

Planning Proposal - Gateway Determination September 2023



DRAWING LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
DA00.00	Cover Sheet	D	06/09/2023
DA00.30	Site Plan	C	06/09/2023
DA02.00	Basement Level 01	D	06/09/2023
DA02.01	Basement Level 02	D	06/09/2023
DA02.09	Lower Ground	E	06/09/2023
DA02.10	Ground Plan	E	06/09/2023
DA02.11	Level 01	D	06/09/2023
DA02.12	Level 02	D	06/09/2023
DA02.13	Level 03	D	06/09/2023
DA02.14	Level 04	D	06/09/2023
DA02.15	Level 05	D	06/09/2023
DA02.16	Level 06	D	06/09/2023
DA02.17	Level 07	D	06/09/2023
DA02.18	Level 08	D	06/09/2023
DA02.19	Level 09	D	06/09/2023
DA02.20	Roof Level	D	06/09/2023
DA03.10	Elevations	D	06/09/2023
DA04.10	Sections (1)	D	06/09/2023
DA04.20	Sections (2)	D	06/09/2023
DA05.10	Artistic Impression 01	C	06/09/2023
DA05.11	Artistic Impression 02	C	06/09/2023
DA05.12	Artistic Impression 03	C	06/09/2023
DA05.13	Artistic Impression 04	C	06/09/2023
DA05.20	Area Plans / ADG Compliance	C	06/09/2023
DA05.21	Area Schedule	C	06/09/2023
DA05.22	Landscape Area Plans	C	06/09/2023
DA05.30	Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm	B	06/09/2023
DA05.31	Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 1-4pm	B	06/09/2023
DA05.32	Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 9-12pm	B	06/09/2023
DA05.33	Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 1-4pm	B	06/09/2023
DA05.34	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 9-12pm	C	06/09/2023
DA05.35	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 1-4pm	C	06/09/2023
DA05.36	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm	C	06/09/2023
DA05.37	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm	C	06/09/2023
DA05.38	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm	C	06/09/2023
DA05.39	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 1-4pm	C	06/09/2023
DA05.40	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 9-12pm	C	06/09/2023
DA05.41	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm	C	06/09/2023
DA05.50	Sun-Eye Diagram - North-South Through Site Link June 21st	C	06/09/2023
DA05.51	Sun-Eye Diagram - North-South Through Site Link Sept 21st	C	06/09/2023
DA05.52	Sun-Eye Diagram - North-South Through Site Link Dec 21st	C	06/09/2023
DA05.53	Sun-Eye Diagram - East-West Cross Site Link	C	06/09/2023

DEVELOPMENT SUMMARY

Site Area:	4,235m²	Landscaped Area:	634.4m²
Proposed FSR:	3.27 : 1		
Proposed GFA:	13,830m²		
Proposed Apartment no:	92		
Proposed Hotel no:	50		
Proposed Carparking:	241		
Req'd Carparking:	208.		

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						<p>Project Address</p> <p><b>187 Slade Road, Bexley North NSW 2207</b></p>	<p>Sheet Name</p> <p><b>Cover Sheet</b></p>	<p>Scale</p> <p><b>@ A3</b></p>															
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- Legend
- Hotel Accommodation
  - Hotel Circulation
  - Pub
  - Retail
  - Residential 1-Bed Apt
  - Residential 2-Bed Apt
  - Residential 3-Bed Apt
  - Residential Circulation
  - Basement / Plant / Services



Revision	Date	Description
A	25/08/2023	Final Draft Issue
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Architect  
**jkm**  
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Pyrmont, NSW 2009.  
ABN 98 651 373 483

Nominated Architect Tai Kei Keith Ma NSW 9247

Client.  
**Tunborn Pty Ltd**  
(Trevor Yang)

Project Name.  
**BNH Mixed-Use Development**

Project Address  
**187 Slade Road, Bexley  
North  
NSW 2207**

Project No.  
**2305**

Sheet Name  
**Basement Level 01**

Drawing no.  
**DA02.00**

Status  
**Gateway Determination**

Scale  
**1: 400 @ A3**  
0 4 8 12 m  
Revision  
**D**

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Project Name.  
**BNH Mixed-Use Development**

Project Address  
**187 Slade Road, Bexley  
North  
NSW 2207**

Project No.  
**2305**

Sheet Name  
**Basement Level 02**

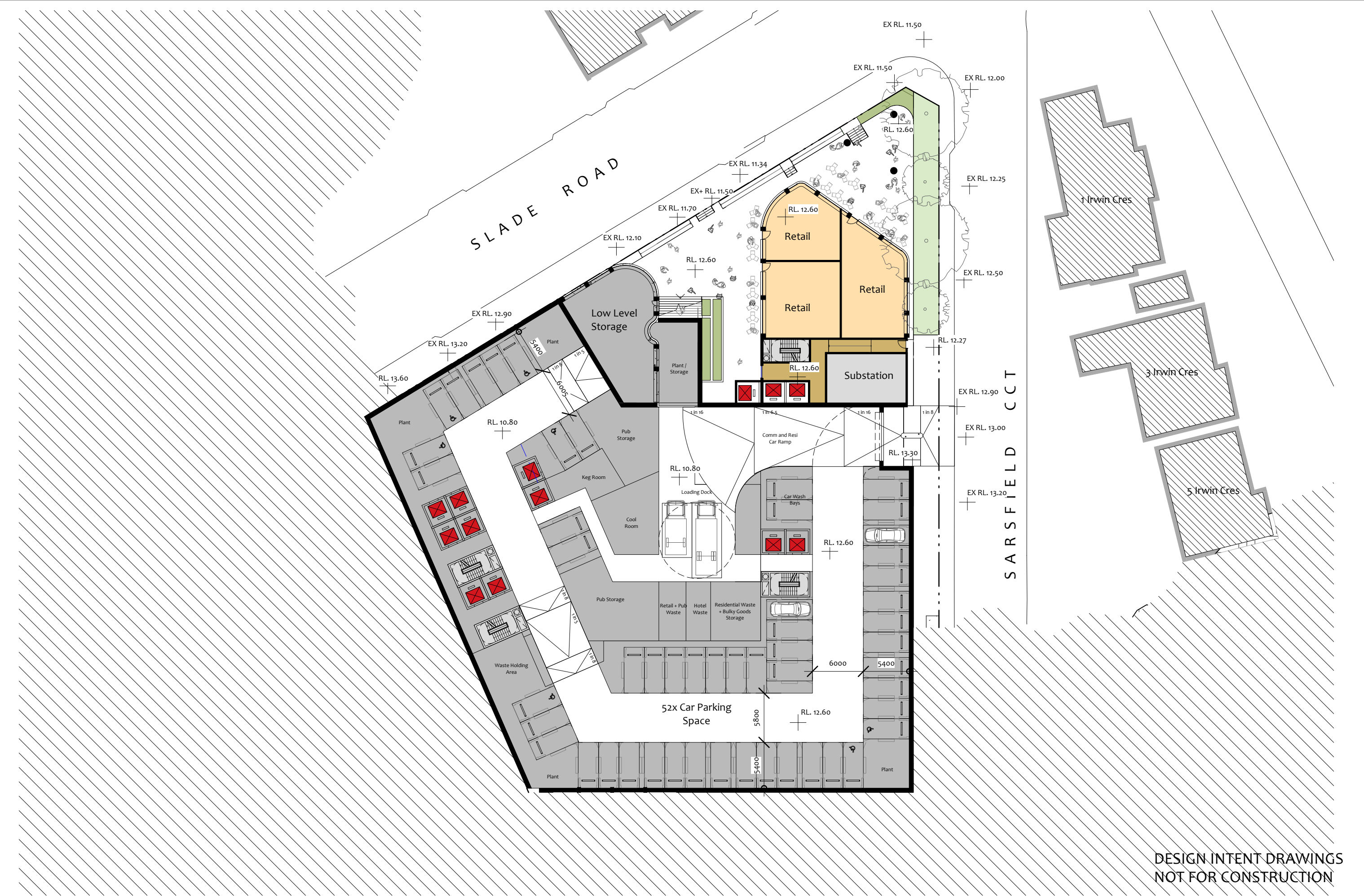
Drawing no.  
**DA02.01**

Status  
**Gateway Determination**

Scale  
**1: 400 @ A3**  
0 4 8 12 m  
Revision  
**D**

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**BNH Mixed-Use Development**  
**Project Address**  
**187 Slade Road, Bexley**  
**North**  
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**Project No.**  
**2305**  
**Sheet Name**  
**Lower Ground**  
**Drawing no.**  
**DA02.09**

**Status**  
**Gateway Determination**  
**Scale**  
**1: 400 @ A3**  
**0 4 8 12 m E**  
**Revision**









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**(Trevor Yang)**

**Project Name.**  
**BNH Mixed-Use Development**  
  
**Project Address**  
**187 Slade Road, Bexley**  
**North**  
**NSW 2207**

**Project No.**  
**2305**  
  
**Sheet Name**  
**Level 01**  
  
**Drawing no.**  
**DA02.11**

**Status**  
**Gateway Determination**  
  
**Scale**  
**1: 400 @ A3**  
  
**0 4 8 12 m**  
  
**Revision**  
**D**





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ABN 98 651 373 483

Nominated Architect: Tai Kei Keith Ma NSW 9247

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**(Trevor Yang)**

**Project Name.**  
**BNH Mixed-Use Development**

**Project Address**  
**187 Slade Road, Bexley**  
**North**  
**NSW 2207**

**Project No.**  
**2305**

**Sheet Name**  
**Level 02**

**Drawing no.**  
**DA02.12**

**Status**  
**Gateway Determination**

**Scale**  
**1: 400 @ A3**

**0 4 8 12 m**

**Revision**  
**D**





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Legend

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ABN 98 651 373 483

Nominated Architect: Tai Kei Keith Ma NSW 9247

Client.

**Tunborn Pty Ltd**  
(Trevor Yang)

Project Name.

**BNH Mixed-Use Development**

Project Address

**187 Slade Road, Bexley  
North  
NSW 2207**

Project No.

**2305**

Sheet Name

**Level 04**

Drawing no.

**DA02.14**

Status

**Gateway Determination**

Scale

**1: 400 @ A3**

0 4 8 12 m

Revision D





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**Project Address**  
**187 Slade Road, Bexley**  
**North**  
**NSW 2207**

**Project No.**  
**2305**

**Sheet Name**  
**Level 05**

**Drawing no.**  
**DA02.15**

**Status**  
**Gateway Determination**

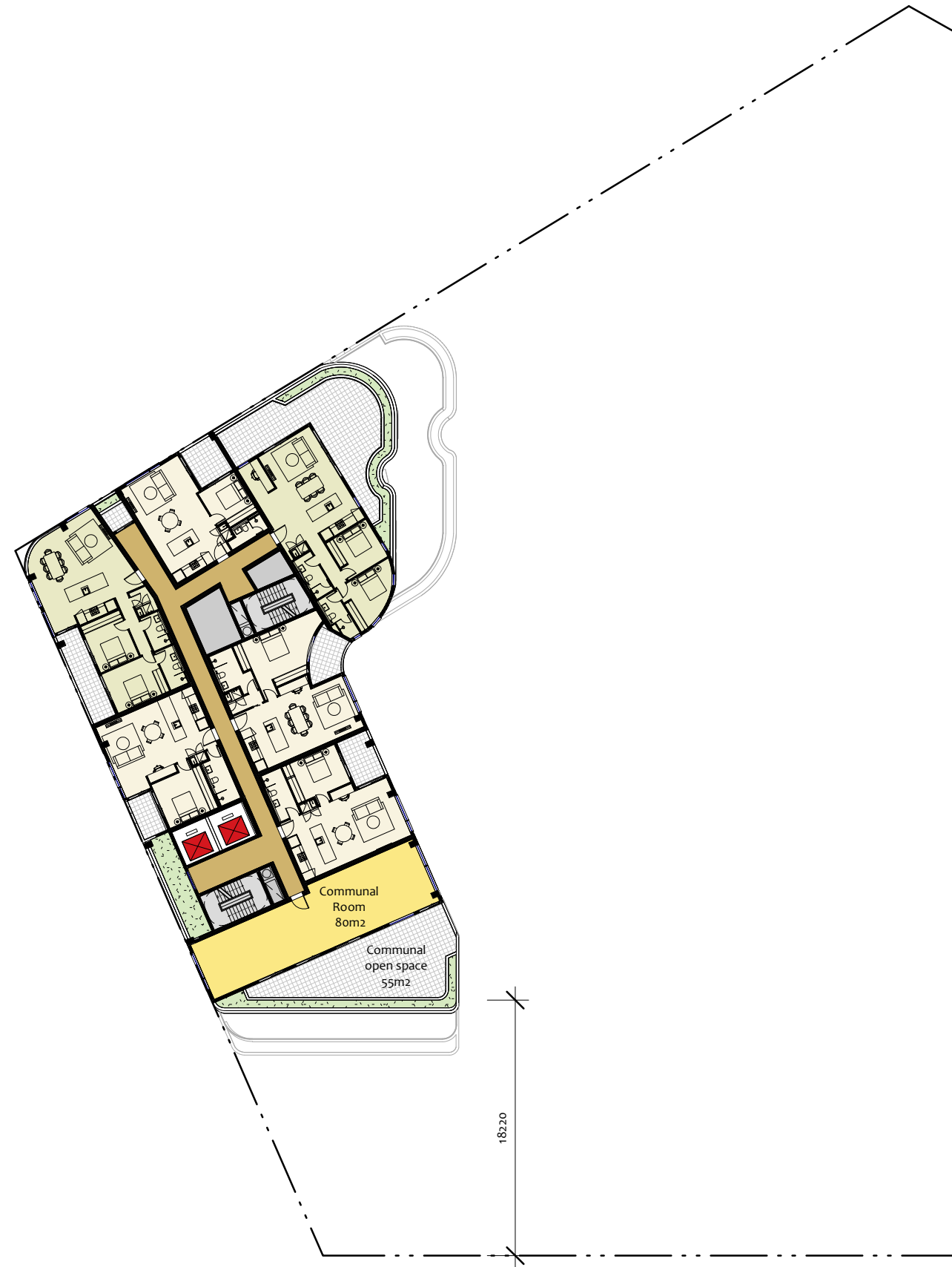
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**1: 400 @ A3**

**0 4 8 12 m**

**Revision**  
**D**







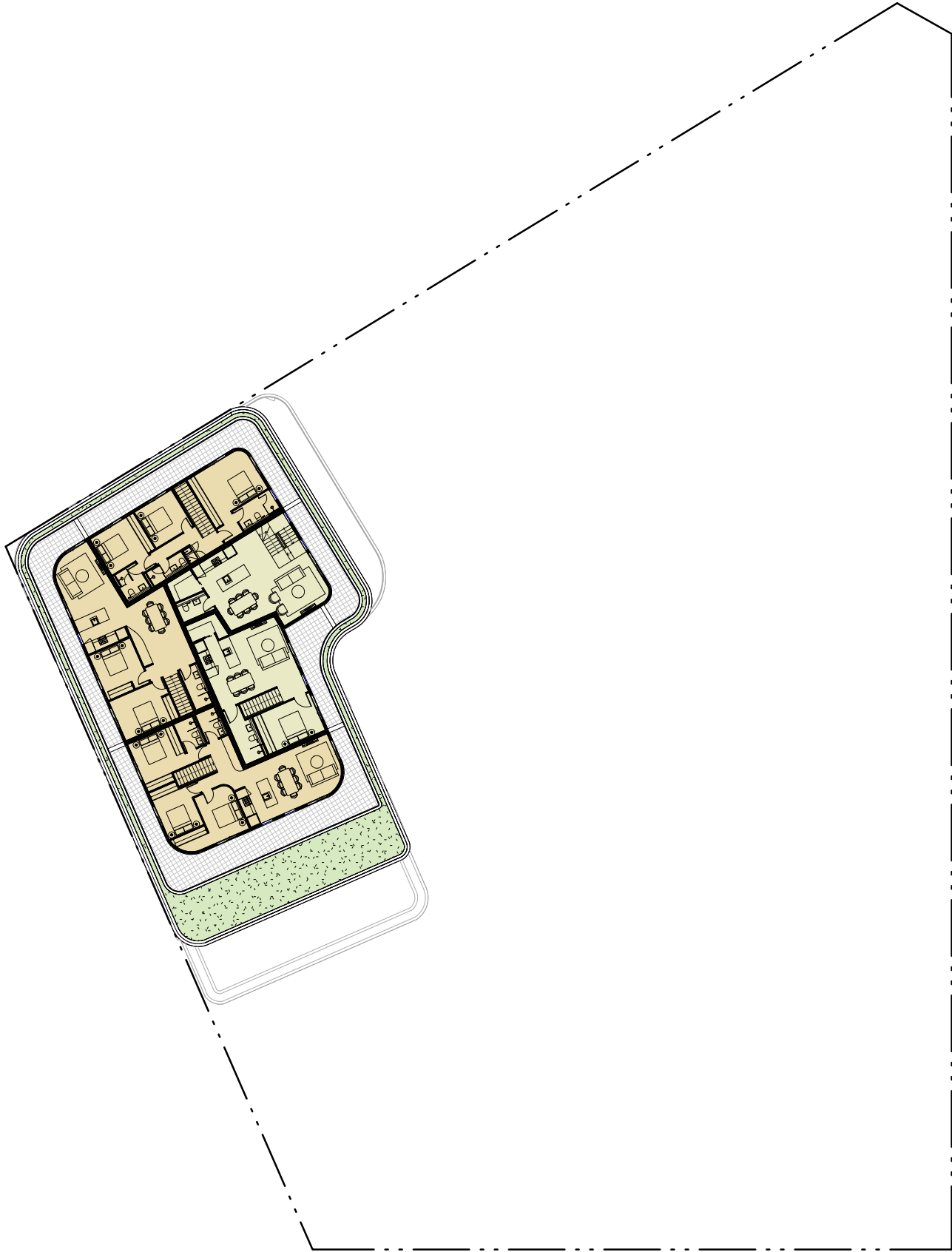
DESIGN INTENT DRAWINGS  
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				<div>C</div> <div>31/08/2023</div> <div>For Gateway Determination</div>		<div>D</div> <div>06/09/2023</div> <div>For Gateway Determination</div>	<div>Project Address</div> <div>187 Slade Road, Bexley North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Level 07</div>	<div>Drawing no.</div> <div>DA02.17</div>



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Revision	Date	Description																																
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- Legend**
- Hotel Accommodation
  - Hotel Circulation
  - Pub
  - Retail
  - Residential 1-Bed Apt
  - Residential 2-Bed Apt
  - Residential 3-Bed Apt
  - Residential Circulation
  - Basement / Plant / Services



Revision	Date	Description
A	25/08/2023	Final Draft Issue
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C	04/09/2023	For Gateway Determination
D	06/09/2023	For Gateway Determination

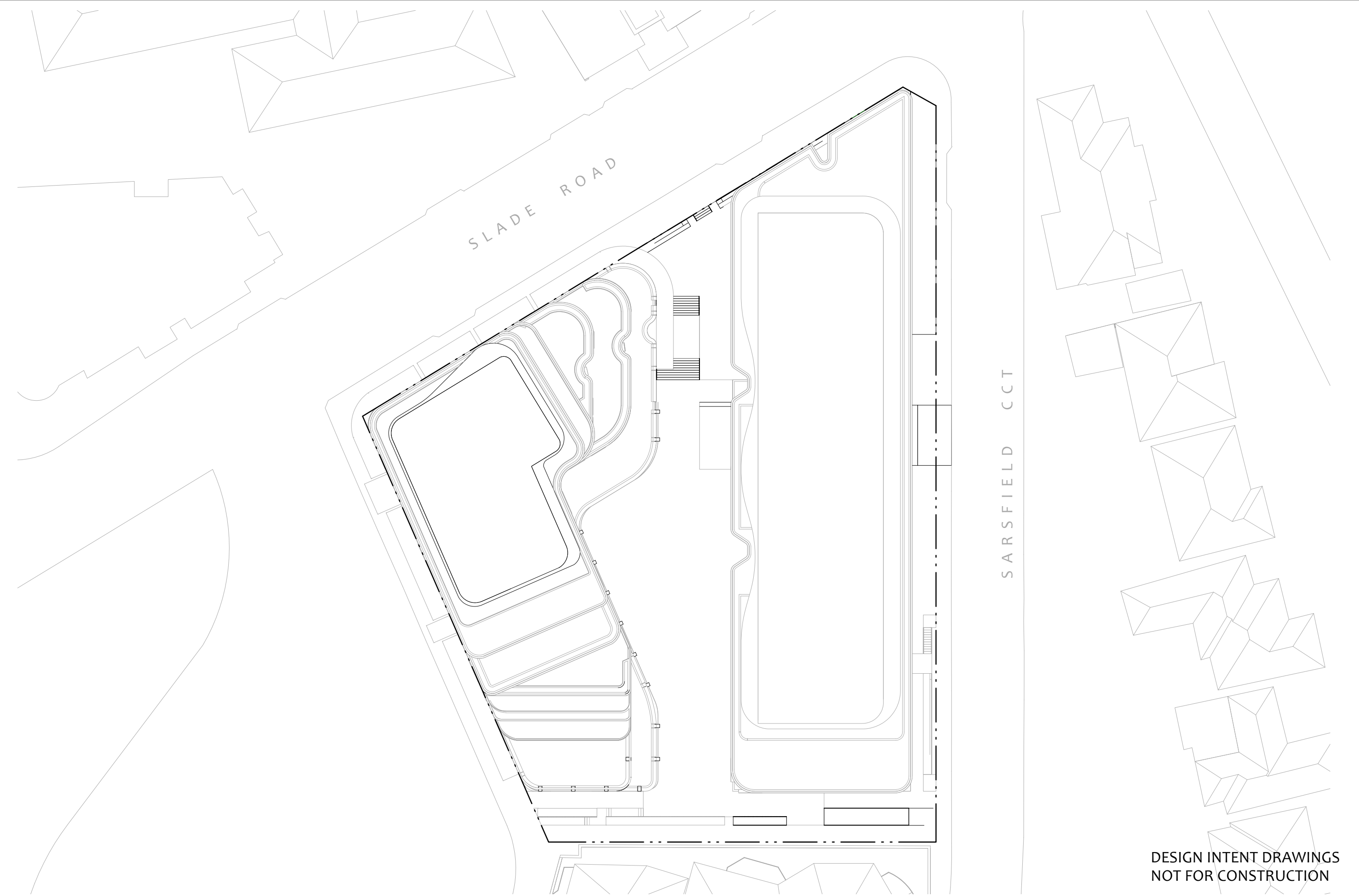
**Architect**  
**jkm**  
**architects**  
  
JKMarchitects Pty Ltd  
Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ABN 98 651 373 483  
  
Nominated Architect    Tai Kei Keith Ma    NSW 9247

**Client.**  
**Tunborn Pty Ltd**  
**(Trevor Yang)**

**Project Name.**  
**BNH Mixed-Use Development**  
  
**Project Address**  
**187 Slade Road, Bexley**  
**North**  
**NSW 2207**

**Project No.**  
**2305**  
  
**Sheet Name**  
**Level 09**  
  
**Drawing no.**  
**DA02.19**

**Status**  
**Gateway Determination**  
  
**Scale**  
**1: 400      @ A3**  
**0      4      8      12      m**  
**Revision**  
**D**



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Legend

Hotel Accommodation

Hotel Circulation

Pub

Retail

Residential 1-Bed Apt

Residential 2-Bed Apt

Residential 3-Bed Apt

Residential Circulation

Basement / Plant / Services

Revision	Date	Description
A	25/08/2023	Final Draft Issue
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D	06/09/2023	For Gateway Determination

Architect

JKMarchitects Pty Ltd

Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ABN 98 651 373 483

Client.

Tunborn Pty Ltd

(Trevor Yang)

Nominated Architect

Tai Kei Keith Ma

NSW 9247

Project Name.	BNH Mixed-Use Development
Project Address	187 Slade Road, Bexley North NSW 2207

Project No.	2305
Sheet Name	Roof Level
Drawing no.	DA02.20

Status	Gateway Determination
Scale	1: 400 @ A3
<div>04812m</div>	Revision D





1 Slade Road Elevation  
1 : 400



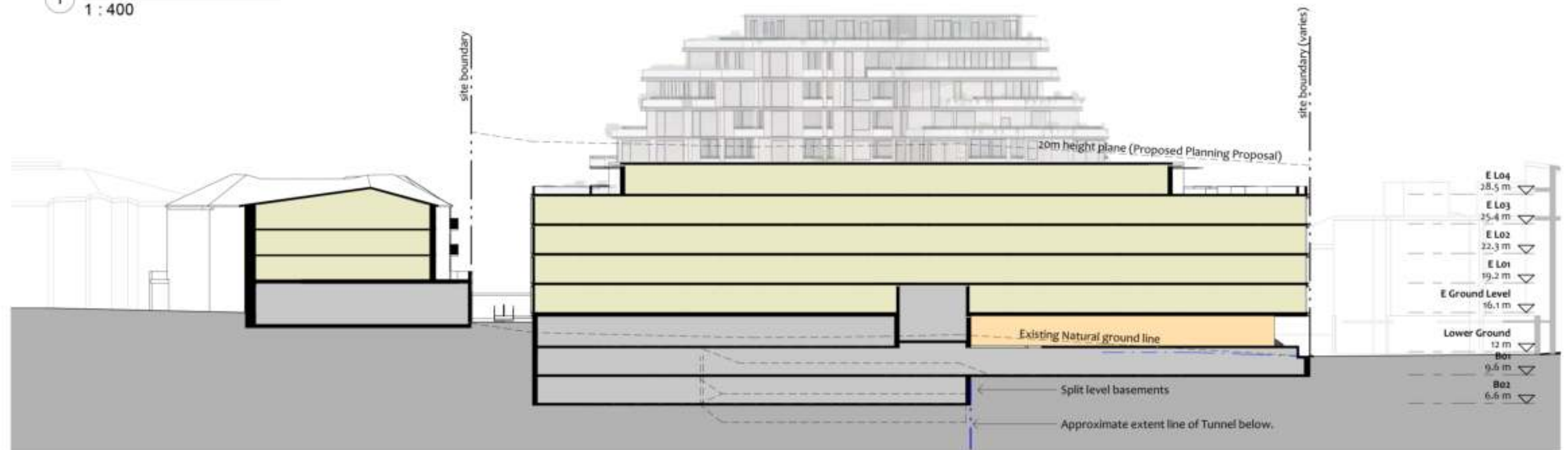
2 East Elevation  
1 : 400

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1 Through-site link Section  
1 : 400



2 East Dwelling Long Section  
1 : 400

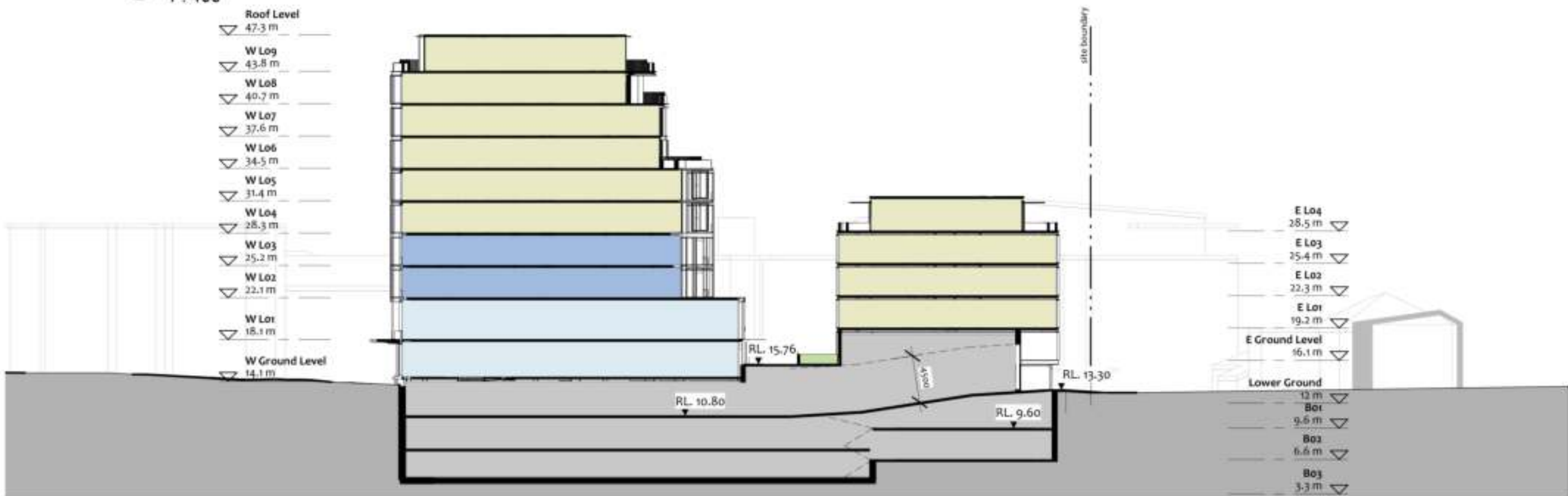
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1 Southern Through-site Link Section  
1 : 400



2 Cross-Section  
1 : 400

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Legend

- Hotel Accommodation
- Pub
- Residential
- Residential (Off-street)
- Carport/Ventilation
- Solar Access (into the solar panel area)

Revision

Rev	Date	Description
A	22/01/2023	Final Draft Issue
B	22/01/2023	For Gateway Determination
C	22/01/2023	For Gateway Determination
D	22/01/2023	For Gateway Determination

Architect  
**jkm architects**  
Jkm Architects Pty Ltd  
Suite 6.10/101 Miller Street,  
Pyrmont, NSW 2009  
ABN 98 412 112 473  
Registered Architect: Tia Kai Hui Ma (NSW 2042)

Client  
Tunborn Pty Ltd  
(Trevor Yang)

Project Name  
BNH Mixed-Use Development  
Project Address  
187 Slade Road, Bexley  
North  
NSW 2207

Project No.  
2305  
Sheet Name  
Sections (2)  
Drawing No.  
DA04.20

Scale  
1: 400 @ A3  
0 4 8 12 m  
Revision  
D



Artistic Impression of Through-site link

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			<div>Project Address</div> <div>187 Slade Road, Bexley</div> <div>North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Artistic Impression 01</div>	<div>Scale</div> <div>@ A3</div>	<div>Revision</div> <div>C</div>		
			<div>Drawing no.</div> <div>DA05.10</div>					





Artistic Impression from Bexley Road Corner

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						<div>Drawing no.</div> <div>DA05.11</div>	<div>Revision</div> <div>C</div>	



Artistic Impression of Facade Close-up

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			<div>Project Address</div> <div>187 Slade Road, Bexley</div> <div>North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Artistic Impression 03</div>	<div>Scale</div> <div>@ A3</div>	<div>Revision</div> <div>C</div>		
			<div>Drawing no.</div> <div>DA05.12</div>					

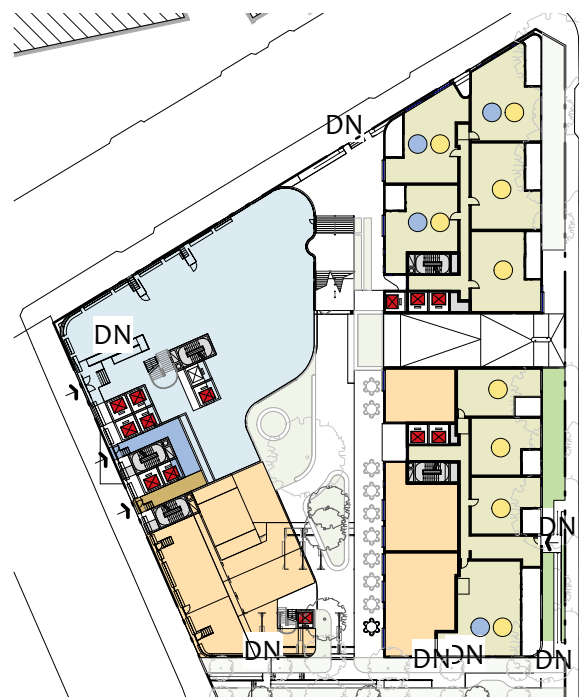
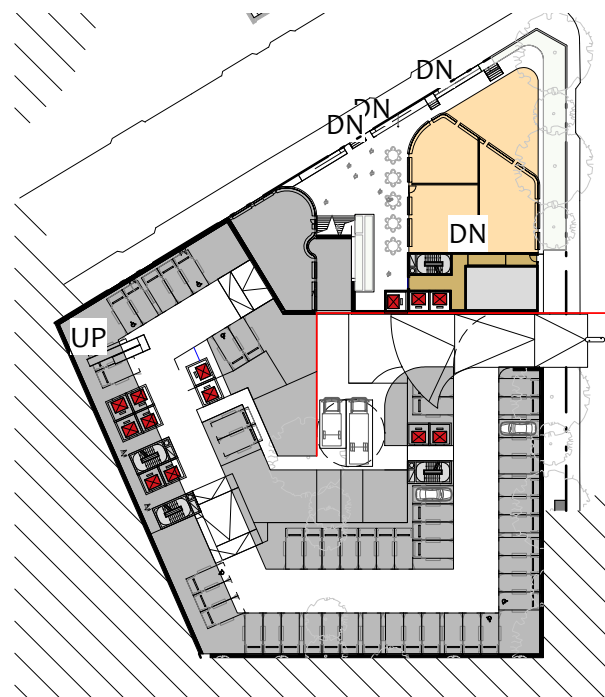
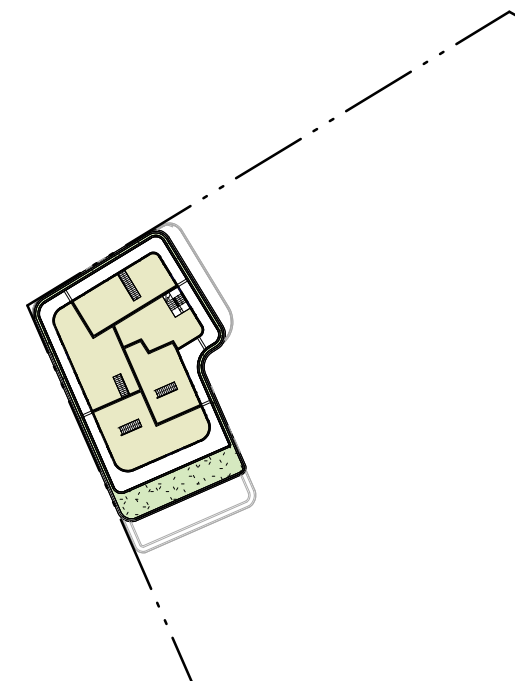
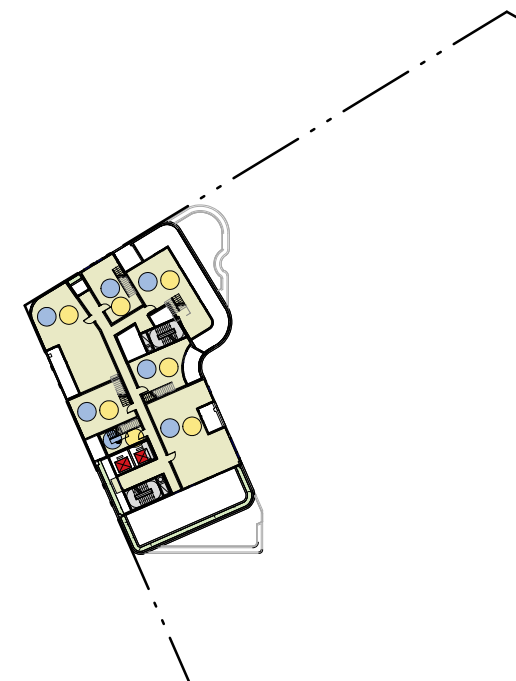
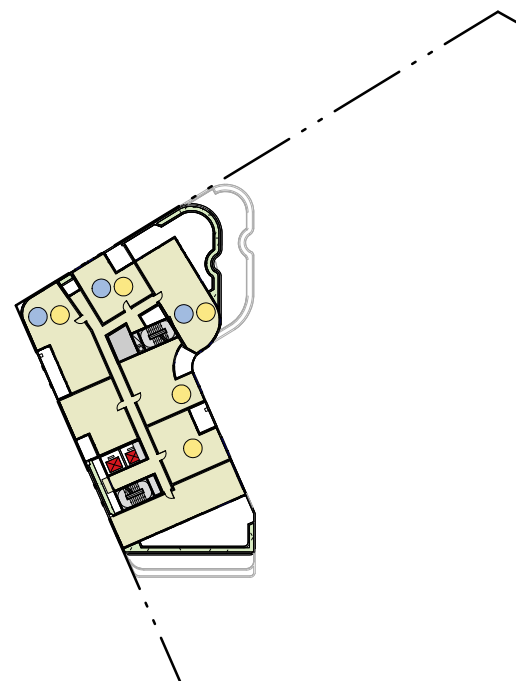
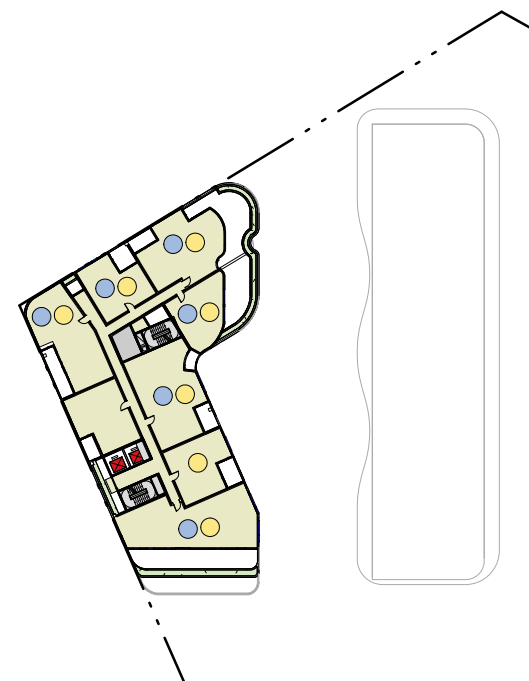
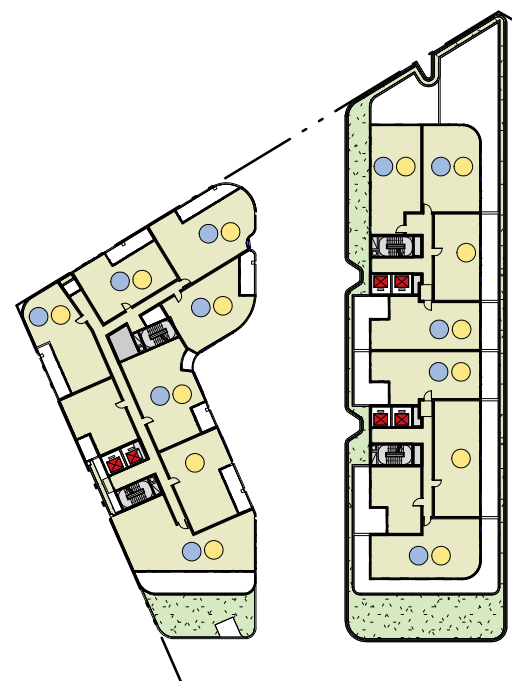




Artistic Impression of Facade Close-up

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NOT FOR CONSTRUCTION

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					<div>Project Address</div> <div>187 Slade Road, Bexley</div> <div>North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Artistic Impression 04</div>	<div>Scale</div> <div>@ A3</div>	<div>Revision</div> <div>C</div>
					<div>Drawing no.</div> <div>DA05.13</div>			



Total Apartments: 92 Apts

Solar Access: 88 Apts (95%)

Cross Ventilation: 61 Apts (66%)

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Legend

- Hotel Accommodation
- Pub
- Retail
- Residential
- Basement / Plant / Services
- Cross Ventilation
- Solar Access (min. 2hrs min)



Revision	Date	Description
A	31/08/2023	For Gateway Determination
B	04/09/2023	For Gateway Determination
C	06/09/2023	For Gateway Determination

Architect  
**jkm**  
architects

**JKMarchitects Pty Ltd**  
Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ARN 08 651 373 483

Nominated Architect    Tai Kei Keith Ma    NSW 9247

Client.  
Tunborn Pty Ltd  
(Trevor Yang)

Project Name.	BNH Mixed-Use Development
Project Address	187 Slade Road, Bexley North NSW 2207

Project No.	2305
Sheet Name	Area Plans / ADG Compliance
Drawing no.	DA05.20

Status	Gateway Determination
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Scale  
1: 1000 @ A3

0 10 20 30 m

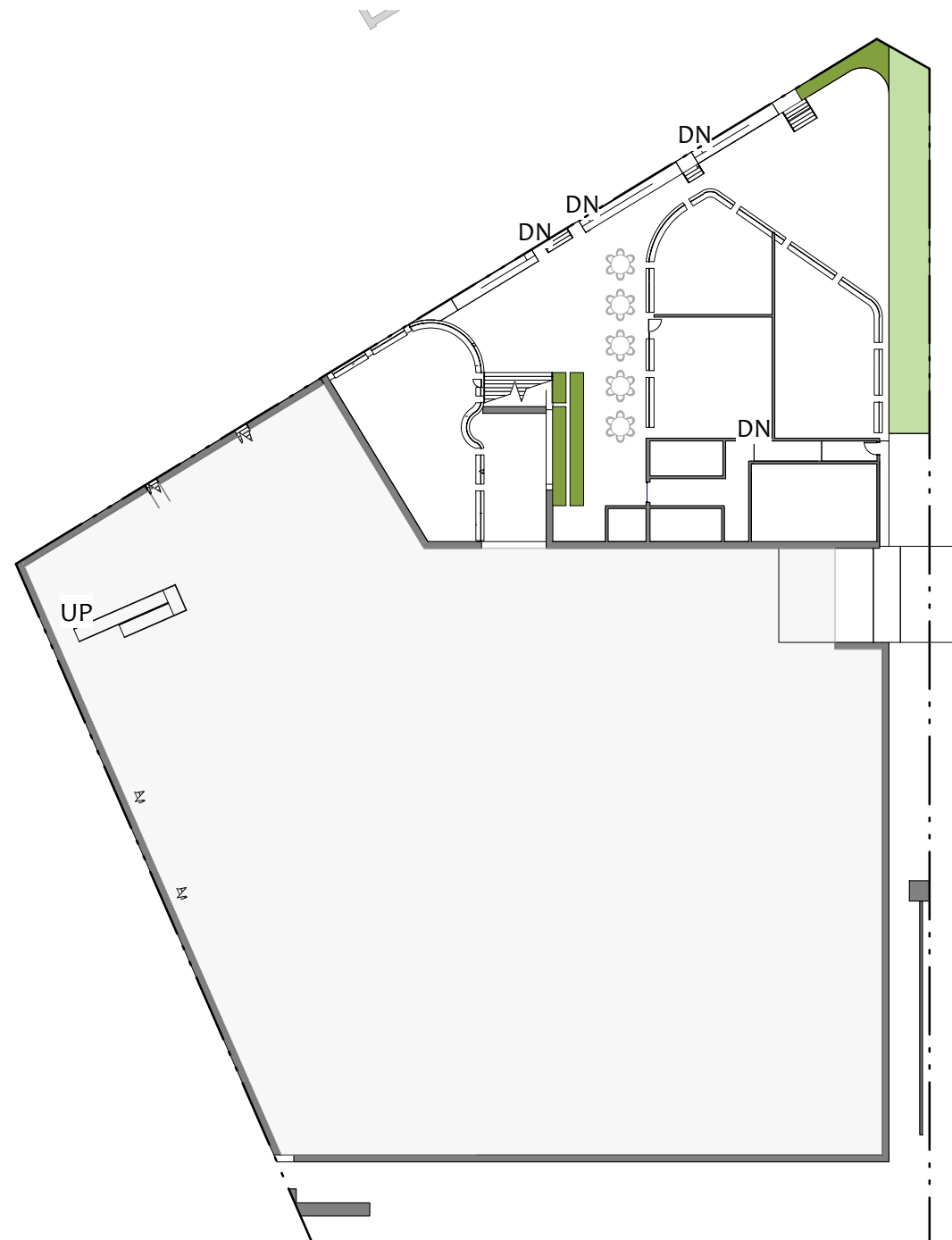
Revision



[illegible]

NOTE:  
NV = Natural Ventilation (min. 60%)  
SA = Solar Access (min. 70%)

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			A	31/08/2023	For Gateway Determination	 <p><b>JKM</b> architects</p> <p><b>JKMArchitects Pty Ltd</b> Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483</p> <p>Nominated Architect    Tai Kel Keith Ma    NSW 9247</p>	<p><b>Tunborn Pty Ltd</b> (Trevor Yang)</p>	<p><b>BNH Mixed-Use Development</b></p>	<p><b>2305</b></p>	<p><b>Gateway Determination</b></p>	
			B	04/09/2023	For Gateway Determination						Sheet Name
			C	06/09/2023	For Gateway Determination						Scale
								<p>187 Slade Road, Bexley</p> <p>North</p> <p>NSW 2207</p>	<p>Area Schedule</p> <p>@ A3</p>	<p>Revision</p> <p>C</p>	



1 Landscape Area - Lower Ground  
1 : 500



2 Landscape Area - Ground Plan  
1 : 500

Site Area: 4235 sqm  
 Planter boxes with min. soil depth at 1.2m: 189.34 sqm (4.5%)  
 Deep soil landscape area: 454.06 sqm (10.7%)  
 Total Landscape Area: 634.4 sqm (15.2%)

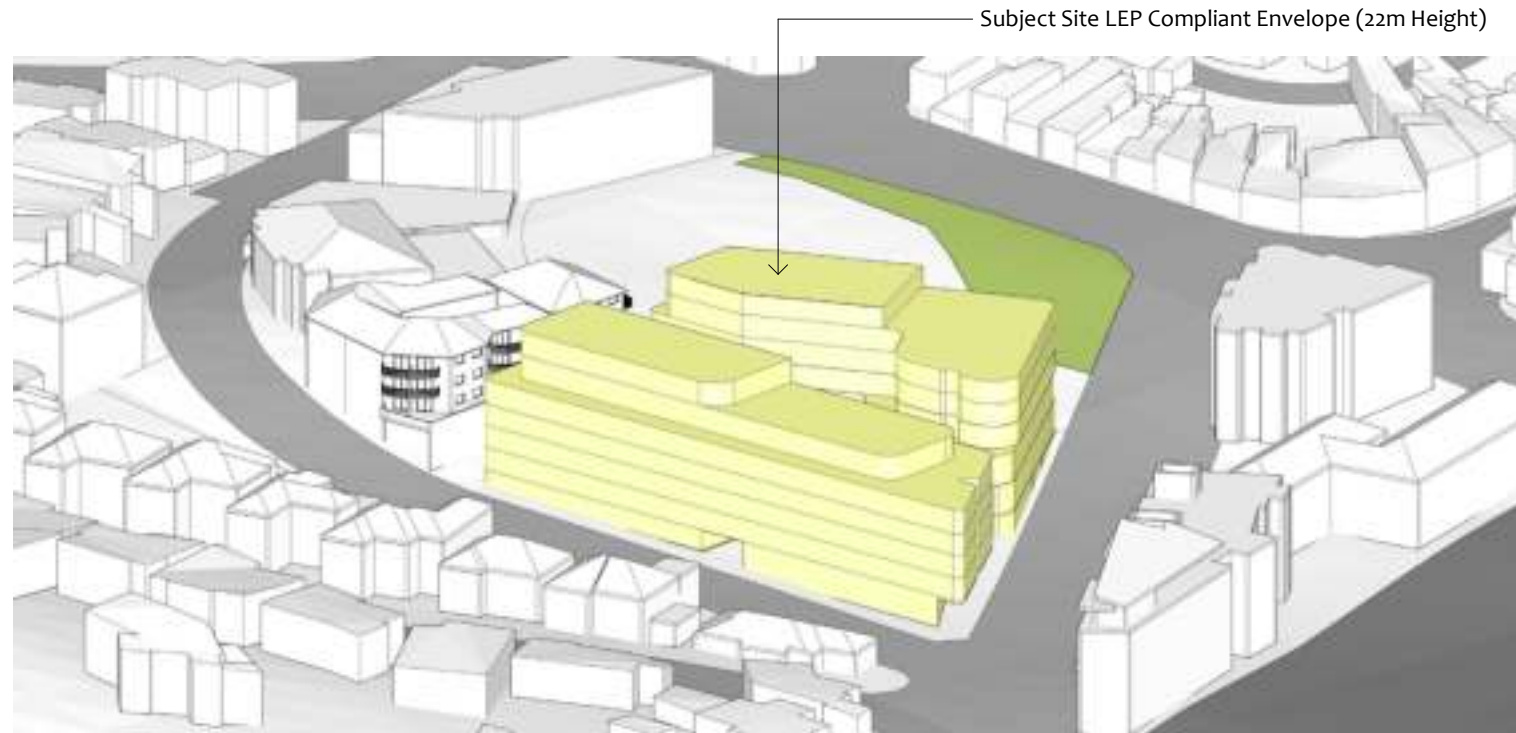
Planter box with min.  
soil depth of 1.2m

Deep Soil Planting

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			Revision	Date	Description															
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B	04/09/2023	For Gateway Determination																		
C	06/09/2023	For Gateway Determination																		

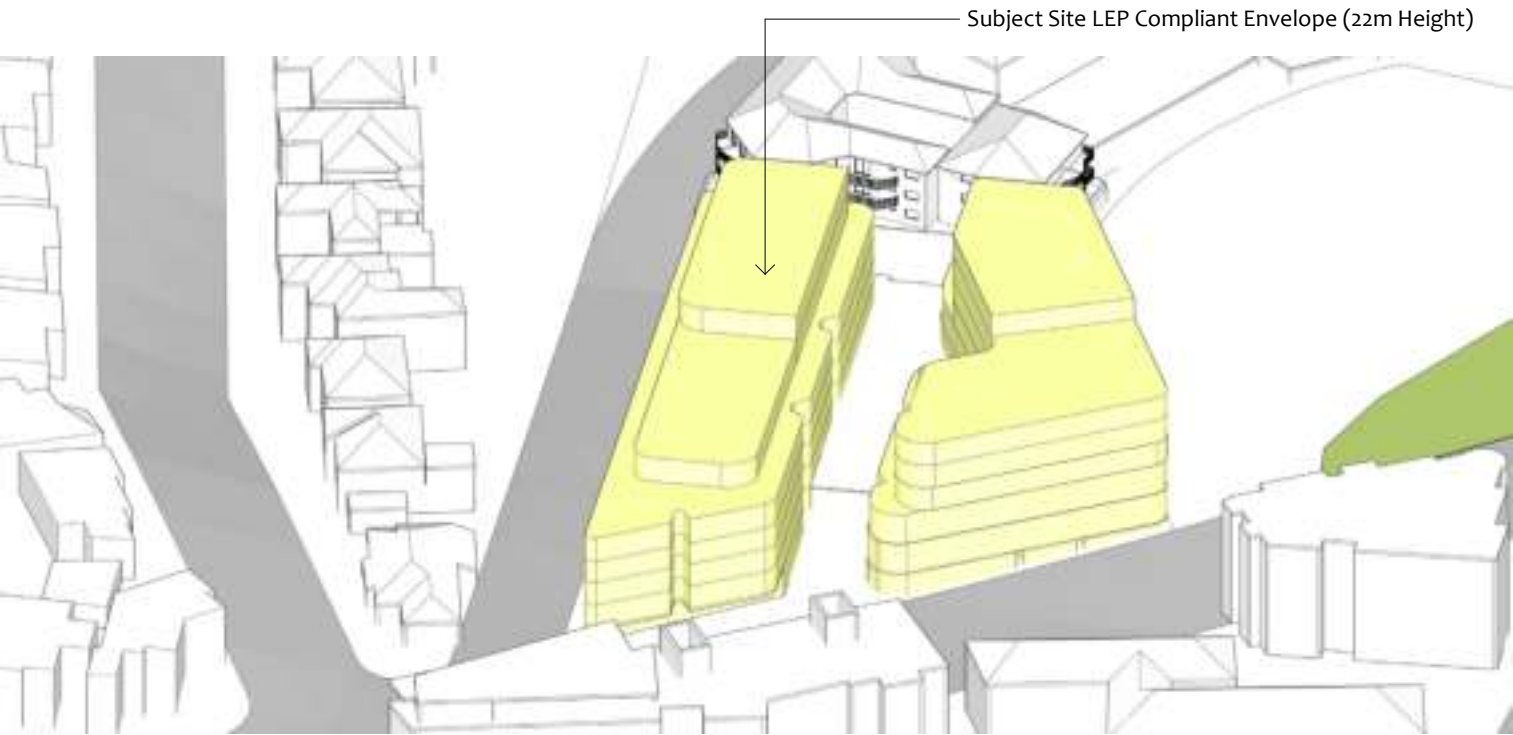




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						<p>Project Address</p> <p><b>187 Slade Road, Bexley North NSW 2207</b></p>	<p>Sheet Name</p> <p><b>Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm @ A3</b></p>	<p>Scale</p>
						<p>Nominated Architect      Tai Kei Keith Ma      NSW 9247</p>	<p>Drawing no.</p> <p><b>DA05.30</b></p>	<p>Revision</p> <p><b>B</b></p>

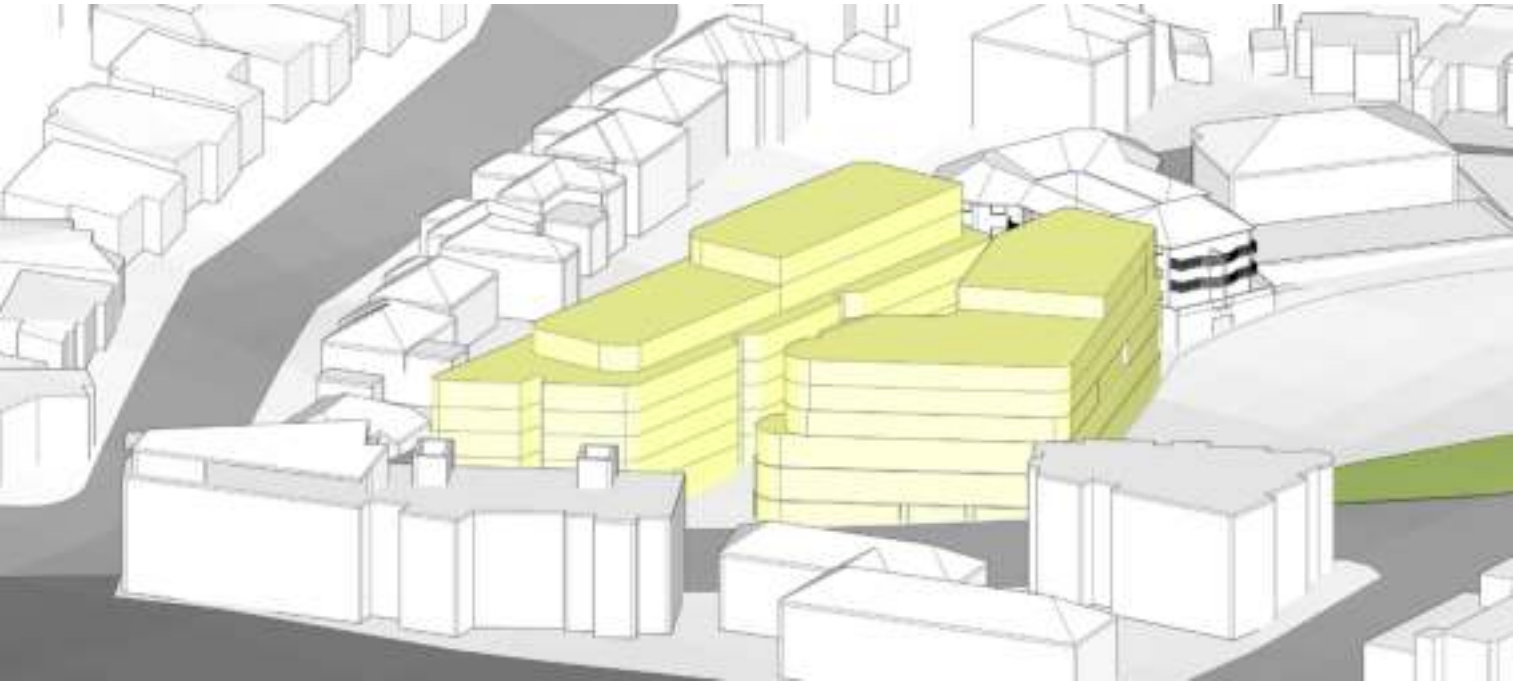




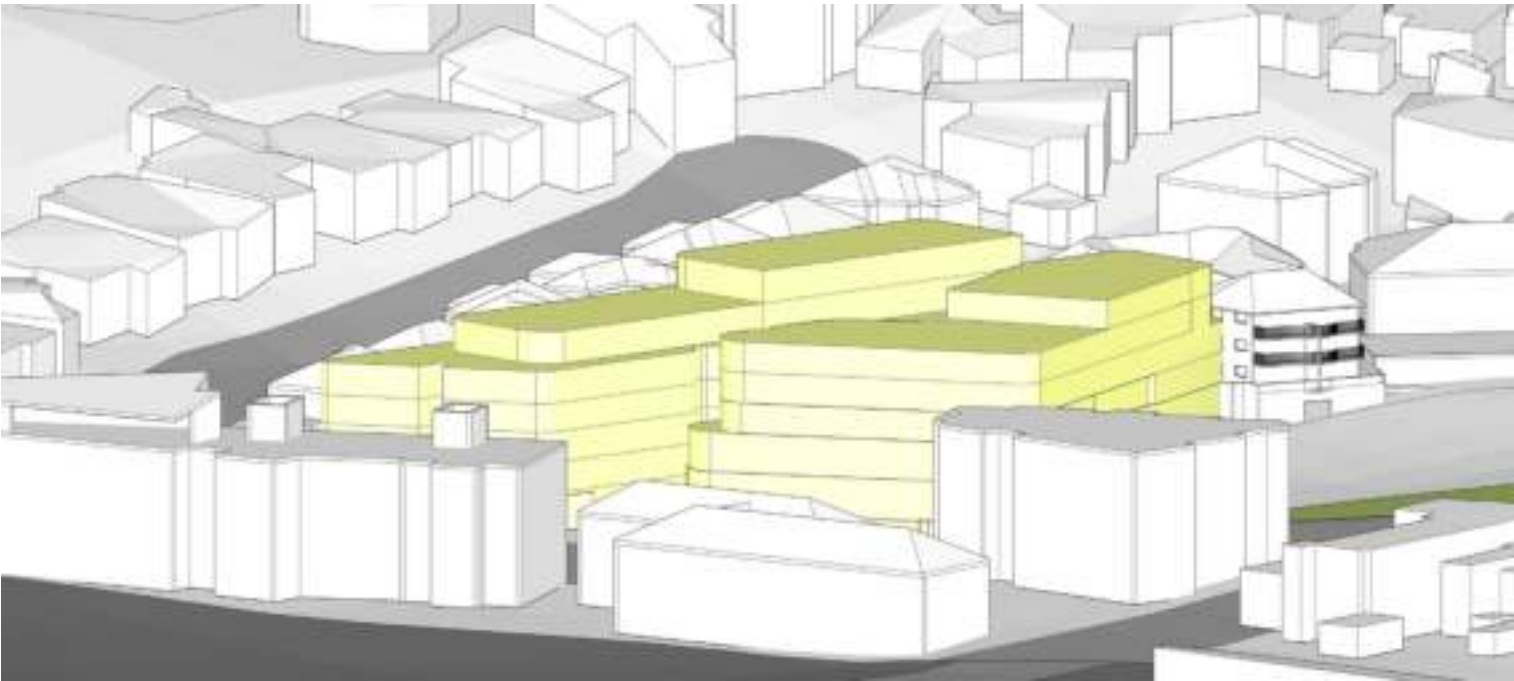
June 21st - 1:00 pm



June 21st - 2:00 pm



June 21st - 3:00 pm



June 21st - 4:00 pm

DESIGN INTENT DRAWINGS  
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<div>Disclaimer:</div> <div>Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily.</div>	<div>Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid.</div>	<div>Legend</div>	<div>Revision</div> <div>A</div> <div>Date</div> <div>04/09/2023</div> <div>Description</div> <div>For Gateway Determination</div>	<div>Architect</div> <div><div>jkmar</div><div>architects</div></div> <div>JKMarchitcts Pty Ltd</div> <div>Suite 6.13 / 55 Miller Street,</div> <div>Pymont, NSW 2009.</div> <div>ABN 98 651 373 483</div> <div>Nominated Architect</div> <div>Tai Kei Keith Ma</div> <div>NSW 9247</div>	<div>Client.</div> <div>Tunborn Pty Ltd</div> <div>(Trevor Yang)</div>	<div>Project Name.</div> <div>BNH Mixed-Use Development</div>	<div>Project No.</div> <div>2305</div>	<div>Status</div> <div>Gateway Determination</div>	
			<div>Revision</div> <div>B</div> <div>Date</div> <div>06/09/2023</div> <div>Description</div> <div>For Gateway Determination</div>			<div>Project Address</div> <div>187 Slade Road, Bexley</div> <div>North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 1-4pm</div>		<div>Scale</div> <div>@ A3</div>
						<div>Drawing no.</div> <div>DA05.31</div>	<div>Revision</div> <div>B</div>		









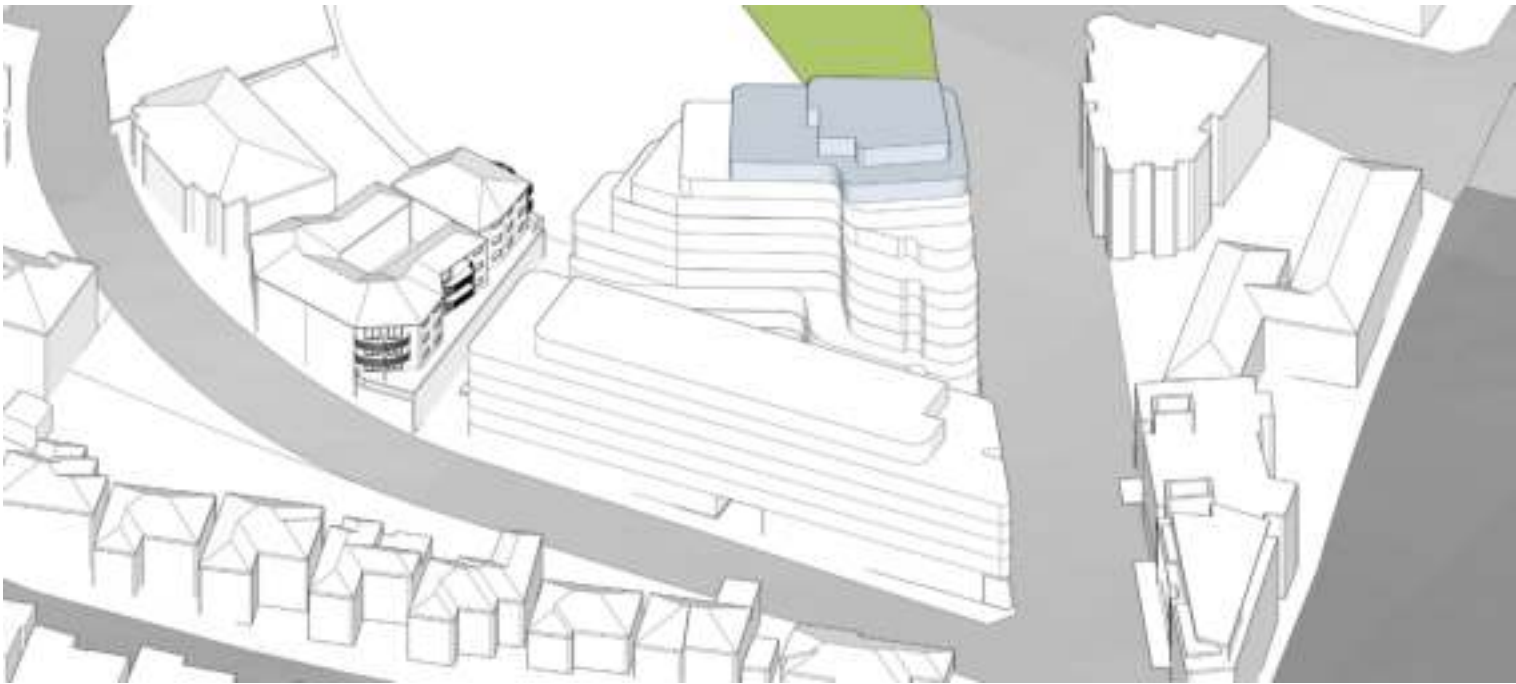








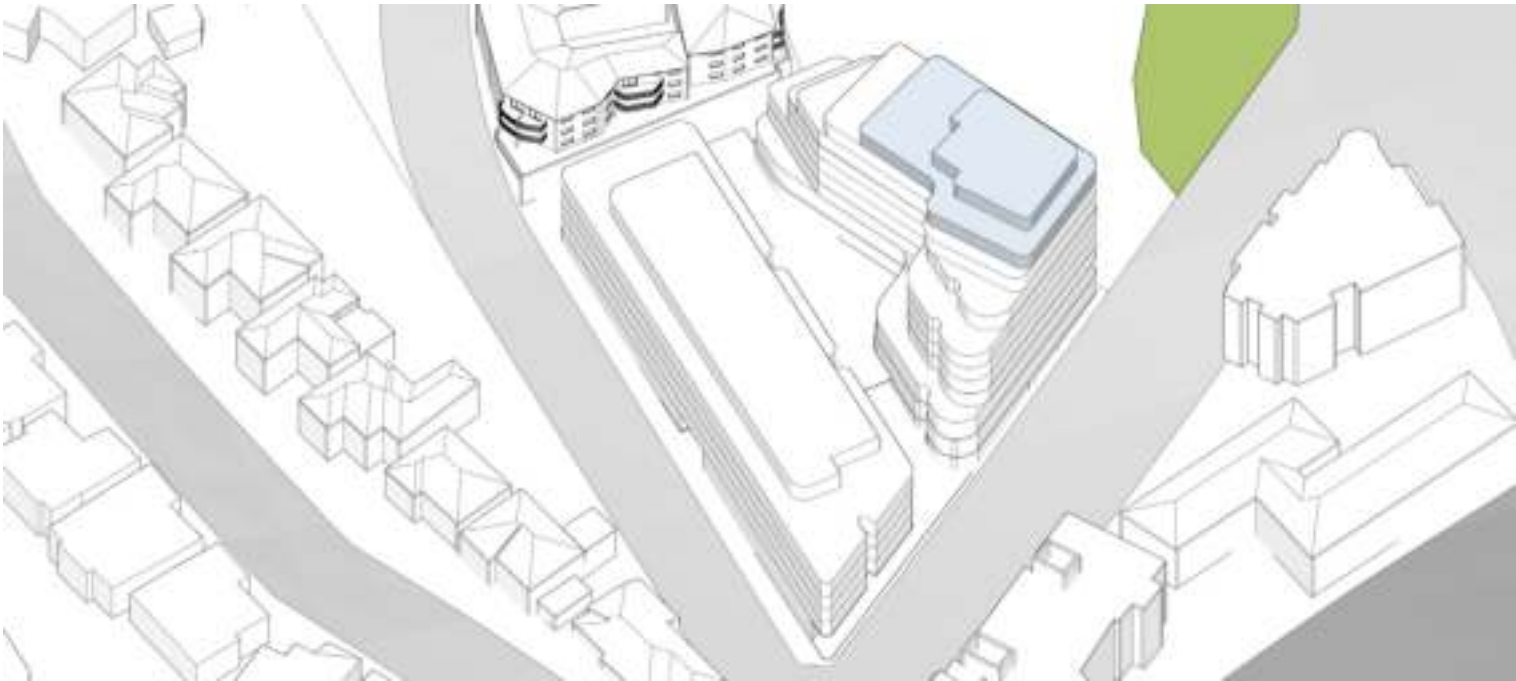




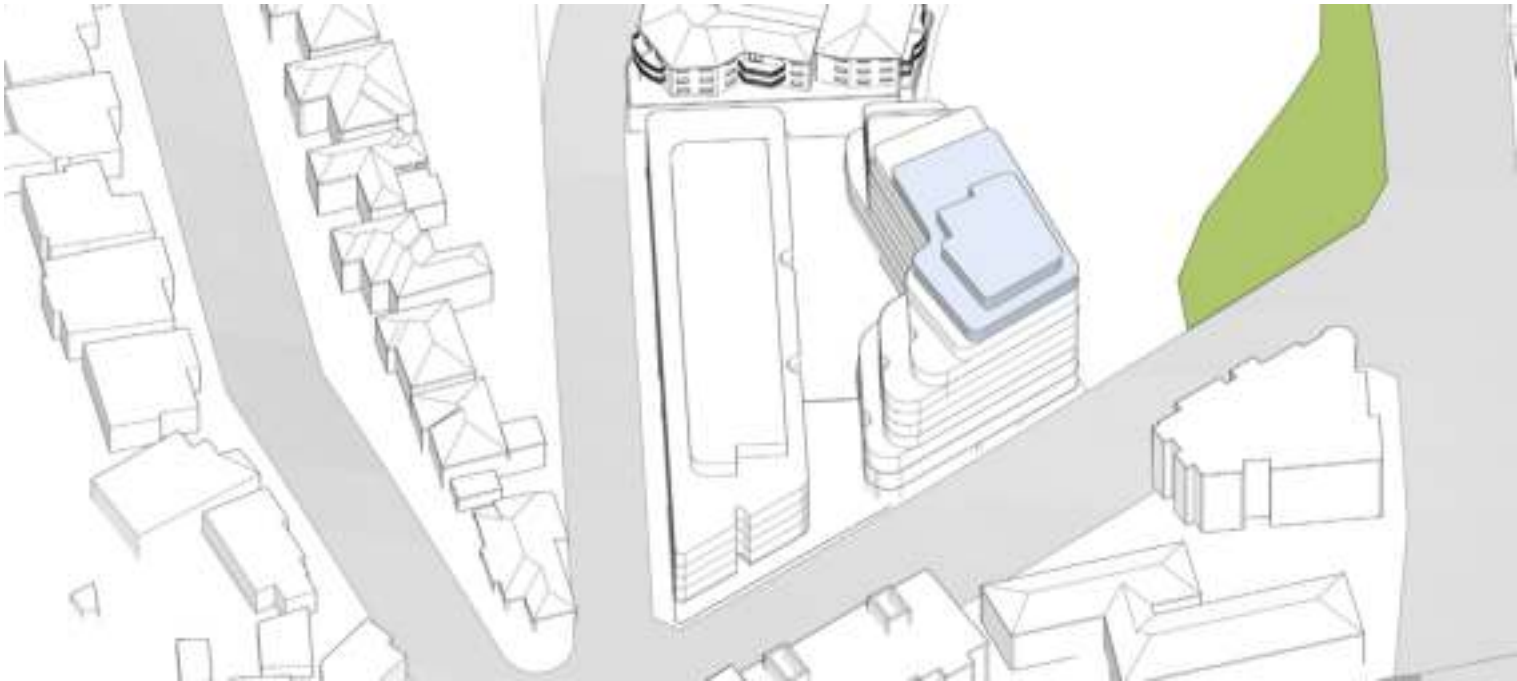
Sept 21st - 9:00 am



Sept 21st - 10:00 am



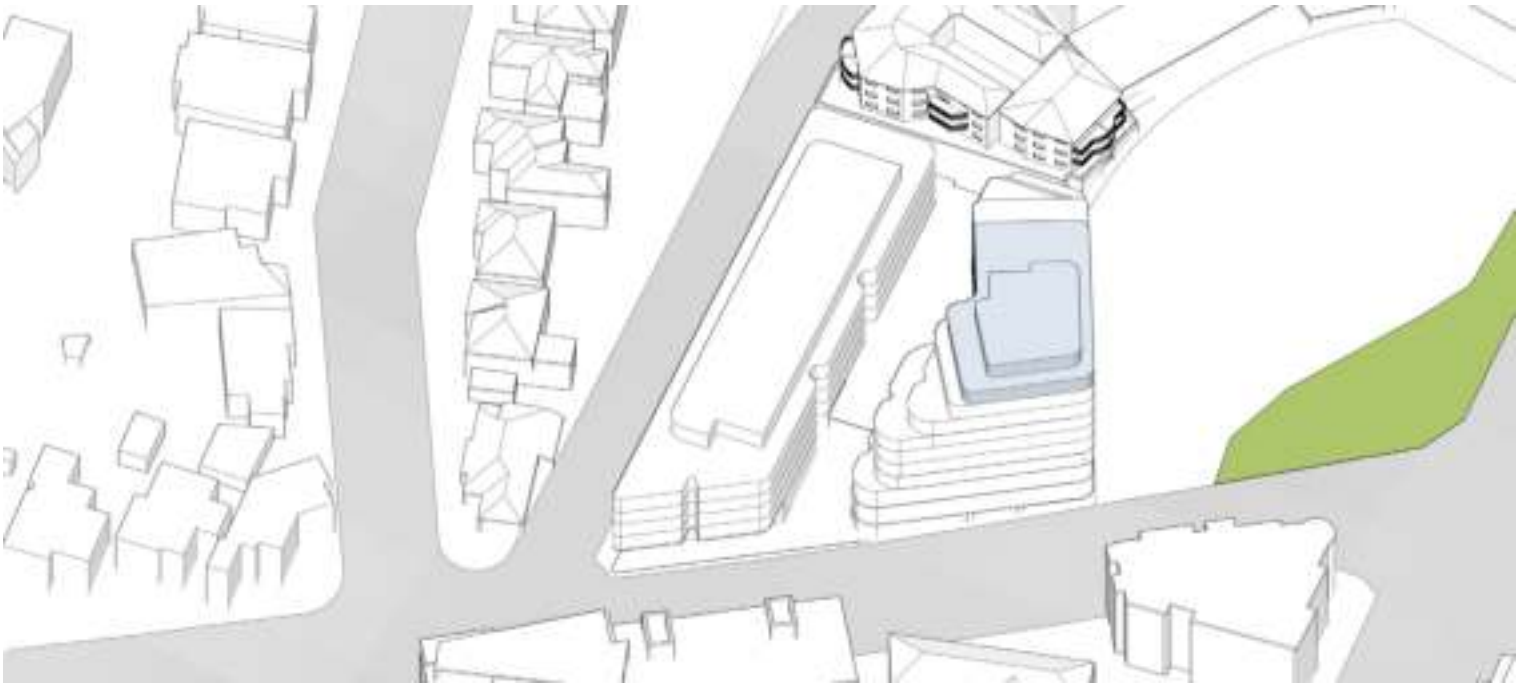
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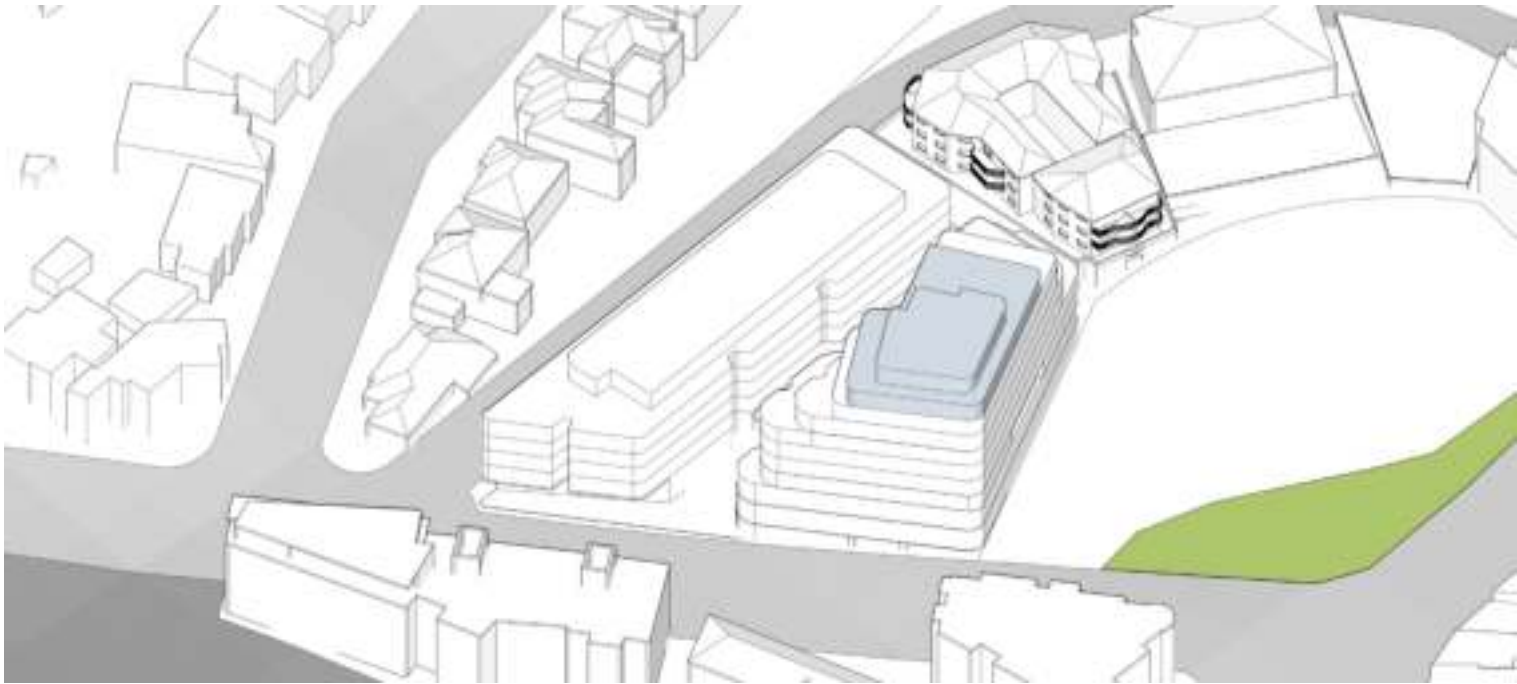
Sept 21st - 12:00 pm

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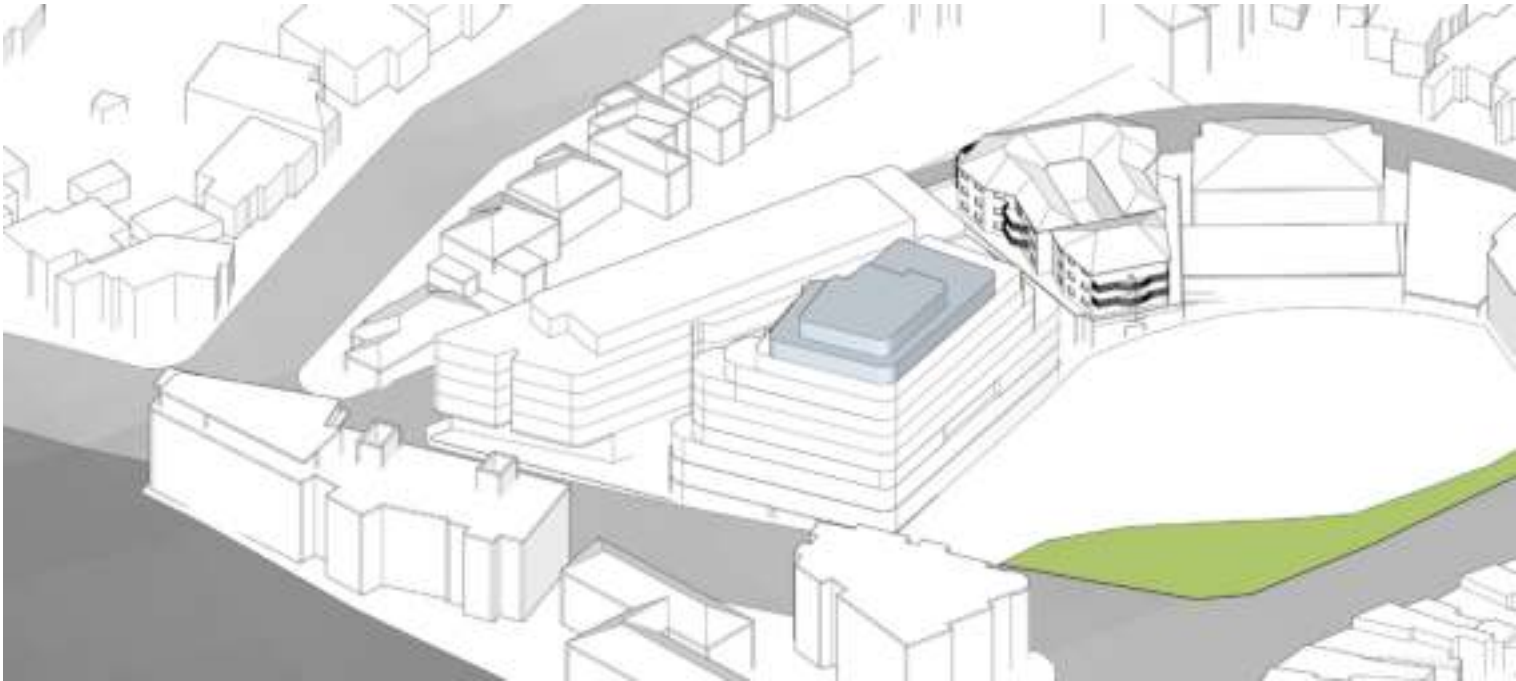
<p>Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily.</p>	<p>Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid.</p>	<p>Legend</p>	<table><tr><th>Revision</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>31/08/2023</td><td>For Gateway Determination</td></tr><tr><td>B</td><td>04/09/2023</td><td>For Gateway Determination</td></tr><tr><td>C</td><td>06/09/2023</td><td>For Gateway Determination</td></tr></table>	Revision	Date	Description	A	31/08/2023	For Gateway Determination	B	04/09/2023	For Gateway Determination	C	06/09/2023	For Gateway Determination	<p>Architect</p> <p></p> <p><b>JKM</b>architects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483</p> <p>Nominated Architect    Tai Kei Keith Ma    NSW 9247</p>	<p>Client.</p> <p><b>Tunborn Pty Ltd</b> (Trevor Yang)</p>	<p>Project Name.</p> <p><b>BNH Mixed-Use Development</b></p> <p>Project Address <b>187 Slade Road, Bexley North NSW 2207</b></p>	<table><tr><th>Project No.</th><th>Sheet No.</th></tr><tr><td>2305</td><td><b>Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm</b></td></tr><tr><td>Drawing no.</td><td><b>DA05.36</b></td></tr></table>	Project No.	Sheet No.	2305	<b>Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm</b>	Drawing no.	<b>DA05.36</b>	<p>Status</p> <p><b>Gateway Determination</b></p> <p>Scale</p> <p><b>@ A3</b></p> <p>Revision</p> <p><b>C</b></p>
			Revision	Date	Description																					
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Project No.	Sheet No.																									
2305	<b>Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm</b>																									
Drawing no.	<b>DA05.36</b>																									



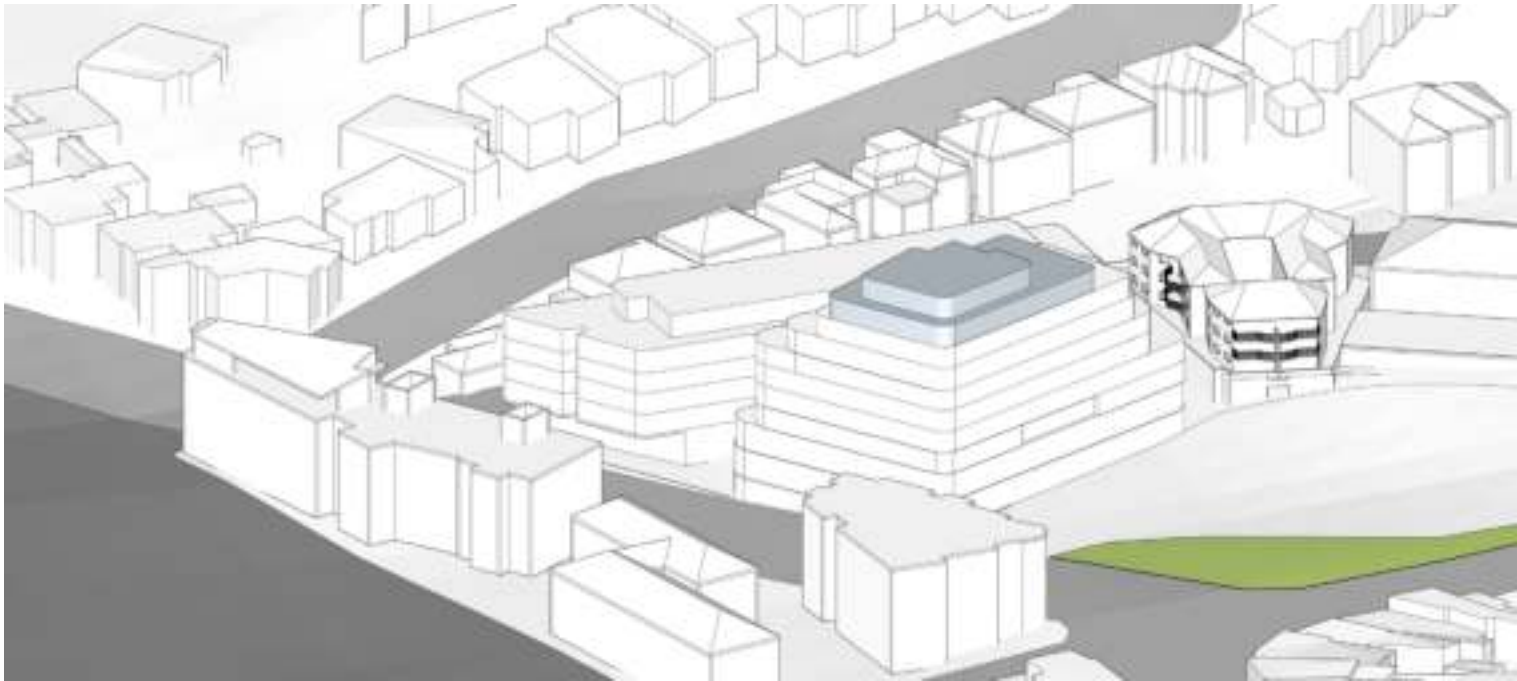
Sept 21st - 1:00 pm



Sept 21st - 2:00 pm



Sept 21st - 3:00 pm

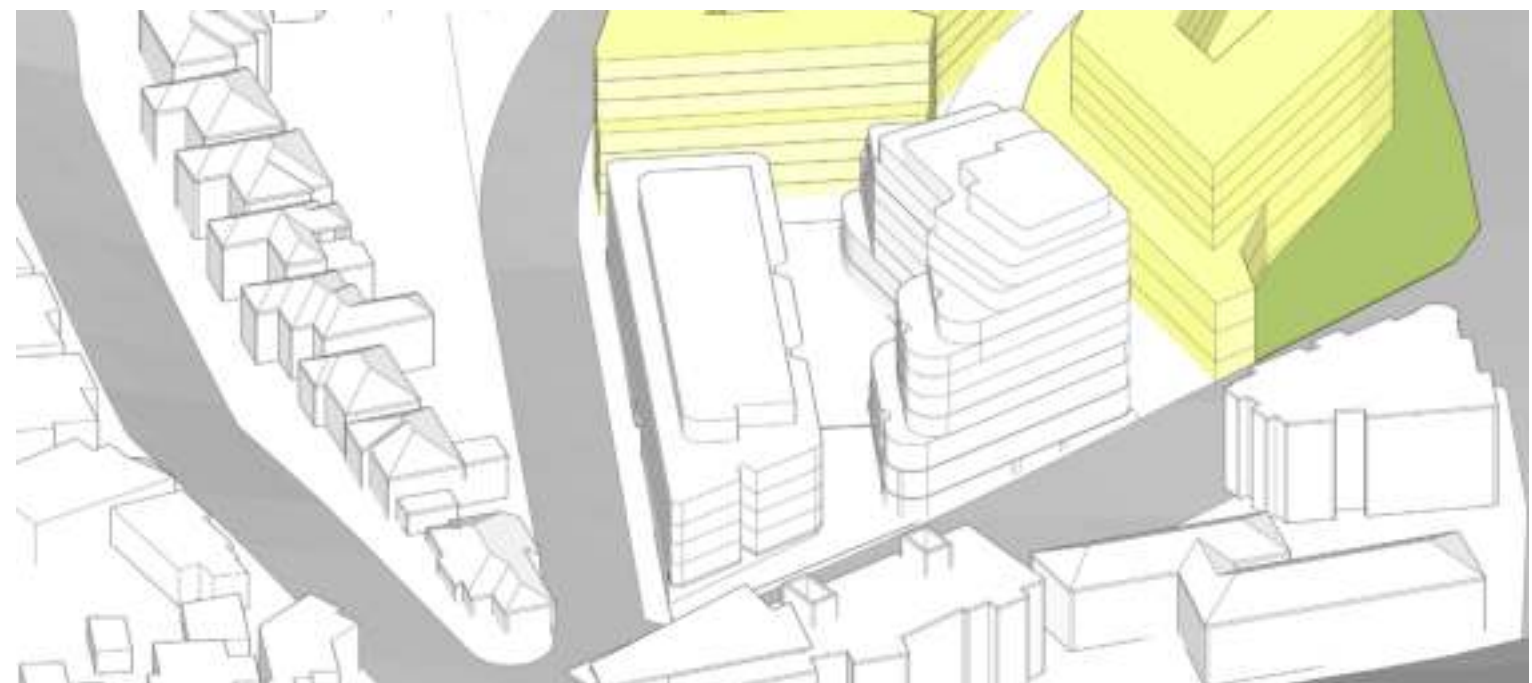
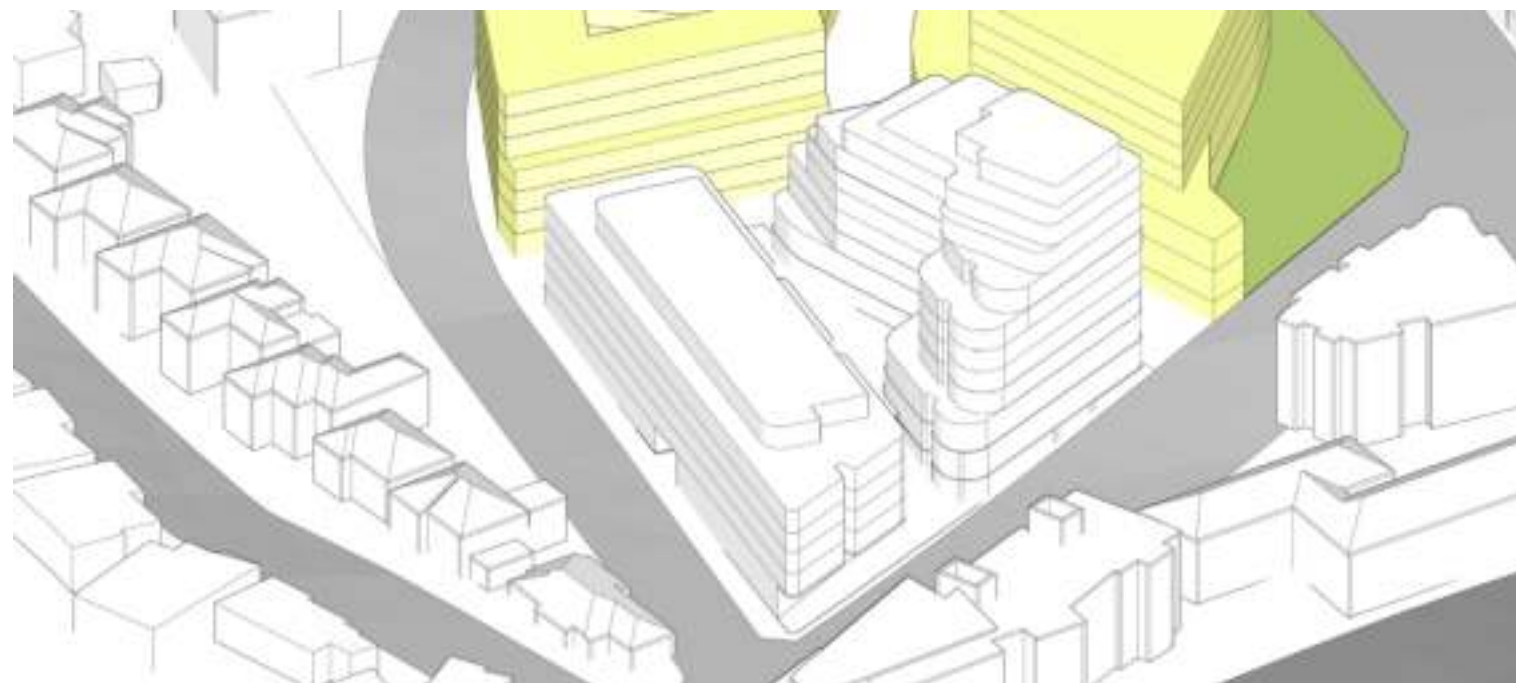
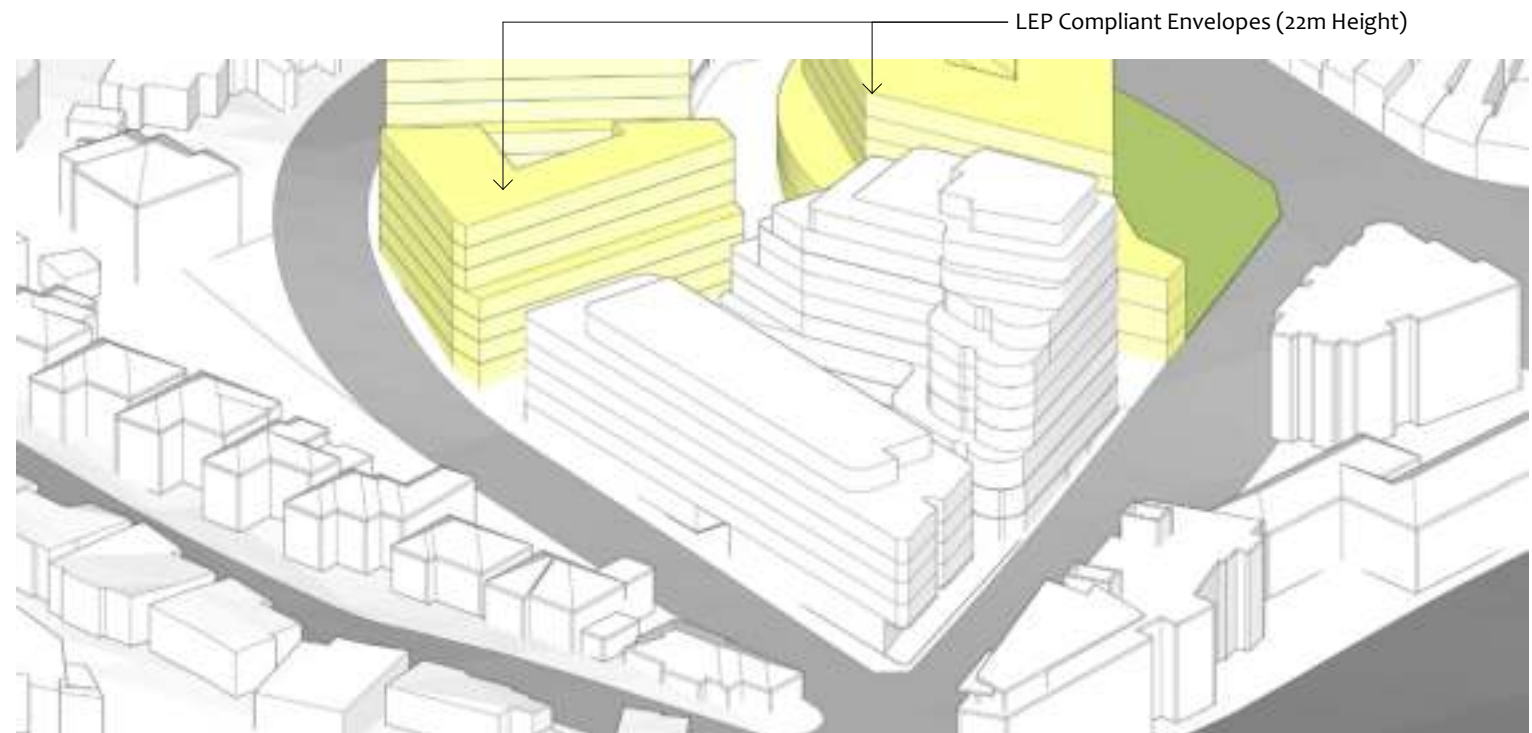
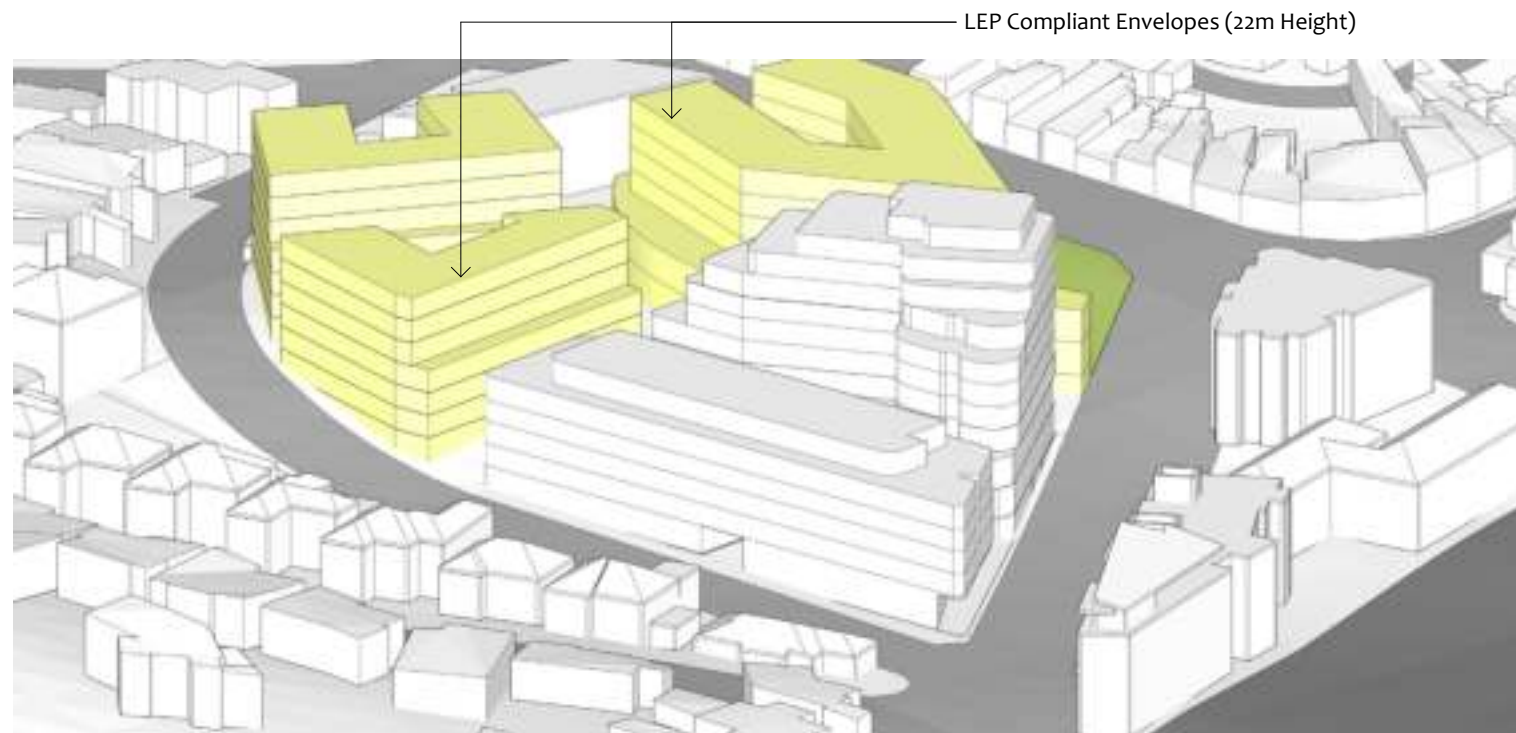


Sept 21st - 4:00 pm

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			Revision	Date	Description																											
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2305	2305																															
Sheet Name	Sheet Name																															
Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm																															
Drawing no.	Drawing no.																															
DA05.37	DA05.37																															





DESIGN INTENT DRAWINGS  
NOT FOR CONSTRUCTION

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			<p><b>Project Address</b></p> <p><b>187 Slade Road, Bexley North</b></p> <p><b>NSW 2207</b></p>			<p><b>Sheet Name</b></p> <p><b>Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm</b></p> <p><b>Drawing No.</b></p> <p><b>DA05-38</b></p>	<p><b>Scale</b></p> <p><b>@ A3</b></p>	<p><b>Revision</b></p> <p><b>C</b></p>

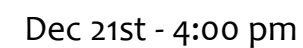
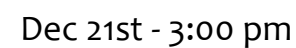
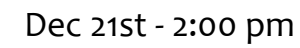
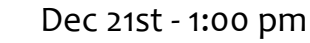








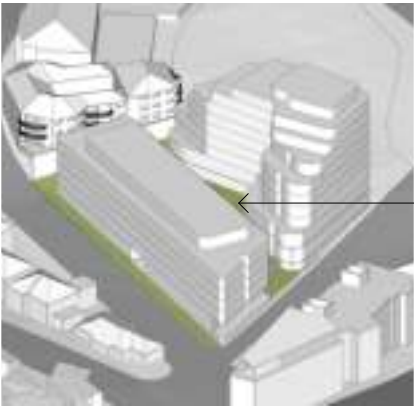




DESIGN INTENT DRAWINGS  
NOT FOR CONSTRUCTION

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				A	31/08/2023	For Gateway Determination											
B	04/09/2023	For Gateway Determination															
C	06/09/2023	For Gateway Determination															
<p>Project Address</p> <p><b>187 Slade Road, Bexley North NSW 2207</b></p>	<p>Sheet Name</p> <p><b>Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm</b></p> <p>Drawing No.</p> <p><b>DA05.41</b></p>	<p>Scale</p> <p><b>@ A3</b></p>	<p>Revision</p> <p><b>C</b></p>														





Through-site link

June 21st - 10:30am  
**16%** of Through-site link with Solar Access



Through-site link

June 21st - 10:45am  
**23%** of Through-site link with Solar Access



June 21st - 11:00am  
**33%** of Through-site link with Solar Access



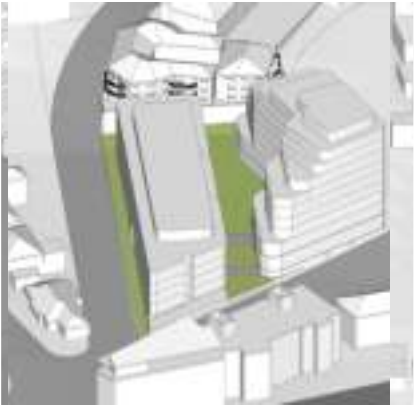
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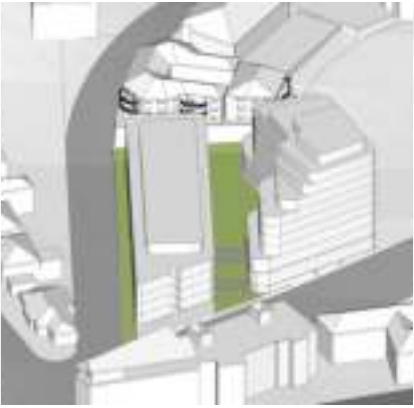
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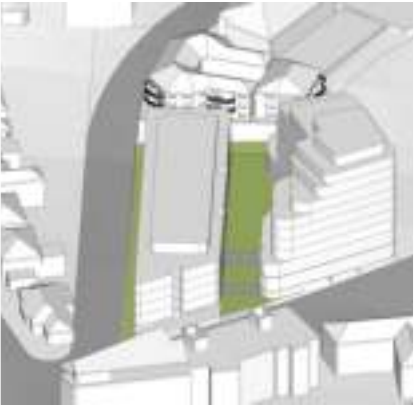
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**65%** of Through-site link with Solar Access



June 21st - 12:00pm  
**75%** of Through-site link with Solar Access



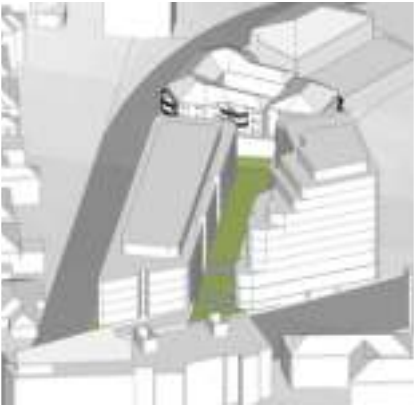
June 21st - 12:15pm  
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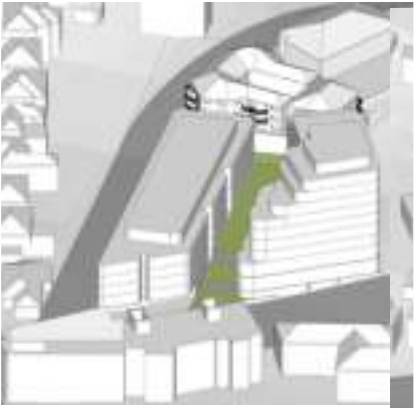
June 21st - 12:30pm  
**85%** of Through-site link with Solar Access



June 21st - 12:45pm  
**78%** of Through-site link with Solar Access



June 21st - 1:00pm  
**69%** of Through-site link with Solar Access



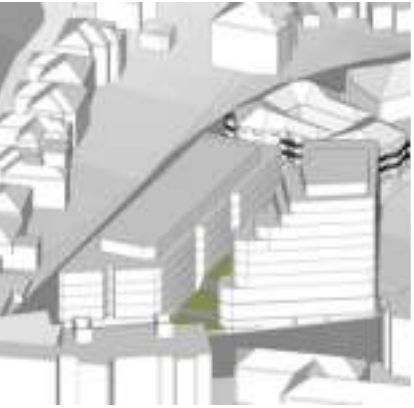
June 21st - 01:15pm  
**55%** of Through-site link with Solar Access



June 21st - 01:30pm  
**39%** of Through-site link with Solar Access



June 21st - 01:45pm  
**26%** of Through-site link with Solar Access



June 21st - 02:00pm  
**20%** of Through-site link with Solar Access  
**DESIGN INTENT DRAWINGS**  
**NOT FOR CONSTRUCTION**

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Legend

Revision	Date	Description
A	31/08/2023	For Gateway Determination
B	04/09/2023	For Gateway Determination
C	06/09/2023	For Gateway Determination

Architect  
**jkm**  
architects  
JKMarchitects Pty Ltd  
Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ABN 98 651 373 483  
Nominated Architect Tai Kei Keith Ma NSW 9247

Client.  
Tunborn Pty Ltd  
(Trevor Yang)

Project Name.  
BNH Mixed-Use Development  
Project Address  
187 Slade Road, Bexley  
North  
NSW 2207

Project No.  
2305  
Sheet Name  
Sun-Eye Diagram - North-South  
Through Site Link June 21st  
Drawing no.  
DA05.50

Status  
Gateway Determination

Scale  
@ A3

Revision  
C





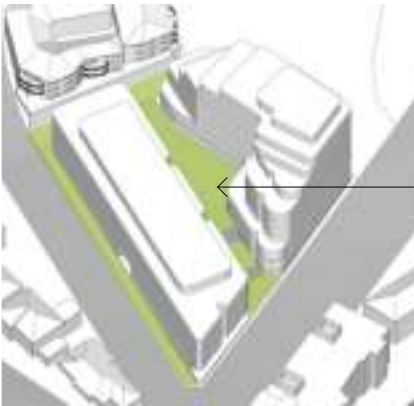
Through-site link

September 21st - 10:30am  
**42%** of Through-site link with Solar Access



Through-site link

September 21st - 10:45am  
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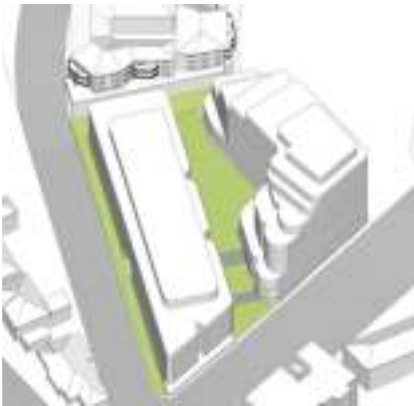
Through-site link

September 21st - 11:00am  
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Through-site link

September 21st - 11:15am  
**69%** of Through-site link with Solar Access



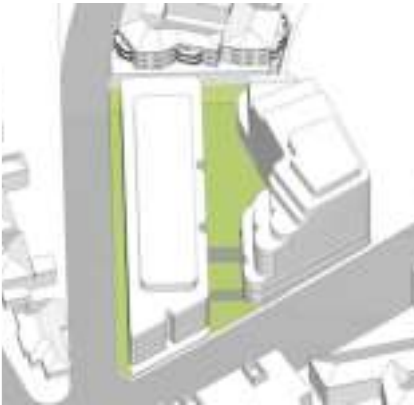
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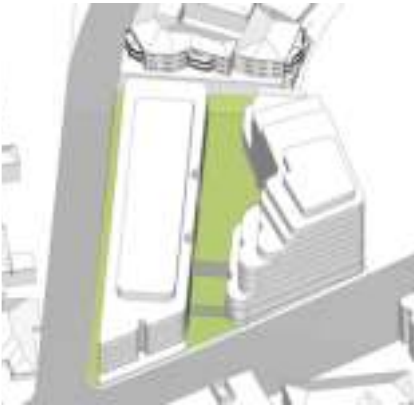
Through-site link

September 21st - 11:45am  
**85%** of Through-site link with Solar Access



Through-site link

September 21st - 12:00pm  
**94%** of Through-site link with Solar Access



Through-site link

September 21st - 12:15pm  
**92%** of Through-site link with Solar Access



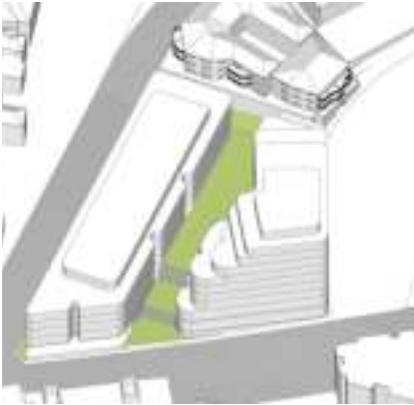
Through-site link

September 21st - 12:30pm  
**87%** of Through-site link with Solar Access



Through-site link

September 21st - 12:45pm  
**80%** of Through-site link with Solar Access



Through-site link

September 21st - 1:00pm  
**71%** of Through-site link with Solar Access



Through-site link

September 21st - 01:15pm  
**55%** of Through-site link with Solar Access



Through-site link

September 21st - 01:30pm  
**43%** of Through-site link with Solar Access



Through-site link

September 21st - 01:45pm  
**28%** of Through-site link with Solar Access



Through-site link

September 21st - 02:00pm  
**21%** of Through-site link with Solar Access

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Legend

Revision	Date	Description
A	31/08/2023	For Gateway Determination
B	04/09/2023	For Gateway Determination
C	06/09/2023	For Gateway Determination

Architect  
**jkm**  
architects  
JKMarchitects Pty Ltd  
Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ABN 98 651 373 483  
Nominated Architect Tai Kei Keith Ma NSW 9247

Client.  
Tunborn Pty Ltd  
(Trevor Yang)

Project Name.  
BNH Mixed-Use Development  
Project Address  
187 Slade Road, Bexley  
North  
NSW 2207

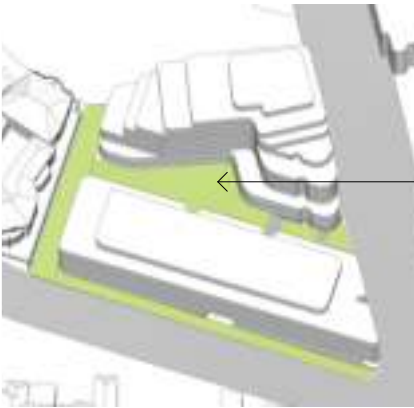
Project No.  
2305  
Sheet Name  
Sun-Eye Diagram - North-South  
Through Site Link Sept 21st  
Drawing no.  
DA05.51

Status  
Gateway Determination

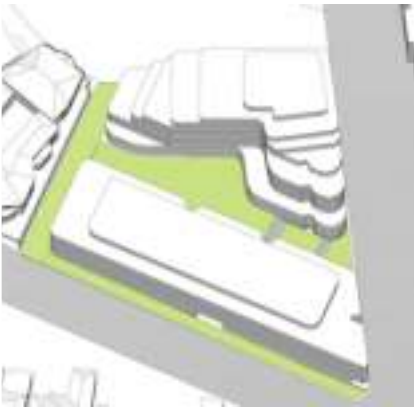
Scale  
@ A3

Revision  
C

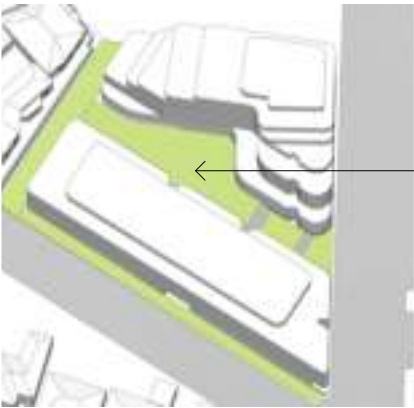




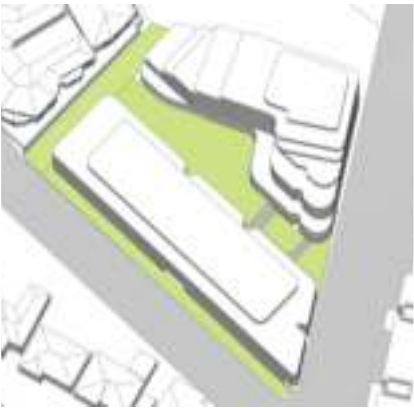
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**54%** of Through-site link  
with Solar Access



December 21st - 10:45am  
**65%** of Through-site link  
with Solar Access



December 21st - 11:00am  
**71%** of Through-site link  
with Solar Access



December 21st - 11:15am  
**84%** of Through-site link  
with Solar Access



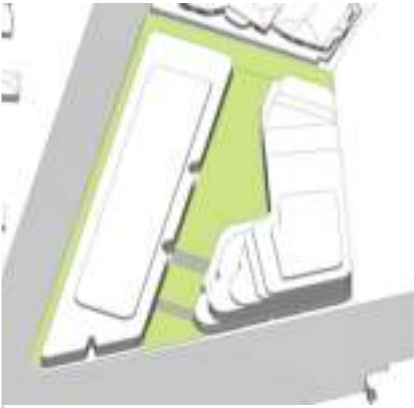
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December 21st - 11:45am  
**94%** of Through-site link  
with Solar Access



December 21st - 12:00pm  
**99%** of Through-site link  
with Solar Access



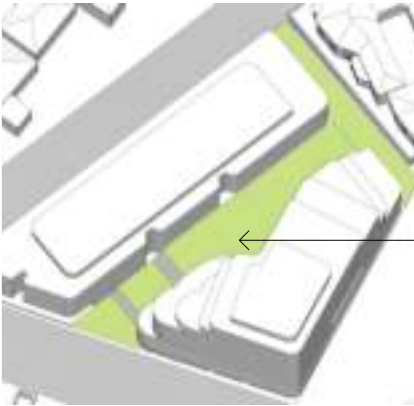
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**98%** of Through-site link  
with Solar Access



December 21st - 12:30pm  
**93%** of Through-site link  
with Solar Access



December 21st - 12:45pm  
**86%** of Through-site link  
with Solar Access



December 21st - 1:00pm  
**76%** of Through-site link  
with Solar Access



December 21st - 01:15pm  
**65%** of Through-site link  
with Solar Access



December 21st - 01:30pm  
**54%** of Through-site link  
with Solar Access



December 21st - 01:45pm  
**41%** of Through-site link  
with Solar Access



December 21st - 02:00pm  
**28%** of Through-site link  
with Solar Access  
**DESIGN INTENT DRAWINGS**  
**NOT FOR CONSTRUCTION**

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Legend

Revision	Date	Description
A	31/08/2023	For Gateway Determination
B	04/09/2023	For Gateway Determination
C	06/09/2023	For Gateway Determination

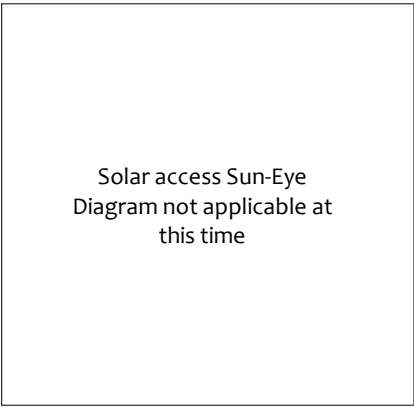
Architect  
**jkm**  
architects  
JKMarchitects Pty Ltd  
Suite 6.13 / 55 Miller Street,  
Pyrmont, NSW 2009.  
ABN 98 651 373 483  
Nominated Architect Tai Kei Keith Ma NSW 9247

Client.  
Tunborn Pty Ltd  
(Trevor Yang)

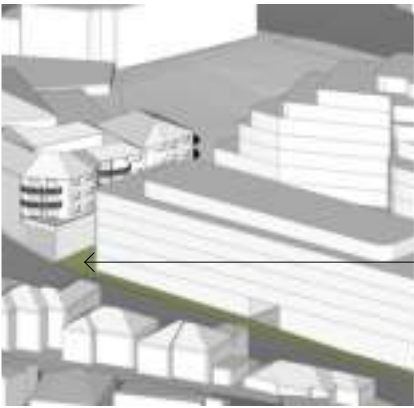
Project Name.  
BNH Mixed-Use Development  
Project Address  
187 Slade Road, Bexley  
North  
NSW 2207

Project No.  
2305  
Sheet Name  
Sun-Eye Diagram - North-South  
Through Site Link Dec 21st  
Drawing no.  
DA05.52

Status  
Gateway Determination  
Scale  
@ A3  
Revision  
C



June 21st - 7:00am



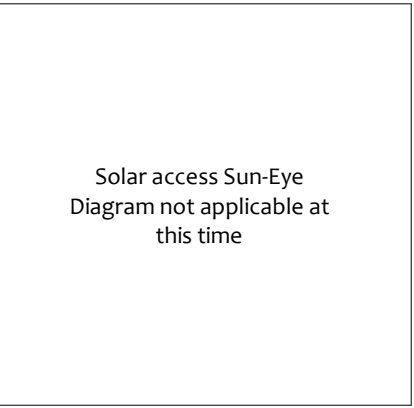
June 21st - 9:00am



June 21st - 12pm



June 21st - 3pm



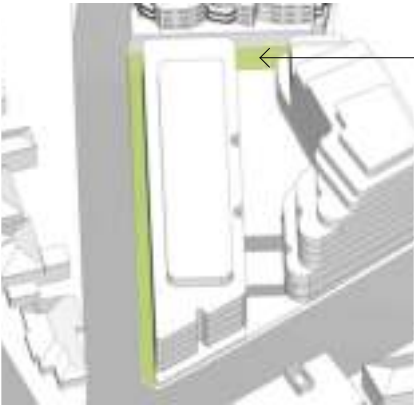
June 21st - 5:00pm



September 21st - 7:00am



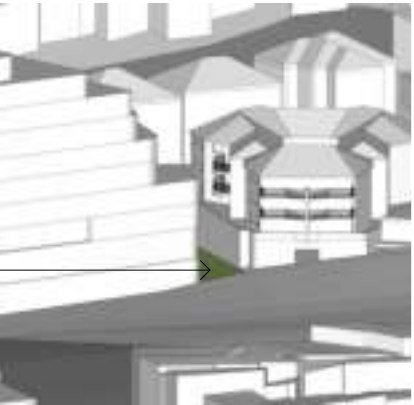
September 21st - 9:00am



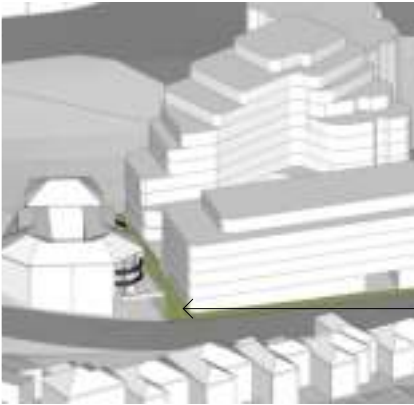
September 21st - 12:00pm



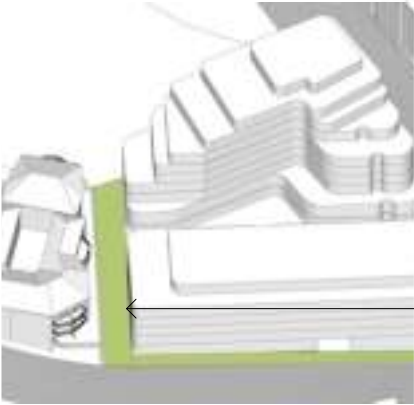
September 21st - 3:00pm



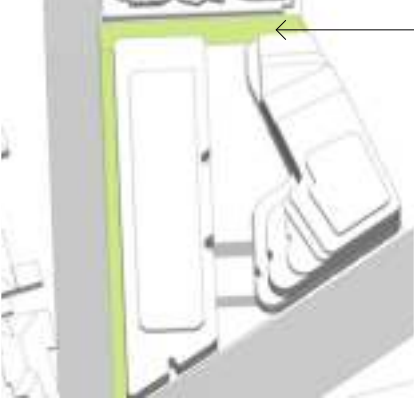
September 21st - 5:00pm



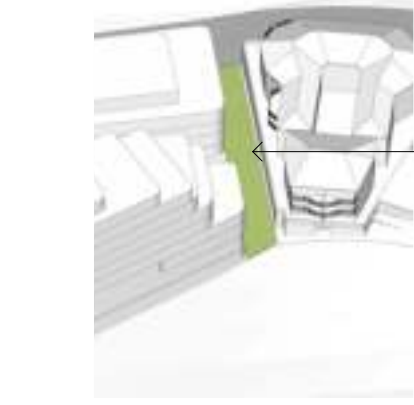
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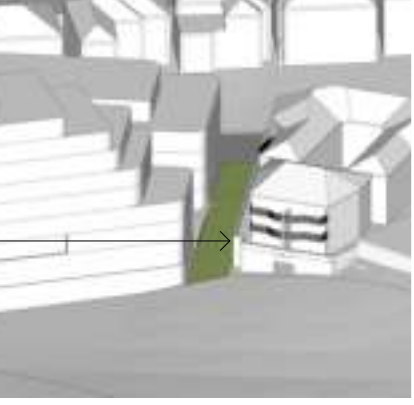
December 21st - 9:00am



December 21st - 12:00pm



December 21st - 3:00pm



December 21st - 5:00pm

DESIGN INTENT DRAWINGS  
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			Revision	Date	Description															
			A	31/08/2023	For Gateway Determination															
B	04/09/2023	For Gateway Determination																		
C	06/09/2023	For Gateway Determination																		
<div><div>Project Address</div><div>187 Slade Road, Bexley North NSW 2207</div></div>	<div><div>Sheet Name</div><div>Sun-Eye Diagram - East-West Cross Site Link</div></div>	<div><div>Scale</div><div>@ A3</div></div>	<div><div>Revision</div><div>C</div></div>																	
	<div><div>Drawing no.</div><div>DA05.53</div></div>																			