

# **Attachment B3**

<b>Selected Drawings</b>
--------------------------

- KEY
- B

BATHROOM
- BED

BEDROOM
- CPB

CUPBOARD
- K

KITCHEN
- LIV

LIVING ROOM
- L

LAUNDRY
- P.O.S.

PRIVATE OPEN SPACE
- SUN

SUNROOM
- WIR

WALK IN ROBE

NOTE:

Floor plans for all adjoining properties have not been surveyed and are indicative. Only based on real estate online sales.

Neighbouring building facades, including openings have been surveyed by a licenced surveyor. Finished floor levels inside apartPCOntshave not been surveyed.

- Living Room
- P.O.S.

PRELIMINARY

NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 04	06.06.24
C	DA ISSUE 05	09.07.24
D	DA ISSUE 06	18.07.24
E	DA ISSUE 07	23.08.24

1. Proposed form updated.



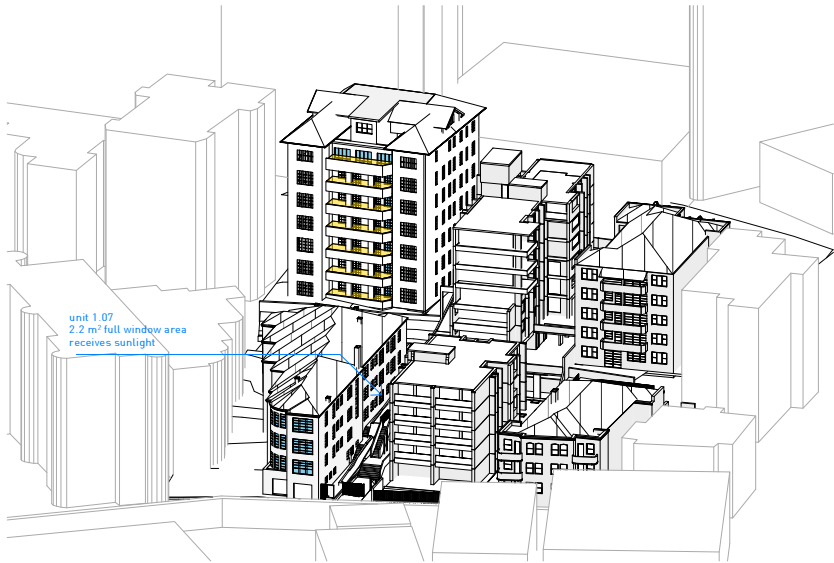
1 NEIGHBOURING BUILDINGS TYPICAL FLOOR PLAN

KEY

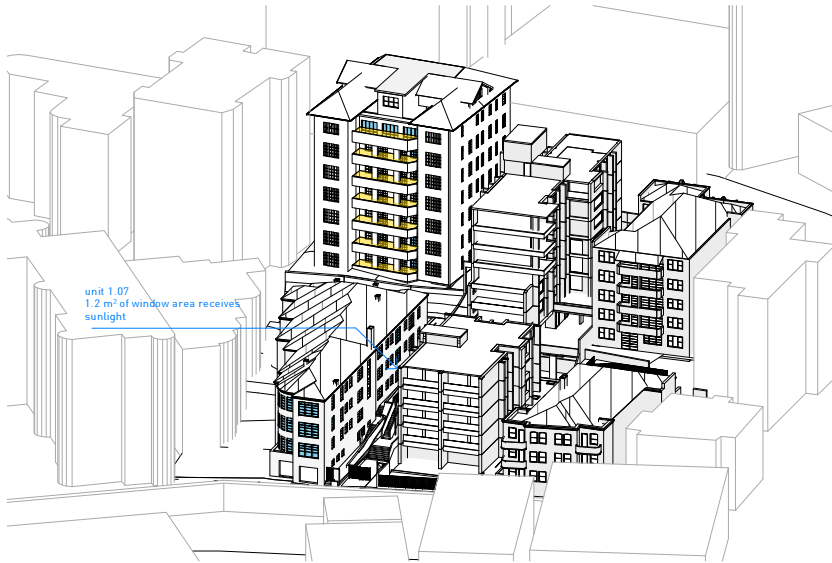
- Living Room
- P.O.S.
- Communal Open Space
- No sun to living room window



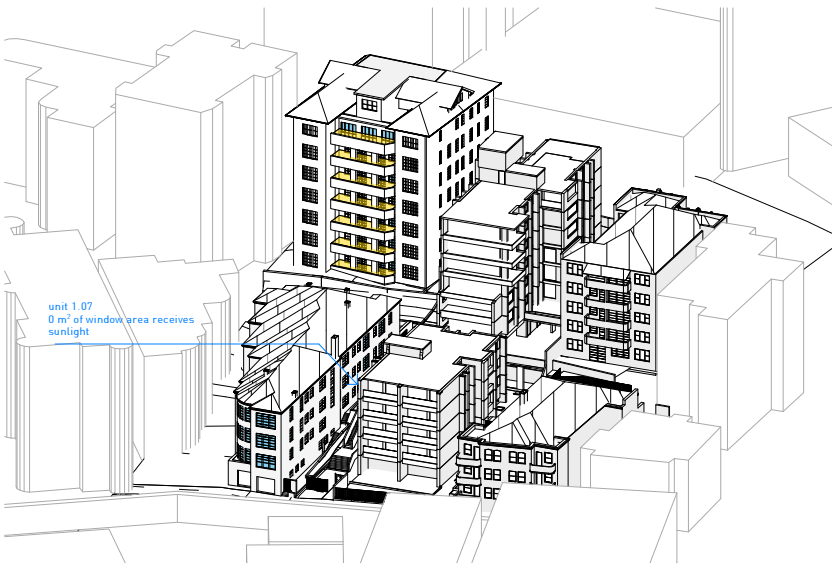
1 LIVING AND P.O.S TYPICAL PLAN



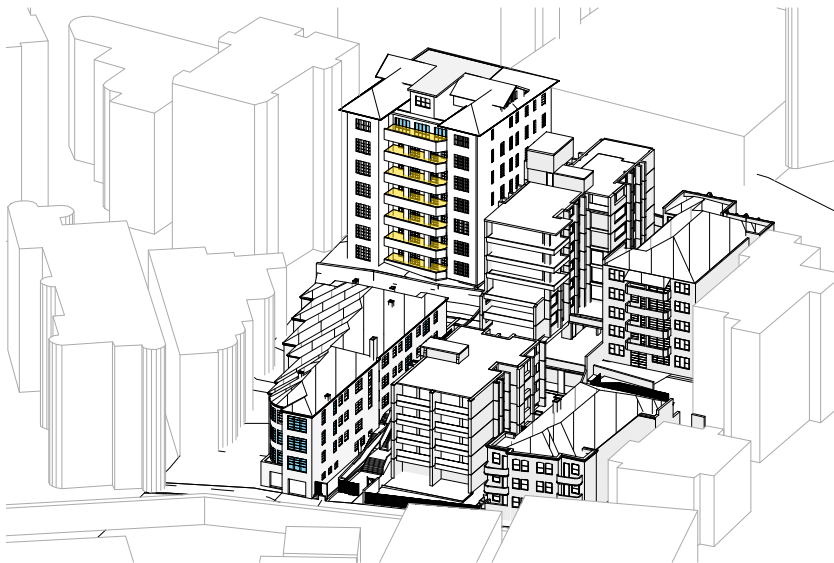
2 09.00



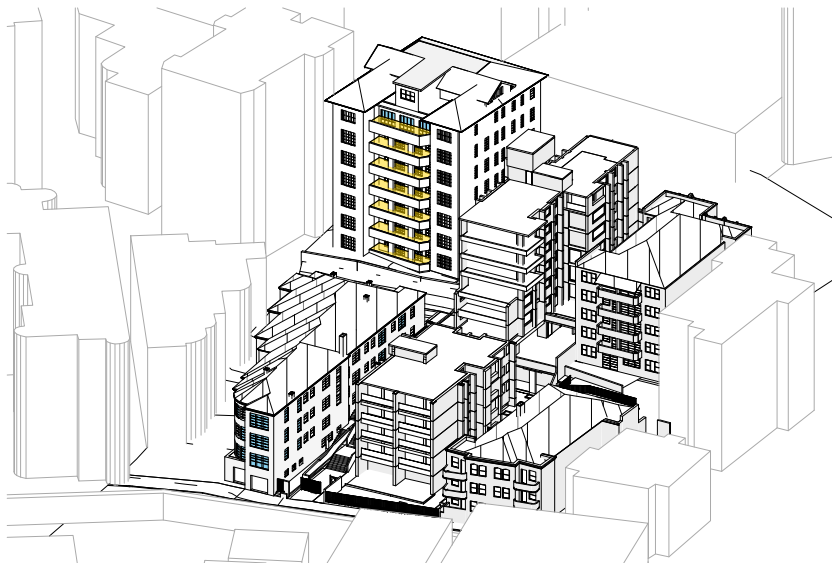
3 09.15



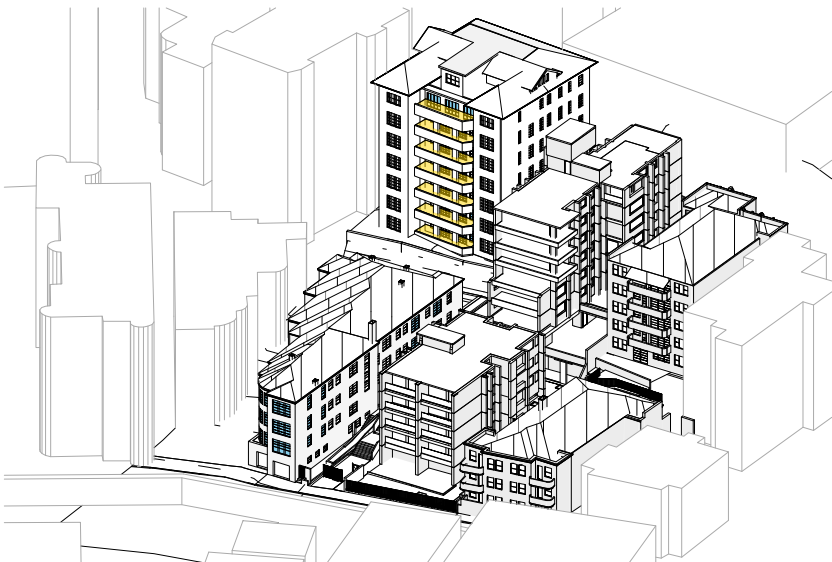
4 09.30



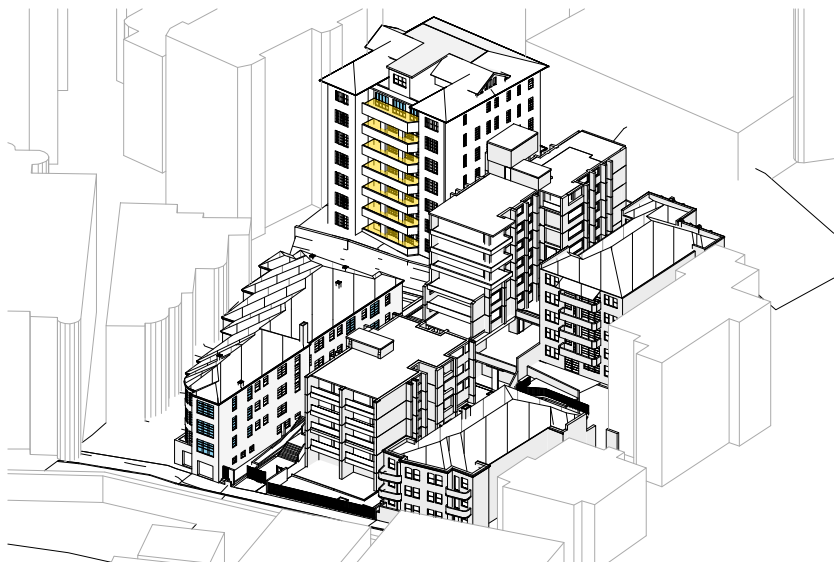
5 09.45



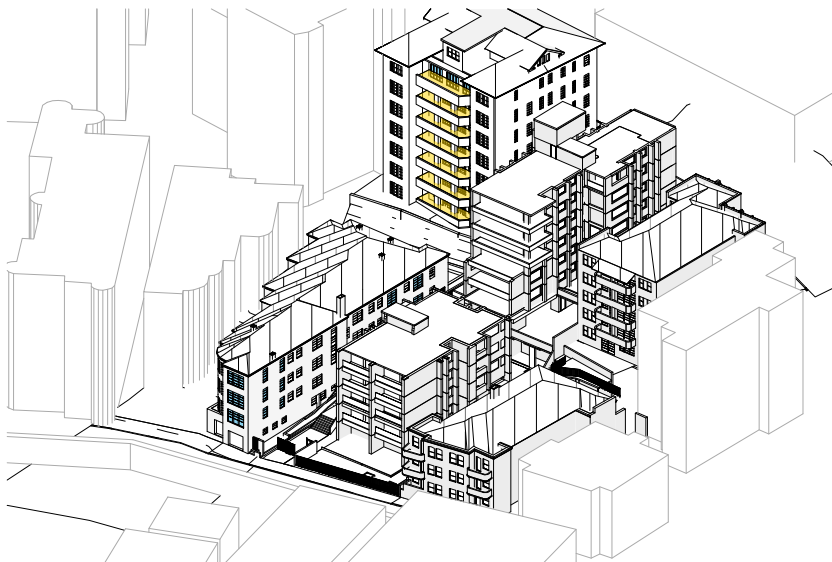
6 10.00



7 10.15



8 10.30



9 10.45

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- North facade of 12 Onslow updated - balcony depth and opening postions corrected.
- Notes about unit 1.07 (23 Billyard) added.

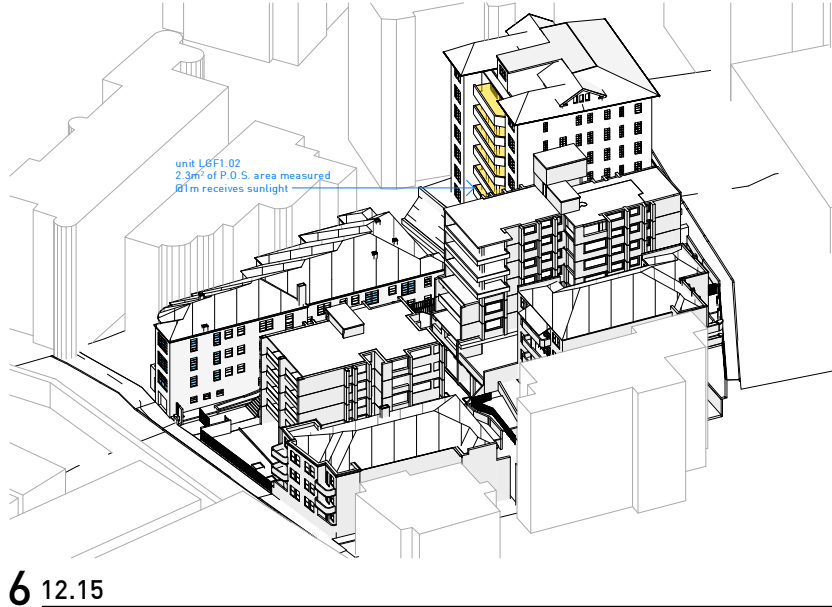
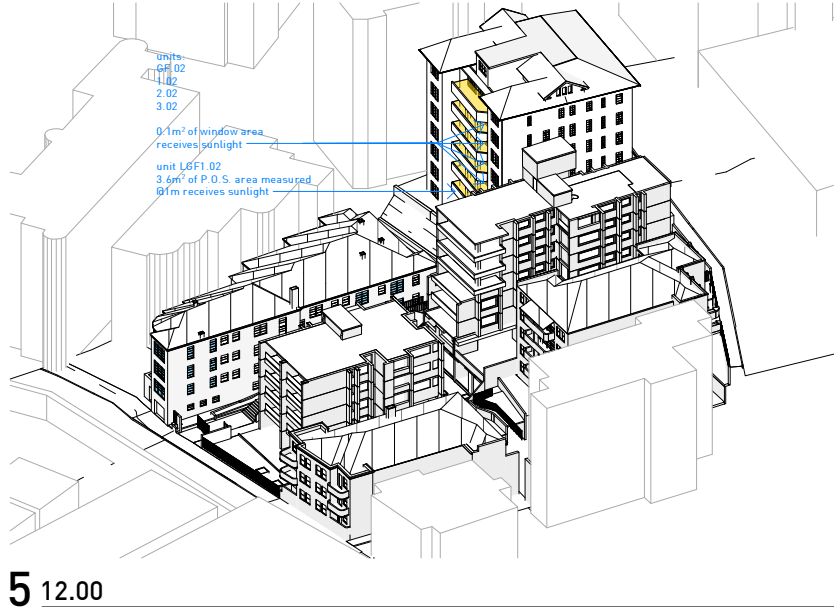
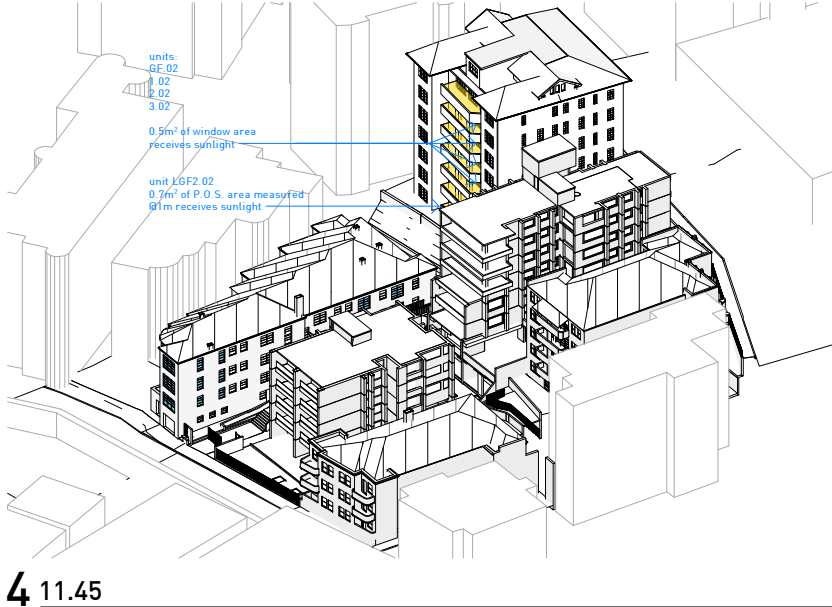
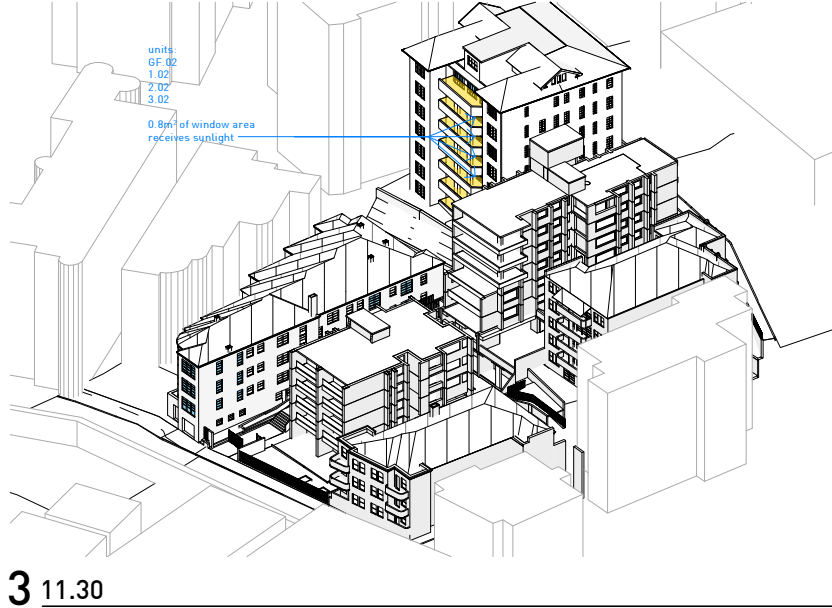
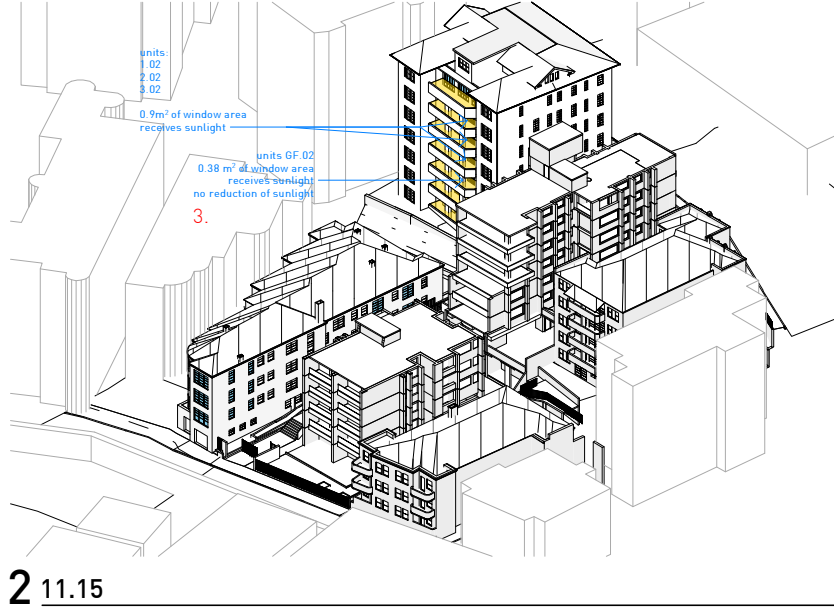
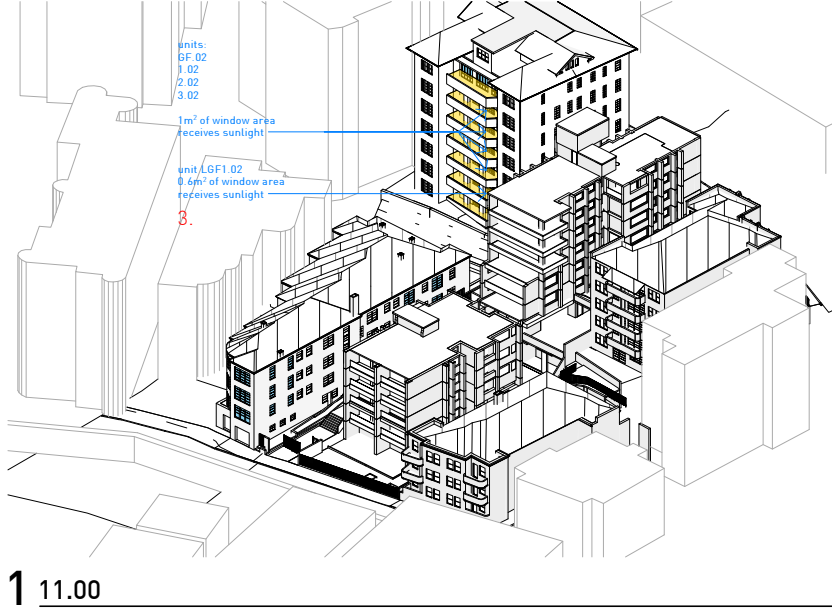
KEY

Living Room

P.O.S.

Communal Open Space

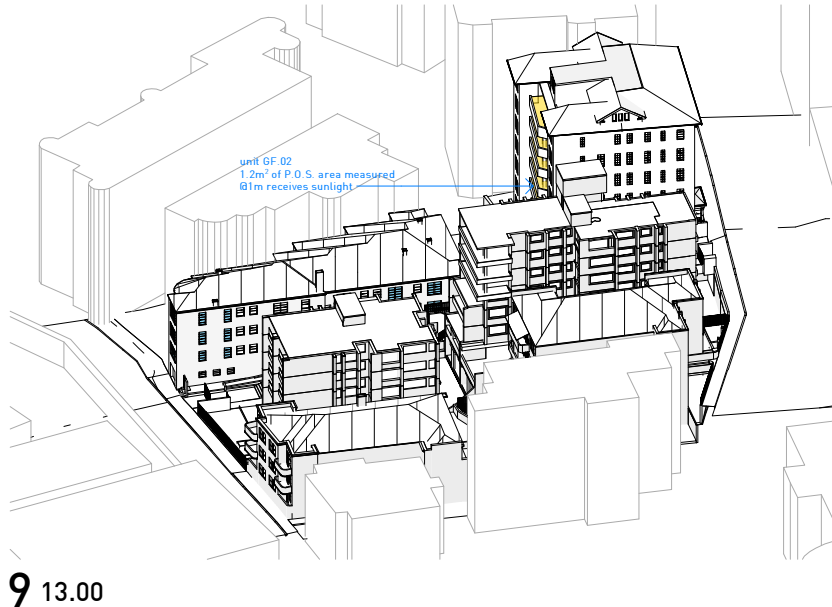
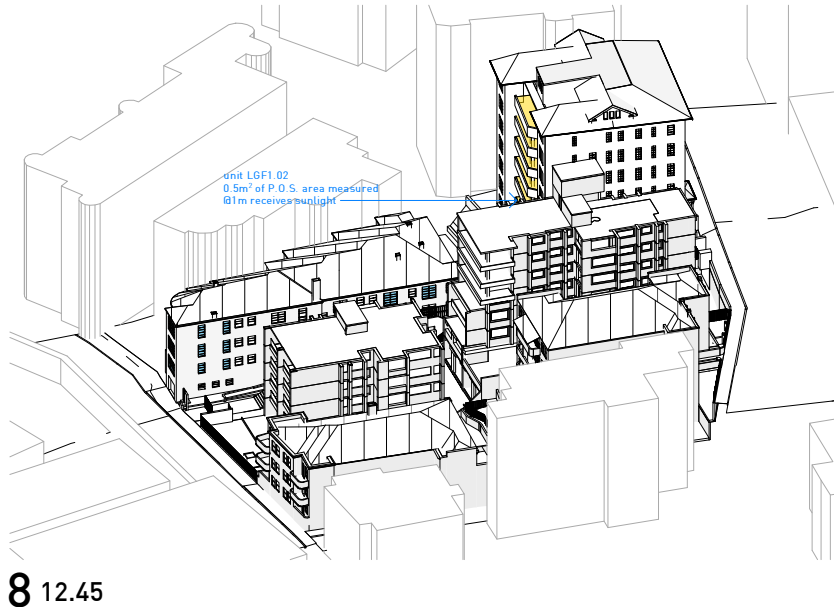
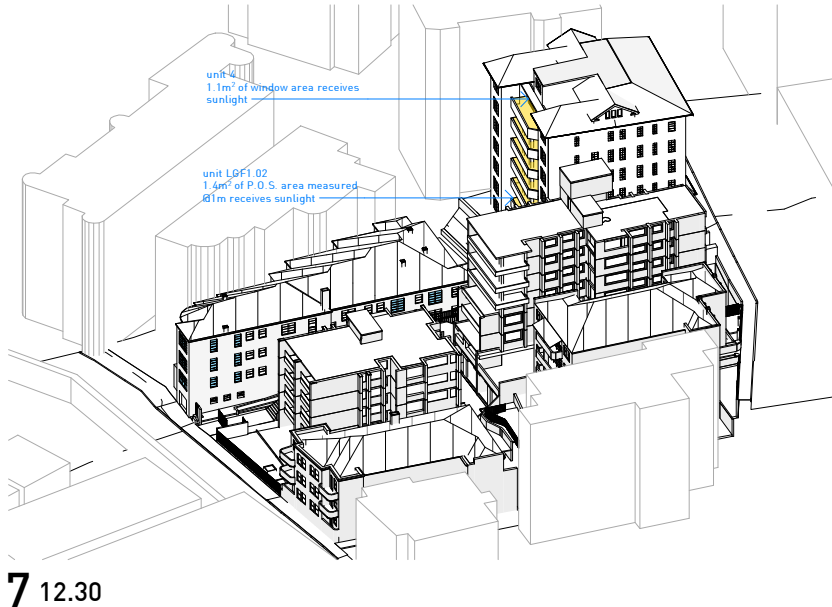
No sun to living room window



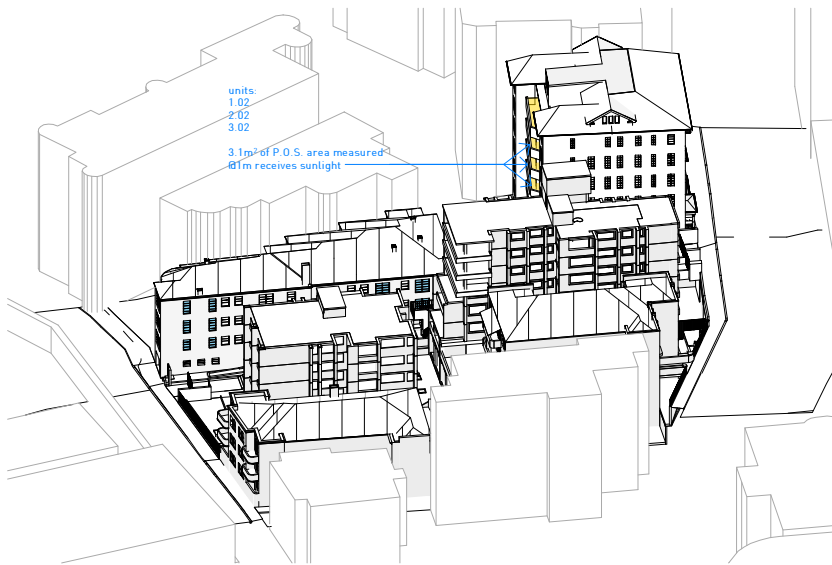
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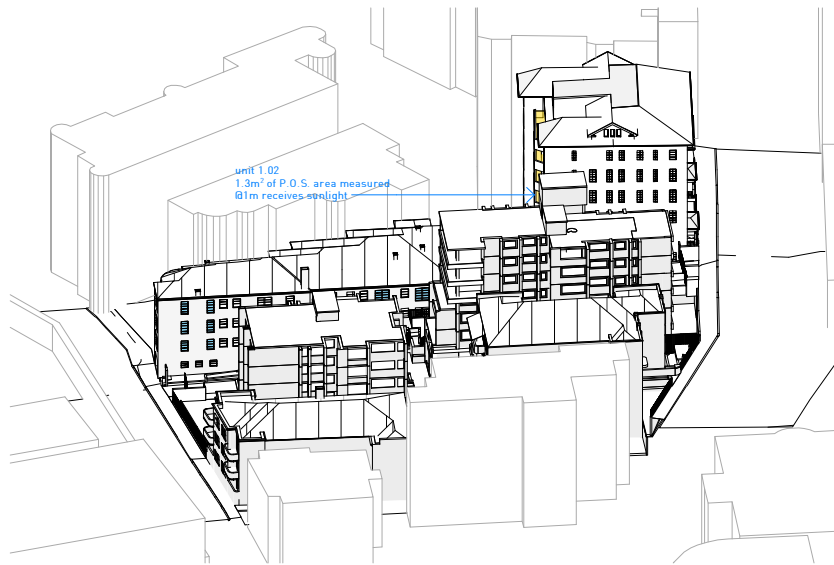
1. North facade of 12 Onslow updated - balcony depth and opening postions corrected.
2. Areas of existing living windows & P.O.S. annotated and compared to the original DA when relevant.
3. Notes about unit LG1.02 and GF.02 (12 Onslow) added.



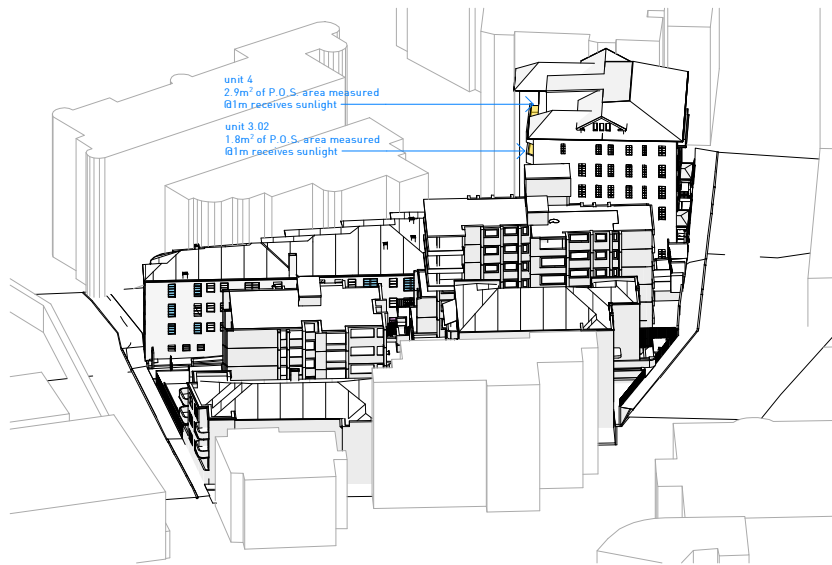
- KEY
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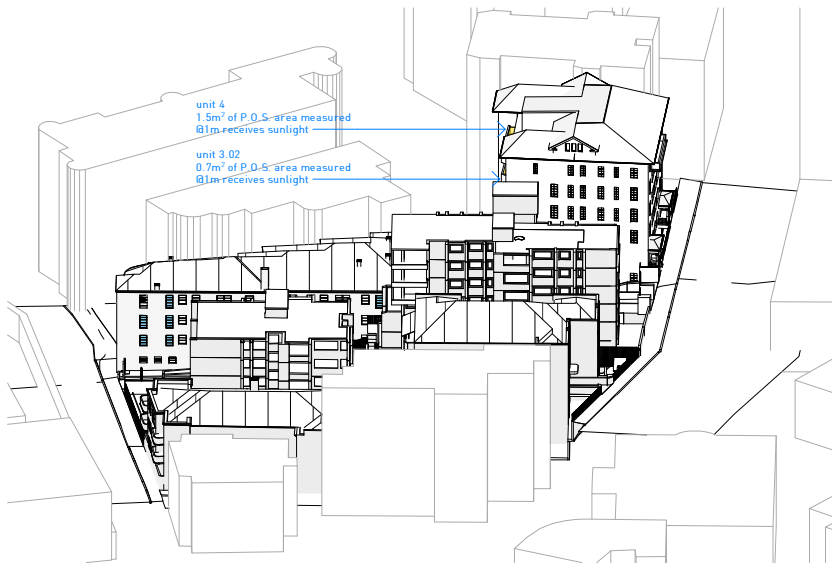
1 13.15



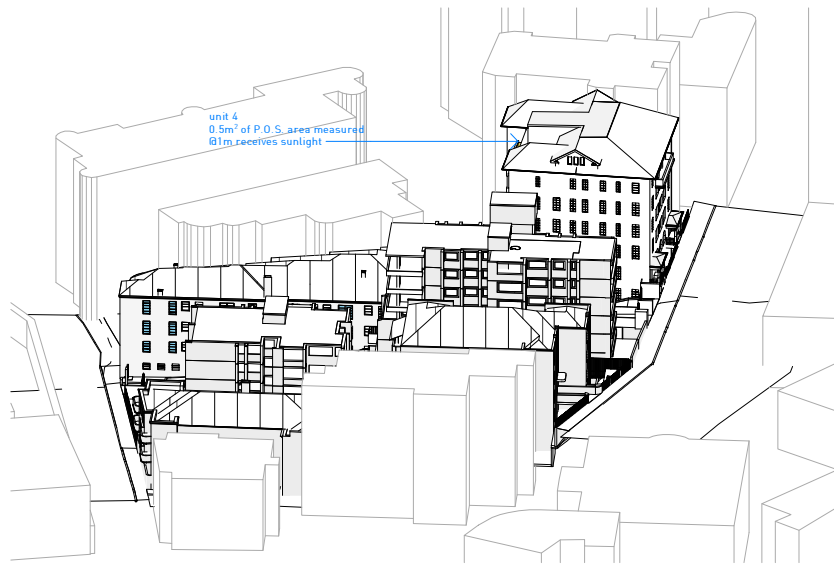
2 13.30



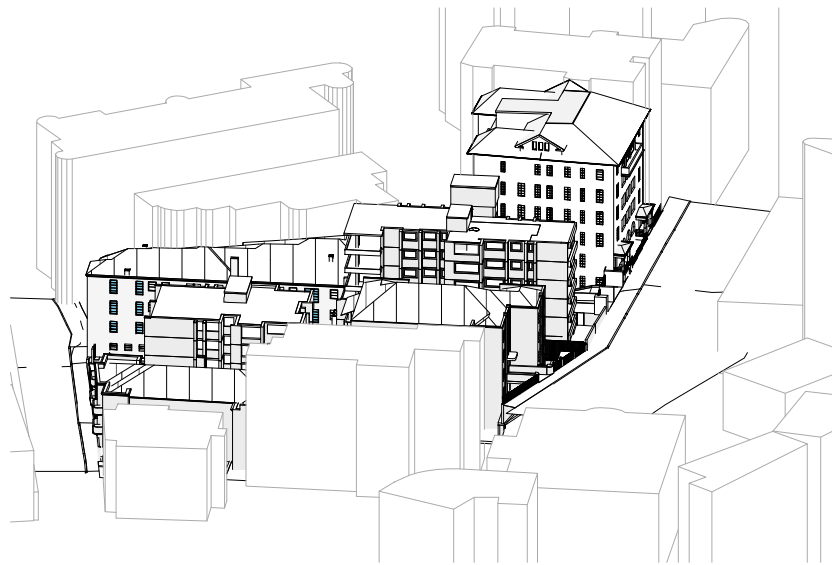
3 13.45



4 14.00



5 14.15

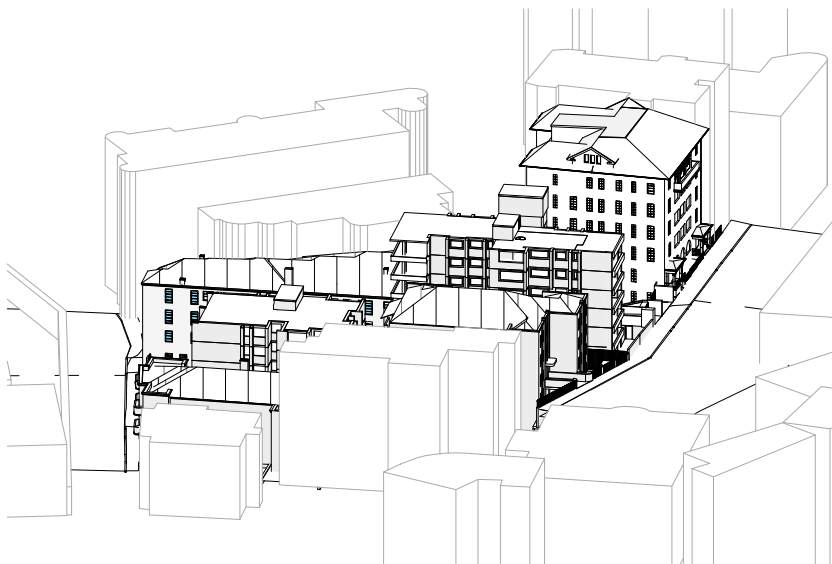


6 14.30

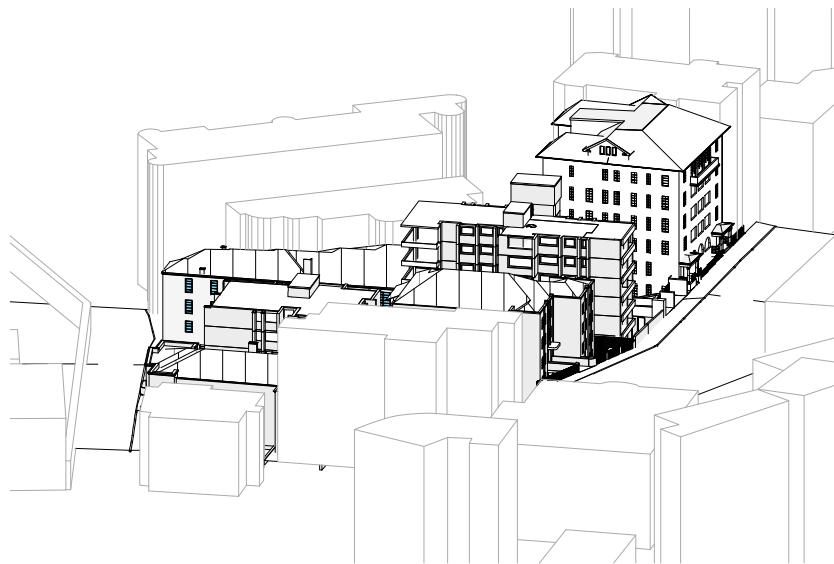
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1. North facade of 12 Onslow updated - balcony depth and opening postions corrected.
2. Areas of existing living windows & P.O.S. annotated and compared to the original DA when relevant.



7 14.45



8 15.00

KEY

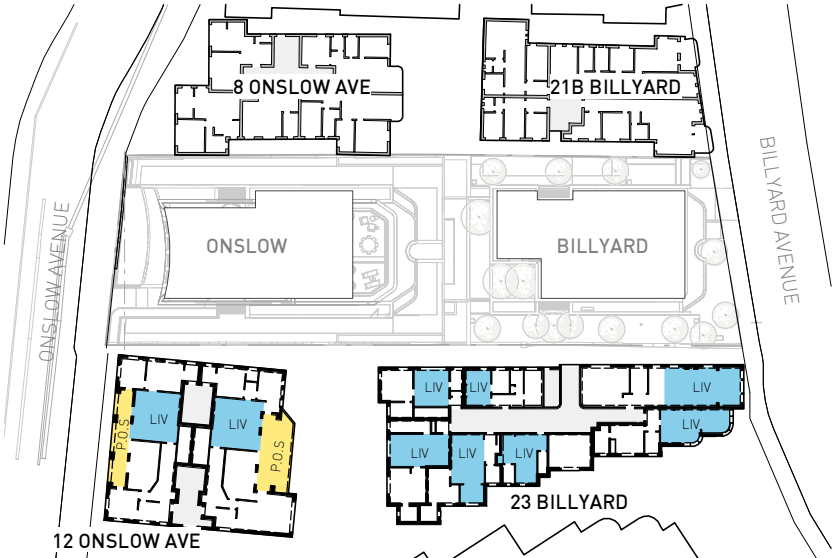
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- No sun to living room window

95% units (19 out of 20) receive min. 2hrs of direct sunlight on 21st of June

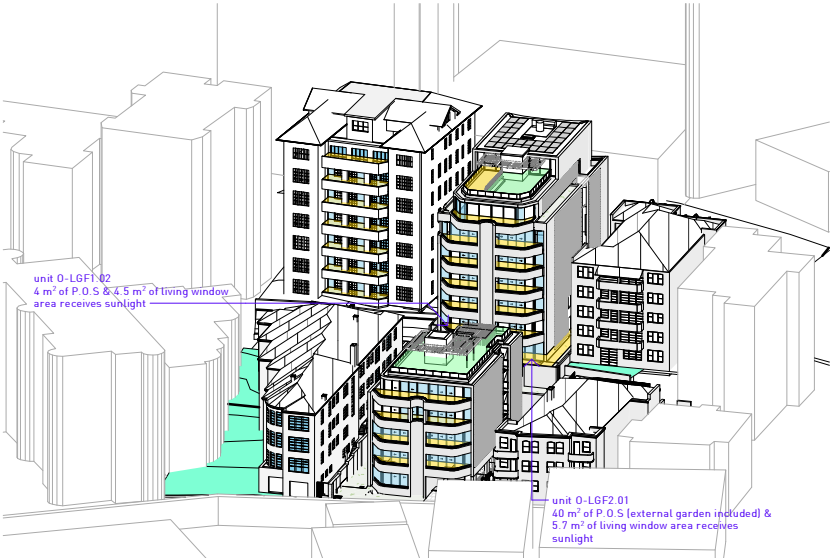
0% units receive no direct sunlight.

Communal open space on B-RF and Onslow RF receive 6 hrs of direct sunlight on 21st of June.

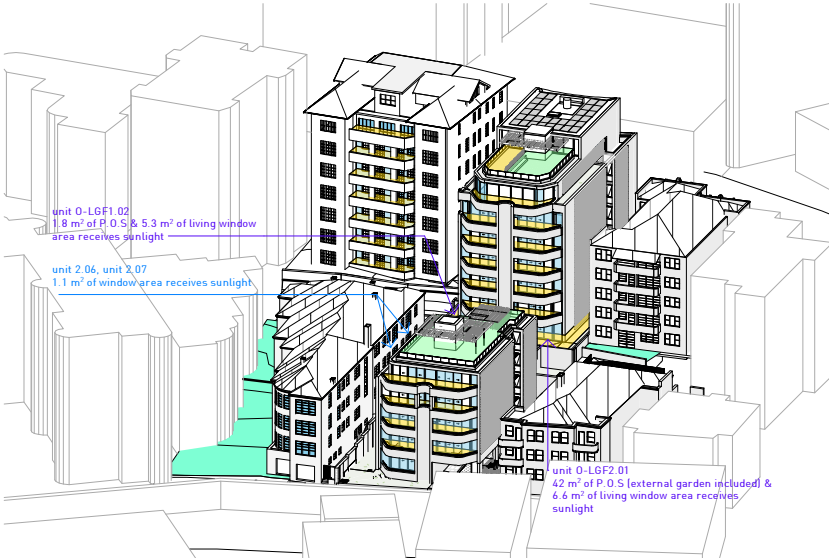
Part of communal open space on B-GF (north east corner) receives 5.35hrs of direct sunlight.



1 LIVING AND P.O.S TYPICAL PLAN.

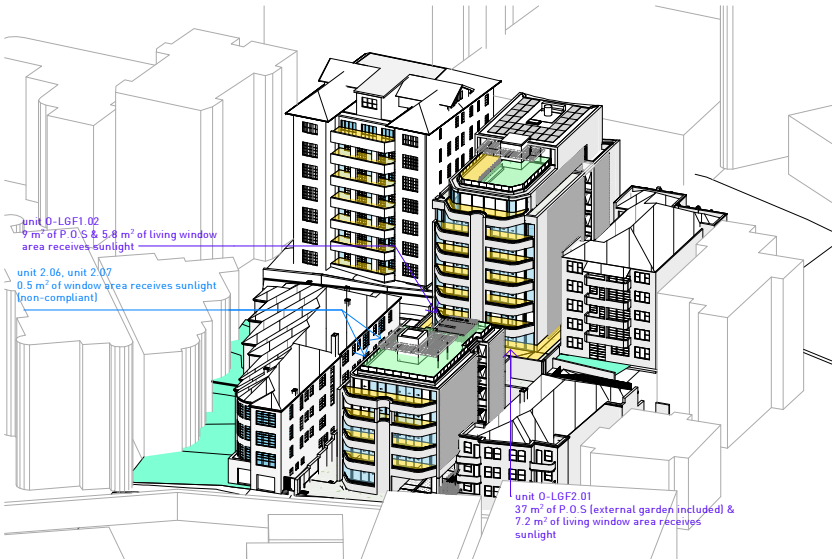


2 09.00

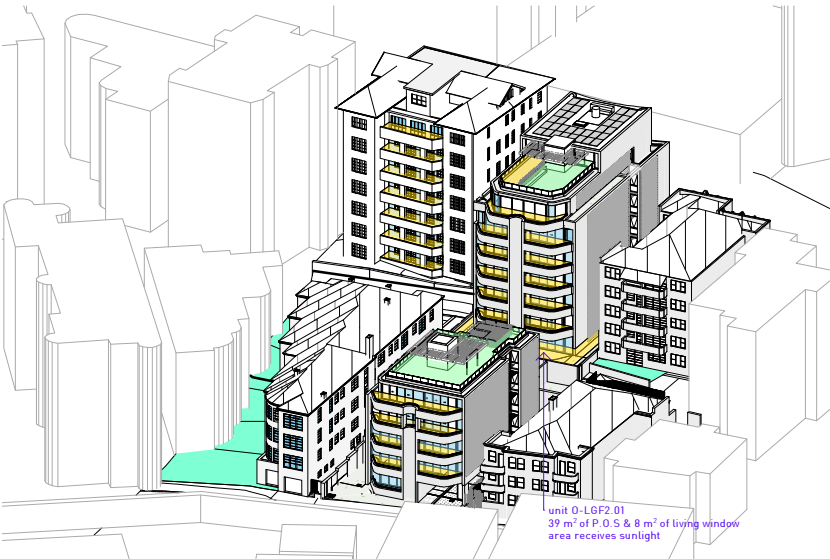


3 09.15

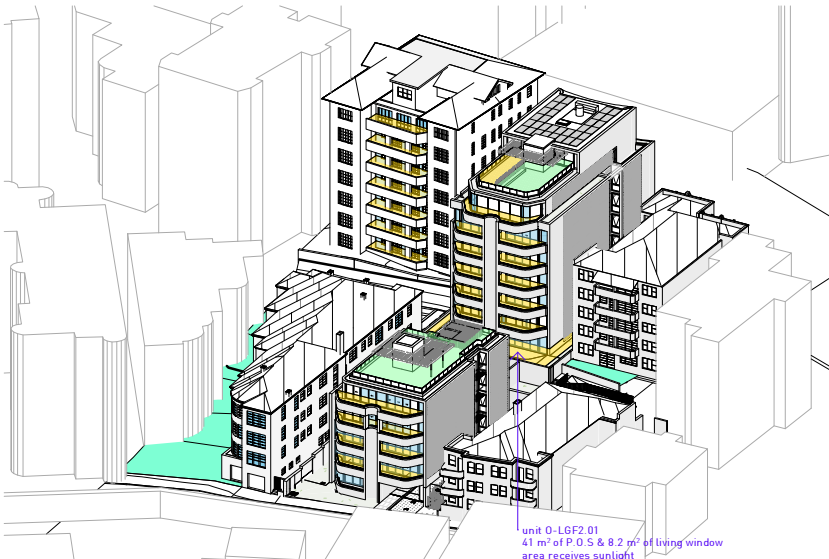
- unit no neighbouring buildings solar analysis
- unit no buildings on subject site solar analysis



4 09.30



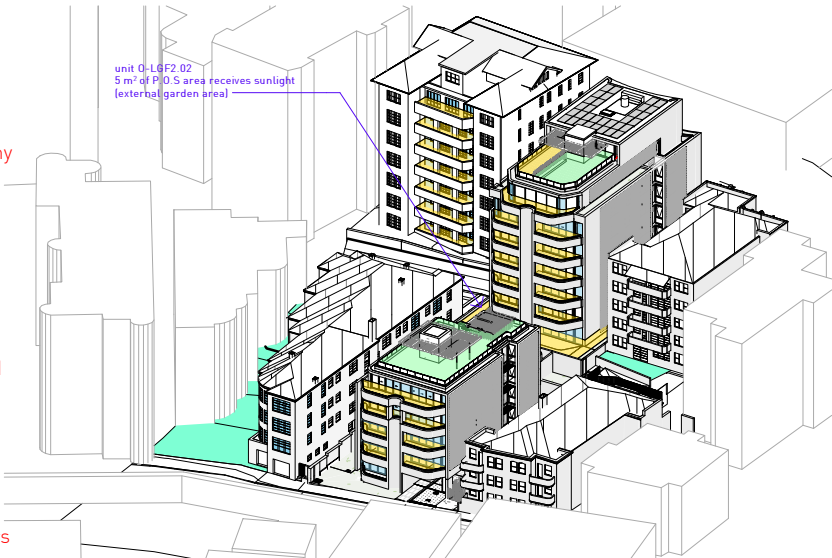
5 09.45



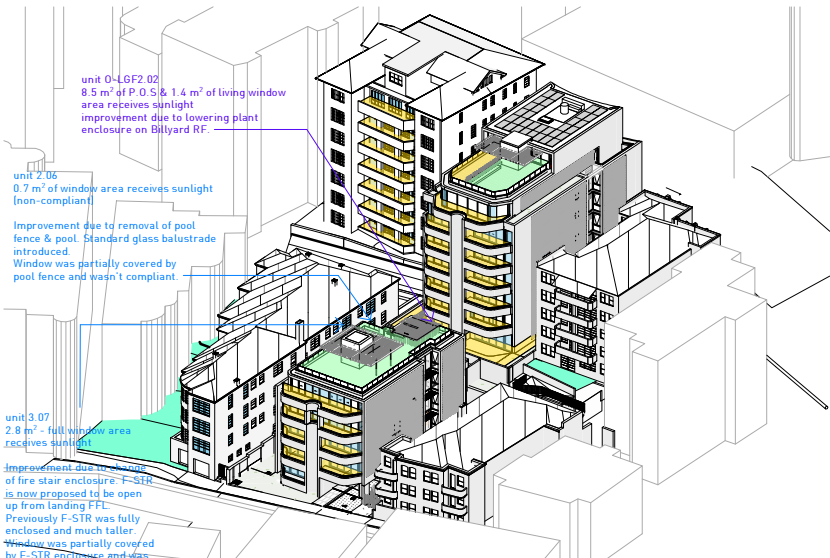
6 10.00

PRELIMINARY  
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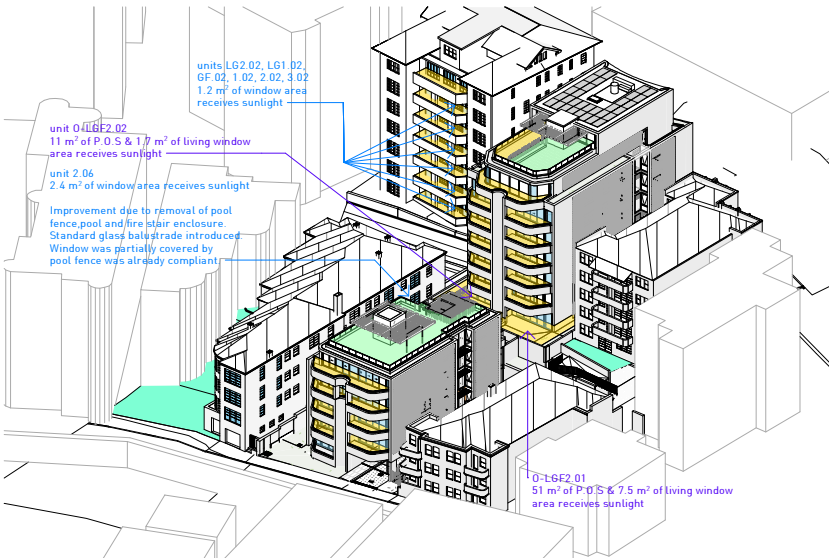
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E	DA ISSUE 07	23.08.24
F	North facade of Onslow updated balcony depth and opening postions corrected.	20.09.24
2.	Areas of existing living windows & P.O.S. annotated and compared to the original DA when relevant.	
3.	Proposed P.O.S. and living windows highlighted.	
4.	Context buildings along Billyard Avenue shown. Please note: buildings forms and heights weren't surveyed and are estimated from google maps images.	
5.	Proposed living windows and P.O.S sun areas updated after changing balcony splay and reducing height of plant/furniture storage enclosure on Billyard RF [Onslow lower units improved].	
6.	Privacy screen added to LG2.02 and planters to eastern balconies.	



7 10.15



8 10.30



9 10.45

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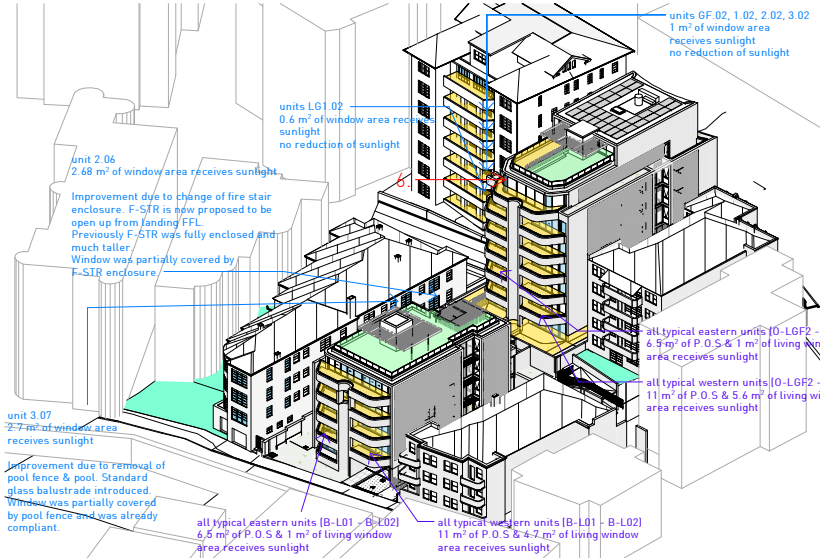
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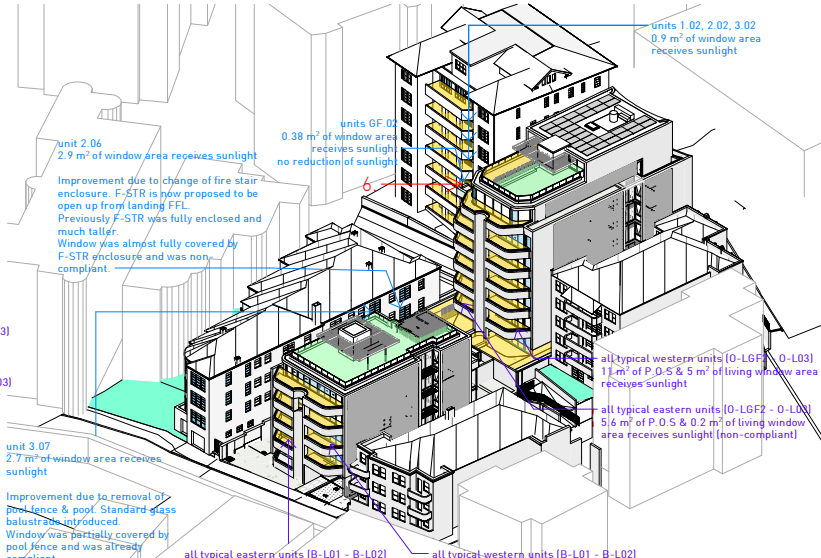
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- North facade of 12 Onslow updated - balcony depth and opening postions corrected.
- Areas of existing living windows & P.O.S. annotated and compared to the original DA when relevant.
- Proposed P.O.S. and living windows highlighted.
- Context buildings along Billyard Avenue shown. Please note: buildings forms and heights weren't surveyed and are estimated from google maps images.
- Proposed living windows and P.O.S sun areas updated after changing balcony splay and reducing height of plant/furniture storage enclosure on Billyard RF (Onslow lower units improved).
- Proposed Onslow L04 further splay and cut outs in planter, to allow for no further sun reduction to 12 Onslow
- Privacy screen added to L02-02 and planters to eastern balconies.

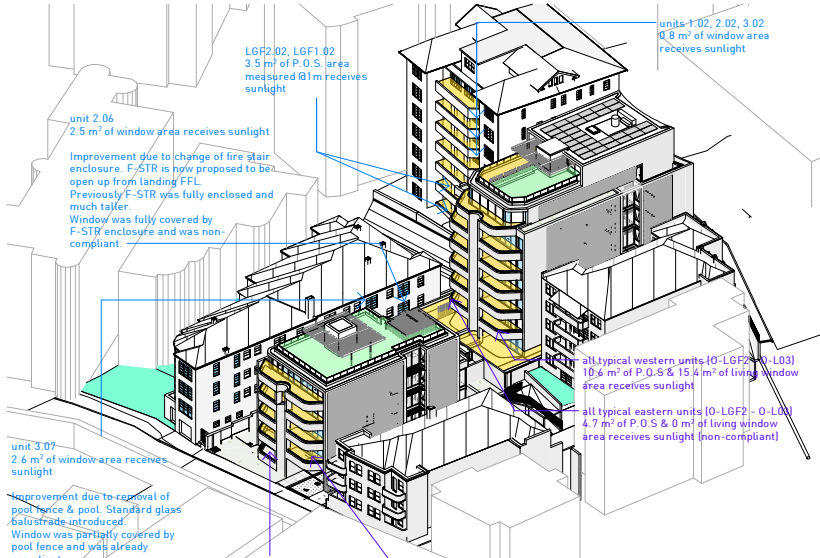
smart design studio



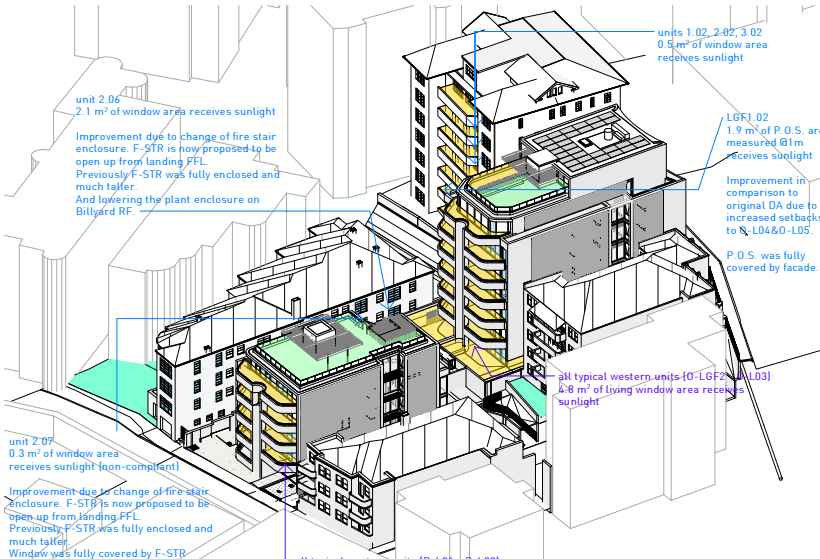
1 11.00



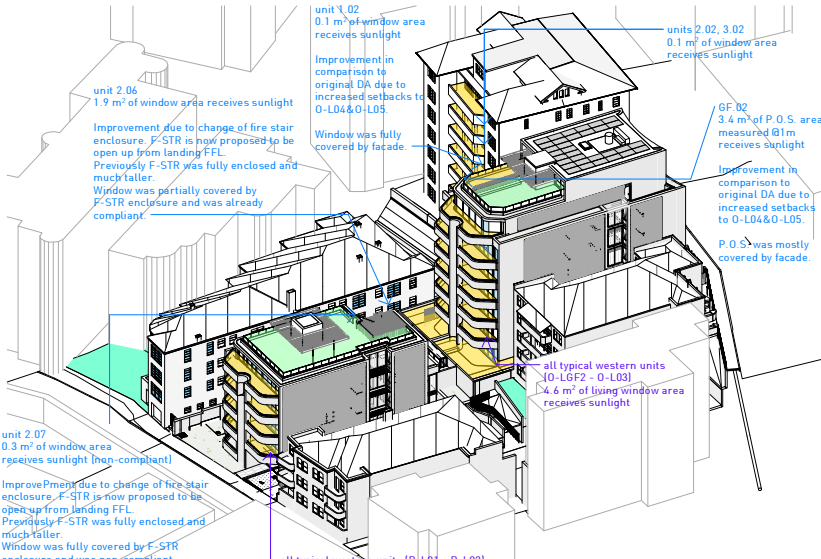
2 11.15



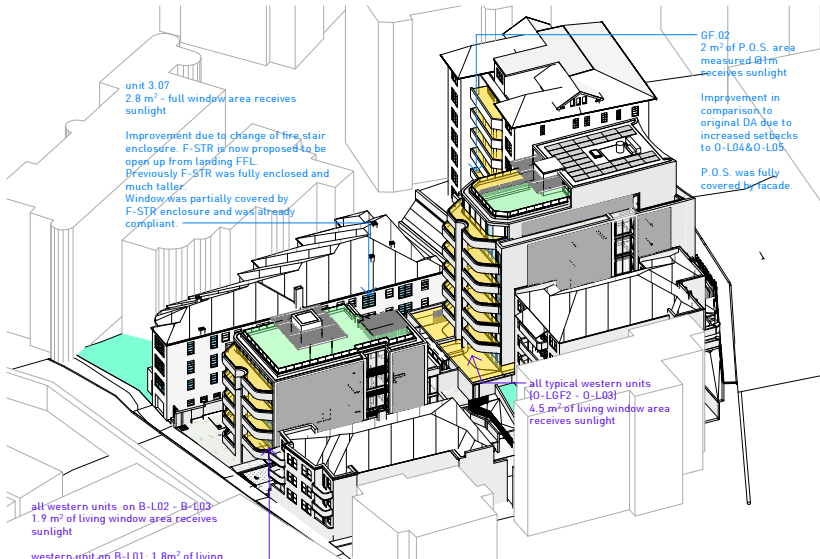
3 11.30



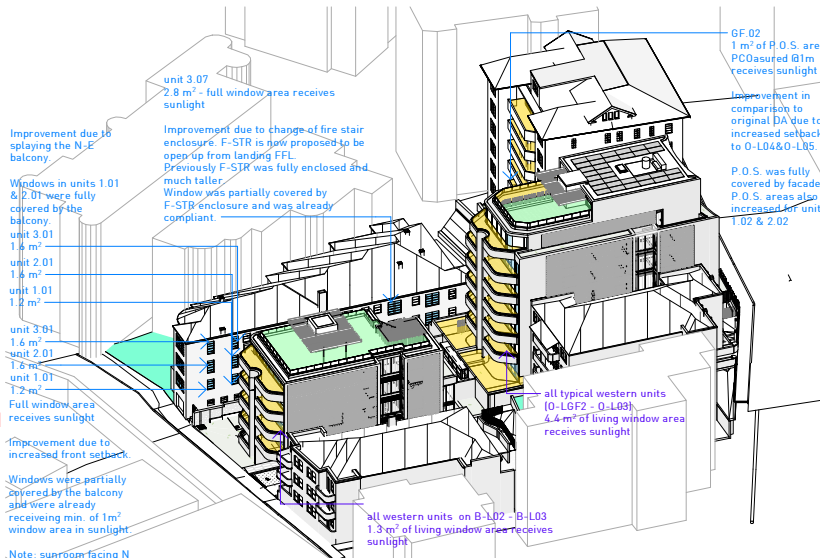
4 11.45



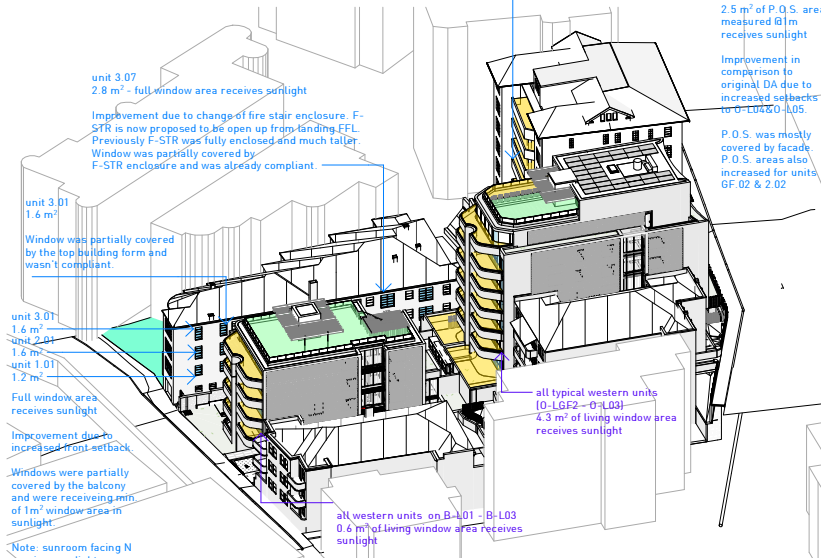
5 12.00



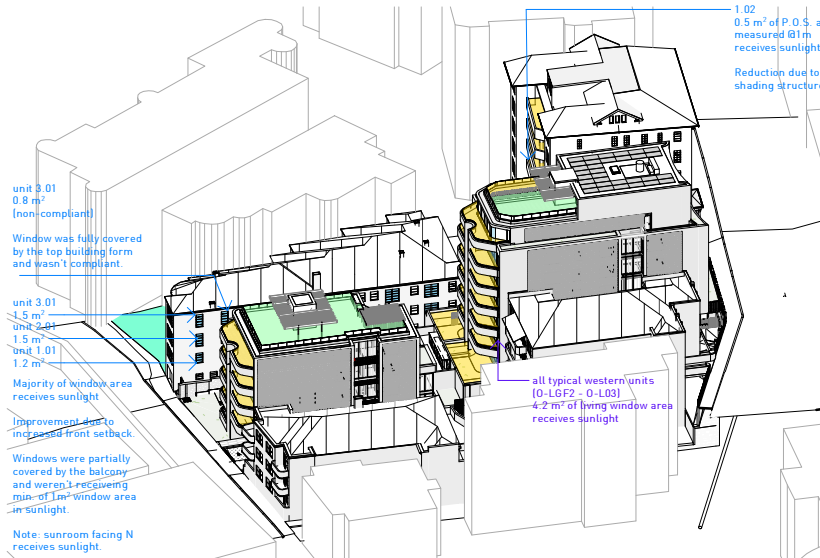
6 12.15



7 12.30



8 12.45



9 13.00

14 STOKES AVE  
ALEXANDRIA NSW 2015  
TEL +61 2 8332 4333  
NOM ARCH WILLIAM SMART 6381  
NOM ARCH CHRISTINA MARKHAM 5569



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SCALE  
NTS

PROJECT  
2235 BILLYARD 21C  
DRAWN SENIOR QA APP'D  
CL SS WS

DWG TITLE  
SUN EYE VIEWS 11-1 - 21 JUN  
DWG NO DA812 REV F

KEY

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- P.O.S.
- Communal Open Space
- No sun to living room window

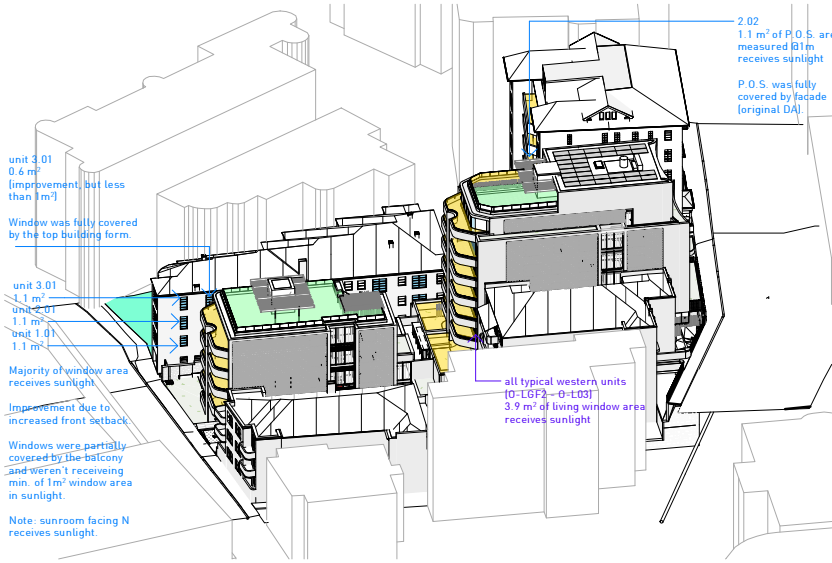
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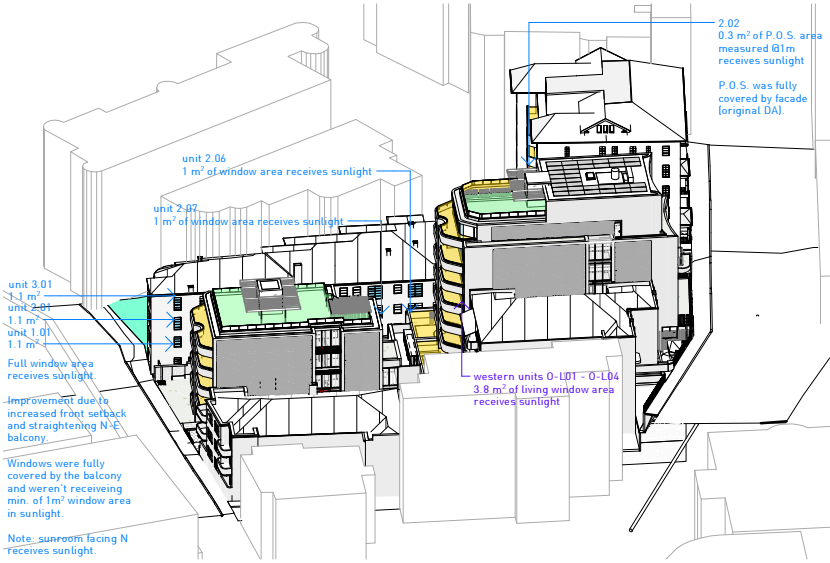
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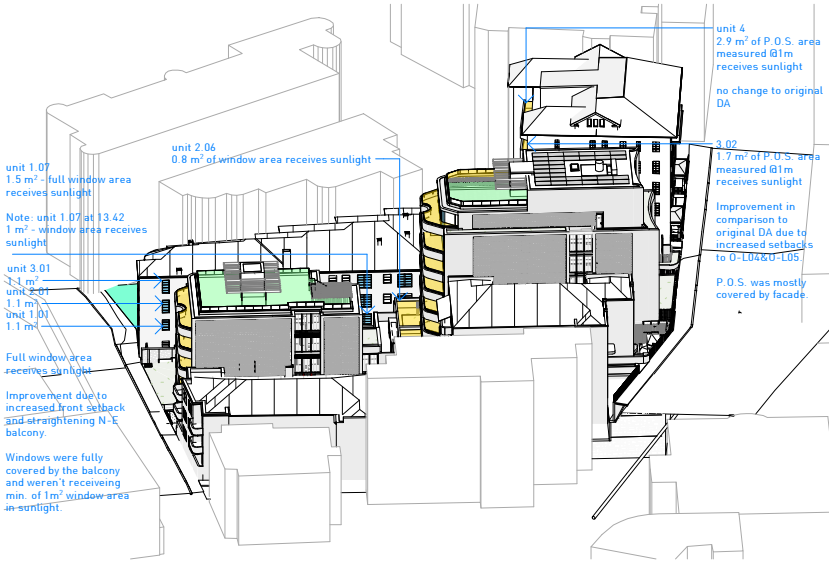
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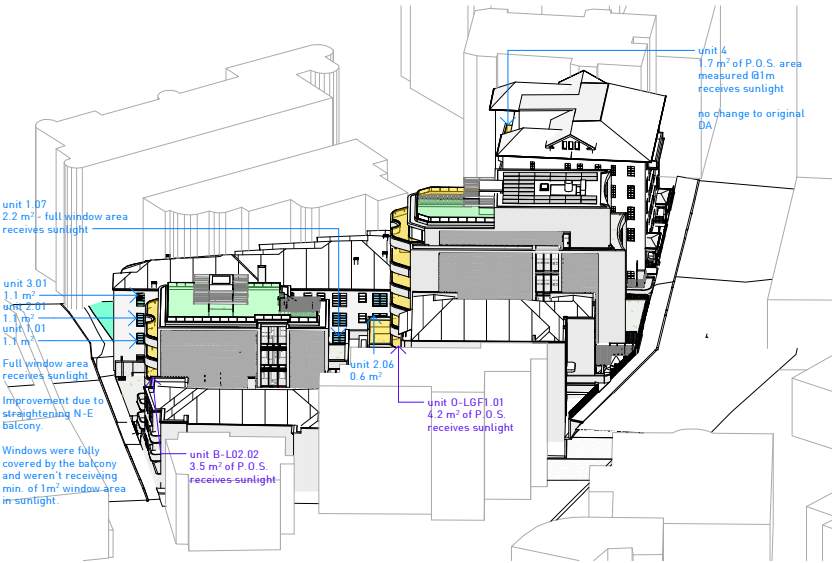
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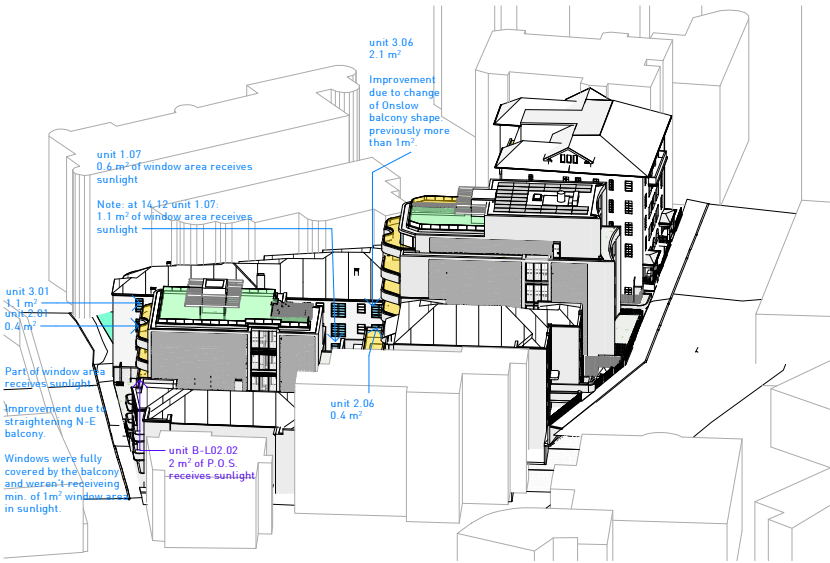
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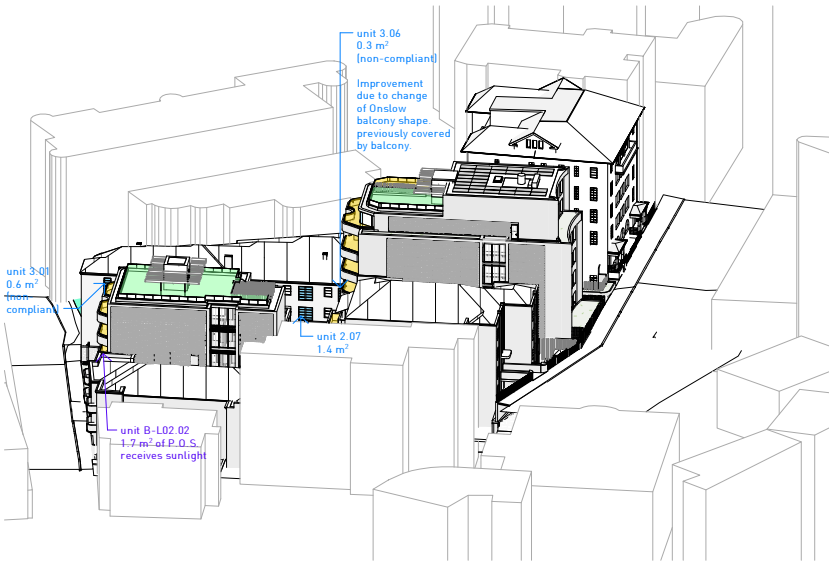
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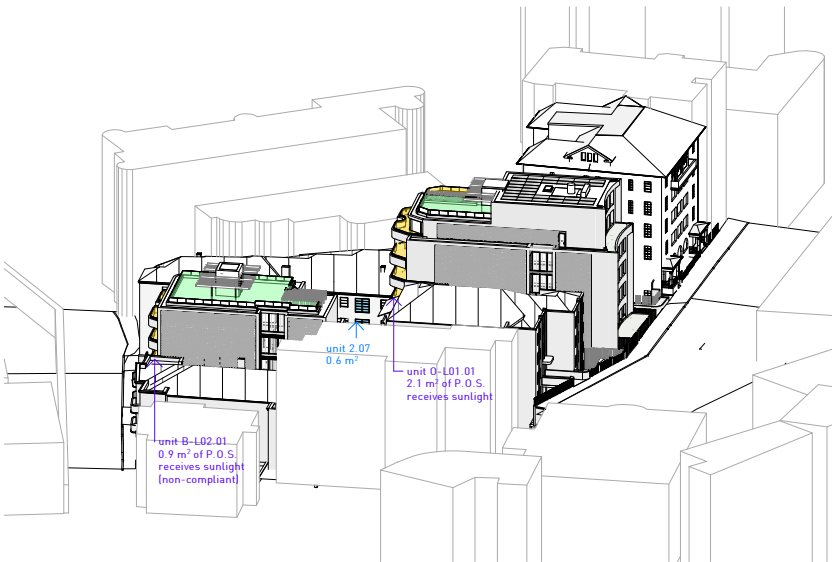


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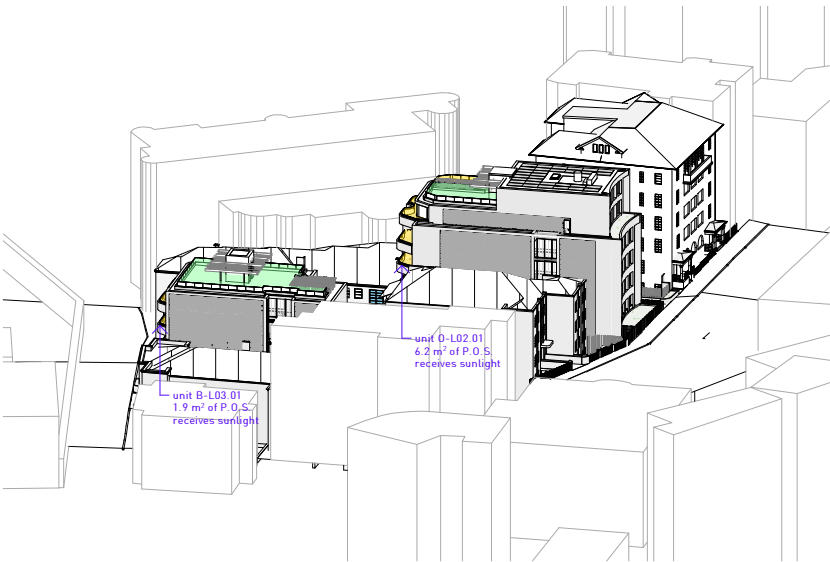
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