

DIAN ROSE BAY

DESIGN REVIEW REPORT

SSD-101842729

Rev.B | 01.05.2026

2+2A, 4-6 CONWAY AVENUE + 38 - 40 CARLISLE STREET, 15 + 15A FERNLEIGH AVENUE
ROSE BAY,
NSW, 2040

A | ADG COMPLIANCE

This Chapter addresses the Apartment Design Guide, as per Section 147 of the Housing SEPP.

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3A Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The Site Analysis Plan generally addresses the items. The proposal is underpinned by site analysis taking into consideration the specific site opportunities and constraints both existing and anticipated. Pedestrian and vehicle entries are separated to improve safety; building placement responds to prevailing breezes and solar access; landscape buffers address privacy and streetscape quality.	Objective achieved The proposal responds to the site's prevailing breezes and solar access, as demonstrated in Architectural Drawings 6001.1 to 6004. The Site Plan (Drawing No. 1003) illustrates the provision of a landscape buffer at ground level. The existing variation in ground levels (RLs) has been carefully considered, with a stepped design approach incorporated, as shown in Drawing No. 4000.
3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		The proposed development along the Conway Avenue defines the street and forms part of the streetscape, connecting the scale of the retail activities in the Rose Bay town centre with the residential areas further along Conway Ave. Vertical and horizontal articulation refer to the internal programme and reflect contextual considerations. The street frontage is to the South-East and direct access from Conway Avenue is clearly defined and the entrance is articulated. The building has dual cores to permit increased cross ventilation / solar access and improve internal amenity. Increased building separation at upper levels is used to enhance solar access and cross ventilation.	Objective achieved The proposal responds to the site's prevailing breezes and solar access, as demonstrated in Architectural Drawings 6001.1 to 6004. The Site Plan (Drawing No. 1003) shows Entry Access clearly defined from Conway Av., articulation achieved and the Increased setbacks in the upper levels.
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.		The proposal fronts Conway Avenue and is articulated to define the street. Dual entry points provide direct access from the street. The entry points are clearly defined and visible to pedestrians.	Objective achieved The Site Plan, Drawing No. 1003, demonstrates how the building has been articulated in response to the Conway Street frontage and its surrounding scale. The design breaks down the overall building bulk into smaller elements, creating a more compatible and human-scaled streetscape.
	Where the street frontage is to the east or west, rear buildings should be orientated to the north.		There are not secondary buildings proposed.	N/A
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.		The building has a general south–east orientation. Which means a significant amount of proposed overshadowing is cast on Conway Avenue.	Objective achieved. See Shadow Diagrams.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		The overshadowing of overshadowing properties is minimised during mid-winter, through the thorough consideration of the massing and building separation. The proposed building's shadow stays entirely within the compliant building envelope as stipulated by ADG required setback and building height with the in-fill permissible. The massing strategy allows most adjoining properties' private open space and upper habitable spaces continue to receive solar access to of 3 hours between 9am – 3pm during winter solstices.	Objective achieved See shadow Diagrams and Architectural Drawing 6005.1 & 6005.2 reflecting height plane diagrams.

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3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		The public and private domain are well defined and casual / passive surveillance is achieved. A transition from public to private domain is also achieved at the various building entry points	Objective achieved Architctural Drawing 2202 & 2203 shows the transition between public to private domain are well defined.
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.		Ground floor aparments are not provided with direct individual street entries due to flooding concerns and the change in levles.	N/A
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.		Landscaping with trees and screening plants along each street frontage creates a smooth transition between the private terraces of the ground floor units and the public domain. It softens the building edge and provides visual privacy and security to the residents. The recessed main entry points are articulated with canopy providing shelter and legibility. Ground frontages include windows and planting to balconies provide surveillance of the public domain. The ground level units have front gardens with a fence design, and lush landscaping that provides privacy with views provided over the top. Views into these gardens is limited by screen planting provides the required amount of privacy. Generally, the lower to mid-level balconies have solid balustrades to preserve privacy where upper levles are more legible and transparent.	Objective achieved Architctural Drawing 2202 & 2203 and section 4001 & 4002 reflects the provided surveillance and improve visual privacy for ground level dwellings.
	Upper level balconies and windows should overlook the public domain.		Upper level units facing the street have balconies overlooking the public domain.	Objective achieved Section 4001 & 4002 shows how upper levles balc and windos overlook public domain.
	Length of solid walls should be limited along street frontages.		All street façades proposed have a high level of articulation with limited solid walls, except for a section of Conway Ave, where the existing wall is proposed as a contrinuation of that street interface.	Objective achieved Elevations 3000 - 3004 shows the limited solid walls allong frontage
	Opportunities for people to be concealed should be minimised.		The openness of the building entries and choice to use glazing to building entries facing the street avoids opportunities for concealment.	Objective achieved Architctural Drawing 2202 & 2203 shows the building entried designed.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Low planter walls layered planting and entry terraces form a comfortable threshold that protects privacy while maintaining visual connection to the street. It is anticipated that the existing Kerb , gutter, foot path and nature strip will be replaced and that supplementary mature street trees will be planted in accordance with the current Council guidelines.	Objective achieved Demo plan 1004, Architctural Drawing 2202 & 2203 and Elevations 3000 - 3004 shows the retained and enhanced public domain and the landscape proposed designed as a transition between public and private..
	Planting softens the edges of any raised terraces to the street, for example above sub- basement car parking.		Planting is proposed along Conway Avenue where the site begins to fall and ground level becomes raised from the street, limiting wall height. No portion of the basement parking is visible from the public domain which contributes to enhancing the public domain.	Objective achieved Architctural Drawing 2202, and elevation 3000, 3001 & 3002 shows the planting proposed along the edges and the minimising in wall height.
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.		Mailboxes are at the entry of each lobby and visually identified from the public domain.	Objective achieved Architctural Drawing 2202 & 2203 shows the building entried designed, with Mailboxes at the entry.
	The visual prominence of underground car park vents should be minimised and located at a low level where possible.		Car Park exhaust risers are integrated into the internal lift / fire stair core and exhaust at the roof level in a central location thereby concealing their presence form the street level and preserving the public Domain.	Objective achieved The Site Plan Drawing 1003, shows the roof risers.
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.		Garbage storage areas and services including mechanical and fire services are located out of view at ground floor and in basements, out of view.	Objective achieved Plans 2200, 2201, 2202 Show storage areas, garbage and other services requirements located in basement, out of views.

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	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.		Access ramps are provided where overland flood planning requires floor levels to be elevated above the existing ground level. These ramps are integrated into the overall design and co-ordinated with the landscape design.	Objective achieved Architctural Drawing 2202 & 2203 shows the building design entries.
	Durable, graffiti resistant and easily cleanable materials should be used.		The materiality and colours of the façade are designed to deter graffiti where possible and minimise cleaning on the ground floor.	See External finishes drawings 6021, 6022 & 6022.2
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • Street access, pedestrian paths and building entries which are clearly defined • Paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • Minimal use of blank walls, fences and ground level parking.		N/A	
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.		It is proposed to retain one existing access arrangement to the basement, off Conway Ave, where the existing street wall is to be retained as a continuation along with the existing street interface.	Objective achieved See Basement Plans 2200, 2201 and 2202.
3D Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		Communal open space is shared amongst the communal areas located closest to the smallest apartments, and spread across the larger apartments - which have far more than the minimum ADG requirements.	Objective achieved See Communal open space located on Level 7 drawing 2210, and Lower Ground floor drwaing 2202
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The two communal open spaces, along with the indoor communal space, offer opportunities for different activities. The indoor space could be used for meetings, group gatherings, dining etc, while the outdoor spaces are more suitable for leisure.	Objective achieved See Comunal open space located on Level 7 drawing 2210, and Lower Ground floor drwaing 2202
	Objective 3D-3 Communal open space is designed to maximise safety	Refer section on COS + POS	These communal areas are secure accessible by occupants only. Several balconies overlook the communal areas, providing passive surveillance and contributing to their ongoing care by residents. The proposed benches within the outdoor areas have been designed by the landscape architects in accordance with relevant standards to ensure safety.	Objective achieved See Comunal open space located on Level 7 drawing 2210, and Lower Ground floor drwaing 2202
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		The proposed communal spaces respond to the neighbourhood's existing patterns and uses, integrating smoothly with surrounding open spaces and supporting established community activities.	Objective achieved See Communal open space located on Level 7 drawing 2210, and Lower Ground floor drwaing 2202. Communal Open space drawing 6018
3E Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:	Housing SEPP In Fill Affordable Non Discretionary and LMR Tree Canopy Guide Deep Soil requirement is 15% = 465.8m2 with minimum dimension of 3m Proposed Deep Soil is 20.6% = 638.4m2, with a minimum dimension of 4.5m, well exceeding the minimum requirements. Min tree Canopy Guide canopy requirements also exceeded. Landscape plan provides lush tree planting in deep soil areas. This document is the tree canopy guide for low and mid rise housing	Objective and criteria achieved See Deep soil areas in Landscape calculation Drawing 5001.

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3F Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances: <table><tr><td>Building height</td><td>Habitable rooms and balconies</td><td>Non-habitable rooms</td></tr><tr><td>Up to 12m (4 storeys)</td><td>12m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>18m</td><td>9m</td></tr><tr><td></td><td></td><td></td></tr></table>	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	12m	3m	Up to 25m (5-8 storeys)	18m	9m				ADG Separation and setbacks are complied with on the ground floors, carefully considered landscaping has been introduced to help achieve privacy. This approach continues on the upper levels, where balconies incorporate landscaping to enhance privacy. On floors without landscaping, balustrades have been installed to maintain internal visual privacy. The western neighbour No 8 Conway, is recently constructed as a three storey residential flat building with a non-habitable facade facing the subject site. The proposal therefore complies with non-habitable to habitable setback controls on this boundary for lower levels and upper levels. That site has ample opportunity for solar access and cross ventilation from a northerly and north west direction (towards the harbour views). Other frontages to Fernleigh Ave. Carlisle St and Conway Ave carefully consider and comply with minimum ADG setbacks and DCP frontage setback controls. Fernleigh Ave frontage particularly in the north-western part of the site far exceeds minimum setbacks to respond to No 8 Conway and minimise any adverse impacts to the local Heritage Item to the north-west of the site.	Criteria achieved Drawings 2102 - 2111 indicate compliant setbacks and separation between neighbouring sites, achieving visual privacy.
Building height	Habitable rooms and balconies	Non-habitable rooms														
Up to 12m (4 storeys)	12m	3m														
Up to 25m (5-8 storeys)	18m	9m														
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Acceptable privacy is achieved while maintaining acceptable access to light and air across units and providing adequate views and outlook.	Objective achieved. The floor plans, drawings 2102-2111 demonstrate how the building articulation, together with the incorporation of walls and screening elements between balconies, achieves visual privacy for residents												
3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		The three lobbies immediately connect to and address the public domain. Step-free paths connect footpath to raised forecourts. Canopied entries provide cover. Lobby glazing enhances wayfinding.	Objective achieved. Architctural Drawing 2202 & 2203 shows the building entries designed.												
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Residential entries are signalled through façade design and directly address the street. Dual legible entrance from footpath with sightlines to the street improves legibility; access control and lighting in main entry and forecourts strengthen security. Electronic key access and intercom points are provided at pedestrian and vehicular entrances. Signage and way-finding is proposed. The carpark entry does not impact on the visibility or access to the building entrances.	Objective achieved Architctural Drawing 2202 & 2203 shows the building entries are designed accessible and easy to identify.												

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	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Opportunities for pedestrian connections are focused on the entry sequence were accessible pathways and generous landscaping elevates these transitional spaces.	Objective achieved. Entry sequence can be seen at Architctural Drawing 2202 & 220.
3H Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Vehicle access points have been designed to minimise potential conflicts with traffic patterns, street landscape and pedestrian safety. To achieve safety and minimise conflict between pedestrian and vehicles. Lobby entry is separate from driveway Car access is separated from pedestrian entry to the greatest extent possible, given the limited street frontage. The vehicle entry is located the lowest point of the site to minimize ramp lengths and excavation. The carpark entry finishes are high quality in nature and will create a high-quality presentation to the street.	Objective achieved See Drawing 2102 for vehicle ccess point,
3J Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Refer to Traffic report with regard to minimum / maximum car parking numbers. Car parking is provided over 2-3 basement levels in accordance with Housing SEPP minimums and Council DCP maximum rates.	Objective achieved Refer to traffic report.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Under cover Bicycle and Motorbike parking for residents and visitors is provided in the basement, as a provision for alternative modes of transport in accordance with the Council DCP requirements. EV charging is provided to meet Council requirements.	Objective achieved. Refer to Architectural Drawing 2202 for Bicycle provision. See Architectural Drawing 2200 & 2201 for Motorbike parking.
	Objective 3J-3 Car park design and access is safe and secure		The proposed car park layout is efficient, safe and seocure. Garbage, plant, storage rooms are all accessible without crossing parking spaces. Circulation areas within the carpark are direct, clearly visible and well-lit. Lobby areas, including lifts and stairs, are clearly visible from the circulation areas. Lighting, signage and line markings will be included in the car park design. When supporting facilities, plant rooms and storage areas are located close to parking space, access corridor are provided to avoid crossing car parking spaces.	Objective achieved. See carpark design in Architctecural Drwings 2200 - 2202
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Underground parking is well concealed within the building design and with only the driveway is visible within the streetscape. Excavation is minimised due to the efficiency of the proposed car parks double loaded design. Mechanical ventilation is provided to the basement. Exhaust risers are located on the roof are concealed from view.	Objective achieved. Elevations 3000 - 3004 shows that underground car parking visual impact is minimised.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		No on grade parking is proposed	N/A
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		No above grade parking is proposed	N/A

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4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	53 apartments out of 70 achieve solar access i.e. 2 hours mid winter 76%. 54 out of 70 apartment private open space achieve min 2 hours mid-winter solar access 77%.	Criteria achieved. See Solar access Drawings 6001.1 - 6003
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	Not Applicable as site is located within the Metropolitan Area and Chapter 4 of the Housing SePP applies in relation to required solar access	N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	11 apartments out of 70 achieve no solar access mid-winter i.e. 15%	Criteria achieved. See Solar access Drawings 6001.1 - 6003
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Opportunities for reflected light are maximised by providing light-coloured internal finishes. All units have extensive glazing. Where units face south the unit are shallow with generous lengths of glazing. At the penthouse level, dormers are incorporated to increase solar access and improve the quality of natural light within the apartment.	Objective achieved. See Floorplans Drawings 2102-2111.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The extent of balconies provide shading from summer sun to living areas. A number of design features are used to achieve shade and glare control. Projecting horizontal slabs, screens, louvres and window framing elements are proposed to provide shading and this responds to the element orientation. Existing large street trees retained will provide shade for some apartments. The extent of this effect will be increased by the contribution of the added screen planting. Existing large street trees retained will provide shade for some apartments. The extent of this effect will be increased by the contribution of the added screen planting.	Objective achieved Refer to Floorplans Drawings 2102-2111.
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Habitable rooms are designed to support natural ventilation. All habitable rooms are provided with openable windows. Natural ventilation is achieved by all apartments and all habitable rooms are provided with operable windows. 58 units out of 70 achieve natural cross ventilation compliance i.e. 83 % cross ventilation is proposed.	Objective achieved. Refer to Cross Ventilation drawing 6004.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Single-aspect apartments have been designed and arranged to maximise natural airflow. The open-plan living layout allows air to move freely through the spaces, and bedrooms have been positioned with sliding doors to support natural ventilation.	Objective achieved. See layouts of single aspect apaartments in Drawings 2102-2111.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	58 apartments out of 70 achieve Natural Cross Ventilation i.e. 83%	Criteria achieved. See Cross Ventilation drawing 6004.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	All grass line to grass line elements do not exceed 18m.	Criteria achieved. See Cross Ventilation drawing 6004.

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4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><td colspan="2">Minimum ceiling height for apartment and <u>mixed use</u> buildings</td></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a <u>30 degree</u> minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and <u>mixed use</u> buildings		Habitable Rooms	2.7m	Non-Habitable	2.4m	For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic Spaces	1.8m at edge of room with a <u>30 degree</u> minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	The proposed minimum ceiling heights exceed the following: Habitable rooms = 2.7 metres Non-habitable rooms = 2.4 metres	Criteria achieved. See Sections 4000, 4001 & 4002. where ceiling height achieves sufficient natural ventilation and daylight access.
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Habitable Rooms	2.7m															
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Attic Spaces	1.8m at edge of room with a <u>30 degree</u> minimum ceiling slope															
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use															
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Bulkheads are kept clear of living areas. Bulkheads are located above cupboards, corridors, non-habitable rooms and in bedrooms when required. Higher ceiling heights are proposed to habitable areas Living / Dining + Bedrooms with lower ceilings proposed for secondary areas such as Bathrooms / Laundries and Hallways.	Objective achieved. See Sections 4000, 4001 & 4002.												
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		The ceiling height is appropriate to the building type and zoning of the neighbourhood.	Objective achieved. See Sections 4000, 4001 & 4002.												
4D Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: <table><tr><td>Apartment Types</td><td>Minimum Internal Area</td></tr><tr><td>Studio</td><td>35m³</td></tr><tr><td>1 bedroom</td><td>50m³</td></tr><tr><td>2 <u>bedroom</u></td><td>70m³</td></tr><tr><td>3 <u>bedroom</u></td><td>90m³</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.	Apartment Types	Minimum Internal Area	Studio	35m³	1 bedroom	50m³	2 <u>bedroom</u>	70m³	3 <u>bedroom</u>	90m³	All apartment sizes are above or equal to minimum required internal areas.	Criteria achieved. See Internal layouts of rooms within an apartment in Drawings 2102-2111. Refer to Drawing 6016 & 6017 for Dwelling size and POS		
Apartment Types	Minimum Internal Area															
Studio	35m³															
1 bedroom	50m³															
2 <u>bedroom</u>	70m³															
3 <u>bedroom</u>	90m³															
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are accessed through the window and are not borrowed from adjoining rooms.	Criteriae achieved. See Internal layouts in Drawings 2102-2111. See Elevations ans window schedules in Drawing 3000 - 3004												

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	Objective 4D-2 Environmental performance of the apartment is maximised	. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable rooms other than open plan layout that combines living, dining and kitchen do not exceed 2.5 x ceiling height.	Objective achieved. Refer to Drawings 2102-2111 for Internal layouts.															
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Most units have the depth of the open plan layouts within 8m. The few units exceeding 8m depth have dual aspects to achieve natural cross ventilation.	Objective achieved. Refer to Drawings 2102-2111 for Internal layouts.															
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All master beds exceed 10m2 and other bedrooms exceed 9m2.	Objective achieved Refer to Drawings 2102-2111 for Internal layouts.															
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms achieve min. 3m width and length excluding wardrobe	Objective achieved See Internal layouts in Drawings 2102-2111.															
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	All units with open plan layout that combines living, dining and kitchen exceed 4m width.	Objective achieved. Refer to Drawings 2102-2111 for Internal layouts.															
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All cross over or cross through units exceed 4m width.	Objective achieved Refer to Drawings 2102-2111 for Internal layouts.															
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:<table><tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio</td><td>4m³</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m³</td><td>2m</td></tr><tr><td>2 <u>bedroom</u></td><td>10m³</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m³</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling type	Minimum Area	Minimum Depth	Studio	4m³	-	1 bedroom	8m³	2m	2 <u>bedroom</u>	10m³	2m	3+ bedroom	12m³	2.4m	All apartments are provided with balconies that comply or exceed the design criteria.	Criteria achieved See balconies dimensions in Drawings 2102-2111.
Dwelling type	Minimum Area	Minimum Depth																	
Studio	4m³	-																	
1 bedroom	8m³	2m																	
2 <u>bedroom</u>	10m³	2m																	
3+ bedroom	12m³	2.4m																	
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.	Ground Floor apartment is provided with a private open space that comply or exceed the design criteria.	Criteria achieved. Refer to Drawings 2202 and 2203 for the ground floor apartment private open spaces. Refer to Drawing 6016 & 6017 for Dwelling size and POS															
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		All POS and balconies located adjacent to living room dining with predominantly north, east and west facing. In some instances, bedrooms also have access to balconies for added amenity. Balconies are oriented so that the longest side faces outwards to optimise daylight access into adjacent rooms.	Criteria achieved. Refer to Drawings 2102-2111 for Internal layouts. Refer to Drawing 6016 & 6017 for Dwelling size and POS															

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT										
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The balconies are clearly expressed and distinguishable from the bulk of the building. The design of the balcony is an integral part of the architectural expression of the building. A combination of solid and transparent balustrades are designed to allow views and passive surveillance of the street while maintaining visual privacy. Water and gas points are provided to balconies. Air-conditioning units are located in enclosed roof plant.	Criteria achieved Refer to Drawings 2102-2111 for Internal layouts.. Refer to Drawing 6016 & 6017 for Dwelling size and POS										
	Objective 4E-4 Private open space and balcony design maximises safety		The design of the balustrades does not facilitate climbing. Solid masonry, metal palisade, and glass framed balustrades are installed to code. All balconies are provided with balustrades to BCA compliance.	Criteria achieved. Refer to Elevations drawings 3000 -- 3004 for balustrade design.										
4F Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	The building has 3 cores. Max units off a circulation core is 6 on each level.	Objective achieved. Refer to Drawings 2102-2111 for common circulation spaces.										
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Not Applicable	N/A										
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Direct and legible access is provided between lifts and apartment entries by minimising corridor length and providing short, straight, clear lines of sight. Lobby areas and pedestrian walkways are satisfactorily lit at night. Legible signage is provided for apartment numbers, common areas and general wayfinding.	Objective achieved Refer to Drawings 2102-2111 for common circulation spaces.										
4G STORAGE	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling Type	Storage size volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	Each apartment is provided with the required volume of storage. Storage for each apartment which is within the apartment interior is accessible from circulation or living spaces.	Design criteria and objective achieved. Refer to Drawings 6006 - 6008 for storage calculation.
Dwelling Type	Storage size volume													
Studio	4m ³													
1 bedroom	6m ³													
2 bedroom	8m ³													
3+ bedroom	10m ³													
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Additional storage is conveniently located and accessible. Residential and Visitor bike parking is provided to dedicated bays within the basement.	Objective achieved. Refer to Drawings 6006 - 6008 for storage calculation.										

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Lift lobby and corridors are located above each other. In general, quieter areas are next to and above quieter areas. Non-habitable rooms are generally used as a buffer from noise sources. The lift core and party walls are appropriately insulated. Non-habitable rooms are generally used as a buffer from noise sources.	Objective achieved. Refer to Drawings 2102-2111 for Internal layouts.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Apartment layouts are arranged to group bedrooms together and located away from living areas. Acoustic treatment of walls, windows, doors, floors and ceilings to future acoustic consultant's advice. Wardrobes and ensuites in bedrooms are co-located to act as sound buffers.	Objective achieved. Refer to Drawings 2102-2111 for Internal layouts.
4J Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		The site is not in noisy or hostile environment. The development is located on a suburban street with large trees and separated from the opposite lots.	N/A
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Not applicable	N/A
4K Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		Diversity of dwellings are provided , with 53 market-housing units and 17 affordable housing units. The apartment mix ranges from 1 to 4 bed-units. They are close to shops and public transport. it meets the current market demands and projected future demographic trends. Apartment layouts can accommodate first home buyers, downsizers, young families and professionals.. Adaptable and liveable units are included.	Objective achieved Refer to Drawings 2102-2111 for Internal layouts. Refer to Drawing 6016 & 6017 for Dwelling size
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		It is proposed to distribute the various different types of apartments to suitable locations within the development.	Objective achieved Refer to Drawings 2102-2111 for Internal layouts. Refer to Drawing 6016 & 6017 for Dwelling size
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Due to site considerations (Minor overland flooding), there are no ground level apartments with direct access to the street. The fourteen ground level street fronting apartments have screened with planting to the secondary private open spaces facing the street.	Objective achieved. Refer to Drawings 2202 and 2203 for the ground floor apartments.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The ground floor apartments are proposed with a private garden within the front setback, enhancing both privacy and the streetscape. Ground floor apartment design, particularly the fence design balances privacy and casual surveillance.	Objective achieved. Refer to Drawings 2202 and 2203 for the ground floor apartment

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The proposed façade design to the street is of a high quality, creating visual interest along the street. It respects the character of the local area by providing a horizontally layered response in both form and materials that reference the more immediate context at the low level and the broader surrounds at the higher levels. This reflects the unique character of Rose Bay at once a small village but set within the broader context of Sydney Harbour. In addition, the streetscape and building massing are addressed vertically by dividing the front façade into two articulated bays, which step down and separate the visual levels, helping to moderate the perceived bulk of the proposed structure. Façade elements are grouped in a deliberate and composed manner to achieve a high quality, unified design outcome.	Objective achieved. Refer to Elevations drawings 3000 - 3004 For external finishes see drawing 6021 & 6022.
	Objective 4M-2 Building functions are expressed by the facade		The building entries are clearly defined, direct address the street. The building articulation reflects the internal layout and floor levels are clearly identifiable.	Objective achieved Refer to Elevations drawings 3000 - 3004
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		The horizontal line of the roof has been designed to blend seamlessly with the overall building composition. To avoid a monotonous presentation the visible parapet line is stepped to follow the overall façade concept below.	Objective achieved Refer to Elevations drawings 3000 - 3004
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Private terraces are provided on roof. They offer expansive views of the city skylight.	Objective achieved. Refer to drawing 2211 to see roof design.
	Objective 4N-3 Roof design incorporates sustainability features		The roof design incorporates a well-insulated covering to the concrete roof. Ventilating dormer pop up windows are proposed. PV panels are intended to supply power for common area use.	Objective achieved. Refer to drawing 2211 to see roof design.
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Refer to Landscape plan prepared by Landscape Architect. The planting palette has been carefully selected to suit the local context and to contribute to the environmental biodiversity of the area, creating additional habitat for insect, bird and animal life.	Objective achieved Refer to Landscape proposal prepared by Landscape Architect.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		The proposed landscape design has taken into consideration the following: Views from the private open spaces. Plant selections are generally endemic to the region and reflect the local ecology. Ensuring the longevity of the mature street tree adjacent the site.	Objective achieved Refer to Landscape proposal prepared by Landscape Architect.

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Appropriate soil profiles are provided, in accordance with Landscape Architect's specifications.	Objective achieved Refer to Landscape proposal prepared by Landscape Architect.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Plant selections have been specified by a qualified Landscape Architect. A landscape maintenance plan will be prepared as part of future stages of the project. Appropriate irrigation and drainage to planter beds will be incorporated into the design.	Objective achieved Refer to Landscape proposal prepared by Landscape Architect.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Planter boxes are located to edges of slabs to provide hanging green and to soften edges.	Objective achieved Refer to Landscape proposal prepared by Landscape Architect.
4Q UNIVERSAL DESIGN	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Refer Access Report.	Objective achieved. Refer to Access Report
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Refer Access Report.	Objective achieved Refer to Access Report
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Generally, complies with the design guidance.	Objective achieved Refer to Drawings 2102-2111 for Internal layouts.
4R ADAPTIVE REUSE	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Retention of the existing building is not proposed.	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Retention of the existing building is not proposed.	N/A
4S MIXED USE	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		This development is not a mixed-use development	N/A
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		This development is not a mixed-use development	N/A
4T AWNINGS AND SIGNAGE	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Curved metal awning over building entry is provided and integrated with the rest of the facade design. It marks the entry to the building and contributes to the identity of the development.	Objective achieved. Architctural Drawing 2202 & 2203 shows the building entry design. Refer to Elevation 3001 & 3002 for entry awnings.
	Objective 4T-2 Signage responds to the context and desired streetscape character		Signage is integrated into the design and responds to the scale, proportion and detailing of the development. It will be the subject of future applications to council.	Objective achieved
4U ENERGY EFFICIENCY	Objective 4U-1 Development incorporates passive environmental design		Majority of the units have dual aspects. Adequate natural light is provided to habitable rooms.	Objective achieved. Refer to Sollar Access Calculation Drawing 6001.1 - 6003.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The design incorporates the following passive heat storage strategies: Thermal mass in the floors of north facing rooms. Balcony overhangs help with control of sun. Insulated walls and roofs Seals on windows and doors	Objective achieved Refer to Sollar Access Calculation Drawing 6001.1 - 6003.

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural ventilation is provided to all habitable rooms. Natural cross ventilation is provided to 90 % of the apartments. Rooms with similar usage are generally grouped together.	Objective achieved Refer to Cross ventilation drawing 6004
4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised		Water efficient fittings and appliances are proposed. Apartments are individually metered. Drought tolerant, low water use plants have been specified by the Landscape Architect.	Objective achieved
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Refer Stormwater / Civil Drawings	Objective achieved. Refer to Stormwater / civil Drawings.
	Objective 4V-3 Flood management systems are integrated into site design		Refer Flooding / Stormwater / Civil Drawings + Landscape Drawings.	Objective achieved. Refer Flooding / Stormwater / Civil Drawings + Landscape Drawings.
4W WASTE MANAGEMENT	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		A Waste Management Plan has been prepared as part of the DA. Adequately sized storage areas for residential rubbish bins are located in the basement. Waste storage areas are provided with mechanical ventilation to mechanical consultant's specifications. Bins can be easily moved between storage rooms and the collection point.	Objective achieved Refer to Waste Management plan Drawing 6014
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		All dwellings are to be provided with a small recycling cupboard. Residential waste storage areas are separated and secure.	Objective achieved Refer to Waste Management plan Drawing 6014
4X BUILDING MAINTENANCE	Objective 4X-1 Building design detail provides protection from weathering		Balcony overhangs provide protection to full height sliding glass doors. Perimeter hobs on balconies and roofs to incorporate a backfall to avoid staining of facades. Selected materials are durable and include face brick, integrally tinted concrete, glass and powder-coated aluminum window framing.	Objective achieved. Refer to elevations Drawings 3000 - 3004.
	Objective 4X-2 Systems and access enable ease of maintenance		Glazing design to generally allow cleaning from inside of building. Service areas are accessed from common circulation space. Storage of maintenance equipment is provided in communal areas.	Objective achieved Refer to elevations Drawings 3000 - 3004.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Lighting in common areas is controlled via timers and motion sensors. Use of Brickwork and concrete for its excellent weathering and aging characteristics. Common areas, including corridors and lift car interiors are finished in durable hard-wearing materials.	Objective achieved For external finishes refer to drawing 6021 & 6022.

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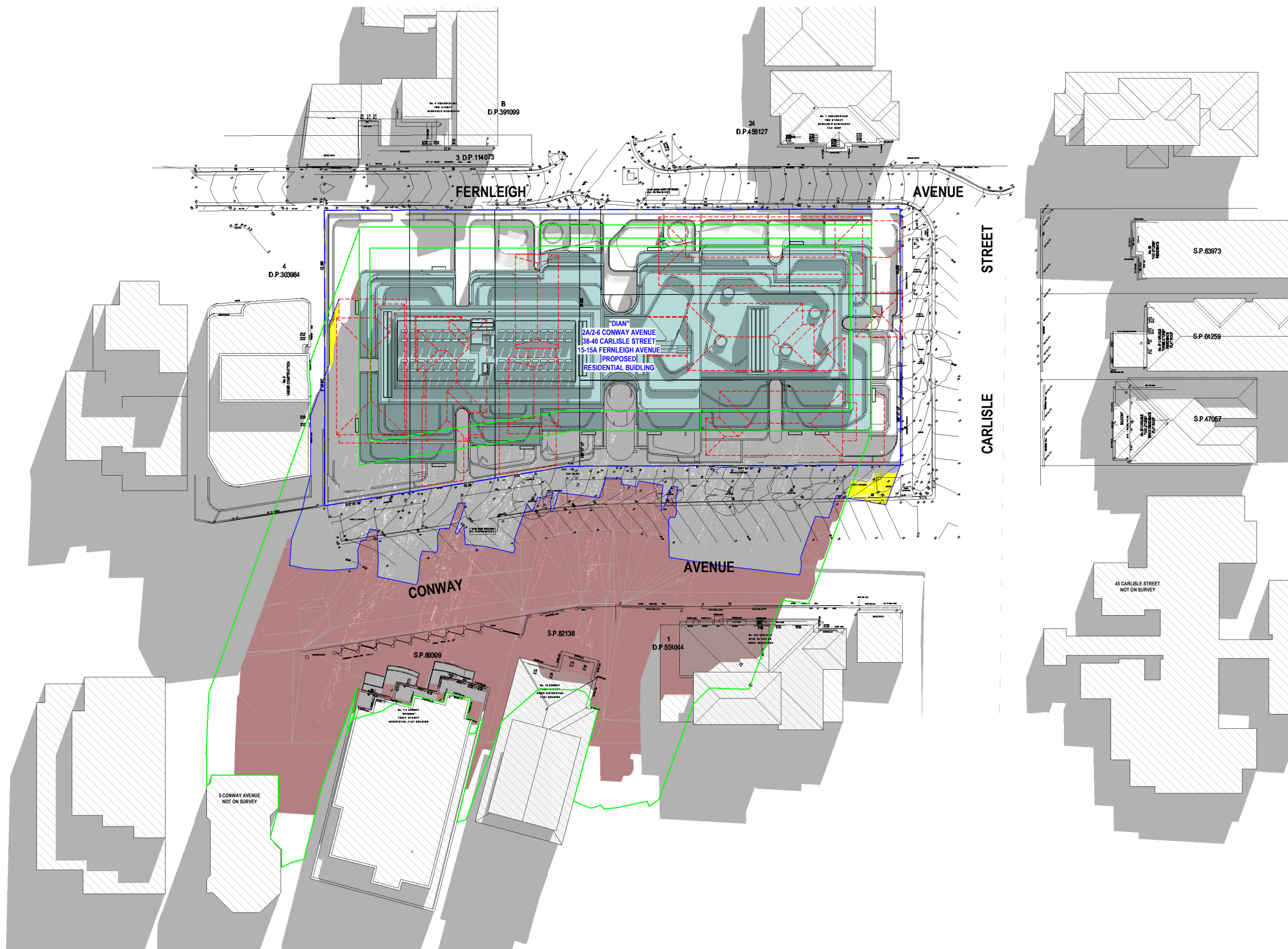
SOU Compliance Summary Table - Sheet 01

LEVEL	UNIT No.	UNIT TYPE	AFFORDABLE	ADAPTABLE / SILVER LIVING	MIN AREA REQ (ADG)	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	STORAGE REQ (ADG)	Volume (Net)	SOLAR (MIN 2 HRS)	NO SOLAR	CROSS VENTILATION
LOWER GROUND													
	01-101	2B	YES		70SQM	77.72	2B - 10SQM	45.53	2B-8SQM	13.03	YES		YES
	02-102	1B	YES		50SQM	57.47	1B - 8SQM	35.06	1B-6SQM	11.16	YES		
	03-103	1B	YES		50SQM	55.32	1B - 8SQM	23.04	1B-6SQM	8.78	YES		YES
	04-104	1B	YES		50SQM	60.75	1B - 8SQM	25.44	1B-6SQM	12.14	YES		
	05-105	2B	YES		70SQM	74.80	2B - 10SQM	29.54	2B-8SQM	11.98	YES		YES
GROUND FLOOR													
	06-201	3B			90SQM	147.45	3B - 12SQM	190.28		14.88	YES		YES
	07-202	3B			90SQM	144.90	3B - 12SQM	112.38	3B-10SQM	10.01			YES
	08-203	3B			90SQM	177.66	3B - 12SQM	134.12		16.04	YES		YES
	09-204	3B			90SQM	186.07	3B - 12SQM	95.77	3B-10SQM	7.37	YES		YES
	10-205	3B			90SQM	190.06	3B - 12SQM	114.21	3B-10SQM	35.01	YES		YES
	11-206	2B	YES		70SQM	77.01	2B - 10SQM	11.75	3B-10SQM	33.80	YES		YES
	12-207	1B	YES		70SQM	64.99	1B - 8SQM	8.00	3B-10SQM	25.70	YES		YES
	13-208	1B	YES		50SQM	53.95	1B - 8SQM	11.06	2B-8SQM	16.64			
	14-209	1B	YES	ADAPT / SILVER LIV	50SQM	61.72	1B - 8SQM	9.13	2B-8SQM	8.06	YES		
	15-210	2B	YES		70SQM	71.91	2B - 10SQM	12.56	1B-6SQM	8.68	YES		YES
	16-211	2B	YES		70SQM	88.19	2B - 10SQM	28.52	1B-6SQM	8.68		YES	YES
LEVEL 01													
	17-301	3B			90SQM	147.45	3B - 12SQM	22.82	2B-8SQM	11.98	YES		YES
	18-302	2B			70SQM	101.80	2B - 10SQM	25.55	2B-8SQM	13.64	YES		
	19-303	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.73	3B-10SQM	20.07	YES		YES
	20-304	2B		ADAPT / SILVER LIV	70SQM	98.05	2B - 10SQM	10.40	2B-8SQM	11.32	YES		YES
	21-305	2B	YES		70SQM	77.04	2B - 10SQM	11.68	2B-8SQM	16.53	YES		YES
	22-306	1B	YES		70SQM	64.87	1B - 8SQM	8.25	2B-8SQM	16.46	YES		YES
	23-307	1B	YES		50SQM	53.95	1B - 8SQM	11.26	2B-8SQM	13.33			
	24-308	1B	YES	ADAPT / SILVER LIV	50SQM	61.72	1B - 8SQM	9.13	2B-8SQM	12.94	YES		
	25-309	2B	YES		70SQM	71.91	2B - 10SQM	12.55	1B-6SQM	6.18		YES	YES
	26-310	2B	YES		70SQM	88.19	2B - 10SQM	17.08	2B-8SQM	6.71		YES	YES
	27-311	2B		SILVER LIV	70SQM	92.87	2B - 10SQM	10.40	1B-6SQM	5.18		YES	YES
	28-312	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.30	2B-8SQM	6.71		YES	YES
	29-313	1B			50SQM	73.72	1B - 8SQM	15.41	2B-8SQM	23.87		YES	
	30-314	3B			90SQM	144.90	3B - 12SQM	22.82	2B-8SQM	11.58			YES
LEVEL 02													
	31-401	3B			90SQM	147.45	3B - 12SQM	22.82	1B-6SQM	4.57	YES		YES
	32-402	2B			70SQM	101.80	2B - 10SQM	25.55	2B-8SQM	16.14	YES		
	33-403	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.73	1B-6SQM	4.57	YES		YES
	34-404	2B		ADAPT / SILVER LIV	70SQM	99.77	2B - 10SQM	13.28	2B-8SQM	9.01	YES		YES
	35-405	3B			90SQM	143.79	3B - 12SQM	54.39	1B-6SQM	9.96	YES		YES
	36-406	4B			90SQM	159.74	4B - 12SQM	90.85	3B-10SQM	15.26	YES		YES
	37-407	2B		SILVER LIV	70SQM	94.29	2B - 10SQM	10.40	3B-10SQM	22.49		YES	YES
	38-408	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.49	2B-8SQM	16.32		YES	YES
	39-409	1B			50SQM	73.72	1B - 8SQM	15.41	2B-8SQM	13.83		YES	
	40-410	3B			90SQM	144.90	3B - 12SQM	22.82	2B-8SQM	19.80			YES

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SOU Compliance Summary Table - Sheet 02

LEVEL	UNIT No.	UNIT TYPE	AFFORDABLE	ADAPTABLE / SILVER LIVING	MIN AREA REQ (ADG)	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	STORAGE REQ (ADG)	Volume (Net)	SOLAR (MIN 2 HRS)	NO SOLAR	CROSS VENTILATION
LEVEL 03													
	41-501	3B			90SQM	147.45	3B - 12SQM	22.27	3B-10SQM	34.43	YES		YES
	42-502	2B			70SQM	101.80	2B - 10SQM	24.95	4B-10SQM	34.22	YES		
	43-503	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.41	2B-8SQM	21.72	YES		YES
	44-504	2B		SILVER LIV	70SQM	98.05	2B - 10SQM	13.28	2B-8SQM	12.31	YES		YES
	45-505	3B			90SQM	143.75	3B - 12SQM	39.38	1B-6SQM	6.29	YES		YES
	46-506	4B			90SQM	160.10	4B - 12SQM	38.40	2B-8SQM	6.00	YES		YES
	47-507	2B		SILVER LIV	70SQM	92.67	2B - 10SQM	13.28	2B-8SQM	8.19		YES	YES
	48-508	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.30	3B-10SQM	8.66		YES	YES
	49-509	1B			50SQM	73.72	1B - 8SQM	15.00	3B-10SQM	20.71		YES	
	50-510	3B			90SQM	144.90	3B - 12SQM	22.27	2B-8SQM	12.56			YES
LEVEL 04													
	51-601	4B			90SQM	205.33	4B - 12SQM	75.18	2B-8SQM	15.03	YES		YES
	52-602	3B			90SQM	131.11	3B - 12SQM	57.71	2B-8SQM	18.44	YES		YES
	53-603	3B			90SQM	143.20	3B - 12SQM	43.58	3B-10SQM	25.86	YES		YES
	54-604	3B			90SQM	145.15	3B - 12SQM	46.47		5.62	YES		YES
	55-605	3B			90SQM	143.75	3B - 12SQM	38.70	3B-10SQM	21.71	YES		YES
	56-606	4B			90SQM	159.70	4B - 12SQM	38.42	2B-8SQM	24.37	YES		YES
LEVEL 05													
	57-701	4B			90SQM	205.33	4B - 12SQM	54.51	2B-8SQM	16.43	YES		YES
	58-702	3B			90SQM	131.43	3B - 12SQM	45.67	1B-6SQM	16.02	YES		YES
	59-703	3B			90SQM	143.20	3B - 12SQM	24.81	3B-10SQM	21.31	YES		YES
	60-704	3B			90SQM	145.15	3B - 12SQM	24.38	4B-10SQM	18.61	YES		YES
	61-705	3B			90SQM	143.75	3B - 12SQM	38.85	3B-10SQM	20.33	YES		YES
	62-706	4B			90SQM	159.70	4B - 12SQM	38.44	3B-10SQM	13.15	YES		YES
LEVEL 06													
	63-801	4B			90SQM	205.33	4B - 12SQM	54.25	3B-10SQM	19.70	YES		YES
	64-802	3B			90SQM	134.08	3B - 12SQM	45.75	4B-10SQM	21.14	YES		YES
	65-803	3B			90SQM	145.39	3B - 12SQM	24.82	4B-10SQM	31.28	YES		YES
	66-804	3B			90SQM	145.15	3B - 12SQM	24.42	3B-10SQM	12.44	YES		YES
	67-805	3B			90SQM	102.81	3B - 12SQM	55.06	4B-10SQM	20.41	YES		YES
	68-806	2B			70SQM	89.32	2B - 10SQM	60.89	3B-10SQM	6.05	YES		YES
LEVEL 07													
	69-901	3B			90SQM	142.25	3B - 12SQM	60.66	3B-10SQM	6.05	YES		YES
	70-902	4B			90SQM	181.24	4B - 12SQM	154.75	4B-10SQM	23.81	YES		YES



	DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
	DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
	DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
	DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
	DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
	DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
	DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY RYGATE SURVEYORS REF NO. 80854 DATED 05/08/2025 & ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 25-1350 DATED 17/4/2026

A	REVISED SHADOWS	23-4-26
Issue	Amendment	Date

1 : 300

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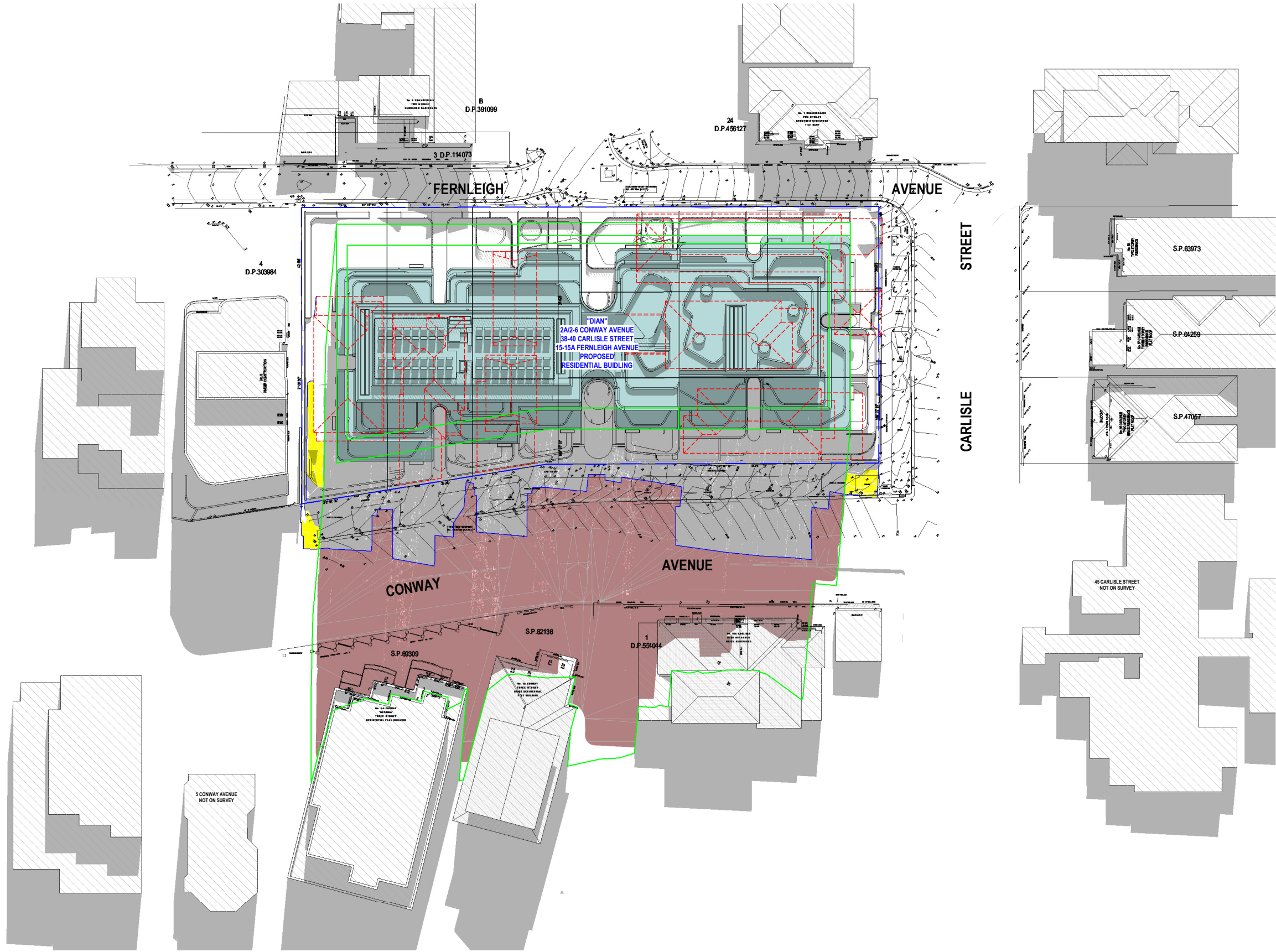
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Project number **25-181** **A101**



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**SHADOW
ANALYSIS**

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Cad Draft P/L

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+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

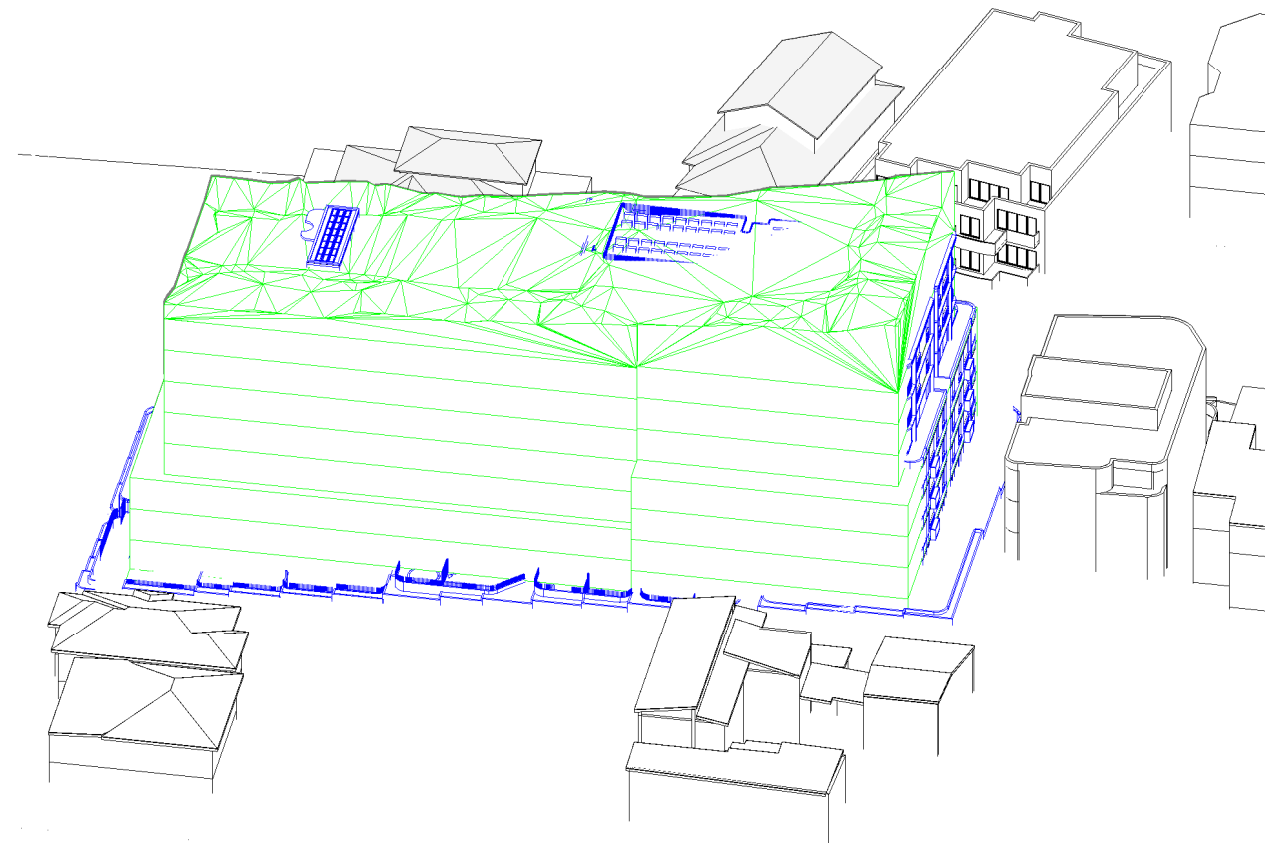
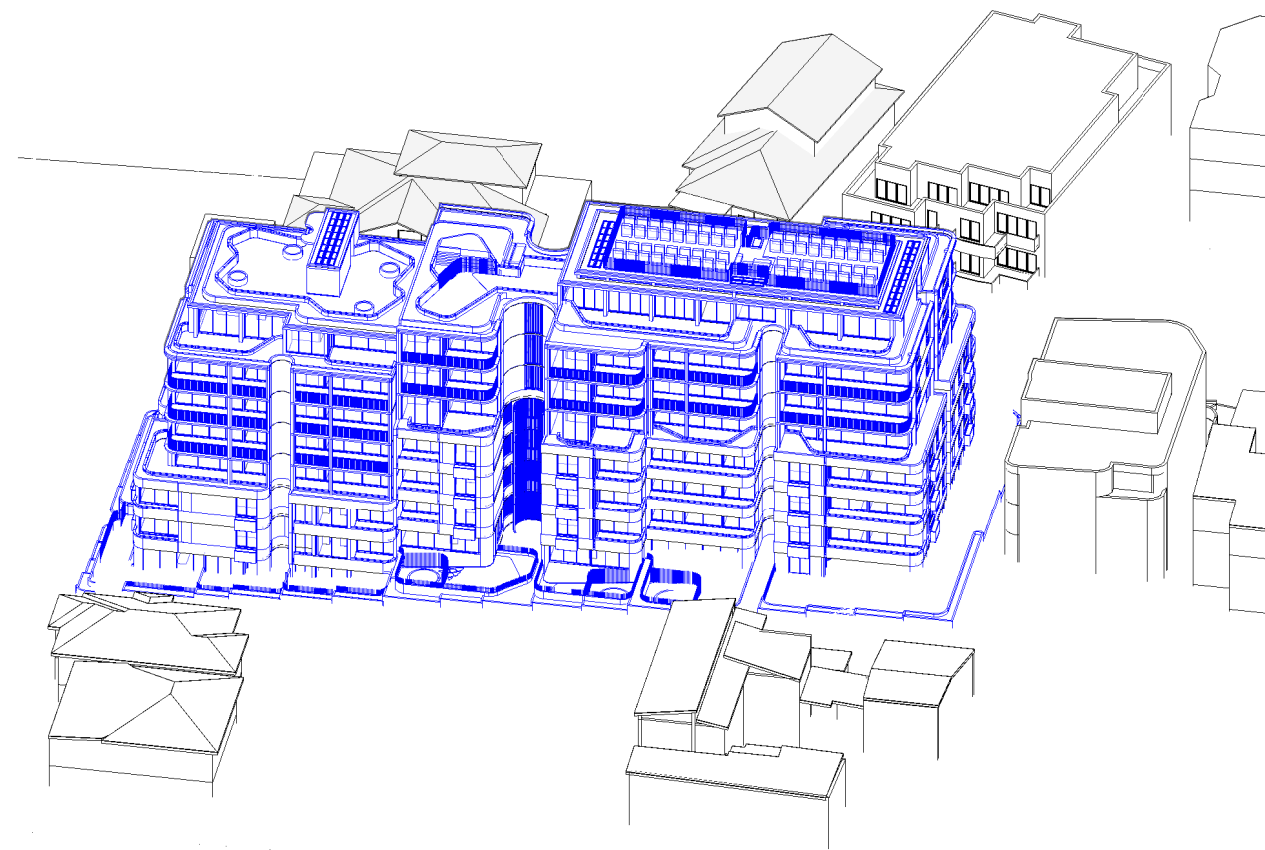
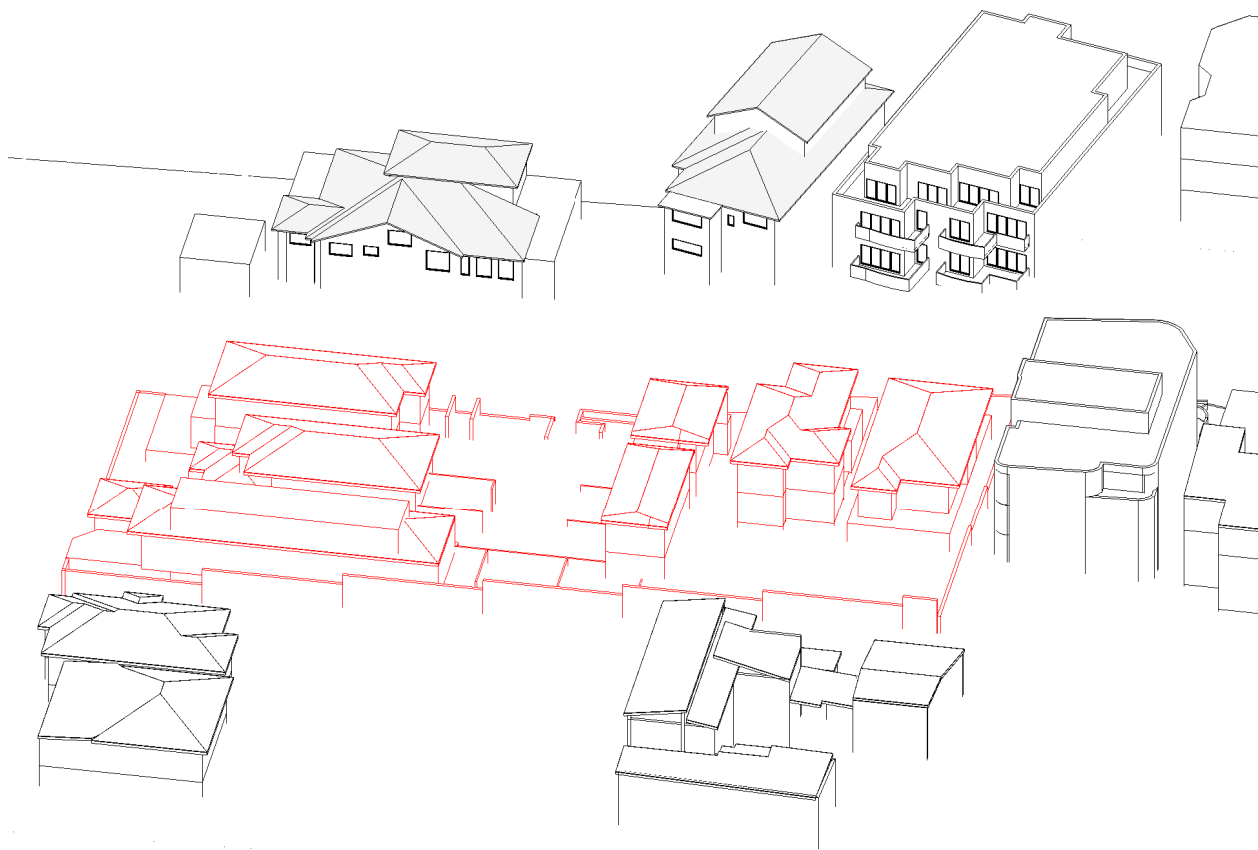
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/MHNDU

Drawing title:
Shadowing June 21st 11.00am

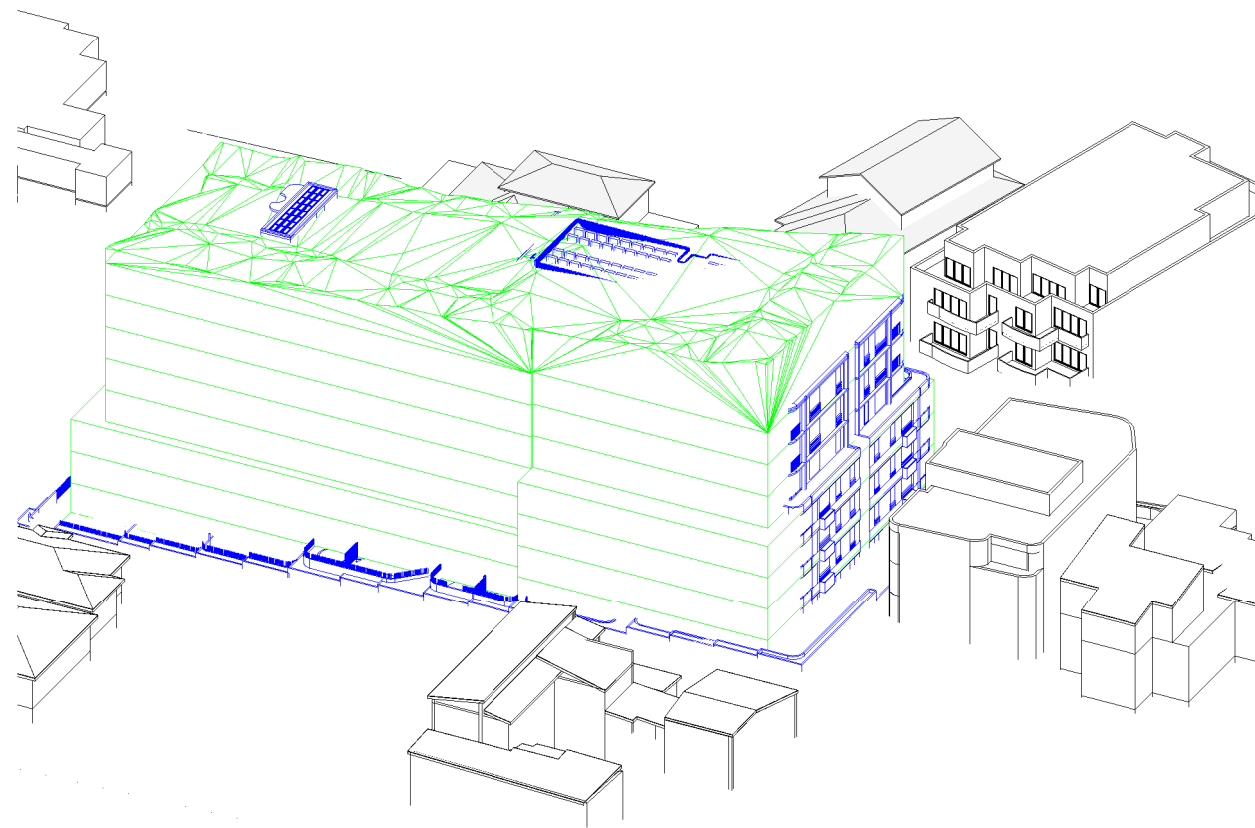
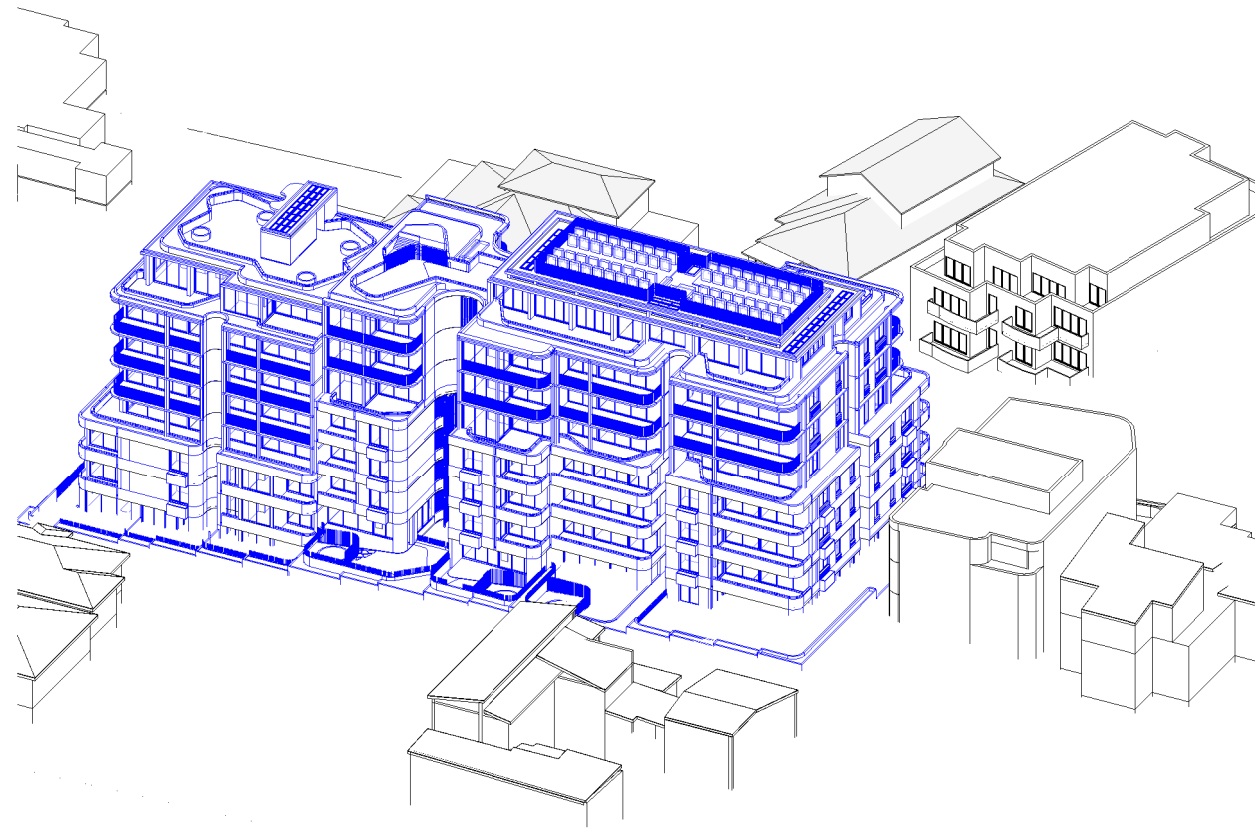
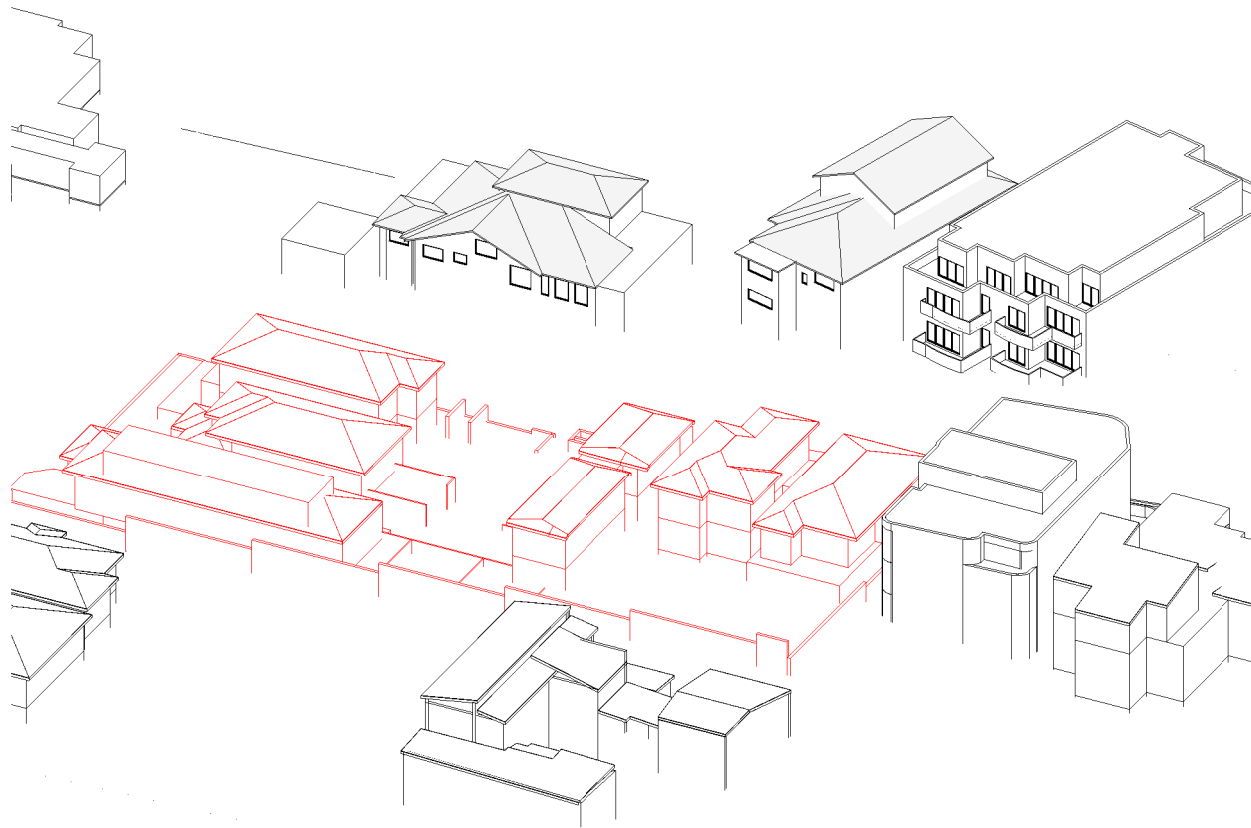
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Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181 A102**





A	REVISED SHADOWS	23-4-26
Issue	Amendment	Date



SHADOW ANALYSIS

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SHADOW ANALYSIS

NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

3D Sun Views June 21st 1.00pm

Date: 23-4-26

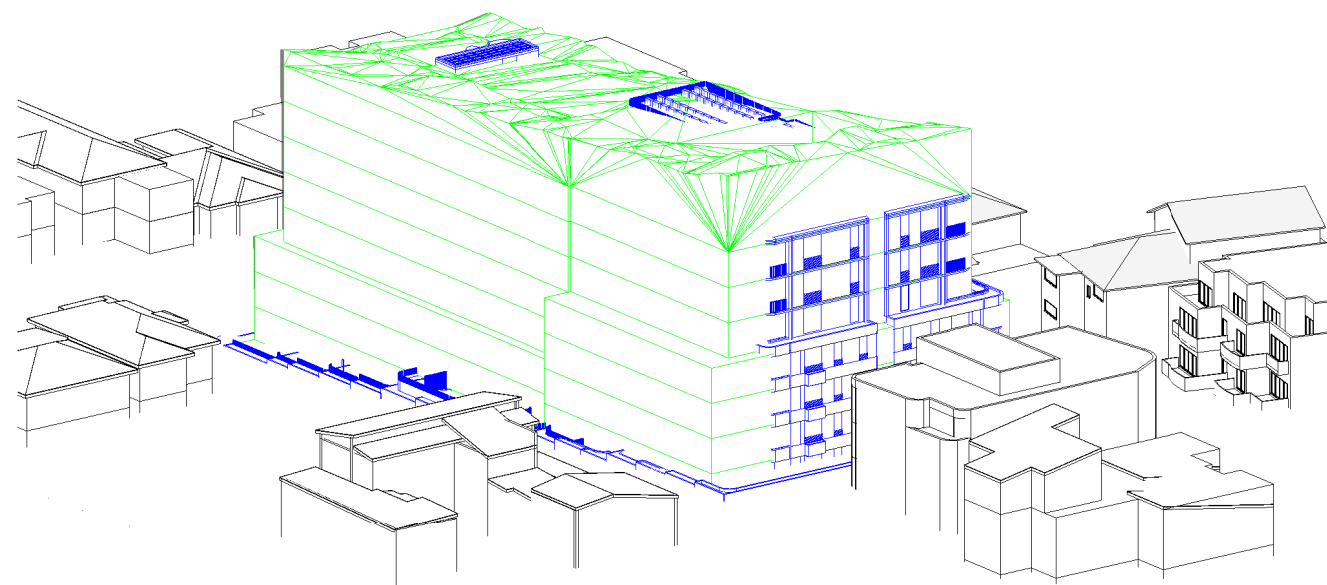
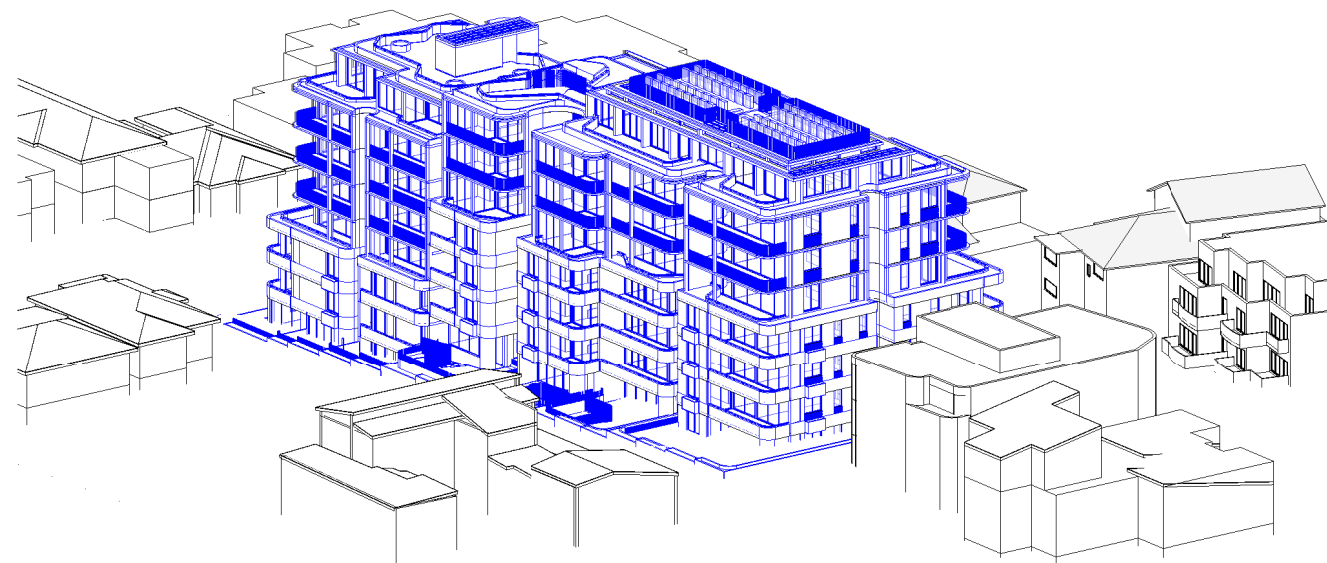
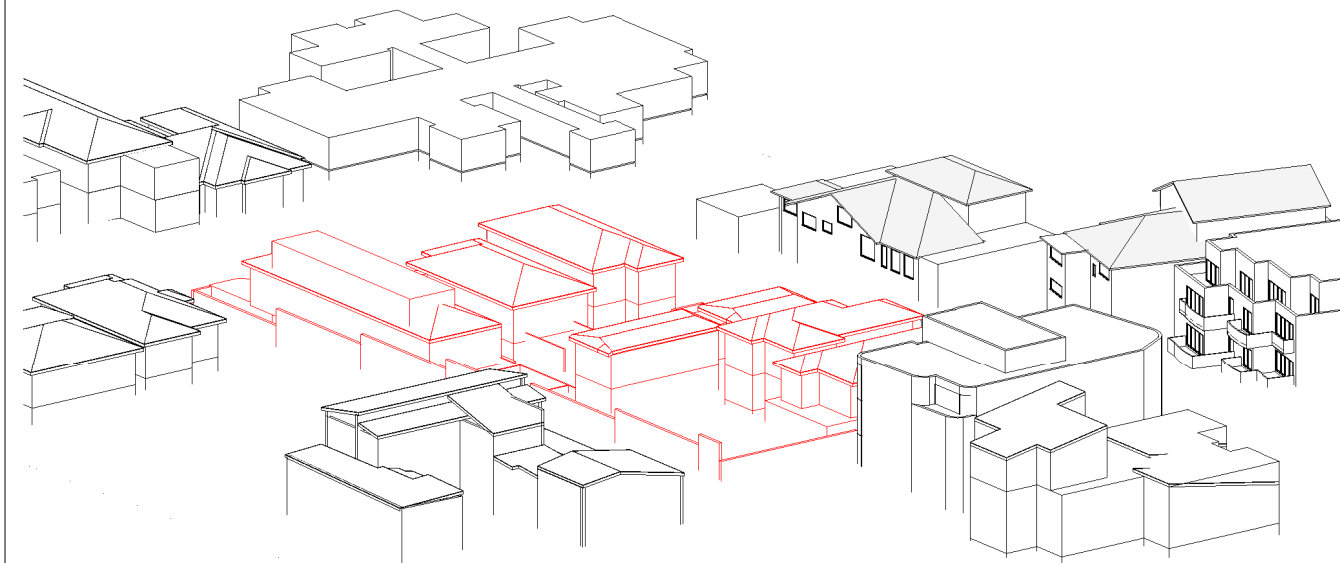
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Drawn by: KP

Checked by: JD

A	REVISED SHADOWS	23-4-26
Issue	Amendment	Date

Project number **25-181** **A111**



A	REVISED SHADOWS	23-4-26
Issue	Amendment	Date