCHEDULE OF EXTERNAL FINISHES	C
DA-20	VIEW 1	G
DA-21	VIEW 2	G
DA-22	VIEW 3	G
DA-23	VIEW 4	G
DA-24	VIEW 5	G
DA-25	VIEW 6	G
DA-26	VIEW 7	G
DA-27	VIEW 8	G
DA-28	VIEW 9	G
DA-40	HEIGHT CONTROL DIAGRAM - OVER VIEW	E
DA-41	HEIGHT CONTROL DIAGRAM - WEST VIEW	E
DA-42	HEIGHT CONTROL DIAGRAM - SOUTH VIEW	E
DA-43	HEIGHT CONTROL DIAGRAM - EAST VIEW	E

REV B:
UNIT TOTAL DECREASED TO 30.
UNIT MIX REVISED.
CAR PARKING TOTAL INCREASED TO 70.
SOLAR ACCESS AND NATURAL VENTILATION REVISED.
TOTAL SILVER LEVEL UNITS REVISED.

REV D:
UNIT TOTAL DECREASED TO 27.
UNIT MIX REVISED.
SOLAR ACCESS AND NATURAL VENTILATION REVISED.



DEVELOPMENT SUMMARY

UNIT MIX & TOTAL

1 BED = 2 (7%)
2 BED = 20 (74%)
3 BED = 5 (19%)
TOTAL = 27

RETAIL TENANCIES = 4 SHOPS

CAR PARKING

RETAIL = 20 SPACES
RESIDENTIAL = 37 SPACES
VISITORS = 6 SPACES
TOTAL CAR SPACES = 63 SPACES

BICYCLE PARKING

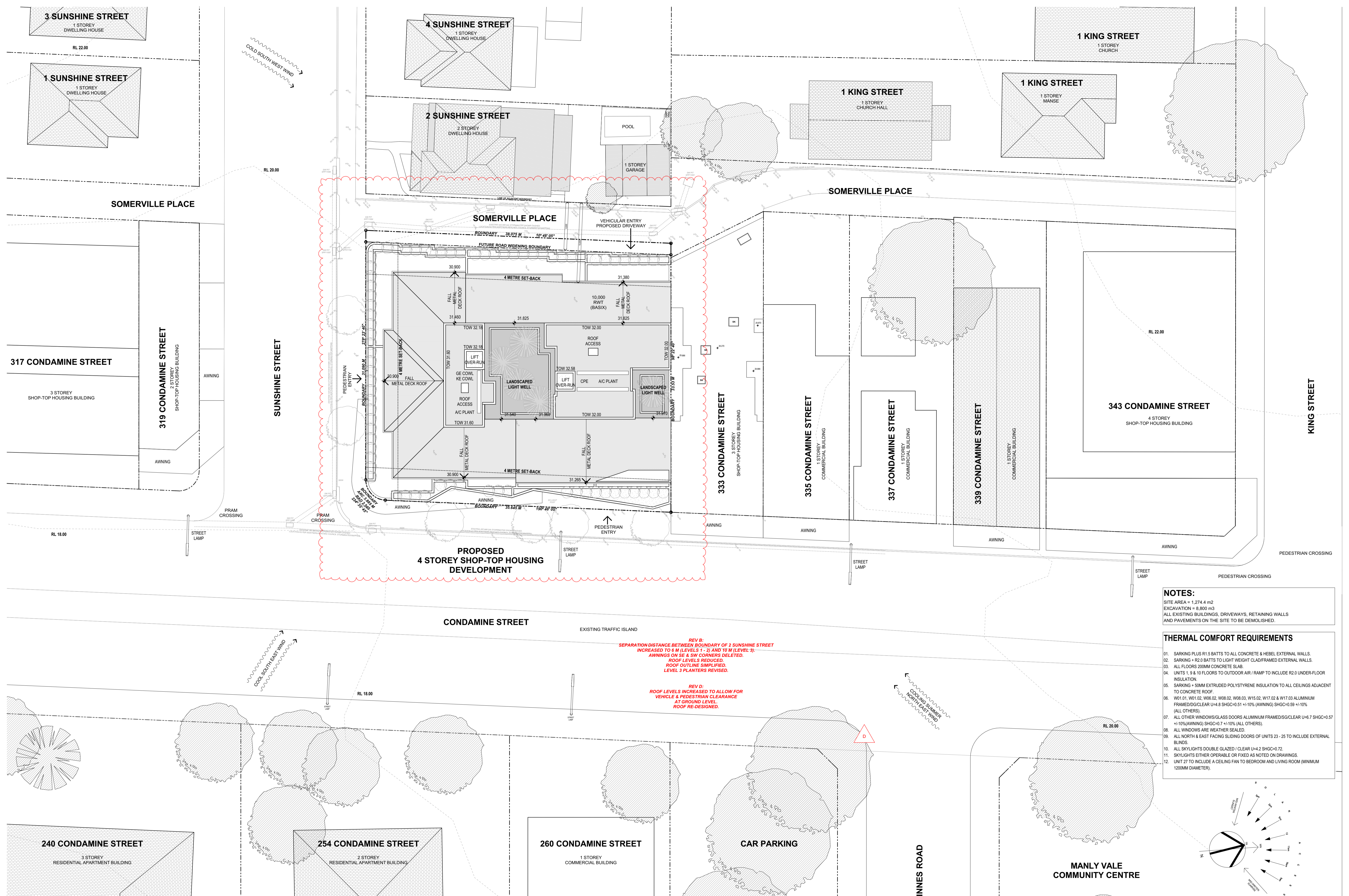
RESIDENTIAL = 27 SPACES
VISITORS = 3 SPACES
RETAIL = 2 SPACES
TOTAL BICYCLES = 32 SPACES

SOLAR ACCESS & NATURAL VENTILATION

SOLAR ACCESS = 20 / 27 (74%)
X-VENTILATION = 21 / 27 (78%)

ACCESSIBILITY

*"SILVER LEVEL" UNITS = 6 UNITS (20% MINIMUM)



**PROPOSED
4 STOREY SHOP-TOP HOUSING
DEVELOPMENT**

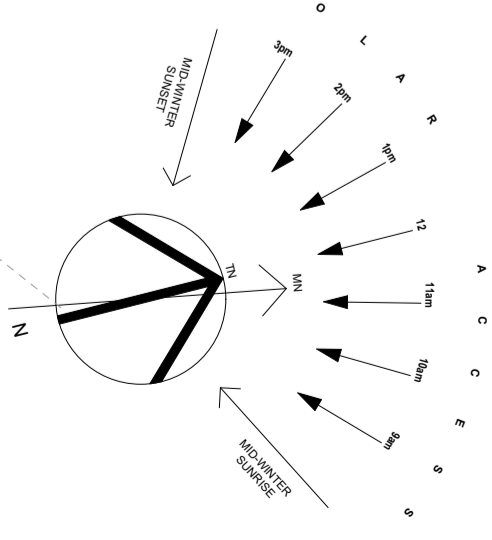
REV B:
SEPARATION DISTANCE BETWEEN BOUNDARY OF 2 SUNSHINE STREET
INCREASED TO 6 M (LEVELS 1 - 2) AND TO 10 M (LEVEL 3).
AWNINGS ON SE & SW CORNERS DELETED.
ROOF LEVELS REDUCED.
ROOF OUTLINE SIMPLIFIED.
LEVEL 3 PLANTERS REVISED.

REV D:
ROOF LEVELS INCREASED TO ALLOW FOR
VEHICLE & PEDESTRIAN CLEARANCE
AT GROUND LEVEL.
ROOF RE-DESIGNED.

NOTES:
SITE AREA = 1,274.4 m²
EXCAVATION = 8,800 m³
ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS
AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

THERMAL COMFORT REQUIREMENTS

01. SARKING PLUS R1.5 BATTS TO ALL CONCRETE & HEBEL EXTERNAL WALLS.
02. SARKING + R2.0 BATTS TO LIGHT WEIGHT CLAD/FRAMED EXTERNAL WALLS.
03. ALL FLOORS 200MM CONCRETE SLAB.
04. UNITS 1, 9 & 10 FLOORS TO OUTDOOR AIR / RAMP TO INCLUDE R2.0 UNDER-FLOOR INSULATION.
05. SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO ALL CEILINGS ADJACENT TO CONCRETE ROOF.
06. W01.01, W01.02, W06.02, W08.02, W08.03, W15.02, W17.02 & W17.03 ALUMINIUM FRAMED/DOUBLE GLAZED U=4.8 SHGC=0.51 +/-10% (AWNING) SHGC=0.59 +/-10% (ALL OTHERS).
07. ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMED/DOUBLE GLAZED U=6.7 SHGC=0.57 +/-10% (AWNING) SHGC=0.7 +/-10% (ALL OTHERS).
08. ALL WINDOWS ARE WEATHER SEALED.
09. ALL NORTH & EAST FACING SLIDING DOORS OF UNITS 23 - 25 TO INCLUDE EXTERNAL BLINDS.
10. ALL SKYLIGHTS DOUBLE GLAZED / CLEAR U=4.2 SHGC=0.72.
11. SKYLIGHTS EITHER OPERABLE OR FIXED AS NOTED ON DRAWINGS.
12. UNIT 27 TO INCLUDE A CEILING FAN TO BEDROOM AND LIVING ROOM (MINIMUM 1200MM DIAMETER).



Revision ID	Description	Issue Date	PROJECT	ISSUED BY
A	DEVELOPMENT APPLICATION	24/06/2020	MIXED-USE DEVELOPMENT	
B	DRAWINGS ISSUED FOR CLIENT REVIEW & CONSULTANT CO-ORDINATION	24/02/2021	321 - 331 CONDOMINE STREET	
C	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021	MANLY VALE NSW 2093	
D	ISSUED FOR SECTION 8.2 APPLICATION	28/07/2021	LOTS 20, 21, 22 & 25 on DP 11320 LOT 123 on DP 737259	

2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

FUTURE ROAD WIDENING BOUNDARY

SUNSHINE STREET
BOUNDARY 31.090 M 27° 23' 40"

333 CONDOMINE STREET
BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

REV B:
WEST SHORING WALL RELOCATED TO ALIGN WITH WEST BOUNDARY.
INDENTATION ADDED TO WEST SHORING WALL FOR DEEP SOIL PLANTINGS.
CAR PARK LAYOUT REVISED.
CAR PARK ALLOCATION ADDED.
2 RESIDENTIAL CAR SPACES ADDED.
SERVICES & STORAGE AREAS ADDED.

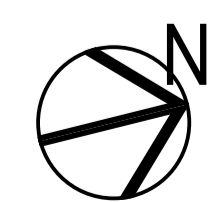
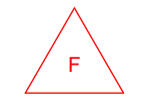
REV C:
CAR SPACE CALCULATIONS UPDATED TO REFLECT REDUCED UNITS.
CAR PARKING & STORAGE ALLOCATION TO UNITS REVISED.
ISSUED FOR SECTION 8.2 APPLICATION.

REV D:
SHORING WALL RELOCATED TO WITHIN FUTURE ROAD WIDENING BOUNDARY.
CAR PARKING SPACES REDUCED.
CAR PARKING & STORAGE ALLOCATION TO UNITS REVISED.
LAYOUT OF CIRCULATION RAMPS REVISED.
CAR PARK LEVELS REDUCED.

REV E:
CAR PARK ALLOCATION REVISED TO SUIT 27 UNITS.

RESIDENTIAL PARKING

CAR SPACE CALCULATIONS
 2 X 1 BED @ 1 EACH = 2 SPACES
 20 X 2 BED @ 1.2 EACH = 24 SPACES
 8 X 3 BED @ 1.5 EACH = 12 SPACES
TOTAL RESIDENTIAL CARS = 34 SPACES
RESIDENTIAL CARS PROVIDED = 36 SPACES
VISITORS = 1 SPACE/ 5 UNITS = 6 SPACES



2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

FUTURE ROAD WIDENING BOUNDARY

BOUNDARY 278° 23' 40" 31.090 M

SUNSHINE STREET

333 CONDOMINE STREET

BOUNDARY 98° 22' 40" 33.53 M

BOUNDARY 190° 48' 05" 35.645 M

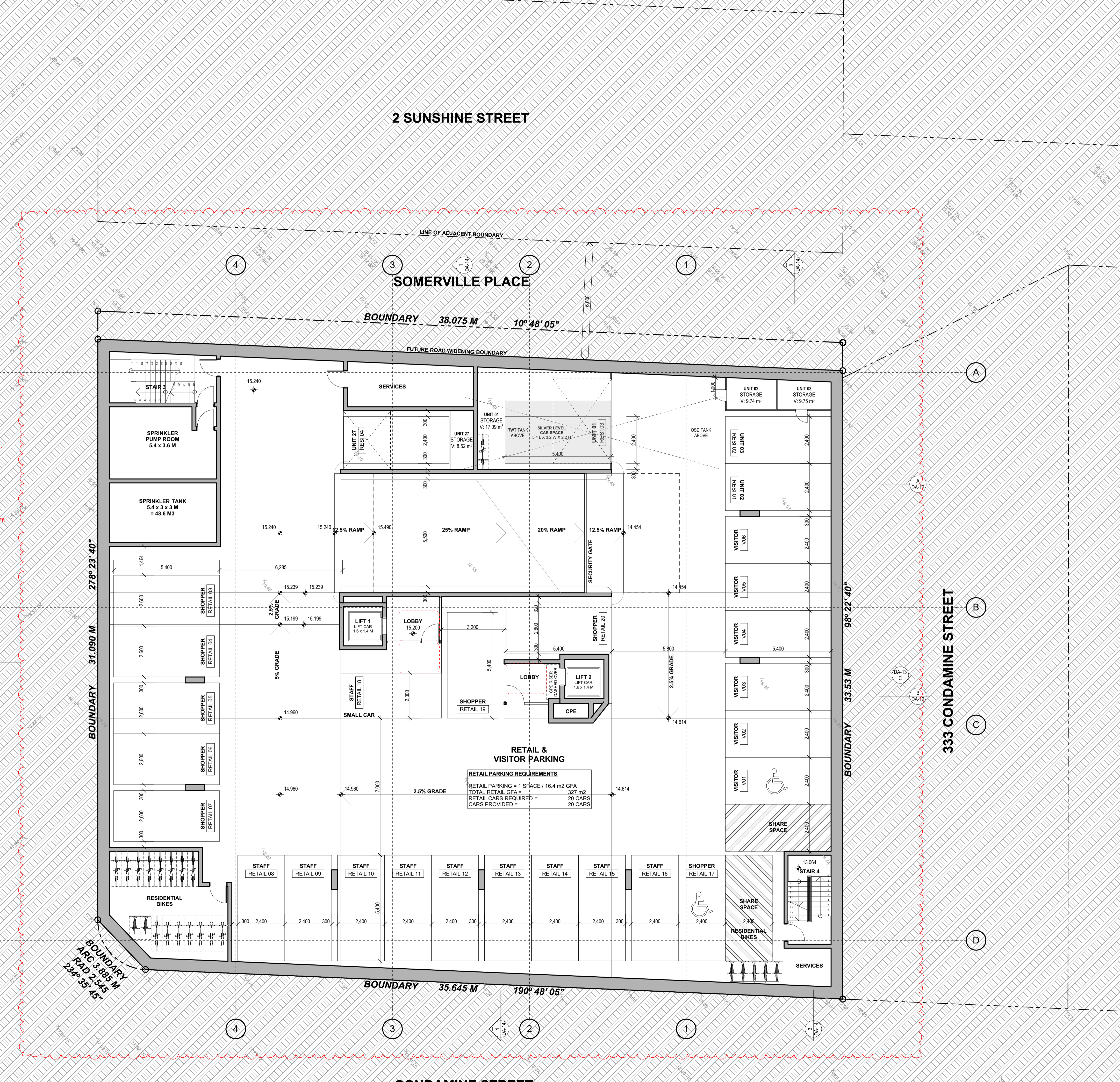
CONDAMINE STREET

REV B:
WEST SHORING WALL RELOCATED TO ALIGN WITH WEST BOUNDARY.
INDENTATION ADDED TO WEST SHORING WALL FOR DEEP SOIL PLANTINGS.
CAR PARK LAYOUT REVISED.
CAR PARK ALLOCATION ADDED.
2 RESIDENTIAL CAR SPACES ADDED.
SERVICES & STORAGE AREAS ADDED.

REV C:
CAR SPACE CALCULATIONS UPDATED TO REFLECT REDUCED UNITS.
CAR PARKING & STORAGE ALLOCATION TO UNITS REVISED.
ISSUED FOR SECTION 8.2 APPLICATION.

REV D:
SHORING WALL RELOCATED TO WITHIN FUTURE ROAD WIDENING BOUNDARY.
CAR PARKING SPACES REDUCED.
CARPARK & STORAGE ALLOCATION TO UNITS REVISED.
LAYOUT OF CIRCULATION RAMPS REVISED.
CAR PARK LEVELS REDUCED.

REV E:
CAR PARK ALLOCATION REVISED TO SUIT 27 UNITS.
RETAIL SPACES REDUCED TO 20 TO SUIT REDUCED RETAIL GFA.



RETAIL & VISITOR PARKING

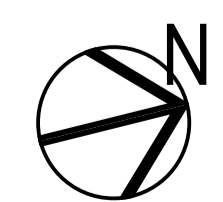
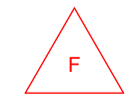
RETAIL PARKING REQUIREMENTS

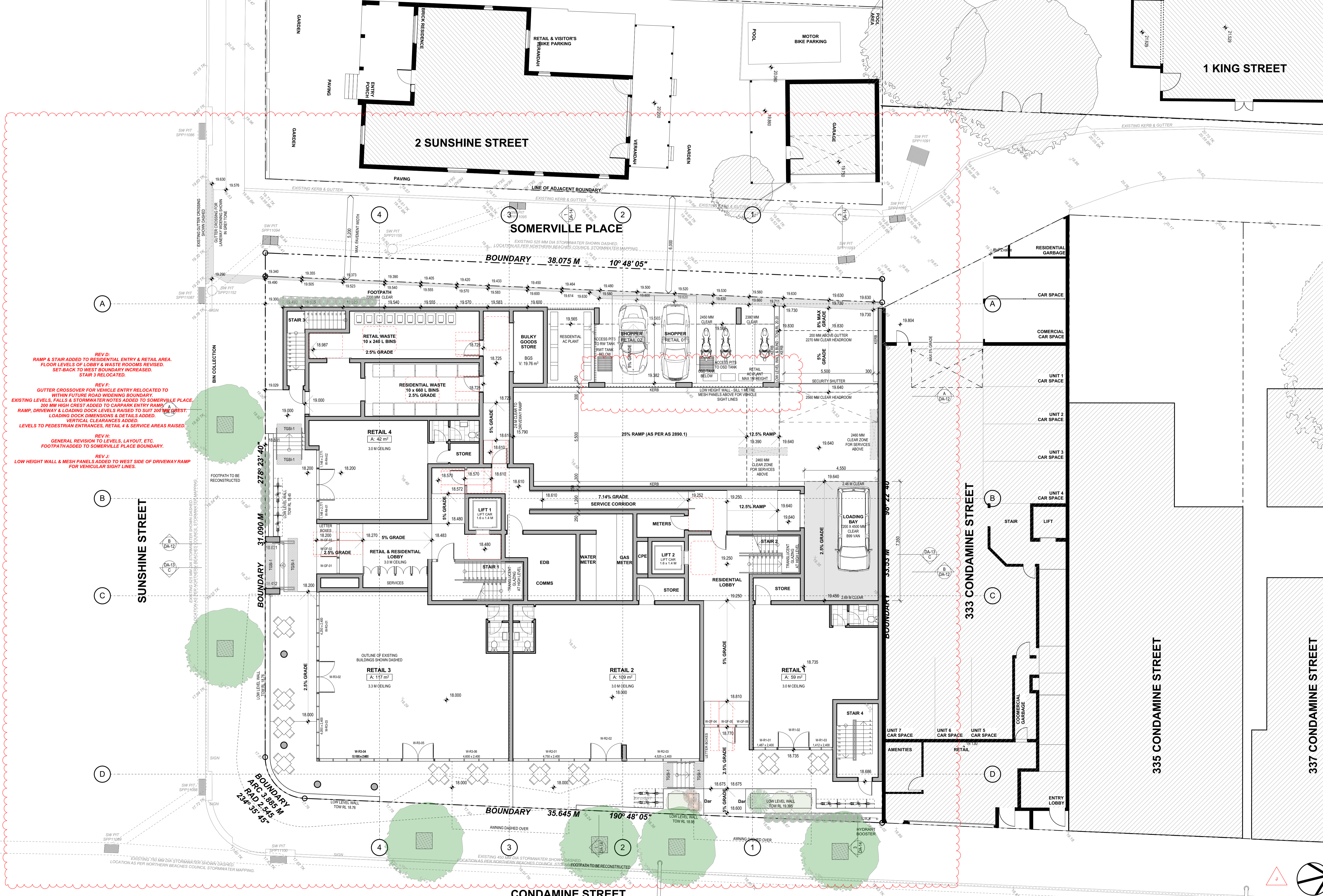
RETAIL PARKING = 1 SPACE / 16.4 m² GFA

TOTAL RETAIL GFA = 327 m²

RETAIL CARS REQUIRED = 20 CARS

CARS PROVIDED = 20 CARS



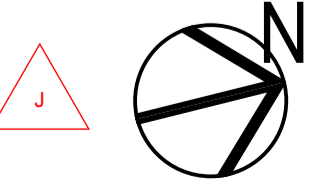


REV D:
RAMP & STAIR ADDED TO RESIDENTIAL ENTRY & RETAIL AREA.
FLOOR LEVELS OF LOBBY & WASTE ROOMS REVISED.
SET-BACK TO WEST BOUNDARY INCREASED.
STAIR 3 RELOCATED.

REV F:
GUTTER CROSSOVER FOR VEHICLE ENTRY RELOCATED TO
WITHIN FUTURE ROAD WIDENING BOUNDARY.
EXISTING LEVELS, FALLS & STORMWATER NOTES ADDED TO SOMERVILLE PLACE.
200 MM HIGH CREST ADDED TO CARPARK ENTRY RAMP.
RAMP, DRIVEWAY & LOADING DOCK LEVELS RAISED TO SUIT 200 MM CREST.
LOADING DOCK DIMENSIONS & DETAILS ADDED.
VERTICAL CLEARANCES ADDED.
LEVELS TO PEDESTRIAN ENTRANCES, RETAIL 4 & SERVICE AREAS RAISED.

REV H:
GENERAL REVISION TO LEVELS, LAYOUT, ETC.
FOOTPATH ADDED TO SOMERVILLE PLACE BOUNDARY.

REV J:
LOW HEIGHT WALL & MESH PANELS ADDED TO WEST SIDE OF DRIVEWAY RAMP
FOR VEHICULAR SIGHT LINES.



REV E:
SEPARATION DISTANCE BETWEEN BOUNDARY OF 2 SUNSHINE STREET INCREASED TO 6 M.
UNIT LAYOUTS GENERALLY REVISED.
EAST, SOUTH & WEST FACADES REVISED.

REV F:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY.
NATURAL VENTILATION PATHWAYS SHOWN.

REV H:
GENERAL REVISIONS TO UNIT LAYOUTS.

REV J:
GENERAL REVISIONS TO UNIT LAYOUTS.

REV K:
GENERAL REVISION TO UNIT LAYOUTS.



1 KING STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDAMINE STREET

335 CONDAMINE STREET

337 CONDAMINE STREET

CONDAMINE STREET

GARNERTROVATO ARCHITECTS

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
F	DRAWINGS REVISED AND ISSUED FOR CO-ORDINATION.	02/03/2021	MIXED-USE DEVELOPMENT	1:100 @ A1	29/07/2021
G	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021	321 - 331 CONDAMINE STREET	SG / AW	29/07/2021
H	REVISIONS TO UNIT LAYOUTS.	21/07/2021	MANLY VALE NSW 2093	DA-05	
J	REVISIONS TO UNIT LAYOUTS & SOLAR ACCESS.	26/07/2021	LOTS 20, 21, 22 & 25 on DP 11320		
K	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021	LOT 123 on DP 737259		

LEVEL 1 PLAN

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

REV E:
SEPARATION DISTANCE BETWEEN BOUNDARY OF 2 SUNSHINE STREET INCREASED TO 6 M.
UNIT LAYOUTS GENERALLY REVISED. EAST, SOUTH & WEST FACADES REVISED.

REV F:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY. NATURAL VENTILATION PATHWAYS SHOWN.

REV H:
GENERAL REVISION TO UNIT LAYOUTS.

REV J:
GENERAL REVISION TO UNIT LAYOUTS.

REV K:
GENERAL REVISION TO UNIT LAYOUTS.



1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

GARTNERTROVATO ARCHITECTS

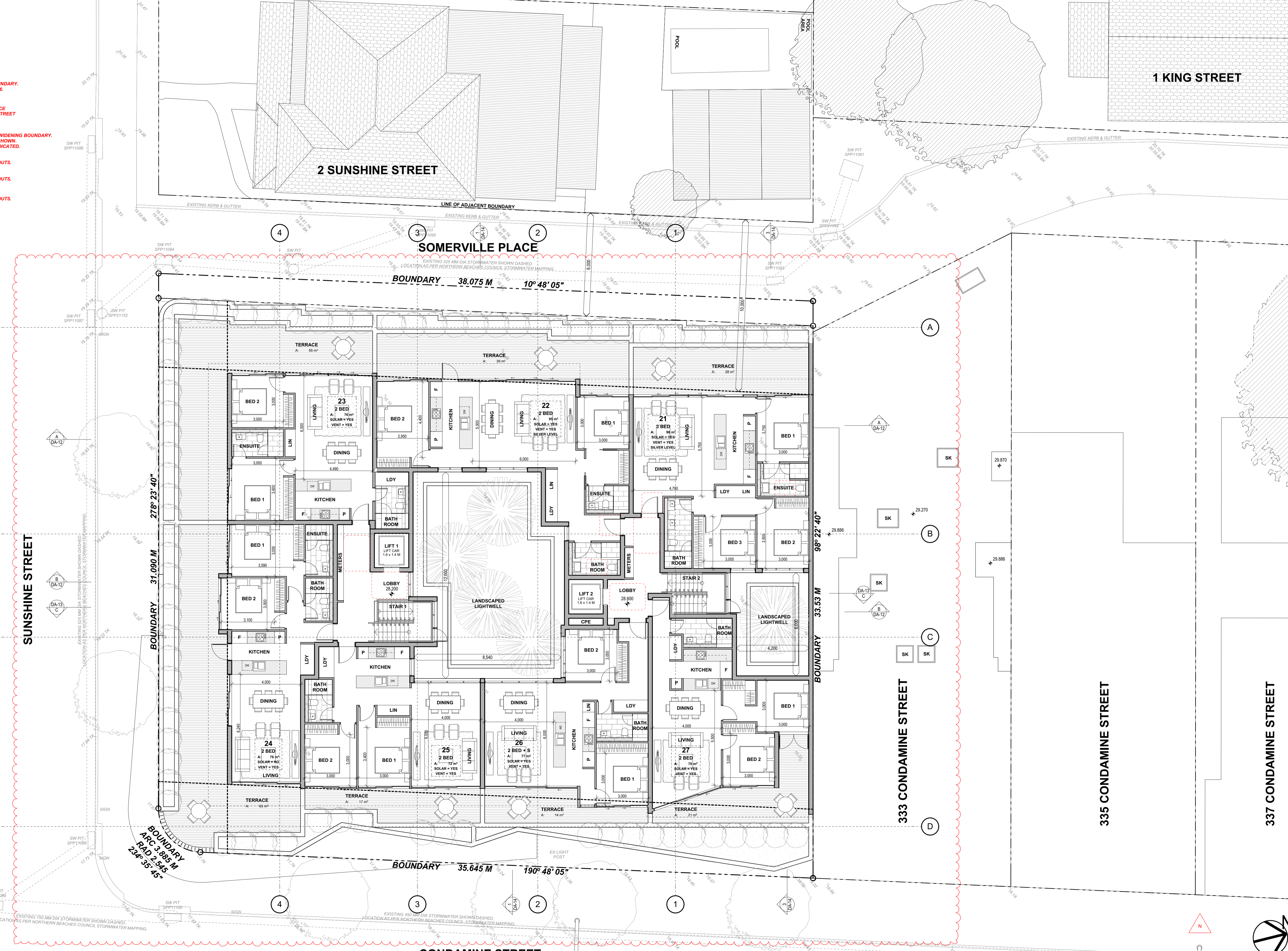
1/178 TO PARK STREET
PO BOX 11132
MOLLA VALE, NSW 2093
TEL: 02 9978 4411
WWW.GARTNERTROVATO.COM

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
F	DRAWINGS REVISED AND ISSUED FOR CO-ORDINATION.	02/03/2021	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093	1:100 @ A1	29/07/2021
G	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021			
H	REVISIONS TO UNIT LAYOUTS.	21/07/2021			
J	REVISIONS TO UNIT LAYOUTS & SOLAR ACCESS.	26/07/2021			
K	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021			

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

LEVEL 2 PLAN

- REV F:
INCREASED SET-BACK TO WEST BOUNDARY.
REVISIONS TO UNITS 24, 25 & 26.
- REV G:
10 METRE SEPARATION DISTANCE
FROM BOUNDARY OF 2 SUNSHINE STREET
NOTED ON LEVEL 3 PLAN.
- REV J:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY.
NATURAL VENTILATION PATHWAYS SHOWN.
OPERABLE HIGH LEVEL WINDOWS INDICATED.
- REV L:
GENERAL REVISION TO UNIT LAYOUTS.
- REV M:
GENERAL REVISION TO UNIT LAYOUTS.
- REV N:
GENERAL REVISION TO UNIT LAYOUTS.



GARTNERTROVATO
ARCHITECTS

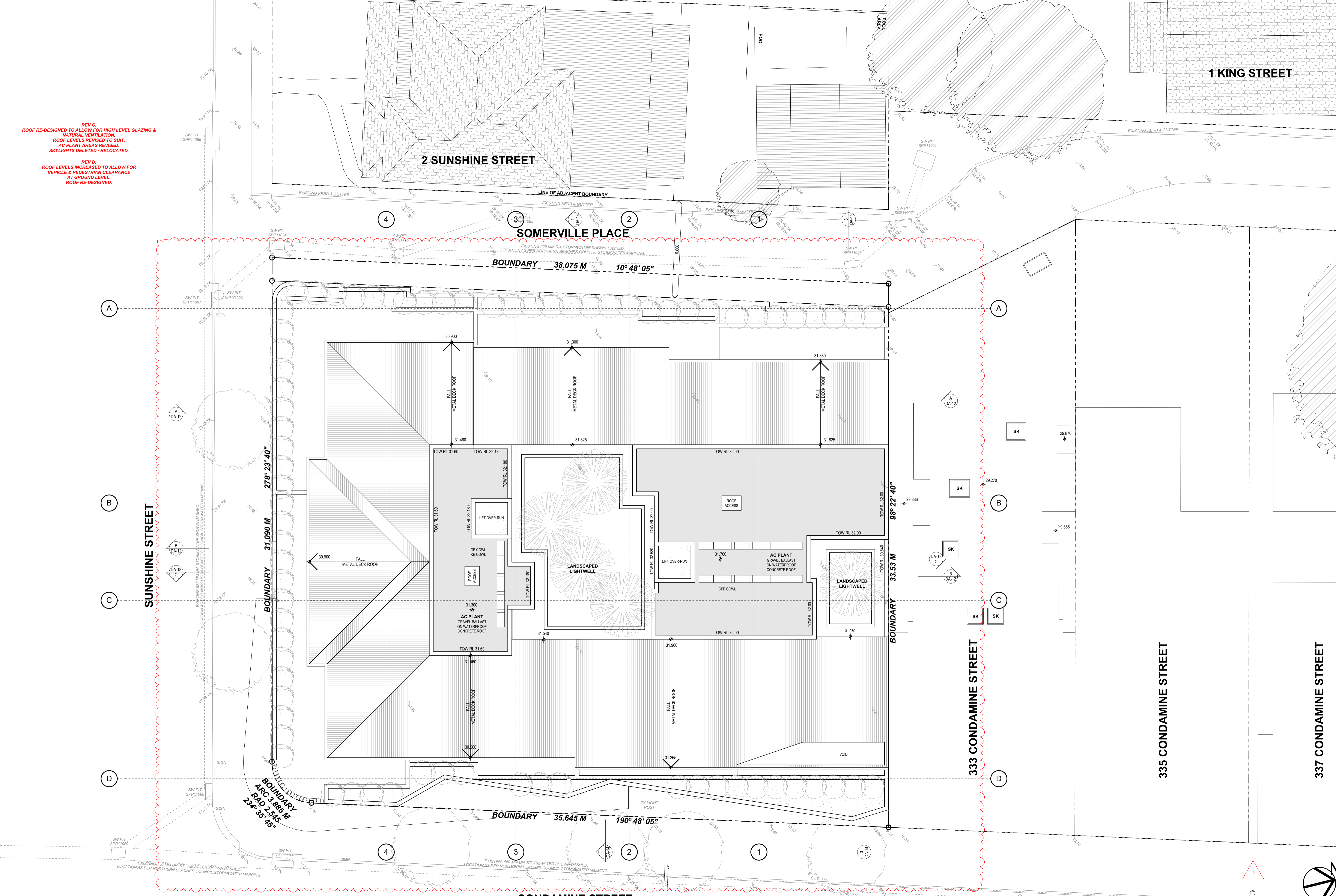
321-331 CONDOMINE STREET
MANLY VALE NSW 2093

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L	REVISIONS TO UNIT LAYOUTS.	21/07/2021	MANLY VALE NSW 2093		
M	REVISIONS TO UNIT LAYOUTS AND SOLAR ACCESS.	26/07/2021	LOTS 20, 21, 22 & 25 on DP 11320		
N	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021	LOT 123 on DP 737259		

LEVEL 3 PLAN
DA-07

REV C:
 ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING & NATURAL VENTILATION.
 ROOF LEVELS REVISED TO SUIT.
 AC PLANT AREAS REVISED.
 SKYLIGHTS DELETED / RELOCATED.

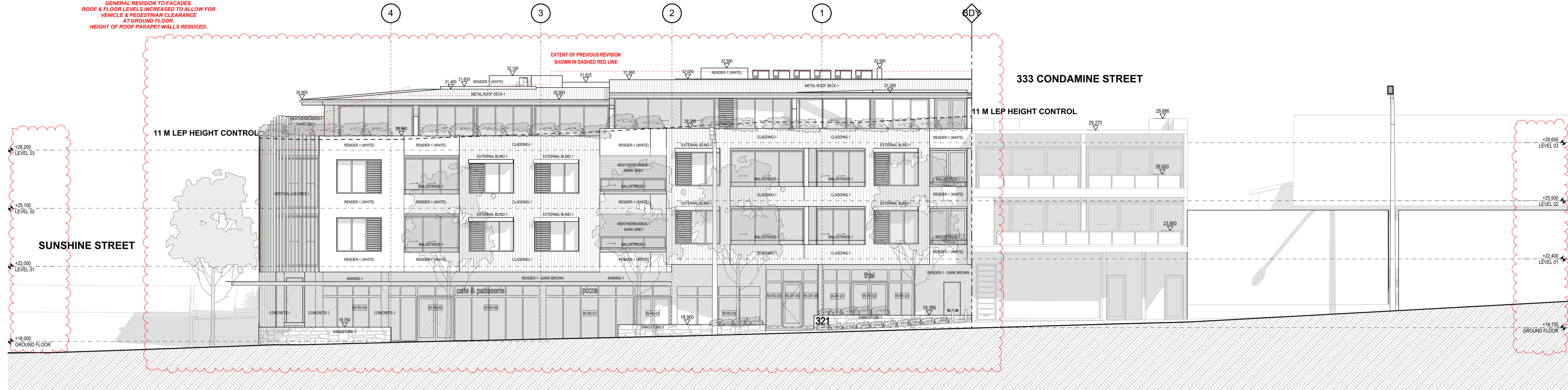
REV D:
 ROOF LEVELS INCREASED TO ALLOW FOR VEHICLE & PEDESTRIAN CLEARANCE AT GROUND LEVEL.
 ROOF RE-DESIGNED.



REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE ON GROUND FLOOR.

REV D:
ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING
& NATURAL VENTILATION.
LEVELS ADJUSTED TO SUIT ROOF REDESIGN.

REV E:
GENERAL REVISION TO FACADES.
ROOF & FLOOR LEVELS INCREASED TO ALLOW FOR
VEHICLE & PEDESTRIAN CLEARANCE
AT GROUND FLOOR.
HEIGHT OF ROOF PARAPET WALLS REDUCED.



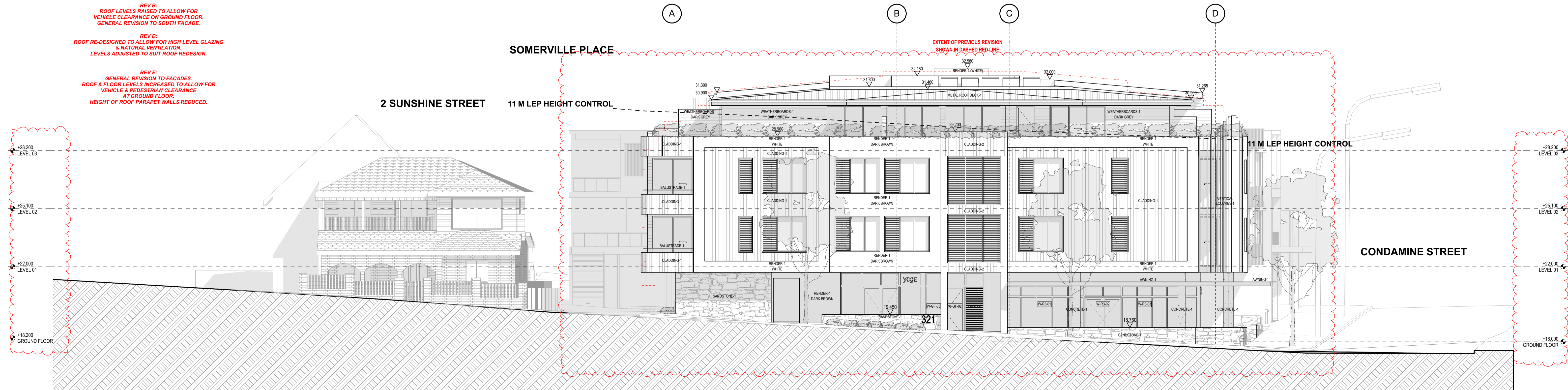
EAST ELEVATION

1:100

REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE ON GROUND FLOOR.
GENERAL REVISION TO SOUTH FACADE.

REV D:
ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING
& NATURAL VENTILATION.
LEVELS ADJUSTED TO SUIT ROOF REDESIGN.

REV E:
GENERAL REVISION TO FACADES.
ROOF & FLOOR LEVELS INCREASED TO ALLOW FOR
VEHICLE & PEDESTRIAN CLEARANCE
AT GROUND FLOOR.
HEIGHT OF ROOF PARAPET WALLS REDUCED.



SOUTH ELEVATION

1:100

EXTERIOR FINISHES LEGEND

- AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
- CLADDING-2 CORETEN STANDING SEAM CLADDING.
- CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.
- CONCRETE-1 CONCRETE COLUMN, CLEAR SEAL FINISH.
- EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
- METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
- MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
- RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
- SANDSTONE-1 SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.
- SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
- SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
- STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
- SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
- TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS.
- VERTICAL LOUVRE-1 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
- WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

- AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
- CLADDING-2 CORETEN STANDING SEAM CLADDING.
- CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.
- CONCRETE-1 CONCRETE COLUMN, CLEAR SEAL FINISH.
- EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
- METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
- MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
- RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
- SANDSTONE-1 SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.
- SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
- SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
- STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
- SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
- TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS.
- VERTICAL LOUVRE-1 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
- WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

- AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
- CLADDING-2 CORETEN STANDING SEAM CLADDING.
- CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.
- CONCRETE-1 CONCRETE COLUMN, CLEAR SEAL FINISH.
- EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
- METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
- MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
- RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
- SANDSTONE-1 SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.
- SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
- SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
- STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
- SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
- TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS.
- VERTICAL LOUVRE-1 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
- WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

- WHITE "WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
- LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
- MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
- DARK GREY "DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
- DARK BROWN "DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLÉ" A130.1.
- ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.



GARTNERTROVATO
ARCHITECTS

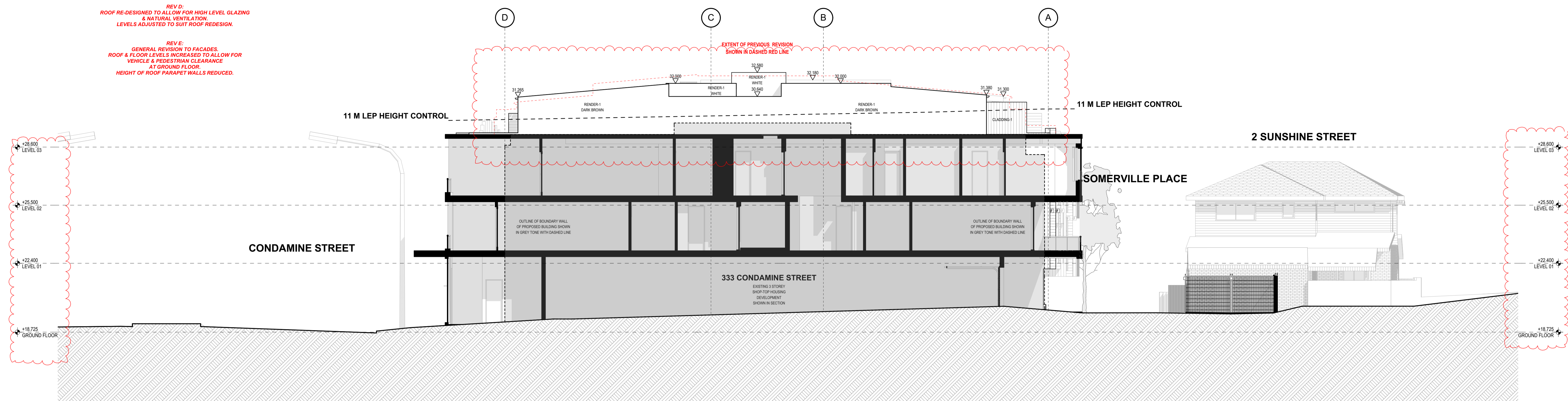
1/113 10 PARK STREET
MIDVALE NSW 2088
PH: 02 9979 4411
F: 02 9979 4433
WWW.GARTNERTROVATO.COM

Revision ID	Description	Issue Date	PROJECT	DRAWING TITLE
A	DEVELOPMENT APPLICATION	24/06/2020	MIXED-USE DEVELOPMENT	321 - 331 CONDOMINE STREET
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020	MANLY VALE NSW 2093	EAST & SOUTH ELEVATIONS
C	DRAWINGS ISSUED FOR CLIENT REVIEW & CONSULTANT CO-ORDINATION.	24/02/2021	LOTS 20, 21, 22 & 25 on DP 11320	SCALE: 1:100 @ A1
D	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021	LOT 123 on DP 737259	DATE: 29/07/2021
E	ISSUED FOR SECTION 8.2 APPLICATION	28/07/2021	FOR MANLY VALE DEVELOPMENTS No 2 PL 1511	DRAWN BY: SG / AW CHECKED BY: 29/07/2021 REVISION: DA-09

REV B:
FLOOR & ROOF LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE TO GROUND FLOOR.

REV D:
ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING & NATURAL VENTILATION. LEVELS ADJUSTED TO SUIT ROOF REDESIGN.

REV E:
GENERAL REVISION TO FACADES. ROOF & FLOOR LEVELS INCREASED TO ALLOW FOR VEHICLE & PEDESTRIAN CLEARANCE AT GROUND FLOOR. HEIGHT OF ROOF PARAPET WALLS REDUCED.



NORTH ELEVATION

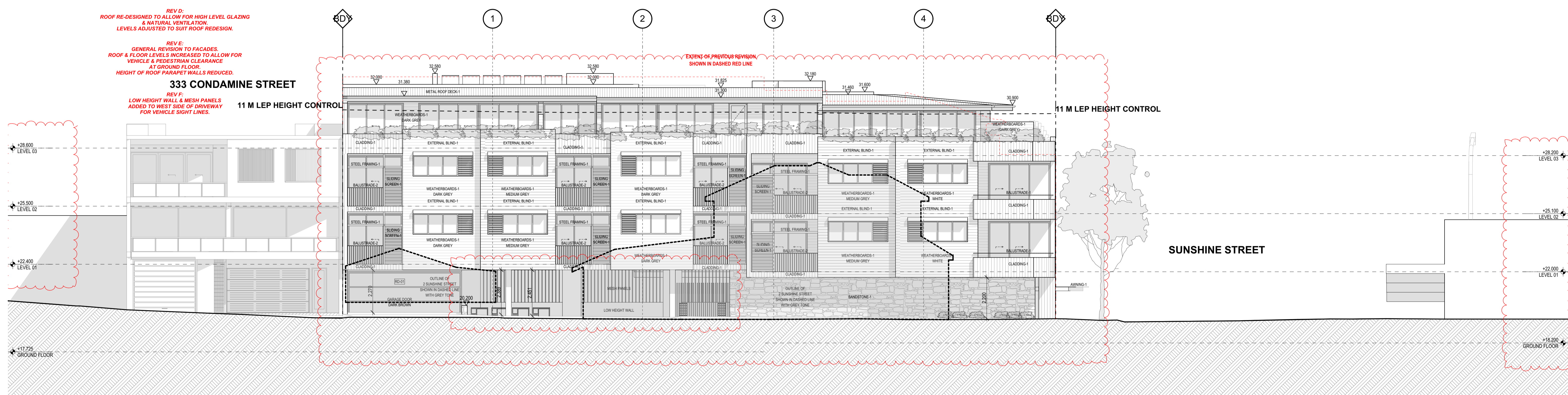
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REV B:
FLOOR & ROOF LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE TO GROUND FLOOR. FACADE INDENTATIONS ADDED. STREET TREES ADDED. GENERAL REVISION TO WEST FACADE.

REV D:
ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING & NATURAL VENTILATION. LEVELS ADJUSTED TO SUIT ROOF REDESIGN.

REV E:
GENERAL REVISION TO FACADES. ROOF & FLOOR LEVELS INCREASED TO ALLOW FOR VEHICLE & PEDESTRIAN CLEARANCE AT GROUND FLOOR. HEIGHT OF ROOF PARAPET WALLS REDUCED.

REV F:
LOW HEIGHT WALL & MESH PANELS ADDED TO WEST SIDE OF DRIVEWAY FOR VEHICLE SIGHT LINES.



WEST ELEVATION

1:100

EXTERIOR FINISHES LEGEND

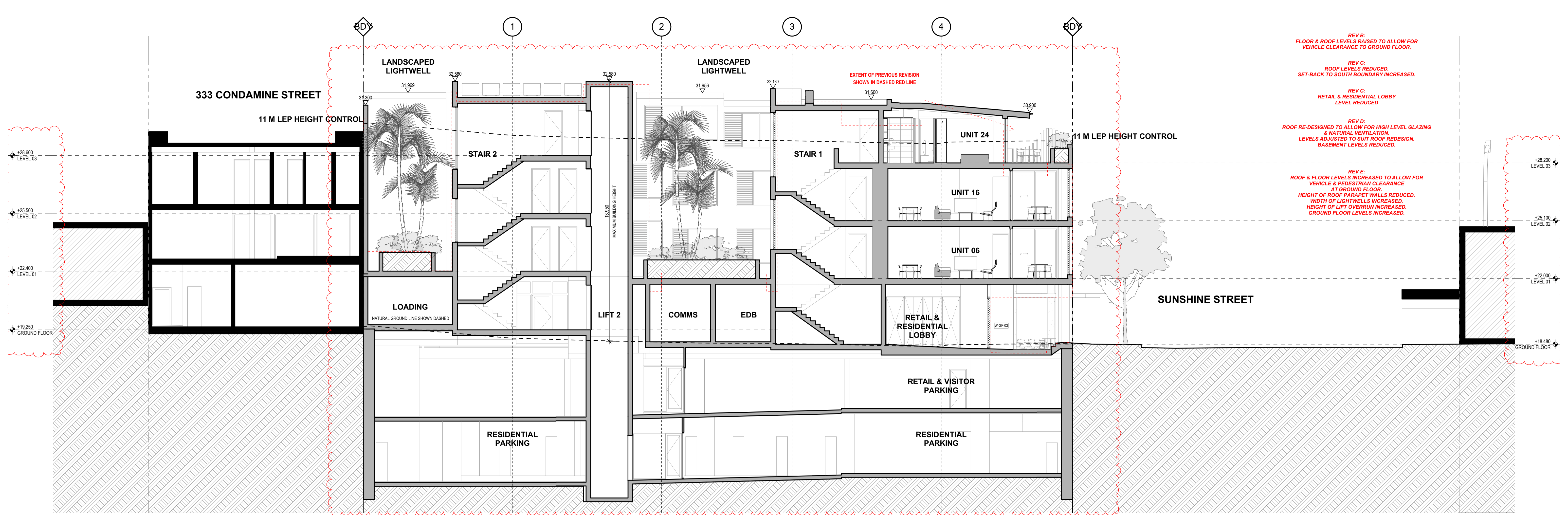
AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY".
CLADDING-1	COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CLADDING-2	CORETEN STANDING SEAM CLADDING.
CLADDING-3	EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1	OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".
MURAL-1	MURAL BY LOCAL ARTIST OF LOCAL FLORA.
MURALS-1	RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
RENDER-1	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.
SANDSTONE-1	

SLIDING SCREEN-1	SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING SCREEN-2	SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
STEEL FRAMING-1	PPC STEEL FRAMING, PAINT FINISH "DARK BROWN".
SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
TRELLIS-1	STAINLESS STEEL PLANTING TRELLIS.
VERTICAL LOUVRE-1	VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

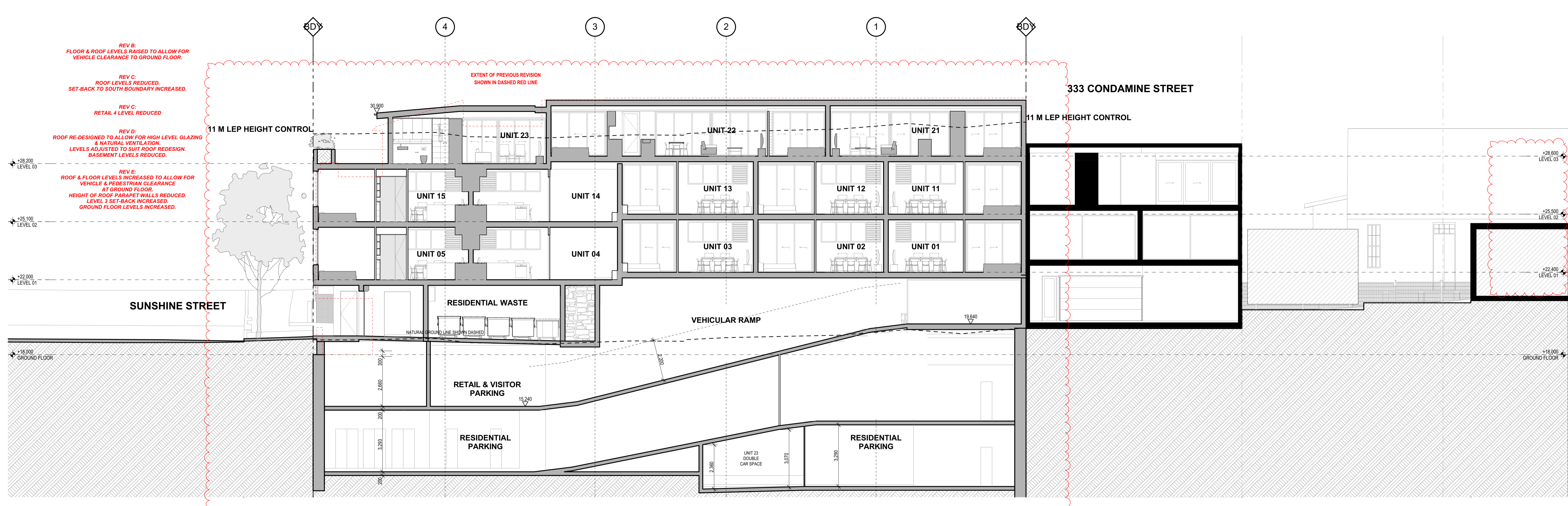
WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.	



SECTION C

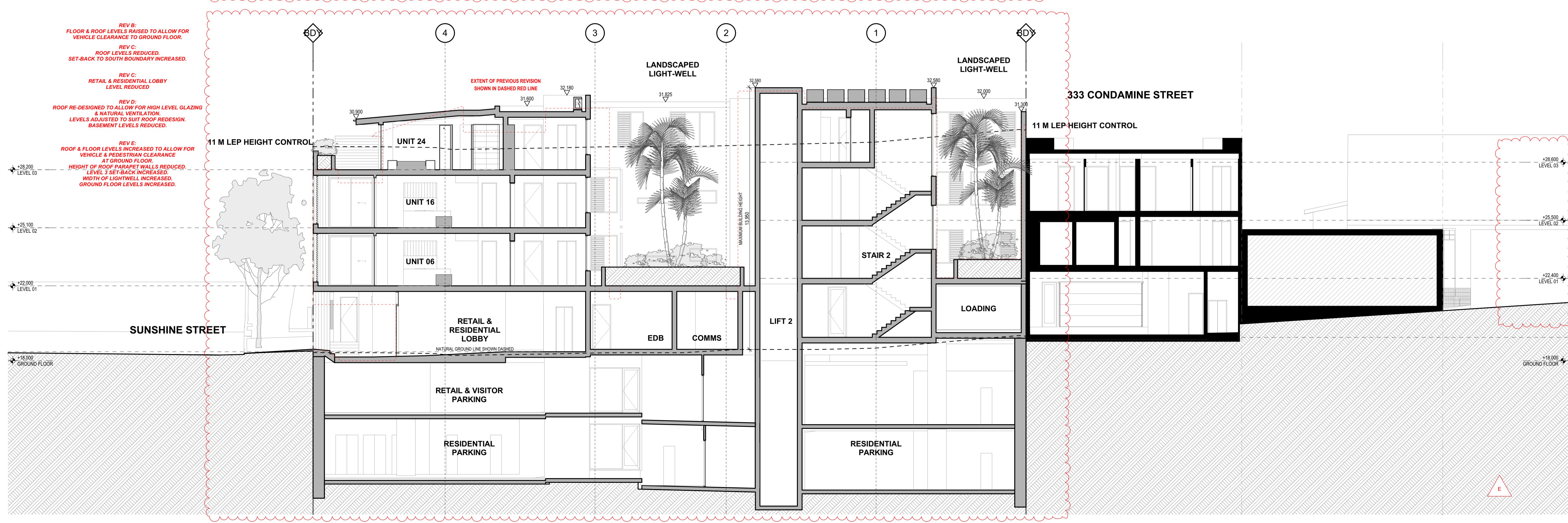
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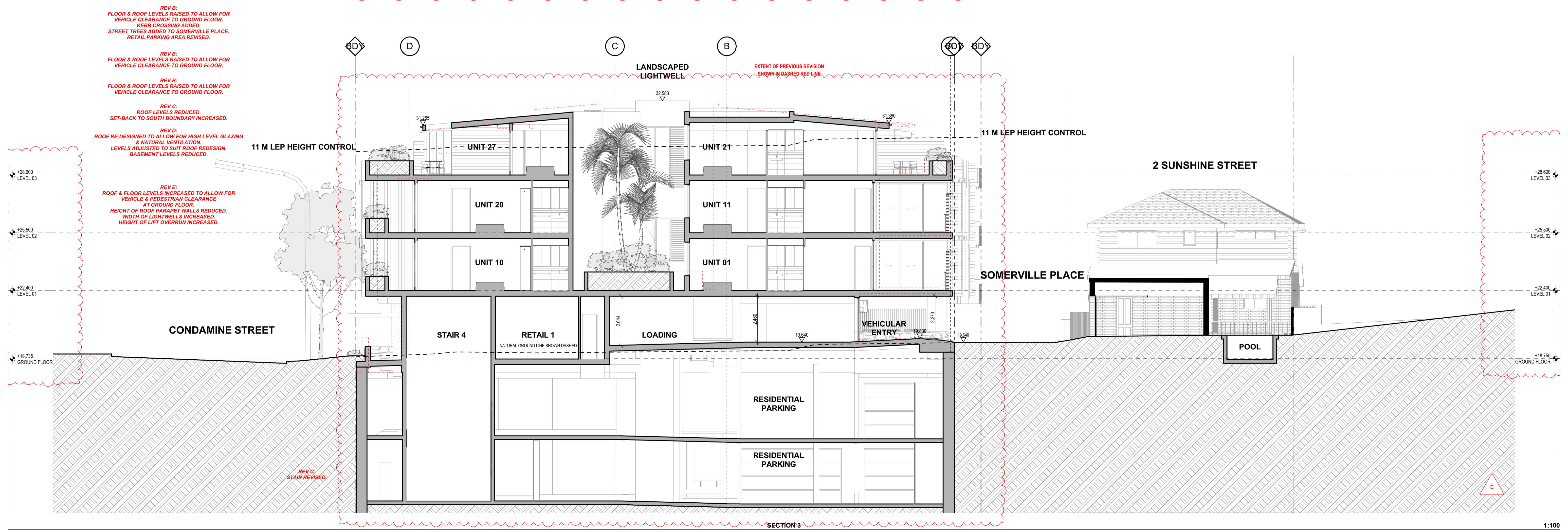
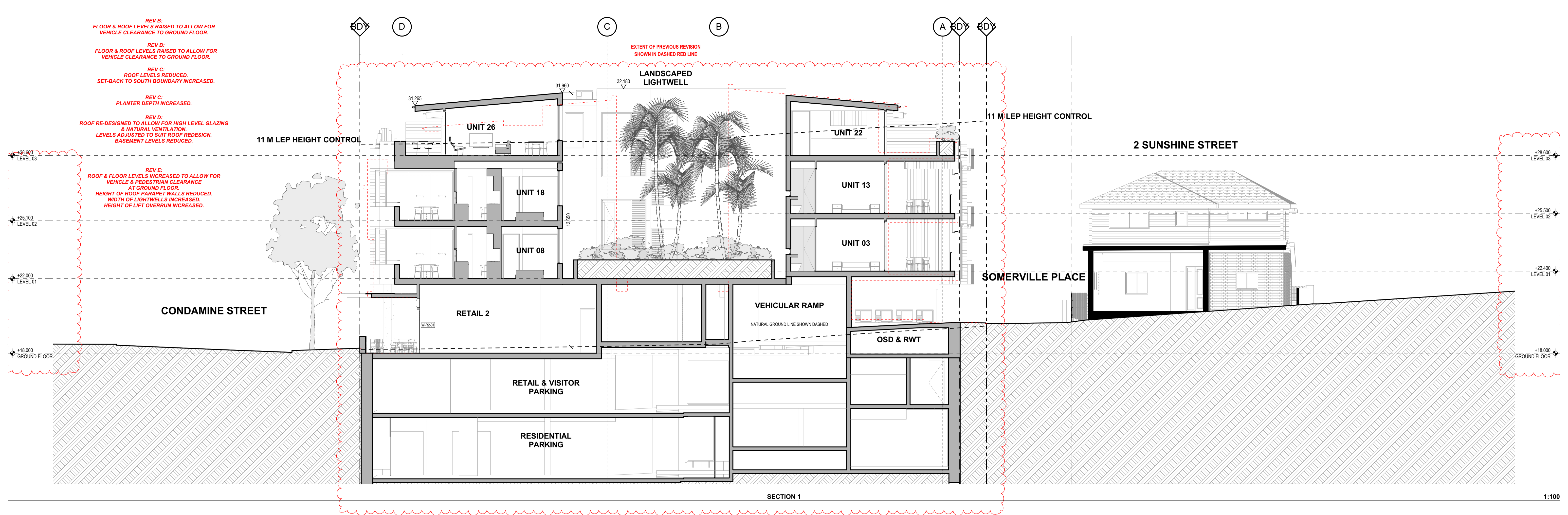
SECTION A

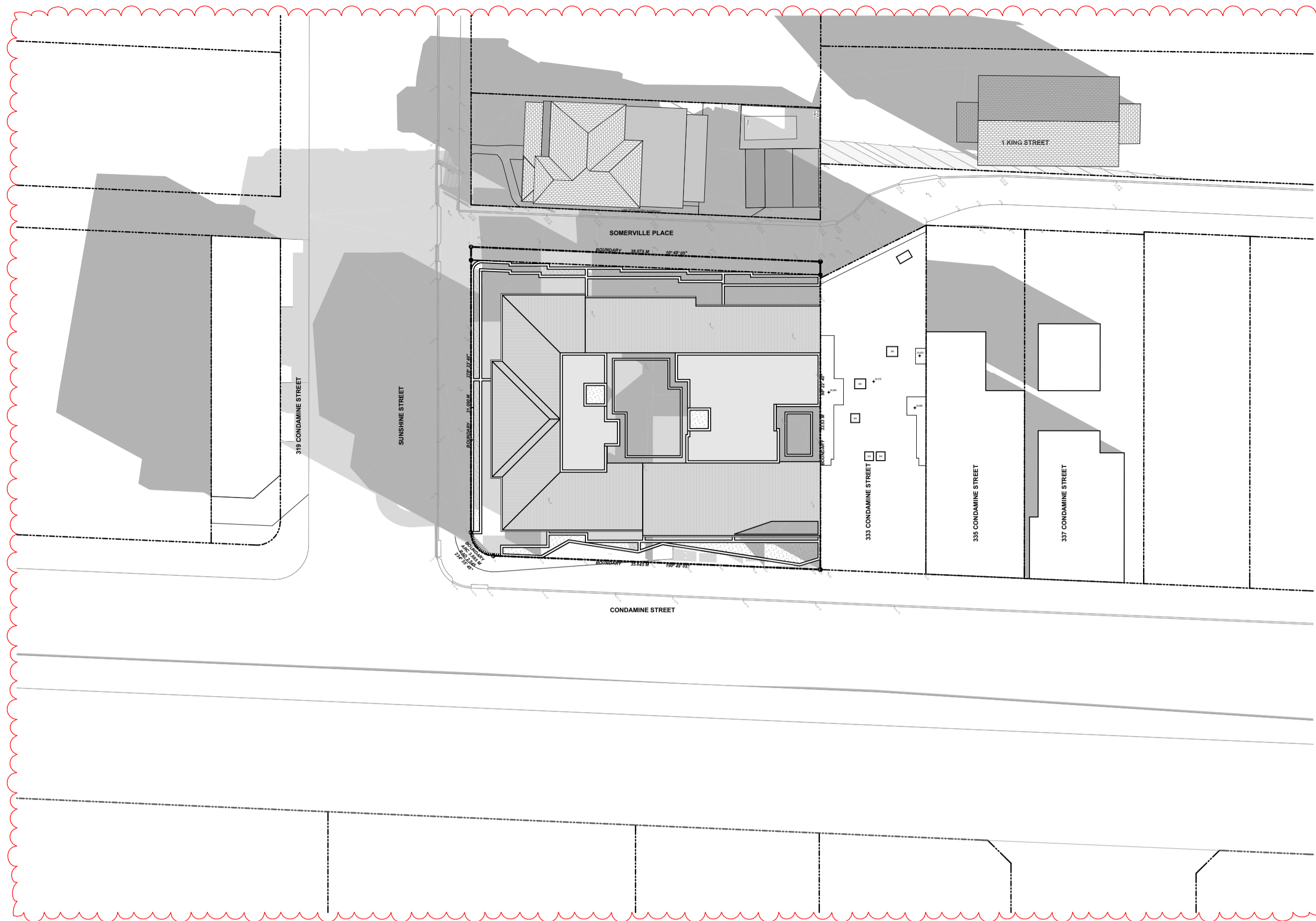
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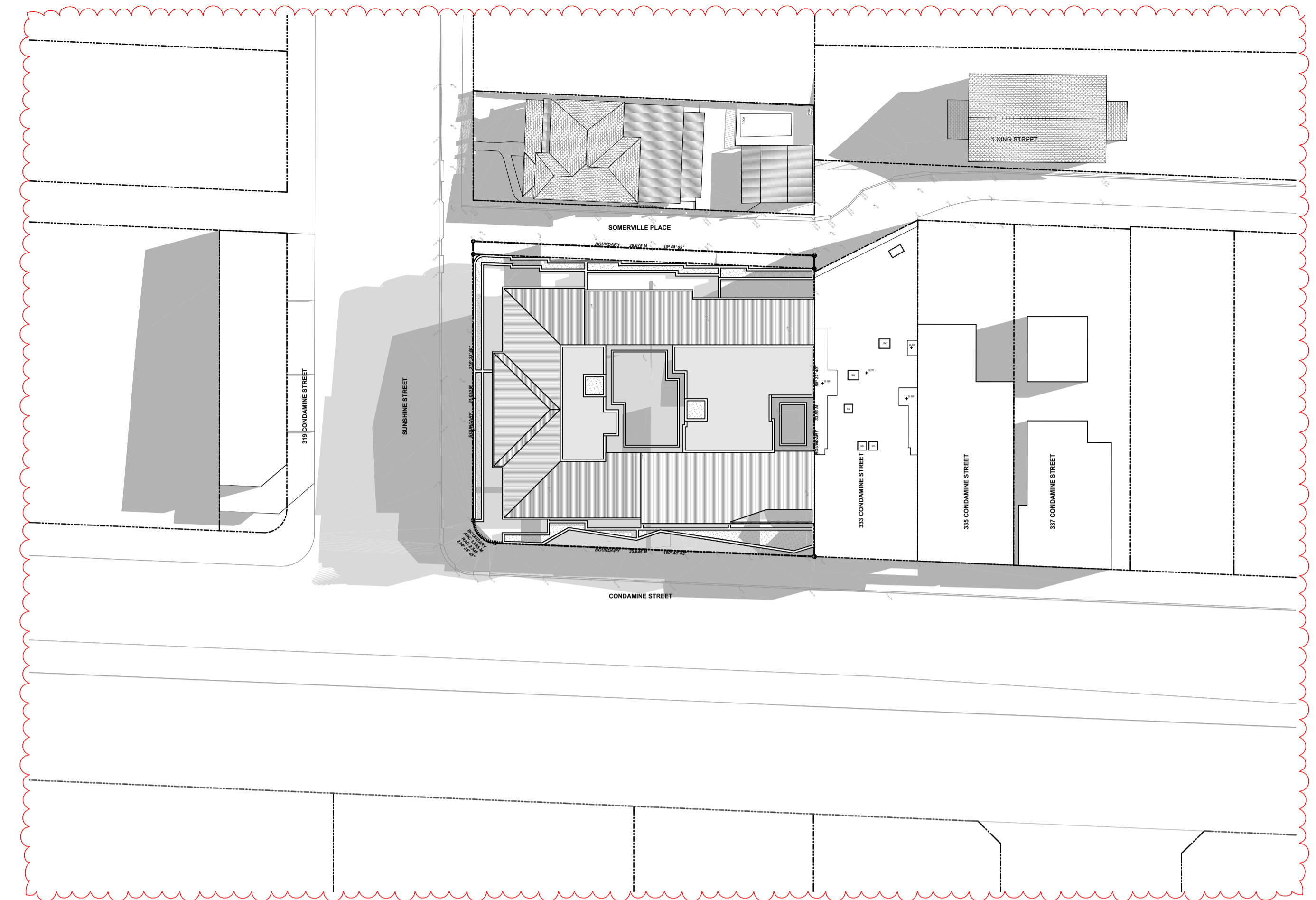
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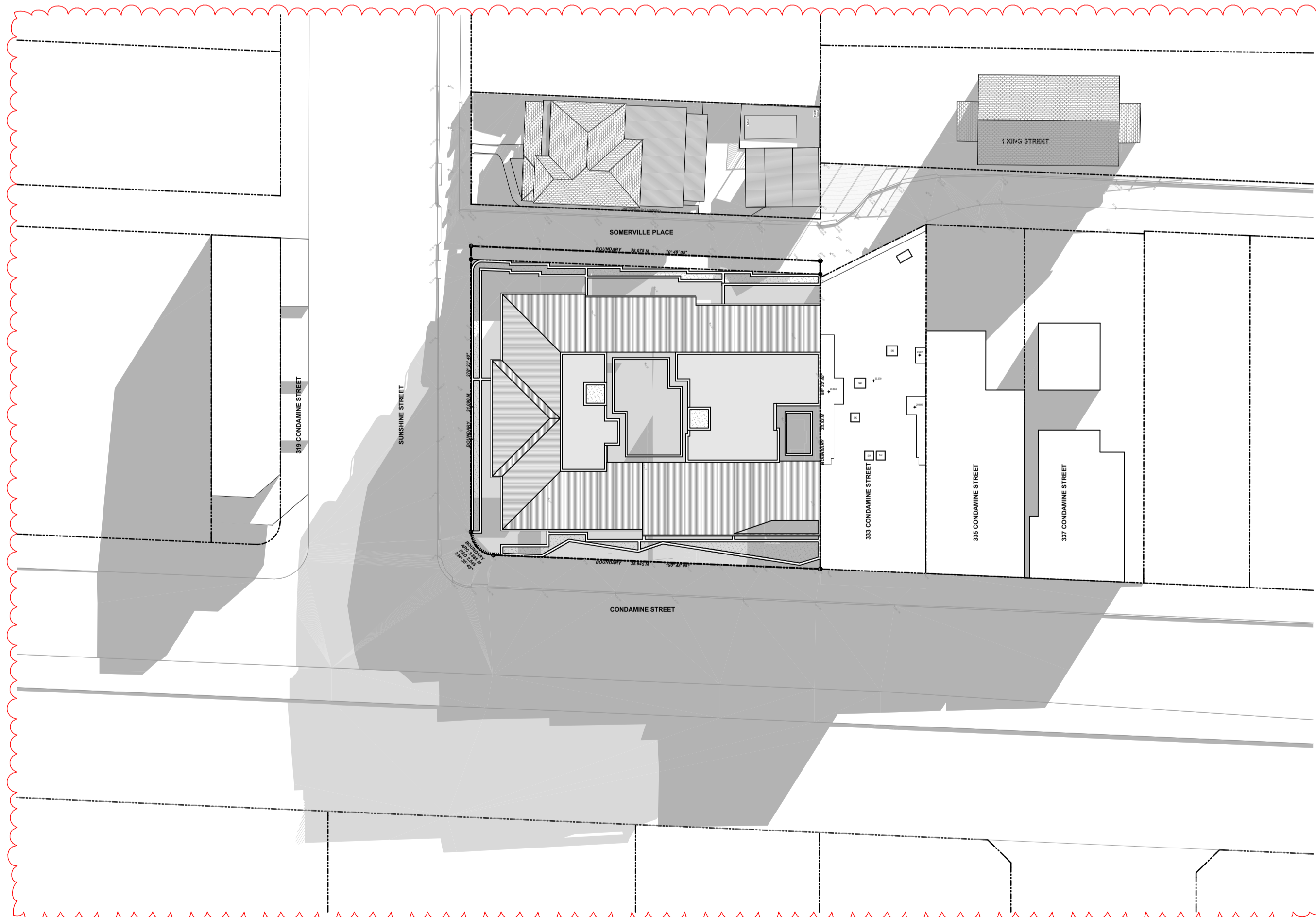




SHADOW DIAGRAMS - 9 AM



SHADOW DIAGRAMS - 12 NOON



SHADOW DIAGRAMS - 3 PM

REV C:
REDUCTION IN PROPOSED SHADOW IMPACT DUE TO
REVISED ROOF DESIGN, INCREASED SET-BACKS TO LEVEL 3
AND REDUCED ROOF LEVELS.

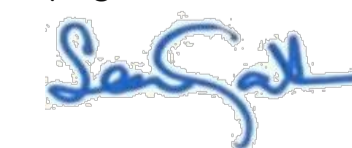
REV D:
SHADOW DIAGRAMS UPDATED TO REFLECT LATEST DESIGN REVISIONS.

 PROPOSED SHADOW
 EXISTING SHADOW

Certification of Shadow Diagrams

I hereby certify that the shadow diagrams submitted with the proposal
a) are in accordance with the survey
b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June
c) indicate shadows cast by existing structures

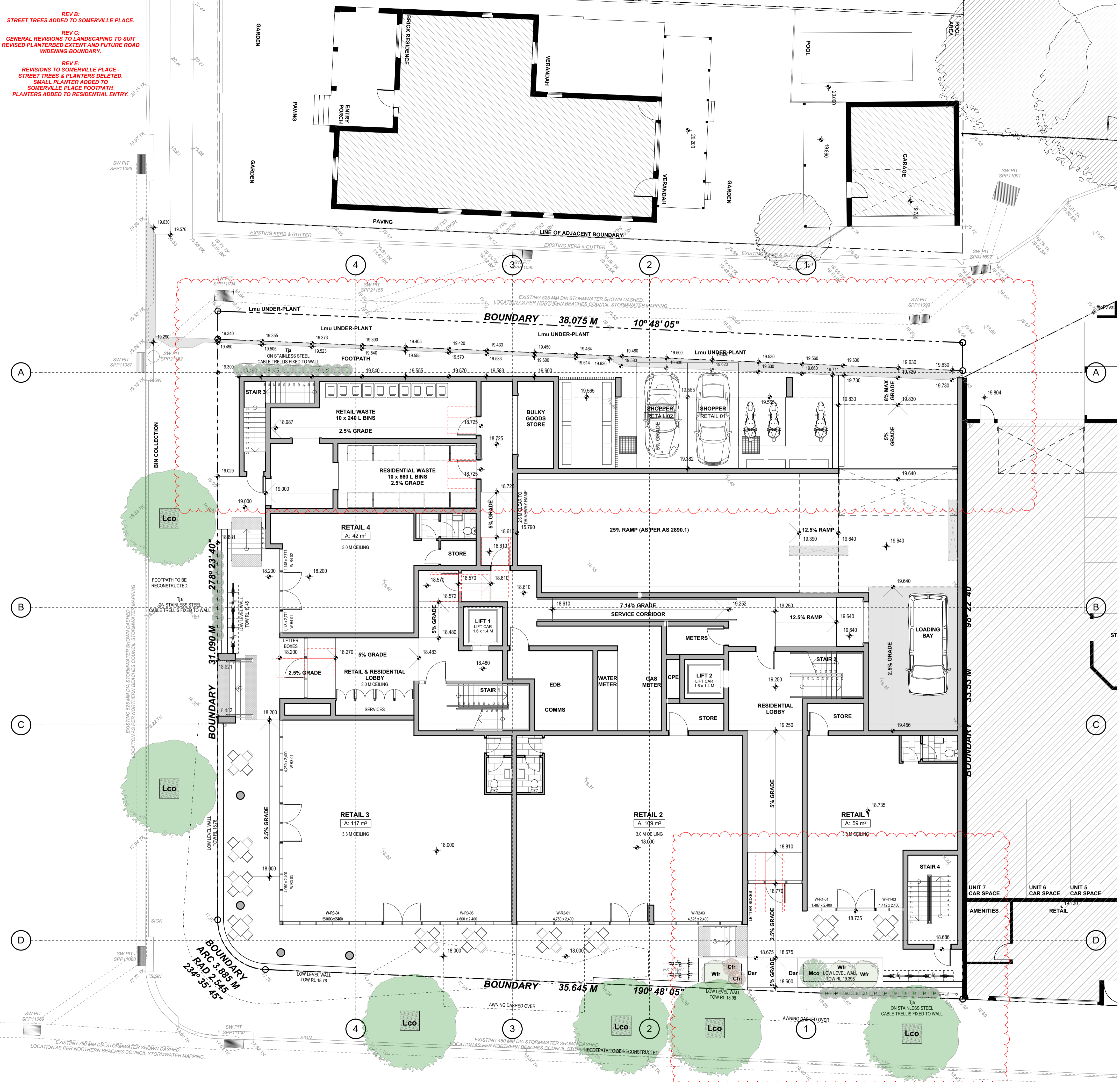
Sean Gartner
(Registered Architect #6072 NSW)



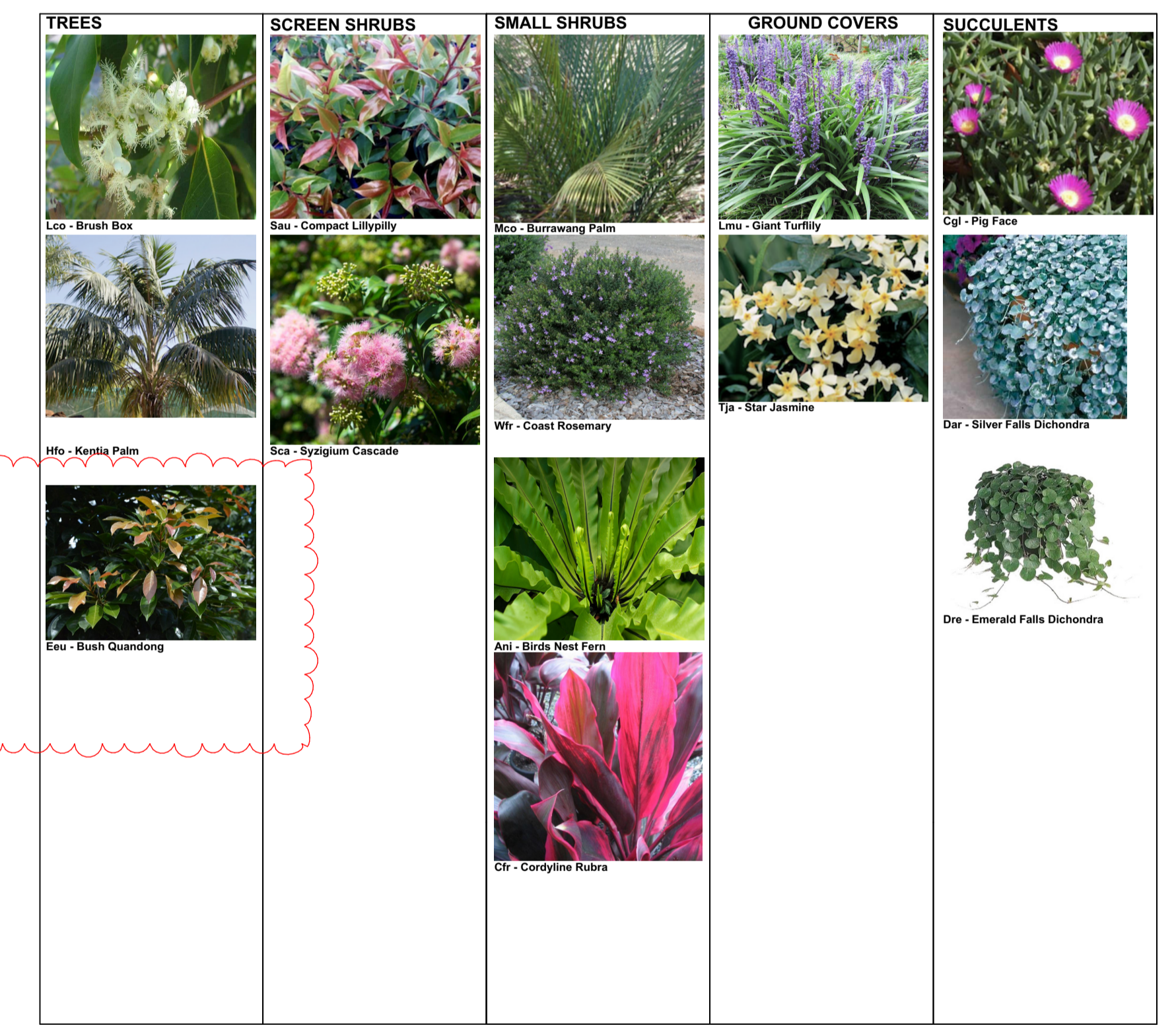

REV B:
STREET TREES ADDED TO SOMERVILLE PLACE.

REV C:
GENERAL REVISIONS TO LANDSCAPING TO SUIT REVISED PLANTERBED EXTENT AND FUTURE ROAD WIDENING BOUNDARY.

REV E:
REVISIONS TO SOMERVILLE PLACE - STREET TREES & PLANTERS DELETED. SMALL PLANTER ADDED TO SOMERVILLE PLACE FOOTPATH. PLANTERS ADDED TO RESIDENTIAL ENTRY.



Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) x 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) x 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) x 1m (w)	300 mm
Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa "Rubra"	Cordyline "Rubra"	2m (h) x 0.7m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Mulch and edging				
CPM	Cypress pine mulch			



REV B: STREET TREES ADDED TO SOMERVILLE PLACE.
 REV C: GENERAL REVISIONS TO LANDSCAPING TO SUIT REVISED PLANTERBED EXTENT AND FUTURE ROAD WIDENING BOUNDARY.
 REV E: LENGTH & WIDTH OF LANDSCAPED LIGHTWELLS INCREASED. PLANTERS INCREASED TO SUIT.



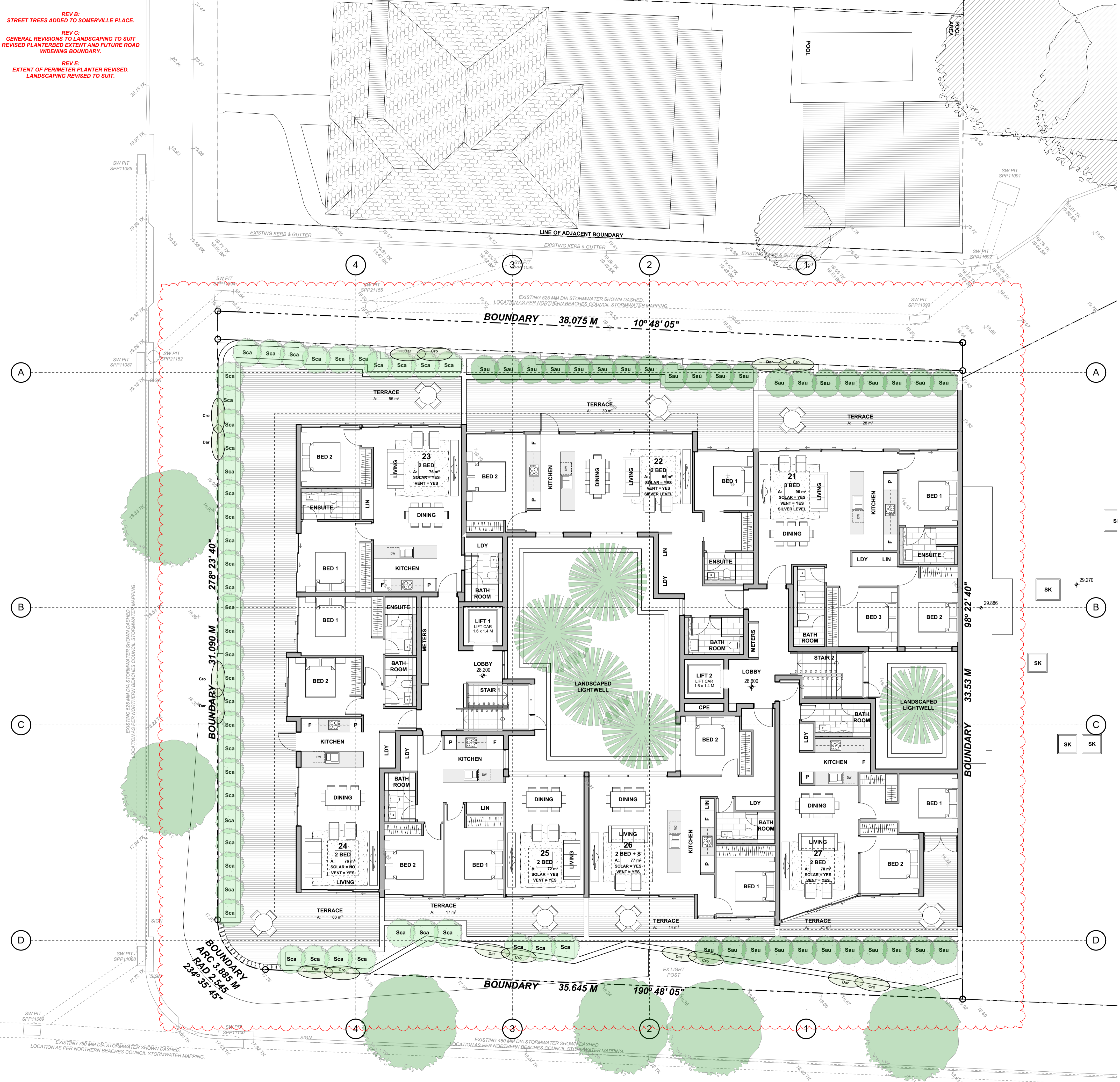
Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) X 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm
Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Mulch and edging				
CPM	Cypress pine mulch			



REV B:
STREET TREES ADDED TO SOMERVILLE PLACE.

REV C:
GENERAL REVISIONS TO LANDSCAPING TO SUIT REVISED PLANTERBED EXTENT AND FUTURE ROAD WIDENING BOUNDARY.

REV E:
EXTENT OF PERIMETER PLANTER REVISED. LANDSCAPING REVISED TO SUIT.



Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Leo	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) X 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm
Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Mulch and edging				
CPM	Cypress pine mulch			





EAST ELEVATION



SOUTH ELEVATION



EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
 CLADDING-2 CORETEN STANDING SEAM CLADDING.
 CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1
 EXTERNAL BLIND-1
 METAL ROOF DECK-1
 MURAL-1
 RENDER-1
 SANDSTONE-1

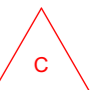
OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
 METAL ROOF DECK, COLOUR "MONUMENT".
 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
 SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1
 SLIDING SCREEN-2
 STEEL FRAMING-1
 SUNSHADE-1
 TRELIS-1
 VERTICAL LOUVRE-1
 WEATHERBOARD-1

SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
 STAINLESS STEEL PLANTING TRELIS.
 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE "WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
 LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
 MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
 DARK GREY "DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
 DARK BROWN "DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFFLE" A130.1.
 ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.



Revision ID	Description	Issue Date
B	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
C	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

GARTNERTROVATO

ARCHITECTS
 A PITTSWATER PLACE
 L1/13 10 PARK STREET
 PO BOX 1122
 MONA VALE, NSW 2103
 P +61 2 9979 4411
 F +61 2 9979 4422
 E GTA@S-T.COM.AU

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

PROJECT
 MIXED-USE DEVELOPMENT
 321 - 331 CONDOMINE STREET, MANLY VALE
 NSW 2093
 LOTS 20, 21, 22 & 25 on DP 11320
 LOT 123 on DP 737259
 FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
 VIEW 3
 SCALE
 NTS
 PROJECT NO.
 1511
 DRAWN BY
 SG / AW
 DA-22

PLOT DATE
 29/07/2021
 REVISION
 G

REV G:
GENERAL UPDATE.



G

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

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Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

PROJECT
 MIXED-USE DEVELOPMENT
 321 - 331 CONDOMINE STREET, MANLY VALE
 NSW 2093
 LOTS 20, 21, 22 & 25 on DP 11320
 LOT 123 on DP 737259
 FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
 VIEW 5

SCALE
 NTS
 PROJECT NO.
 1511

DRAWN BY
 SG / AW
 DRAWING NO.
 DA-24

PLOT DATE
 29/07/2021
 REVISION
 G

REV G:
GENERAL UPDATE.



G

GARTNERTROVATO

ARCHITECTS
 A PITTWATER PLACE
 L1/13 10 PARK STREET
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 E GTA@G-T.COM.AU

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

PROJECT
 MIXED-USE DEVELOPMENT
 321 - 331 CONDOMINE STREET, MANLY VALE
 NSW 2093
 LOTS 20, 21, 22 & 25 on DP 11320
 LOT 123 on DP 737259
 FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
 VIEW 6

SCALE
 NTS
 PROJECT NO.
 1511

DRAWN BY
 SG / AW
 DRAWING NO.
 DA-25

PLOT DATE
 29/07/2021

REVISION
 G

REV G:
GENERAL UPDATE.



G

Revision ID	Description	Issue Date
F	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

Revision ID	Description	Issue Date
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G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV G:
GENERAL UPDATE.



G

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Revision ID	Description	Issue Date
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G	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

PROJECT
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 LOTS 20, 21, 22 & 25 on DP 11320
 LOT 123 on DP 737259
 FOR MANLY VALE DEVELOPMENTS No 2 P/L

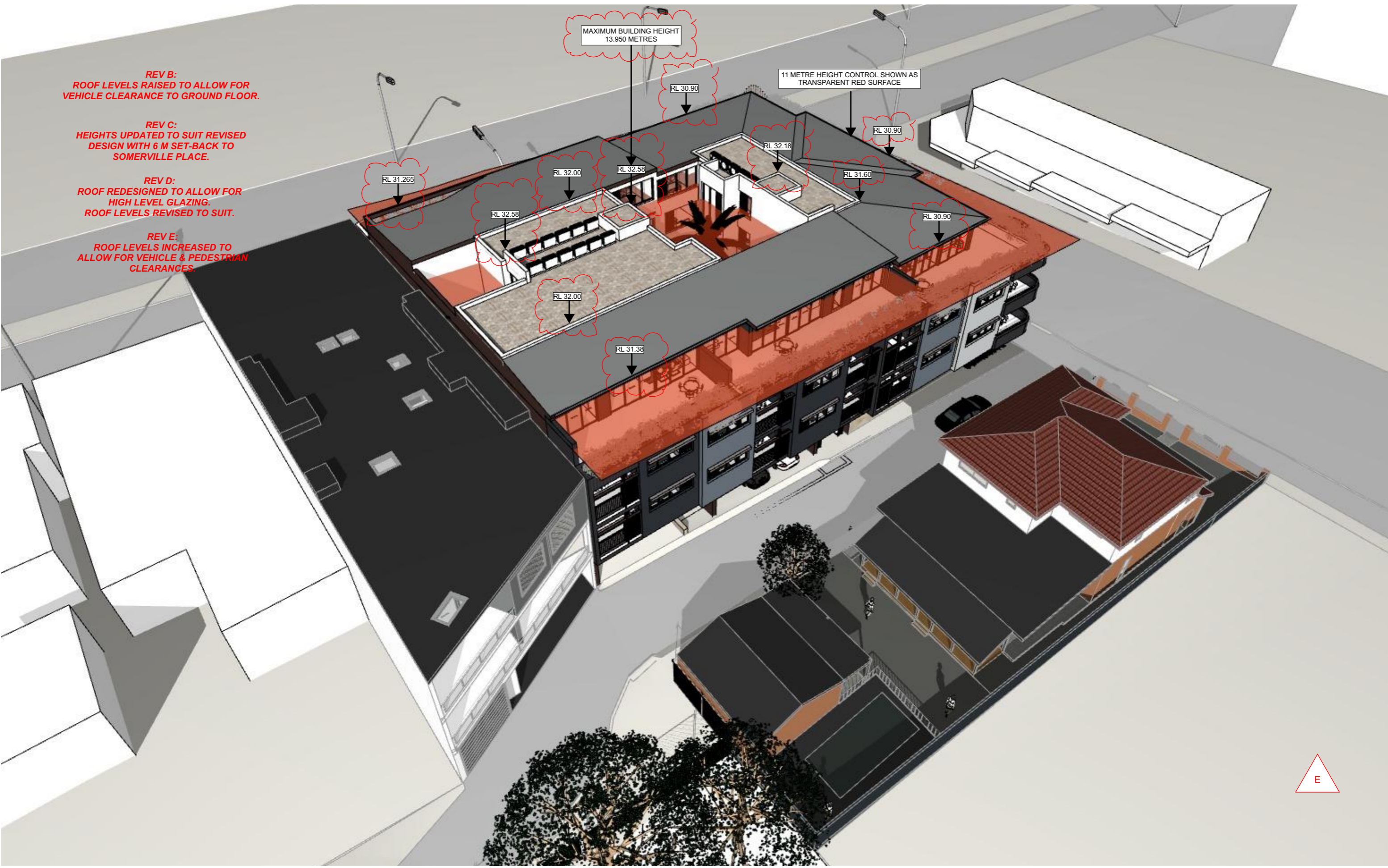
DRAWING TITLE
 VIEW 9

SCALE
 NTS
 PROJECT NO.
 1511

DRAWN BY
 SG / AW
 DRAWING NO.
 DA-28

PLOT DATE
 29/07/2021

REVISION
 G



REV B:
ROOF LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE TO GROUND FLOOR.

REV C:
HEIGHTS UPDATED TO SUIT REVISED DESIGN WITH 6 M SET-BACK TO SOMERVILLE PLACE.

REV D:
ROOF REDESIGNED TO ALLOW FOR HIGH LEVEL GLAZING. ROOF LEVELS REVISED TO SUIT.

REV E:
ROOF LEVELS INCREASED TO ALLOW FOR VEHICLE & PEDESTRIAN CLEARANCES.

HEIGHT CONTROL DIAGRAM - OVER VIEW



Revision ID	Description	Issue Date
D	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
E	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.

REV C:
HEIGHTS UPDATED TO SUIT REVISED
DESIGN WITH 6 M SET-BACK TO
SOMERVILLE PLACE.

REV D:
ROOF REDESIGNED TO ALLOW FOR
HIGH LEVEL GLAZING.
ROOF LEVELS REVISED TO SUIT.

REV E:
ROOF LEVELS INCREASED TO
ALLOW FOR VEHICLE & PEDESTRIAN
CLEARANCES



HEIGHT CONTROL DIAGRAM - VIEW FROM WEST

Revision ID	Description	Issue Date
D	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
E	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.

REV E:
ROOF LEVELS INCREASED TO
ALLOW FOR VEHICLE & PEDESTRIAN
CLEARANCES.

REV C:
HEIGHTS UPDATED TO SUIT REVISED
DESIGN WITH 6 M SET-BACK TO
SOMERVILLE PLACE.

REV D:
ROOF REDESIGNED TO ALLOW FOR
HIGH LEVEL GLAZING.
ROOF LEVELS REVISED TO SUIT.

11 METRE HEIGHT CONTROL SHOWN AS
TRANSPARENT RED SURFACE



HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH

Revision ID	Description	Issue Date
D	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
E	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021

REV B:
ROOF LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE TO GROUND FLOOR.

REV C:
HEIGHTS UPDATED TO SUIT REVISED DESIGN WITH 6 M SET-BACK TO SOMERVILLE PLACE.

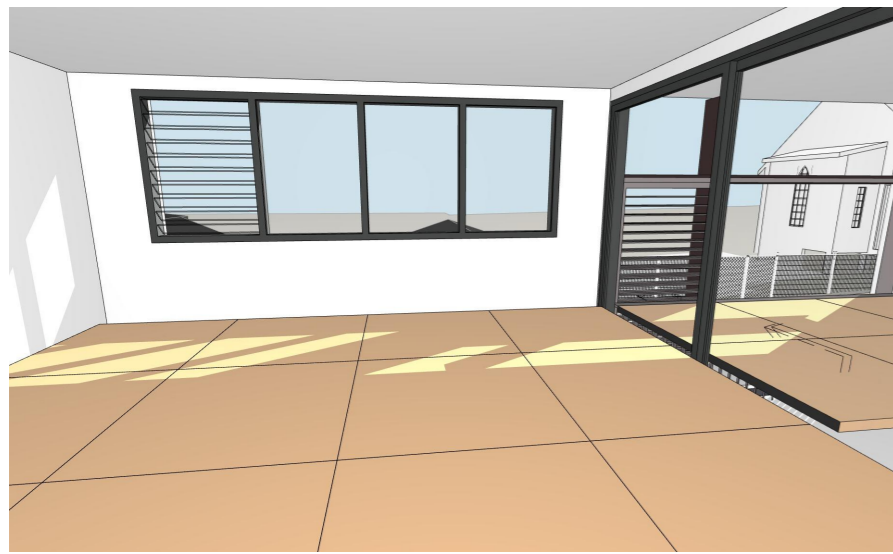
REV D:
ROOF REDESIGNED TO ALLOW FOR HIGH LEVEL GLAZING. ROOF LEVELS REVISED TO SUIT.

REV E:
ROOF LEVELS INCREASED TO ALLOW FOR VEHICLE & PEDESTRIAN CLEARANCES.



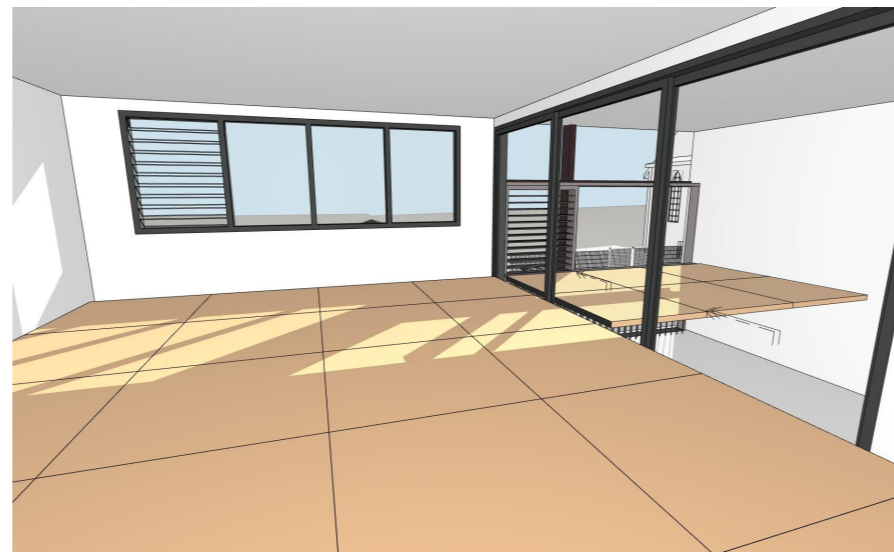
HEIGHT CONTROL DIAGRAM - VIEW FROM EAST

Revision ID	Description	Issue Date
D	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
E	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021



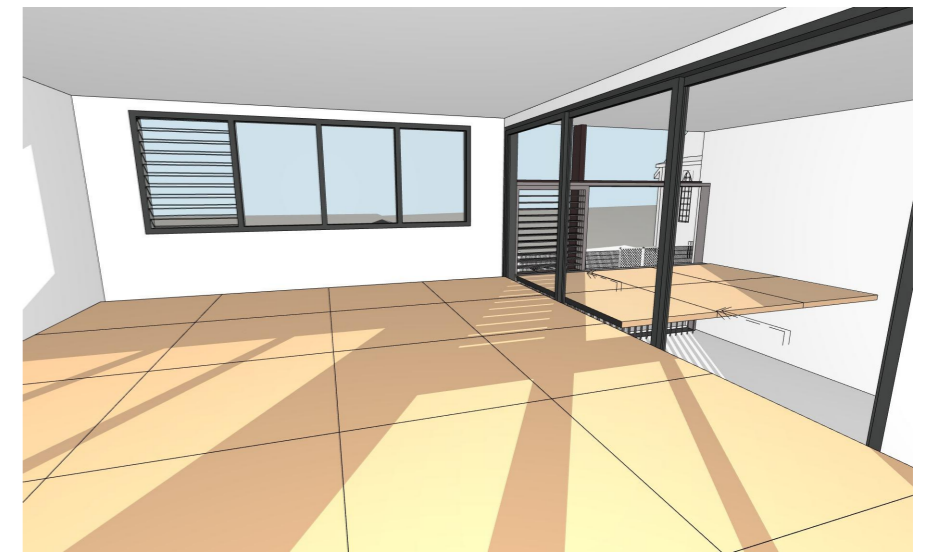
UNIT 01 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.5 m²
 TERRACE = 1.1 m²



UNIT 01 - 2 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.5 m²
 TERRACE = 2.0 m²



UNIT 01 - 3 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.5 m²

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE	SOLAR ACCESS SUMMARY - ALL UNITS							
	-	-	2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



UNIT 02 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 1.1 m²



UNIT 02 - 2 PM - 21 JUNE

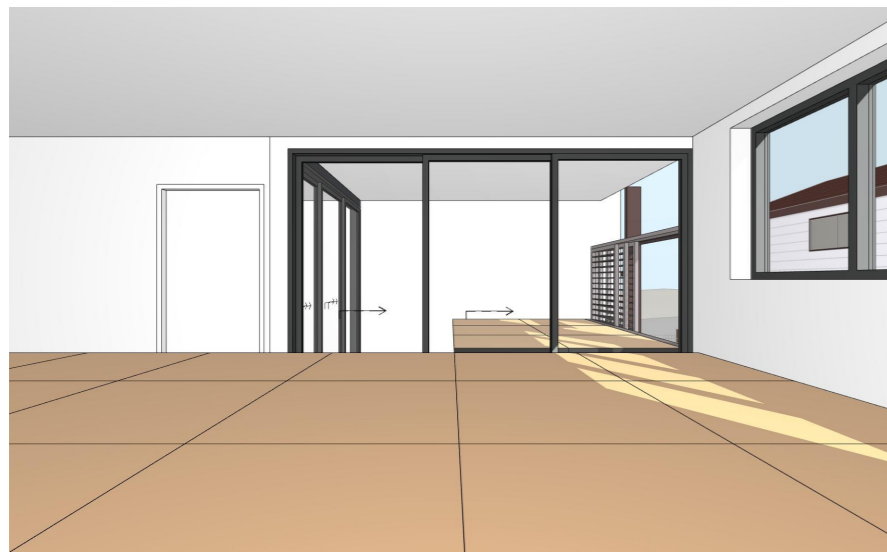
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 2.0 m²



UNIT 02 - 3 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.0 m²
 TERRACE = 2.5 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
	-	-	2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



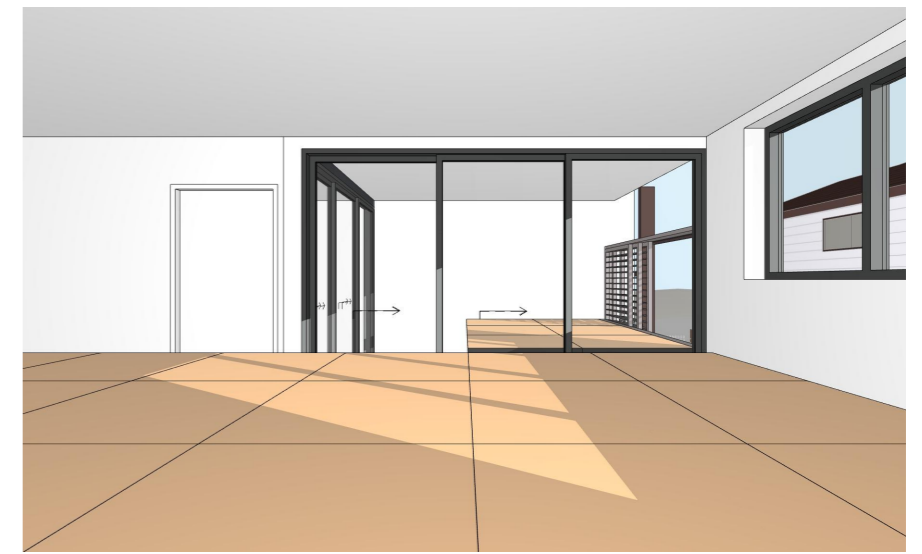
UNIT 03 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 1.1 m²



UNIT 03 - 2 PM - 21 JUNE

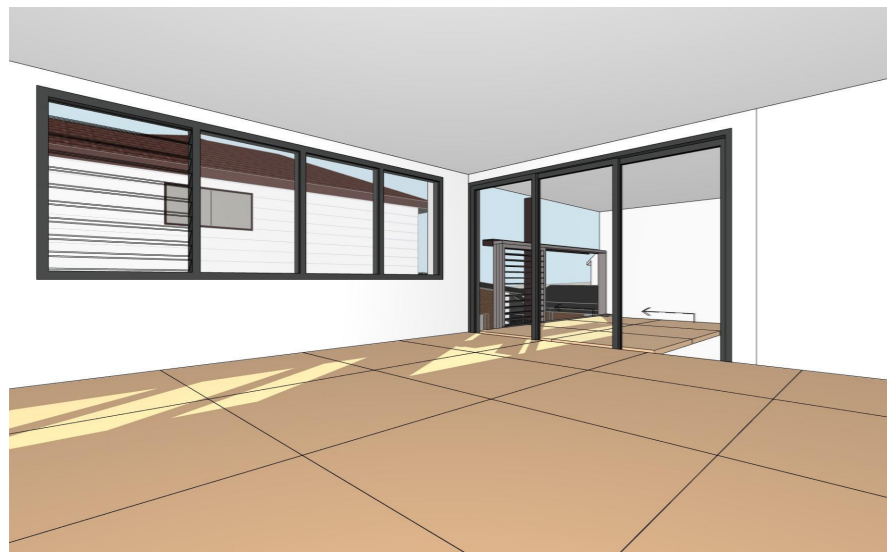
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 2.0 m²



UNIT 03 - 3 PM - 21 JUNE

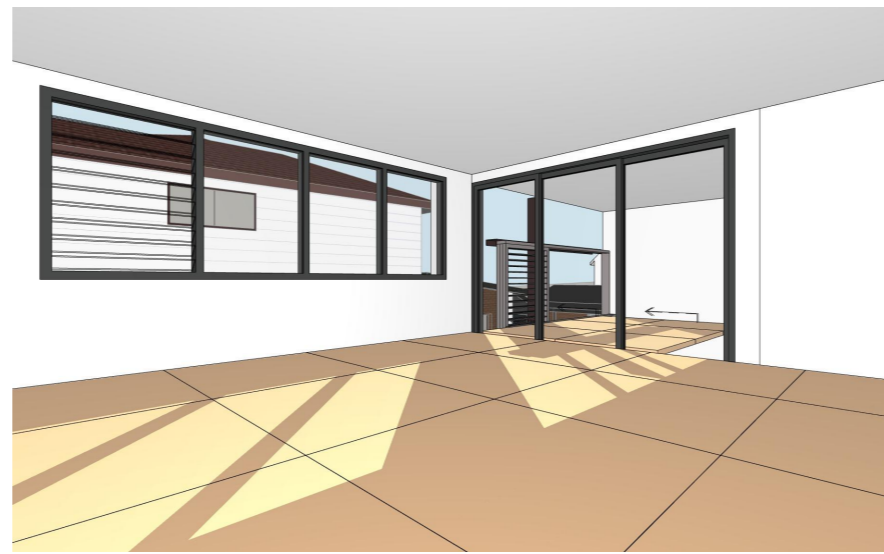
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.0 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



UNIT 04 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.5 m²
 TERRACE = 1.5 m²



UNIT 04 - 2 PM - 21 JUNE

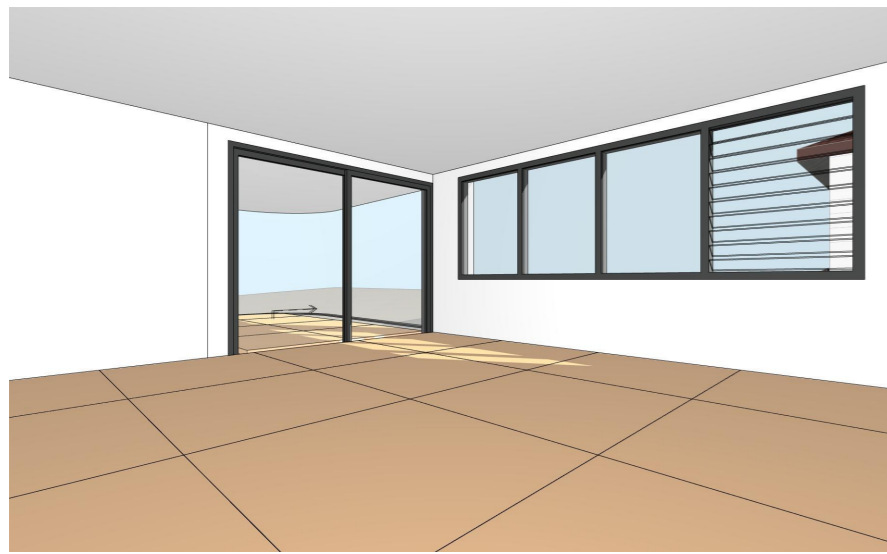
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.0 m²



UNIT 04 - 3 PM - 21 JUNE

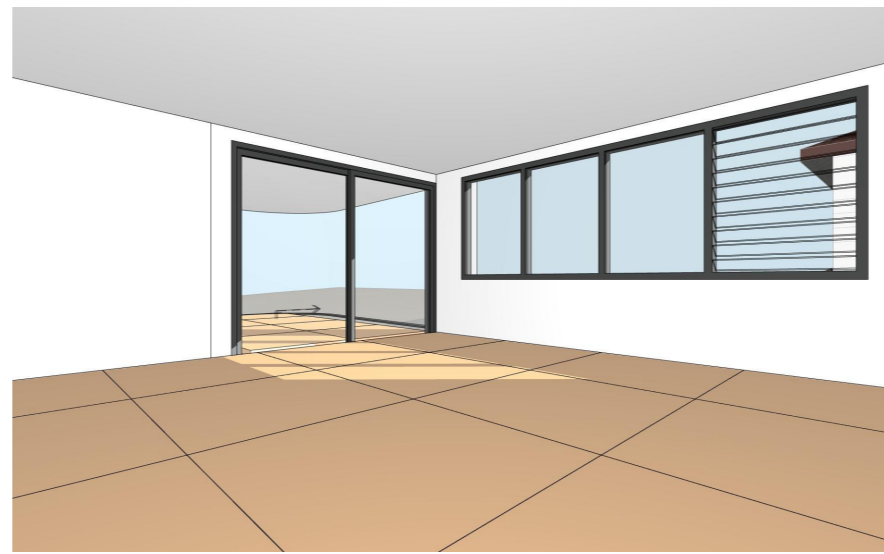
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.5 m²

HOURLY ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



UNIT 05 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 3.0 m²



UNIT 05 - 2 PM - 21 JUNE

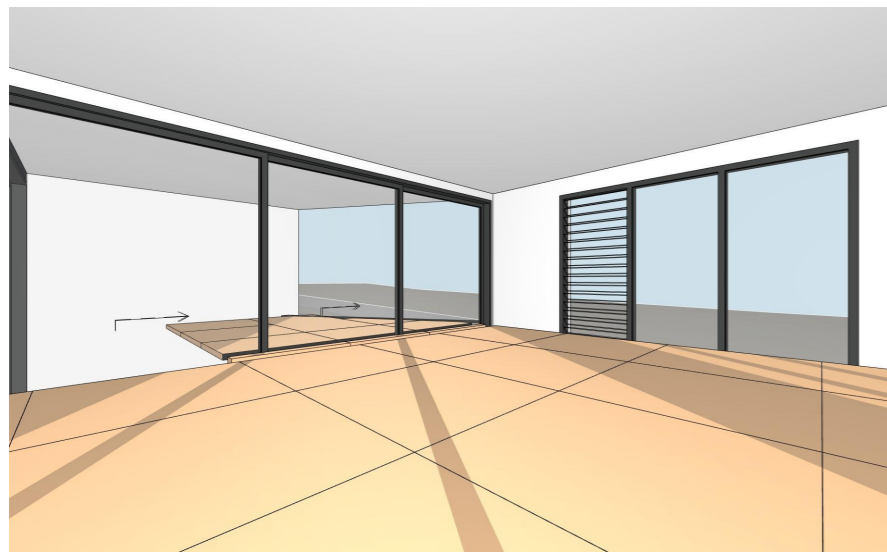
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 4.5 m²



UNIT 05 - 3 PM - 21 JUNE

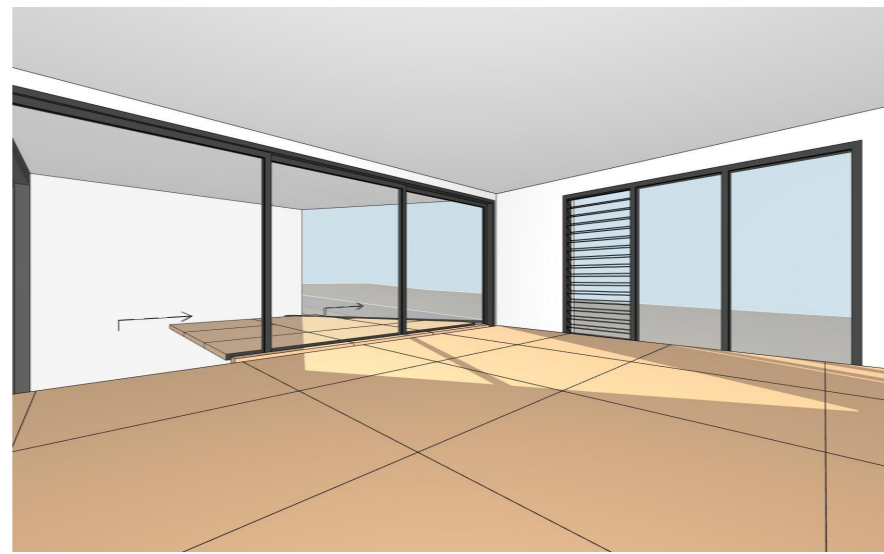
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.0 m²
 TERRACE = 2.5 m²

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE	SOLAR ACCESS SUMMARY - ALL UNITS					
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
			UNIT 8***	YES	UNIT 18**	YES		
			UNIT 9	-	UNIT 19	-		
			UNIT 10	-	UNIT 20	-		
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%				
NOTE:			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					
THE APARTMENT AS NOTED.								
WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT								
RECEIVES SUNLIGHT FOR THE TIME AS NOTED.								
(IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").								



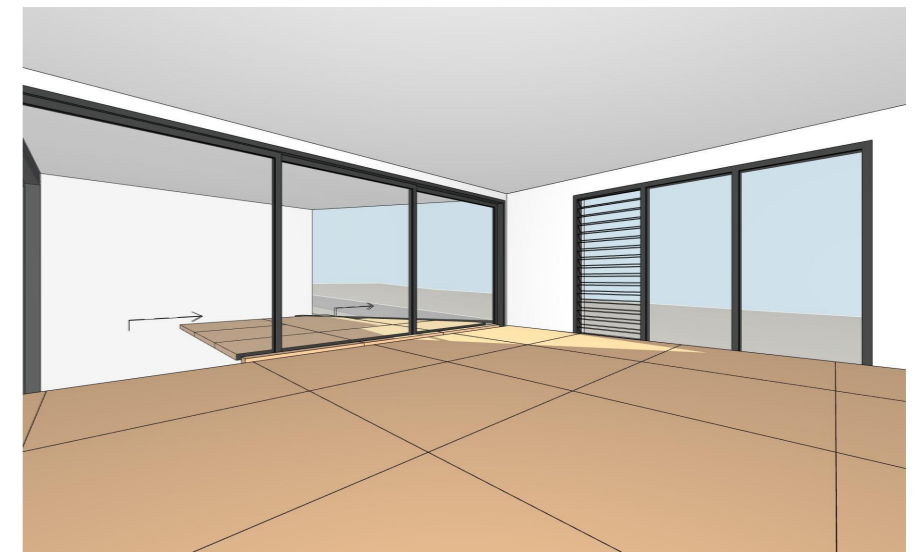
UNIT 07 - 8.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 7.5 m²
 TERRACE = 3.5 m²



UNIT 07 - 9.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 4.5 m²
 TERRACE = 2.5 m²



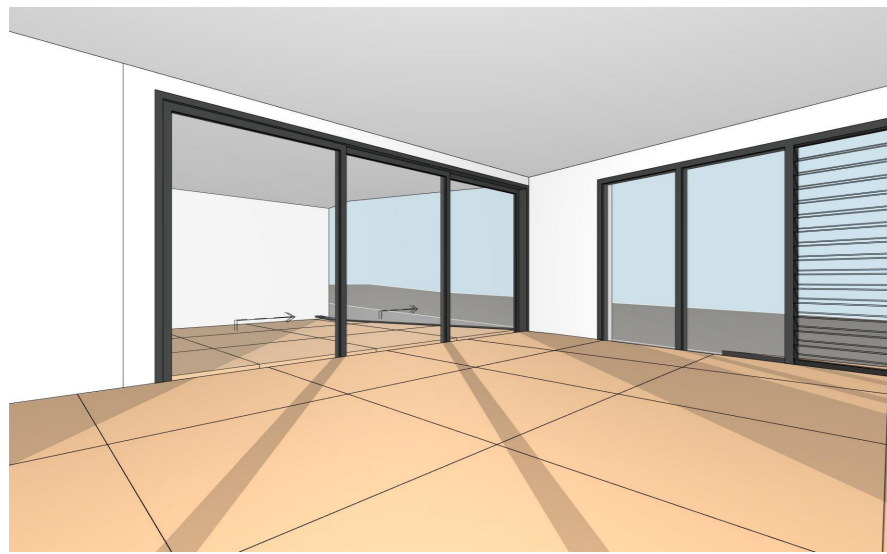
UNIT 07 - 10.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 2.0 m²

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
8.30 AM	YES	YES
9.30 AM	YES	YES
10.30 AM	YES	YES
11 AM	-	-
12 NOON	-	-
1 PM	-	-
2 PM	-	-
3 PM	-	-
	-	-
TOTAL HOURS	2 HOURS	2 HOURS

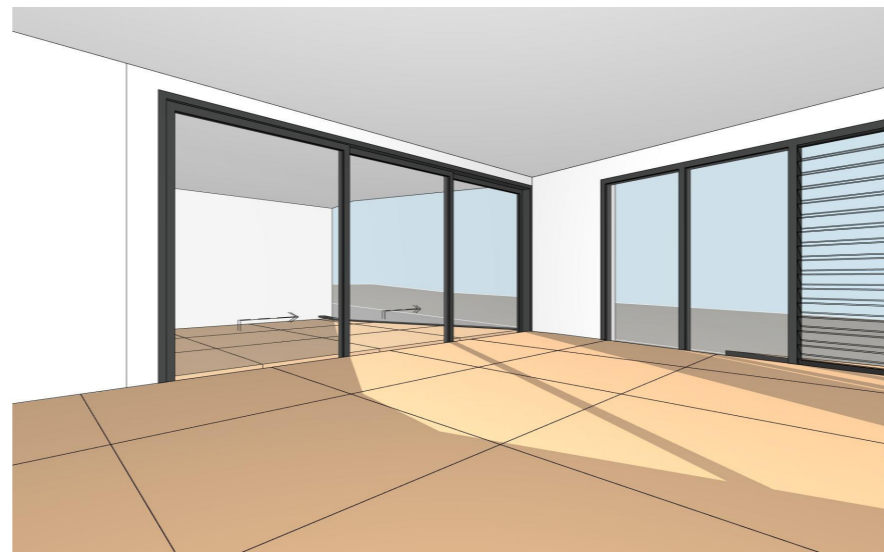
NOTE:
 THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
 WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
 (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



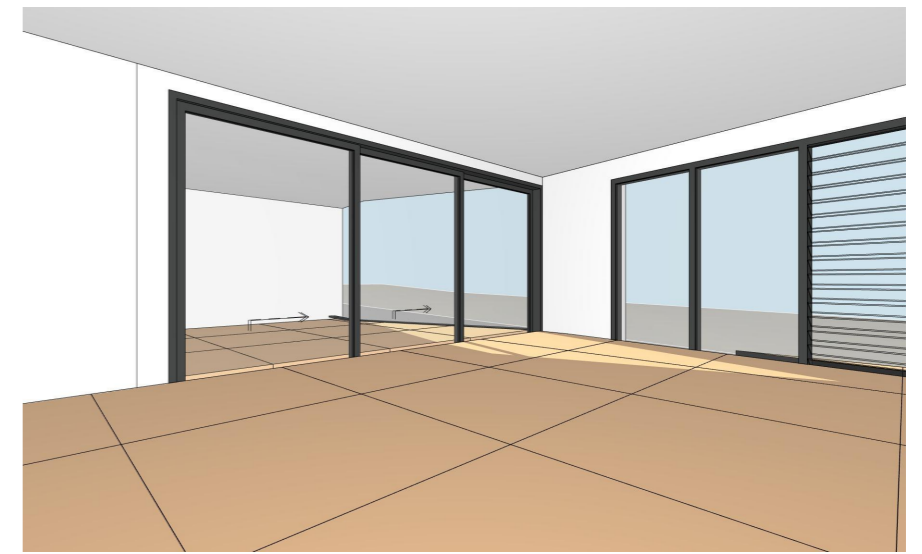
UNIT 08 - 8.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 8.0 m²
 TERRACE = 5.0 m²



UNIT 08 - 9.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 5.0 m²
 TERRACE = 2.5 m²



UNIT 08 - 10.30 AM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.5 m²
 TERRACE = 1.5 m²

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
8.30 AM	YES	YES
9.30 AM	YES	YES
10.30 AM	YES	YES
11 AM	-	-
12 NOON	-	-
1 PM	-	-
2 PM	-	-
3 PM	-	-
	-	-
TOTAL HOURS	2 HOURS	2 HOURS

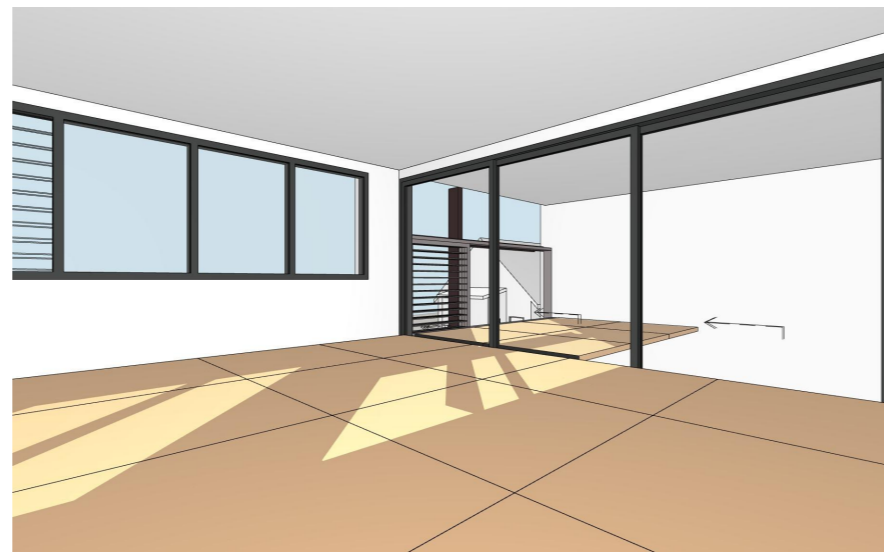
NOTE:
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 WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
 (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



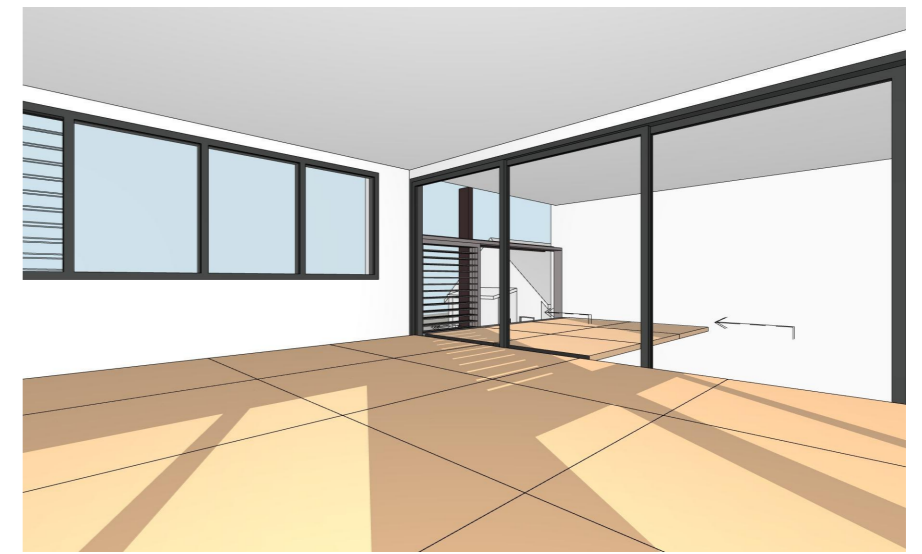
UNIT 11 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.5 m²
 TERRACE = 1.1 m²



UNIT 11 - 2 PM - 21 JUNE

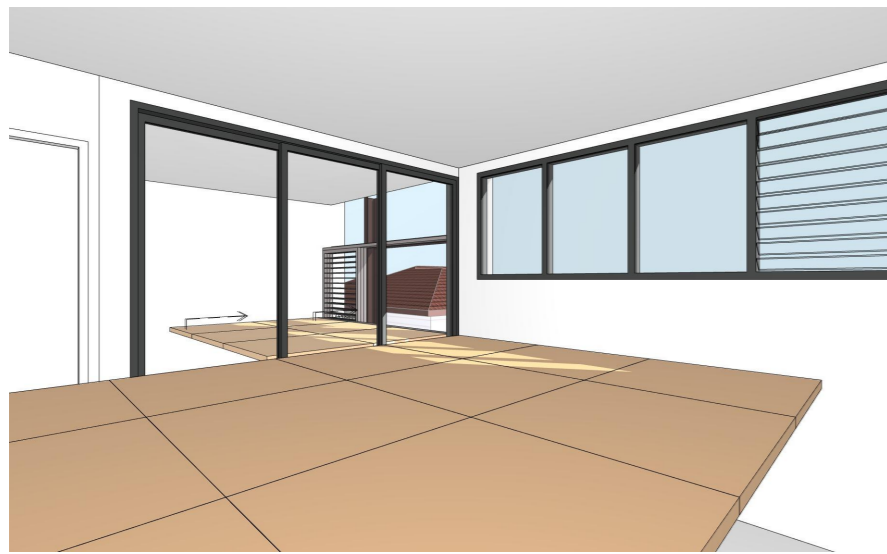
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.5 m²
 TERRACE = 2.0 m²



UNIT 11 - 3 PM - 21 JUNE

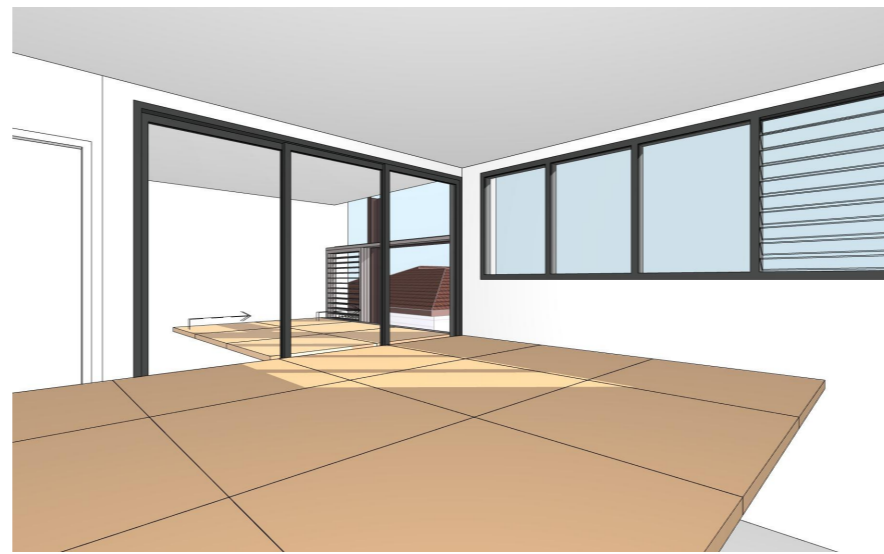
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.5 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
	-	-	2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



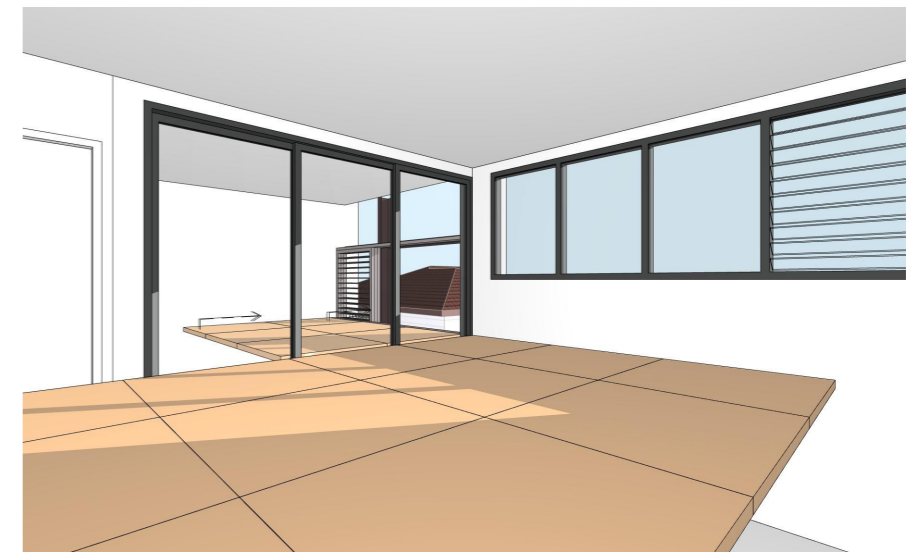
UNIT 12 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 1.1 m²



UNIT 12 - 2 PM - 21 JUNE

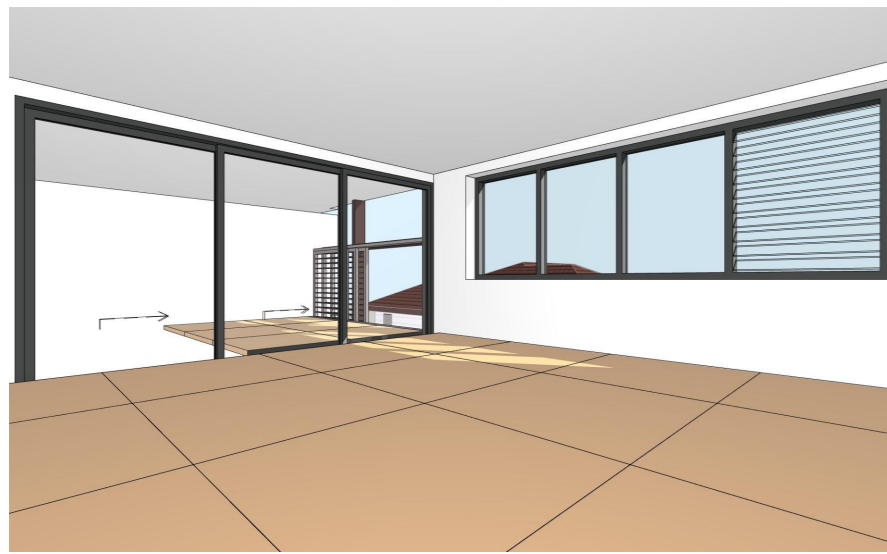
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 2.0 m²



UNIT 12 - 3 PM - 21 JUNE

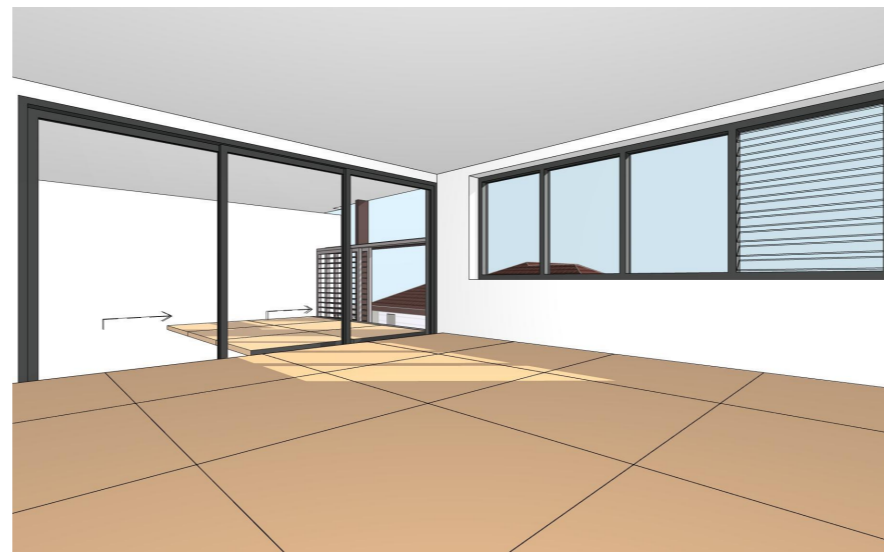
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.0 m²
 TERRACE = 2.5 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



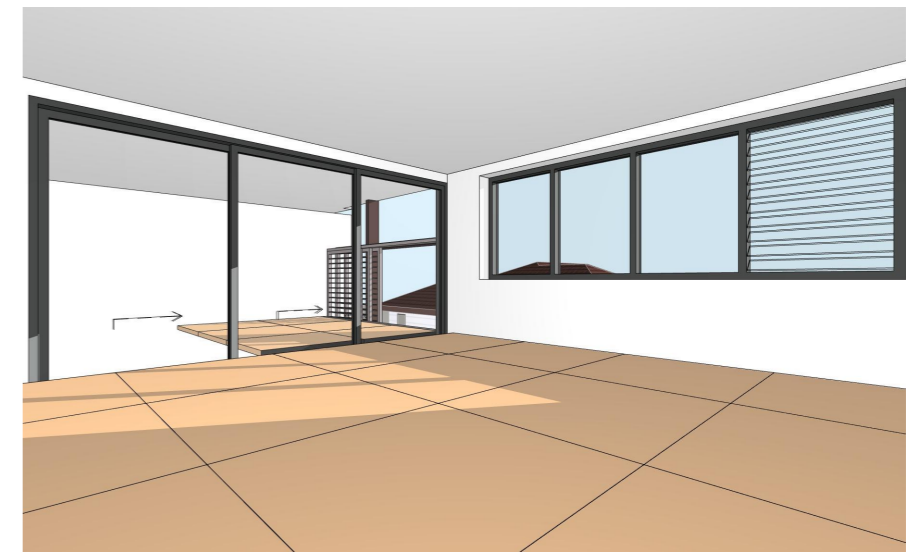
UNIT 13 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 1.1 m²



UNIT 13 - 2 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 2.0 m²



UNIT 13 - 3 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.0 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



UNIT 14 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.5 m²
 TERRACE = 1.5 m²



UNIT 14 - 2 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.0 m²



UNIT 14 - 3 PM - 21 JUNE

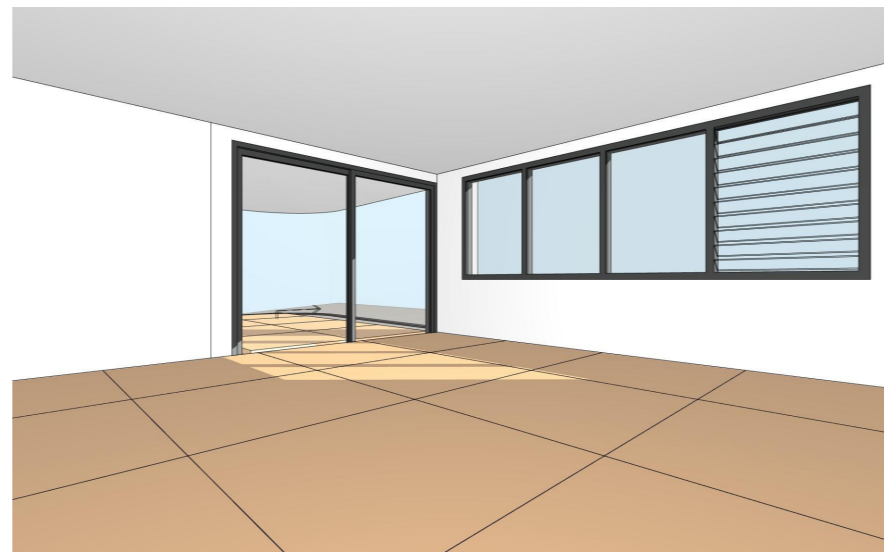
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.5 m²
 TERRACE = 3.5 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



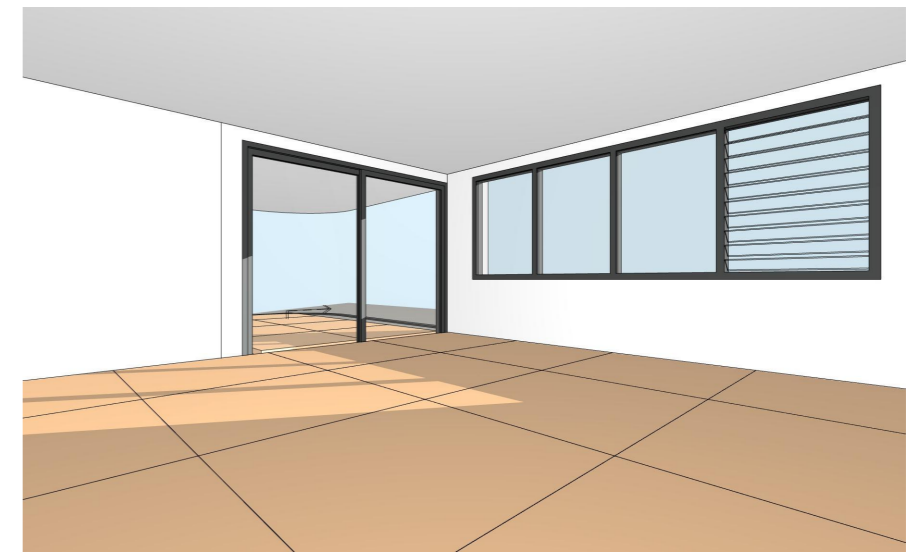
UNIT 15 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 3.0 m²



UNIT 15 - 2 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 4.5 m²



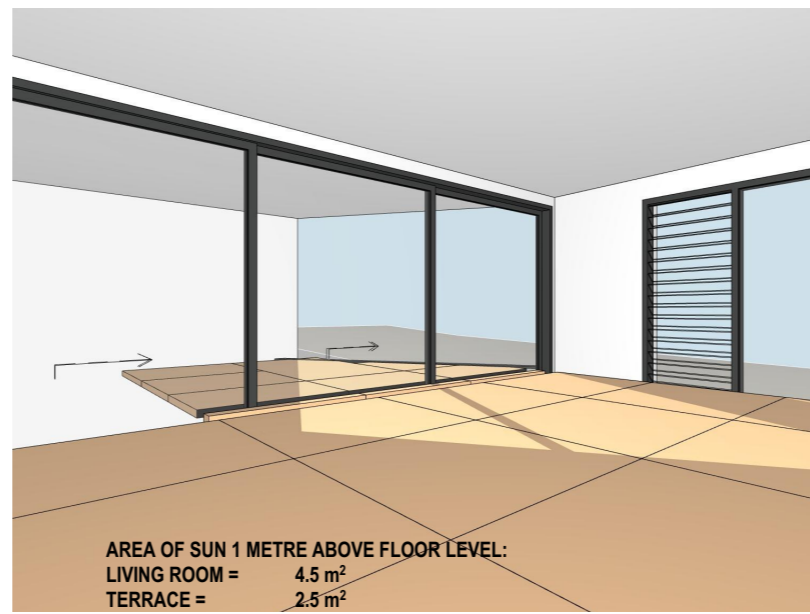
UNIT 15 - 3 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 3.0 m²
 TERRACE = 2.5 m²

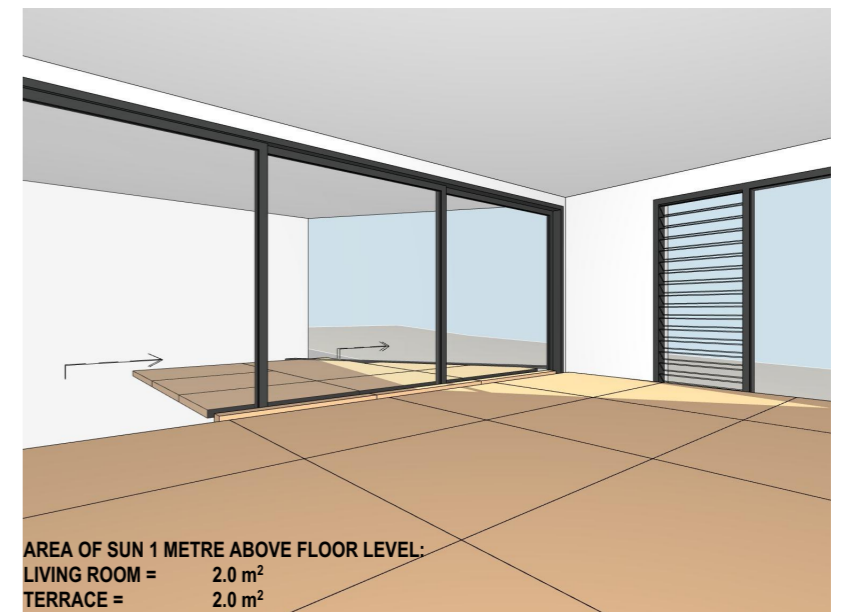
Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS					
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
			UNIT 8***	YES	UNIT 18**	YES		
			UNIT 9	-	UNIT 19	-		
			UNIT 10	-	UNIT 20	-		
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%				
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



UNIT 17 - 8.30 AM - 21 JUNE



UNIT 17 - 9.30 AM - 21 JUNE



UNIT 17 - 10.30 AM - 21 JUNE



UNIT 17 - 11 AM - 21 JUNE

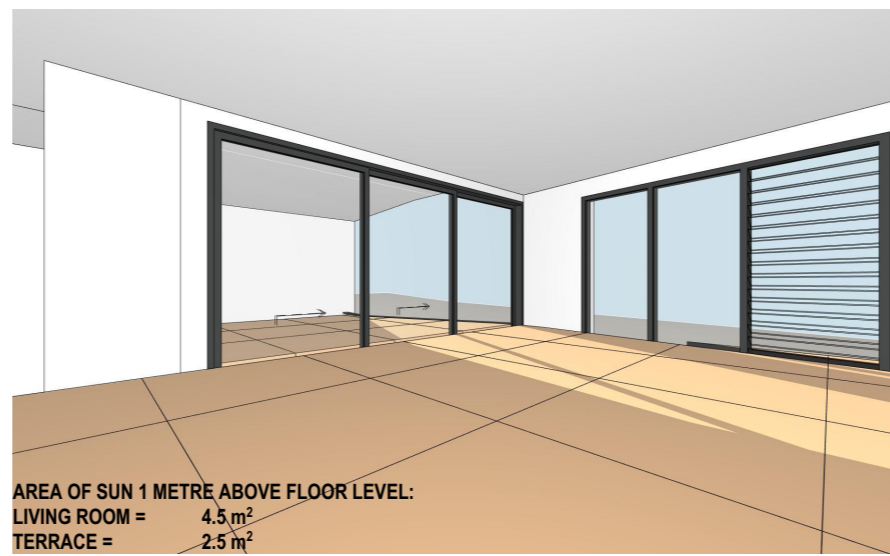
HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
8.30 AM	YES	YES
9.30 AM	YES	YES
10.30 AM	YES	YES
11 AM	YES	YES
12 NOON	-	-
1 PM	-	-
2 PM	-	-
3 PM	-	-
	-	-
TOTAL HOURS	2.5 HOURS	2.5 HOURS

NOTE:
 THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
 WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
 (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



UNIT 18 - 8.30 AM - 21 JUNE



UNIT 18 - 9.30 AM - 21 JUNE



UNIT 18 - 10.30 AM - 21 JUNE



UNIT 18 - 1.30 PM - 21 JUNE

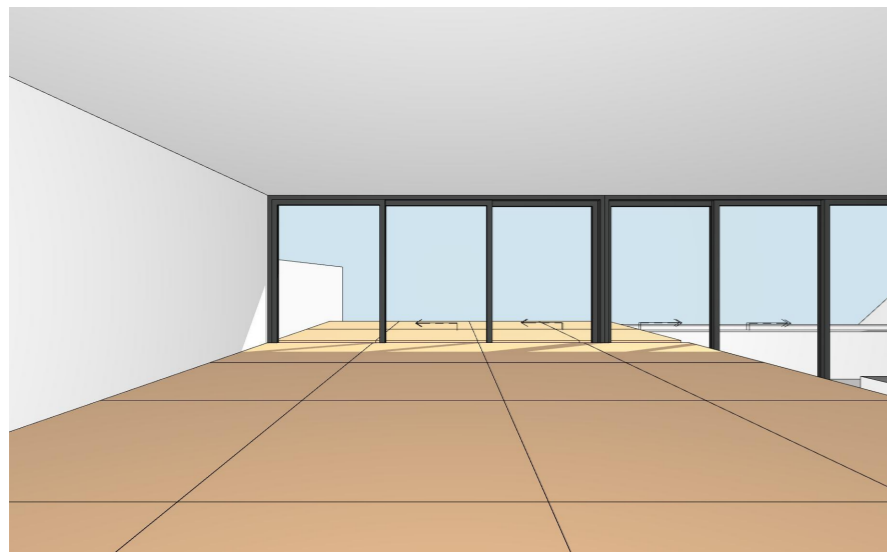


UNIT 18 - 2.30 PM - 21 JUNE

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
8.30 AM	YES	YES
9.30 AM	YES	YES
10.30 AM	YES	YES
11 AM	-	-
12.30 PM	-	-
1.30 PM	YES	-
2.30 PM	YES	-
3 PM	-	-
	-	-
TOTAL HOURS	3 HOURS	2 HOURS

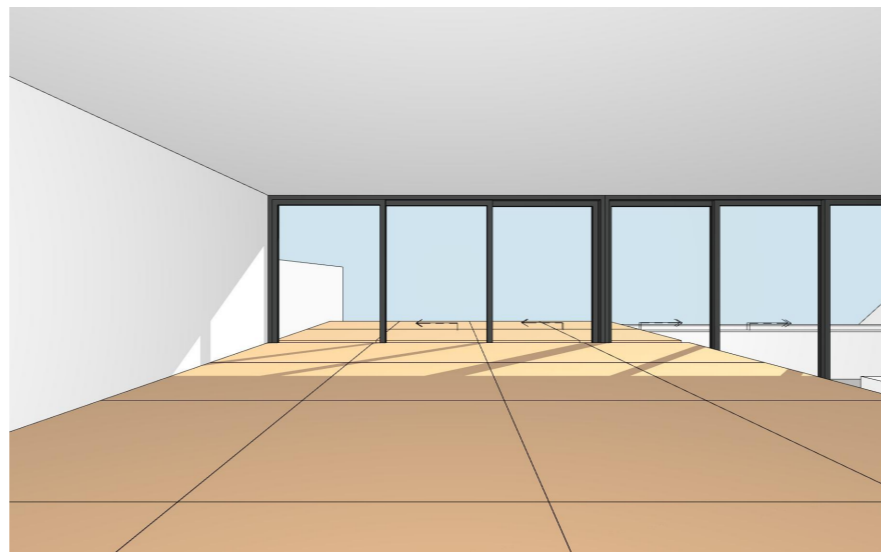
NOTE:
THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
(IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



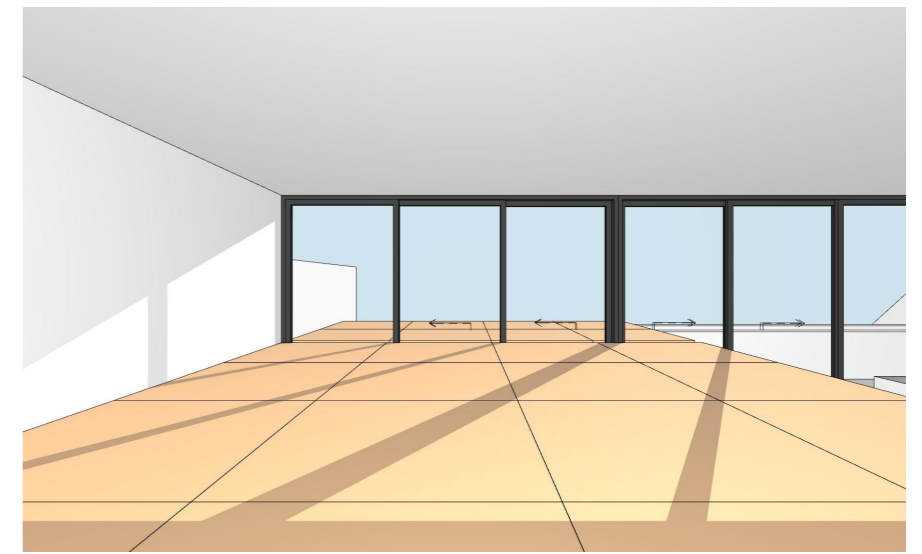
UNIT 21 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.0 m²
 TERRACE = 8.0 m²



UNIT 21 - 2 PM - 21 JUNE

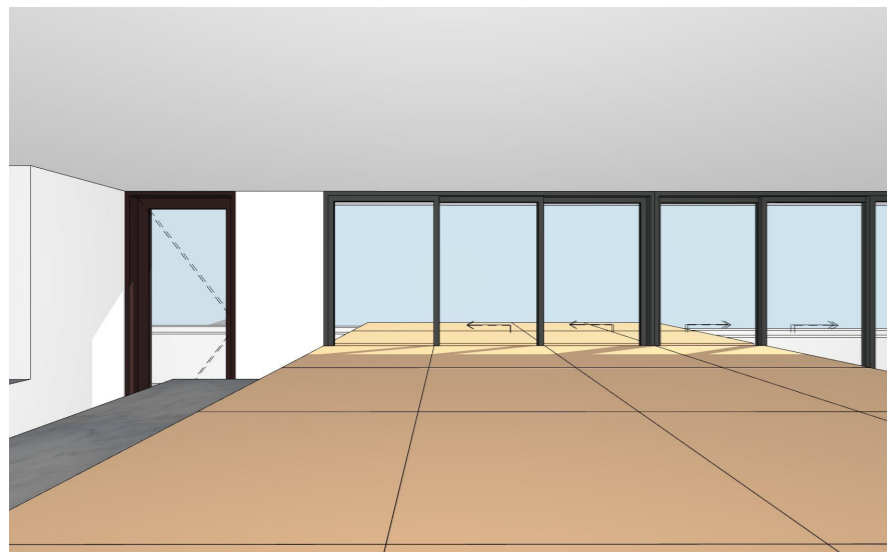
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 5.5 m²
 TERRACE = 8.0 m²



UNIT 21 - 3 PM - 21 JUNE

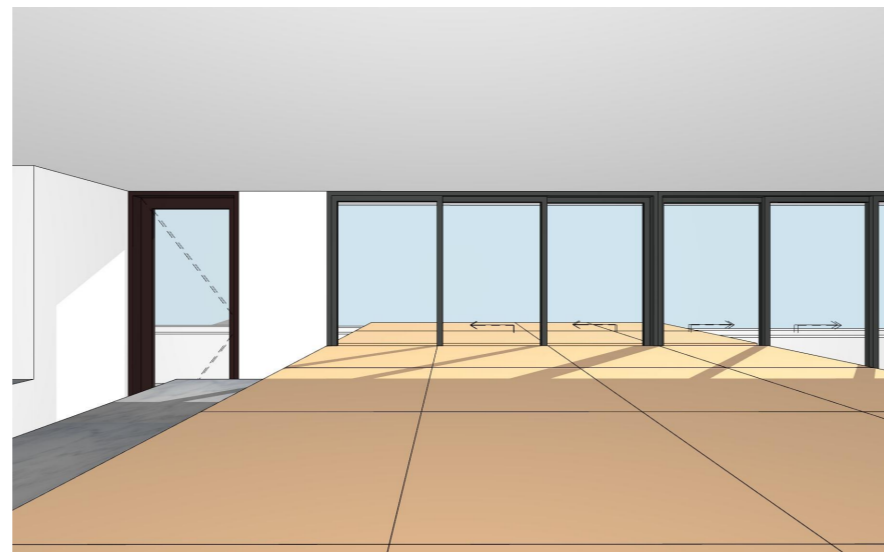
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 12.0 m²
 TERRACE = 8.0 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



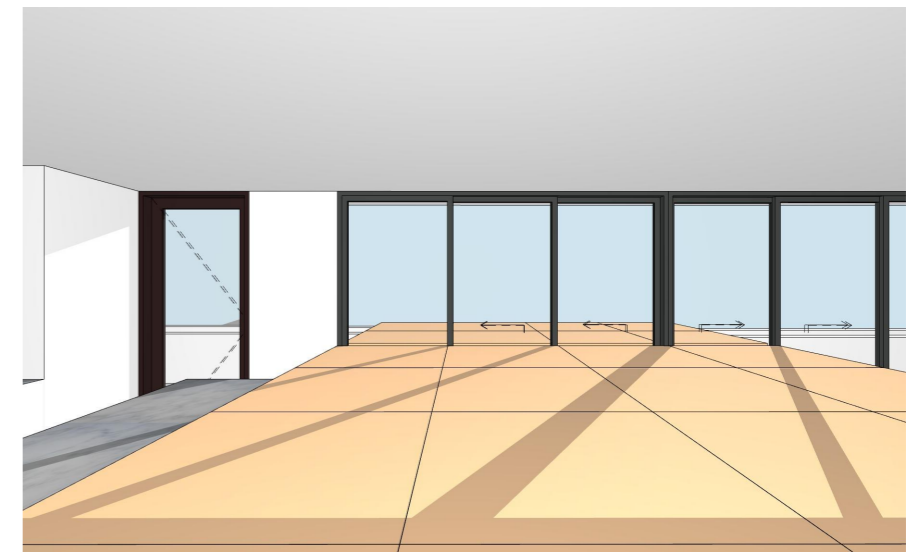
UNIT 22 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.5 m²
 TERRACE = 8.0 m²



UNIT 22 - 2 PM - 21 JUNE

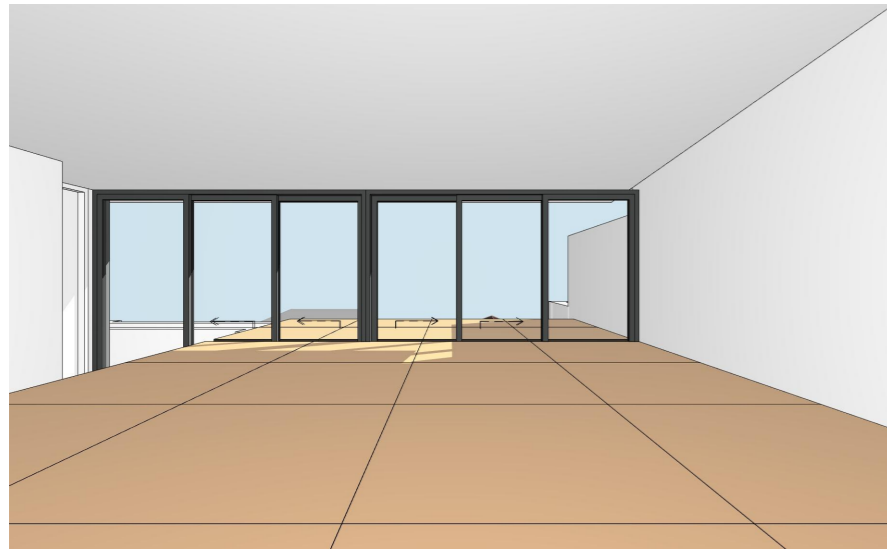
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 4.5 m²
 TERRACE = 8.0 m²



UNIT 22 - 3 PM - 21 JUNE

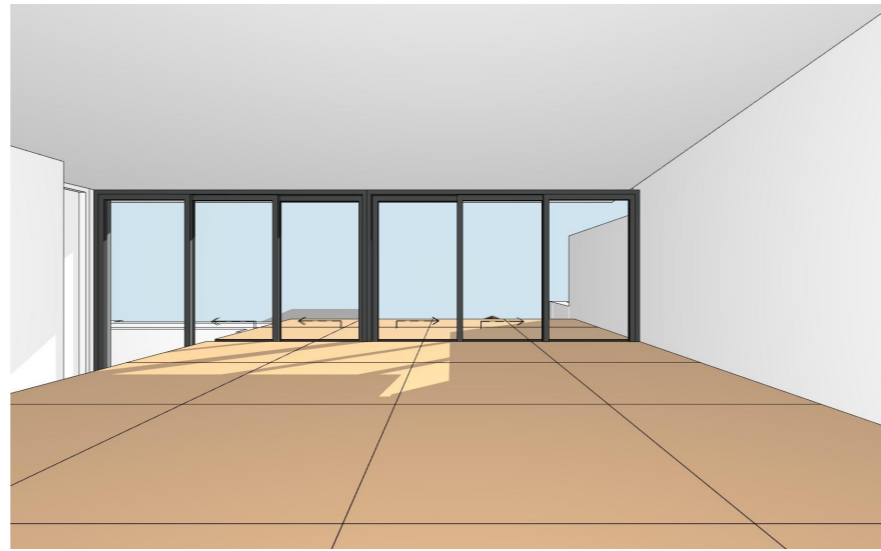
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 11.0 m²
 TERRACE = 8.0 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



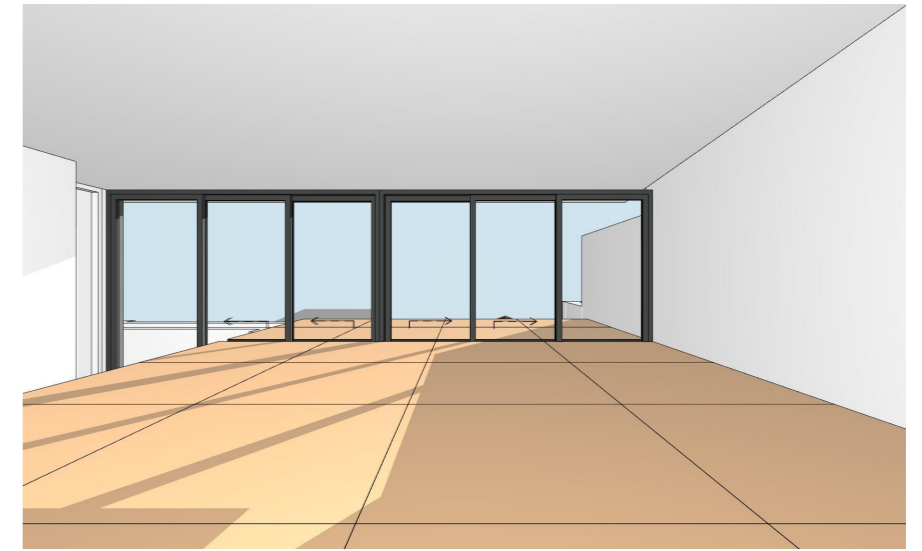
UNIT 23 - 1 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 1.1 m²
 TERRACE = 4.5 m²



UNIT 23 - 2 PM - 21 JUNE

AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 2.5 m²
 TERRACE = 5.5 m²



UNIT 23 - 3 PM - 21 JUNE

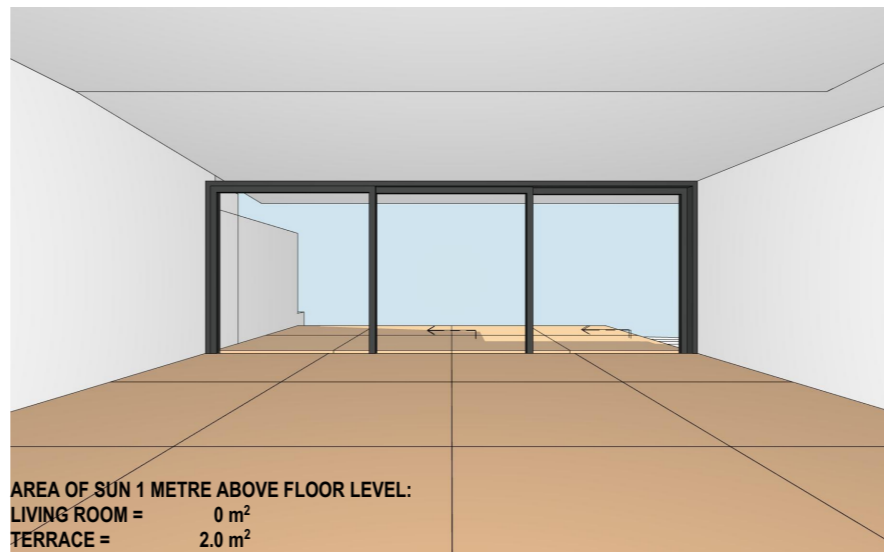
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
 LIVING ROOM = 5.5 m²
 TERRACE = 6.0 m²

Hour on 21st June	Living Area	Private Open Space	SOLAR ACCESS SUMMARY - ALL UNITS							
			2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE							
9 AM	-	-	UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES		
10 AM	-	-	UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES		
11 AM	-	-	UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES		
12 NOON	-	-	UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-		
1 PM	YES	YES	UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES		
2 PM	YES	YES	UNIT 6	-	UNIT 16	-	UNIT 26*	YES		
3 PM	YES	YES	UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES		
			UNIT 8***	YES	UNIT 18**	YES				
			UNIT 9	-	UNIT 19	-				
			UNIT 10	-	UNIT 20	-				
TOTAL HOURS	2 HOURS	2 HOURS	TOTALS	20 / 27 UNITS = 74%						
NOTE: THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED. WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED. (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").			* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)							
			** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)							
			*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)							



AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 0.5 m²
TERRACE = 4.0 m²

UNIT 25 - 9 AM - 21 JUNE



AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 0 m²
TERRACE = 2.0 m²

UNIT 25 - 10 AM - 21 JUNE



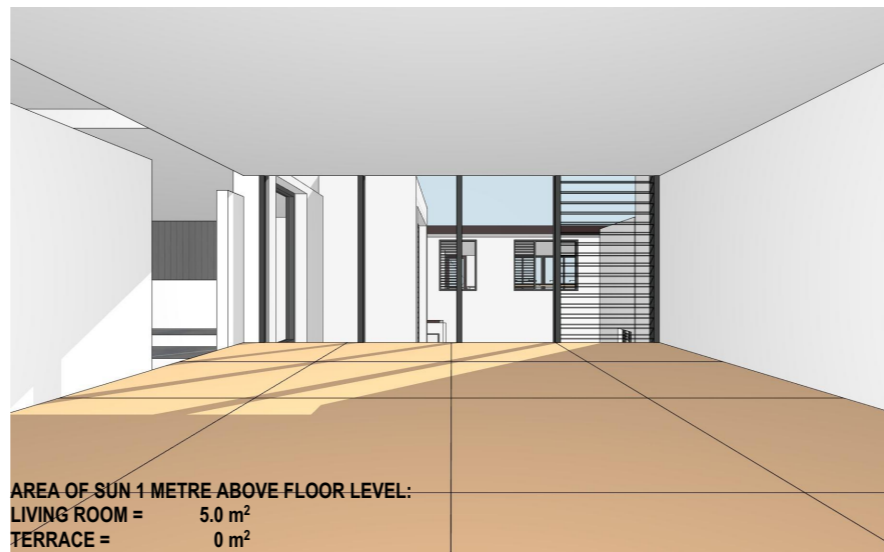
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 0 m²
TERRACE = 1.1 m²

UNIT 25 - 11 AM - 21 JUNE



AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 2.0 m²
TERRACE = 0 m²

UNIT 25 - 1 PM - 21 JUNE



AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 5.0 m²
TERRACE = 0 m²

UNIT 25 - 2 PM - 21 JUNE



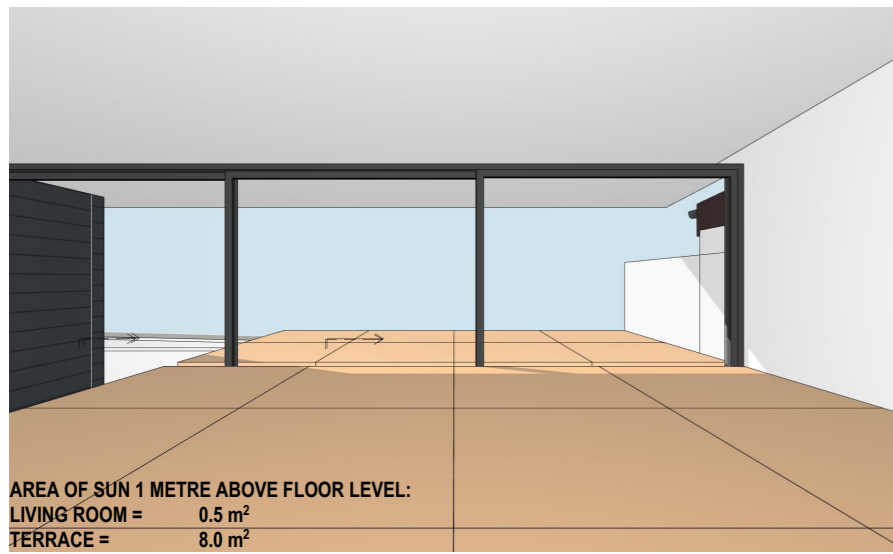
AREA OF SUN 1 METRE ABOVE FLOOR LEVEL:
LIVING ROOM = 8.0 m²
TERRACE = 0 m²

UNIT 25 - 3 PM - 21 JUNE

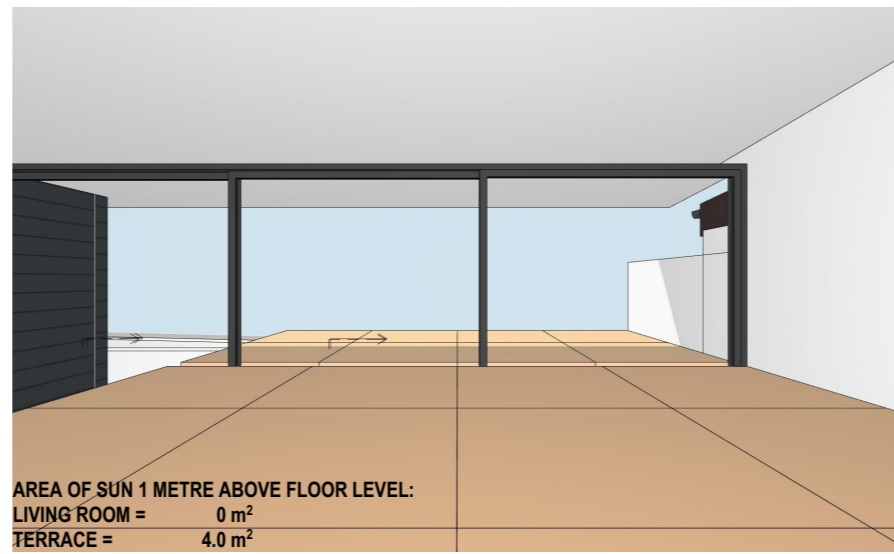
HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
9 AM	YES	YES
10 AM	-	YES
11 AM	-	YES
12 NOON	-	
1 PM	YES	
2 PM	YES	
3 PM	YES	
TOTAL HOURS	3 HOURS	2 HOURS

NOTE:
THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
(IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

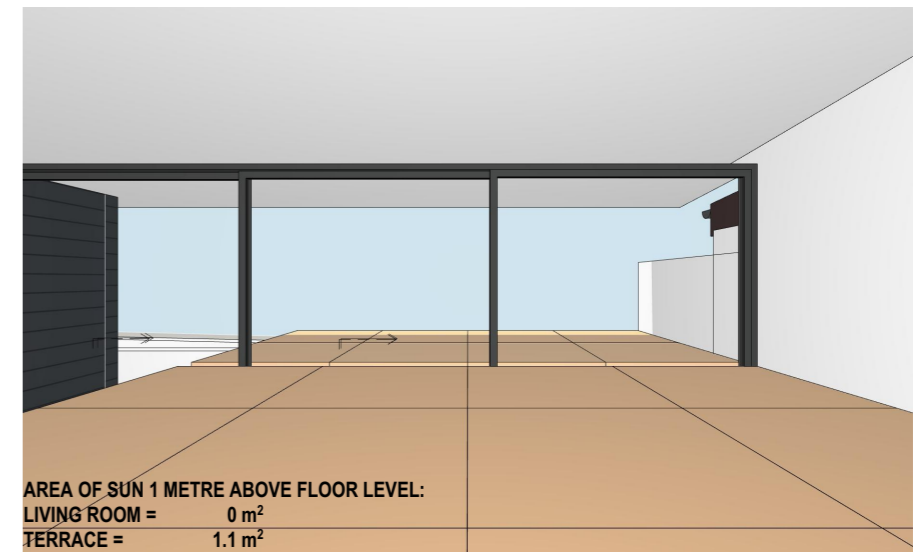
SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



UNIT 26 - 9 AM - 21 JUNE



UNIT 26 - 10 AM - 21 JUNE



UNIT 26 - 11 AM - 21 JUNE



UNIT 26 - 12:30 PM - 21 JUNE



UNIT 26 - 1:30 PM - 21 JUNE



UNIT 26 - 2:30 PM - 21 JUNE

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
9 AM	-	YES
10 AM	-	YES
11 AM	-	YES
12 NOON	-	-
1 PM	YES	-
2 PM	YES	-
3 PM	YES	-
TOTAL HOURS	2 HOURS	2 HOURS

NOTE:
 THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
 WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
 (IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					



UNIT 27 - 9 AM - 21 JUNE



UNIT 27 - 10 AM - 21 JUNE



UNIT 27 - 11 AM - 21 JUNE



UNIT 27 - 12 NOON - 21 JUNE

HOUR ON 21ST JUNE	LIVING AREA	PRIVATE OPEN SPACE
9 AM	YES	YES
10 AM	YES	YES
11 AM	YES	YES
12 NOON	-	YES
1 PM	-	-
2 PM	-	-
3 PM	-	-
TOTAL HOURS	2 HOURS	3 HOURS

NOTE:
THE ORANGE SQUARES AS DEPICTED IN THE SOLAR ACCESS DIAGRAMS EACH REPRESENT A HORIZONTAL AREA OF 1 SQUARE METRE LOCATED 1 METRE ABOVE THE FLOOR OF THE APARTMENT AS NOTED.
WHEN THE ORANGE SQUARE IS ILLUMINATED BY SUNLIGHT THEN THE APARTMENT RECEIVES SUNLIGHT FOR THE TIME AS NOTED.
(IN ACCORDANCE WITH APARTMENT DESIGN GUIDE 4A "SOLAR AND DAYLIGHT ACCESS").

SOLAR ACCESS SUMMARY - ALL UNITS					
2 HOURS SOLAR ACCESS TO LIVING AREA & PRIVATE OPEN SPACE					
UNIT 1*	YES	UNIT 11*	YES	UNIT 21*	YES
UNIT 2*	YES	UNIT 12*	YES	UNIT 22*	YES
UNIT 3*	YES	UNIT 13*	YES	UNIT 23*	YES
UNIT 4*	YES	UNIT 14*	YES	UNIT 24*	-
UNIT 5*	YES	UNIT 15*	YES	UNIT 25*	YES
UNIT 6	-	UNIT 16	-	UNIT 26*	YES
UNIT 7***	YES	UNIT 17*	YES	UNIT 27*	YES
UNIT 8***	YES	UNIT 18**	YES		
UNIT 9	-	UNIT 19	-		
UNIT 10	-	UNIT 20	-		
TOTALS	20 / 27 UNITS = 74%				
* LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (17/ 27 = 63%)					
** LIVING AREA (NOT TERRACE) RECEIVES 2 HOURS OF SUNLIGHT BETWEEN 9 AM & 3 PM (1/ 27 = 4%)					
*** LIVING AREA & TERRACE RECEIVE 2 HOURS OF SUNLIGHT BETWEEN 8.30 AM & 3 PM (2/ 27 = 7%)					

RL 20.00

SUNSHINE STREET

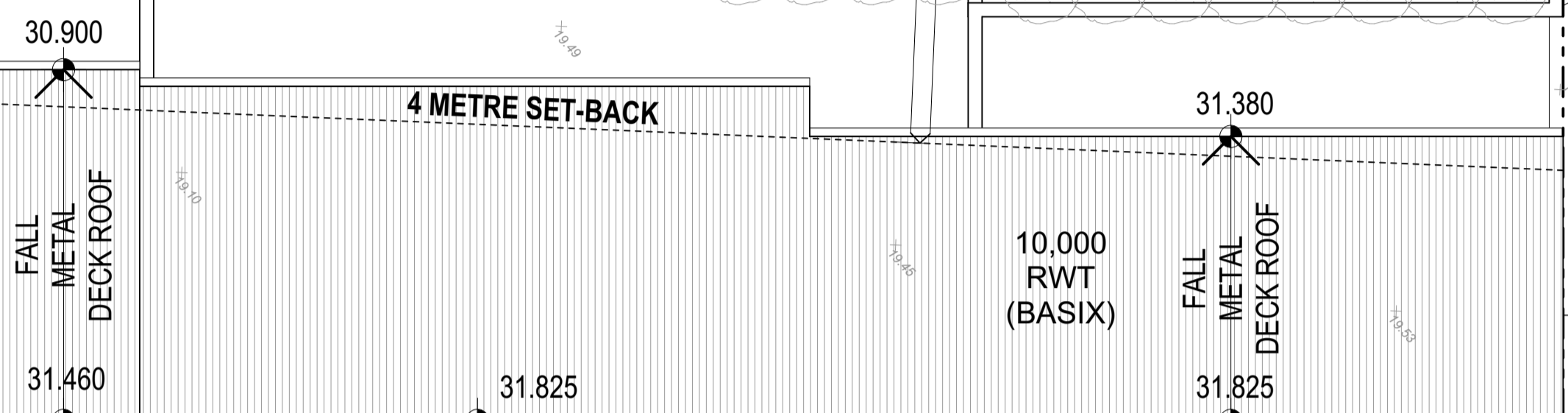
SOMERVILLE PLACE

VEHICULAR ENTRY
PROPOSED DRIVEWAY

BOUNDARY 38.075 M 10° 48' 05"
LANEWAY DEDICATION
A: 54.60 m²

54.60 m² LAND TO BE DEDICATED
TO SOMERVILLE PLACE LANEWAY
(1.435 METRES WIDE x 38.075 METRES LONG)

4 METRE SET-BACK



PEDESTRIAN ENTRY

BOUNDARY 31.090 M 278° 23' 40"

4 METRE SET-BACK

FALL METAL DECK ROOF

LANDSCAPED LIGHT WELL

LANDSCAPED LIGHT WELL

BOUNDARY 33.53 M 98° 22' 40"

333 CONDOMINE STREET

3 STOREY
SHOP-TOP HOUSING BUILDING

PROPOSED
4 STOREY SHOP-TOP HOUSING
DEVELOPMENT

4 METRE SET-BACK

FALL METAL DECK ROOF

FALL METAL DECK ROOF

PRAM CROSSING

BOUNDARY ARC 3.985 M
RAD 2.545 M 234° 35' 45"

AWNING

BOUNDARY 35.645 M 190° 48' 05"

PEDESTRIAN ENTRY

STREET LAMP