



W—B
WOODS BAGOT

Project

**11-23 Rangers Avenue
Mosman NSW 2088**

Client

Grand Noble Project 1 Pty Ltd

Project number

122117

DA DRAWING LIST			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
DA0000	COVER SHEET	C	27.05.2026
DA0100	SHEET LIST	C	27.05.2026
DA0200	DEVELOPMENT SUMMARY	C	27.05.2026
DA1001	LOCATION PLAN	C	27.05.2026
DA1002	SITE ANALYSIS PLAN	C	27.05.2026
DA1003	SITE PLAN	C	27.05.2026
DA1004	SETBACK DIAGRAM	C	27.05.2026
DA1005	DEMOLITION PLAN	C	27.05.2026
DA1006	PUBLIC DOMAIN PLAN	B	27.05.2026
DA2008	BASEMENT	C	27.05.2026
DA2009	LOWER GROUND - RANGERS AVENUE	C	27.05.2026
DA2010	GROUND LEVEL	C	27.05.2026
DA2011	LEVEL 1	C	27.05.2026
DA2012	LEVELS 2-3	C	27.05.2026
DA2014	LEVELS 4-5	C	27.05.2026
DA2016	LEVEL 6	C	27.05.2026
DA2017	ROOF PLAN	C	27.05.2026
DA3001	GENERAL ELEVATIONS - NORTH	C	27.05.2026
DA3002	GENERAL ELEVATIONS - SOUTH	C	27.05.2026
DA3003	GENERAL ELEVATIONS - EAST	C	27.05.2026
DA3004	GENERAL ELEVATIONS - WEST	C	27.05.2026
DA3101	SHORT SECTION 01	C	27.05.2026
DA3102	SHORT SECTION 02	C	27.05.2026
DA3111	LONG SECTION 01	C	27.05.2026
DA3112	LONG SECTION 02	C	27.05.2026
DA5001	GFA	C	27.05.2026
DA5002	DEEP SOIL CALCULATION	C	27.05.2026
DA5003	SOLAR & CROSS VENTILATION COMPLIANCE	C	27.05.2026
DA5004	STORAGE PLANS	C	27.05.2026
DA5005	STORAGE SCHEDULE	C	27.05.2026
DA5010	LHA & ADAPTABLE LAYOUTS - SHEET 01	C	27.05.2026
DA5011	LHA & ADAPTABLE LAYOUTS - SHEET 02	C	27.05.2026
DA5030	HEIGHT PLANE DIAGRAM	C	27.05.2026
DA5031	HEIGHT PLANE SECTIONS	C	27.05.2026
DA5032	HEIGHT PLANE SECTIONS	C	27.05.2026
DA5033	HEIGHT PLANE SECTIONS	C	27.05.2026
DA7120	JUNE SHADOW DIAGRAMS	C	27.05.2026
DA7121	JUNE SHADOW DIAGRAMS	C	27.05.2026
DA7122	JUNE SHADOW DIAGRAMS	C	27.05.2026
DA7130	COMMUNAL OPEN SPACE SHADOW DIAGRAMS	C	27.05.2026

DEVELOPMENT SUMMARY

SITE AREA	3594m ²
GFA (TOTAL)	7008m ²
GFA (AFFORDABLE HOUSING)	1051m ²
FSR	1.95:1

RESIDENTIAL UNITS

2 BED - AFFORDABLE	10
2 BED - BUILD TO SELL	6
3 BED - BUILD TO SELL	23
4 BED - BUILD TO SELL	5

TOTAL	44
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CARPARKING

RESIDENTIAL	82
RESIDENTIAL (VISITOR)	9

TOTAL	91
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COMPLIANCE

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
FLOOR SPACE RATIO	1.95: 1 MAX	1.95: 1	YES
GROSS FLOOR AREA	7,008m ² MAX	7,008m ²	YES
BUILDING HEIGHT	22.75m MAX	22.75m	REFER TO DA5030

PARKING

CAR PARKING	53 (SEPP MIN.)	91 (DCP MAX.)	YES
MOTORBIKE PARKING	1 EVERY 25 CARS (DCP)	4	YES
BICYCLE PARKING	1 EVERY 4 UNITS (DCP)	11	YES
ACCESSIBLE PARKING	1 EVERY 50 CARS (DCP)	5	YES

SOLAR ACCESS (JUNE)

LIVING ROOMS +2hr	70% MIN	75% - REFER TO DA5003	YES*
NO SOLAR ACCESS	15% MAX	11% - REFER TO DA5003	YES

CROSS-VENTILATION	60% MIN	77% - REFER TO DA5003	YES
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ADAPTABLE UNITS	20% MIN	20% (9/44) REFER TO DA5010/11	YES
LHA COMPLIANT	20% MIN	20% (9/44) REFER TO DA5010/11	YES

COMMUNAL OPEN SPACE	25% OF SITE AREA	25% (898m ²)	YES
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UNIT STORAGE

2 BED	8m ³ (MIN 1/2 in UNIT)	REFER TO DA5004/5	YES
+ 3 BED	10m ³ (MIN 1/2 in UNIT)	REFER TO DA5004/5	YES

DEEP SOIL

DESIGN CRITERIA	7% (252m ²)	16% (584m ²)*	YES
LANDSCAPE ON STRUCTURE		834m ²	N/A

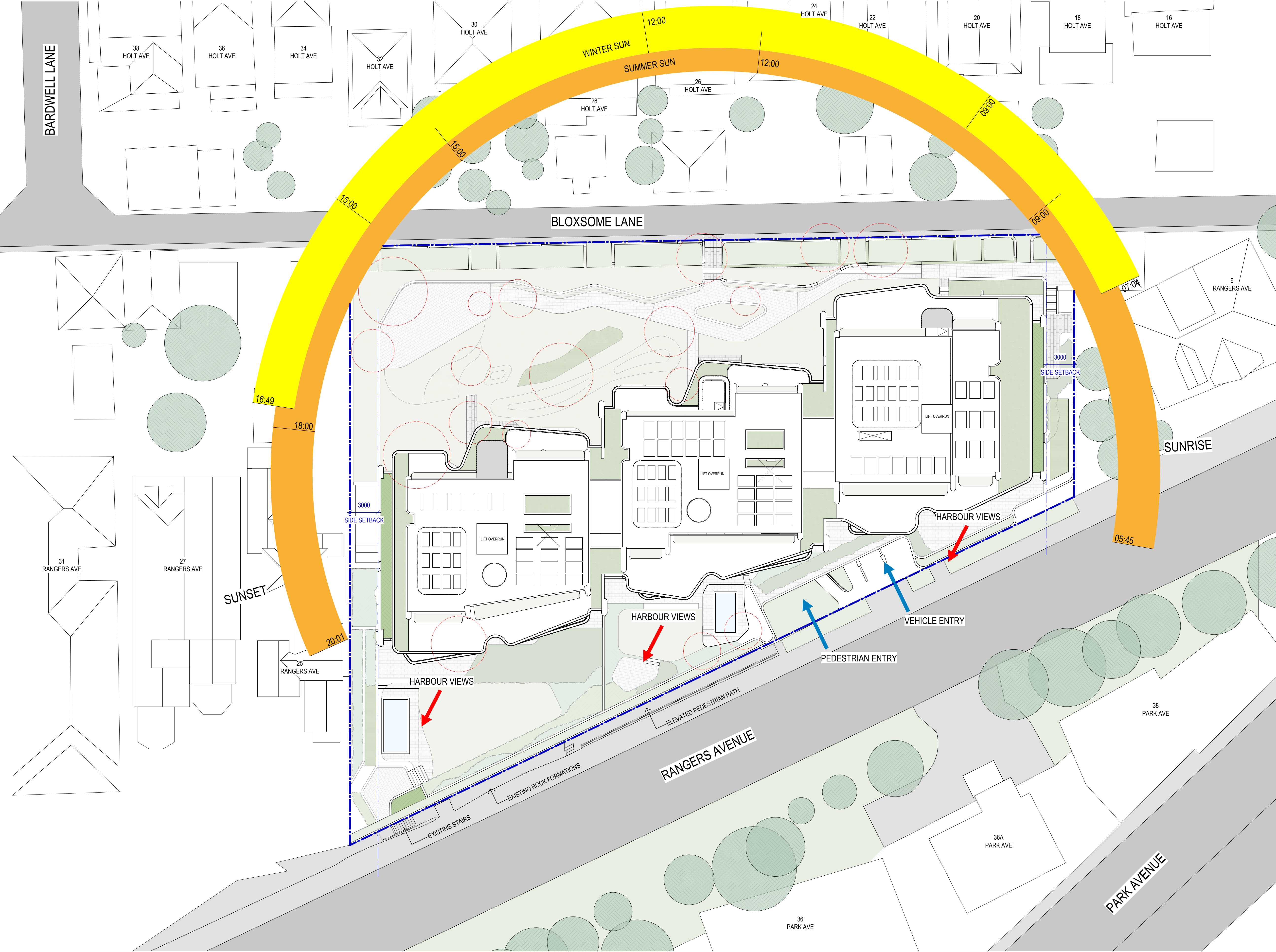
*CROSS REFER TO LANDSCAPE ARCHITECTS DRAWINGS



LOCATION PLAN PROVIDED BY URBIS

SITE PLAN LEGEND

- EXISTING TREES
- TREES TO BE REMOVED
- SUMMER SUN
- WINTER SUN
- VIEWS
- SITE ACCESS

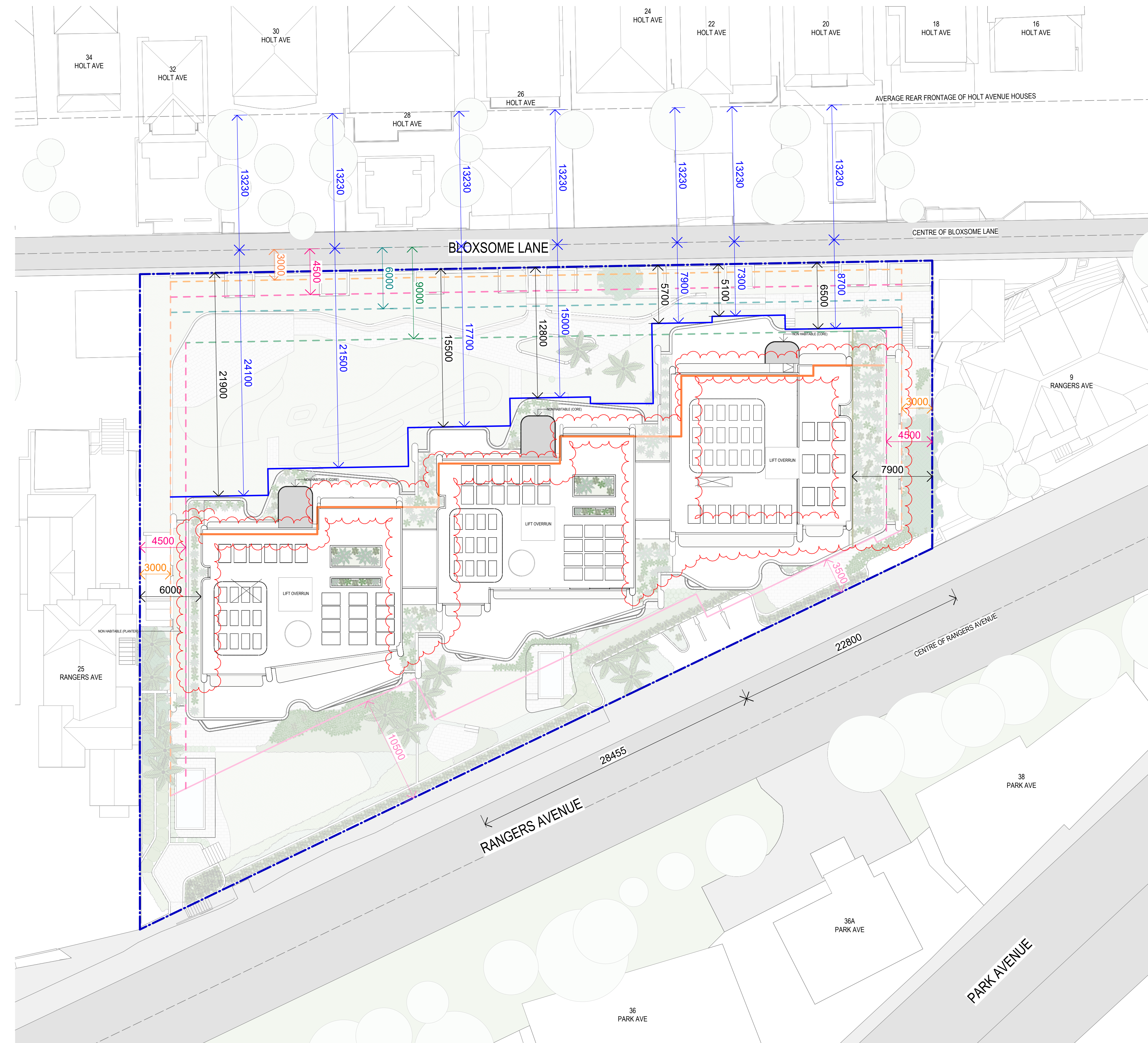




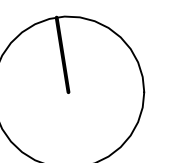
SETBACK DIAGRAM LEGEND

ADG RECOMMENDED SEPARATION DISTANCES

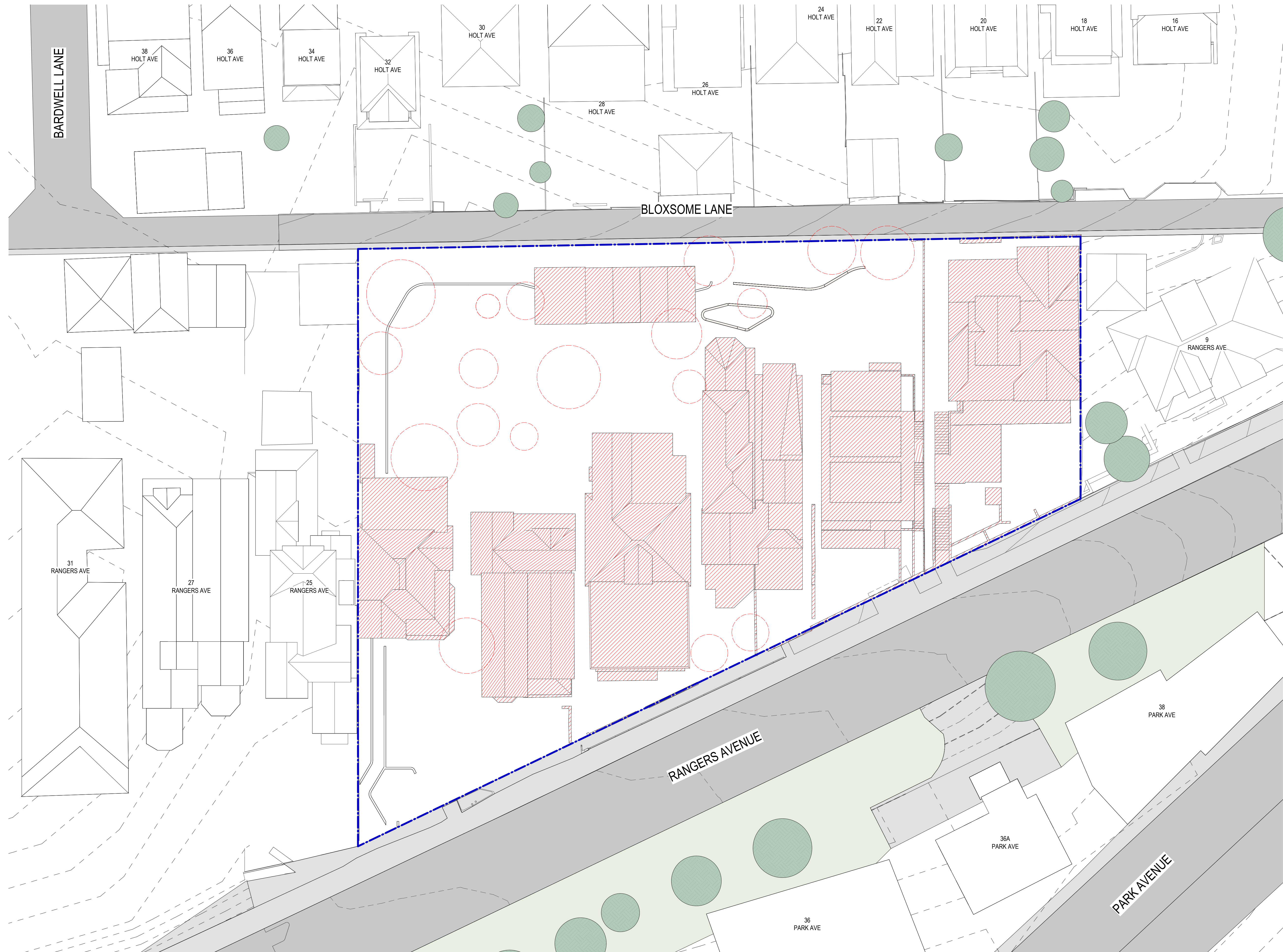
- - - - - ADG: 3m UP TO 4 STOREYS (NON HABITABLE TO NON HABITABLE)
- - - - - ADG: 4.5m UP TO 8 STOREYS (NON HABITABLE TO NON HABITABLE)
- - - - - ADG: 6m UP TO 4 STOREYS (HABITABLE TO HABITABLE)
- - - - - ADG: 9m UP TO 8 STOREYS (HABITABLE TO HABITABLE)



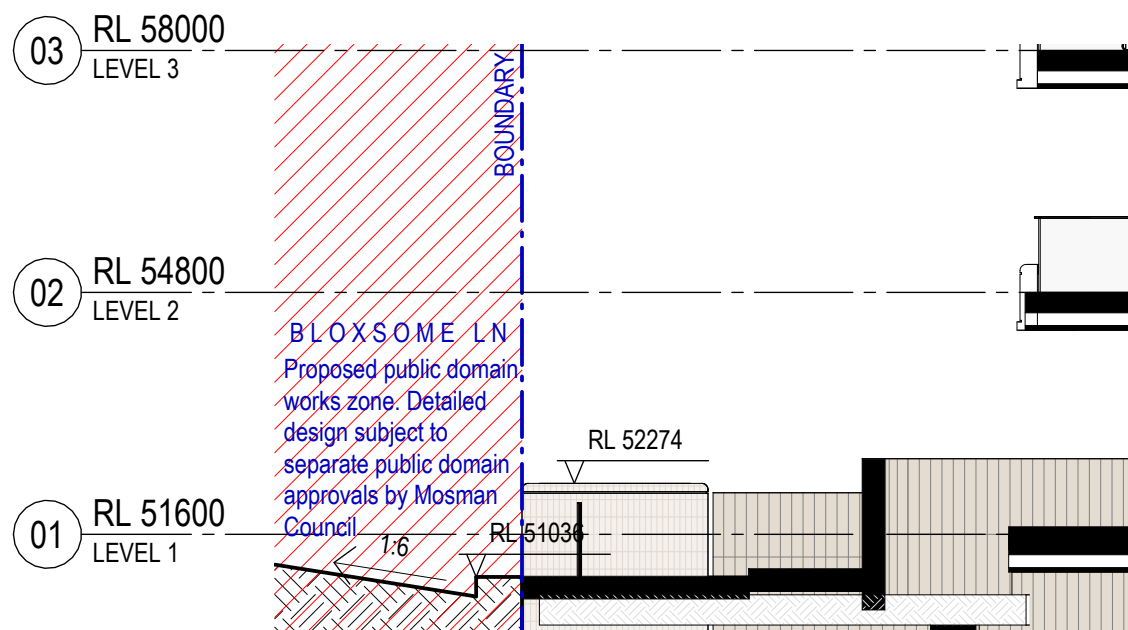
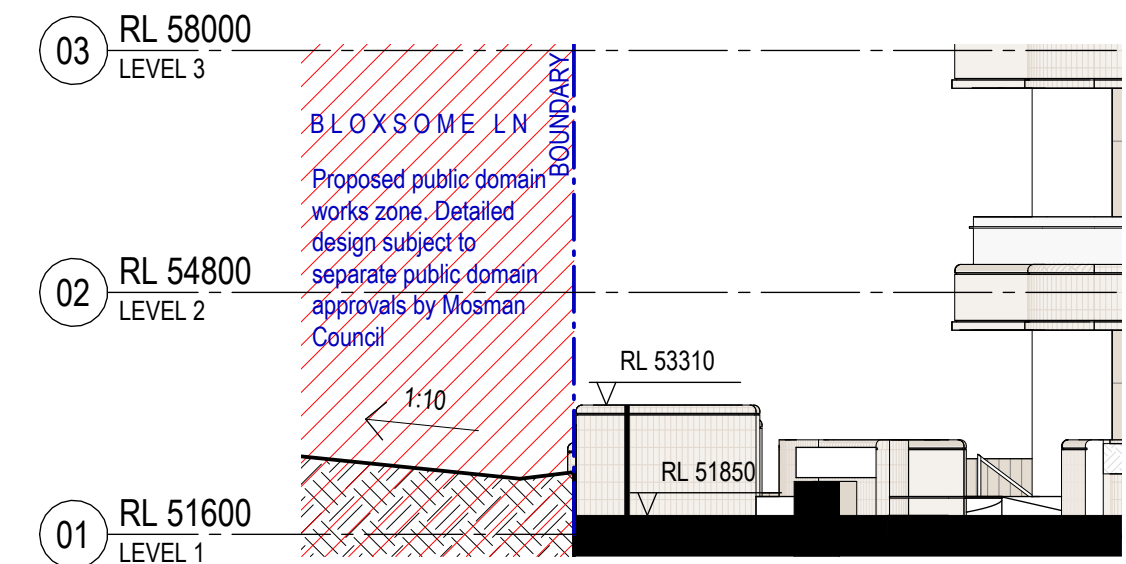
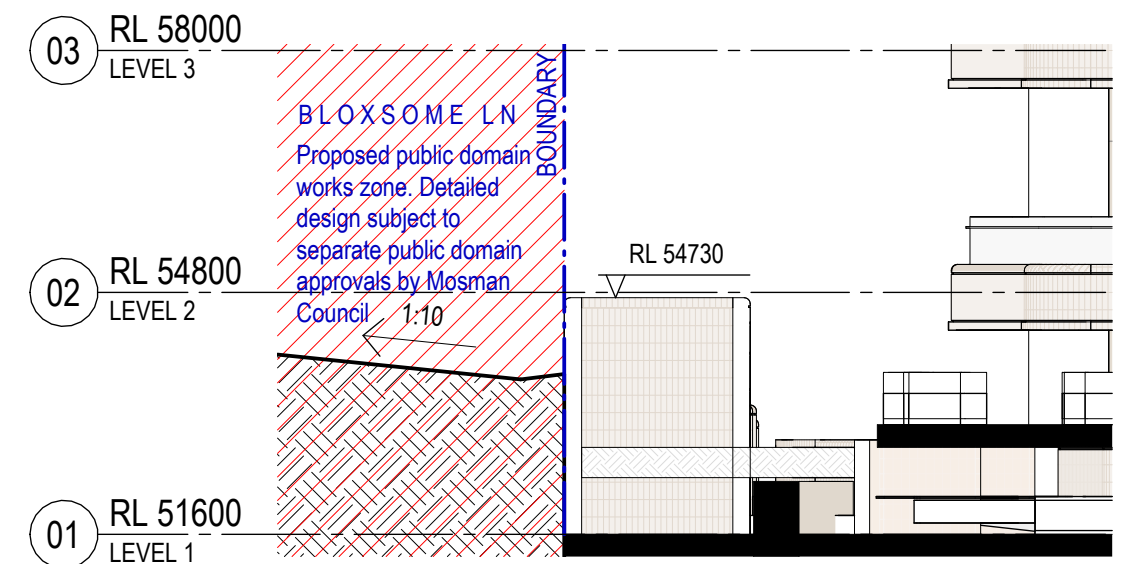
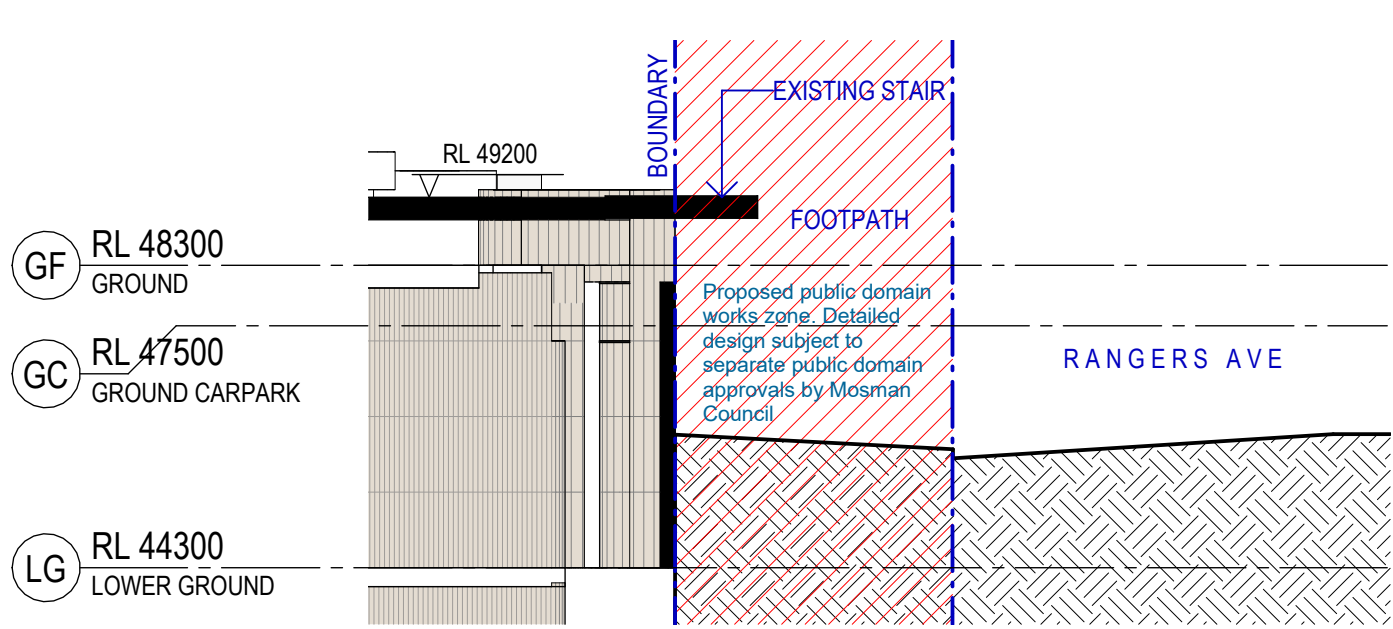
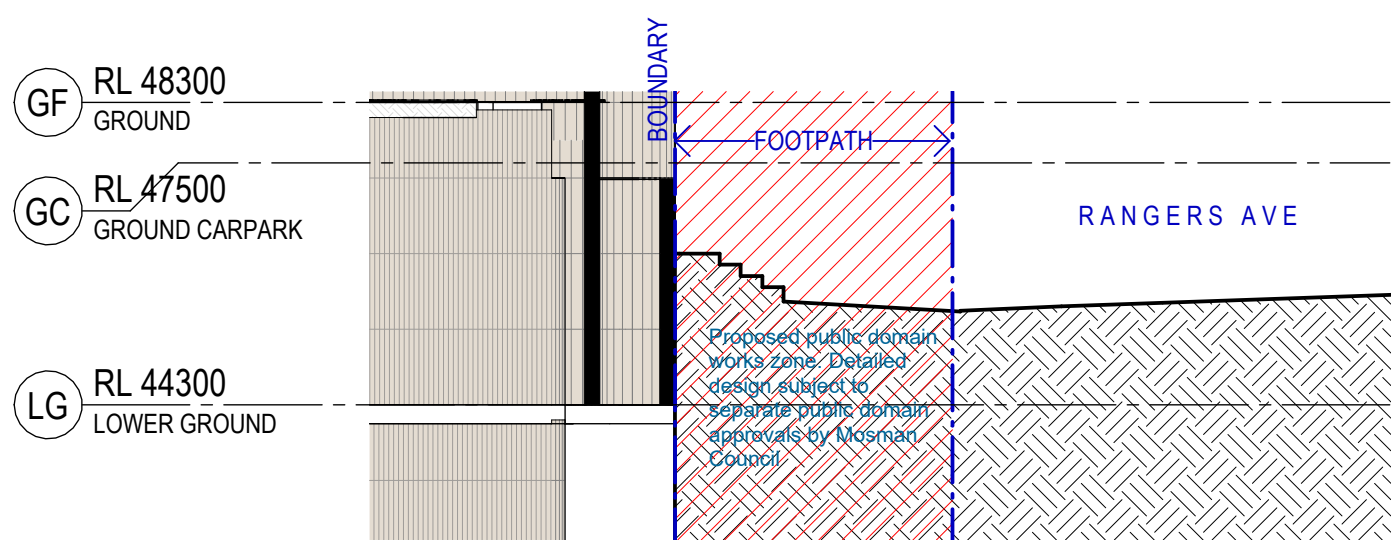
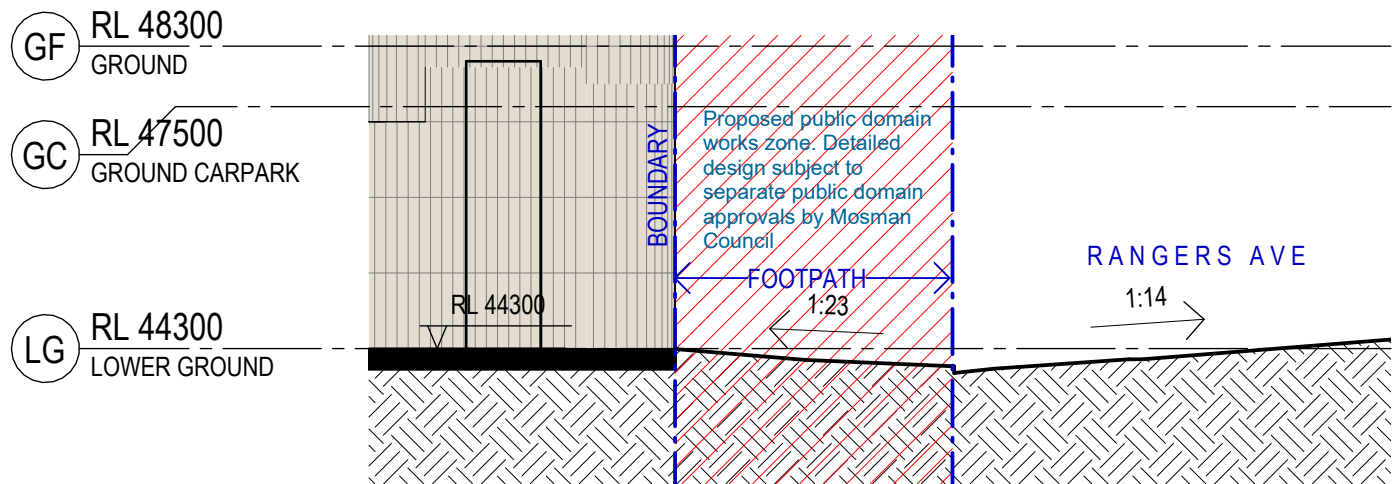
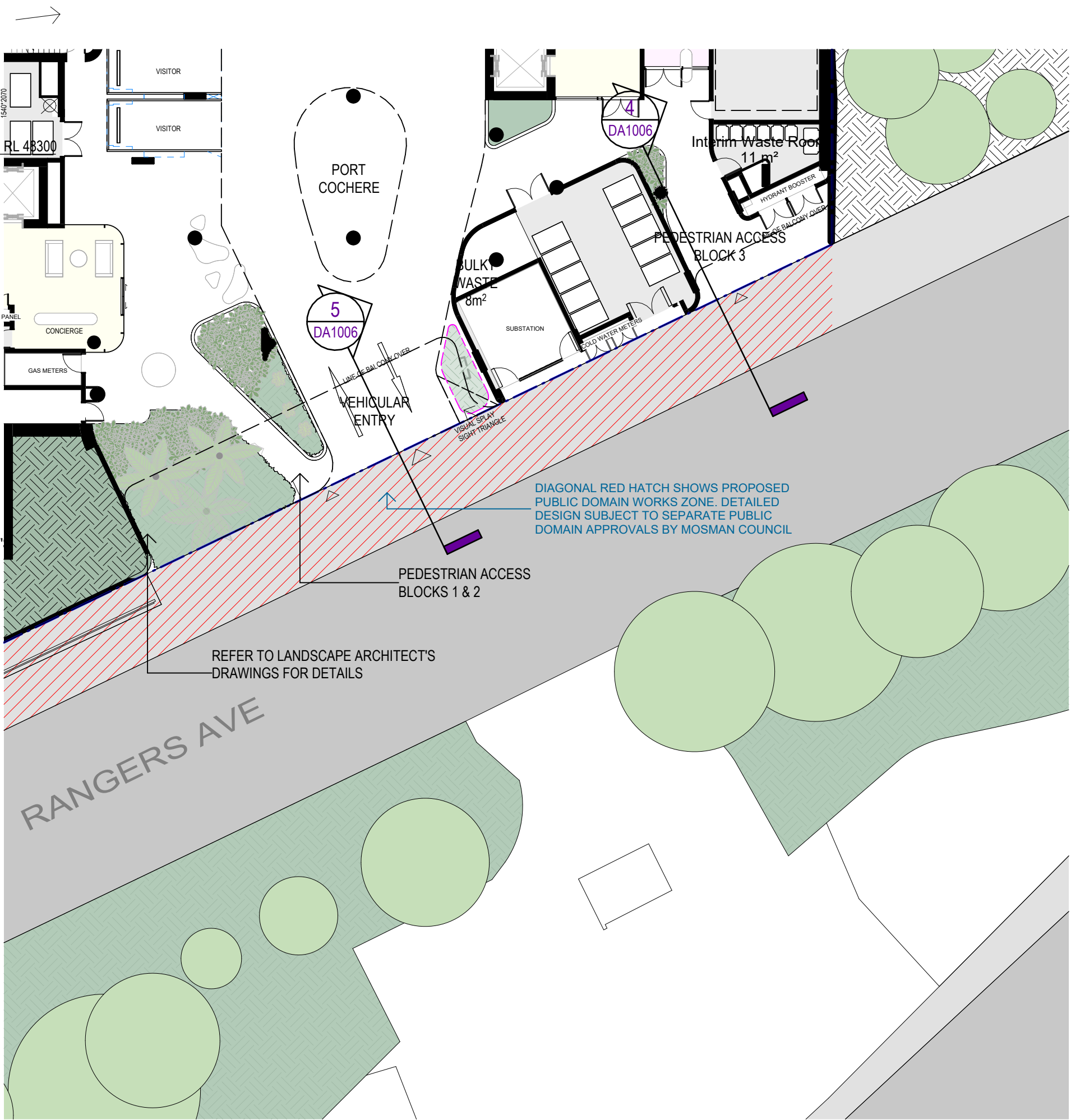
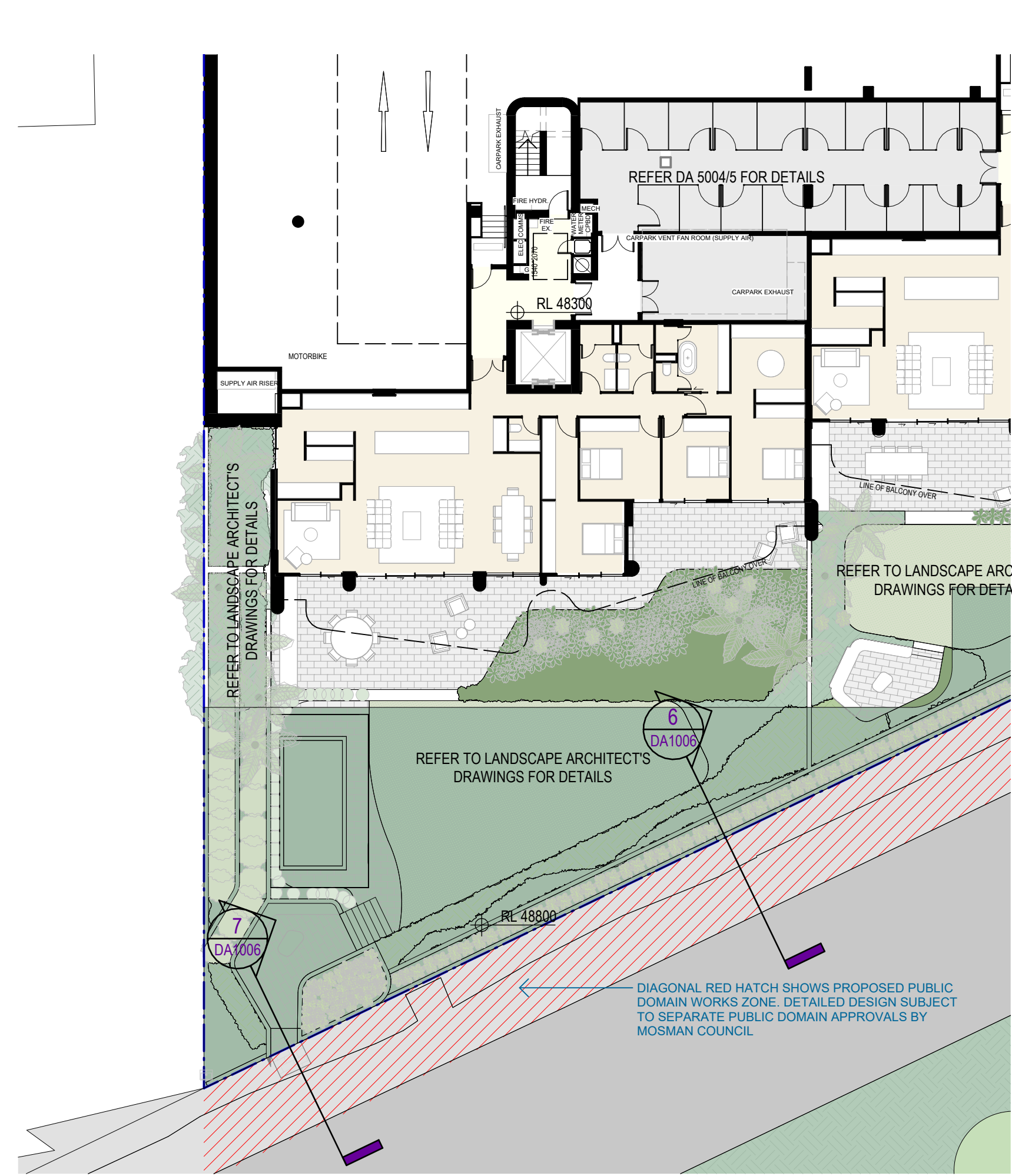
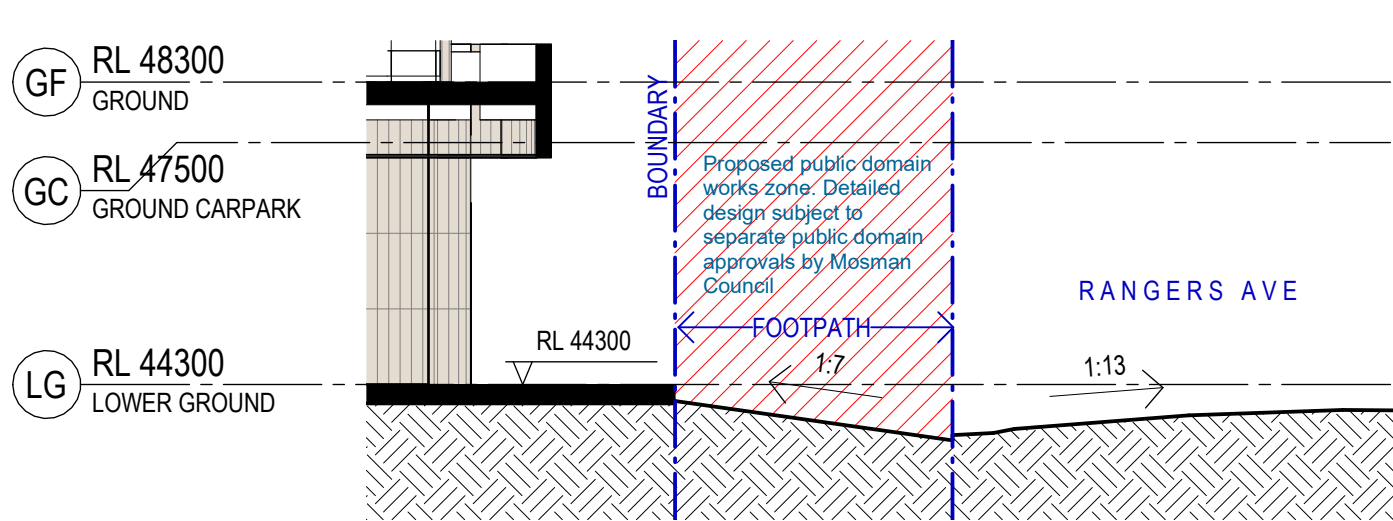
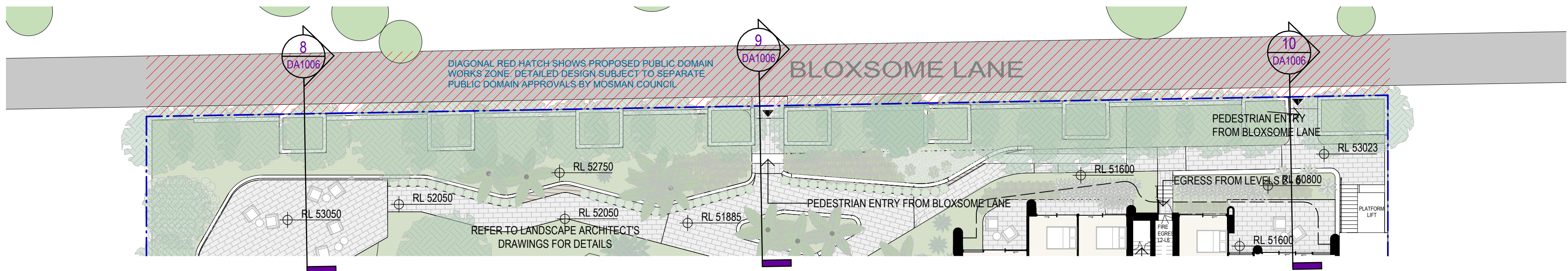
1 Setback Diagram
SCALE 1 : 200

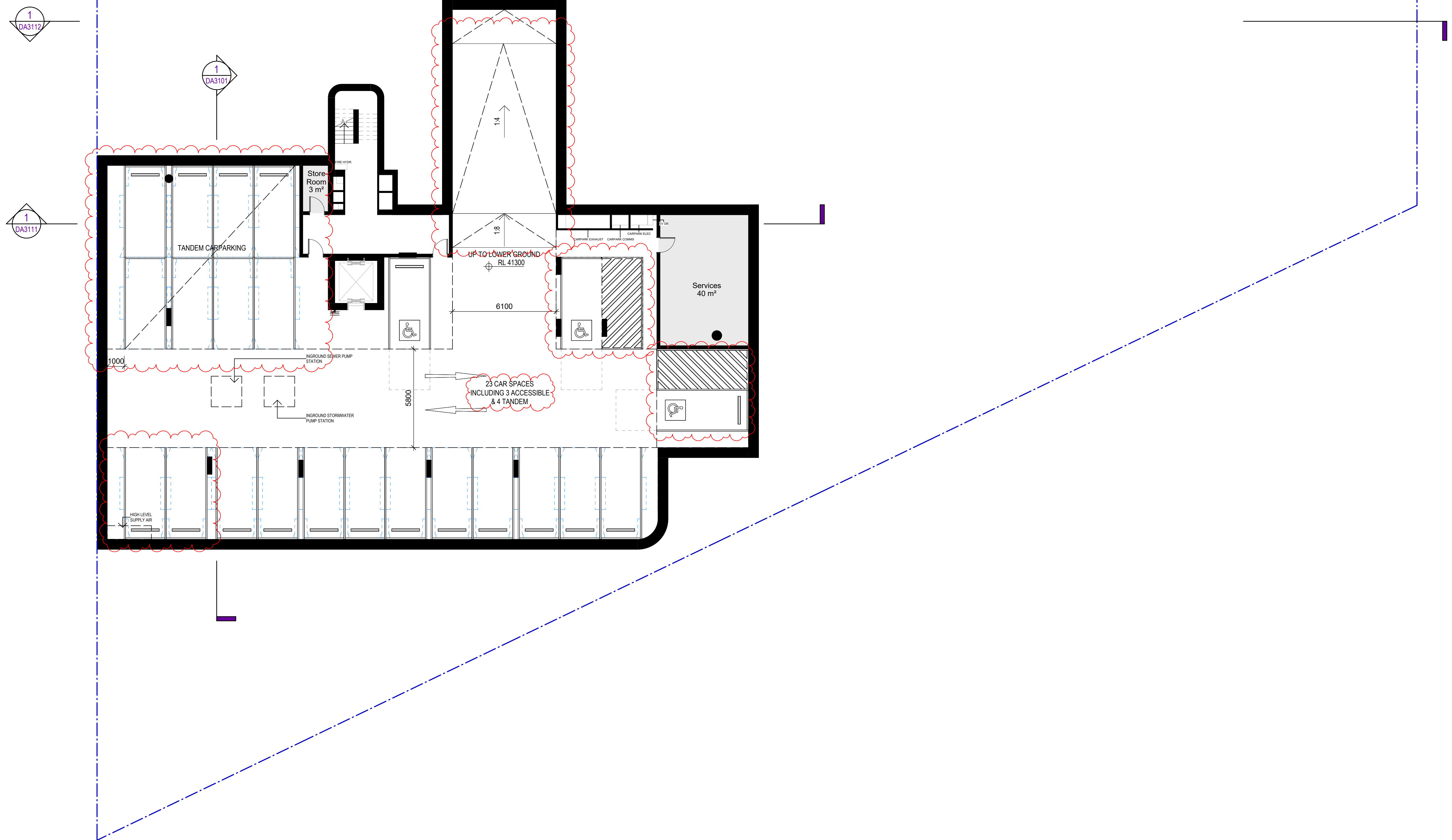


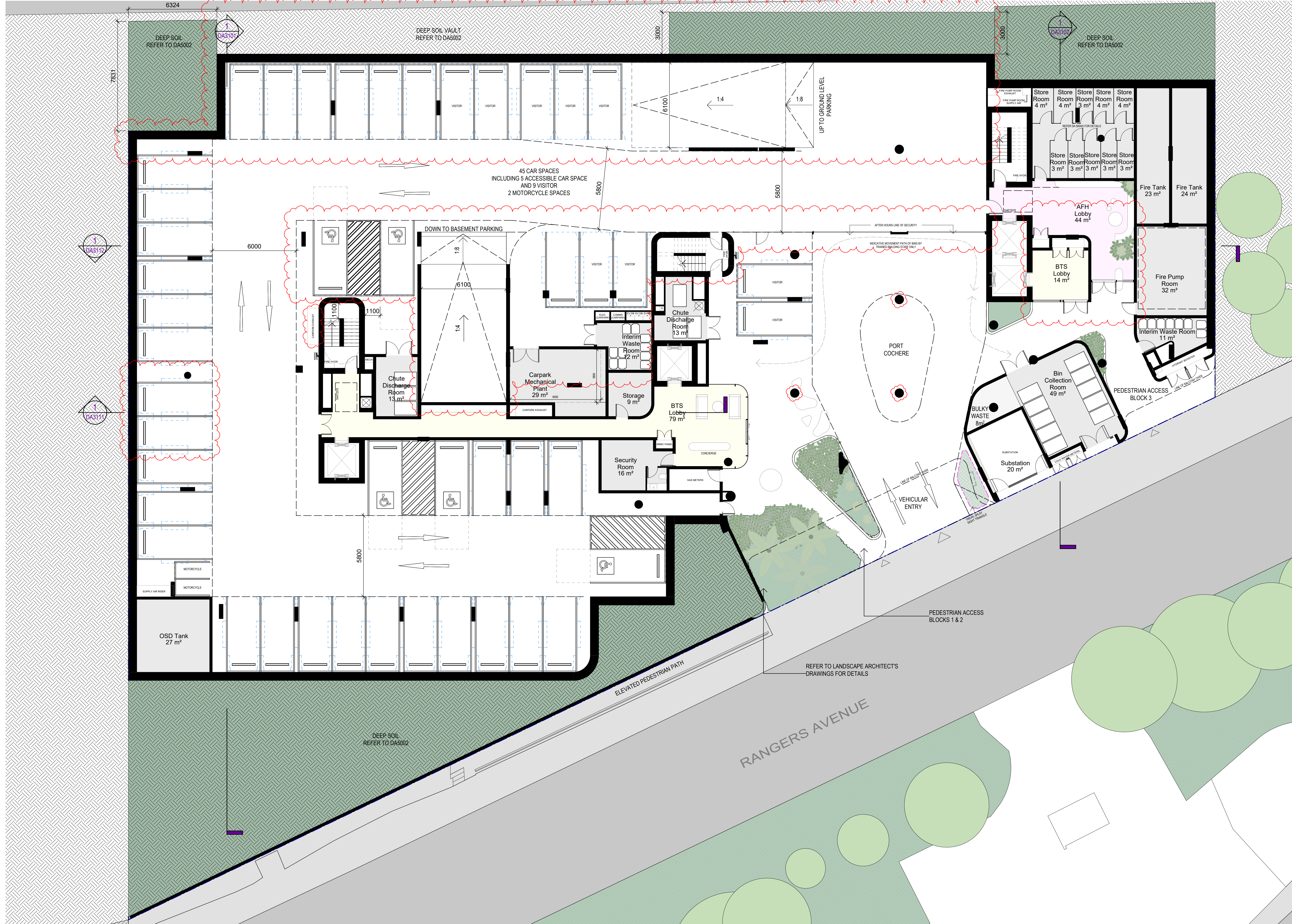
- DEMOLITION LEGEND
- EXTENT OF DEMOLITION
 - TREES TO BE REMOVED
 - SITE BOUNDARY

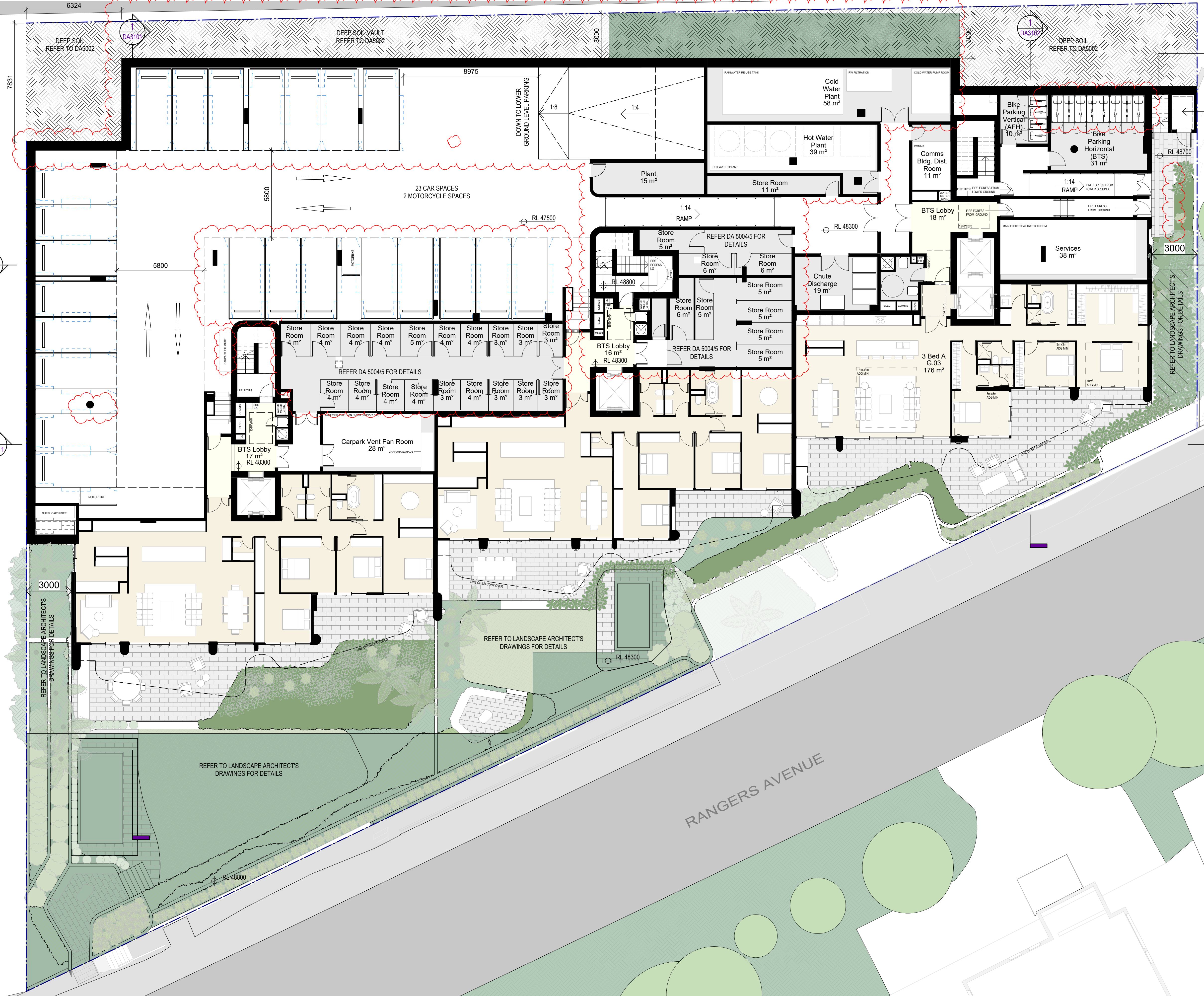


1 Demolition Plan
SCALE 1 : 200





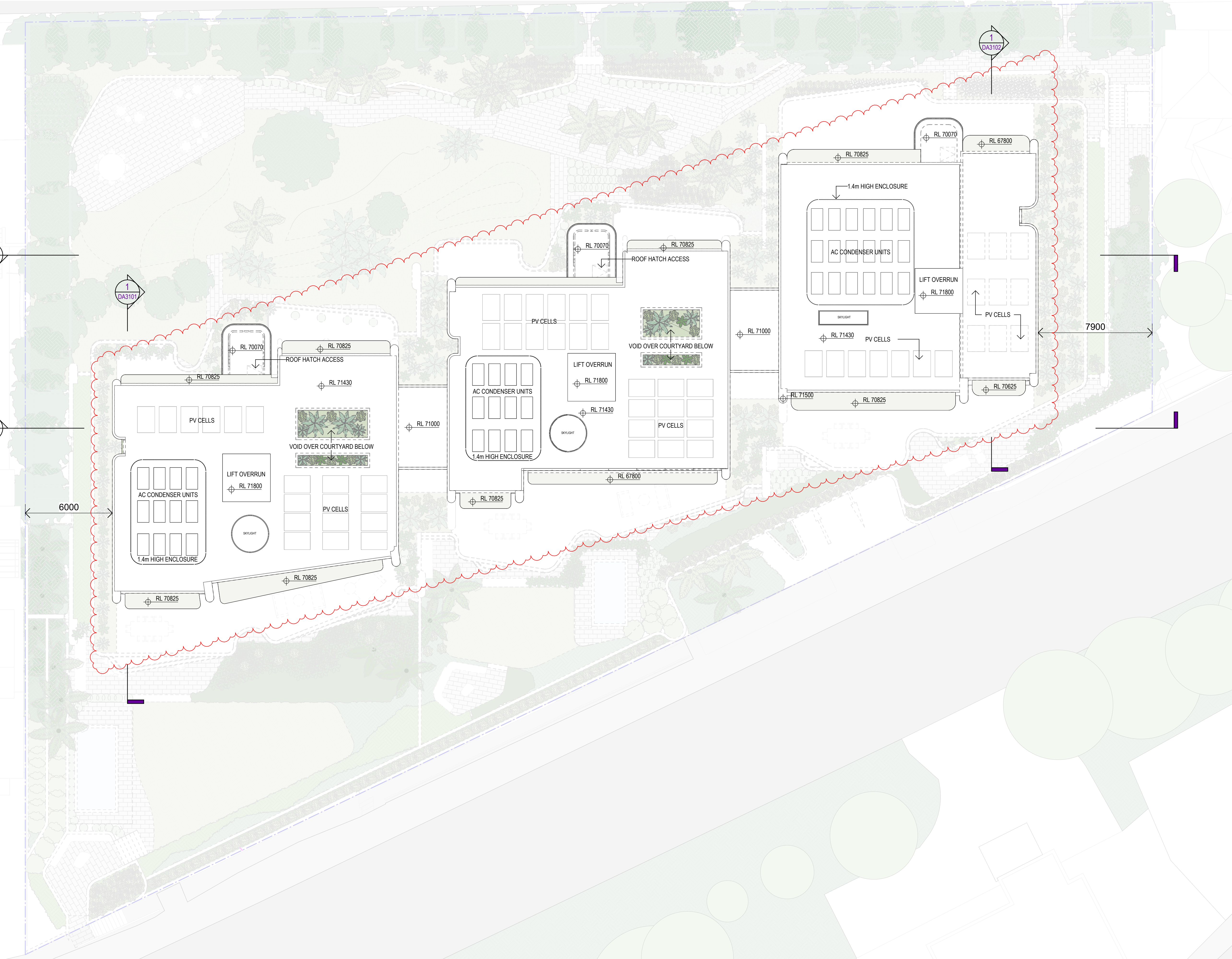


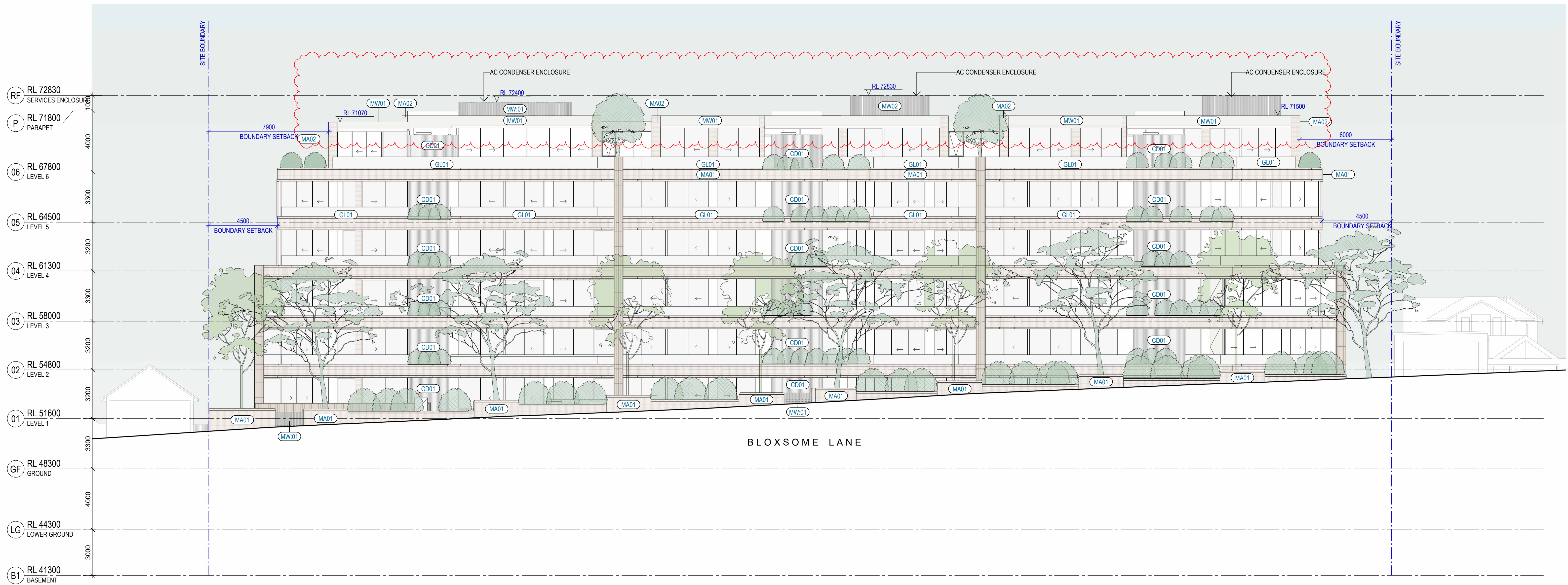










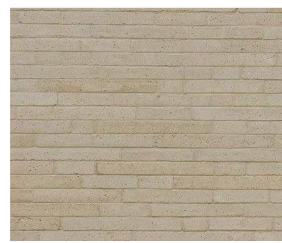


1 ELEVATION - NORTH (BLOXSOME LANE)
SCALE 1 : 125

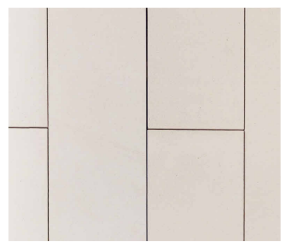
MATERIALS & FINISHES



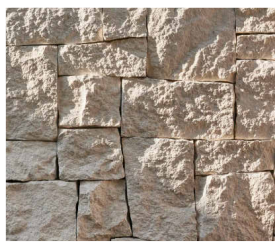
MA01
BLONDE BRICK
(STACK BOND)



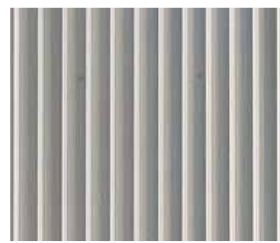
MA02
BLONDE BRICK
(STRETCHER BOND)



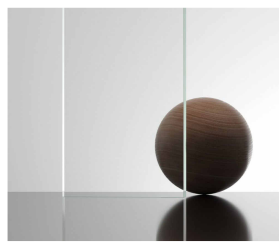
ST01
WHITE
SANDSTONE
CLADDING



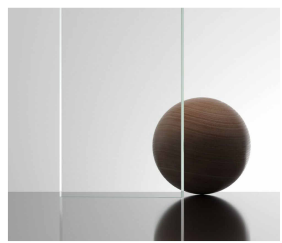
ST02
TEXTURED
STONE WALL



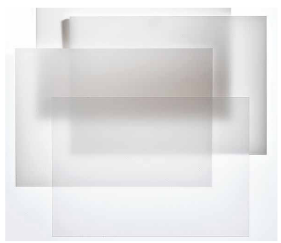
CD01
FLUTED
CLADDING



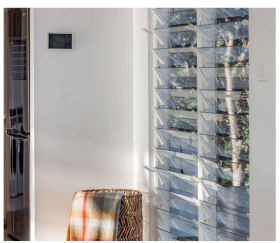
GL01
CLEAR GLASS
REFER TO
BASIX



GL02
TRANSLUCENT
GLASS



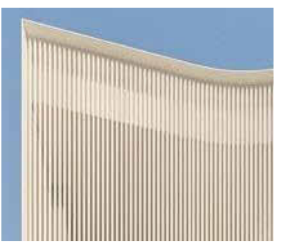
GL03
COLOURBACK
GLASS
(OPAQUE)



GL04
GLASS
LOUVRES



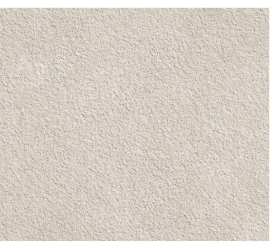
MW01
PC ALUMINUM
OFF-WHITE
FINISH



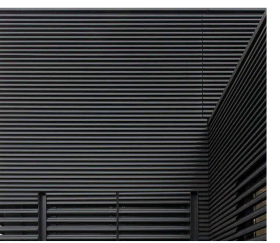
MW02
VERTICAL
BATTEN
SCREEN OFF
WHITE



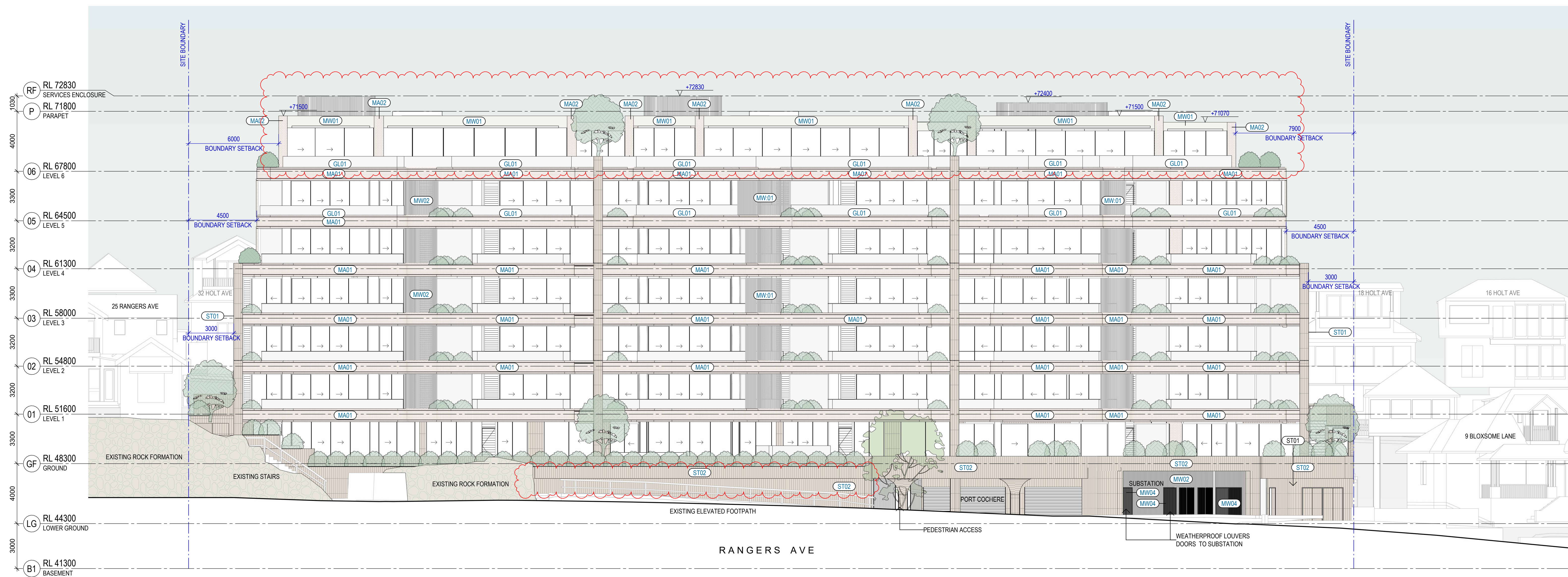
MW03
GROOVED
METAL
CLADDING
WHITE



R01
TEXTURED
RENDER OFF
WHITE



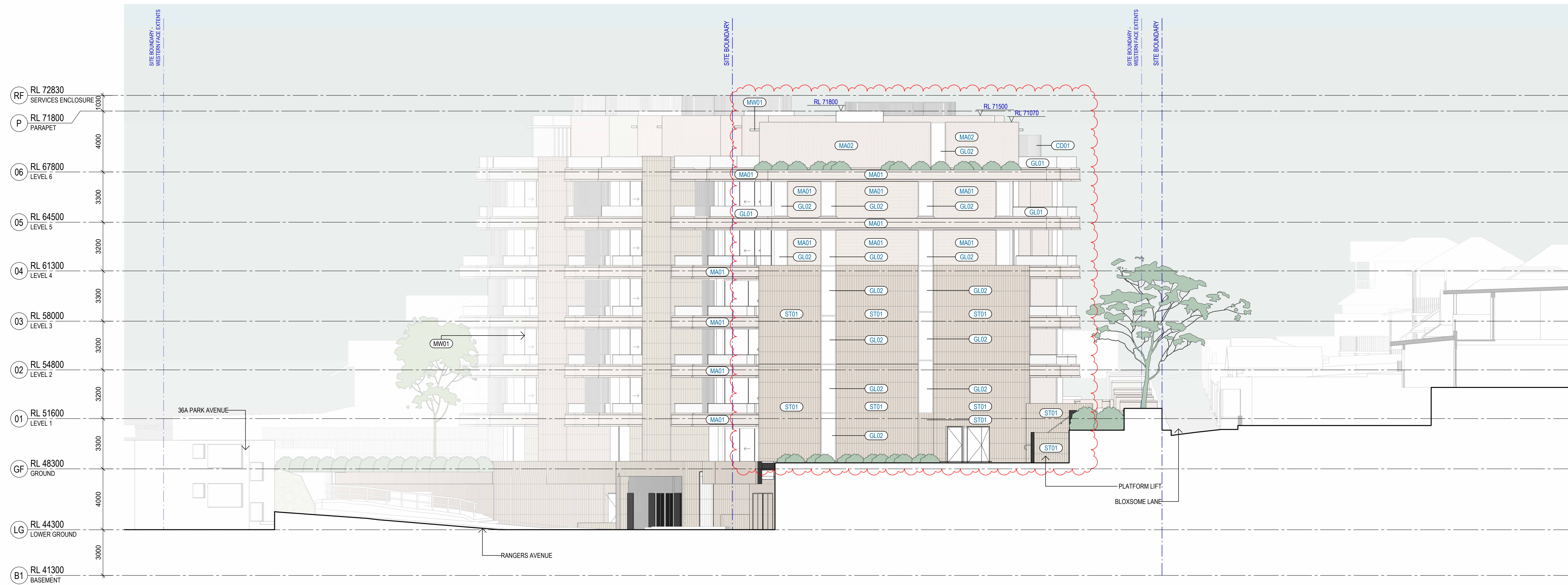
MW04
WEATHERPROOF
LOUVRES
CHARCOAL
FINISH



1 ELEVATION - SOUTH (RANGERS AVENUE)
SCALE 1 : 125

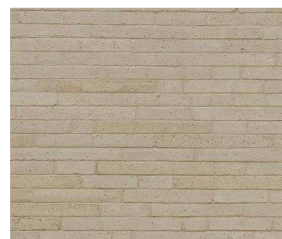
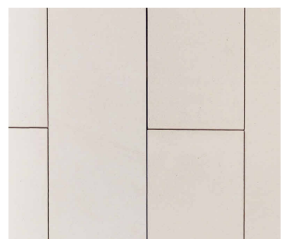
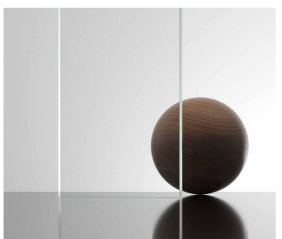
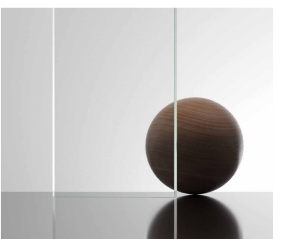
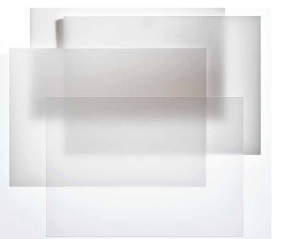
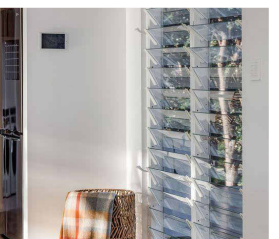
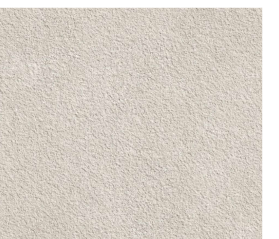
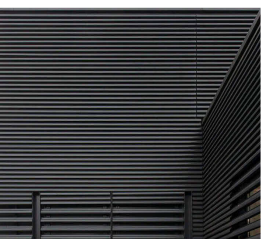
MATERIALS & FINISHES

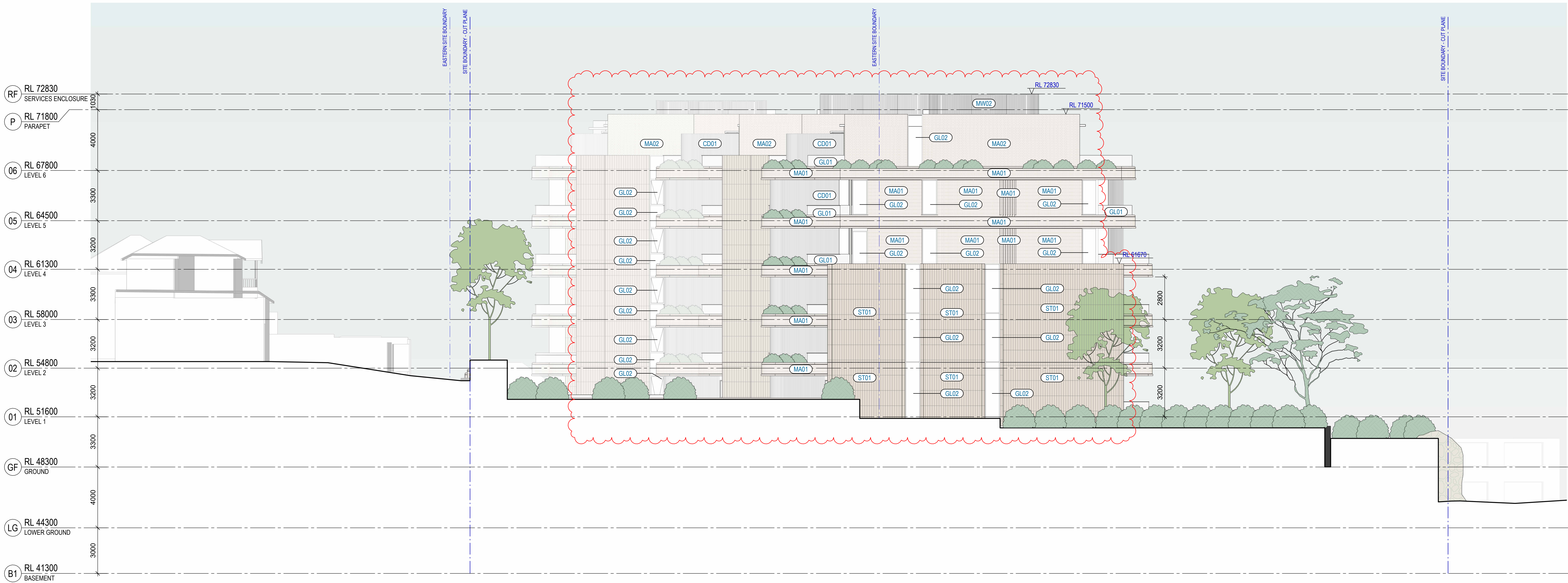
MA01 BLONDE BRICK (STACK BOND)	MA02 BLONDE BRICK (STRETCHER BOND)	ST01 WHITE SANDSTONE CLADDING	ST02 TEXTURED STONE WALL	CD01 FLUTED CLADDING	GL01 CLEAR GLASS REFER TO BASIX	GL02 TRANSLUCENT GLASS	GL03 COLOURBACK GLASS (OPAQUE)	GL04 GLASS LOUVRES	MW01 PC ALUMINUM OFF-WHITE FINISH	MW02 VERTICAL BATTEN SCREEN OFF WHITE	MW03 GROOVED METAL CLADDING WHITE	R01 TEXTURED RENDER OFF WHITE	MW04 WEATHERPROOF LOUVRES CHARCOAL FINISH



1 ELEVATION - EAST
SCALE 1:125

MATERIALS & FINISHES

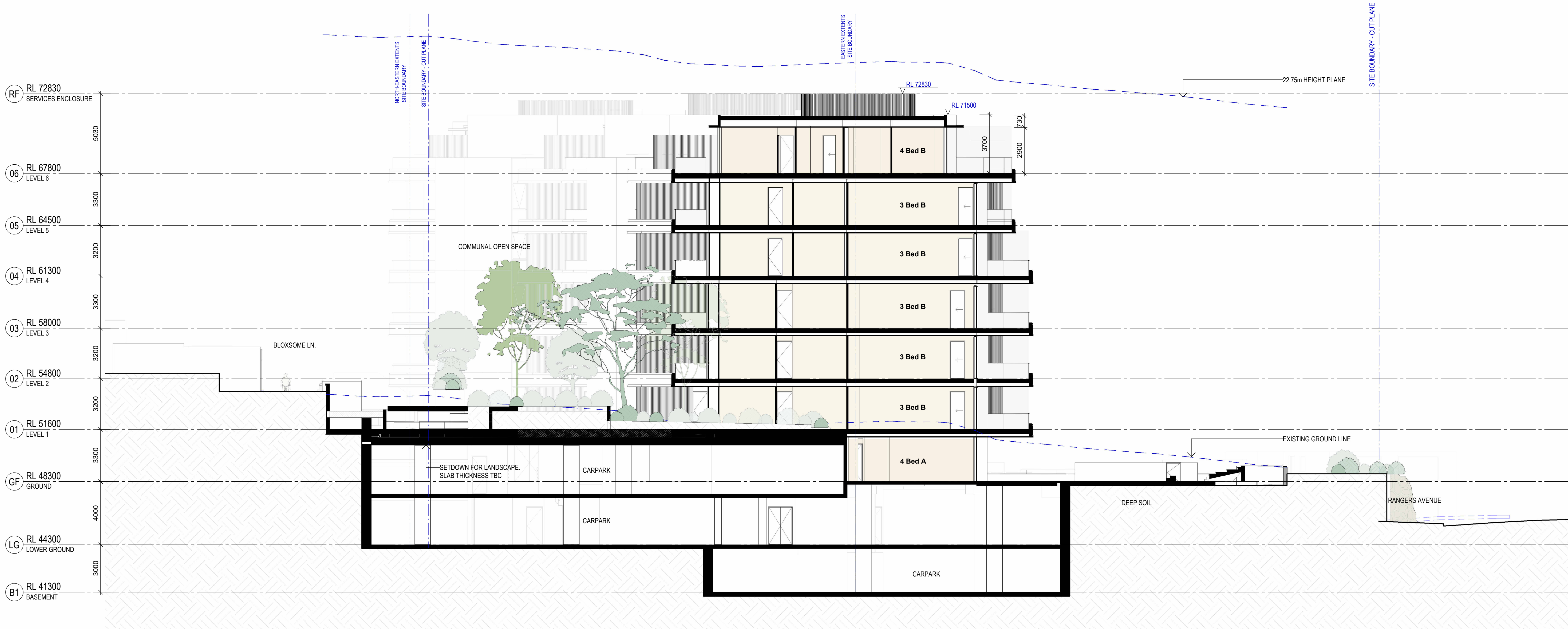
													
MA01 BLONDE BRICK (STACK BOND)	MA02 BLONDE BRICK (STRETCHER BOND)	ST01 WHITE SANDSTONE CLADDING	ST02 TEXTURED STONE WALL	CD01 FLUTED CLADDING	GL01 CLEAR GLASS REFER TO BASIX	GL02 TRANSLUCENT GLASS	GL03 COLOURBACK GLASS (OPAQUE)	GL04 GLASS LOUVRES	MW01 PC ALUMINUM OFF-WHITE FINISH	MW02 VERTICAL BATTEN SCREEN OFF WHITE	MW03 GROOVED METAL CLADDING WHITE	R01 TEXTURED RENDER OFF WHITE	MW04 WEATHERPROOF LOUVRES CHARCOAL FINISH



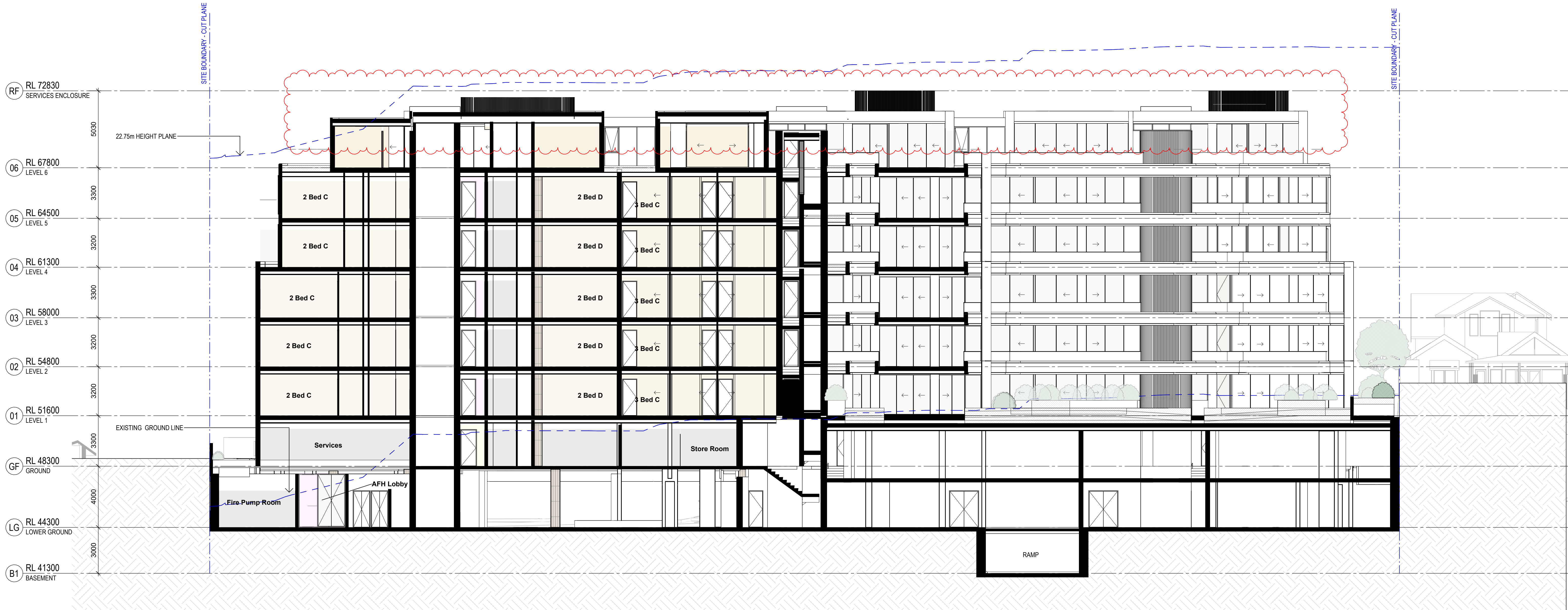
1 ELEVATION - WEST
SCALE 1:125

MATERIALS & FINISHES

MA01 BLONDE BRICK (STACK BOND)	MA02 BLONDE BRICK (STRETCHER BOND)	ST01 WHITE SANDSTONE CLADDING	ST02 TEXTURED STONE WALL	CD01 FLUTED CLADDING	GL01 CLEAR GLASS REFER TO BASIX	GL02 TRANSLUCENT GLASS	GL03 COLOURBACK GLASS (OPAQUE)	GL04 GLASS LOUVRES	MW01 PC ALUMINUM OFF-WHITE FINISH	MW02 VERTICAL BATTEN SCREEN OFF WHITE	MW03 GROOVED METAL CLADDING WHITE	R01 TEXTURED RENDER OFF WHITE	MW04 WEATHERPROOF LOUVRES CHARCOAL FINISH



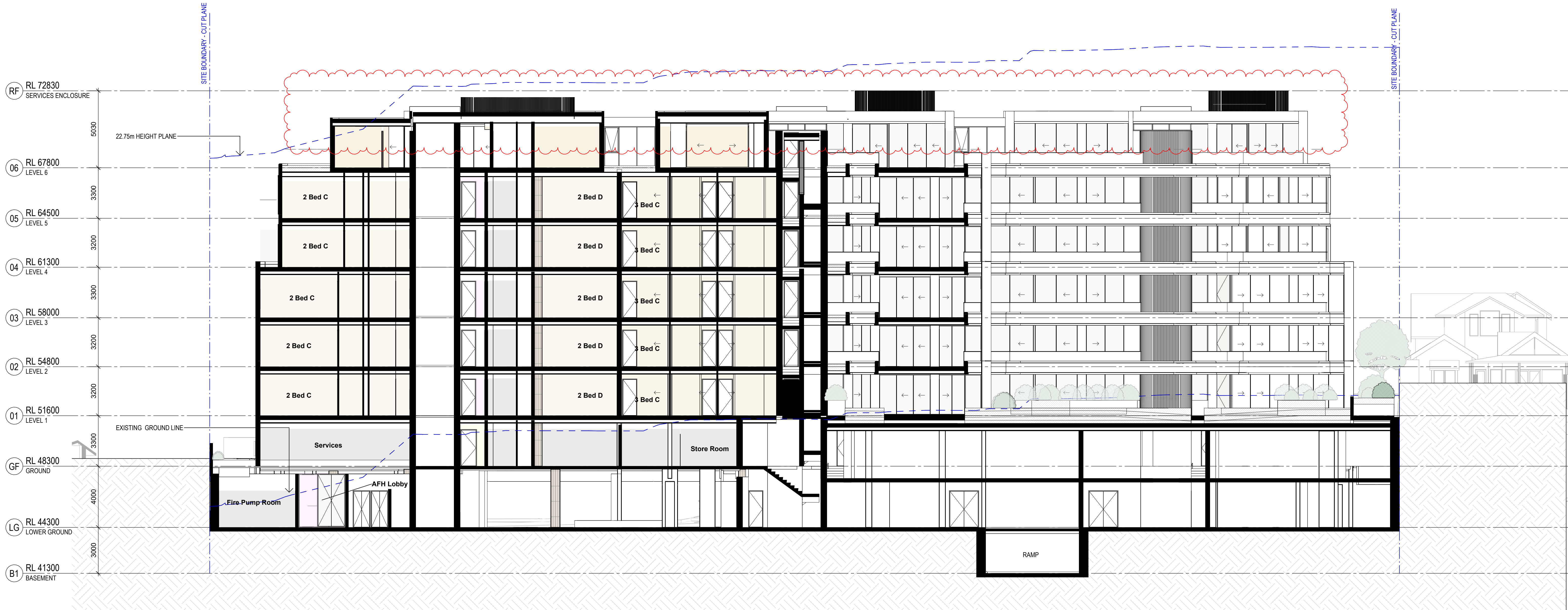
1 SHORT SECTION 1 - EAST
SCALE 1 : 125



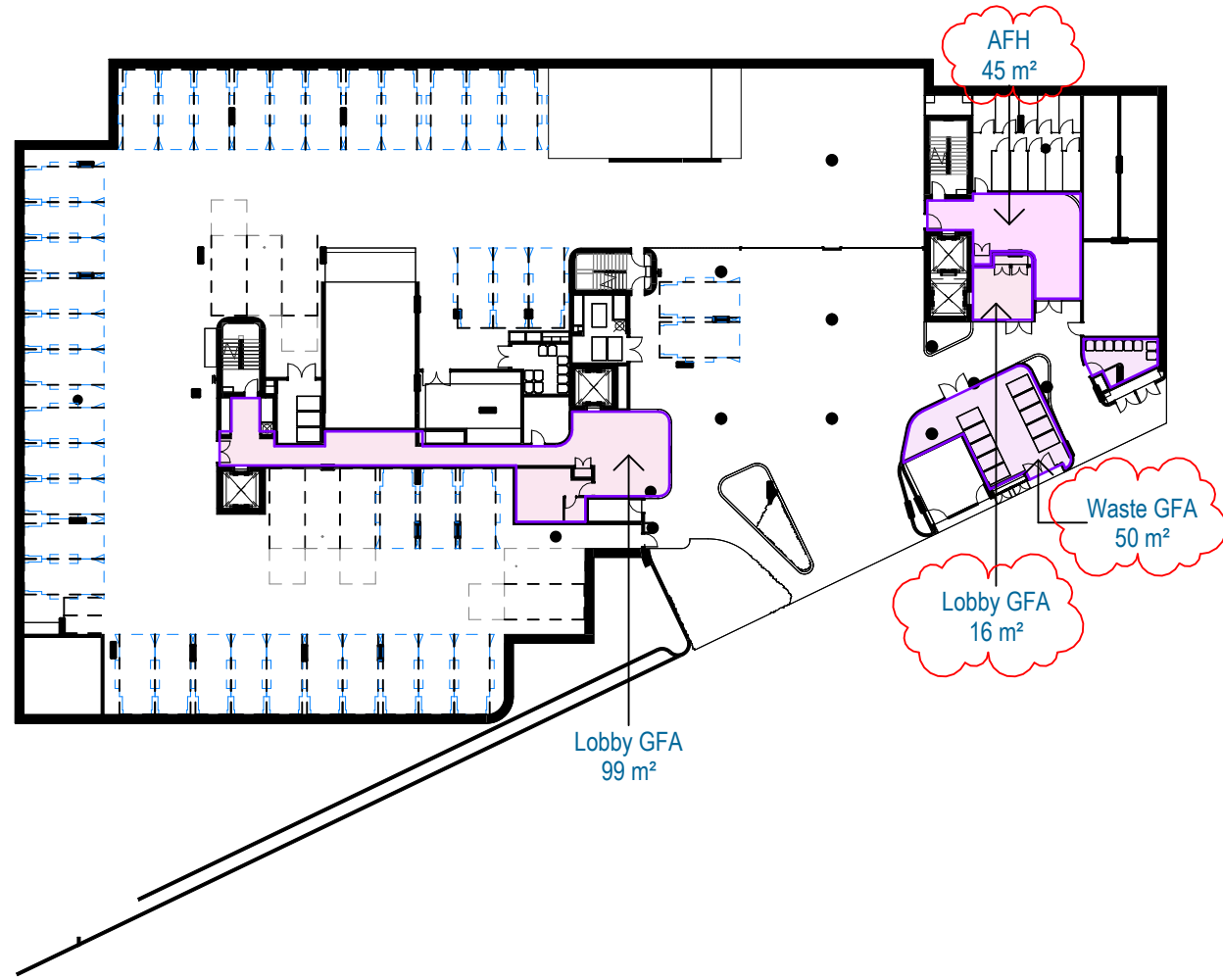
1 LONG SECTION 02
SCALE 1 : 125



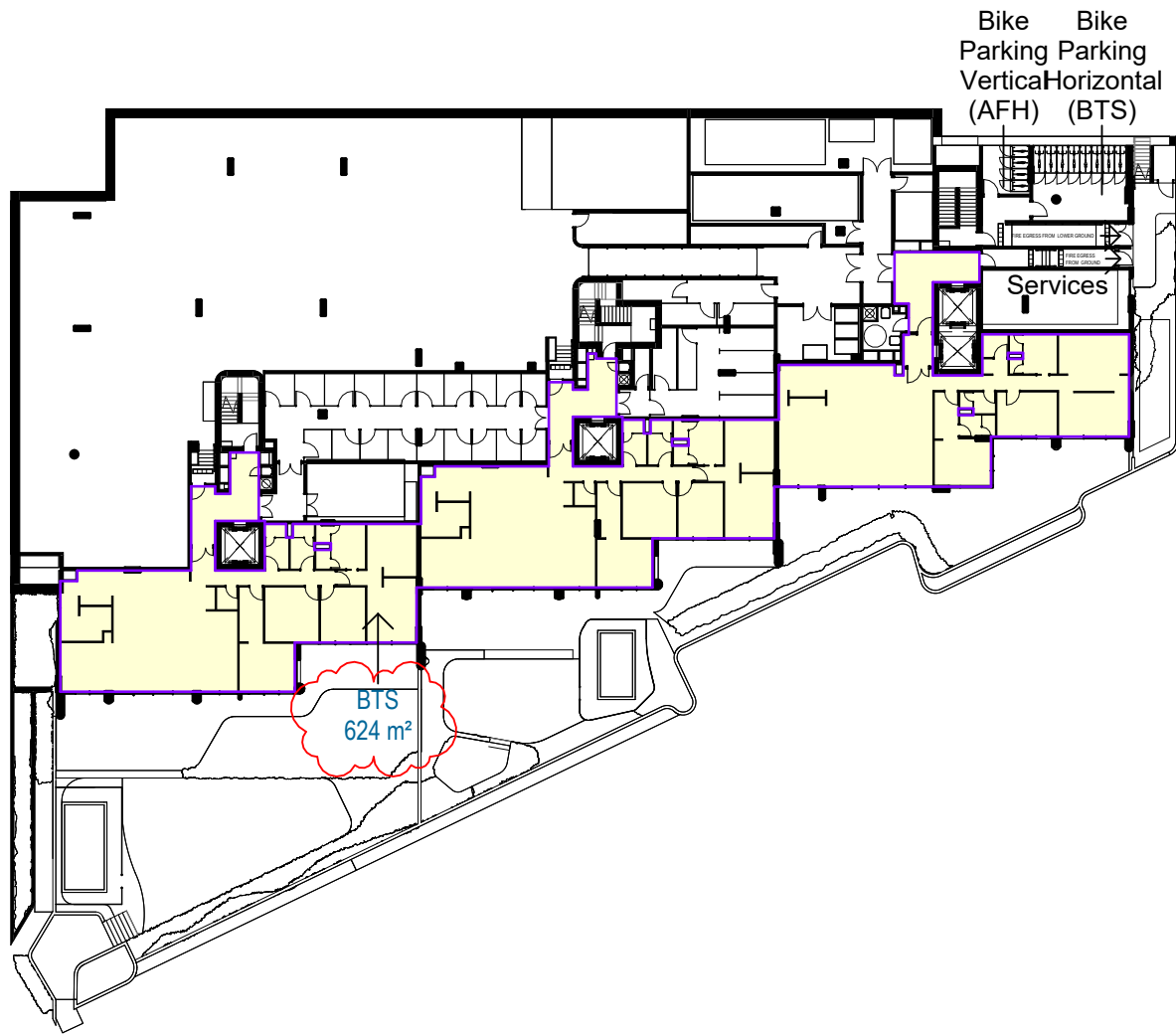
1 LONG SECTION 01
SCALE 1:125



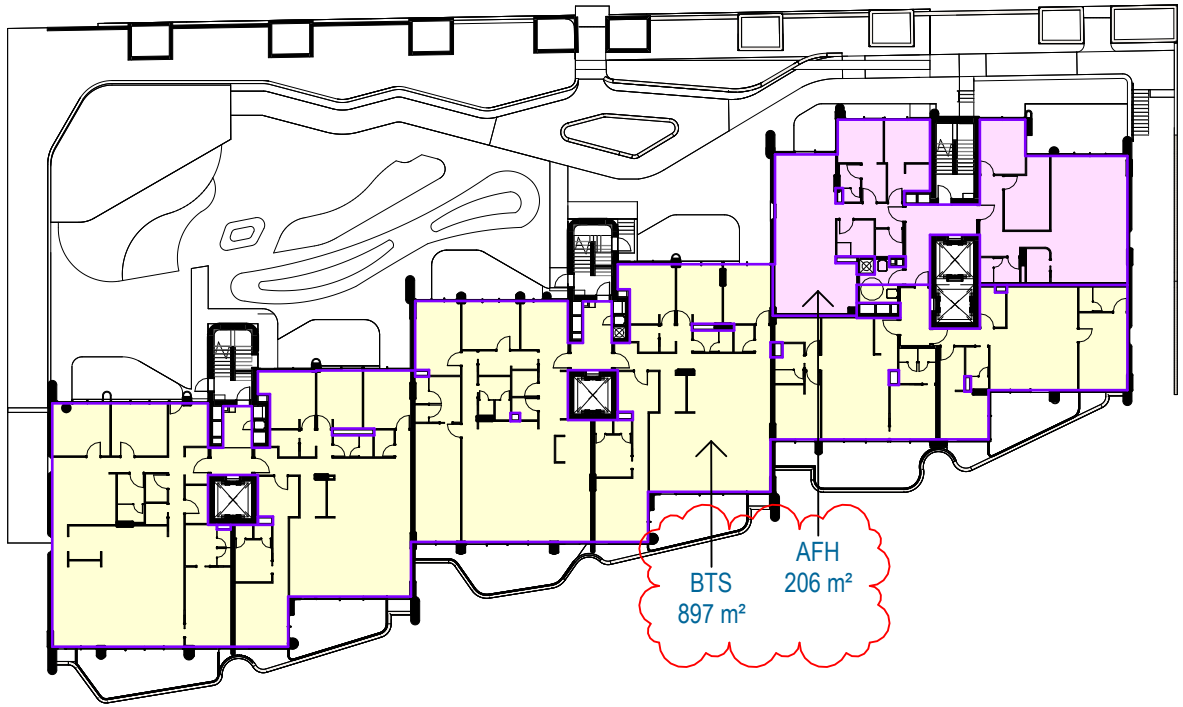
1 LONG SECTION 02
SCALE 1 : 125



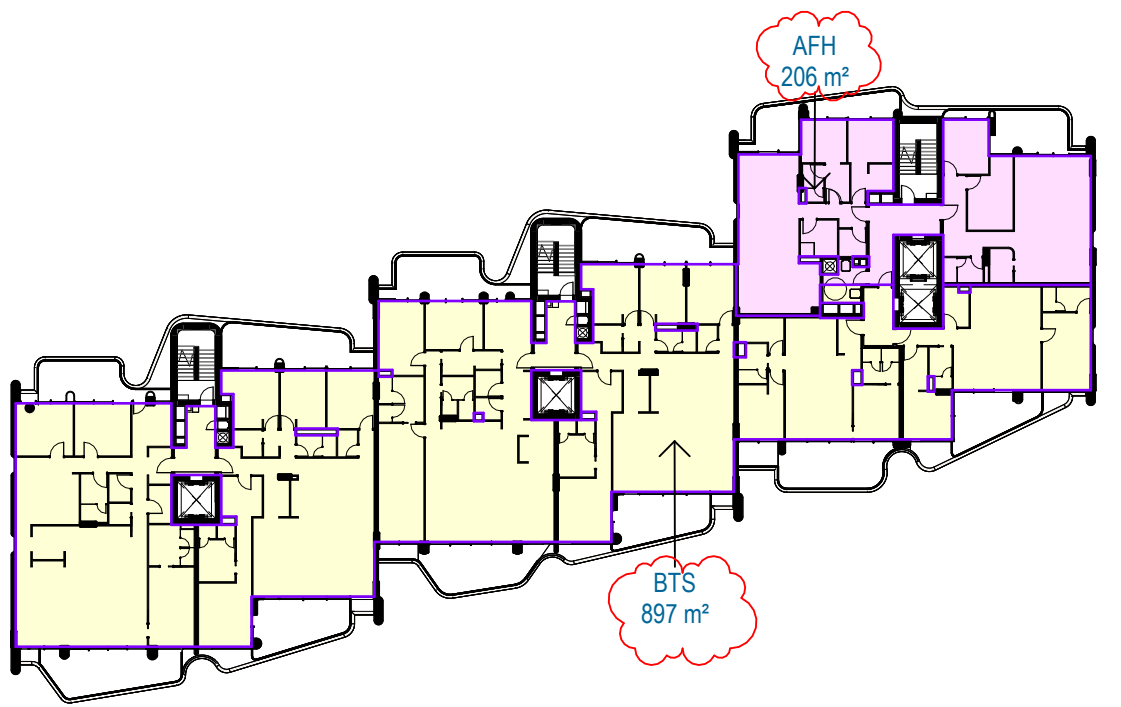
00. GFA - LOWER GROUND



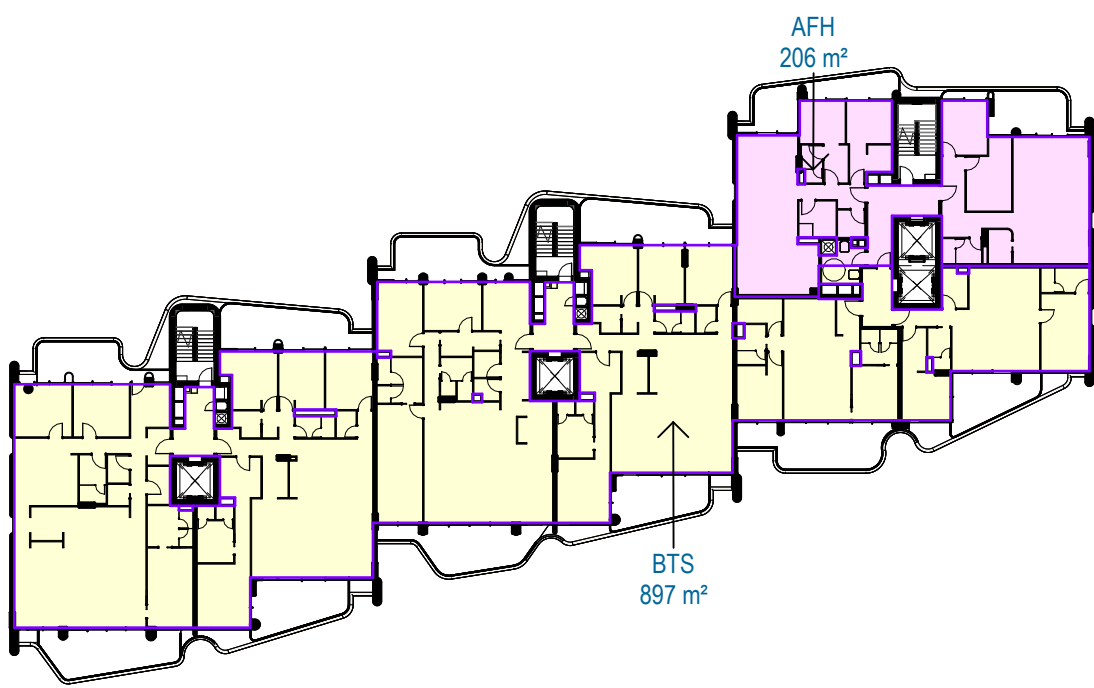
10. GFA - GROUND



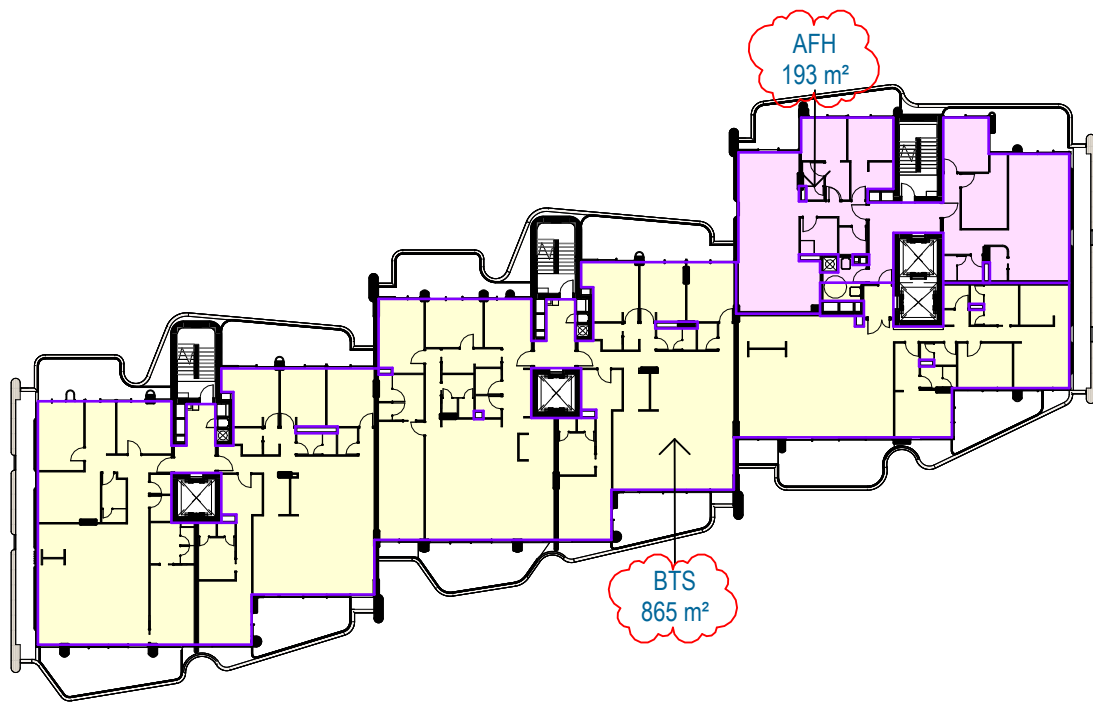
11. GFA - LEVEL 1



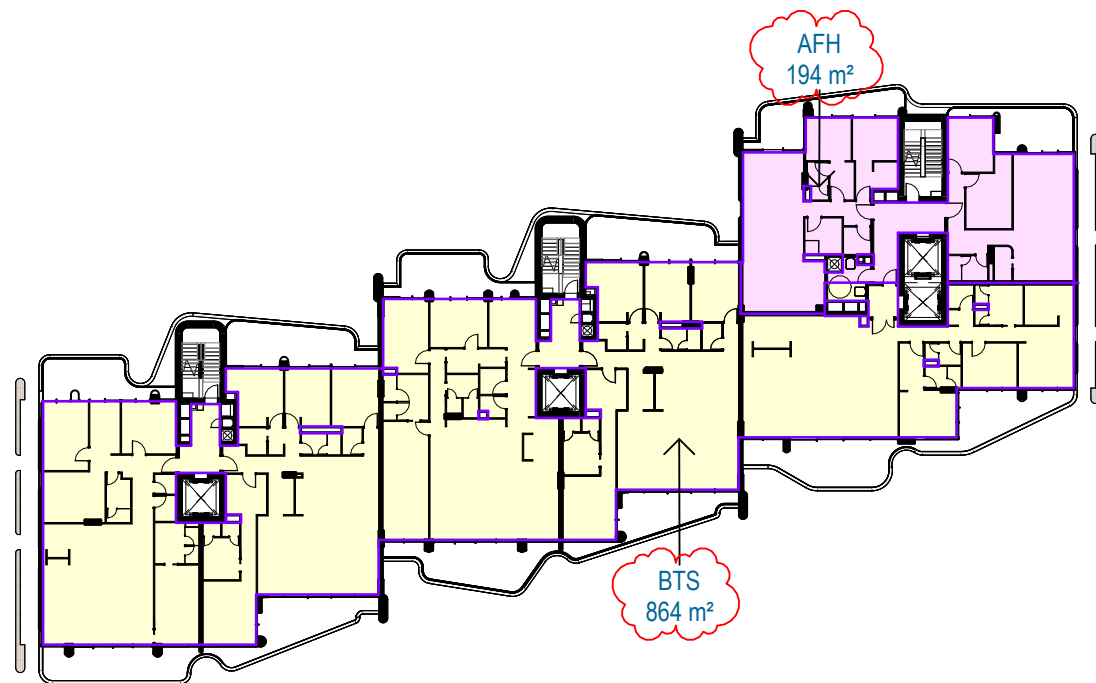
12. GFA - LEVEL 2



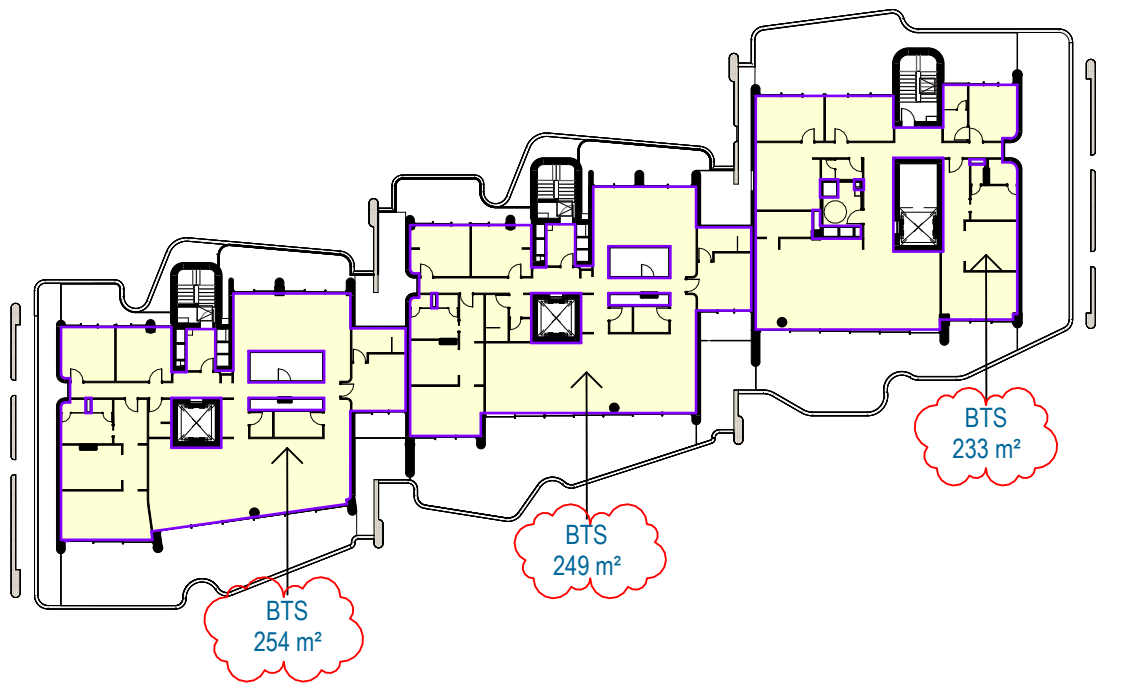
13. GFA - LEVEL 3



14. GFA - LEVEL 4



15. GFA - LEVEL 5



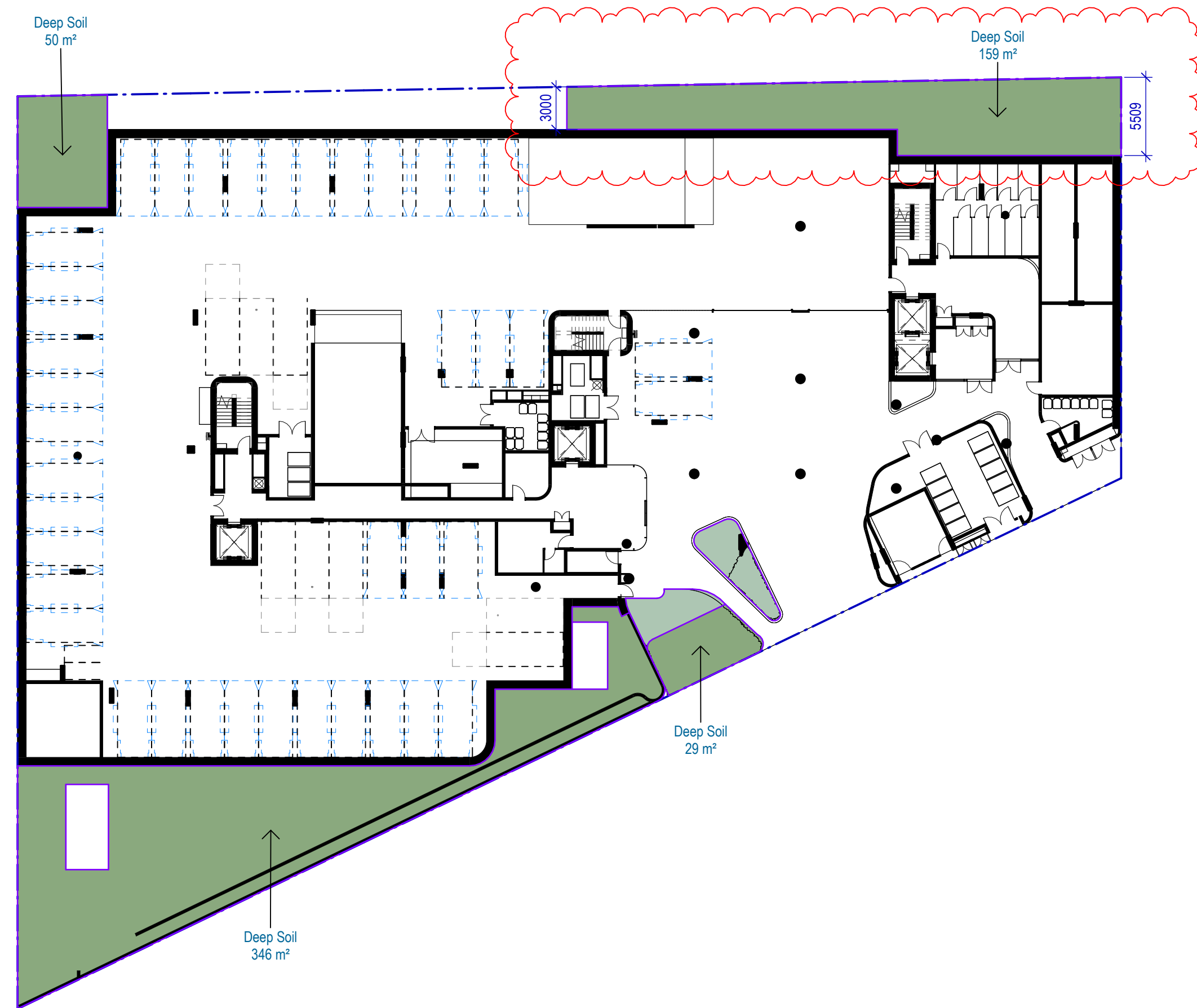
16. GFA - LEVEL 6

AFH GFA Schedule		
Level	Name	Area
LOWER GROUND	AFH	45 m²
LEVEL 1	AFH	206 m²
LEVEL 2	AFH	206 m²
LEVEL 3	AFH	206 m²
LEVEL 4	AFH	193 m²
LEVEL 5	AFH	194 m²
AFH: 6		1051 m²

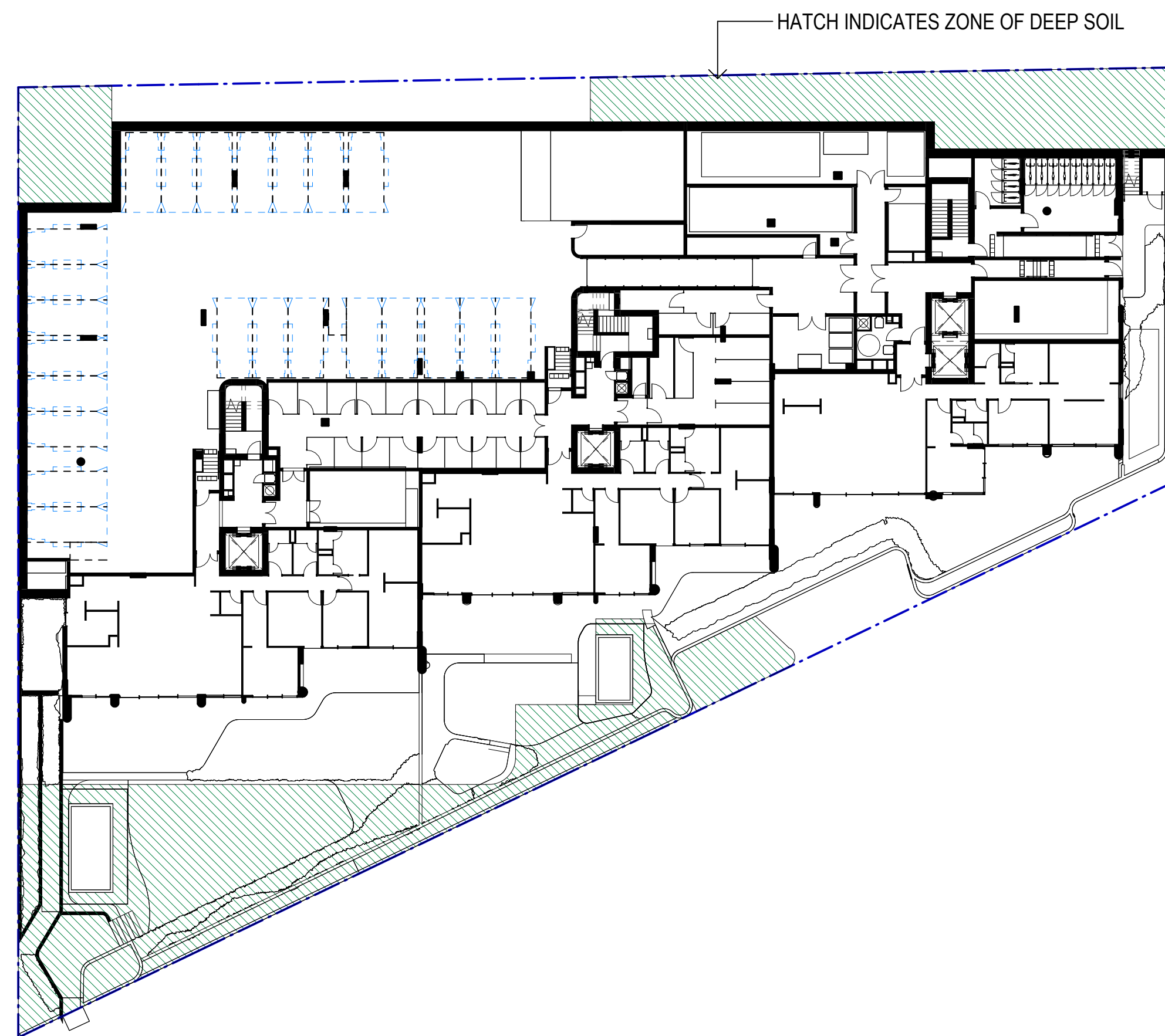
GFA Schedule		
Level	Name	Area
GROUND	BTS	624 m²
LEVEL 1	BTS	897 m²
LEVEL 2	BTS	897 m²
LEVEL 3	BTS	897 m²
LEVEL 4	BTS	865 m²
LEVEL 5	BTS	864 m²
LEVEL 6	BTS	254 m²
LEVEL 6	BTS	249 m²
LEVEL 6	BTS	233 m²
BTS: 9		5780 m²

GFA Schedule		
Level	Name	Area
LOWER GROUND	Lobby GFA	99 m²
LOWER GROUND	Lobby GFA	16 m²
Lobby GFA: 2		115 m²
LOWER GROUND	Waste GFA	50 m²
LOWER GROUND	Waste GFA	12 m²
Waste GFA: 2		62 m²
		7008 m²

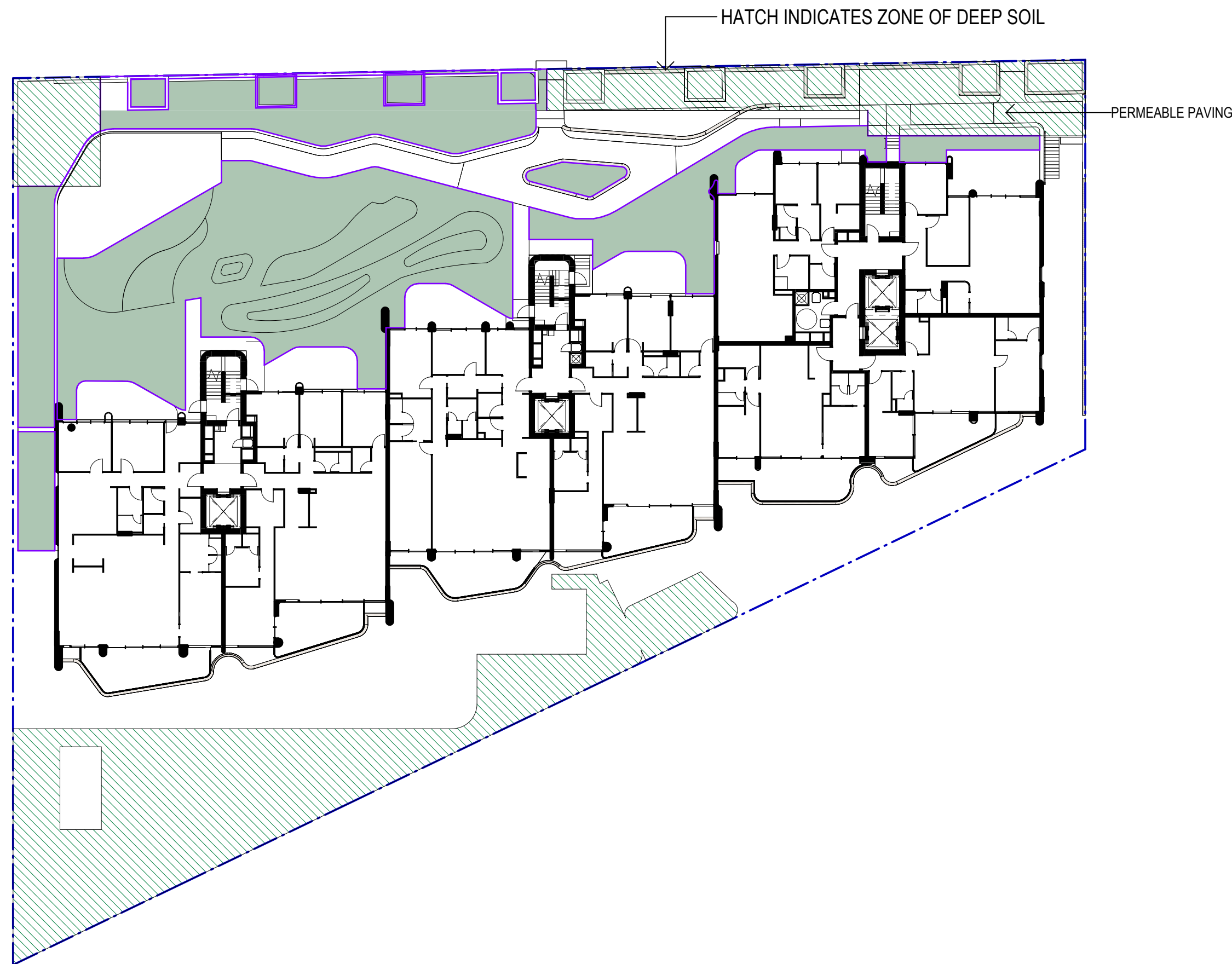
ALLOWABLE 7008m²
ALLOWABLE FSR: 1.95:1
AFFORDABLE HOUSING GFA TARGET: 1051m²



A. LOWER GROUND

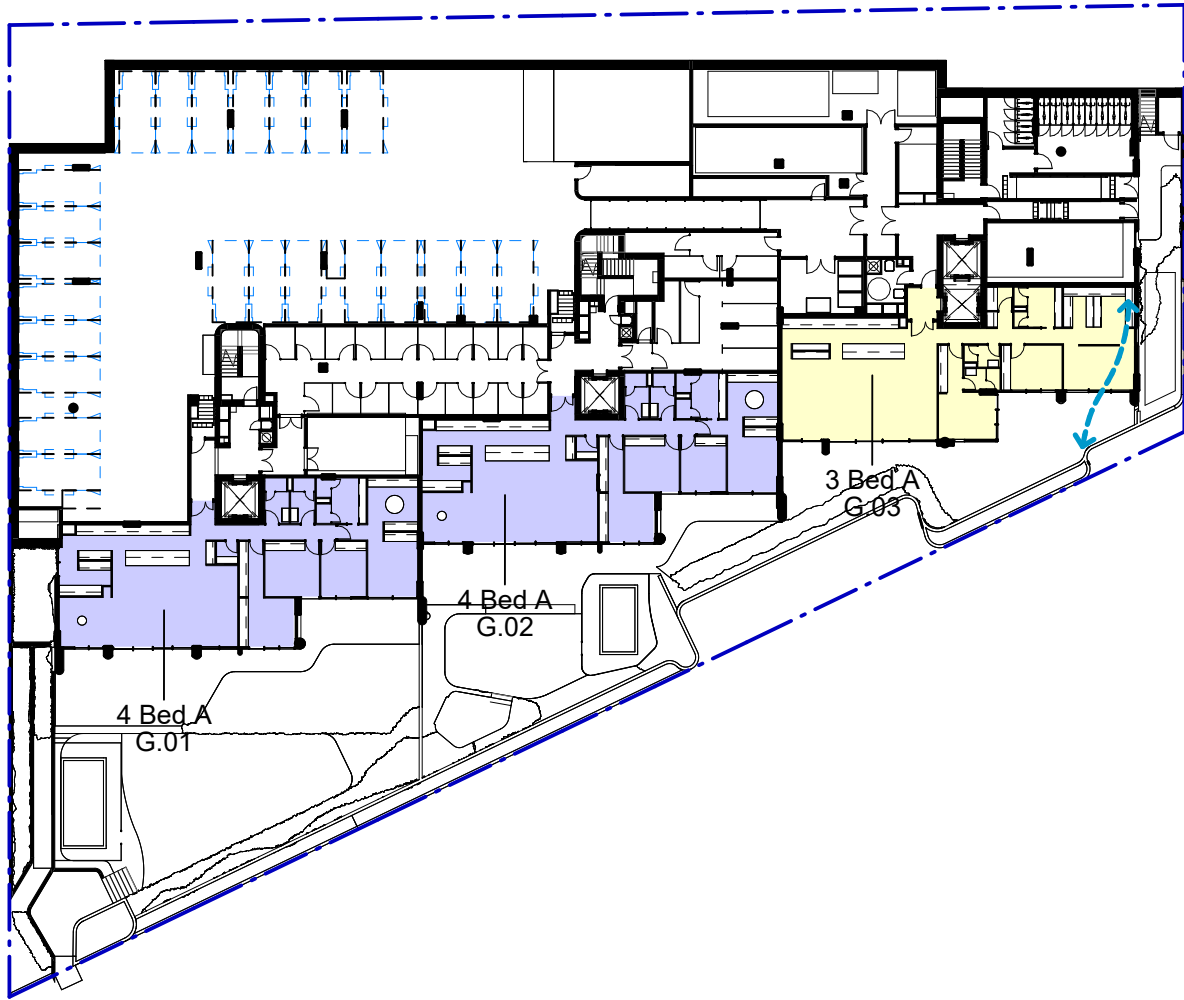


B. GROUND

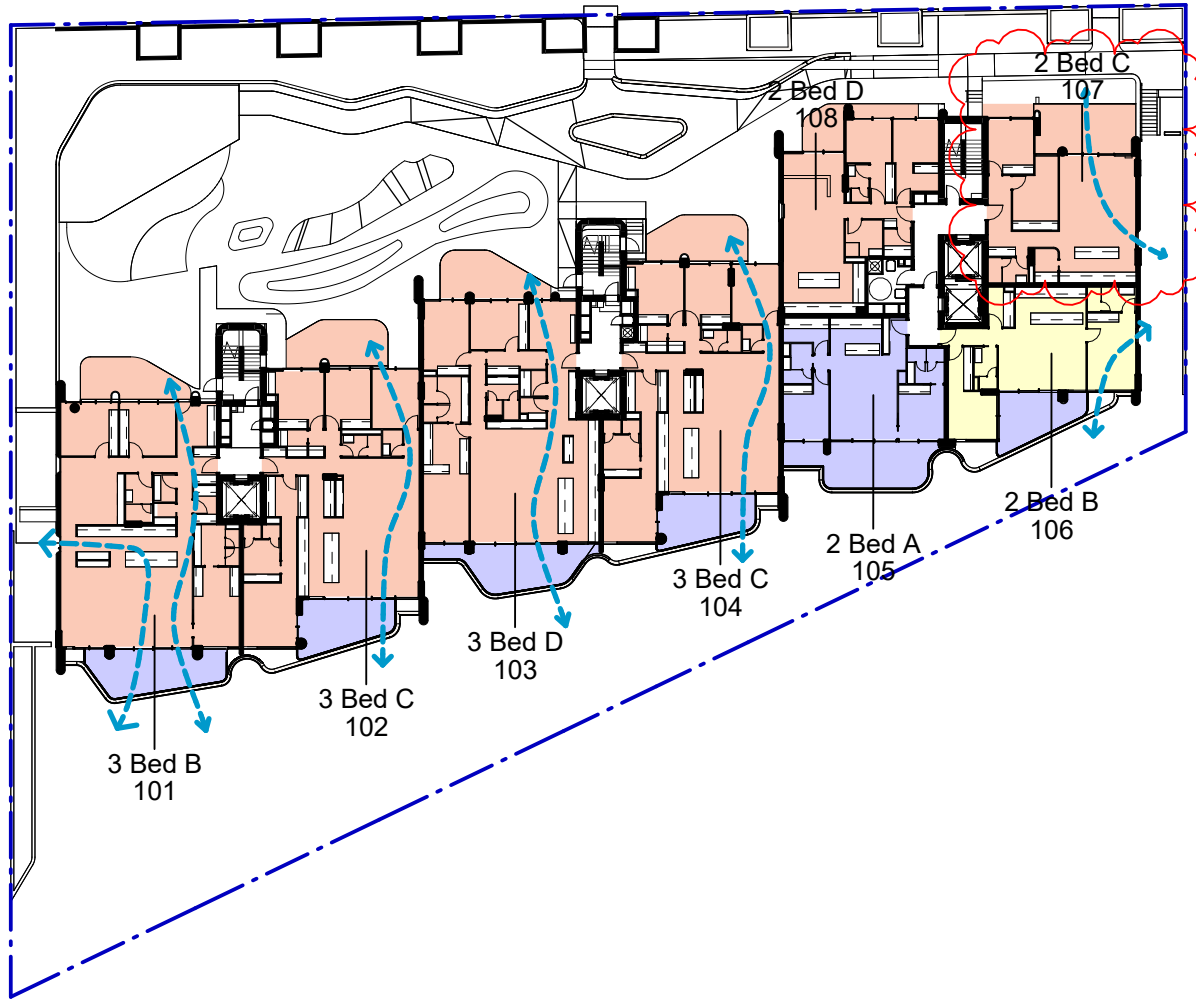


C. LEVEL 1

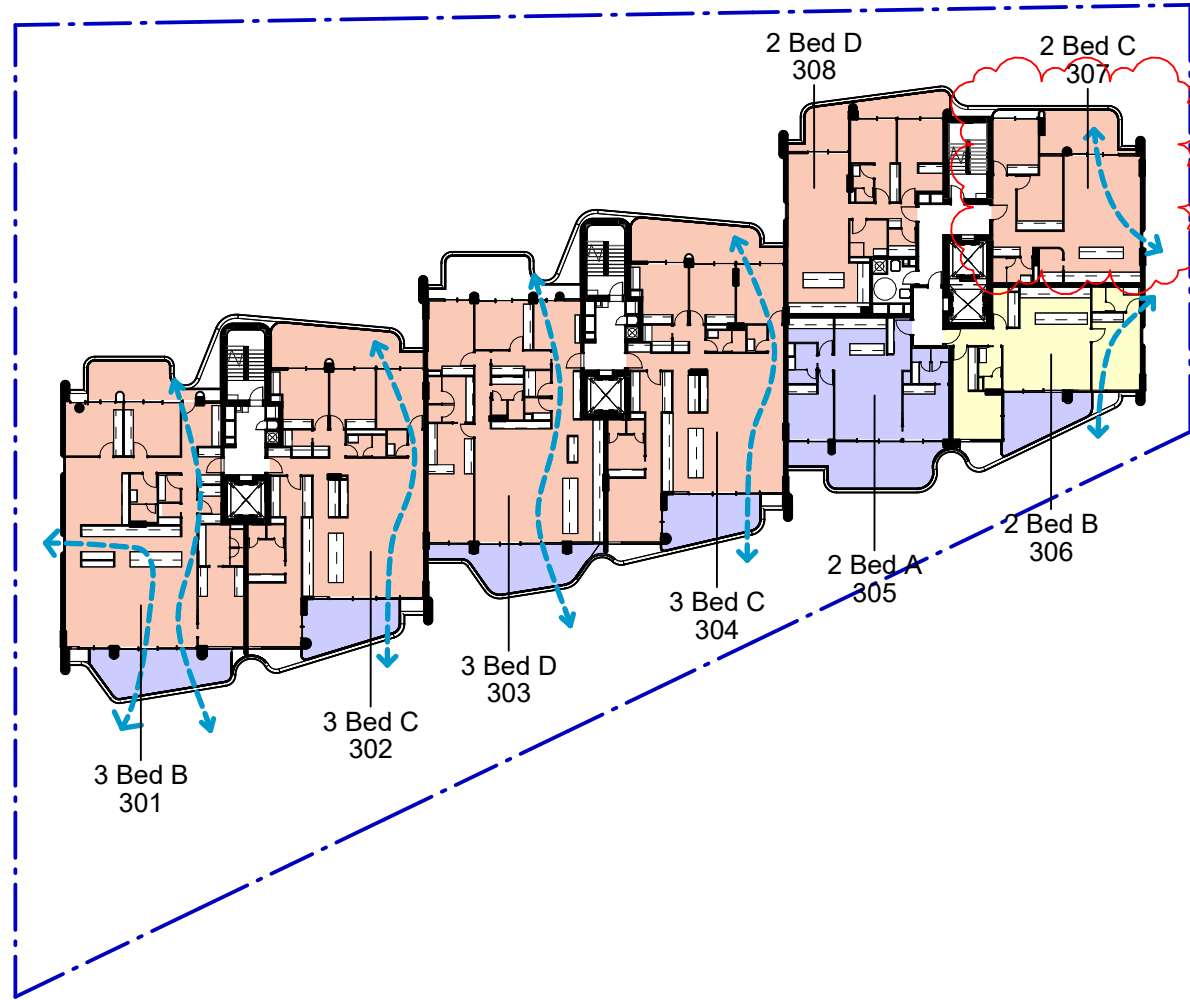
SITE AREA:	3594m ²
DEEP SOIL REQUIREMENTS	
ADG MIN. DEEP SOIL REQUIREMENT (7%):	252m ²
LMR MIN. DEEP SOIL REQUIREMENT (15%):	539m ²
PROPOSED DEEP SOIL	(16%): 584m²



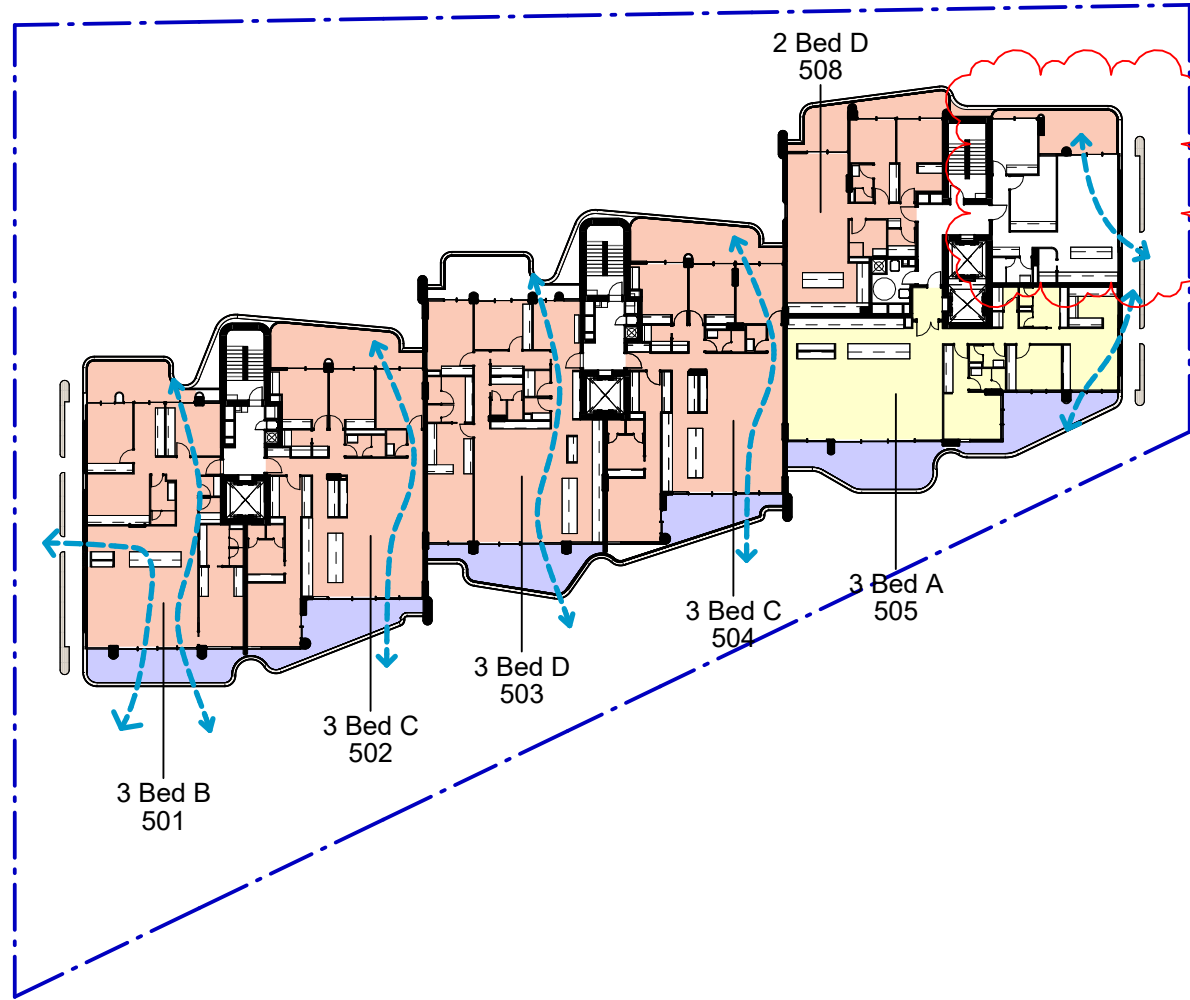
2. GROUND - ADG COMPLIANCE



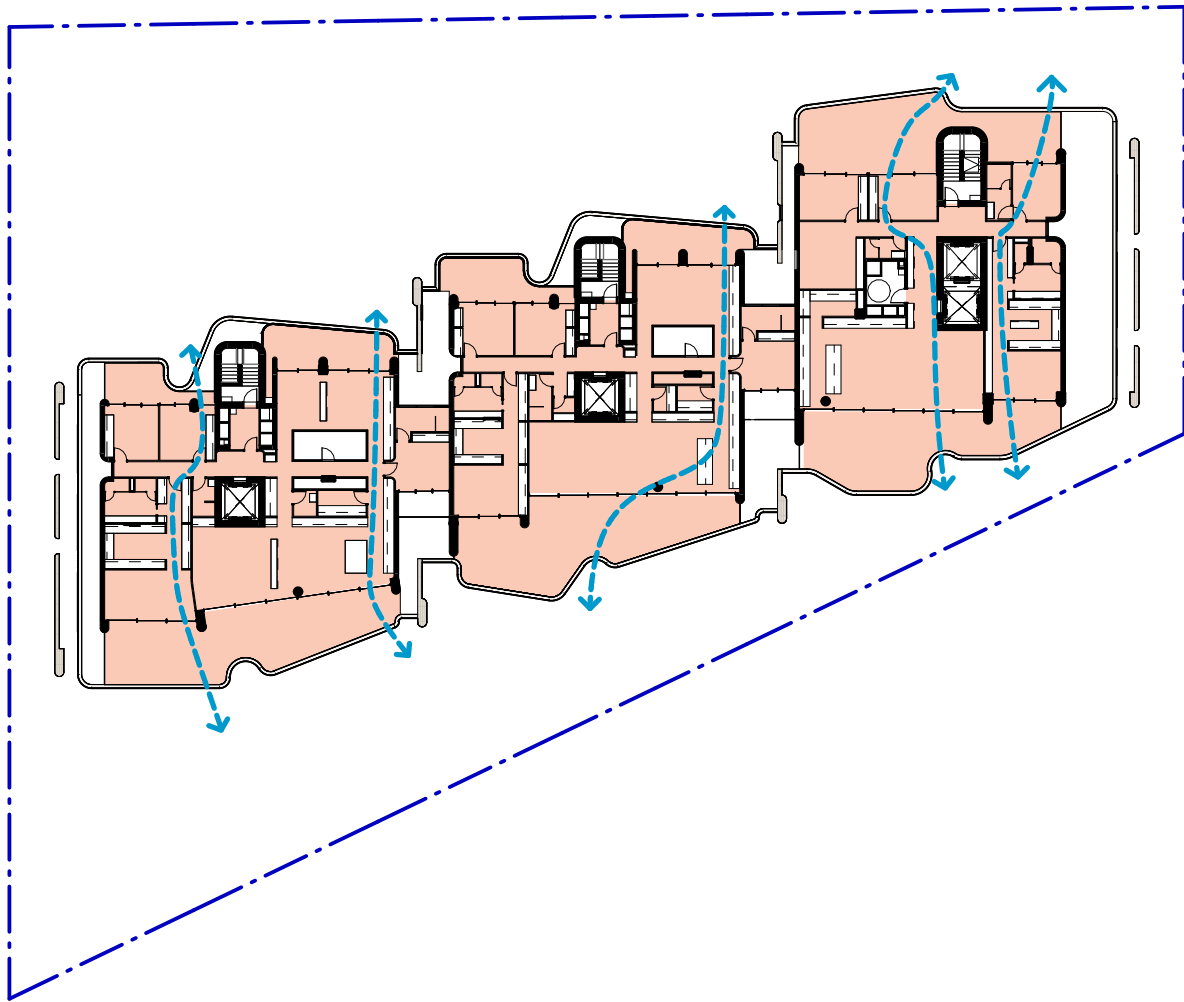
1. LEVEL 1 - ADG COMPLIANCE



3. LEVEL 2-3 - ADG COMPLIANCE



4. LEVEL 4-5 - ADG COMPLIANCE



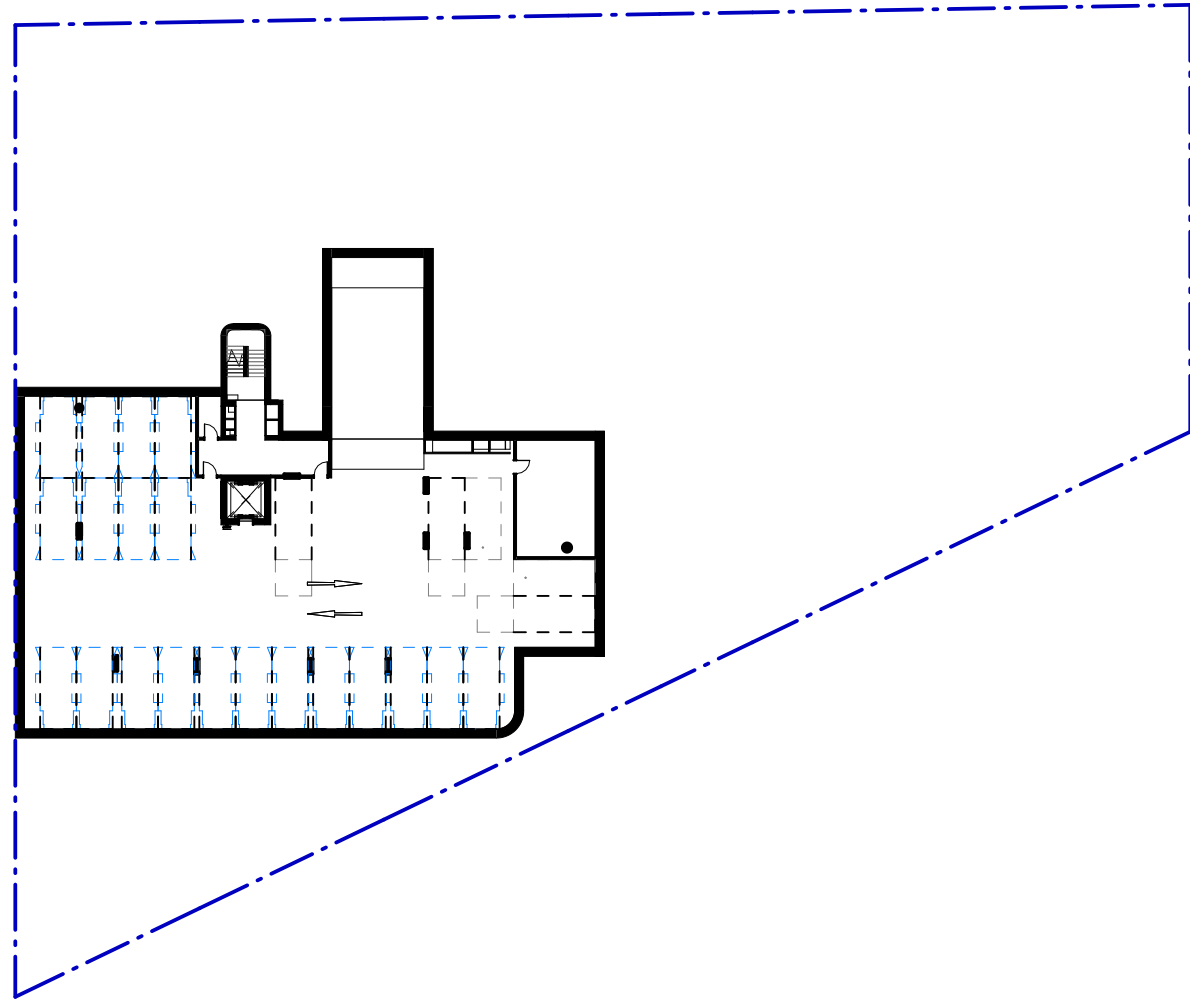
5. LEVEL 6 - ADG COMPLIANCE

ADG COMPLIANCE LEGEND

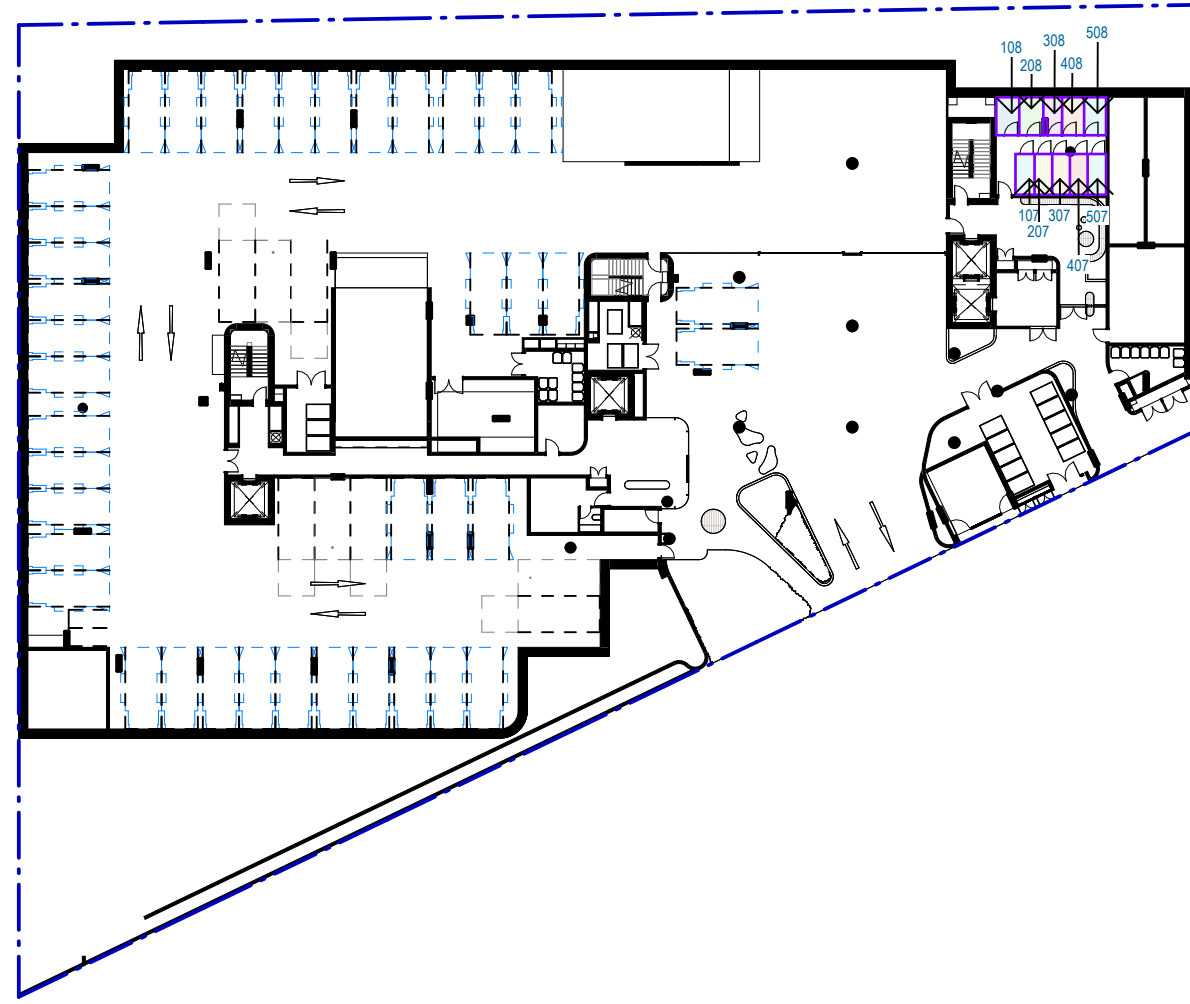
- LIVING / POS RECEIVES >2hrs SUN
- LIVING / POS RECEIVES <2hrs SUN
- LIVING / POS RECEIVES NO SUN
- ACHIEVES CROSS VENTILATION

ADG Compliance Schedule				
Unit Number	+2hr Sun Living Room	+2hr POS	No Direct Sun	Cross Ventilation
G.01			X	
G.02			X	
G.03				X
101	X	X		X
102	X	X		X
103	X	X		X
104	X	X		X
105			X	
106				X
107	X	X		X
108	X	X		
201	X	X		X
202	X	X		X
203	X	X		X
204	X	X		X
205			X	
206				X
207	X	X		X
208	X	X		
301	X	X		X
302	X	X		X
303	X	X		X
304	X	X		X
305			X	
306				X
307	X	X		X
308	X	X		

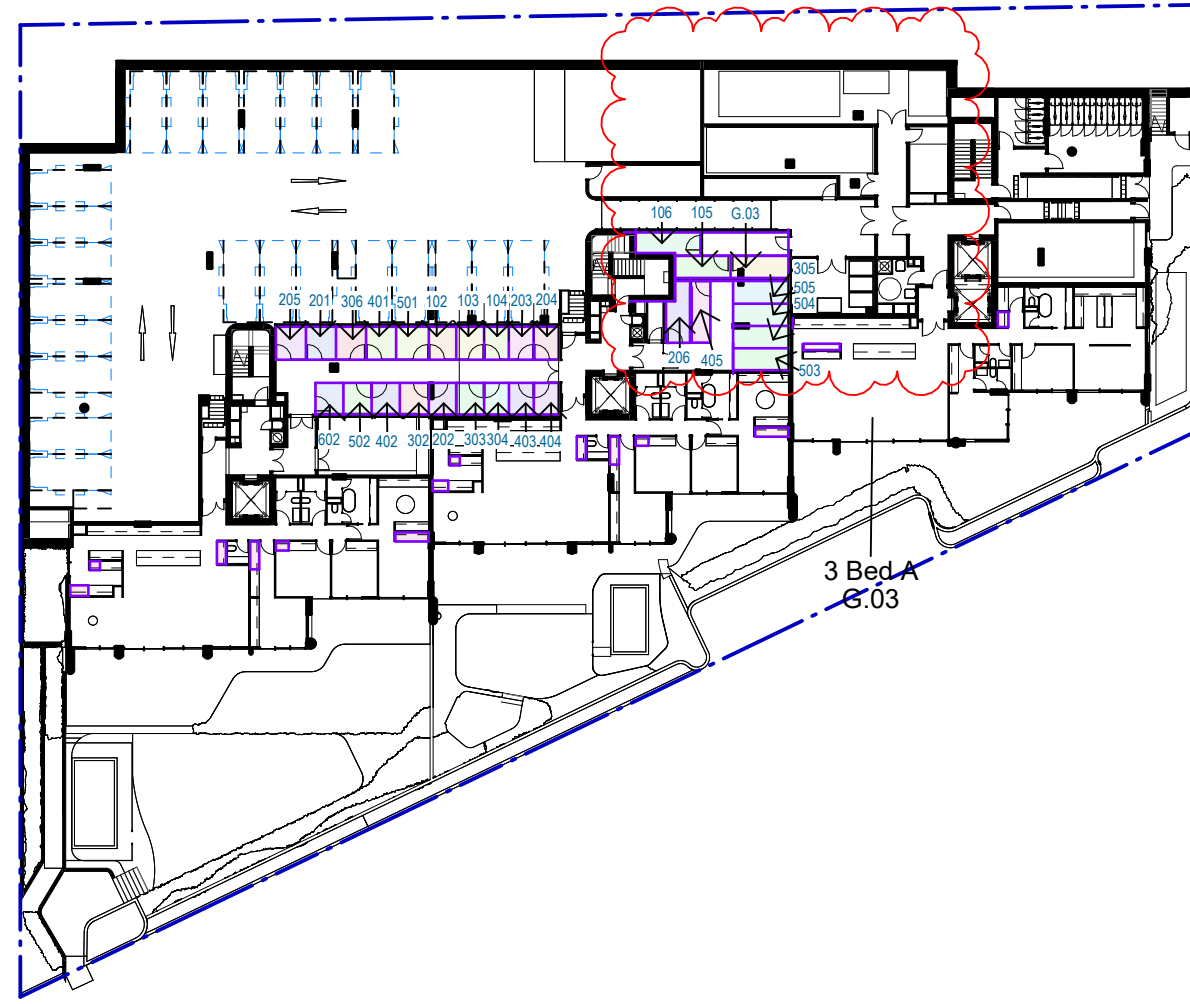
ADG Compliance Schedule				
Unit Number	+2hr Sun Living Room	+2hr POS	No Direct Sun	Cross Ventilation
401	X	X		X
402	X	X		X
403	X	X		X
404	X	X		X
405				X
407	X	X		X
408	X	X		
501	X	X		X
502	X	X		X
503	X	X		X
504	X	X		X
505				X
507	X	X		X
508	X	X		
601	X	X		X
602	X	X		X
603	X	X		X
44 UNITS	33	33	5	33
% ACHIEVED	75%	75%	11%	77%
% ADG	70% MIN	70% MIN	15% MAX	60% MIN



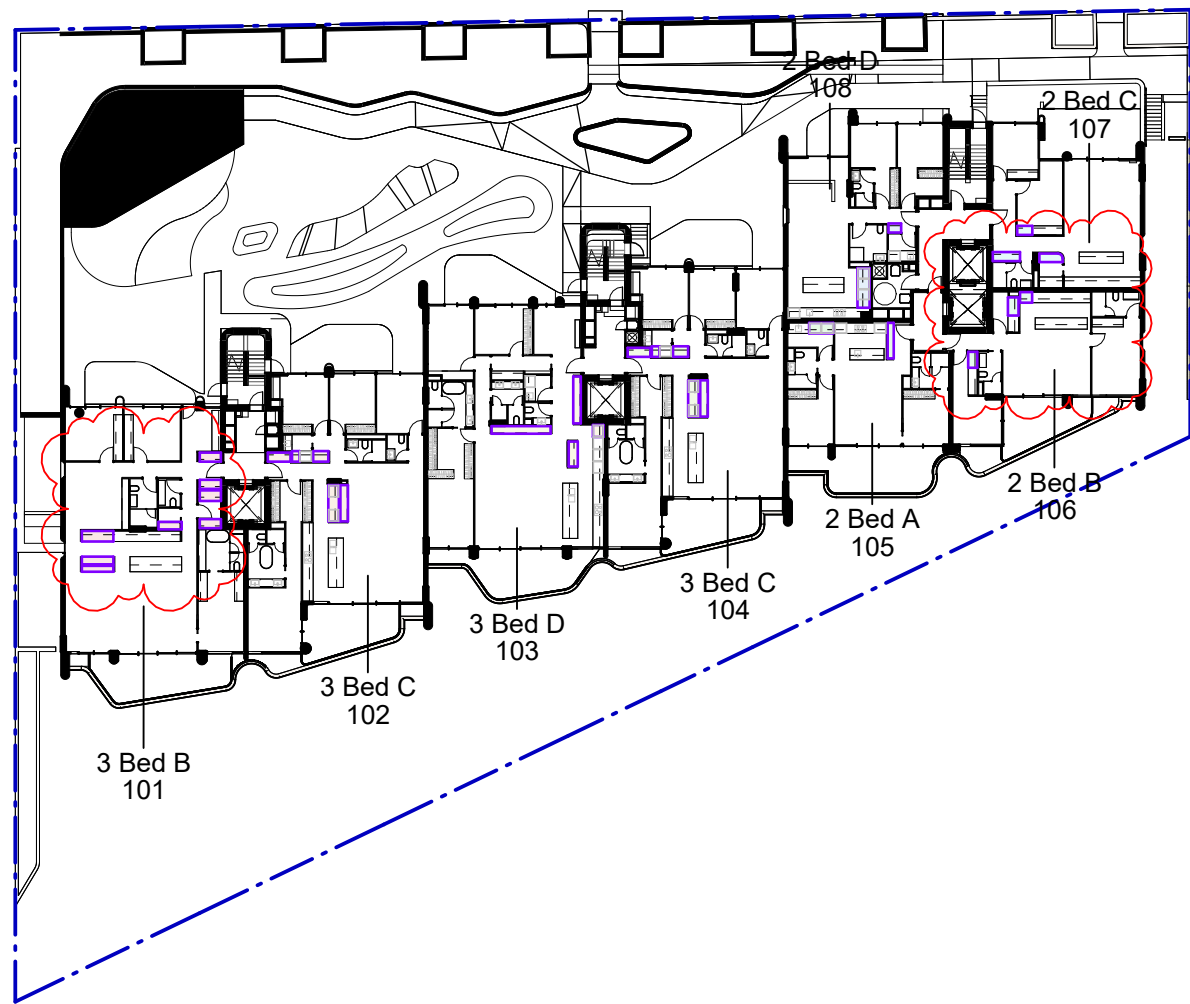
-1. BASEMENT



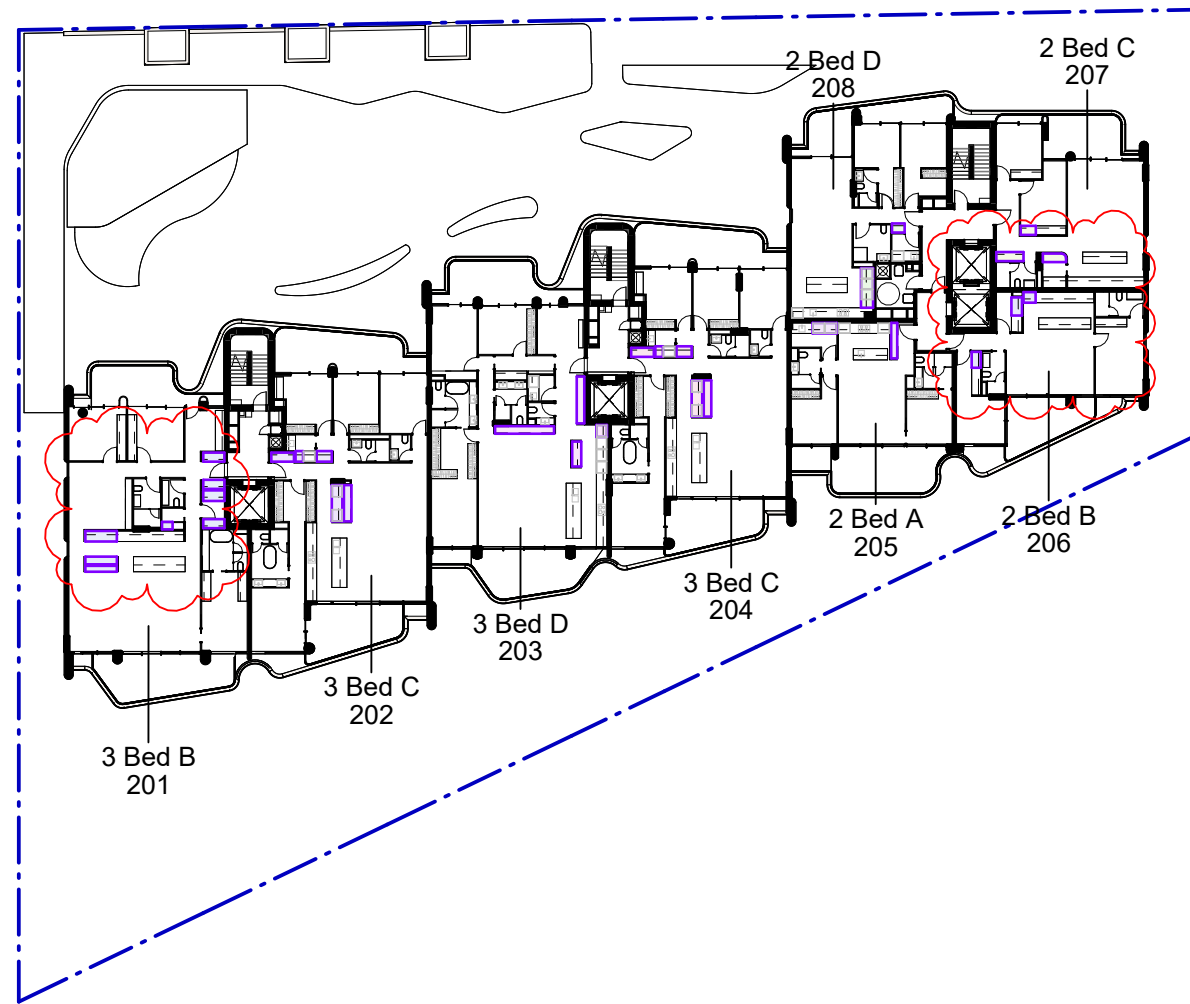
00. LOWER GROUND



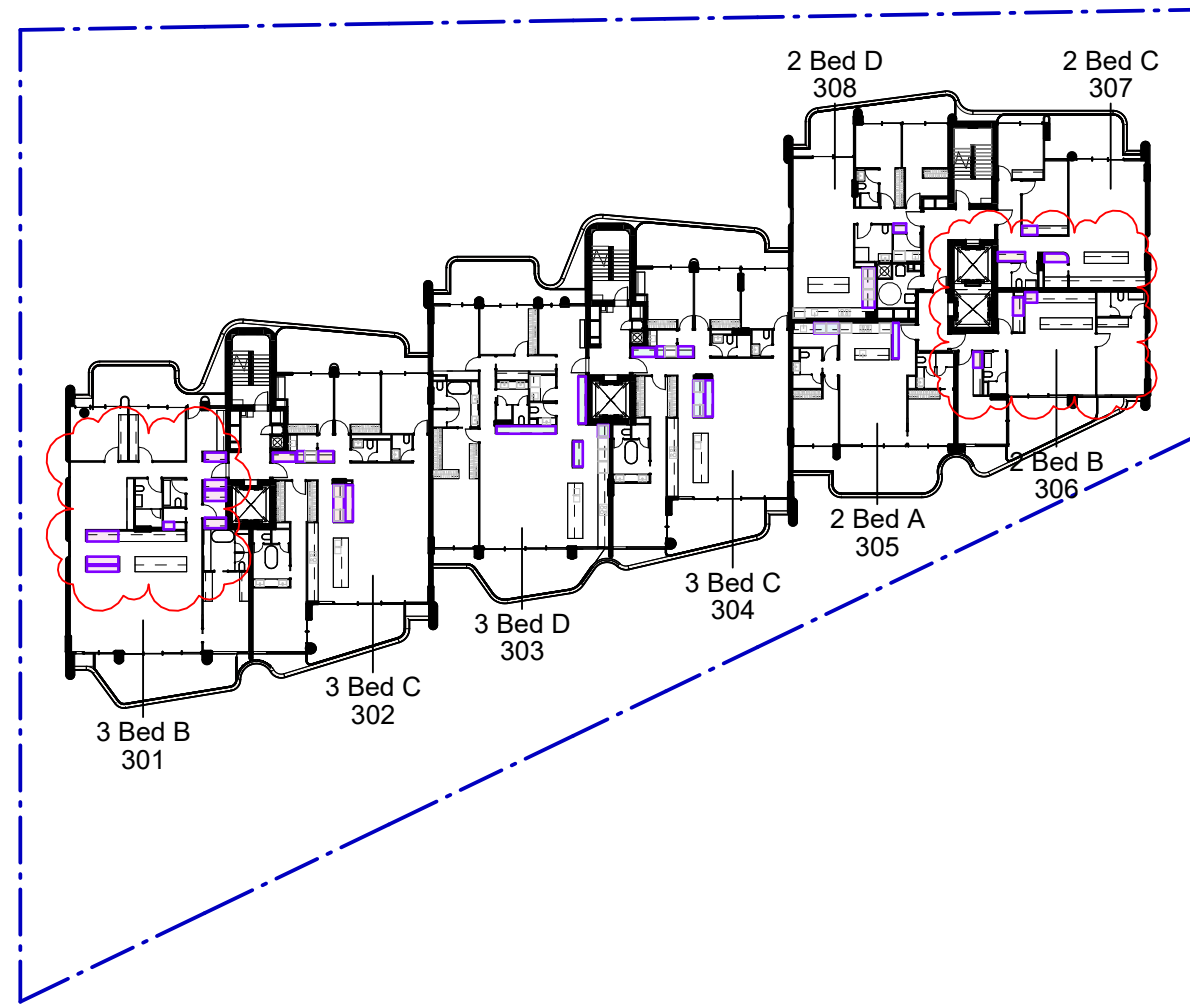
0. GROUND



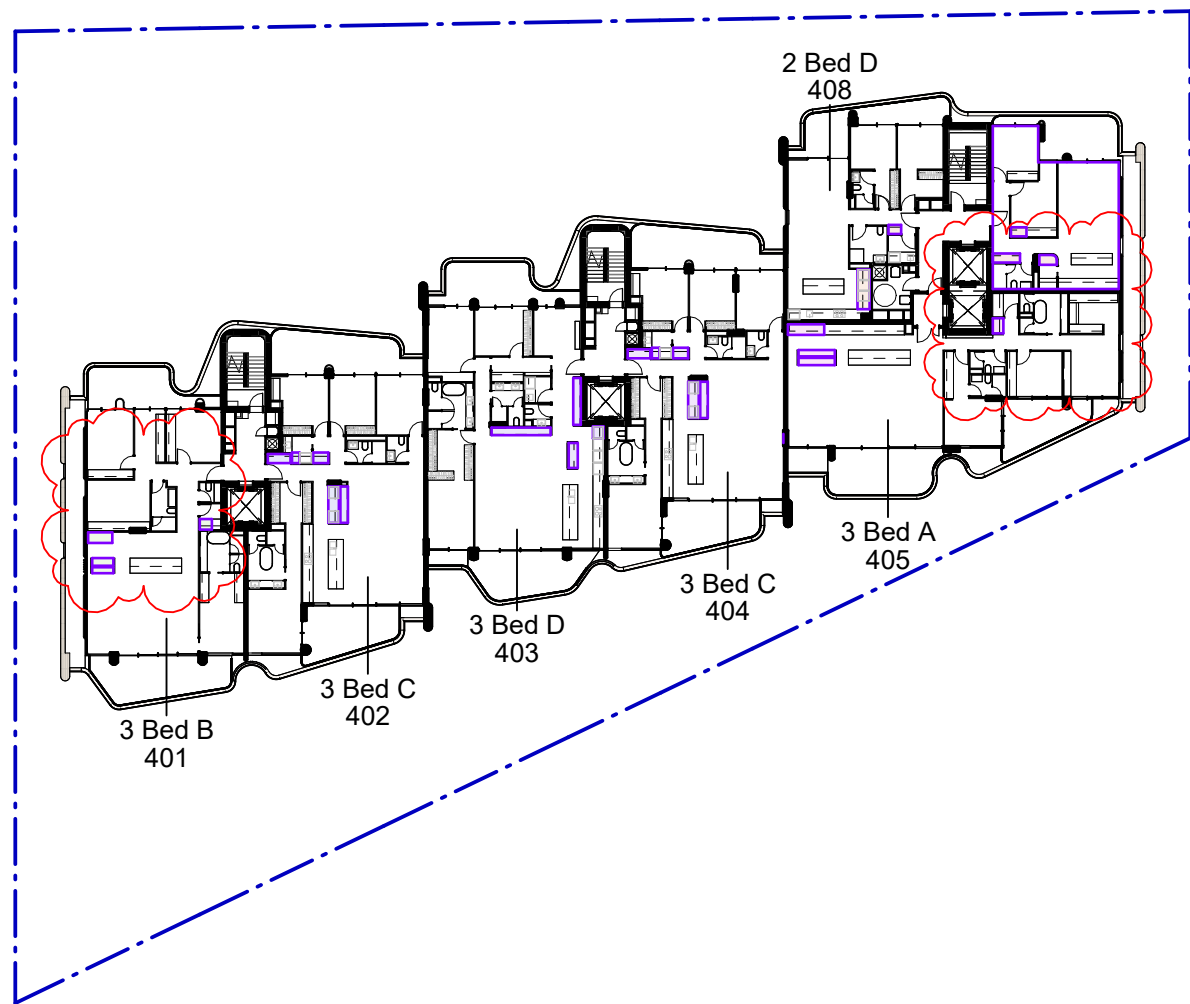
1. LEVEL 1



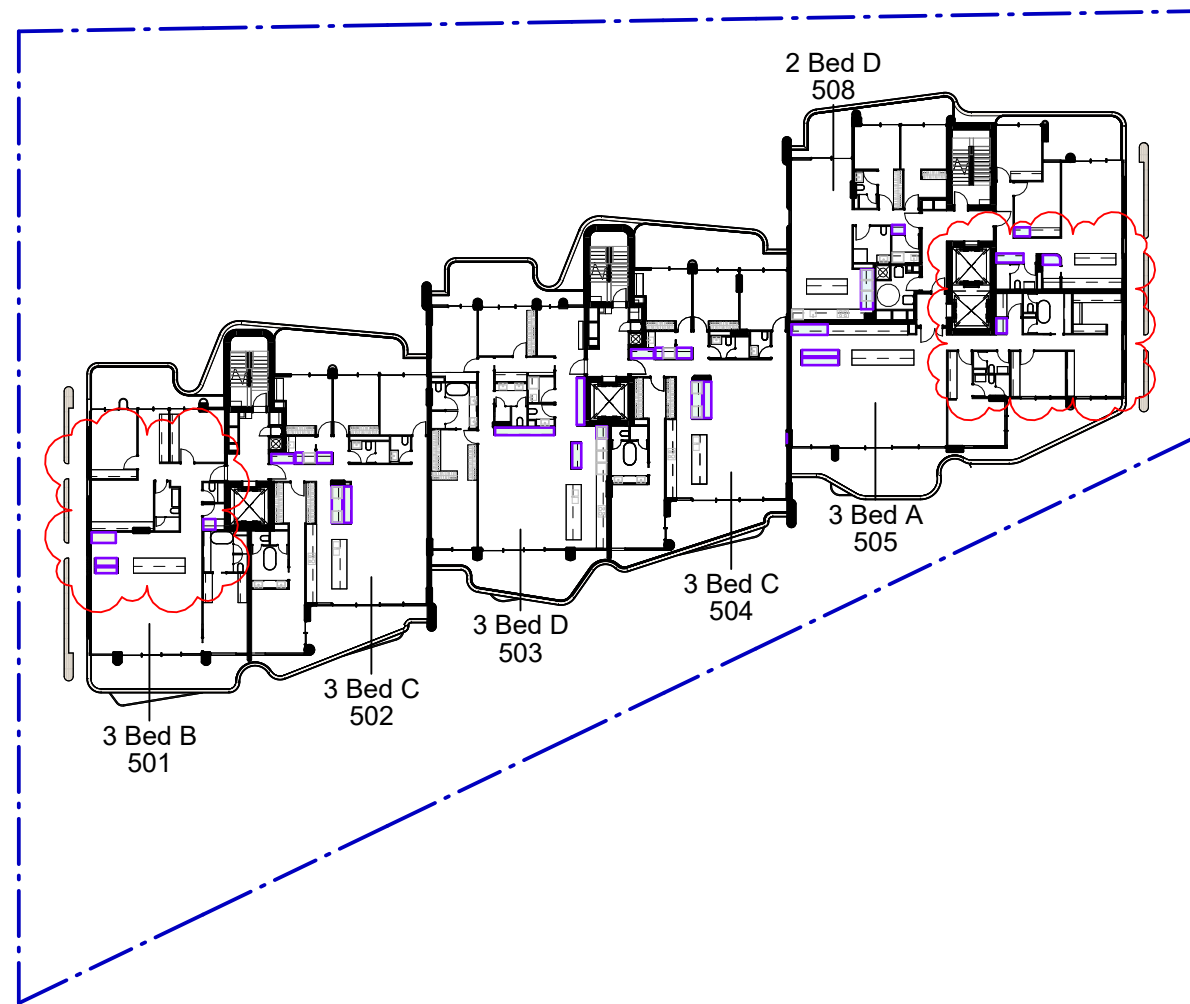
2. LEVEL 2



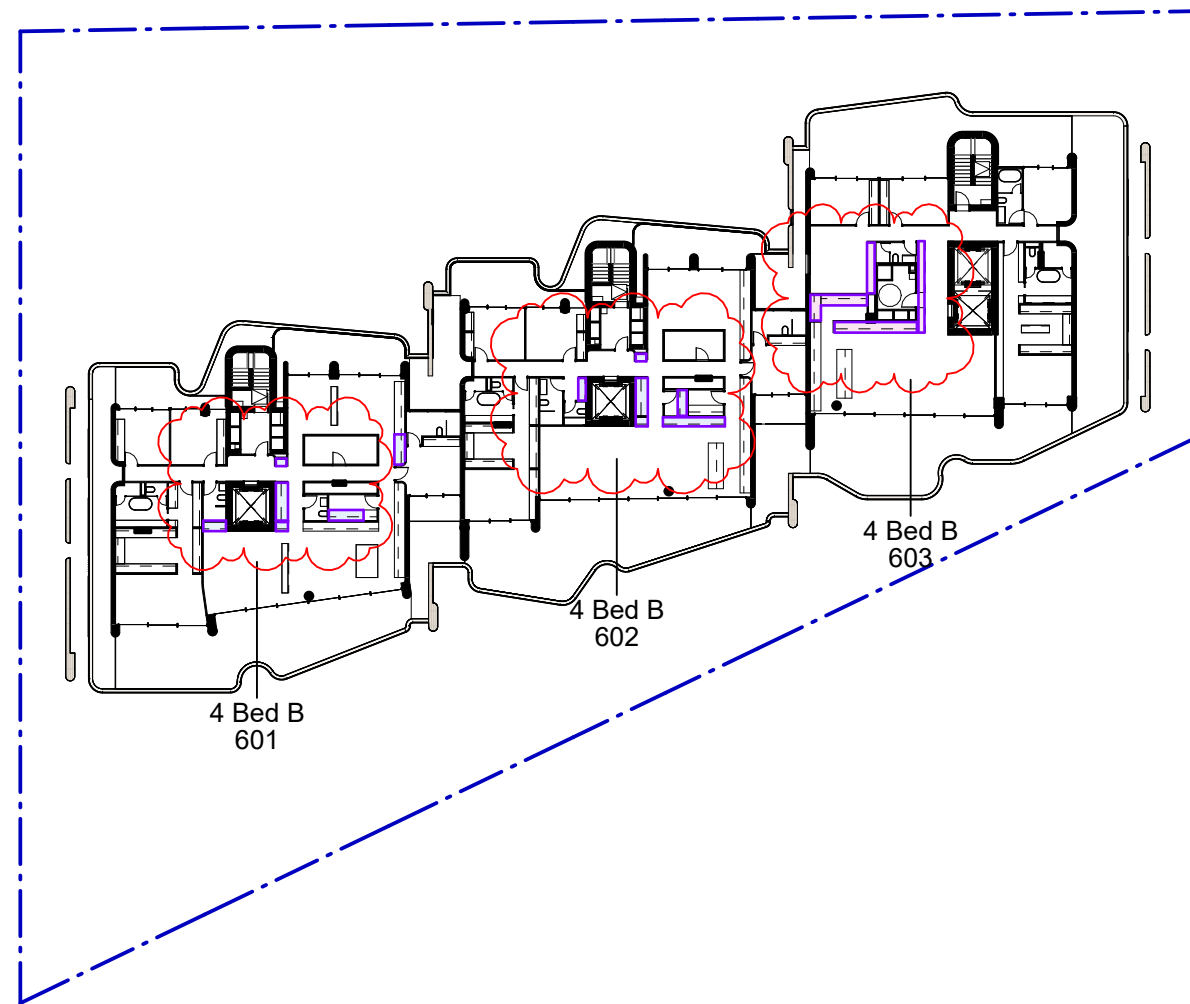
3. LEVEL 3



4. LEVEL 4



5. LEVEL 5



6. LEVEL 6

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 1	101	1.71 m³
LEVEL 1	101	2.23 m³
LEVEL 1	101	3.06 m³
LEVEL 1	101	1.61 m³
LEVEL 1	101	1.76 m³
LEVEL 1	101	2.06 m³
LEVEL 1	101	1.76 m³
LEVEL 1	101	1.76 m³
101: 8		15.96 m³

LEVEL 1	102	3.53 m³
LEVEL 1	102	1.89 m³
LEVEL 1	102	1.47 m³
LEVEL 1	102	2.52 m³
LEVEL 1	102	0.74 m³
GROUND	102	8.31 m³
102: 6		18.45 m³

LEVEL 1	103	4.11 m³
LEVEL 1	103	2.08 m³
LEVEL 1	103	3.26 m³
LEVEL 1	103	1.18 m³
GROUND	103	8.43 m³
103: 5		19.05 m³

LEVEL 1	104	3.53 m³
LEVEL 1	104	1.89 m³
LEVEL 1	104	1.47 m³
LEVEL 1	104	2.52 m³
LEVEL 1	104	0.74 m³
GROUND	104	7.47 m³
104: 6		17.61 m³

LEVEL 1	105	2.35 m³
LEVEL 1	105	1.97 m³
GROUND	105	11.26 m³
105: 3		15.58 m³

LEVEL 1	106	1.33 m³
LEVEL 1	106	1.76 m³
LEVEL 1	106	1.18 m³
GROUND	106	12.89 m³
106: 4		17.16 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 1	107	2.27 m³
LEVEL 1	107	1.78 m³
LOWER GROUND	107	7.12 m³
LEVEL 1	107	1.26 m³
107: 4		12.42 m³

LEVEL 1	108	4.41 m³
LEVEL 1	108	1.06 m³
LOWER GROUND	108	8.02 m³
108: 3		13.49 m³

LEVEL 2	201	1.71 m³
GROUND	201	9.10 m³
LEVEL 2	201	2.23 m³
LEVEL 2	201	3.06 m³
LEVEL 2	201	0.74 m³
LEVEL 2	201	1.76 m³
LEVEL 2	201	2.06 m³
LEVEL 2	201	1.76 m³
LEVEL 2	201	1.76 m³
201: 9		24.18 m³

LEVEL 2	202	3.53 m³
LEVEL 2	202	1.89 m³
LEVEL 2	202	1.47 m³
LEVEL 2	202	2.52 m³
LEVEL 2	202	0.74 m³
GROUND	202	7.97 m³
202: 6		18.11 m³

LEVEL 2	203	4.11 m³
LEVEL 2	203	2.08 m³
LEVEL 2	203	3.26 m³
LEVEL 2	203	1.18 m³
GROUND	203	7.52 m³
203: 5		18.14 m³

LEVEL 2	204	3.53 m³
LEVEL 2	204	1.89 m³
LEVEL 2	204	1.47 m³
LEVEL 2	204	2.52 m³
LEVEL 2	204	0.74 m³
GROUND	204	7.56 m³
204: 6		17.70 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 2	205	2.35 m³
LEVEL 2	205	1.97 m³
GROUND	205	9.10 m³
205: 3		13.42 m³

LEVEL 2	206	1.33 m³
LEVEL 2	206	1.76 m³
LEVEL 2	206	1.18 m³
GROUND	206	12.04 m³
206: 4		16.31 m³

LEVEL 2	207	2.27 m³
LEVEL 2	207	1.78 m³
LOWER GROUND	207	6.61 m³
LEVEL 2	207	1.26 m³
207: 4		11.92 m³

LEVEL 2	208	4.41 m³
LEVEL 2	208	1.06 m³
LOWER GROUND	208	8.37 m³
208: 3		13.84 m³

LEVEL 3	301	1.71 m³
LEVEL 3	301	2.23 m³
LEVEL 3	301	3.06 m³
LEVEL 3	301	0.74 m³
LEVEL 3	301	2.06 m³
LEVEL 3	301	1.76 m³
LEVEL 3	301	1.76 m³
LEVEL 3	301	2.06 m³
301: 8		15.38 m³

LEVEL 3	302	3.53 m³
LEVEL 3	302	1.89 m³
LEVEL 3	302	1.47 m³
LEVEL 3	302	2.52 m³
LEVEL 3	302	0.74 m³
GROUND	302	8.42 m³
302: 6		18.56 m³

LEVEL 3	303	4.11 m³
LEVEL 3	303	2.08 m³
LEVEL 3	303	3.26 m³
LEVEL 3	303	1.18 m³
GROUND	303	8.09 m³
303: 5		18.71 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 3	304	3.53 m³
LEVEL 3	304	1.89 m³
LEVEL 3	304	1.47 m³
LEVEL 3	304	2.52 m³
LEVEL 3	304	0.74 m³
GROUND	304	7.21 m³
304: 6		17.36 m³

LEVEL 3	305	2.35 m³
LEVEL 3	305	1.97 m³
GROUND	305	11.56 m³
305: 3		15.89 m³

LEVEL 3	306	1.33 m³
LEVEL 3	306	1.76 m³
LEVEL 3	306	1.18 m³
GROUND	306	9.10 m³
306: 4		13.37 m³

LEVEL 3	307	2.27 m³
LEVEL 3	307	1.78 m³
LOWER GROUND	307	6.61 m³
LEVEL 3	307	1.26 m³
307: 4		11.92 m³

LEVEL 3	308	4.41 m³
LEVEL 3	308	1.06 m³
LOWER GROUND	308	6.07 m³
308: 3		11.53 m³

LEVEL 4	401	1.15 m³
GROUND	401	9.10 m³
LEVEL 4	401	1.49 m³
LEVEL 4	401	2.35 m³
LEVEL 4	401	1.18 m³
401: 5		15.27 m³

LEVEL 4	402	3.53 m³
LEVEL 4	402	1.89 m³
LEVEL 4	402	1.47 m³
LEVEL 4	402	2.52 m³
LEVEL 4	402	0.74 m³
GROUND	402	8.19 m³
402: 6		18.34 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 4	403	4.11 m³
LEVEL 4	403	2.08 m³
LEVEL 4	403	3.26 m³
LEVEL 4	403	1.18 m³
GROUND	403	7.21 m³
403: 5		17.83 m³

LEVEL 4	404	3.53 m³
LEVEL 4	404	1.89 m³
LEVEL 4	404	1.47 m³
LEVEL 4	404	2.52 m³
LEVEL 4	404	0.74 m³
GROUND	404	7.21 m³
404: 6		17.36 m³

LEVEL 4	405	2.42 m³
LEVEL 4	405	2.12 m³
LEVEL 4	405	1.47 m³
LEVEL 4	405	3.53 m³
GROUND	405	10.71 m³
405: 5		20.24 m³

LEVEL 4	407	2.27 m³
LEVEL 4	407	1.52 m³
LOWER GROUND	407	6.61 m³
LEVEL 4	407	1.29 m³
407: 4		11.70 m³

LEVEL 4	408	4.41 m³
LEVEL 4	408	1.06 m³
LOWER GROUND	408	7.66 m³
408: 3		13.13 m³

LEVEL 5	501	1.15 m³
GROUND	501	9.89 m³
LEVEL 5	501	1.49 m³
LEVEL 5	501	2.35 m³
LEVEL 5	501	1.18 m³
501: 5		16.07 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 5	502	3.53 m³
LEVEL 5	502	1.89 m³
LEVEL 5	502	1.47 m³
LEVEL 5	502	2.52 m³
LEVEL 5	502	0.74 m³
GROUND	502	8.19 m³
502: 6		18.34 m³

LEVEL 5	503	4.11 m³
LEVEL 5	503	2.08 m³
LEVEL 5	503	3.26 m³
LEVEL 5	503	1.18 m³
GROUND	503	11.15 m³
503: 5		21.77 m³

LEVEL 5	504	3.53 m³
LEVEL 5	504	1.89 m³
LEVEL 5	504	1.47 m³
LEVEL 5	504	2.52 m³
LEVEL 5	504	0.74 m³
GROUND	504	11.34 m³
504: 6		21.48 m³

LEVEL 5	505	2.42 m³
LEVEL 5	505	2.12 m³
LEVEL 5	505	1.47 m³
LEVEL 5	505	3.53 m³
GROUND	505	11.30 m³
505: 5		20.83 m³

LEVEL 5	507	2.27 m³
LEVEL 5	507	1.52 m³
LOWER GROUND	507	6.90 m³
LEVEL 5	507	1.29 m³
507: 4		11.98 m³

LEVEL 5	508	4.41 m³
LEVEL 5	508	1.06 m³
LOWER GROUND	508	7.66 m³
508: 3		13.13 m³

Area Schedule (Storage)		
Level	Unit Number	Storage volume (m3)

LEVEL 6	601	1.01 m³
LEVEL 6	601	3.38 m³
LEVEL 6	601	2.21 m³
LEVEL 6	601	4.20 m³
LEVEL 6	601	0.74 m³
LEVEL 6	601	2.91 m³
601: 6		14.44 m³

LEVEL 6	602	5.38 m³
LEVEL 6	602	2.14 m³
LEVEL 6	602	1.58 m³
GROUND	602	8.11 m³
LEVEL 6	602	5.16 m³
LEVEL 6	602	0.74 m³
602: 6		23.10 m³

LEVEL 6	603	3.53 m³
LEVEL 6	603	6.98 m³
LEVEL 6	603	5.08 m³
LEVEL 6	603	8.01 m³
603: 4		23.60 m³

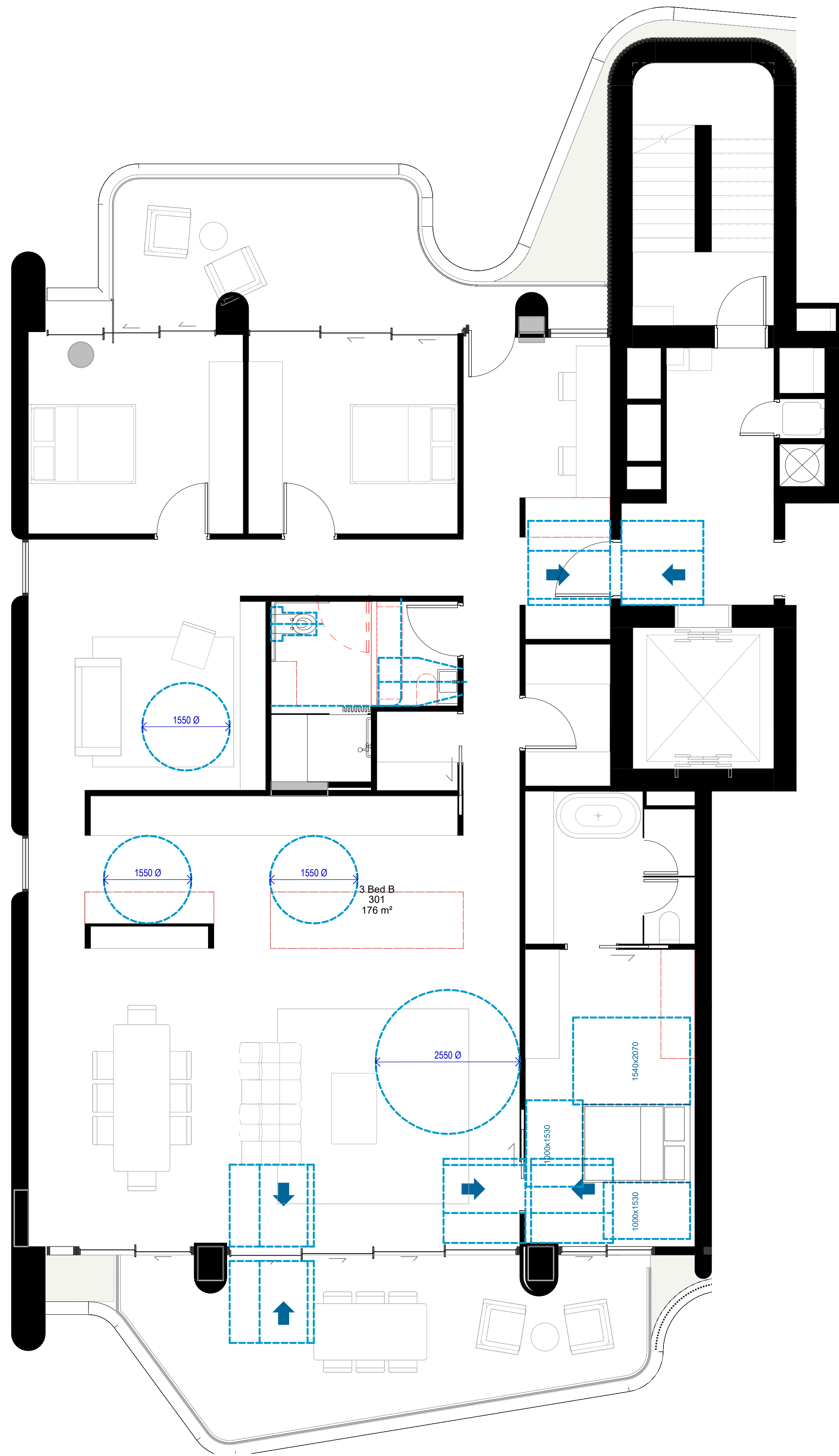
GROUND	G.01	1.76 m³
GROUND	G.01	0.84 m³
GROUND	G.01	1.89 m³
GROUND	G.01	2.32 m³
GROUND	G.01	1.07 m³
GROUND	G.01	2.77 m³
G.01: 6		10.66 m³

GROUND	G.02	1.51 m³
GROUND	G.02	0.84 m³
GROUND	G.02	1.89 m³
GROUND	G.02	2.32 m³
GROUND	G.02	1.07 m³
GROUND	G.02	2.77 m³
G.02: 6		10.41 m³

GROUND	G.03	2.12 m³
GROUND	G.03	1.47 m³
GROUND	G.03	11.72 m³
G.03: 3		15.30 m³



1 UNIT 3B PRE ADAPTATION (LHA SILVER COMPLIANT)
SCALE 1:50



2 UNIT 3B POST ADAPTATION
SCALE 1:50

LHA Legend

Total Number of Units: 44

LHA Silver Level Compliant Units: 9 (20%)

Type 3B: 101 - 201 - 301 - 401

Type 2D: 108 - 208 - 308 - 408 - 508

 Required Clearance around shower & Toilet

 Door opening clearance (min. 820mm)

 Corridor width (min. 1000mm)

Adaptable Legend

Total Number of Units: 44

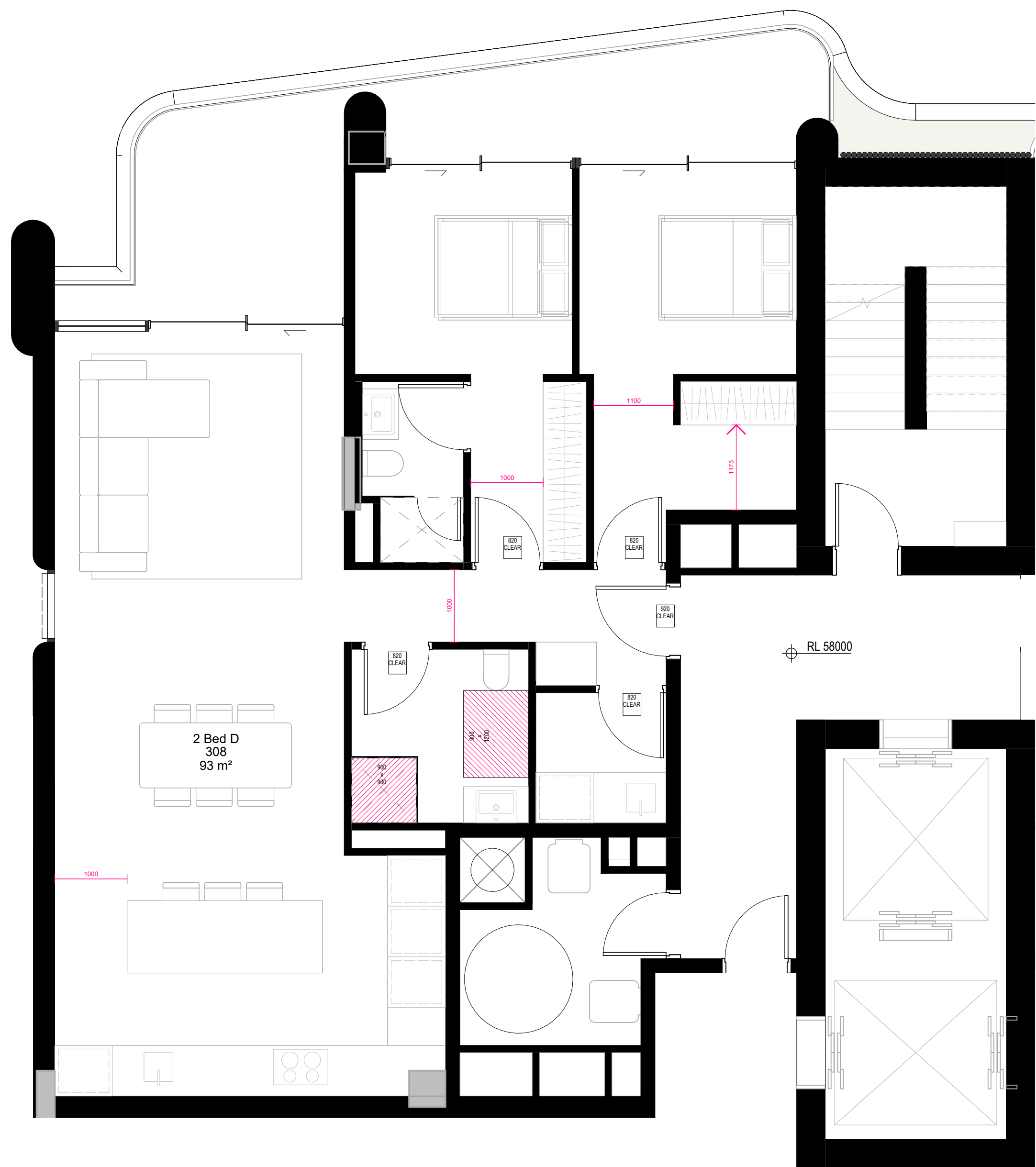
Adaptable Units: 9 (20%)

Type 3B: 101 - 201 - 301 - 401 (BTS)

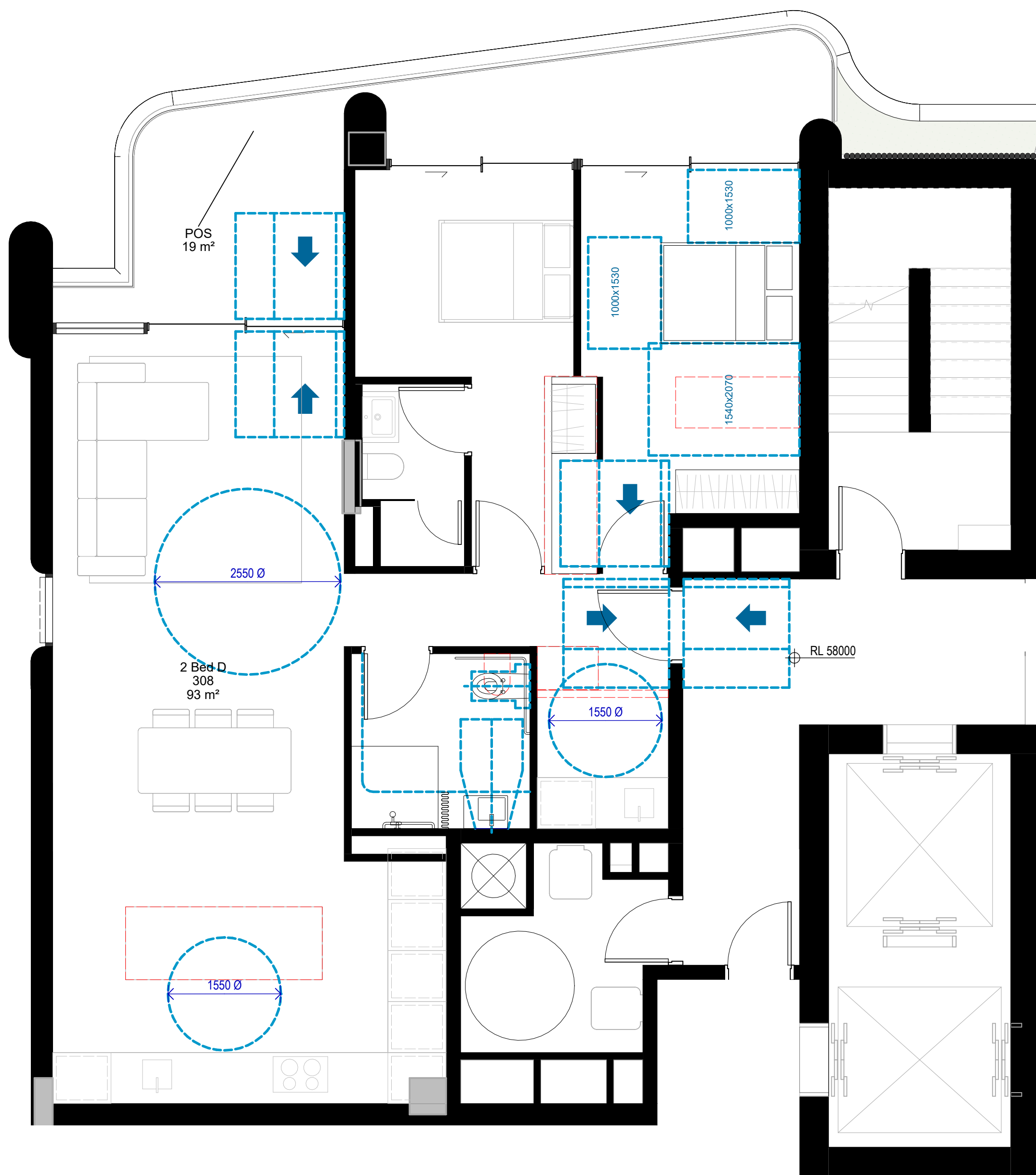
Type 2D: 108 - 208 - 308 - 408 - 508 (KWH)

 Demolition required for post-adaptation

 Clearances required



1 UNIT 2D PRE ADAPTATION (LHA SILVER COMPLIANT)
SCALE 1 : 50



2 UNIT 2D POST ADAPTATION
SCALE 1 : 50

LHA Legend

Total Number of Units: 44

LHA Silver Level Compliant Units: 9 (20%)

Type 3B: 101 - 201 - 301 - 401

Type 2D: 108 - 208 - 308 - 408 - 508

Required Clearance around shower & Toilet

Door opening clearance (min. 820mm)

Corridor width (min. 1000mm)

Adaptable Legend

Total Number of Units: 44

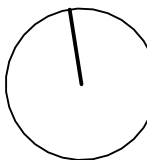
Adaptable Units: 9 (20%)

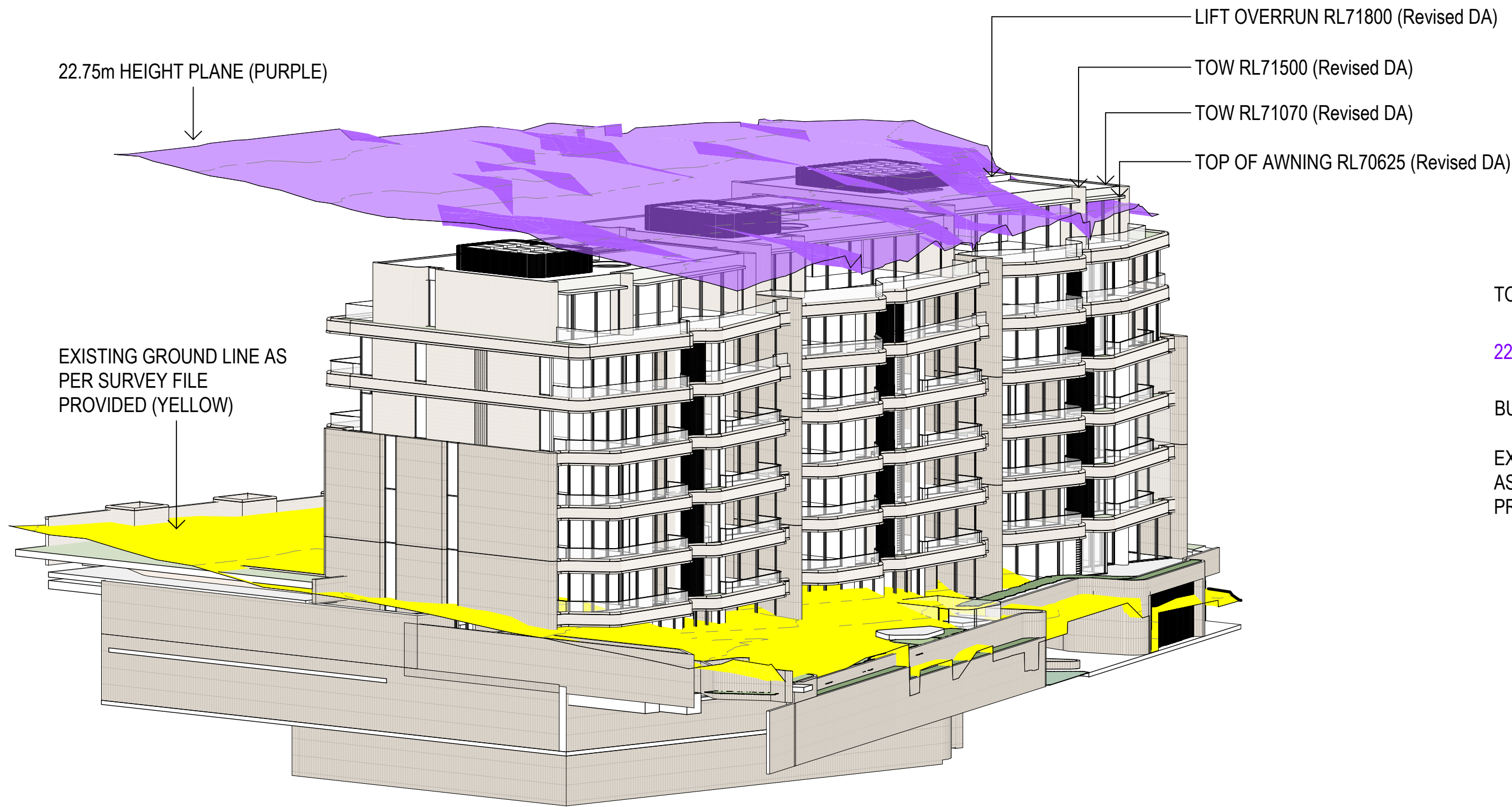
Type 3B: 101 - 201 - 301 - 401 (BTS)

Type 2D: 108 - 208 - 308 - 408 - 508 (KWH)

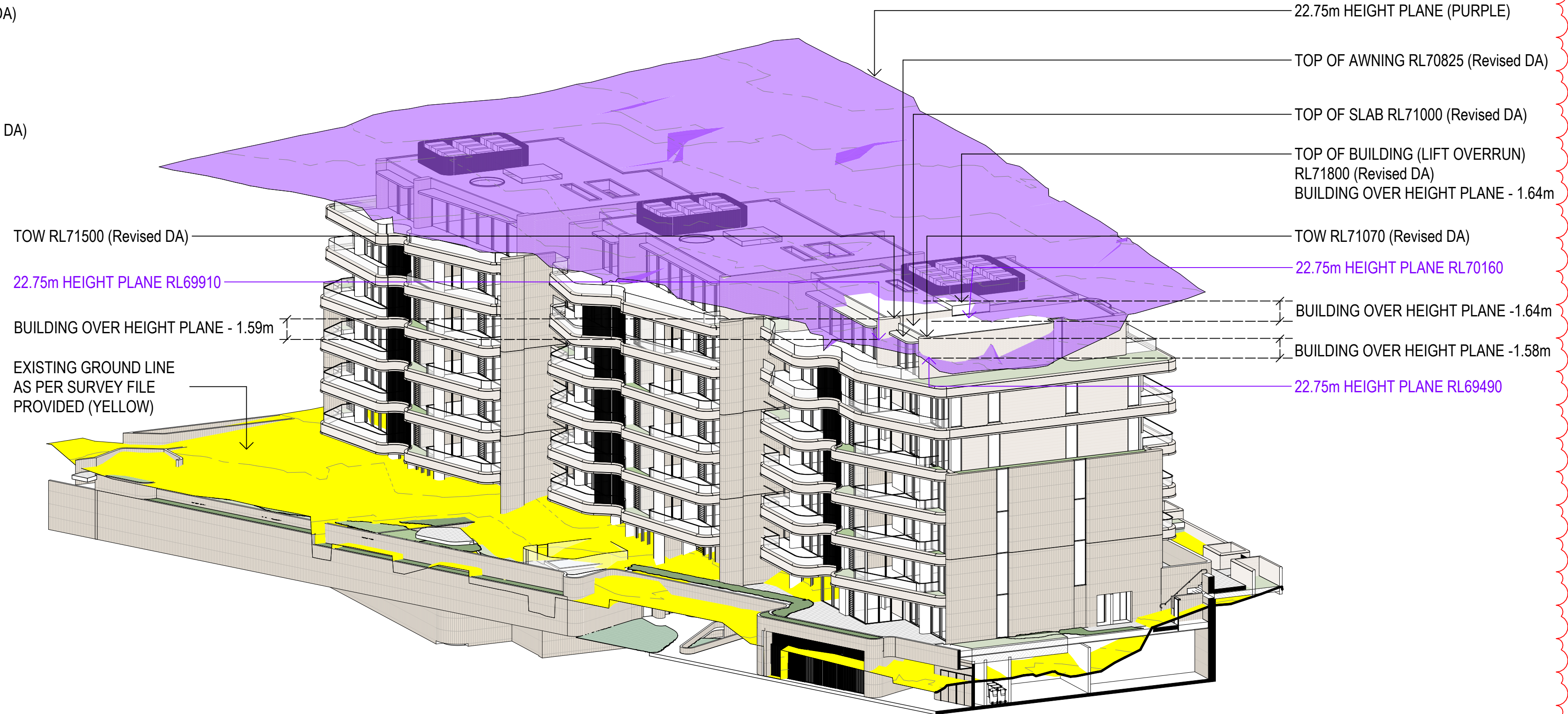
Demolition required for post-adaptation

Clearances required

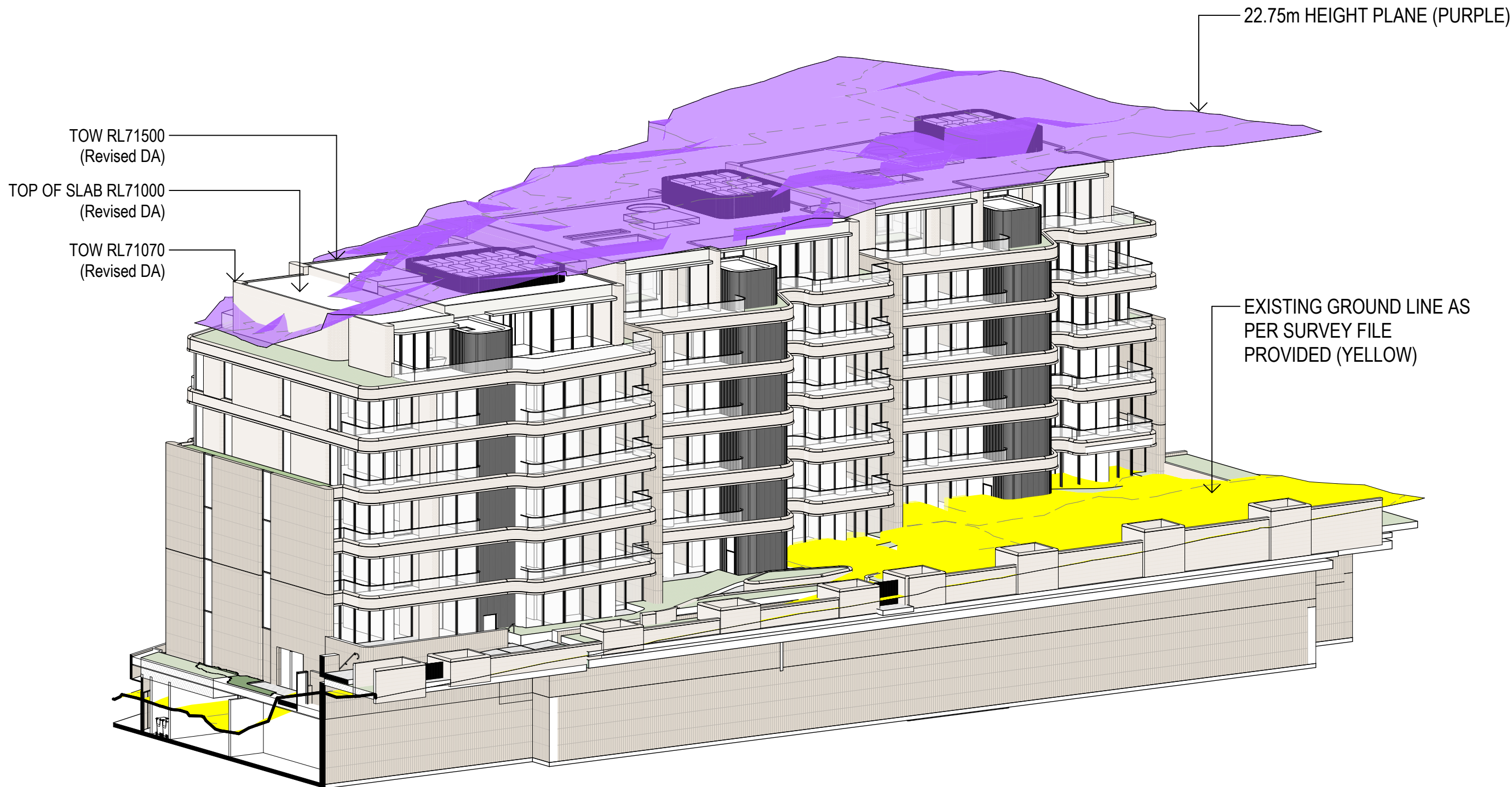




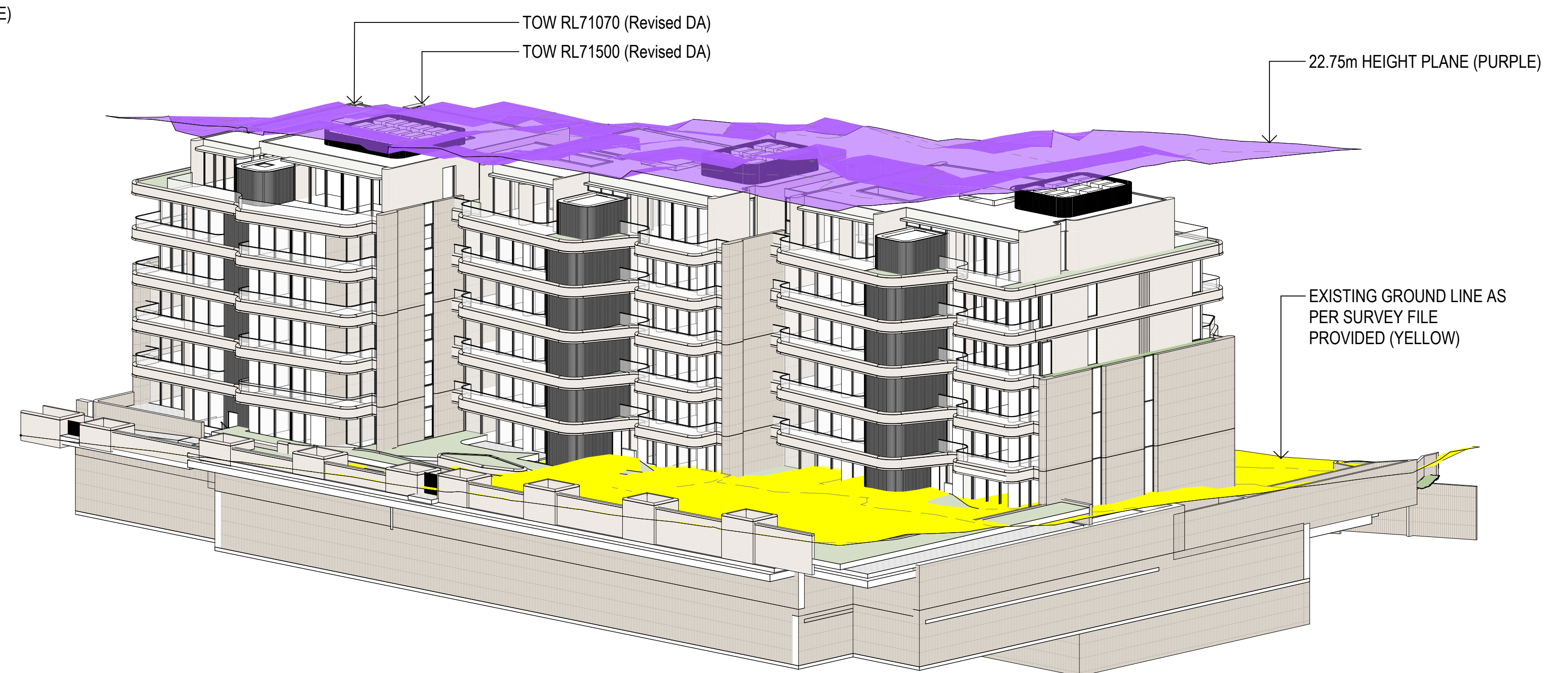
1. HEIGHT PLANE DIAGRAM - SOUTH-WESTERN CORNER



2. HEIGHT PLANE - SOUTH-EASTERN CORNER



3. HEIGHT PLANE DIAGRAM - NORTH-EASTERN CORNER

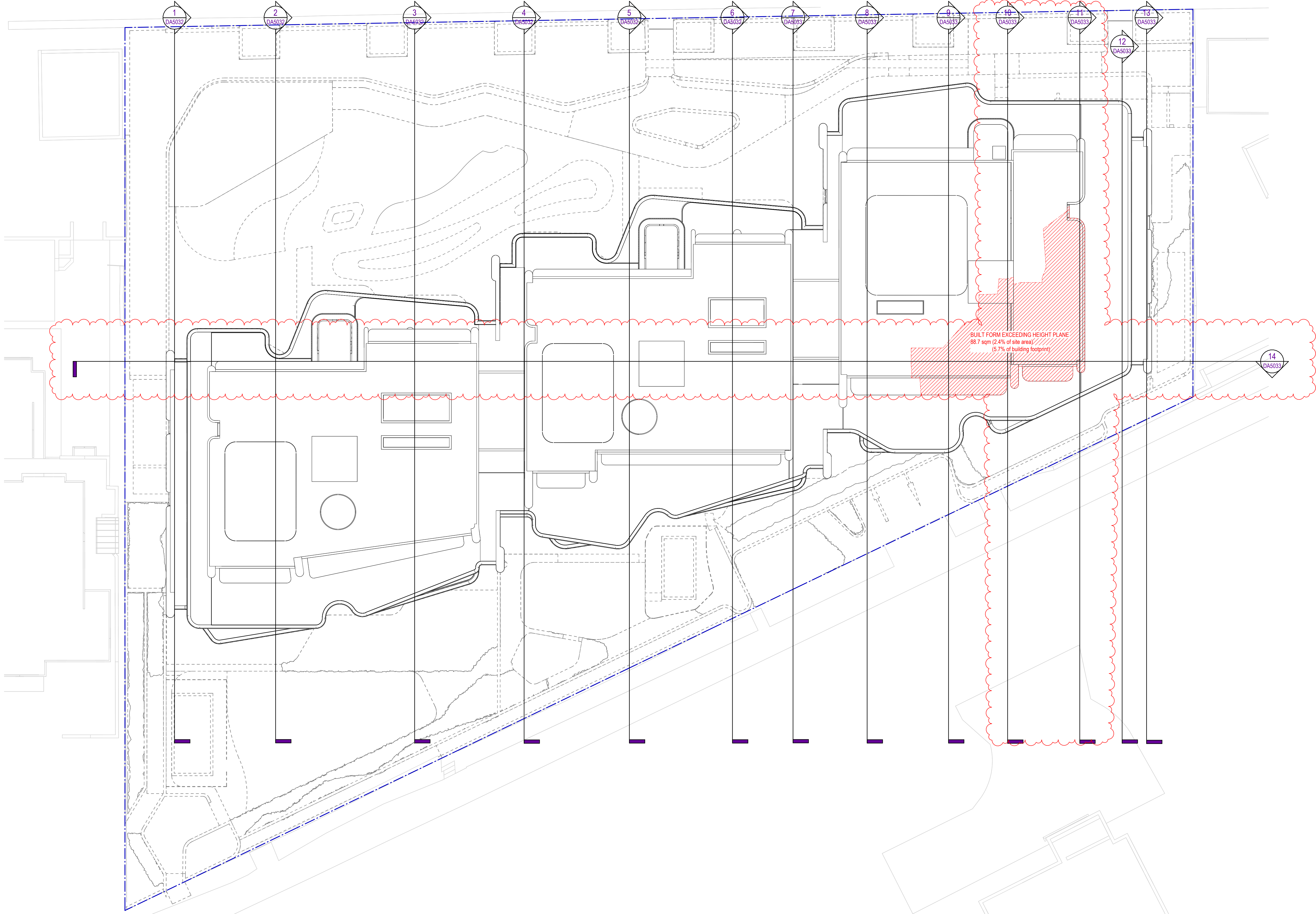


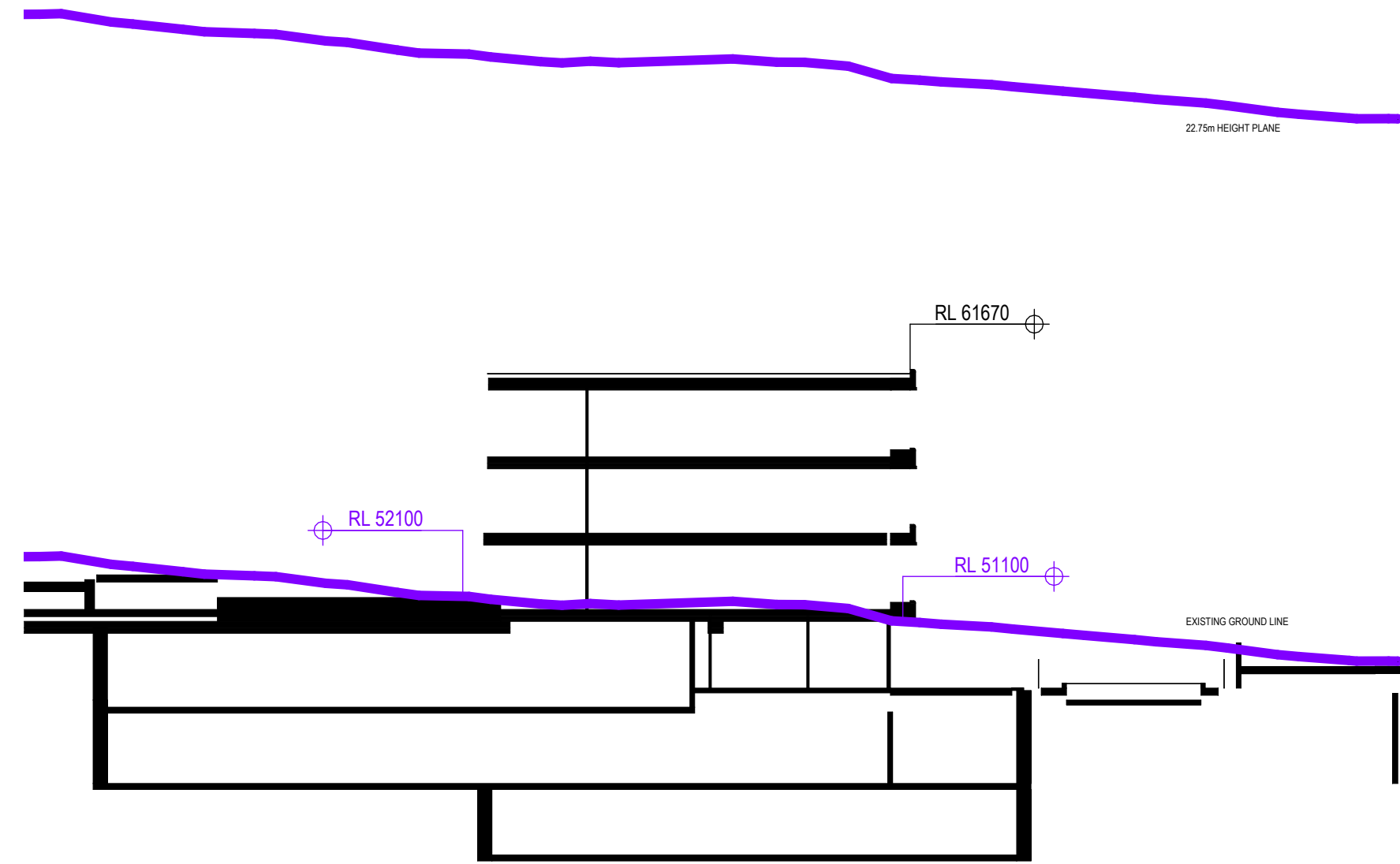
4. HEIGHT PLANE DIAGRAM - NORTH-WESTERN CORNER

HEIGHT PLANE DIAGRAM LEGEND

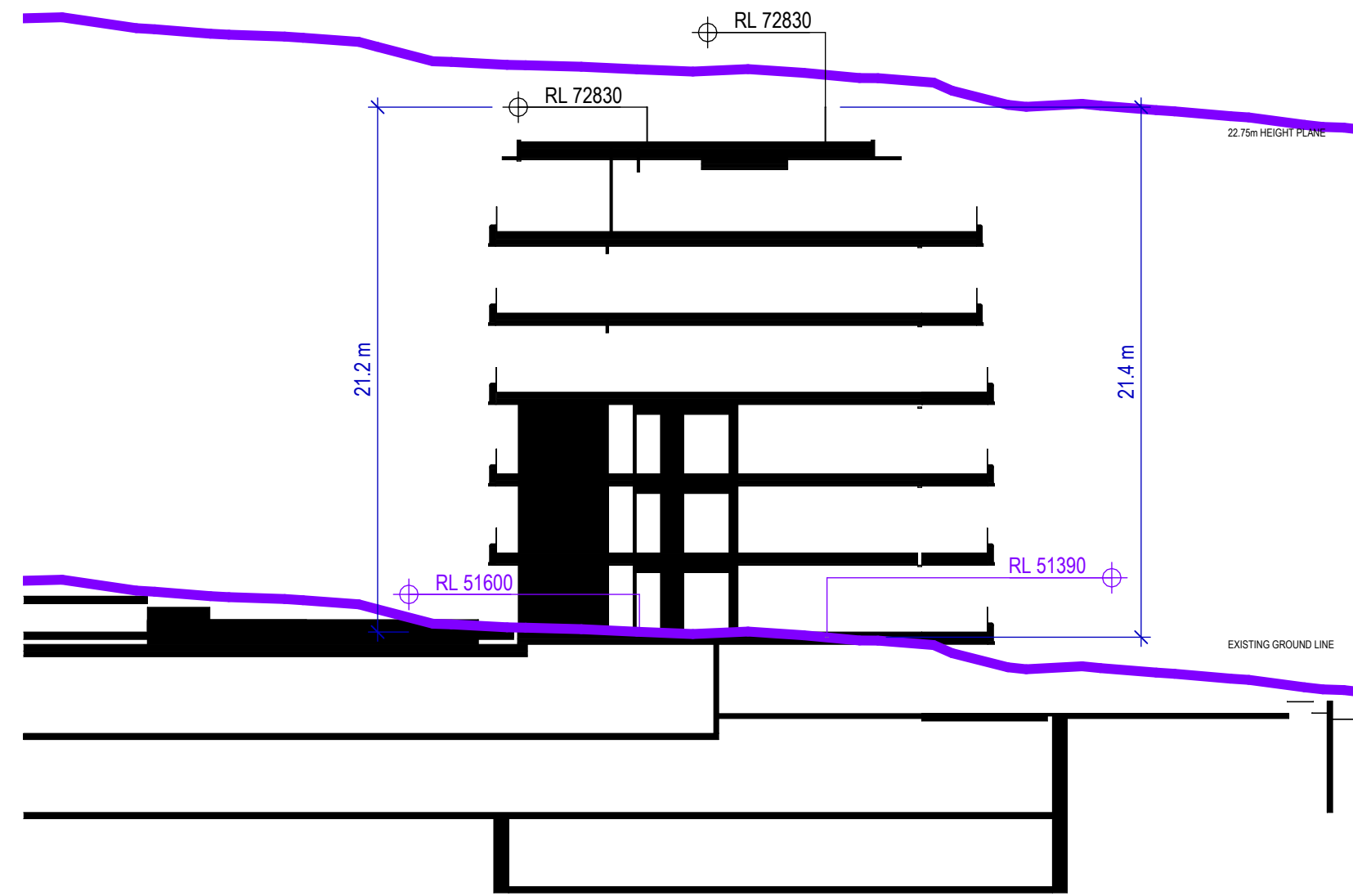
22.75M HEIGHT PLANE

EXISTING GROUND LEVEL AS PER SURVEY FILE PROVIDED

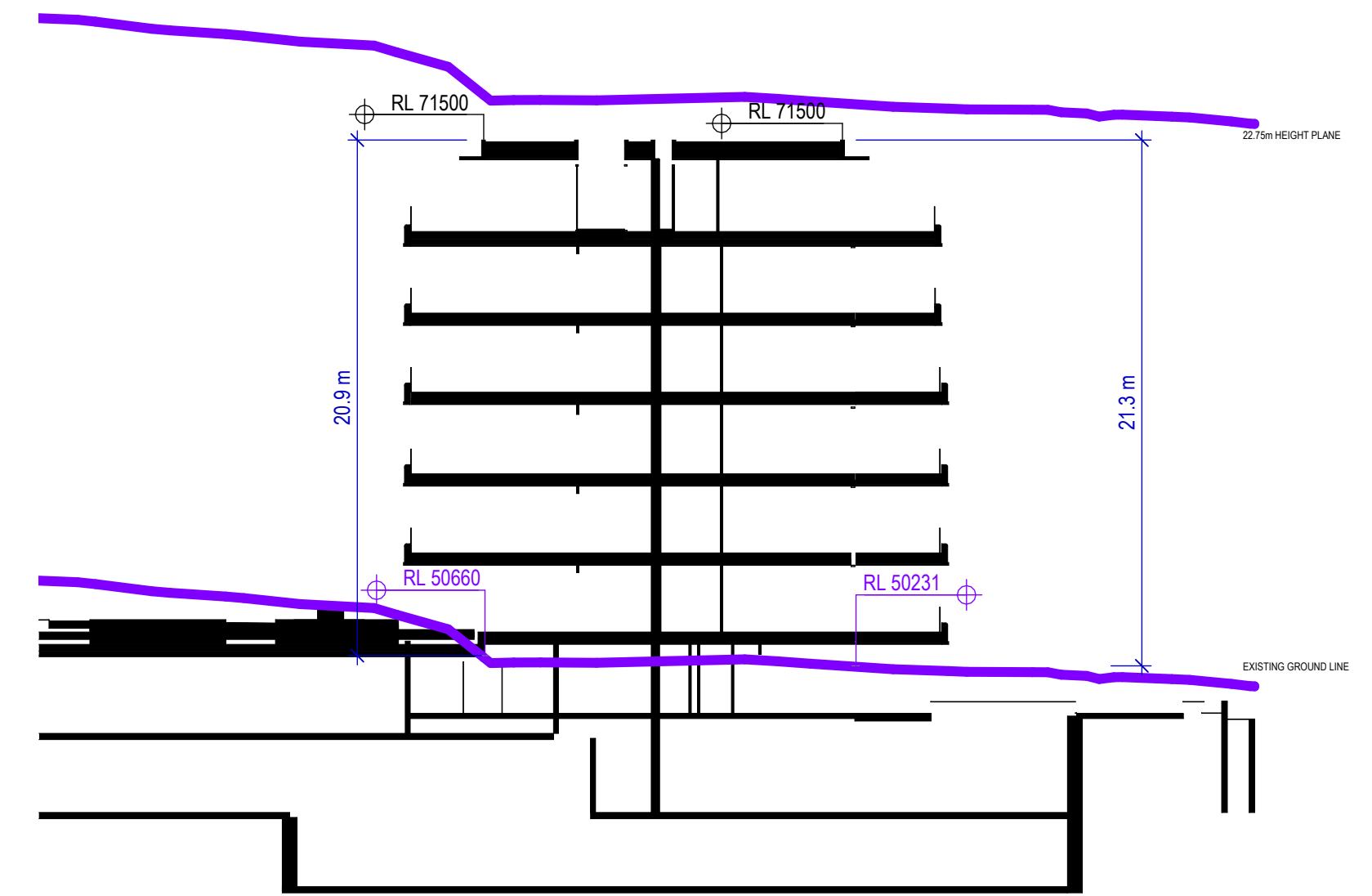




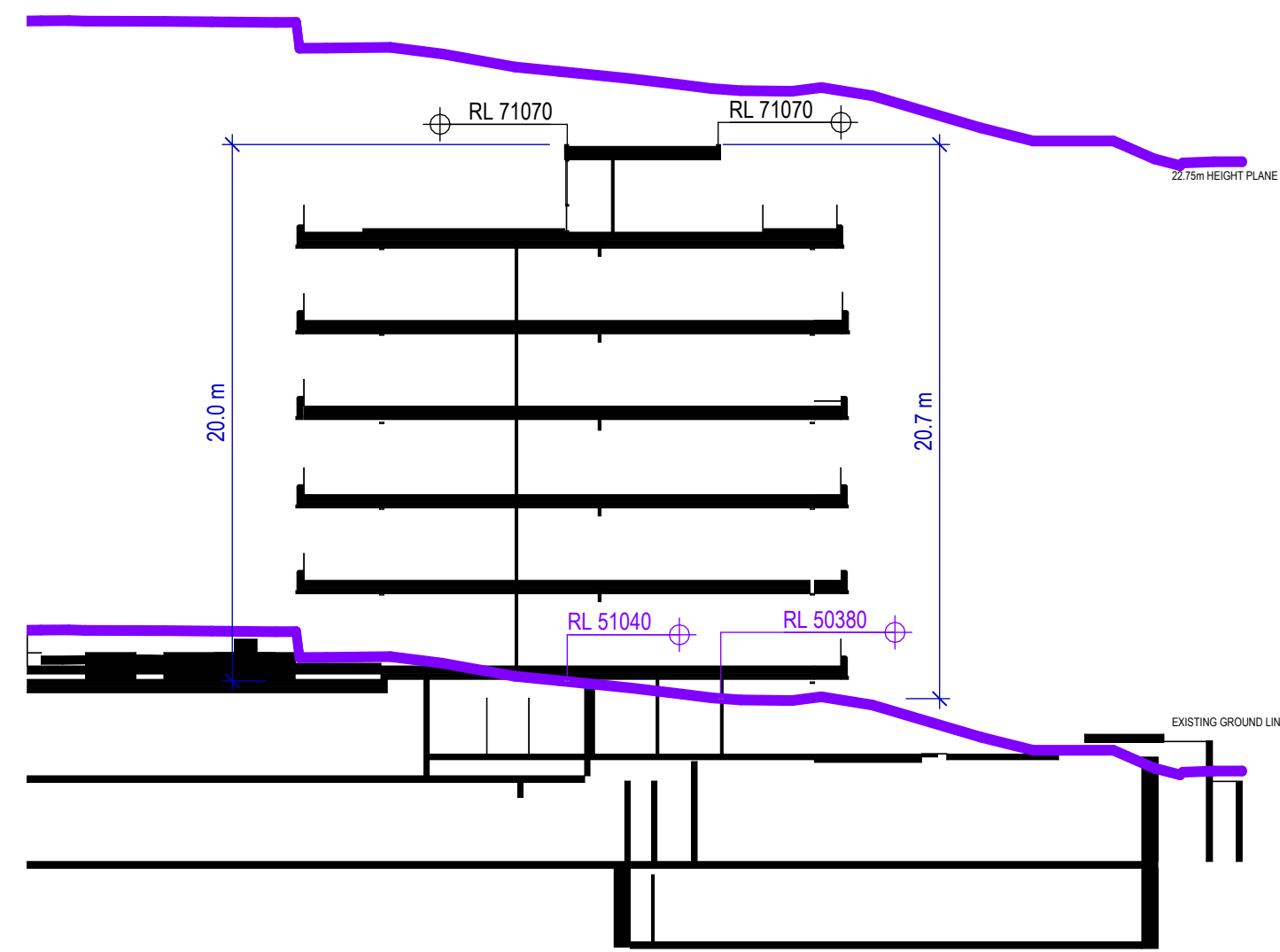
1. Height Plane Section 1



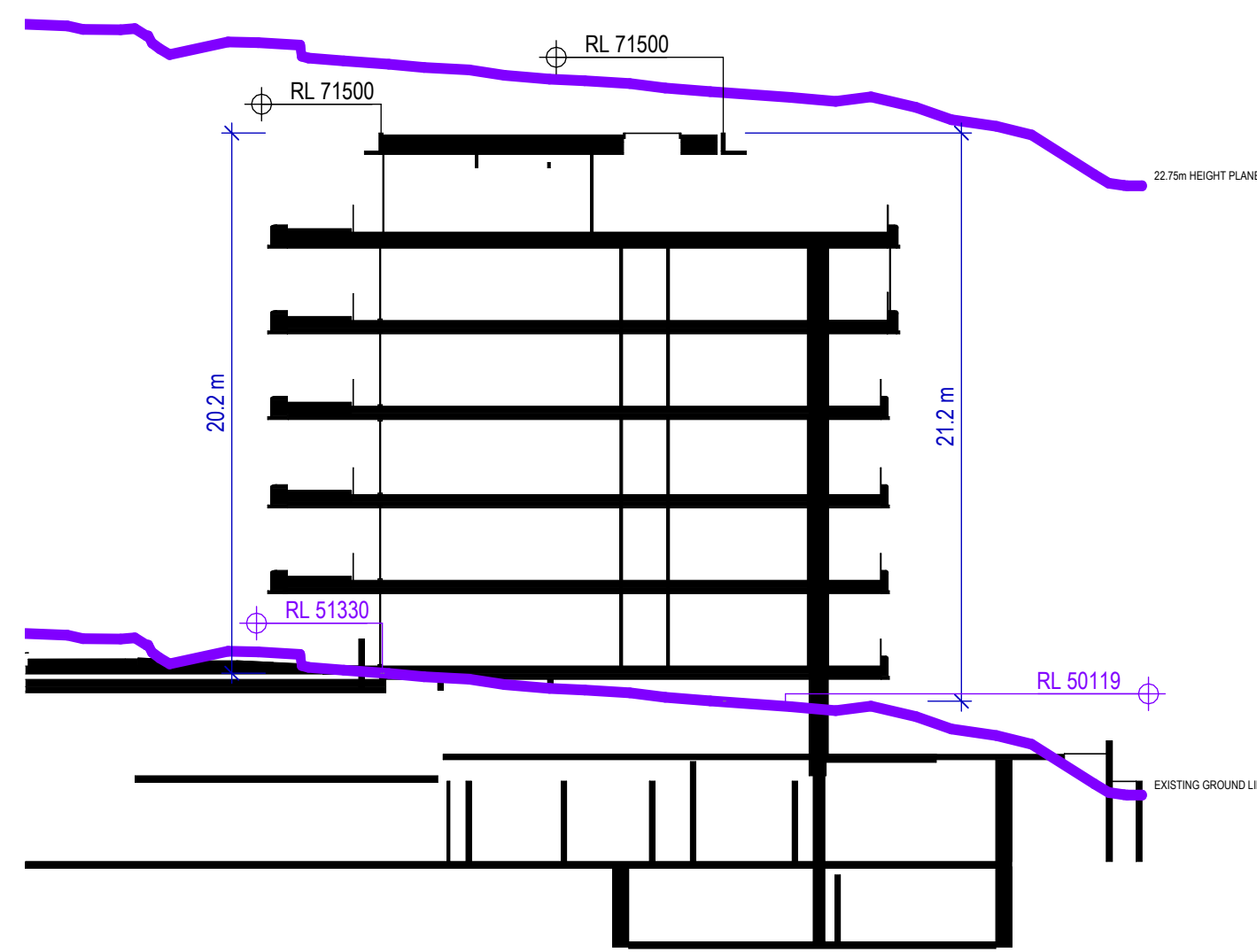
2. Height Plane Section 2



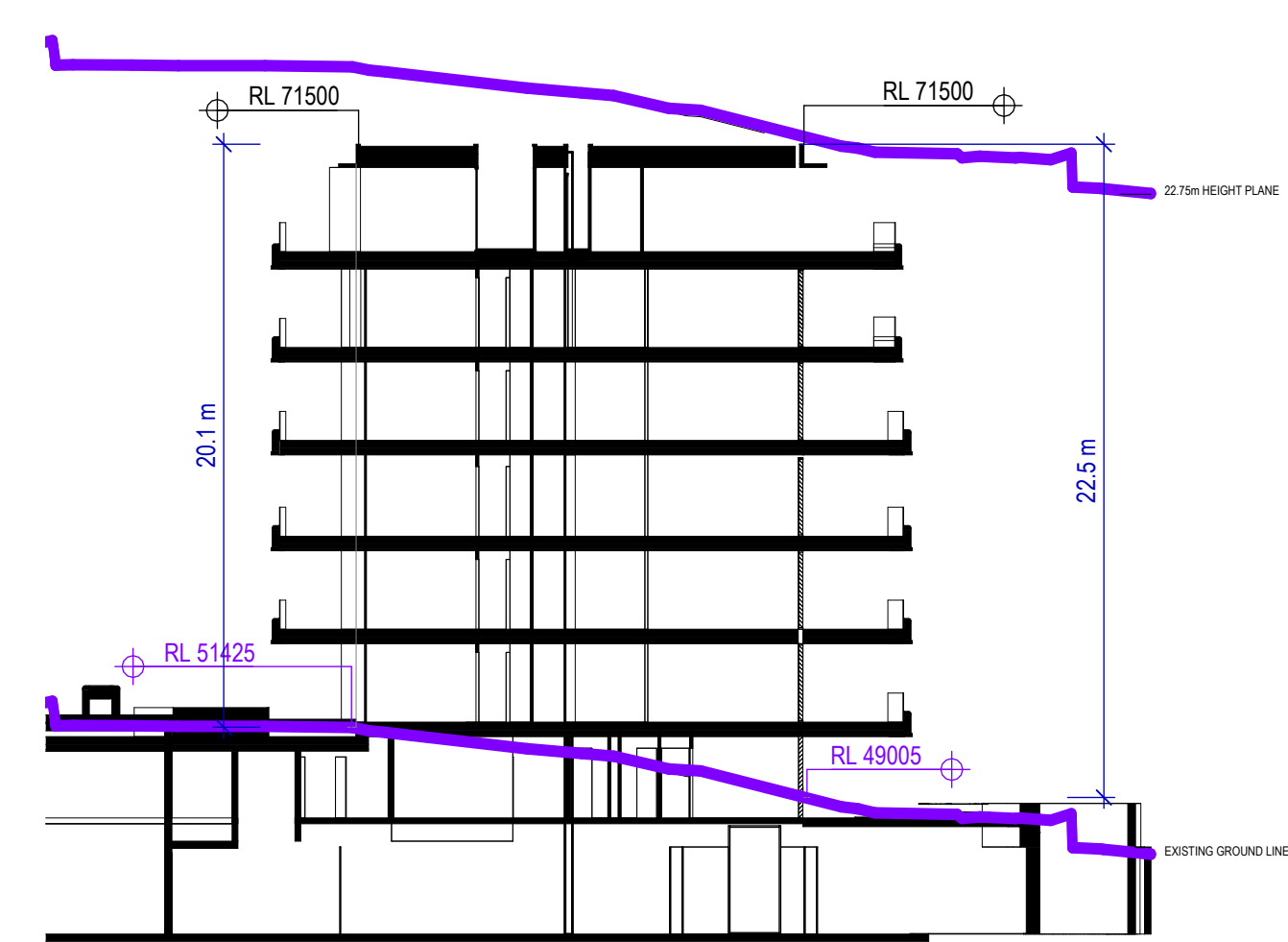
3. Height Plane Section 3



4. Height Plane Section 4

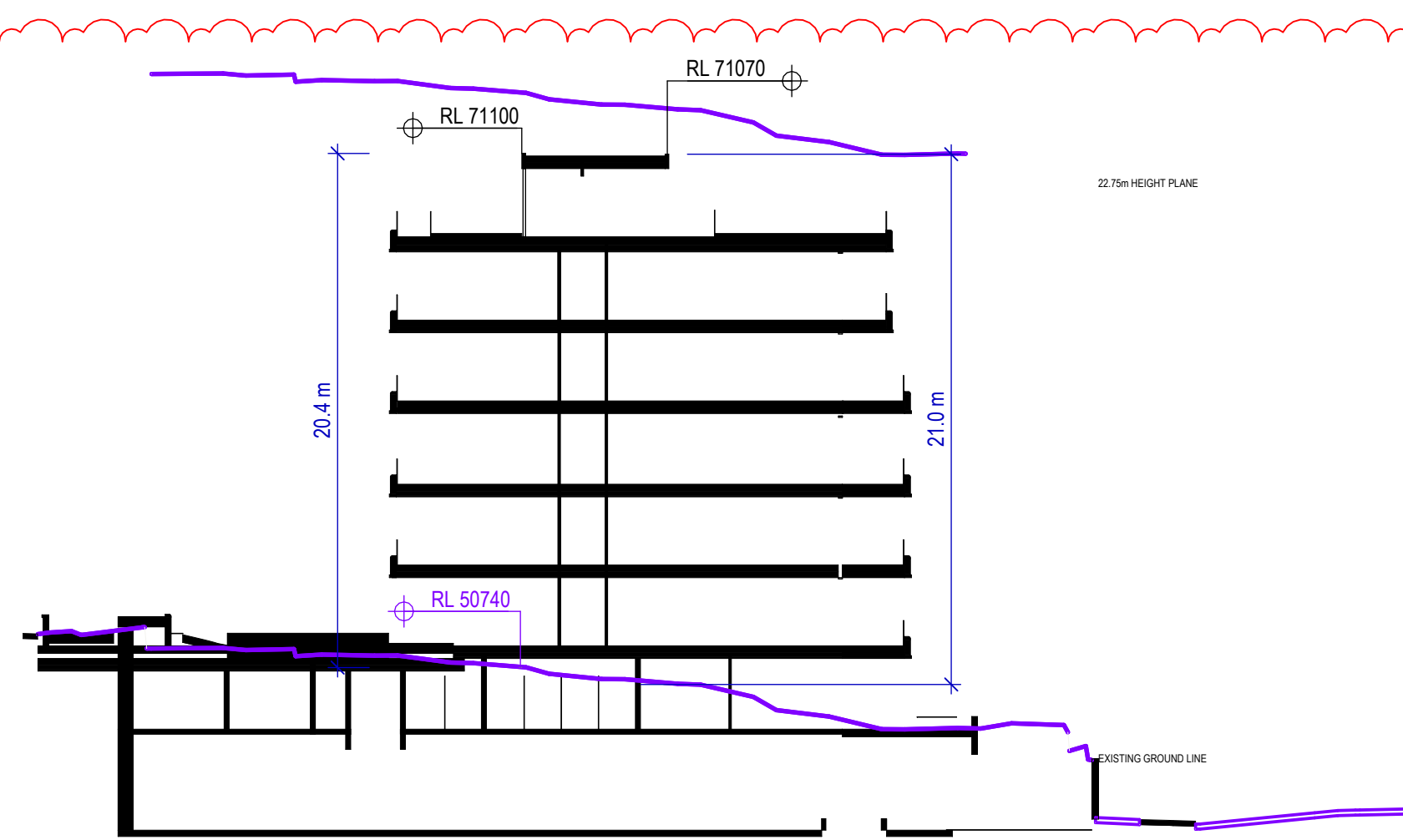


5. Height Plane Section 5

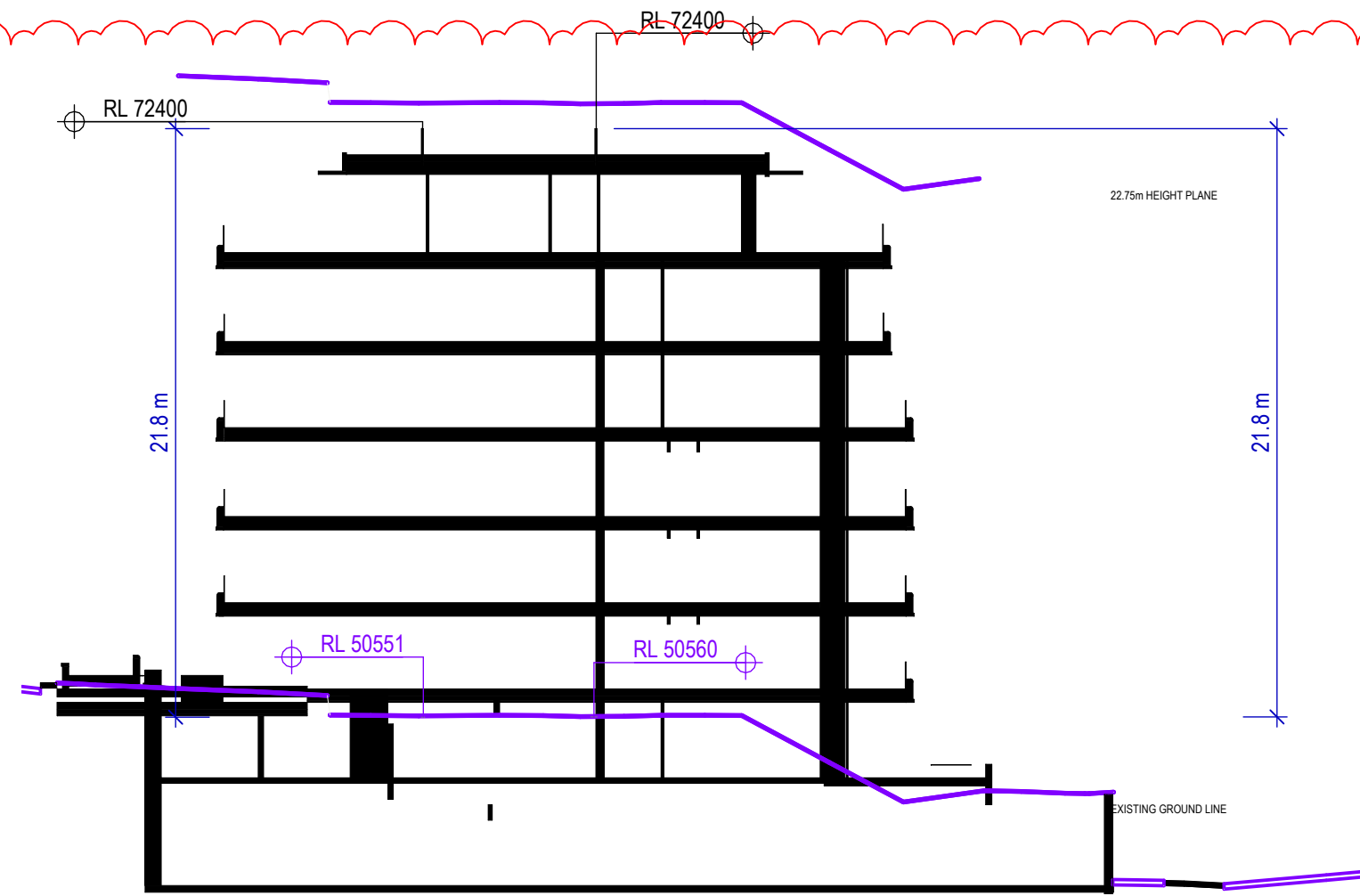


6. Height Plane Section 6

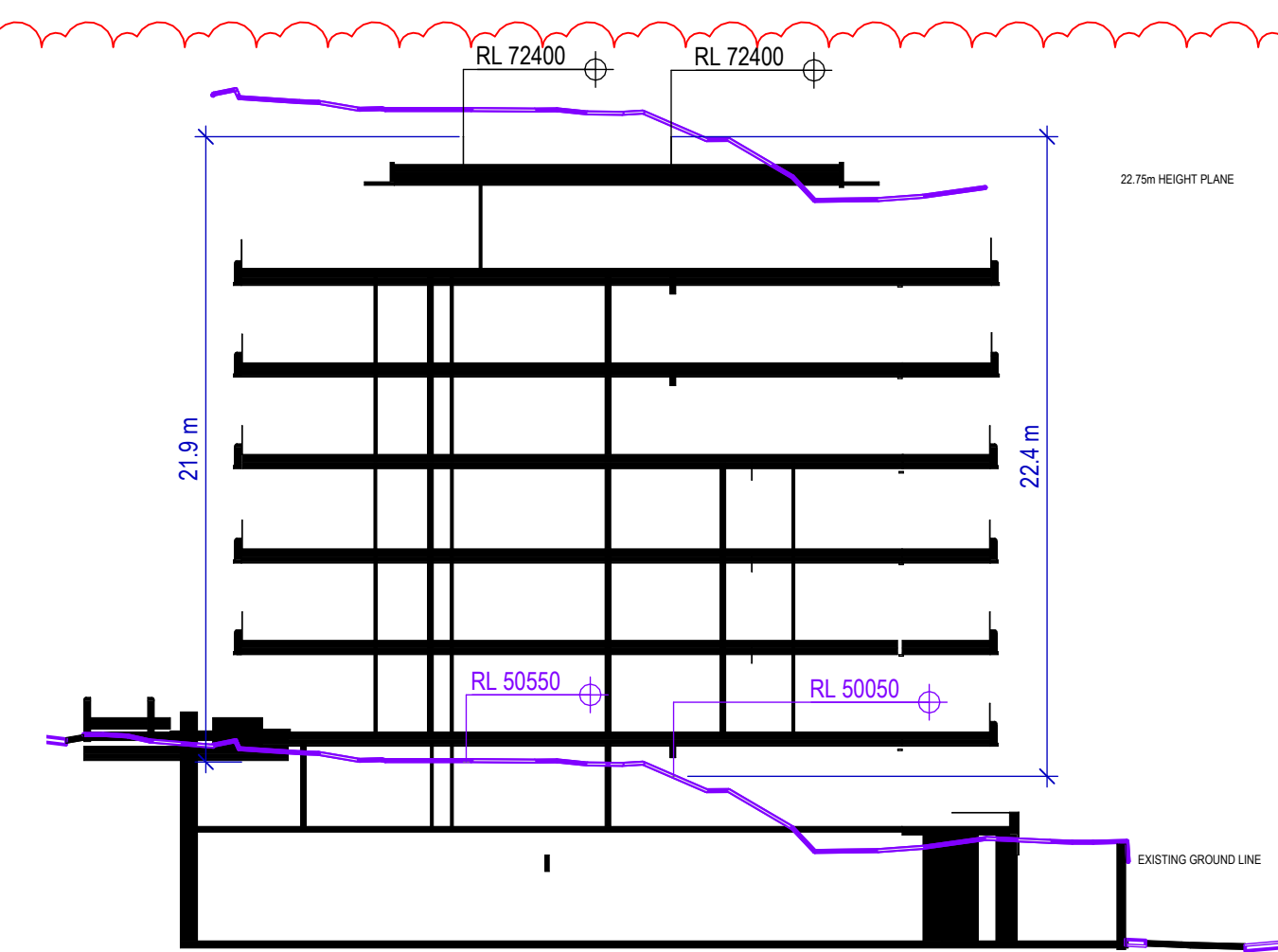
- HEIGHT PLANE - SPOT ELEVATIONS
- PROPOSED ENVELOPE - SPOT ELEVATIONS
- DIMENSION MEASURED FROM EXISTING GROUND LEVEL
- DIMENSION MEASURED FROM HEIGHT PLANE



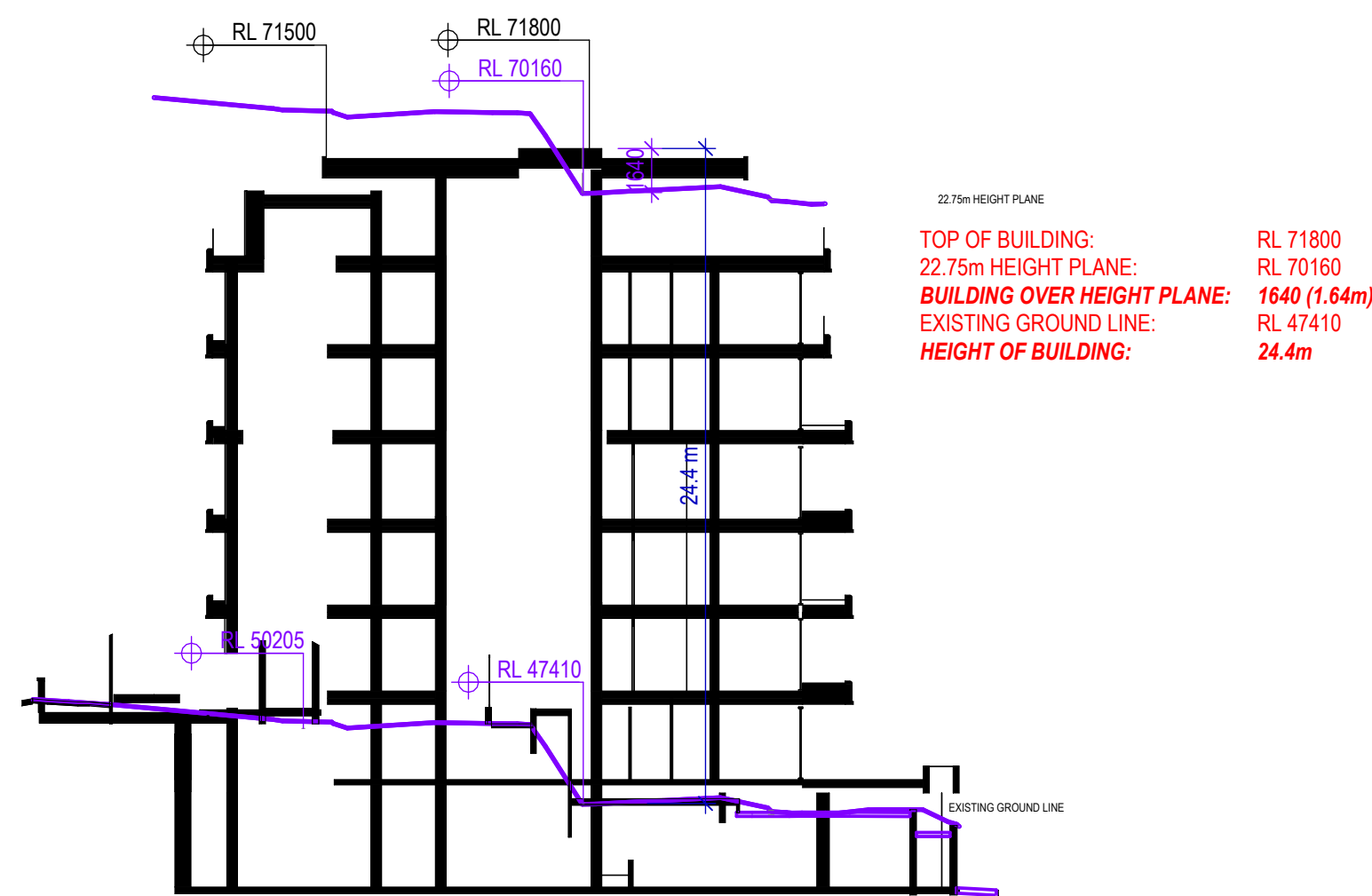
7. Height Plane Section 7



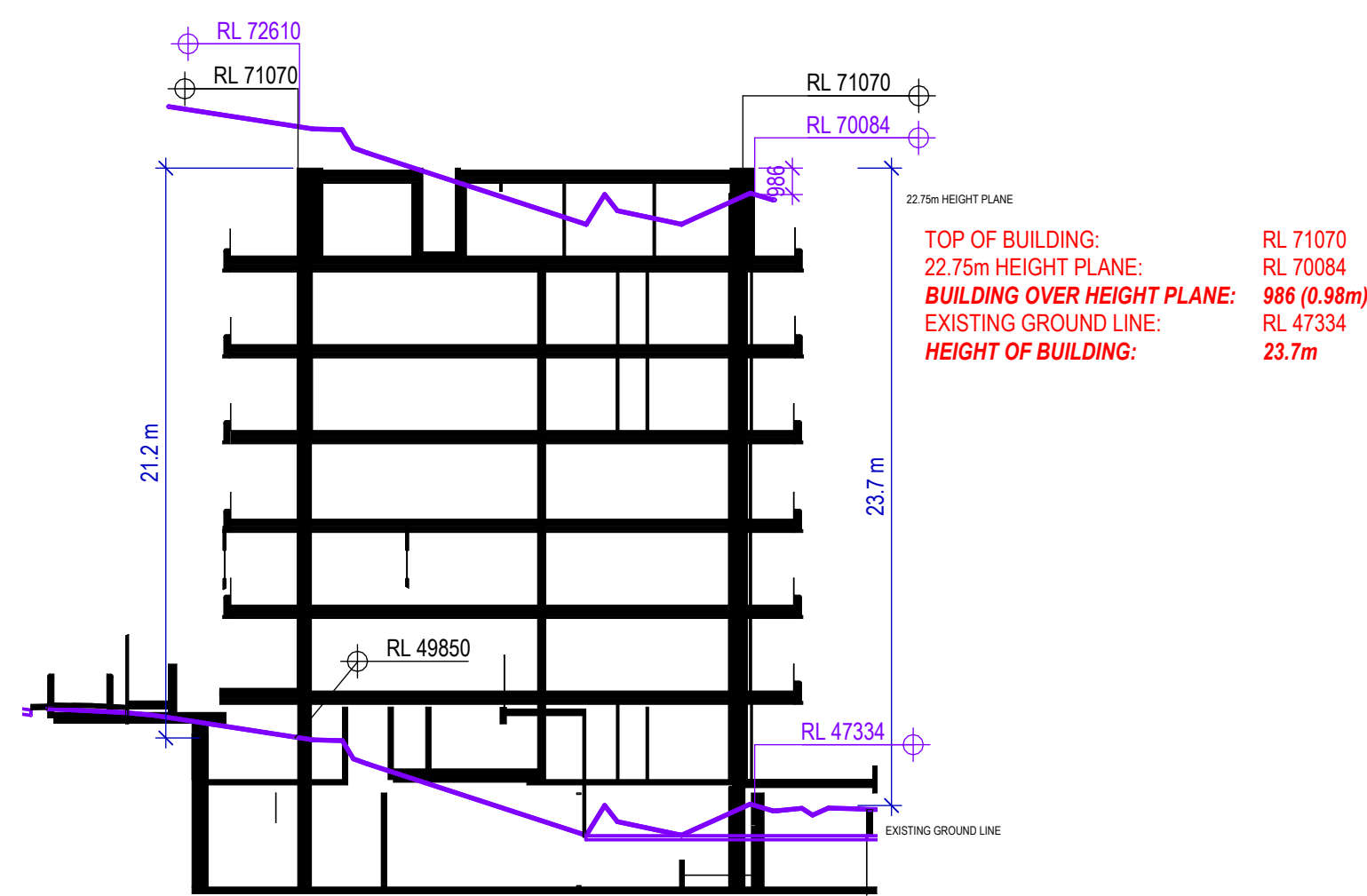
8. Height Plane Section 8



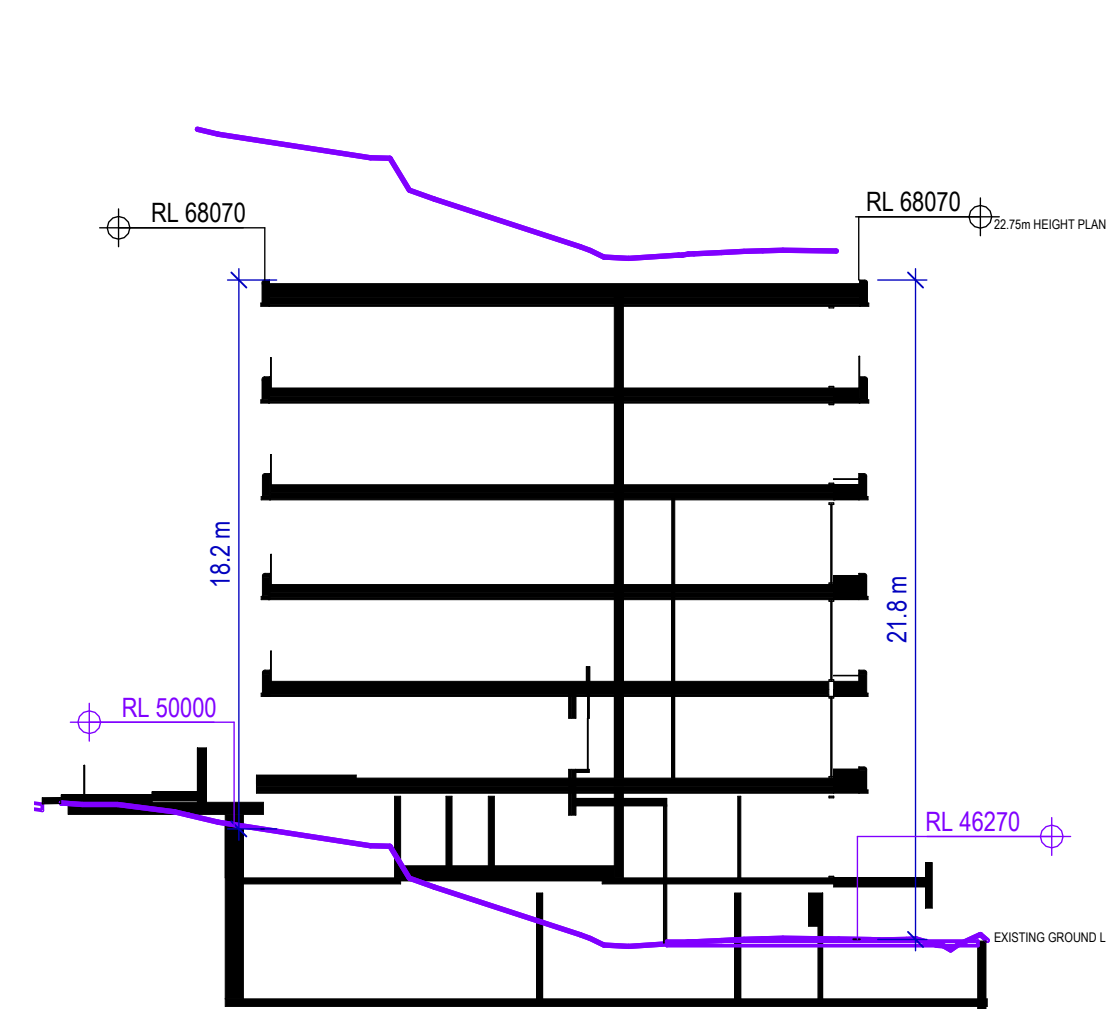
9. Height Plane Section 9



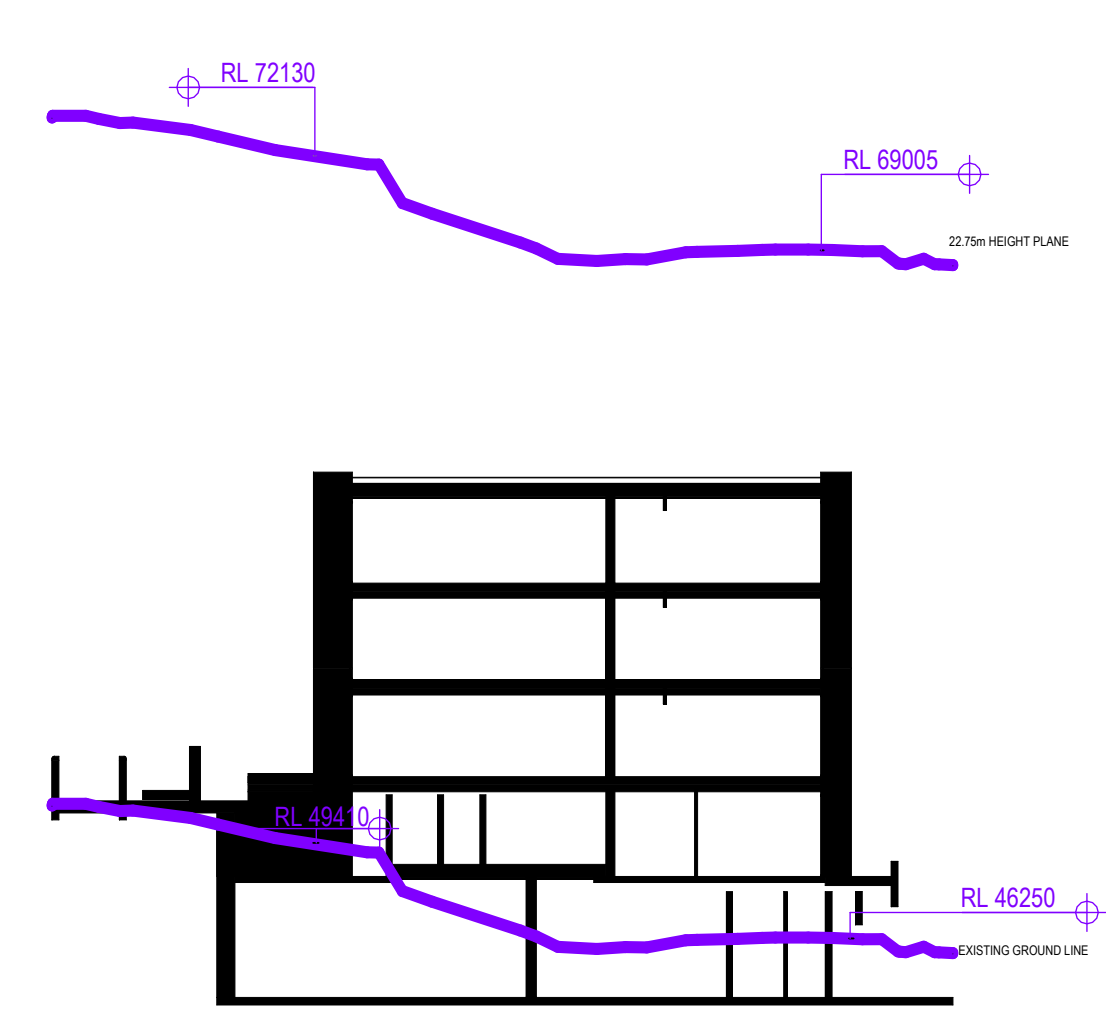
10. Height Plane Section 10



11. Height Plane Section 11



12. Height Plane Section 12

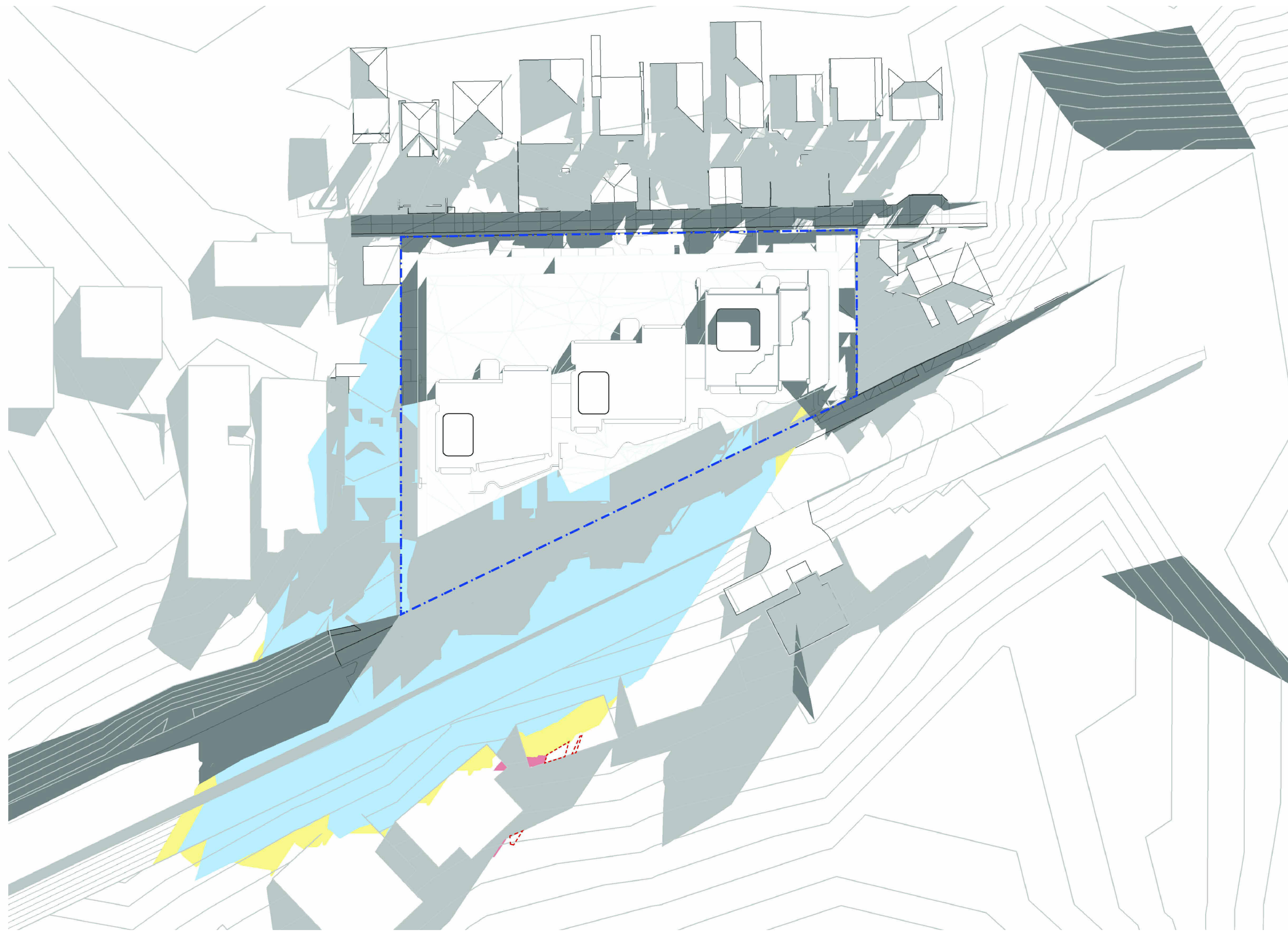


13. Height Plane Section 13

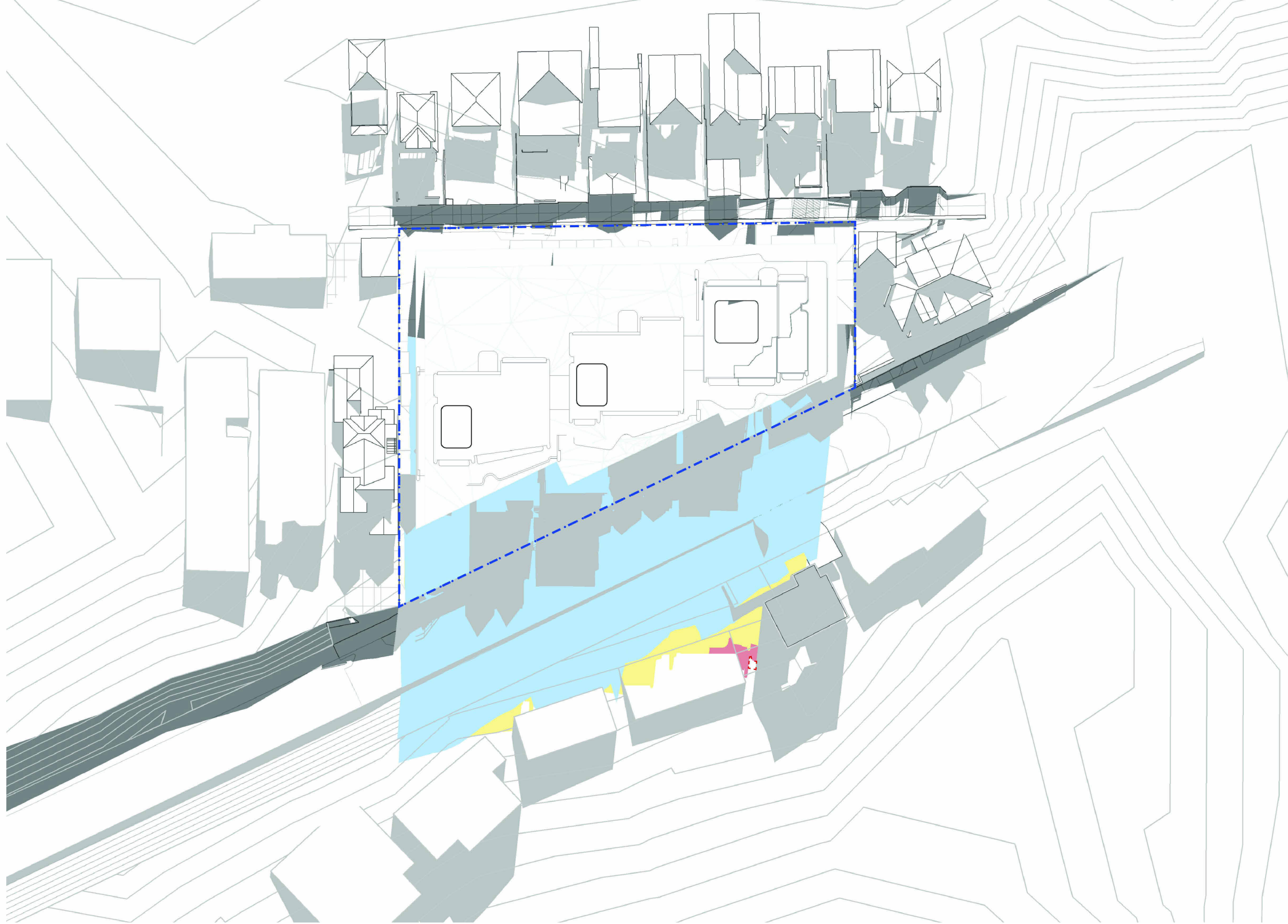


14. Height Plane Section 14

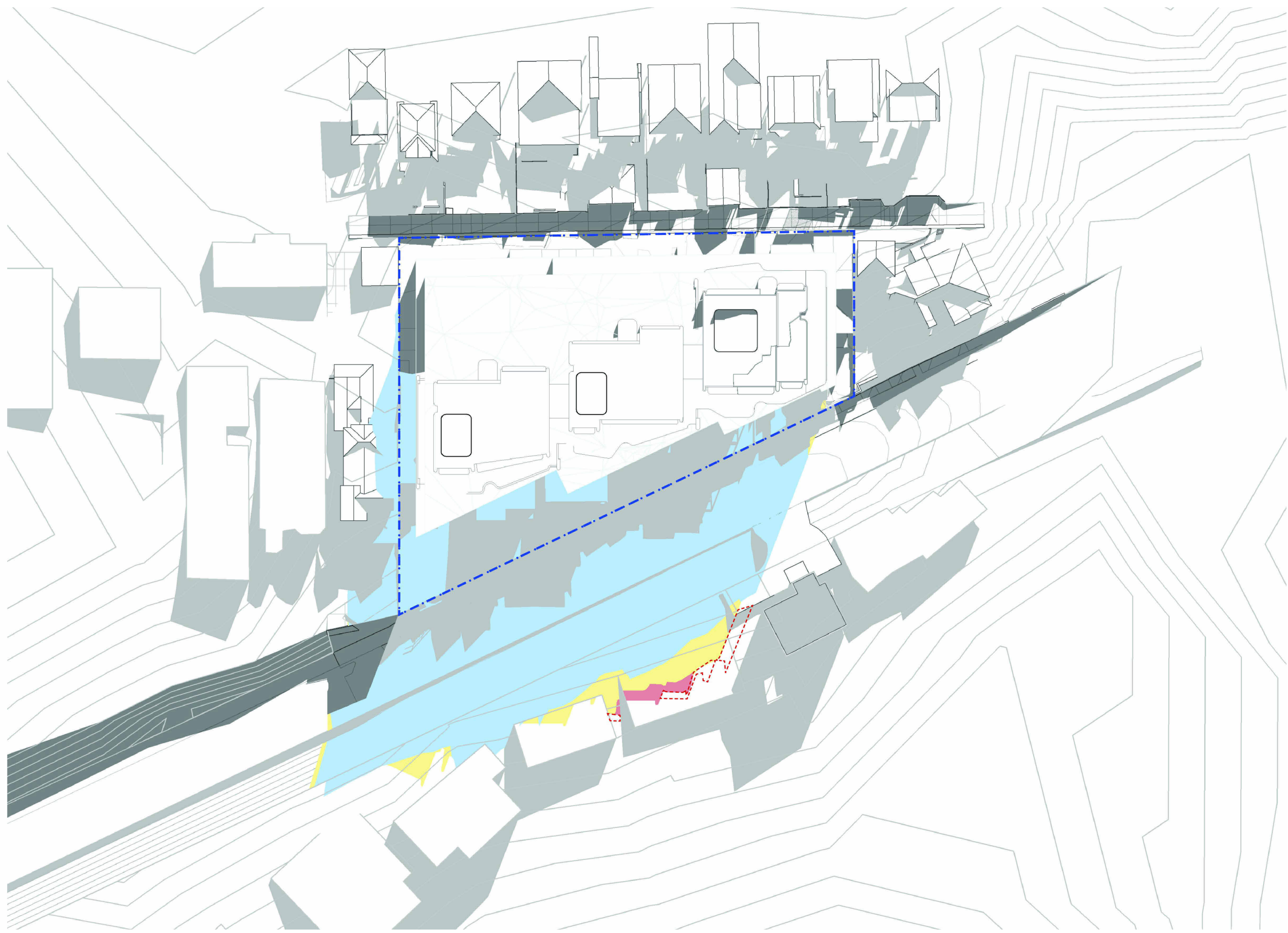
- HEIGHT PLANE - SPOT ELEVATIONS
- PROPOSED ENVELOPE - SPOT ELEVATIONS
- DIMENSION MEASURED FROM EXISTING GROUND LEVEL
- DIMENSION MEASURED FROM HEIGHT PLANE



01. Shadow Proposed 9am June 21



02. Shadow Proposed 11am June 21



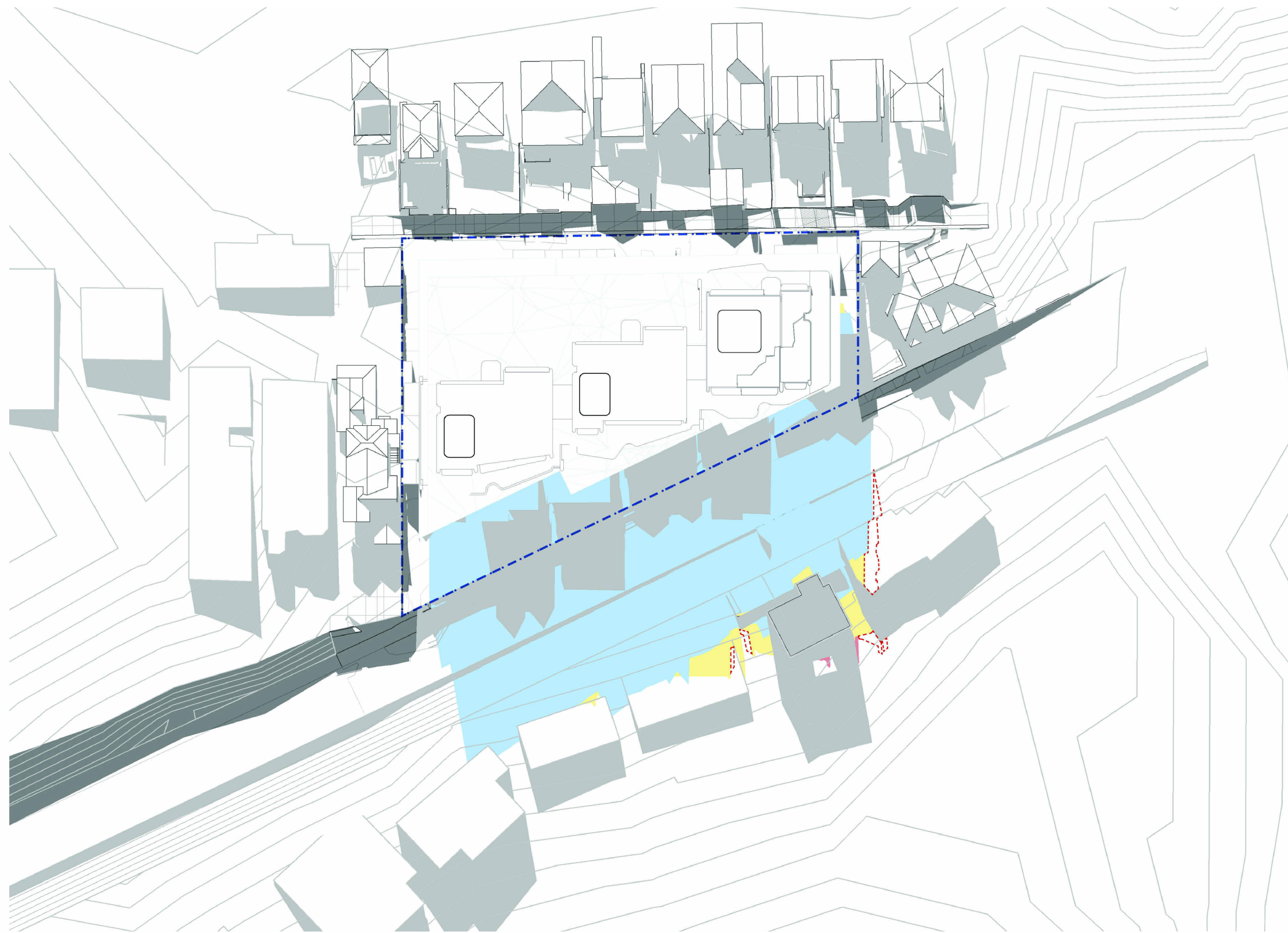
03. Shadow Proposed 10am June 21

SHADOW DIAGRAM LEGEND

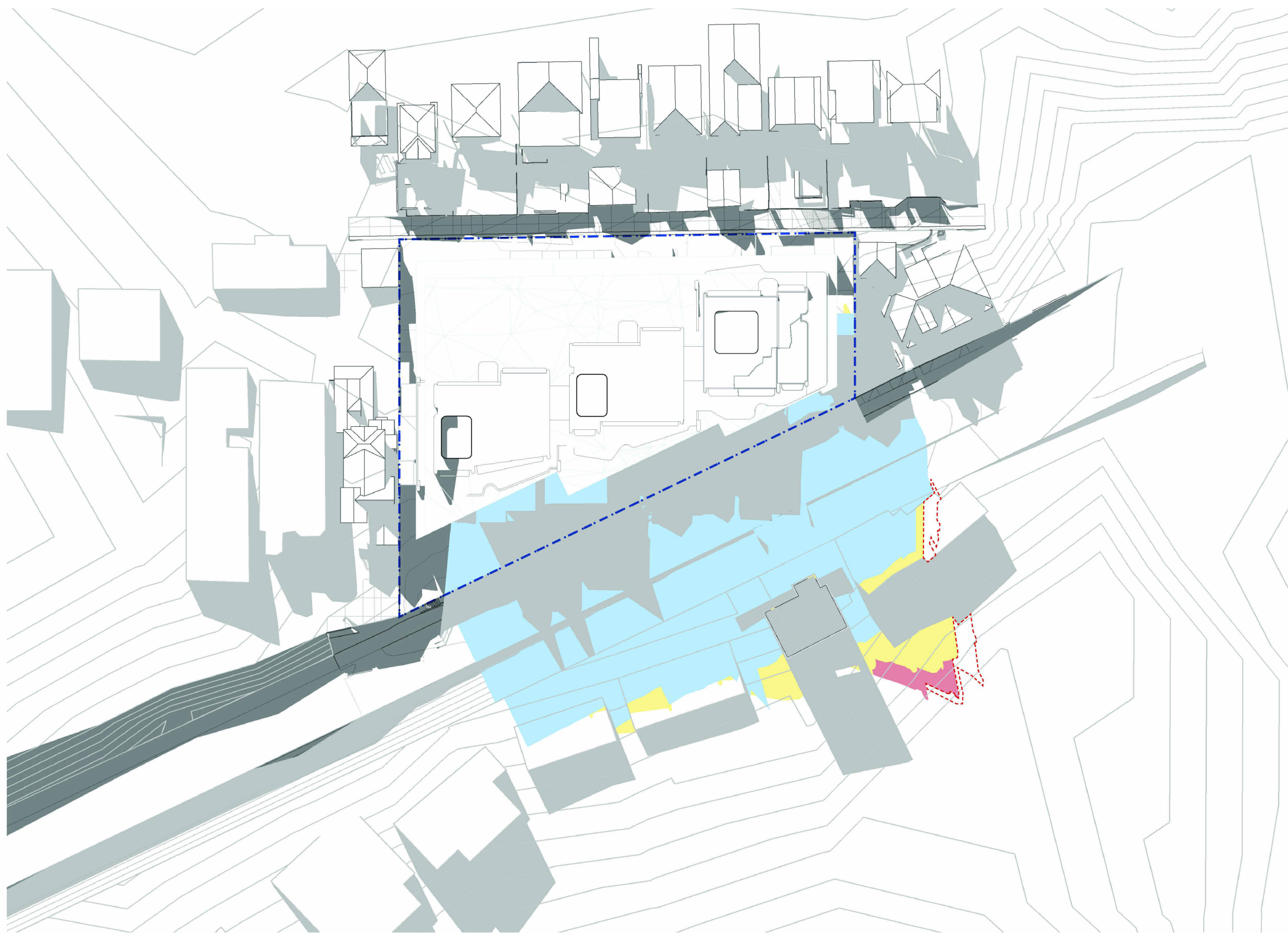
- SITE BOUNDARY
- EXISTING SHADOWS
- OVERSHADOWING OF LMR COMPLIANT MASS
- OVERSHADOWING BY PROPOSED STRUCTURE WITH IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PROPOSED STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PREVIOUS DA PROPOSED (05.11.2025) STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS

The site experiences a significant fall from Rangers Avenue towards Park Avenue. This grade difference results in shadow projections to the south that appear longer than on a level site. The gully between the streets contains substantial vegetation, which, combined with the level change, restricts daylight access to several lower buildings along Park Avenue in the current condition. These baseline characteristics form the context for understanding shadow impacts.

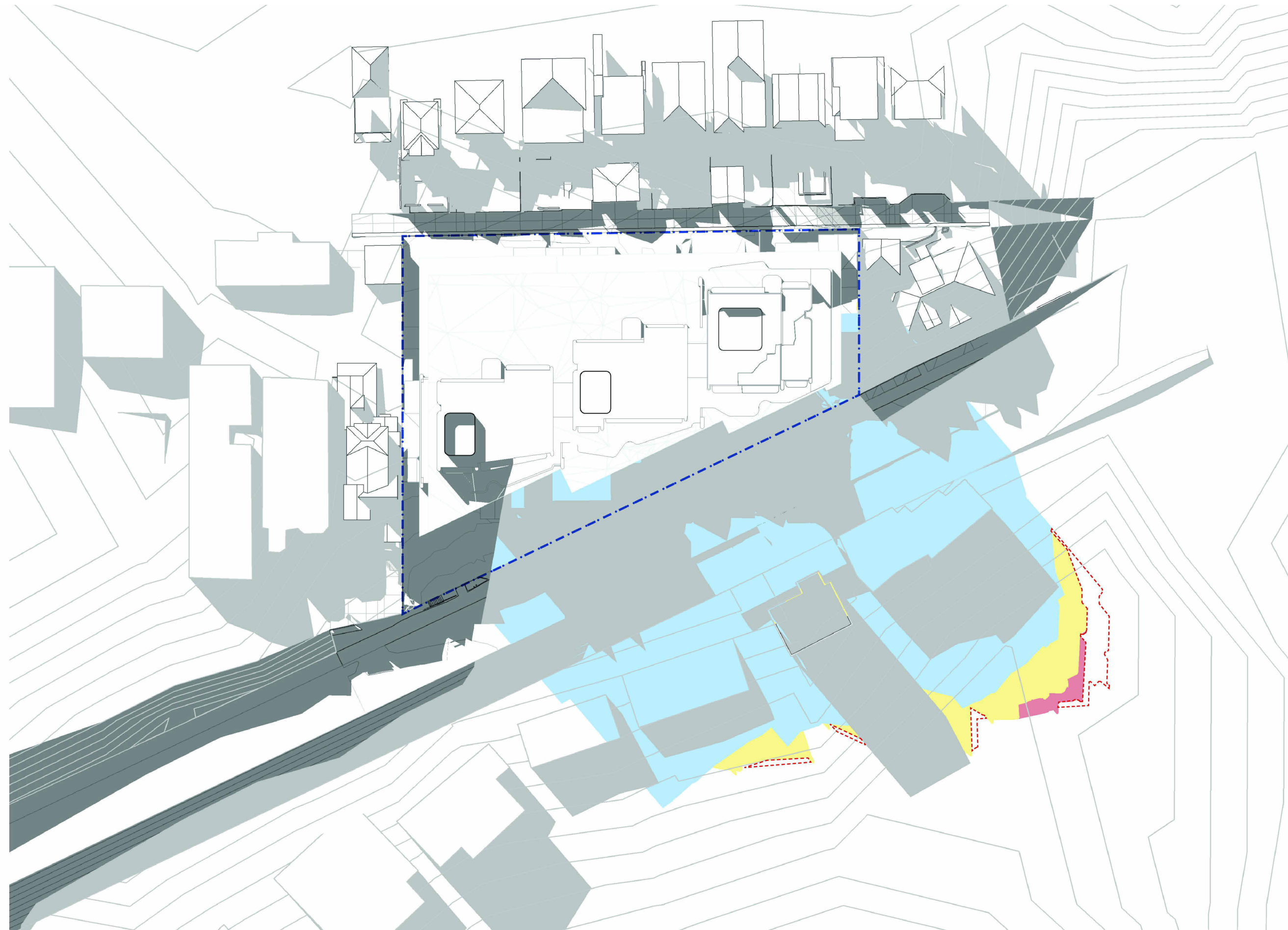
Disclaimer
The shadow diagrams have been prepared using survey information provided by LTS Surveyors for the site area (11 –23 Rangers Avenue) and its immediate neighbours, including 9, 9A and 25 Rangers Avenue, 36A Park Avenue, and 20 –34 Holt Avenue. Areas beyond this extent have been modelled indicatively based on publicly available spatial information. The accuracy of these elements cannot be guaranteed and they should be regarded as approximate only. Woods Bagot is not liable for any loss or damage resulting from reliance on this document for any purpose. Acceptance of this document releases Woods Bagot from any claim that may arise from reliance on this document contrary to the terms of this disclaimer.



01. Shadow Proposed 12pm June 21



03. Shadow Proposed 1pm June 21



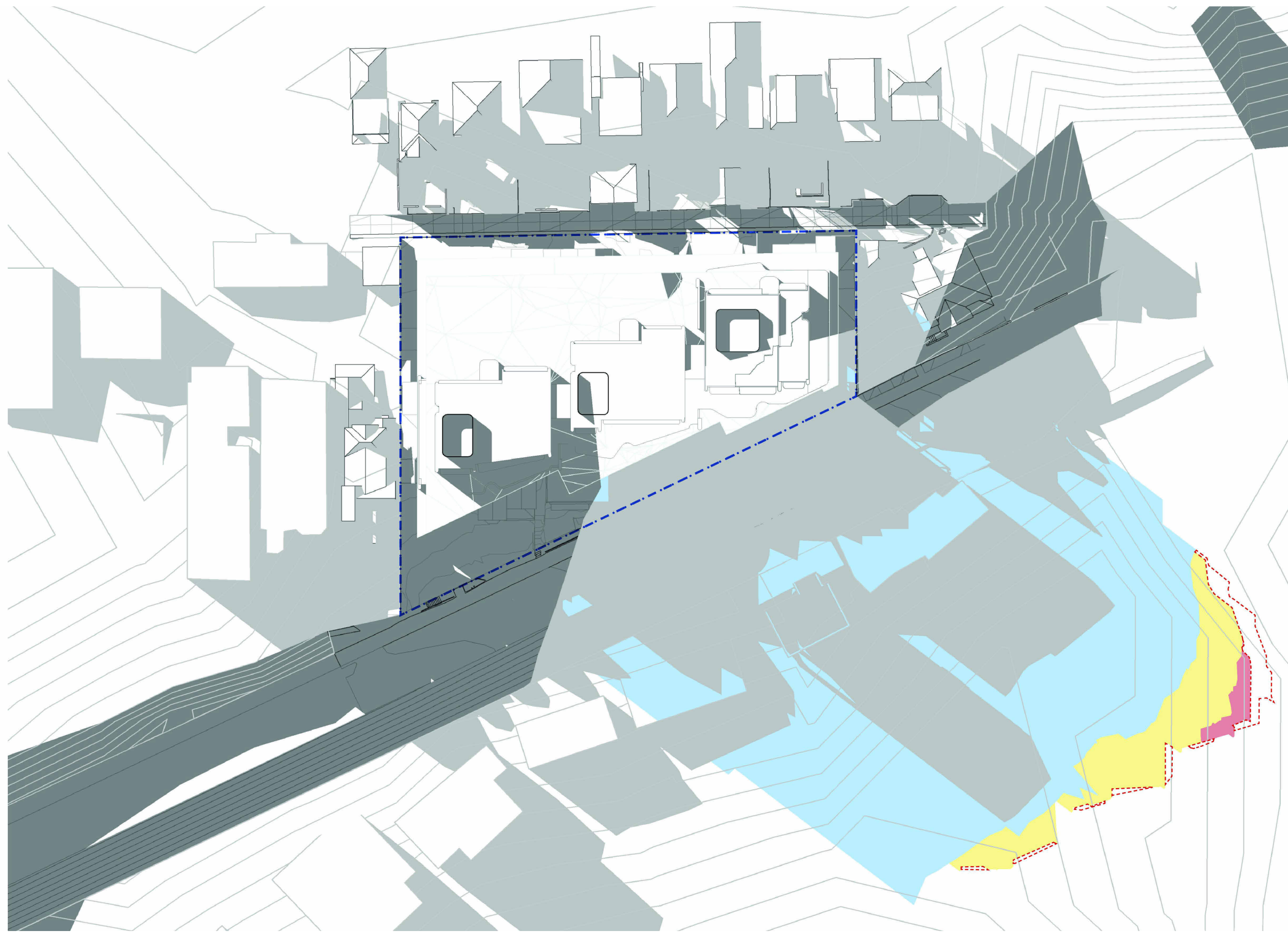
02. Shadow Proposed 2pm June 21

SHADOW DIAGRAM LEGEND

- SITE BOUNDARY
- EXISTING SHADOWS
- OVERSHADOWING OF LMR COMPLIANT MASS
- OVERSHADOWING BY PROPOSED STRUCTURE WITH IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PROPOSED STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PREVIOUS DA PROPOSED (05.11.2025) STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS

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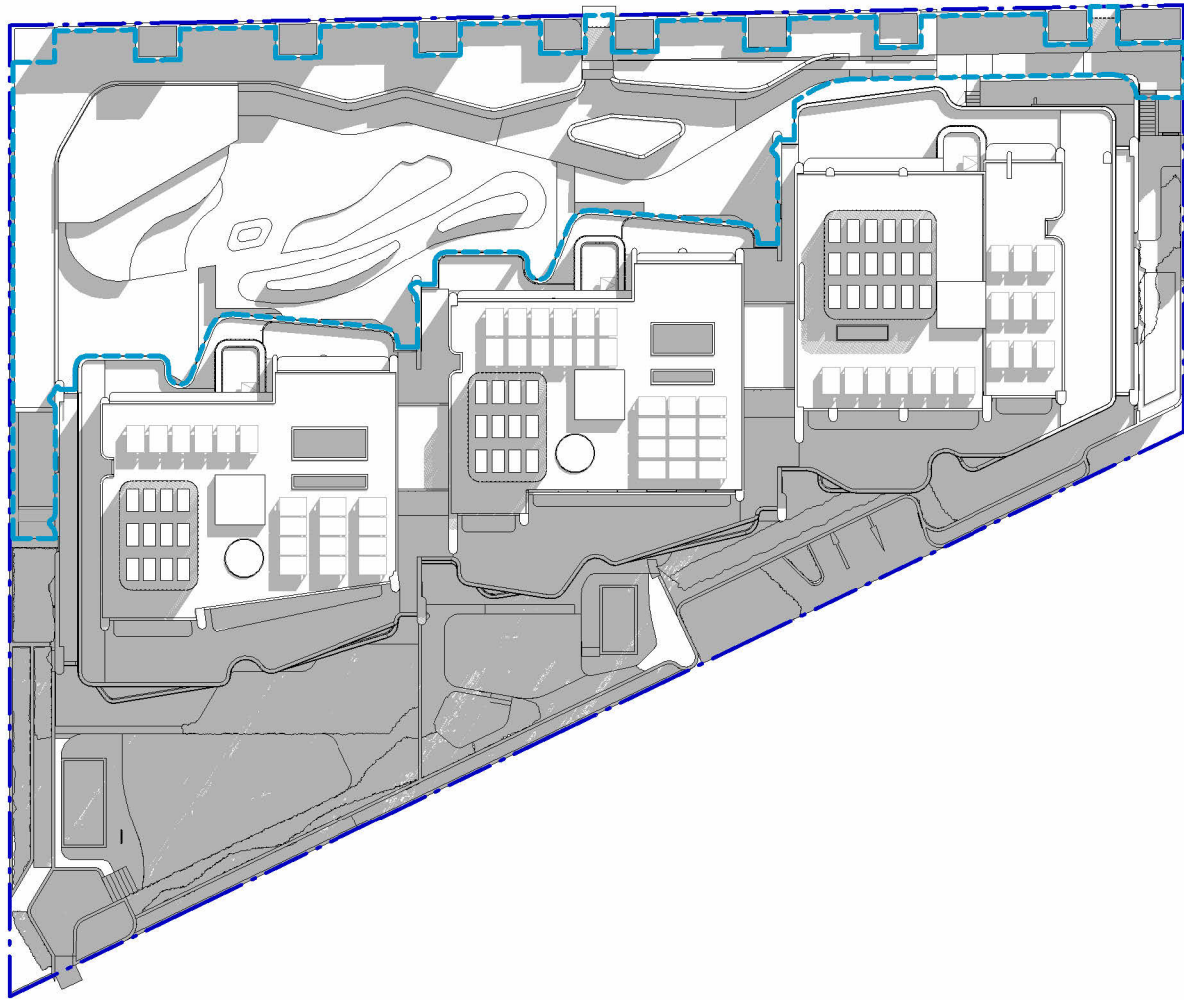
01. Shadow Proposed 3pm June 21

SHADOW DIAGRAM LEGEND

- SITE BOUNDARY
- EXISTING SHADOWS
- OVERSHADOWING OF LMR COMPLIANT MASS
- OVERSHADOWING BY PROPOSED STRUCTURE WITH IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PROPOSED STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS
- OVERSHADOWING BY PREVIOUS DA PROPOSED (05.11.2025) STRUCTURE BEYOND IN-FILL AFFORDABLE HOUSING BONUS

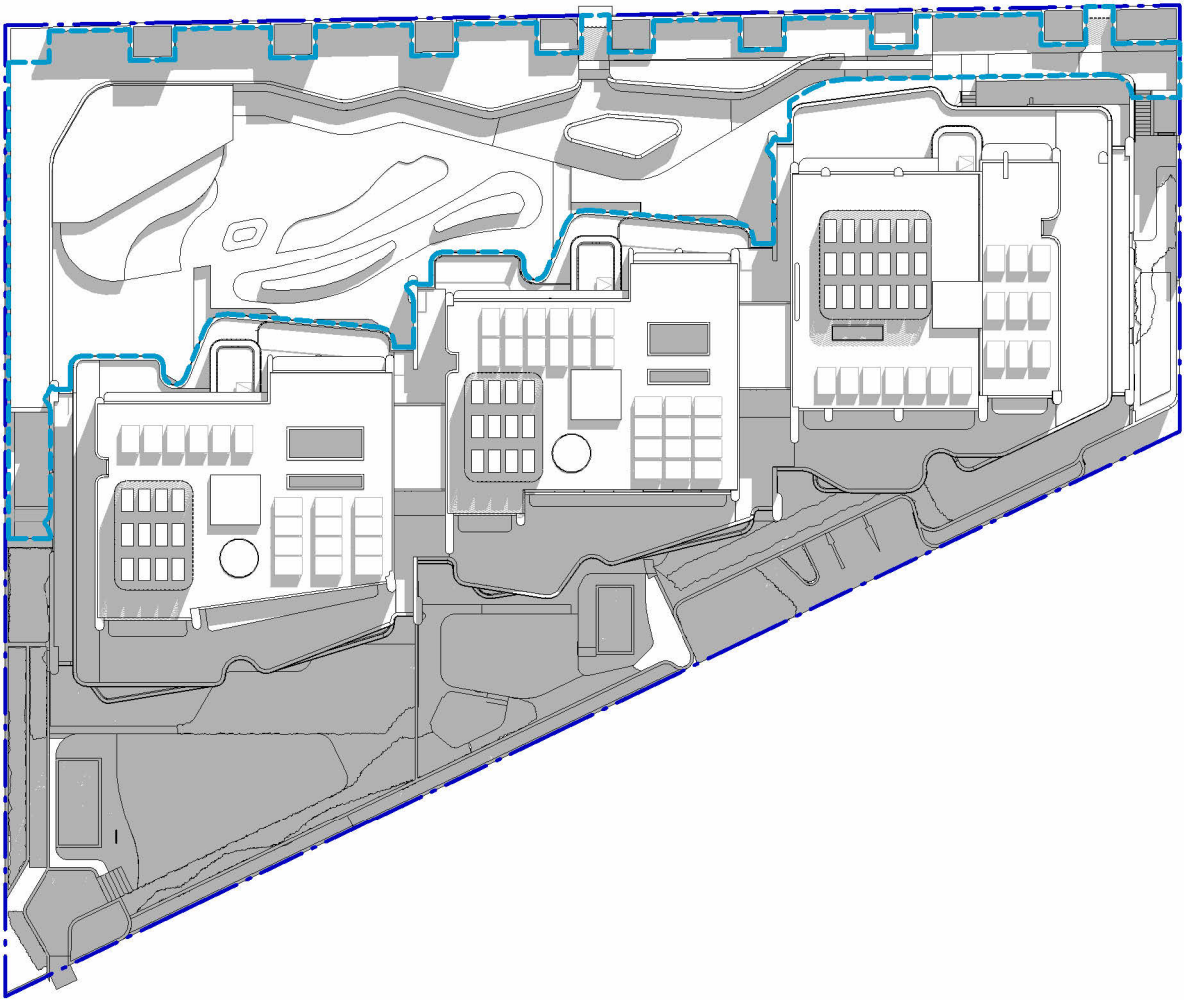
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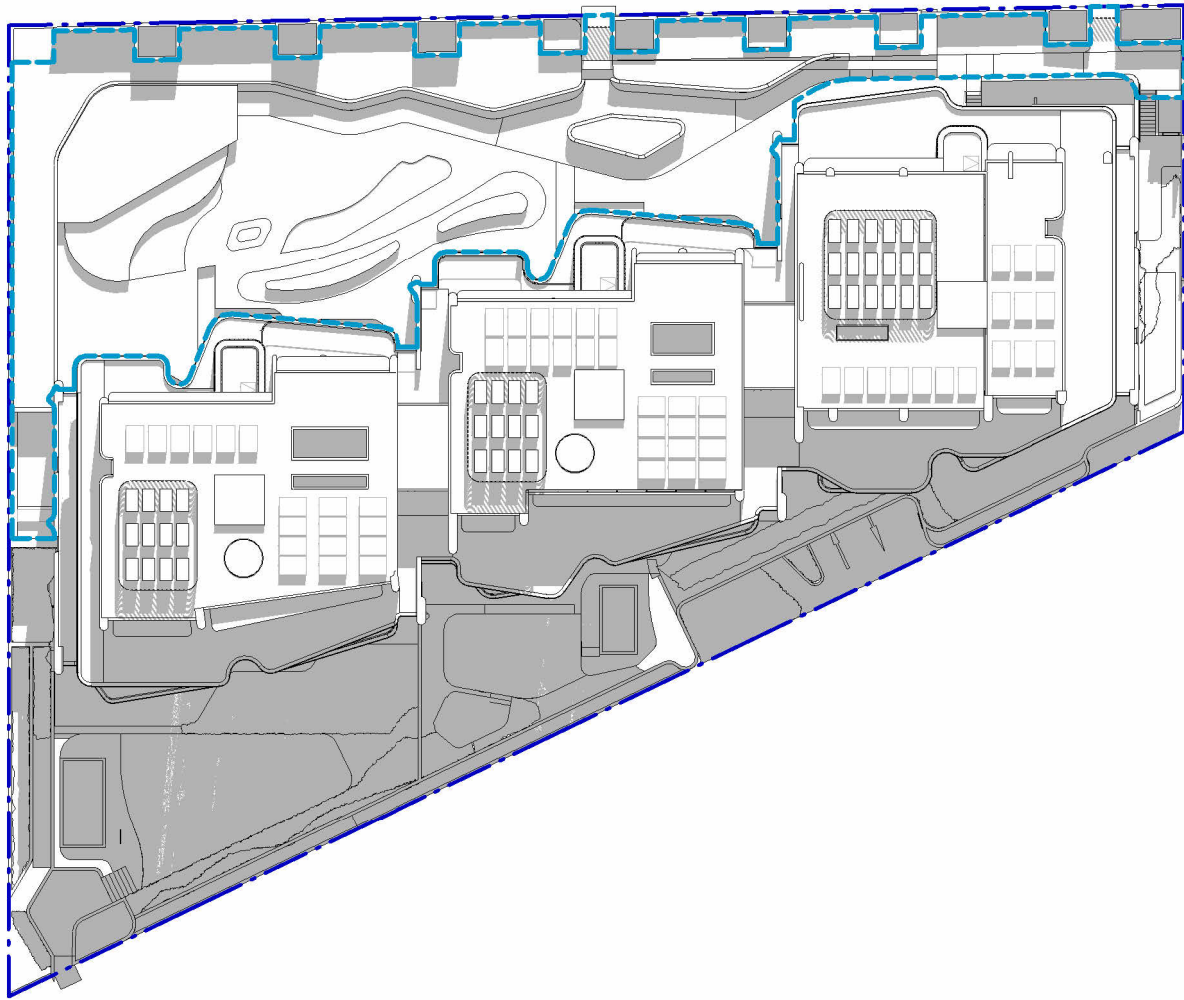
1. Communal Open Space_9am_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



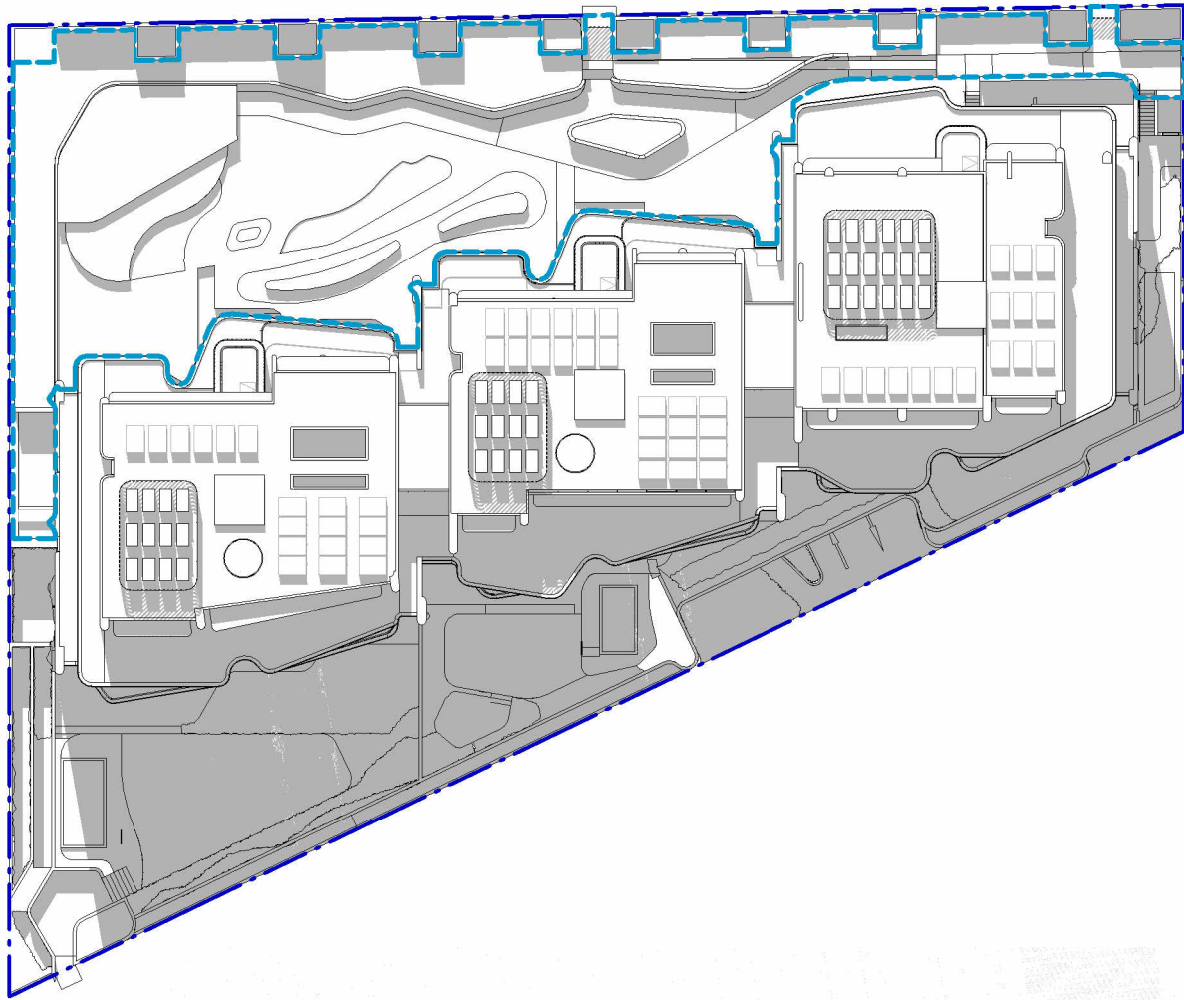
2. Communal Open Space_10am_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



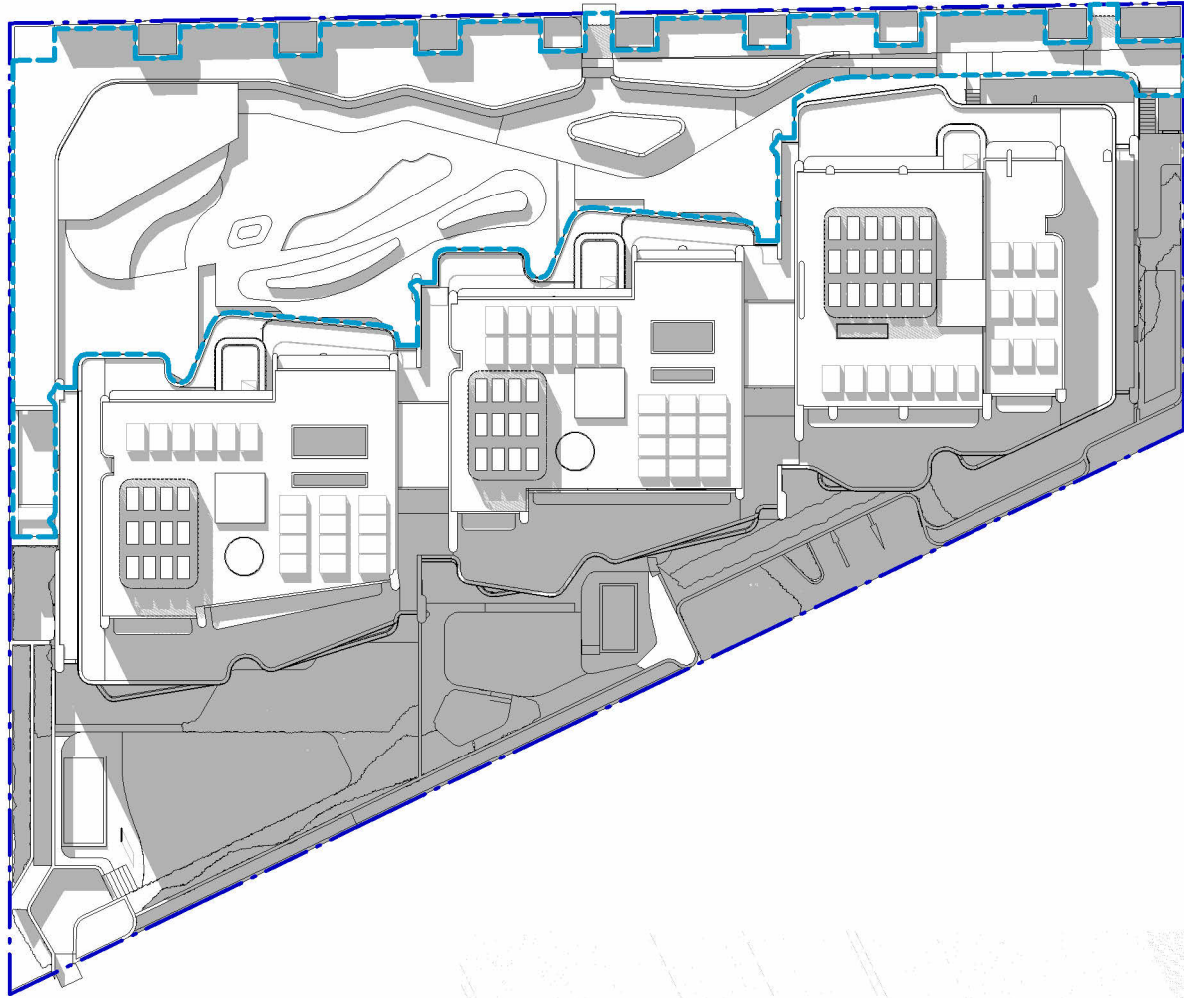
3. Communal Open Space_11am_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



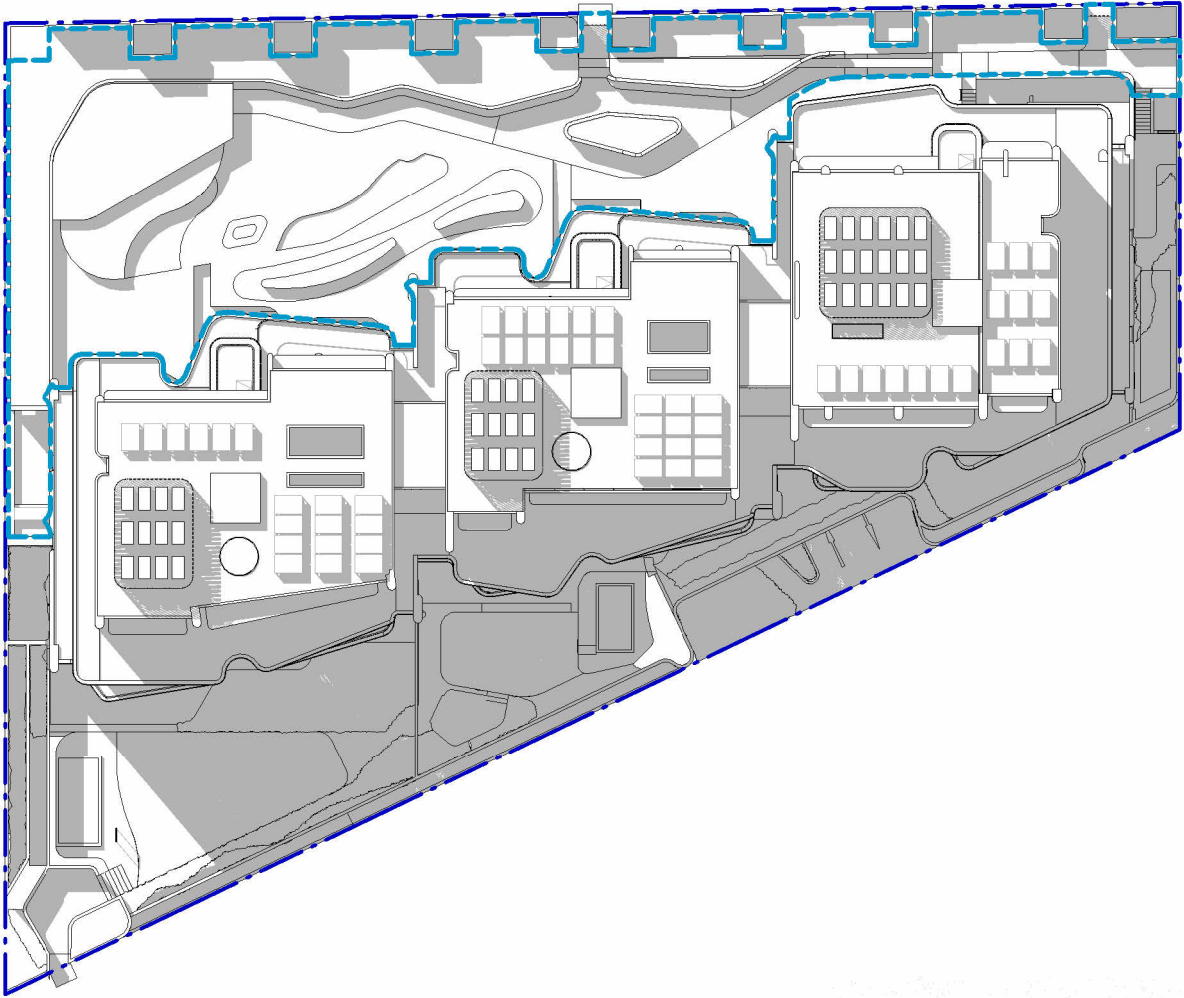
4. Communal Open Space_12pm_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



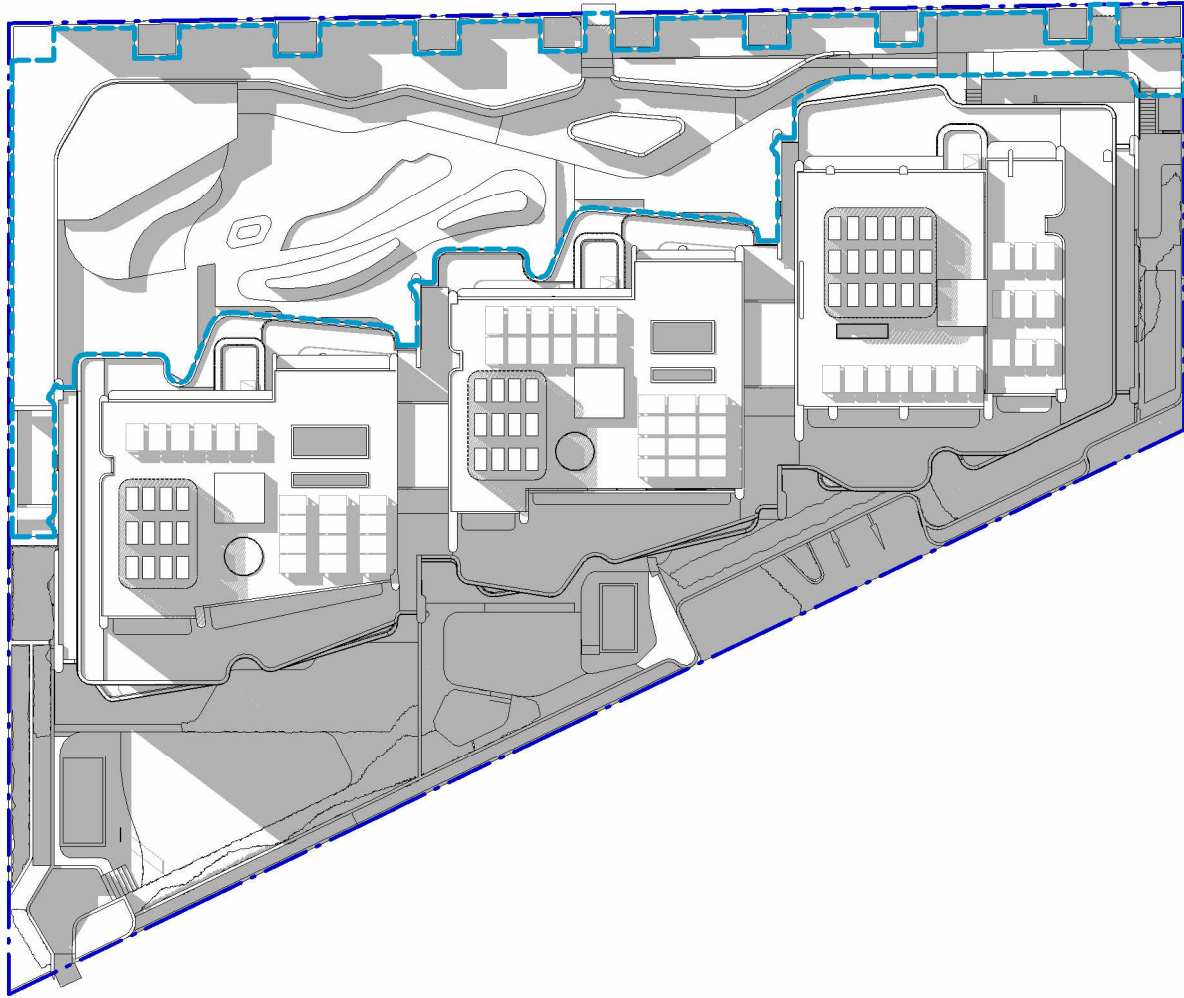
5. Communal Open Space_1pm_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



6. Communal Open Space_2pm_June 21

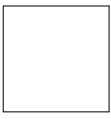
MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE



7. Communal Open Space_3pm_June 21

MORE THAN 50% SUN ACCESS TO COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE LEGEND

-  COMMUNAL OPEN SPACE (COS)
-  COS RECEIVING SUN
-  COS OVERSHADOWED