

Attachment B4

Selected Drawings

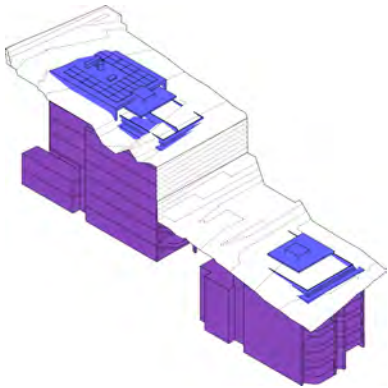
- KEY
- context shadow
(adjacent building shadow
cast on itself)

existing shadow + proposed
shadow + LEP control
(compliant)

reduced shadow or existing
shadow (compliant)

proposed shadow + LEP
control (compliant)

proposed shadow elements
exceeding LEP control
(non-compliant)



- Living Room

P.O.S.

PRELIMINARY

NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24

B	BATHROOM	1. Proposed buildings forms
BED	BEDROOM	updated.
CPB	CUPBOARD	2. 15min intervals added.
K	KITCHEN	
L	LAUNDRY	
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
SUN	SUNROOM	
WIR	WALK IN ROBE	

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1 SITE PLAN

2 Jun 21 - 09_00 AM

3 Jun 21 - 9_15 AM

4 Jun 21 - 9_30 AM



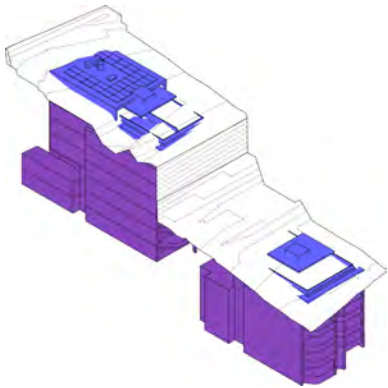
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1 Jun 21 - 09_45 AM

3 Jun 21 - 10_15 AM

2 Jun 21 - 10_00 AM

4 Jun 21 - 10_30 AM

14 STOKES AVE
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NOM ARCH WILLIAM SMART 6381
NOM ARCH CHRISTINA MARKHAM 5569



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0 10000 20000 40000

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1:1000 @ A3 UNO



PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - SITE PLAN
DWG NO REV
DA821 F

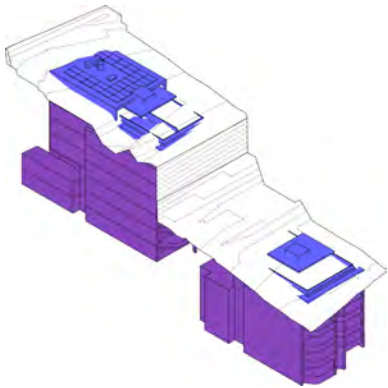
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4 Jun 21 - 11_30 AM

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AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - SITE PLAN
DWG NO REV
DA822 F

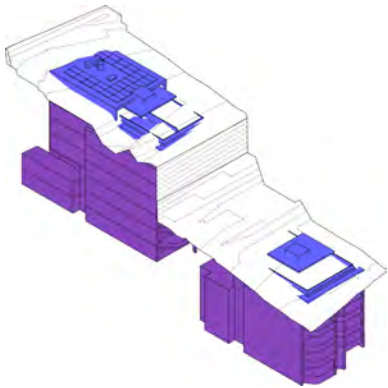
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SHADOW 21 JUN - SITE PLAN
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DA823 F

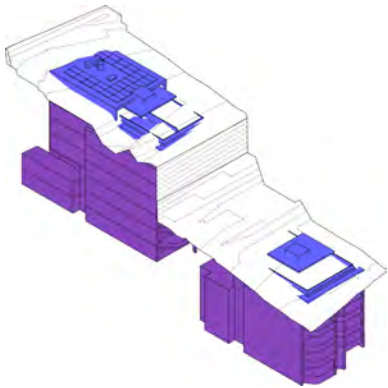
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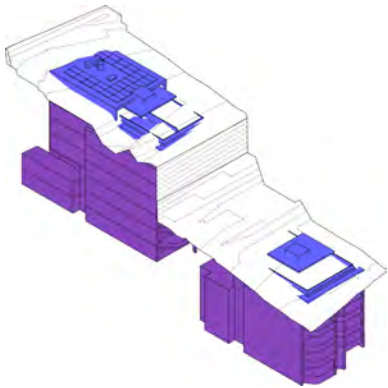
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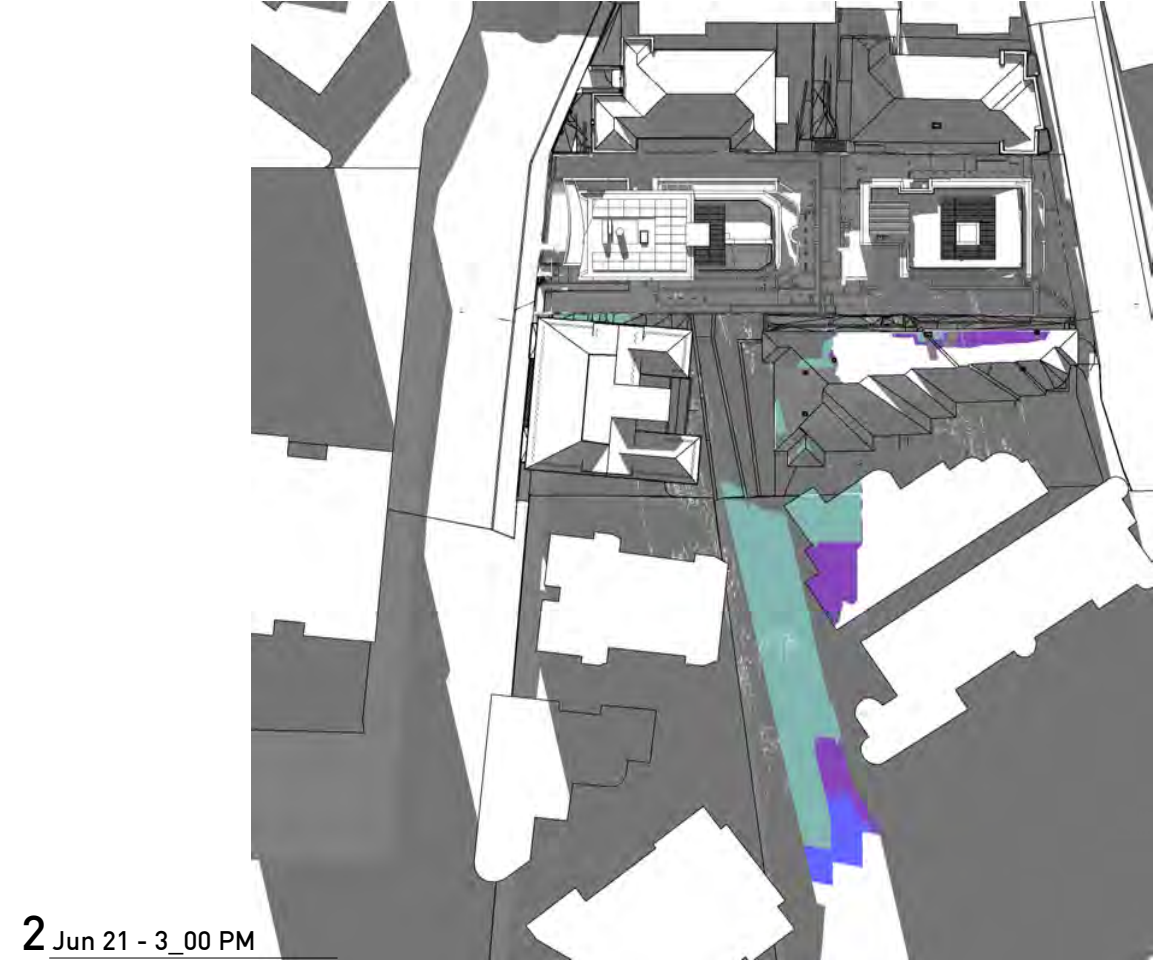
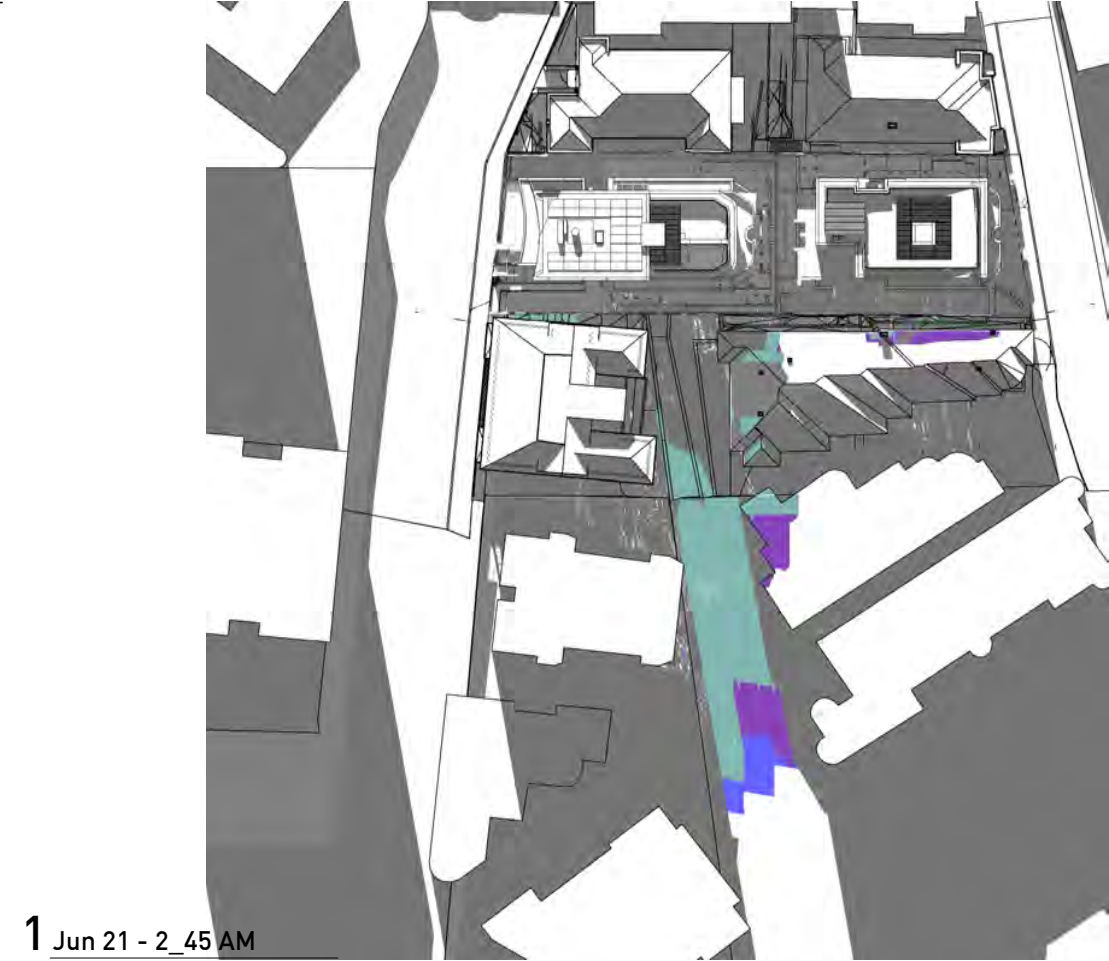
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0006783010 20 Jul 2023
Assessor: Corrie Howland
Accreditation No.: DMN/161757
Address:
21c and 10 21c Billyard Ave and
10 Chapel Ave, Elizabeth Bay
NSW, 2011
hstr.com.au



1. Proposed buildings forms updated.
2. 15min intervals added.
3. 30 mins solar light added to Unit 1.07

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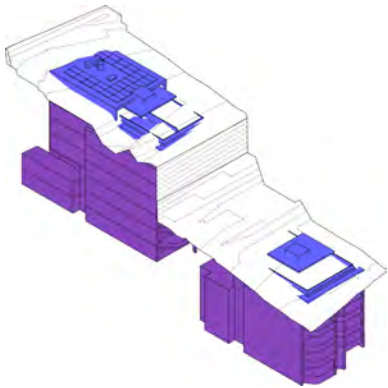
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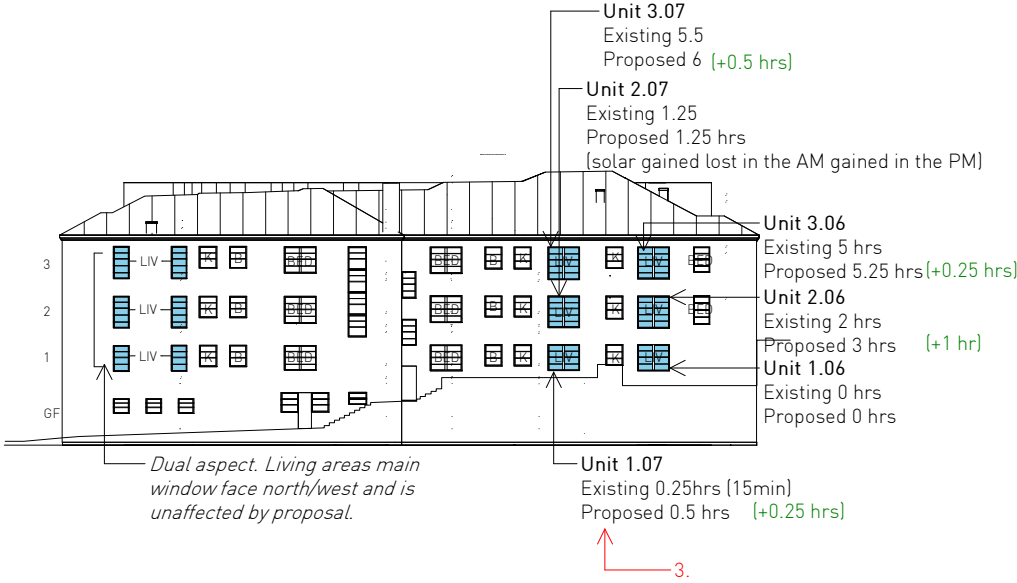
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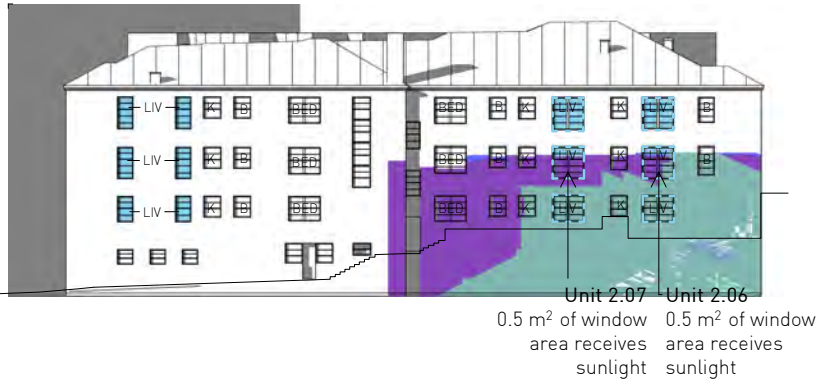
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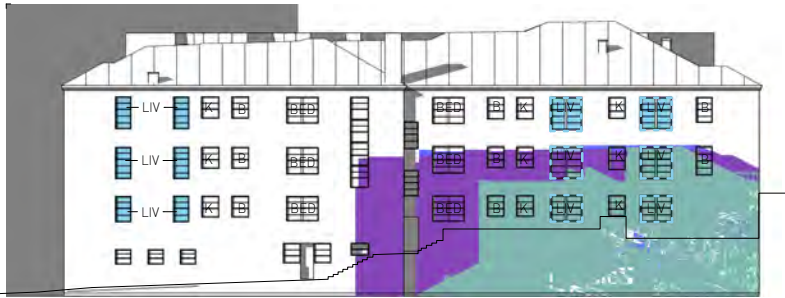
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1 23B ELEV WEST



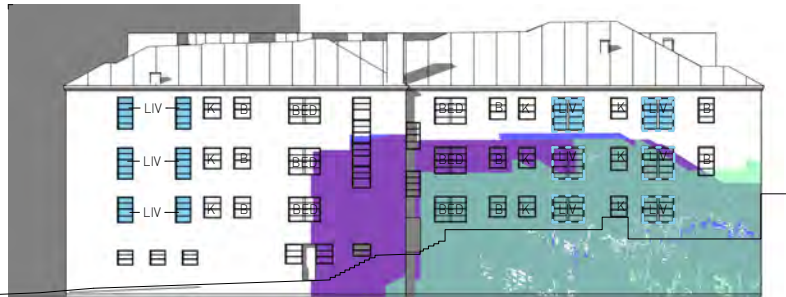
2 Jun 21 - 09_00 AM



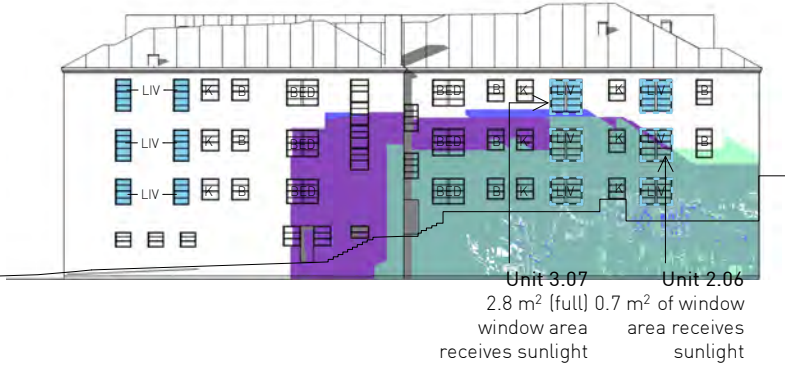
3 Jun 21 - 9_15 AM



4 Jun 21 - 9_30 AM



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6 Jun 21 - 10_00 AM

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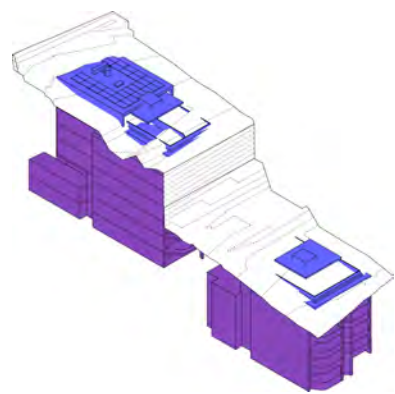
PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 23 BILLYARD (W)
DWG NO REV
DA834 F

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2. 15min intervals added

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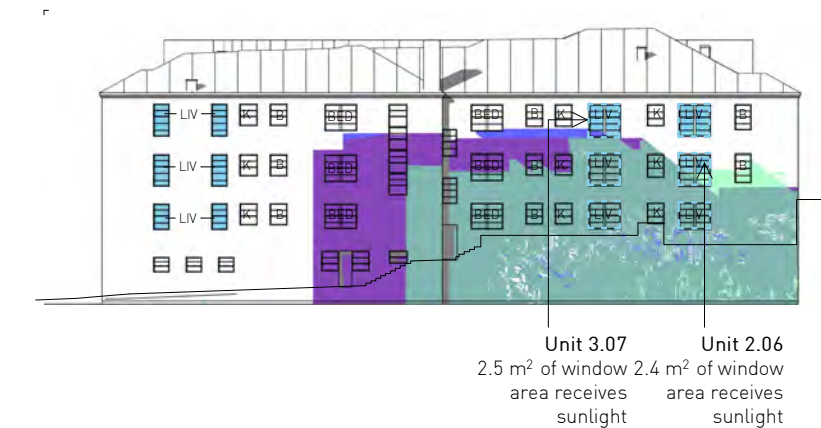
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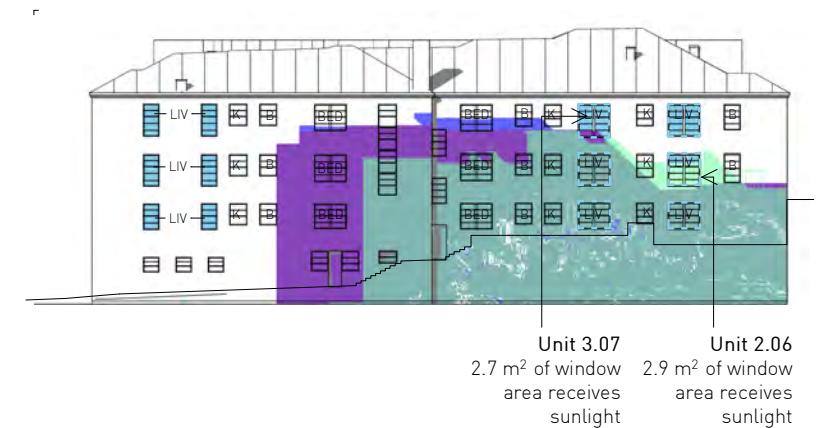
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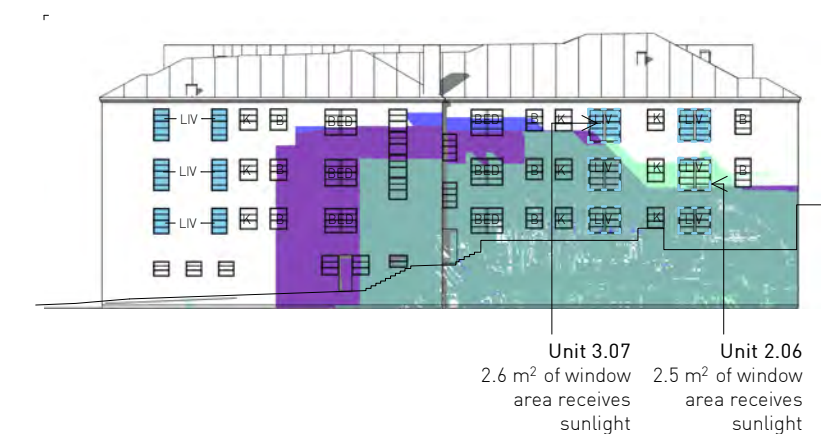
1 Jun 21 - 10_45 AM



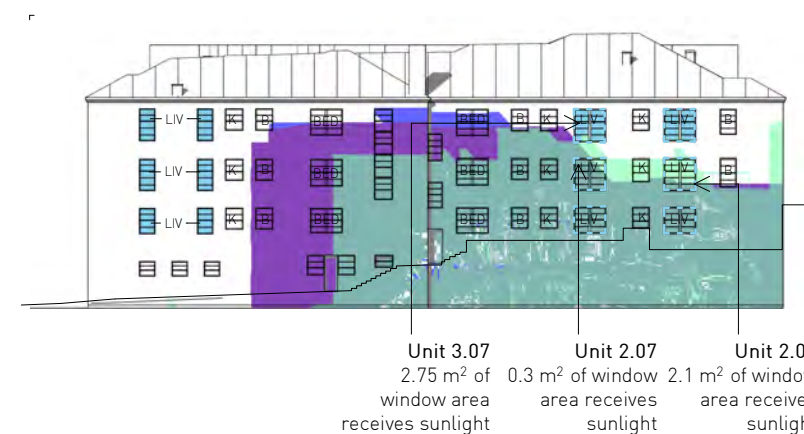
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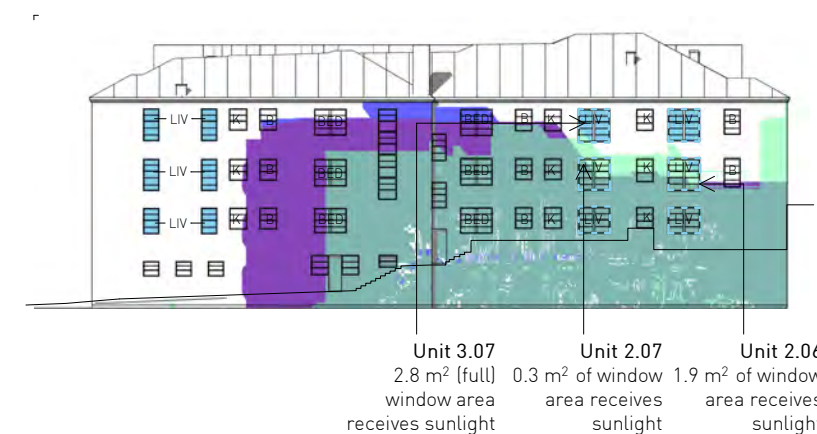
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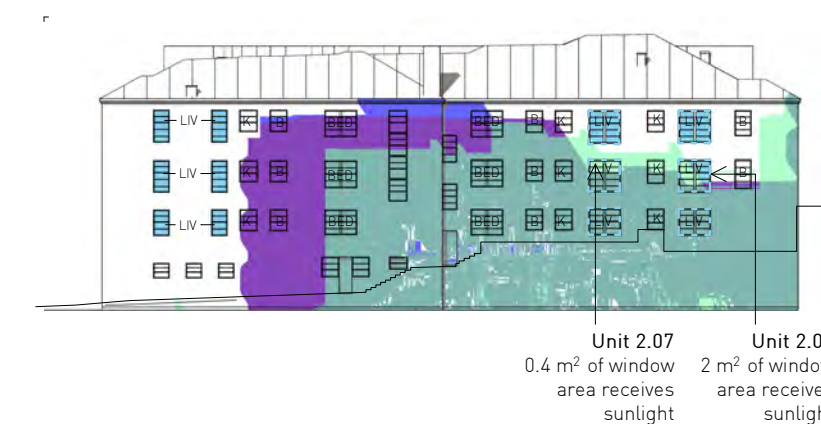
4 Jun 21 - 11_30 AM



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PROJECT
2235 BILLYARD 21C
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DWG TITLE
SHADOW 21 JUN - 23 BILLYARD (W)
DWG NO DA835 REV F

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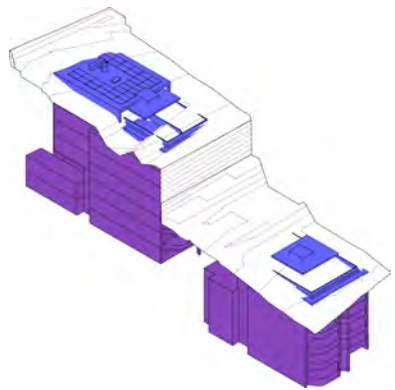
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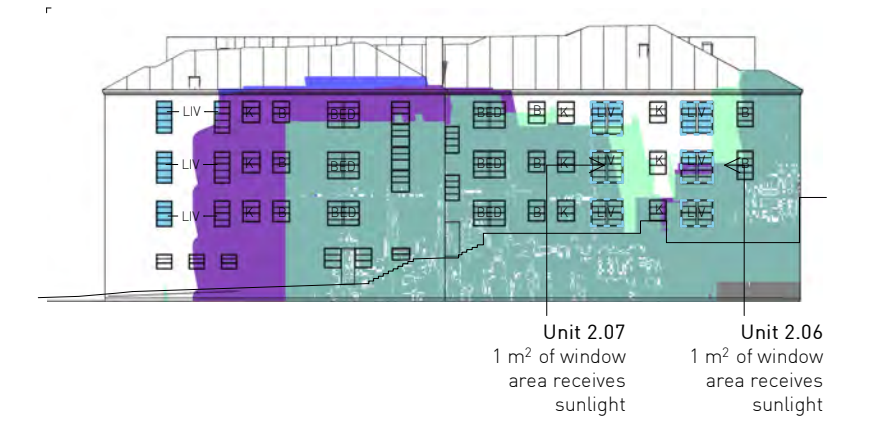
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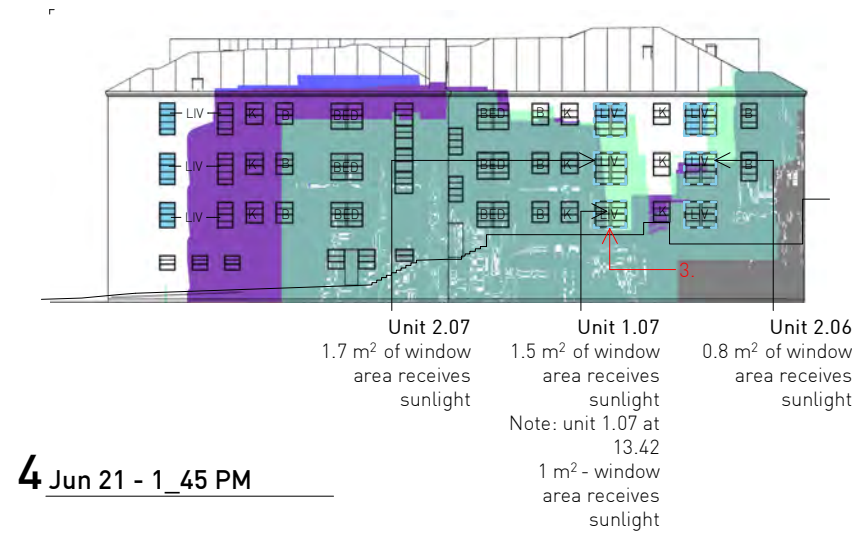
1 Jun 21 - 1_00 PM



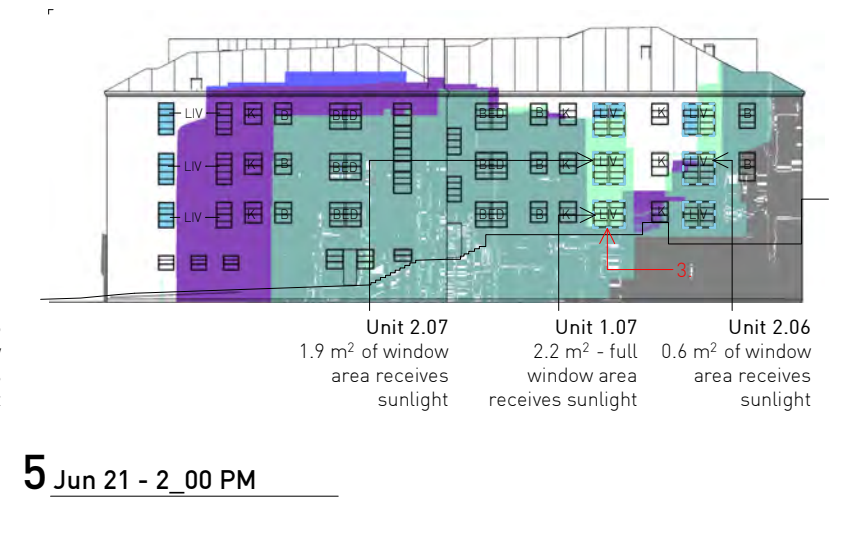
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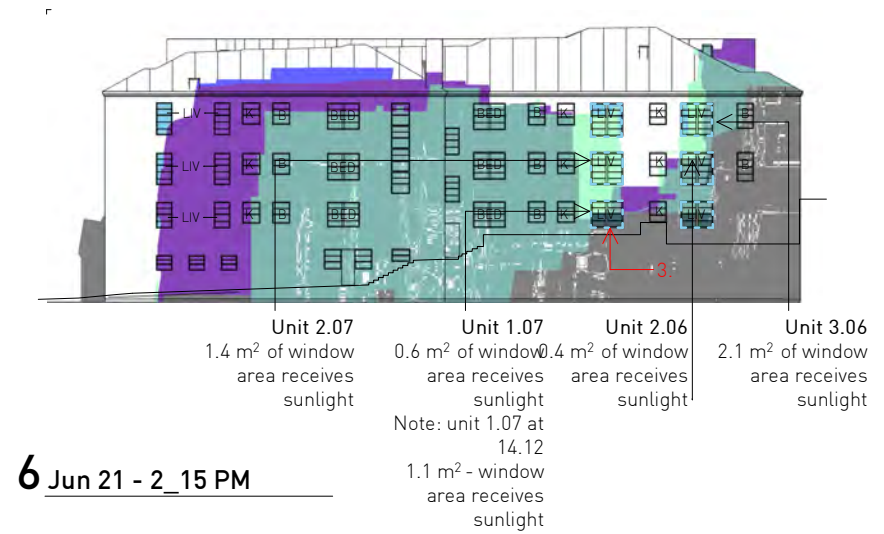
3 Jun 21 - 1_30 PM



4 Jun 21 - 1_45 PM



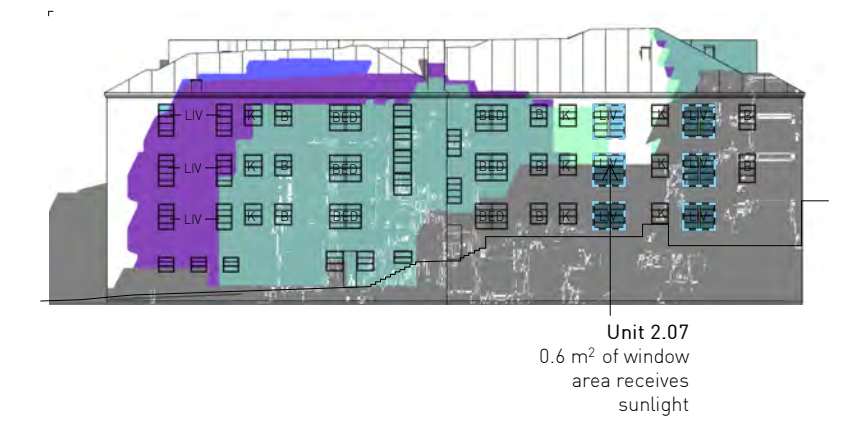
5 Jun 21 - 2_00 PM



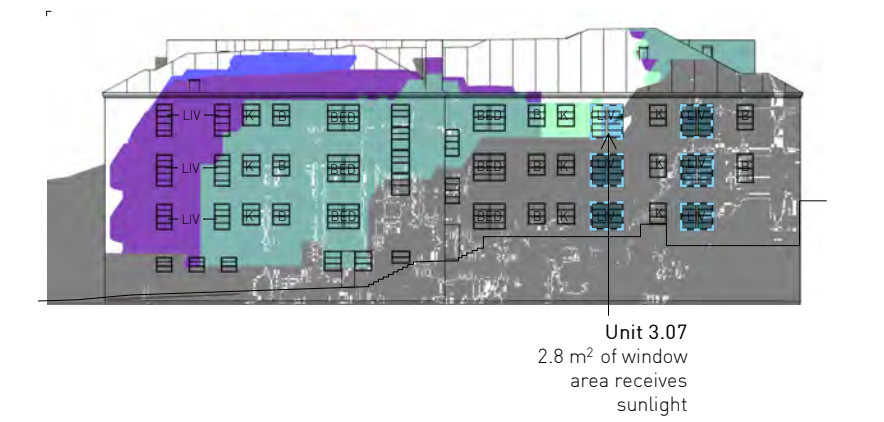
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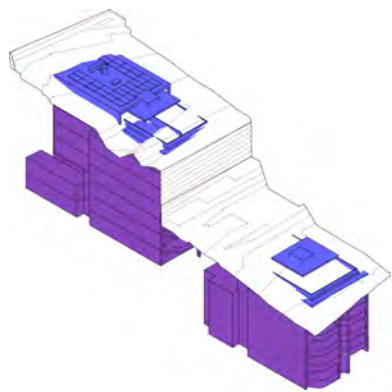
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DWG NO DA836 REV F

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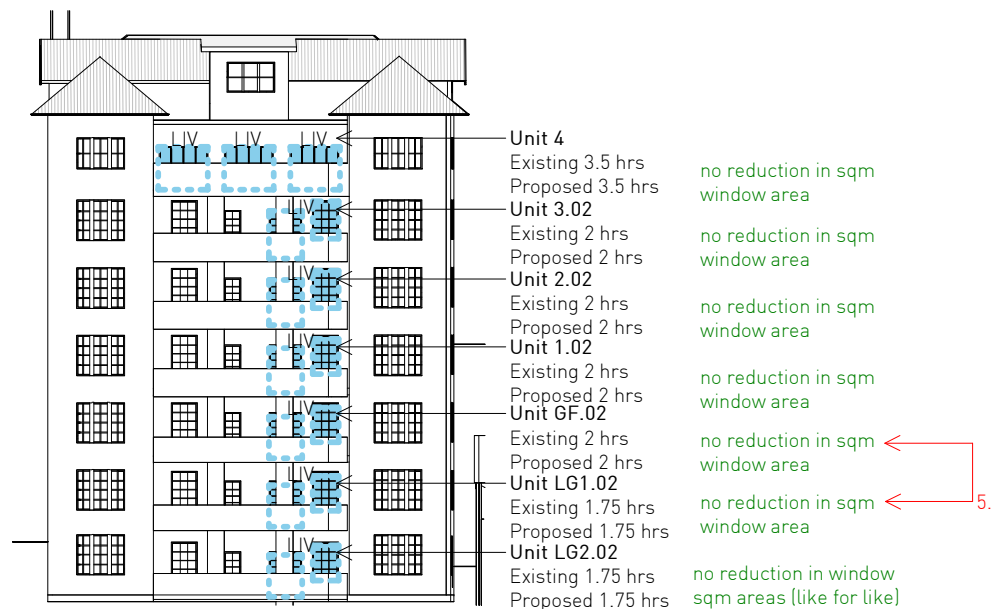
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C	DA ISSUE 04	06.06.24
D	DA ISSUE 04 - Revised	11.06.24
E	DA ISSUE 05	09.07.24
F	DA ISSUE 06	18.07.24
G	DA ISSUE 07	23.08.24
B	BATHROOM	
BED	BEDROOM	
CPB	CUPBOARD	
K	KITCHEN	
L	LAUNDRY	
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
SUN	SUNROOM	
WIR	WALK IN ROBE	

NOTE:
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including openings have been
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Finished floor levels inside apartments
have not been surveyed.

Neighbouring plan layouts are based
on real estate information available
online. If a floor plan wasn't found, a
typical floor plan was assumed.

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1 120 ELEV NORTH



2 Jun 21 - 09_00 AM



3 Jun 21 - 9_15 AM



4 Jun 21 - 9_30 AM



5 Jun 21 - 9_45 AM



6 Jun 21 - 10_00 AM



7 Jun 21 - 10_15 AM



8 Jun 21 - 10_30 AM



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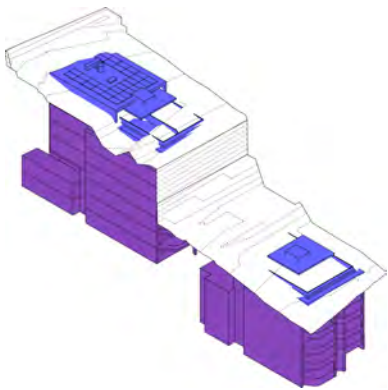
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PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (N)
DWG NO DA837 REV G

KEY

- context shadow
(adjacent building shadow
cast on itself)
- existing shadow + proposed
shadow + LEP control
(compliant)
- reduced shadow or existing
shadow (compliant)
- proposed shadow + LEP
control (compliant)
- proposed shadow elements
exceeding LEP control
(non-compliant)



- Living Room
- P.O.S.

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24

B	BATHROOM	
BED	BEDROOM	
CPB	CUPBOARD	
K	KITCHEN	
L	LAUNDRY	
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
SUN	SUNROOM	
WIR	WALK IN ROBE	

1. Proposed buildings forms updated.
2. 15min intervals added.
3. North facade of 12 Onslow updated - balcony depth and opening postions corrected.
4. Solar compliance made "like for like, no reduction to GF.02 and LG1.02

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

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smart design studio

1 Jun 21 - 10_45 AM



4 Jun 21 - 11_30 AM

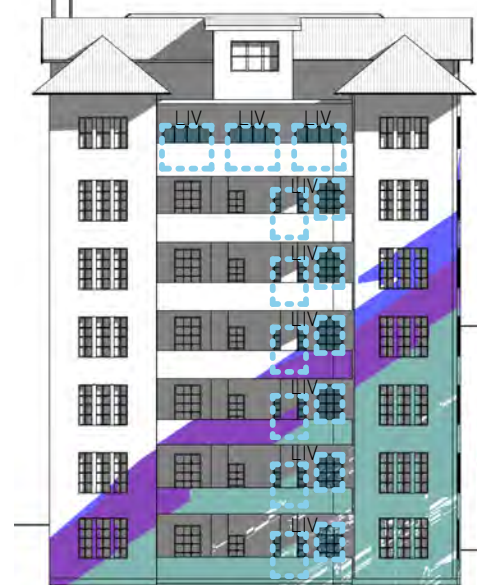


7 Jun 21 - 12_15 PM

2 Jun 21 - 11_00 AM

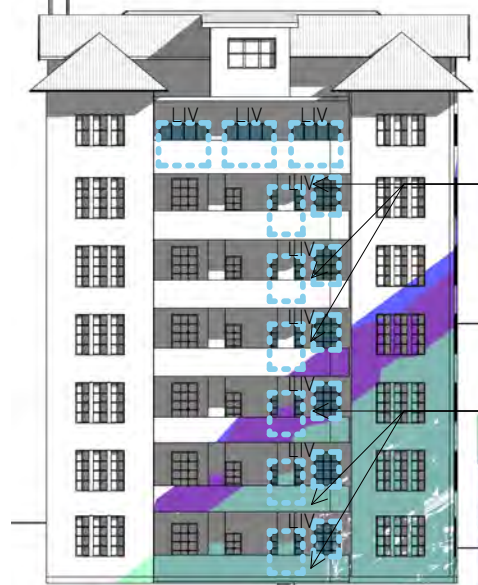


5 Jun 21 - 11_45 AM



8 Jun 21 - 12_30 PM

3 Jun 21 - 11_15 AM



6 Jun 21 - 12_00 PM



9 Jun 21 - 12_45 PM

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
1:350 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (N)
DWG NO DA838 REV F

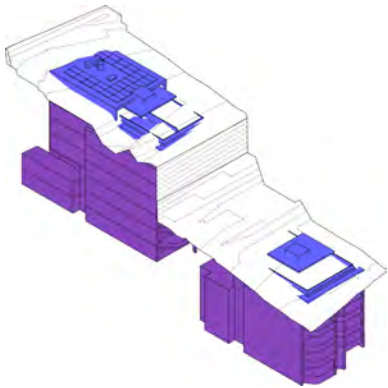
- KEY
- context shadow
(adjacent building shadow
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existing shadow + proposed
shadow + LEP control
(compliant)

reduced shadow or existing
shadow (compliant)

proposed shadow + LEP
control (compliant)

proposed shadow elements
exceeding LEP control
(non-compliant)



- Living Room

P.O.S.

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24

B	BATHROOM	1. Proposed buildings forms updated.
BED	BEDROOM	2. 15min intervals added.
CPB	CUPBOARD	3. North facade of 12 Onslow updated -
K	KITCHEN	balcony depth and opening postions
L	LAUNDRY	corrected.
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
SUN	SUNROOM	
WIR	WALK IN ROBE	

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1 Jun 21 - 1_00 PM



4 Jun 21 - 1_45 PM



7 Jun 21 - 2_30 PM



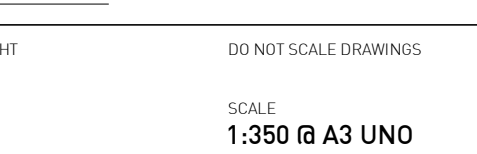
2 Jun 21 - 1_15 PM



5 Jun 21 - 2_00 PM



8 Jun 21 - 2_45 PM



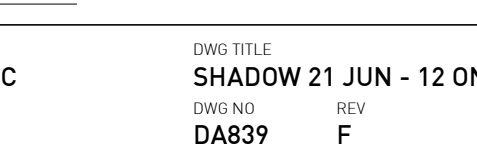
3 Jun 21 - 1_30 PM



6 Jun 21 - 2_15 PM



9 Jun 21 - 3_00 PM



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NOM ARCH WILLIAM SMART 6381
NOM ARCH CHRISTINA MARKHAM 5569



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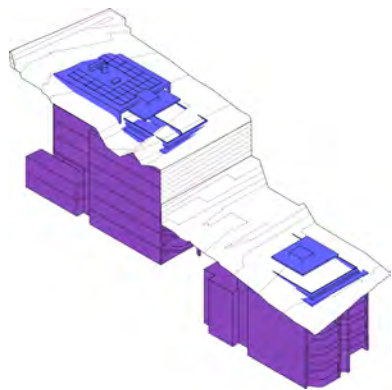
DO NOT SCALE DRAWINGS

SCALE
1:350 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (N)
DWG NO REV
DA839 F

- KEY
- context shadow
(adjacent building shadow
cast on itself)
 - existing shadow + proposed
shadow + LEP control
(compliant)
 - reduced shadow or existing
shadow (compliant)
 - proposed shadow + LEP
control (compliant)
 - proposed shadow elements
exceeding LEP control
(non-compliant)



- Living Room
- P.O.S.

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23	
B	DA RFI RESPONSE	07.09.23	
C	DA ISSUE 04	06.06.24	
D	DA ISSUE 05	09.07.24	
E	DA ISSUE 06	18.07.24	
F	DA ISSUE 07	23.08.24	
B	BATHROOM	1. Proposed buildings forms updated.	
BED	BEDROOM	2. 15min intervals added.	
CPB	CUPBOARD		
K	KITCHEN		
L	LAUNDRY		
LIV	LIVING ROOM		
P.O.S.	PRIVATE OPEN SPACE		
SUN	SUNROOM		
WIR	WALK IN ROBE		

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smart design studio

1 120 ELEV WEST

3 Jun 21 - 9_15 AM

6 Jun 21 - 10_00 AM

4 Jun 21 - 9_30 AM

7 Jun 21 - 10_15 AM

2 Jun 21 - 09_00 AM

5 Jun 21 - 9_45 AM

8 Jun 21 - 10_30 AM

14 STOKES AVE
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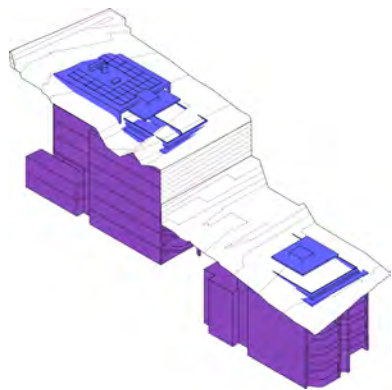
DO NOT SCALE DRAWINGS

SCALE
1:400 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (W)
DWG NO REV
DA840 F

- KEY
- context shadow
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shadow + LEP control
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 - proposed shadow + LEP
control (compliant)
 - proposed shadow elements
exceeding LEP control
(non-compliant)



Living Room

P.O.S.

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24
B	BATHROOM	1. Proposed buildings forms updated. 2. 15min intervals added.
BED	BEDROOM	
CPB	CUPBOARD	
K	KITCHEN	
L	LAUNDRY	
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
SUN	SUNROOM	
WIR	WALK IN ROBE	

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1 Jun 21 - 10_45 AM



2 Jun 21 - 11_00 AM



3 Jun 21 - 11_15 AM



4 Jun 21 - 11_30 AM



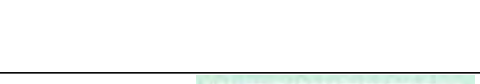
5 Jun 21 - 11_45 AM



6 Jun 21 - 12_00 PM



7 Jun 21 - 12_15 PM



8 Jun 21 - 12_30 PM



9 Jun 21 - 12_45 PM



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SCALE
1:400 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (W)
DWG NO REV
DA841 F

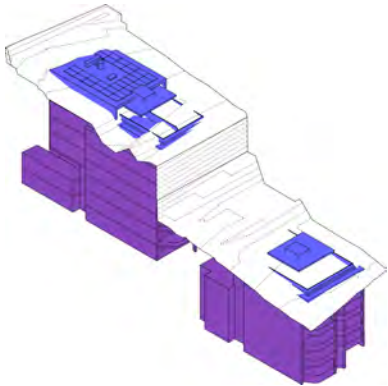
- KEY
- context shadow
(adjacent building shadow
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shadow + LEP control
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reduced shadow or existing
shadow (compliant)

proposed shadow + LEP
control (compliant)

proposed shadow elements
exceeding LEP control
(non-compliant)



- Living Room
- P.O.S.

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24
B	BATHROOM	1. Proposed buildings forms updated.
BED	BEDROOM	2. 15min intervals added.
CPB	CUPBOARD	
K	KITCHEN	
L	LAUNDRY	
LIV	LIVING ROOM	
P.O.S.	PRIVATE OPEN SPACE	
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WIR	WALK IN ROBE	

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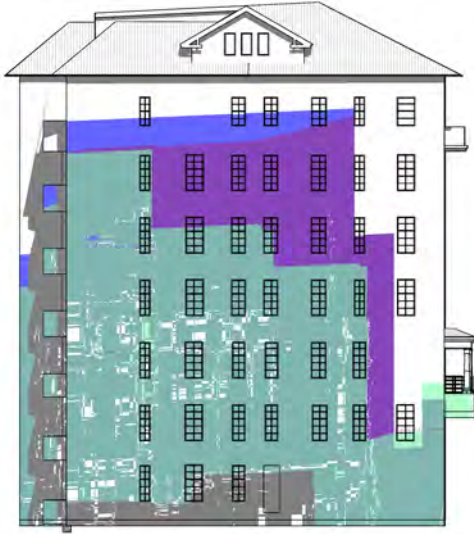
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typical floor plan was assumed.

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1 Jun 21 - 1_00 PM



2 Jun 21 - 1_15 PM



3 Jun 21 - 1_30 PM



4 Jun 21 - 1_45 PM



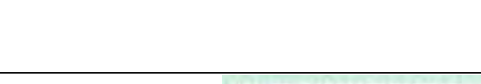
5 Jun 21 - 2_00 PM



6 Jun 21 - 2_15 PM



7 Jun 21 - 2_30 PM



8 Jun 21 - 2_45 PM



9 Jun 21 - 3_00 PM



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NOM ARCH WILLIAM SMART 6381
NOM ARCH CHRISTINA MARKHAM 5569



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SCALE
1:400 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - 12 ONSLOW (W)
DWG NO REV
DA842 F

KEY

Living Room

Refer to sun eye views to see full extend of windows which receive sunlight.

Elevations have the balconies and cylinder form which are covering the full window extend.

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

5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

0% units receive no direct sunlight on 21st of June

B-L02.02
2 hrs sunlight

B-L01.02
2 hrs sunlight

B-GF.01
2 hrs sunlight

B-L04.01
3.75 hrs sunlight

B-L03.01
3.5 hrs sunlight

B-L02.01
3.5 hrs sunlight

B-L01.01
3.5 hrs sunlight



1 BILLYARD PROPOSED ELEVATION NORTH



2 Jun 21 - 09_00 AM



3 Jun 21 - 9_15 AM



4 Jun 21 - 9_30 AM



5 Jun 21 - 9_45 AM



6 Jun 21 - 10_00 AM



7 Jun 21 - 10_15 AM



8 Jun 21 - 10_30 AM

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE 06	18.07.24
B	DA ISSUE 07	23.08.24
1. New drawing.		

KEY
Living Room

Refer to sun eye views to see full extend of windows which receive sunlight.

Elevations have the balconies and cylinder form which are covering the full window extend.

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5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

0% units receive no direct sunlight on 21st of June



1 Jun 21 - 10_45 AM



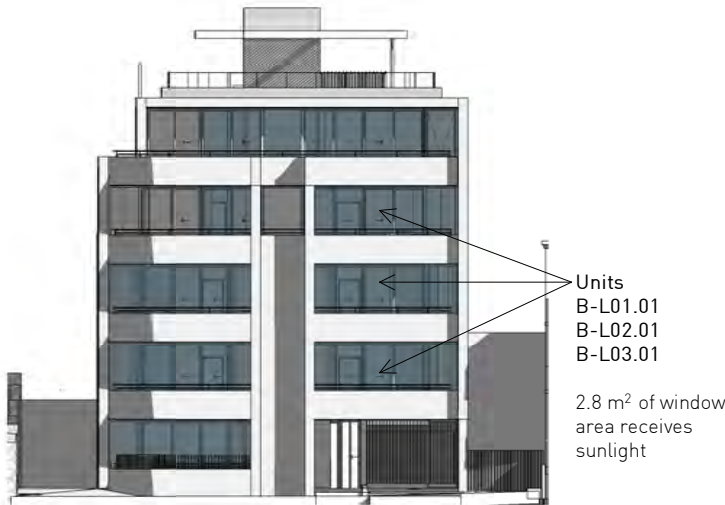
2 Jun 21 - 11_00 AM



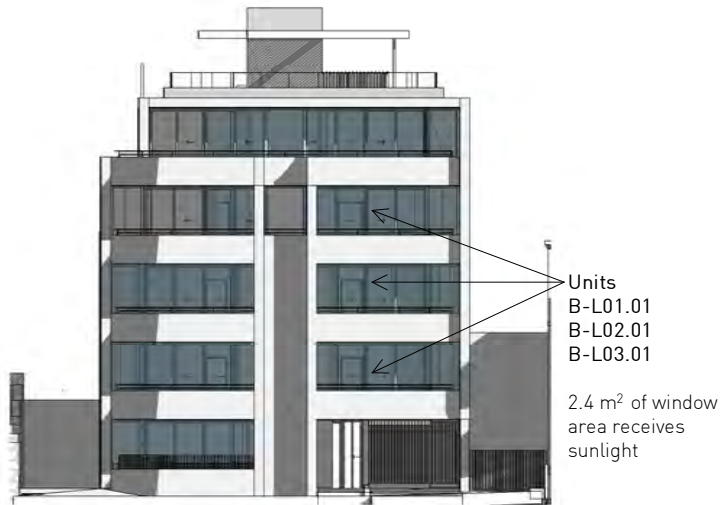
3 Jun 21 - 11_15 AM



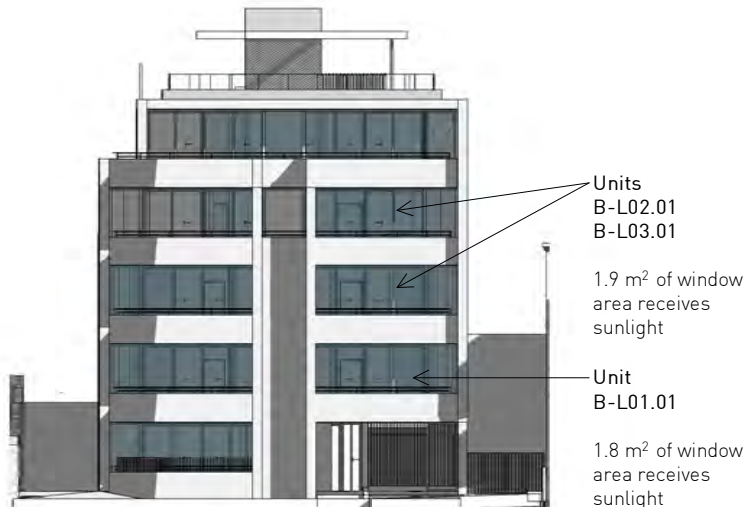
4 Jun 21 - 11_30 AM



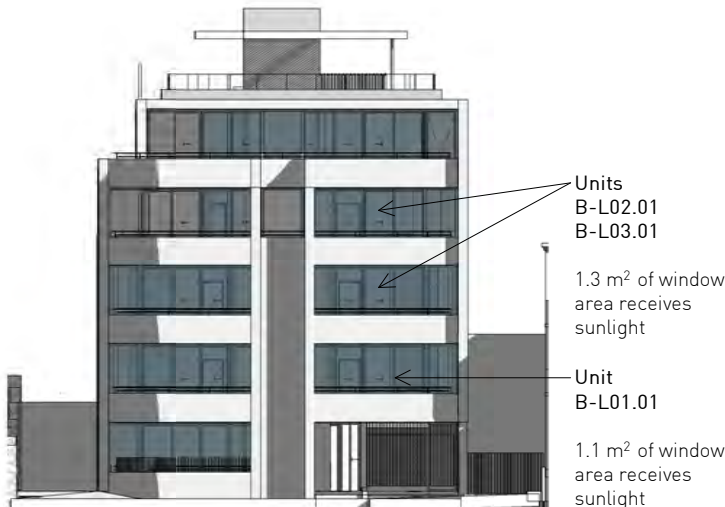
5 Jun 21 - 11_45 AM



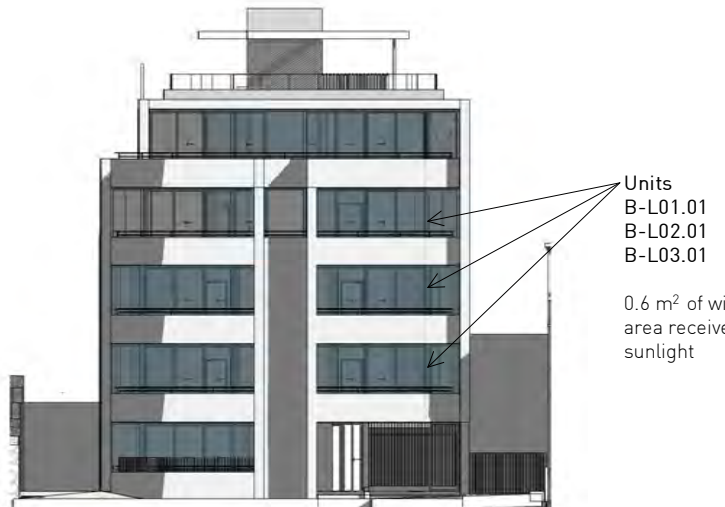
6 Jun 21 - 12_00 PM



7 Jun 21 - 12_15 PM



8 Jun 21 - 12_30 PM



9 Jun 21 - 12_45 PM

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE 06	18.07.24
B	DA ISSUE 07	23.08.24

1. New drawing.

KEY

Living Room

Refer to sun eye views to see full extend of windows which receive sunlight.

Elevations have the balconies and cylinder form which are covering the full window extend.

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

5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

0% units receive no direct sunlight on 21st of June



1 Jun 21 - 1_00 PM



2 Jun 21 - 1_15 PM



3 Jun 21 - 1_30 PM



4 Jun 21 - 1_45 PM



5 Jun 21 - 2_00 PM



6 Jun 21 - 2_15 PM



7 Jun 21 - 2_30 PM



8 Jun 21 - 2_45 PM



9 Jun 21 - 3_00 PM

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE 06	18.07.24
B	DA ISSUE 07	23.08.24
1. New drawing.		



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SCALE
1:300 @ A3 UNO

PROJECT
2235 BILLYARD 21C
DRAWN SENIOR QA APP'D
AS/JF SS WS

DWG TITLE
SHADOW 21 JUN - BILLYARD (N)
DWG NO REV
DA855 B

KEY
Living Room

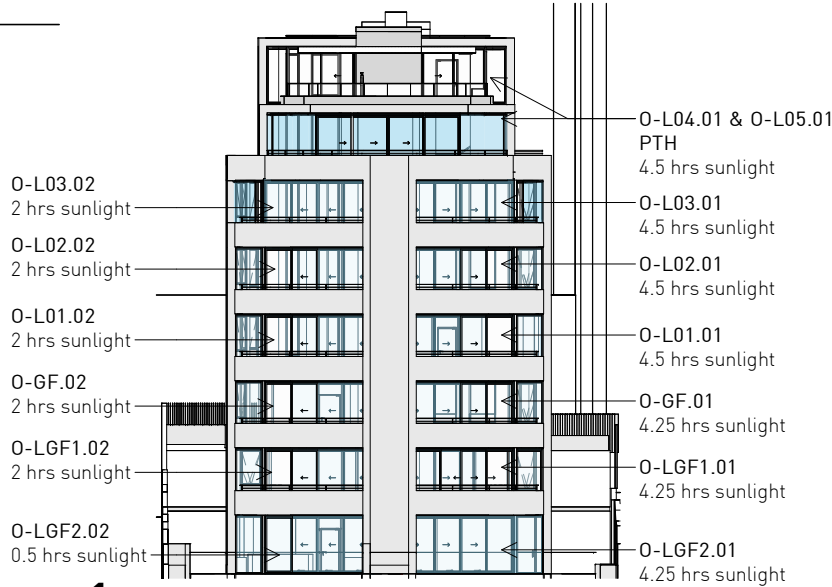
Refer to sun eye views to see full extend of windows which receive sunlight.

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

5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

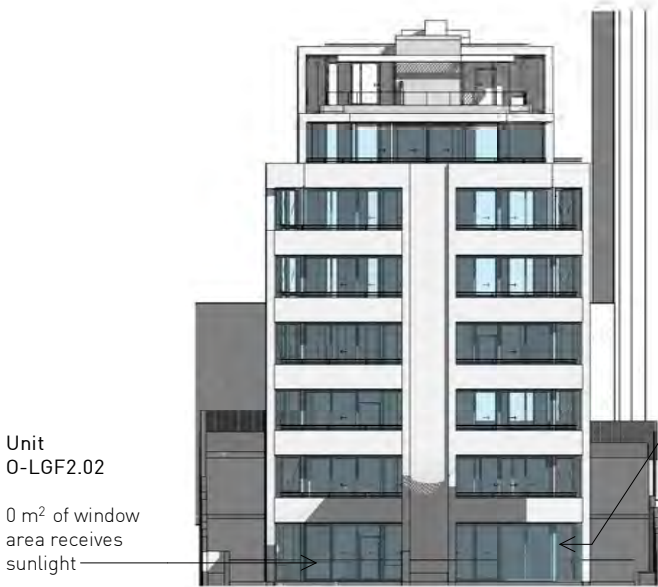
0% units receive no direct sunlight on 21st of June



1 ONSLOW PROPOSED ELEVATION NORTH



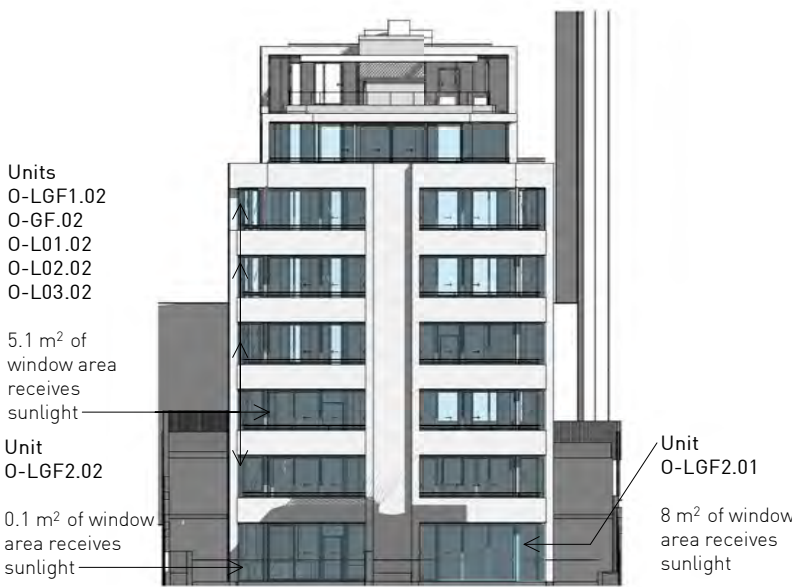
2 Jun 21 - 09_00 AM



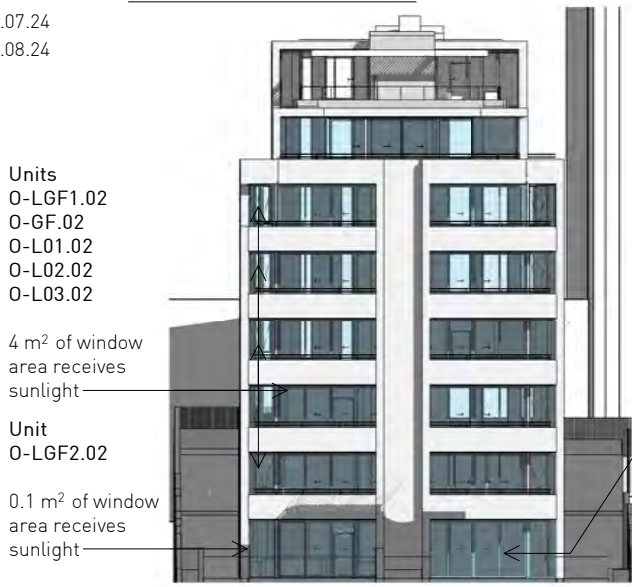
3 Jun 21 - 9_15 AM



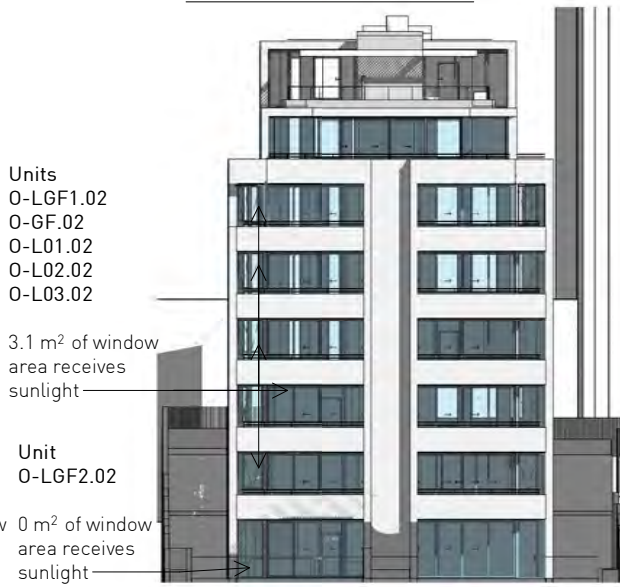
4 Jun 21 - 9_30 AM



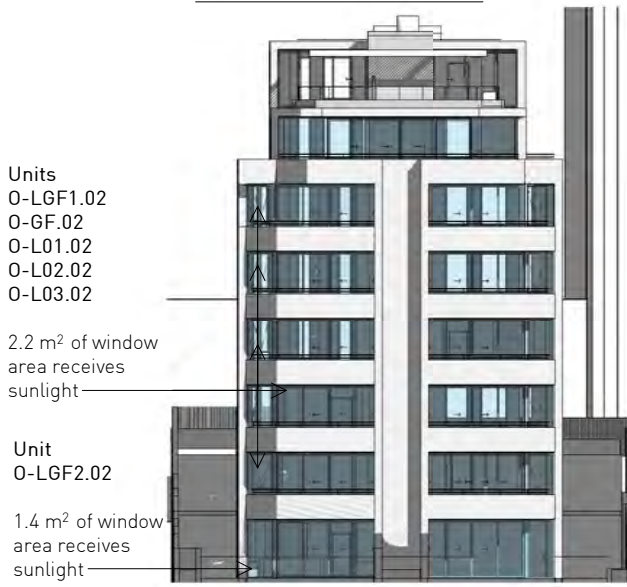
5 Jun 21 - 9_45 AM



6 Jun 21 - 10_00 AM



7 Jun 21 - 10_15 AM



8 Jun 21 - 10_30 AM

PRELIMINARY
NOT FOR CONSTRUCTION

A DA ISSUE 06 18.07.24
B DA ISSUE 07 23.08.24
1. New drawing.

KEY
Living Room

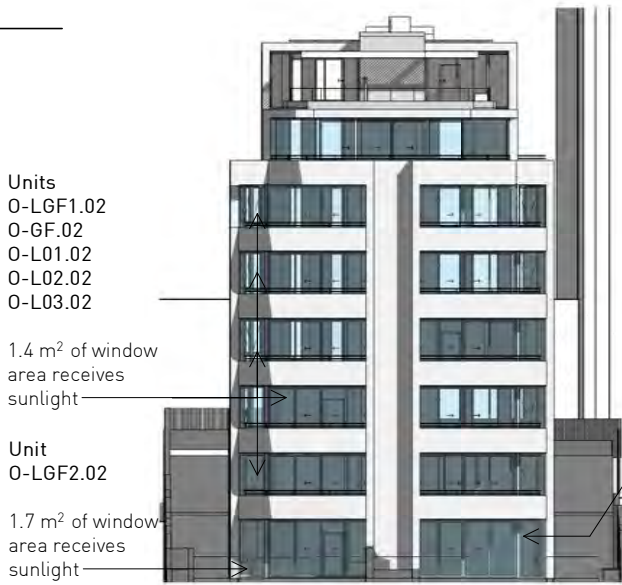
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Elevations have the balconies and cylinder form which are covering the full window extend.

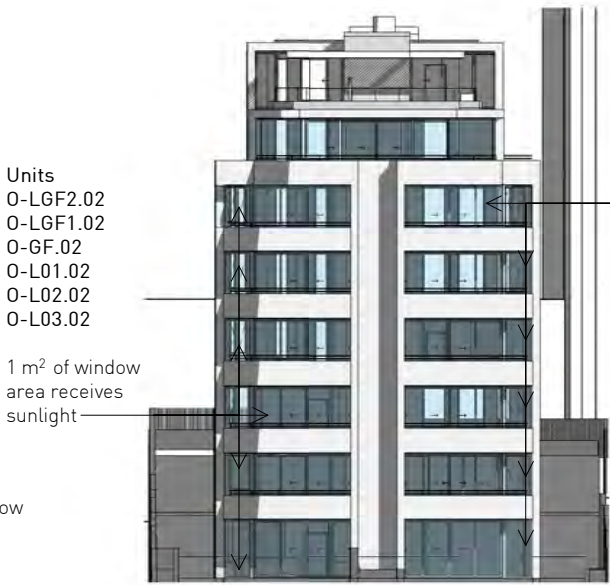
95% units (19 out of 20) receive min. 2hrs of direct sunlight on 21st of June

5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

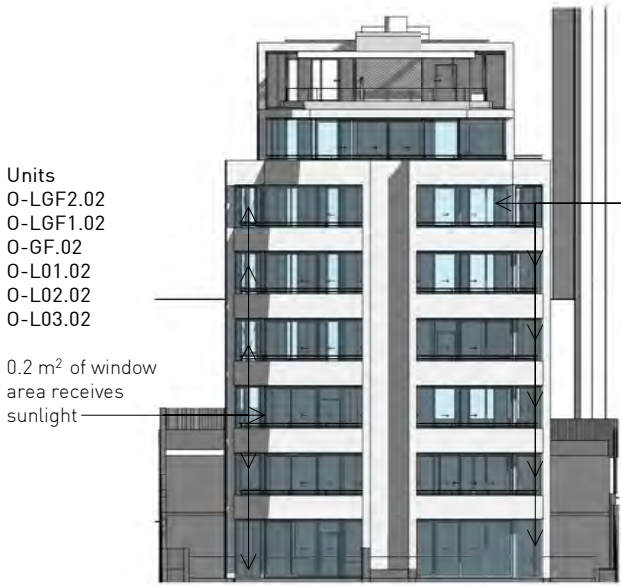
0% units receive no direct sunlight on 21st of June



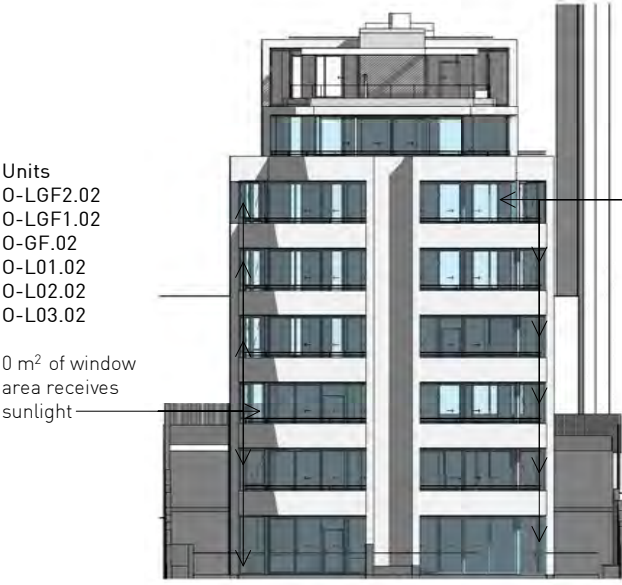
1 Jun 21 - 10_45 AM



2 Jun 21 - 11_00 AM



3 Jun 21 - 11_15 AM



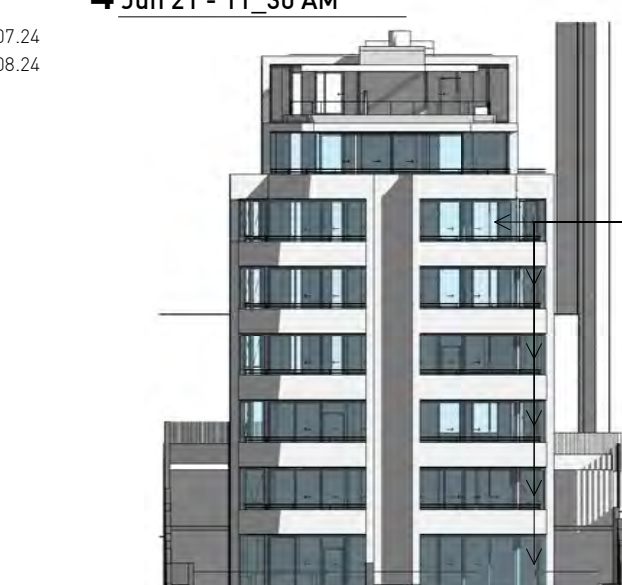
4 Jun 21 - 11_30 AM



5 Jun 21 - 11_45 AM



6 Jun 21 - 12_00 PM



7 Jun 21 - 12_15 PM



8 Jun 21 - 12_30 PM



9 Jun 21 - 12_45 PM

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE 06	18.07.24
B	DA ISSUE 07	23.08.24
1. New drawing.		

KEY

Living Room

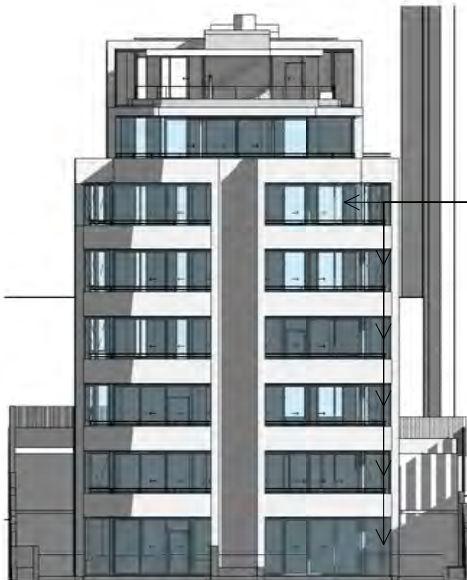
Refer to sun eye views to see full extend of windows which receive sunlight.

Elevations have the balconies and cylinder form which are covering the full window extend.

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

5% units (1 out of 20) receive less than 2hrs of direct sunlight on 21st of June

0% units receive no direct sunlight on 21st of June



Units
O-LGF2.01
O-LGF1.01
O-GF.01
O-L01.01
O-L02.01
O-L03.01

4.2 m² of window area receives sunlight

1 Jun 21 - 1_00 PM



Units
O-LGF2.01
O-LGF1.01
O-GF.01
O-L01.01
O-L02.01
O-L03.01

3.9 m² of window area receives sunlight

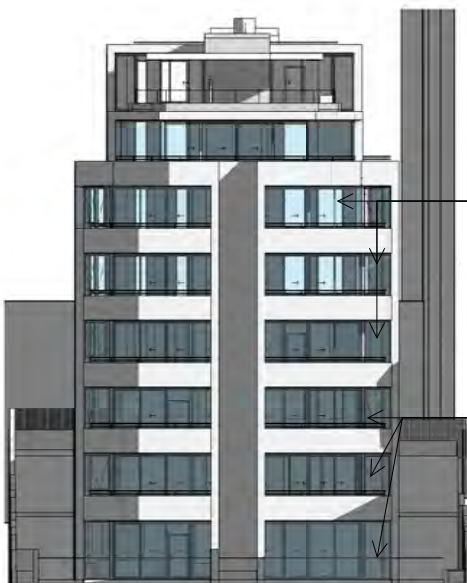
2 Jun 21 - 1_15 PM



Units
O-LGF2.01
O-LGF1.01
O-GF.01
O-L01.01
O-L02.01
O-L03.01

3.8 m² of window area receives sunlight

3 Jun 21 - 1_30 PM



Units
O-L01.01
O-L02.01
O-L03.01

3.3 m² of window area receives sunlight

Units
O-LGF2.01
O-LGF1.01
O-GF.01

0 m² of window area receives sunlight

4 Jun 21 - 1_45 PM



Units
O-LGF2.01
O-LGF1.01
O-GF.01
O-L01.01
O-L02.01
O-L03.01

0 m² of window area receives sunlight

5 Jun 21 - 2_00 PM



6 Jun 21 - 2_15 PM



7 Jun 21 - 2_30 PM



8 Jun 21 - 2_45 PM



9 Jun 21 - 3_00 PM

PRELIMINARY
NOT FOR CONSTRUCTION

A	DA ISSUE 06	18.07.24
B	DA ISSUE 07	23.08.24
1. New drawing.		

09:00 TO 15:00
15MIN INTERVALS

In proposed direct sun hours diagrams the original DA form is dashed in light grey colour as a reference.



ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA RFI RESPONSE	07.09.23
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	09.07.24
E	DA ISSUE 06	18.07.24
F	DA ISSUE 07	23.08.24

1. Drawing updated.