### <u>Planning Proposal - Gateway Determination September 2023</u>



#### DRAWING LIST

| Sheet   |                                                                            | Current  | Revision   |  |  |  |  |
|---------|----------------------------------------------------------------------------|----------|------------|--|--|--|--|
| Number  | Sheet Name                                                                 | Revision | Date       |  |  |  |  |
| DA00.00 | Cover Sheet                                                                | D        | 06/09/2023 |  |  |  |  |
| DA00.30 | Site Plan                                                                  | С        | 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 o6                                                                   | D        | 06/09/2023 |  |  |  |  |
| DA02.17 | Level 07                                                                   | D        | 06/09/2023 |  |  |  |  |
| DA02.18 | Level o8                                                                   | 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                                                     | С        | 06/09/2023 |  |  |  |  |
| DA05.11 | Artistic Impression 02                                                     | С        | 06/09/2023 |  |  |  |  |
| DA05.12 | Artistic Impression 03                                                     | С        | 06/09/2023 |  |  |  |  |
| DA05.13 | Artistic Impression 04                                                     | С        | 06/09/2023 |  |  |  |  |
| DA05.20 | Area Plans / ADG Compliance                                                | С        | 06/09/2023 |  |  |  |  |
| DA05.21 | Area Schedule                                                              | С        | 06/09/2023 |  |  |  |  |
| DA05.22 | Landscape Area Plans                                                       | С        | 06/09/2023 |  |  |  |  |
| DA05.30 | Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm     | В        | 06/09/2023 |  |  |  |  |
| DA05.31 | Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 1-4pm      | В        | 06/09/2023 |  |  |  |  |
| DA05.32 | Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 9-12pm     | В        | 06/09/2023 |  |  |  |  |
| DA05.33 | Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 1-4pm      | В        | 06/09/2023 |  |  |  |  |
| DA05.34 | Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 9-12pm          | С        | 06/09/2023 |  |  |  |  |
| DA05.35 | Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 1-4pm           | С        | 06/09/2023 |  |  |  |  |
| DA05.36 | Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm          | С        | 06/09/2023 |  |  |  |  |
| DA05.37 | Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm         | С        | 06/09/2023 |  |  |  |  |
| DA05.38 | Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm | С        | 06/09/2023 |  |  |  |  |
| DA05.39 | Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 1-4pm  | С        | 06/09/2023 |  |  |  |  |
| DA05.40 | Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 9-12pm   | С        | 06/09/2023 |  |  |  |  |
| DA05.41 | Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm    | С        | 06/09/2023 |  |  |  |  |
| DA05.50 | Sun-Eye Diagram - North-South Through Site Link June 21st                  | С        | 06/09/2023 |  |  |  |  |
| DA05.51 | Sun-Eye Diagram - North-South Through Site Link Sept 21st                  | С        | 06/09/2023 |  |  |  |  |
| DA05.52 | Sun-Eye Diagram - North-South Through Site Link Dec 21st                   | С        | 06/09/2023 |  |  |  |  |
| DA05.53 | Sun-Eye Diagram - East-West Cross Site Link                                | С        | 06/09/2023 |  |  |  |  |

#### **DEVELOPMENT SUMMARY**

Site Area: 4,235m² Landscaped Area:

Proposed FSR: 3.27:1 Proposed GFA: 13,830m²

Proposed Apartment no: 92 Proposed Hotel no:

Proposed Carparking: 241 Req'd Carparking:

#### **DESIGN INTENT DRAWINGS** NOT FOR CONSTRUCTION

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Date Description
17/08/2023 For Coordination
31/08/2023 For Gateway Determination
04/09/2023 For Gateway Determination

Tunborn Pty Ltd (Trevor Yang)

187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305

Gateway Determination Sheet Name
Cover Sheet @ A3 Drawing no.
DA00.00



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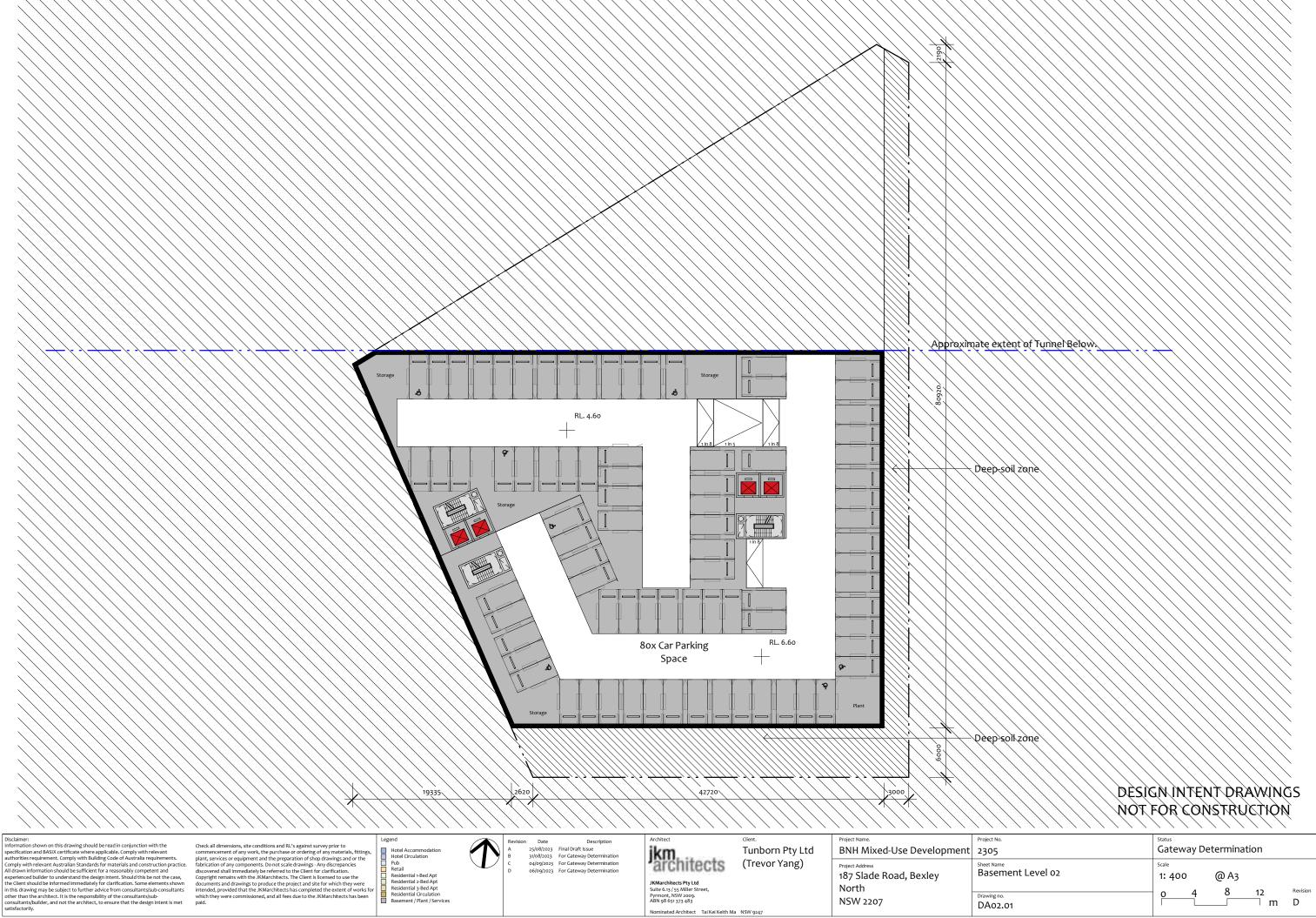
Nominated Architect Tai Kei Keith Ma NSW 9247

(Trevor Yang)

187 Slade Road, Bexley NSW 2207

Gateway Determination Site Plan @ A3 1: 1000 30 Revis Drawing no.
DA00.30



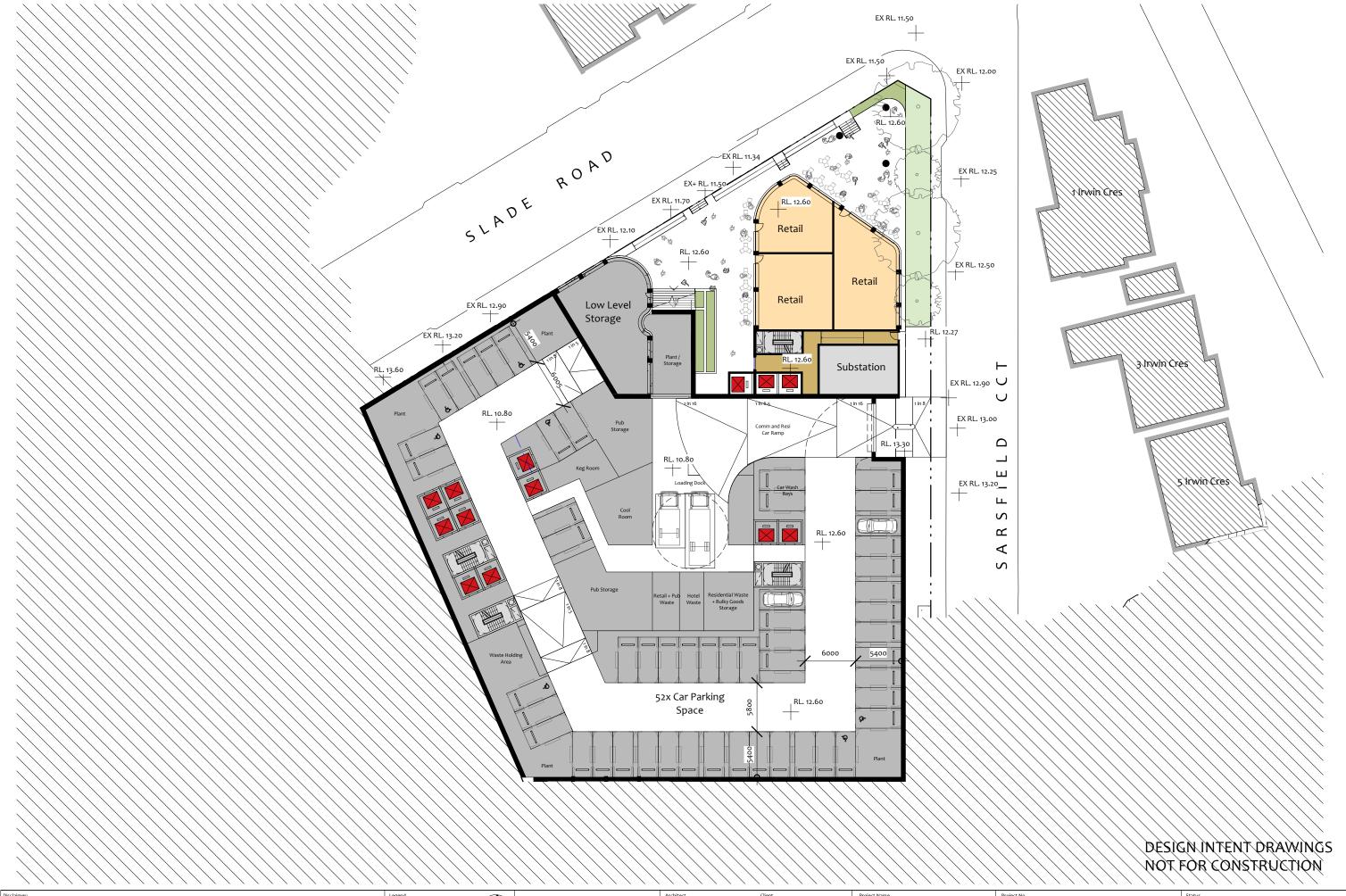


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NSW 2207

DA02.01

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| Date | Description | 17/08/2023 | For Coordination | 25/08/2023 | Final Draft Issue | 31/08/2023 | For Gateway Determination | 06/09/2023 | For Gateway Determ

JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 96 65 / 373 483

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305

Project Address Sheet Nam Lower North

NSW 2207

BNH Mixed-Use Development 2305

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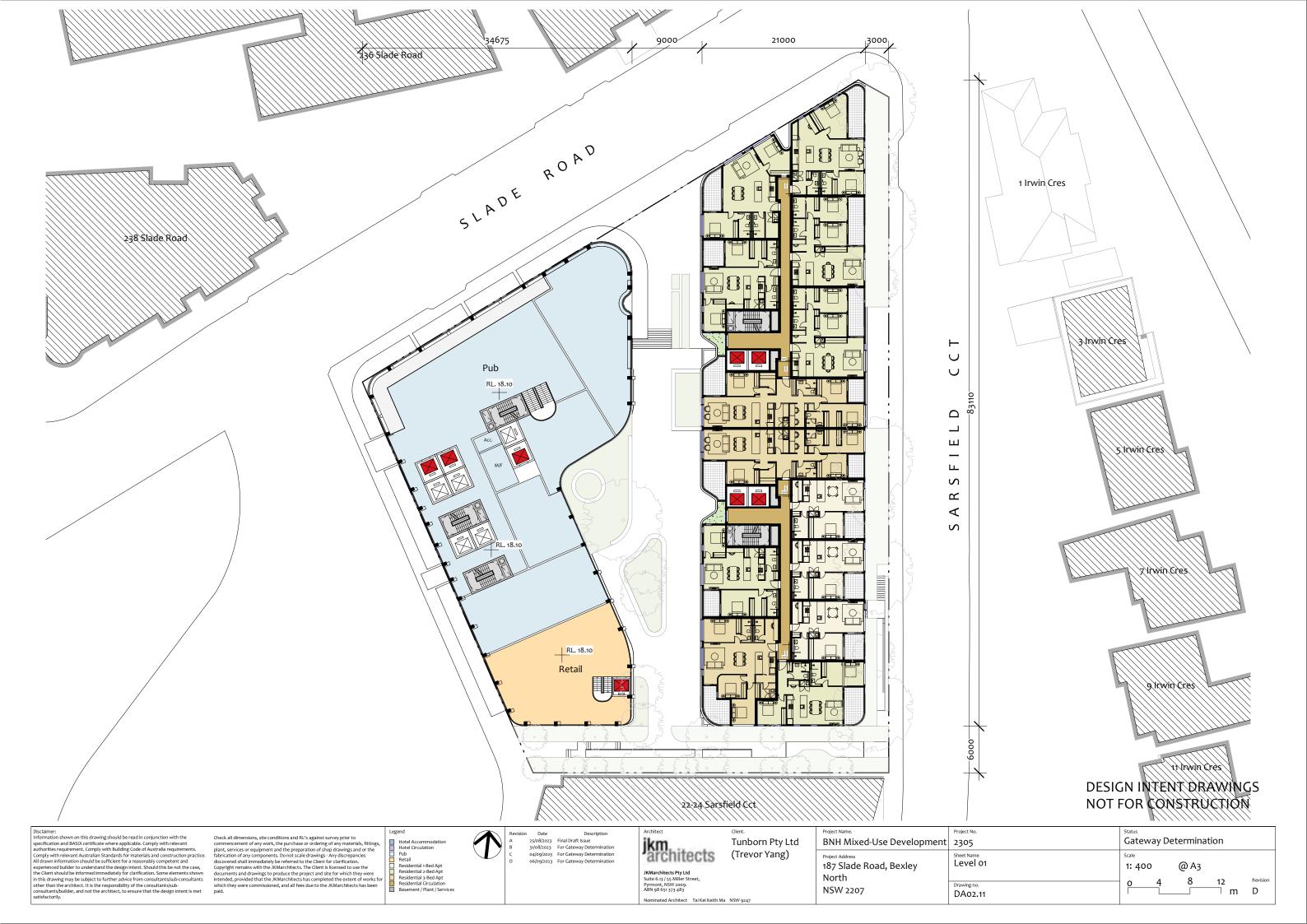
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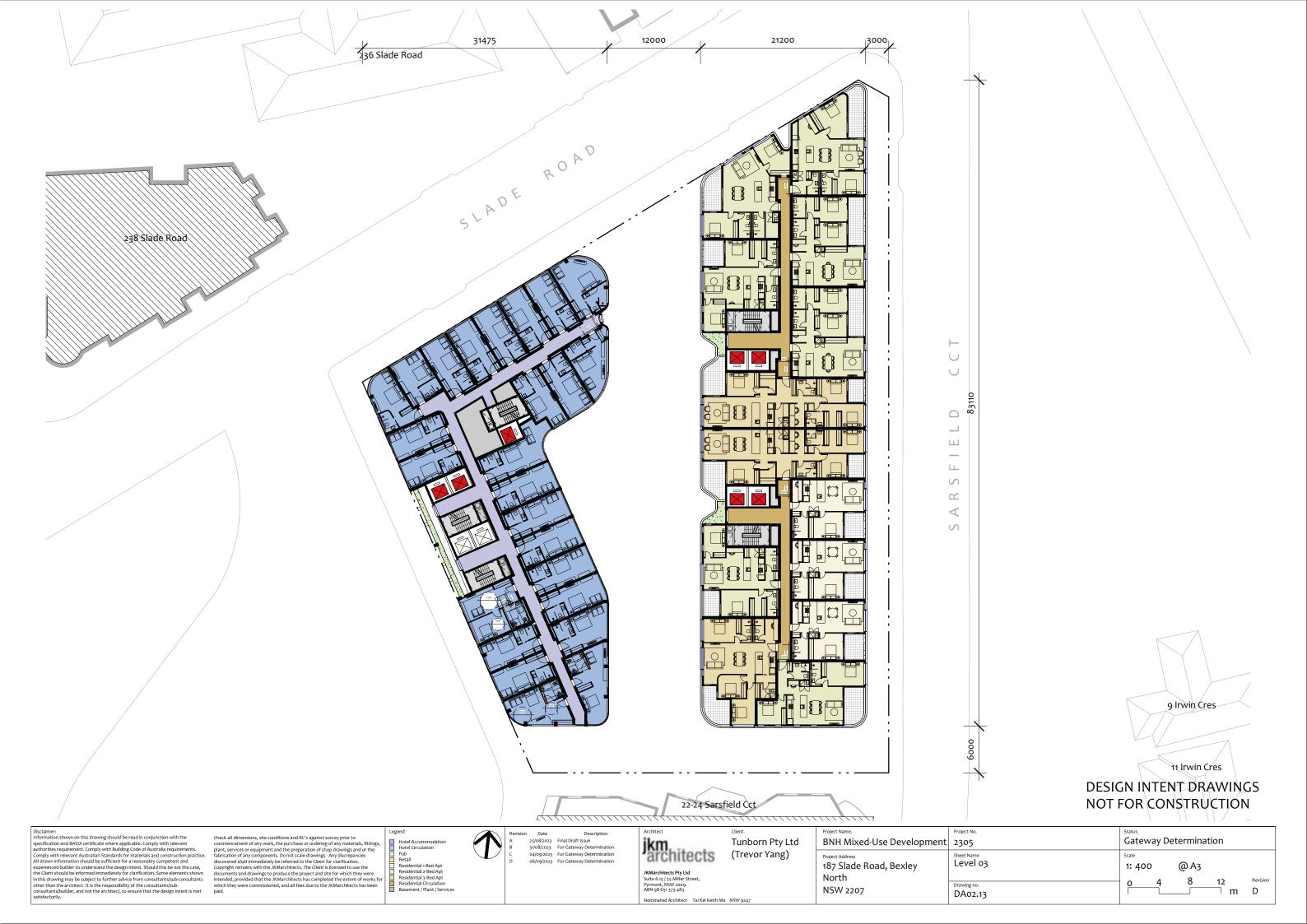
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Hotel Accommodatio
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Revision
A 25/
B 31/
C 04/
D 06/

tevision Date Description
25/08/2023 Final Draft Issue
3/108/2023 For Gateway Determination
0/109/2023 For Gateway Determination
0/109/2023 For Gateway Determination

jkm architects

Nominated Architect Tai Kei Keith Ma NSW 9247

JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Tunborn Pty Ltd (Trevor Yang)

(Trevor Yang)

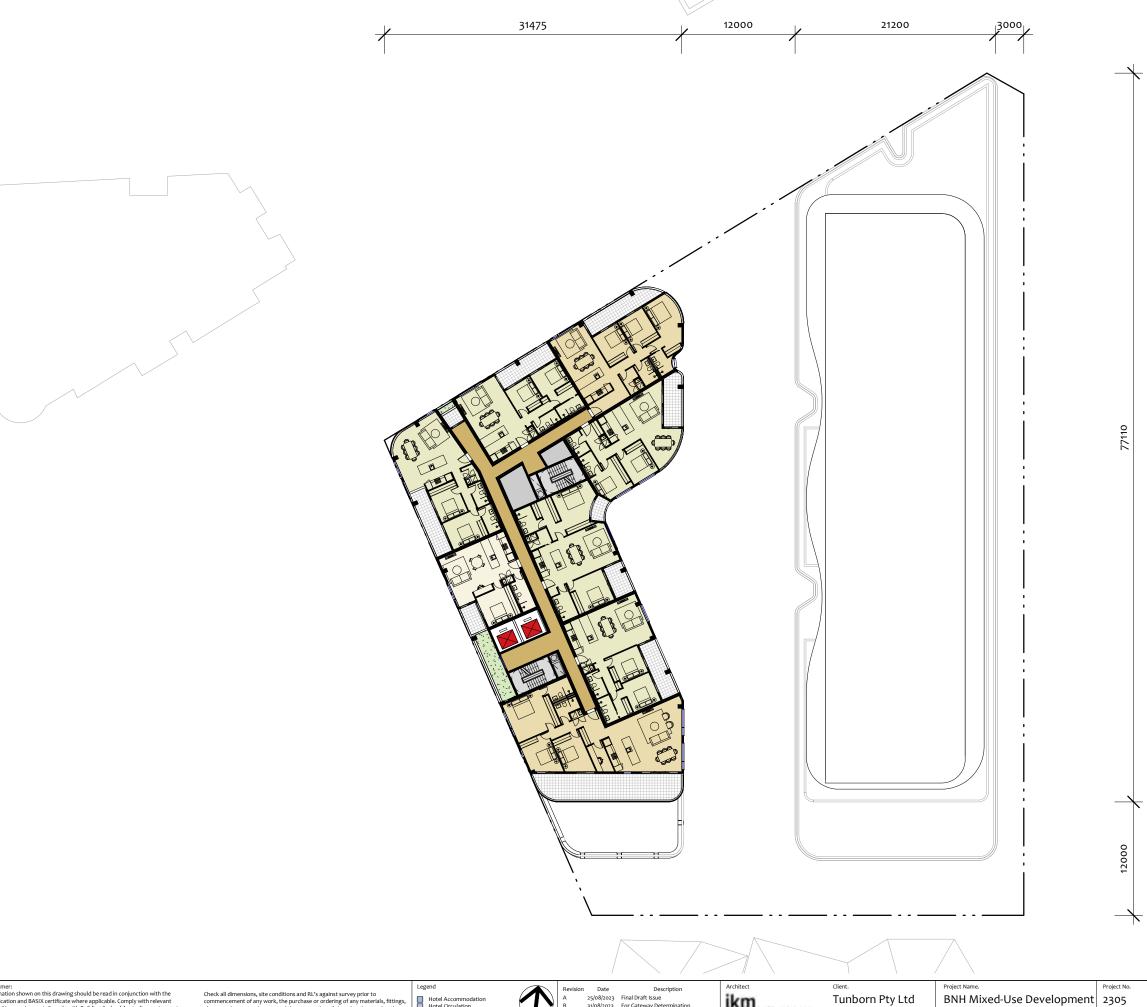
Project Address
187 Slade R
North
NSW 2207

Project Name.

BNH Mixed-Use Development 2305

Project Address 187 Slade Road, Bexley
North

Drawing no



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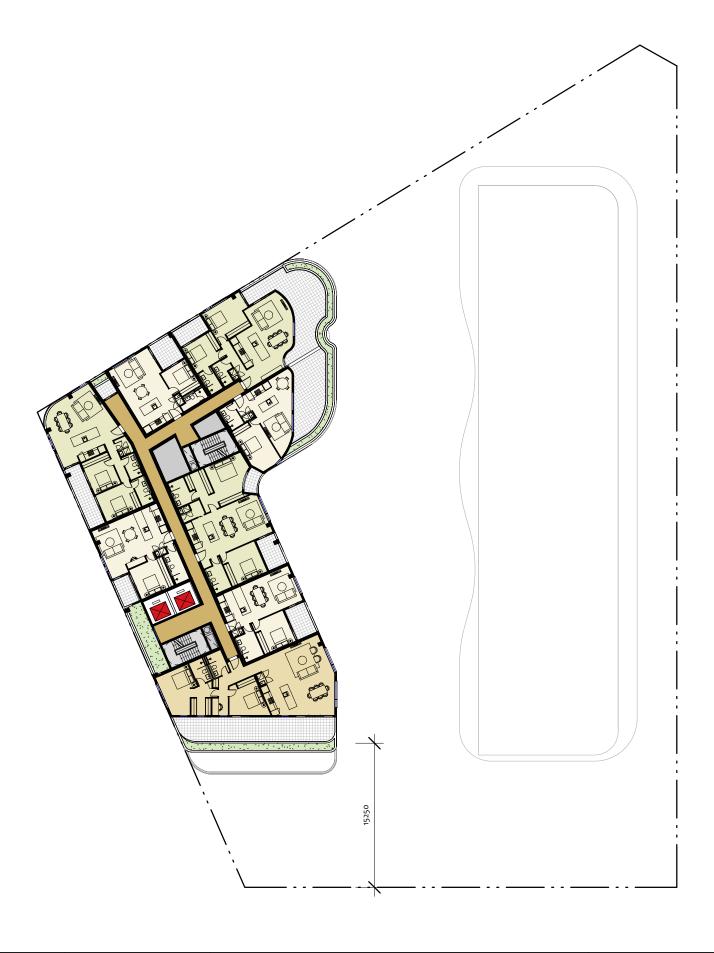
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Nominated Architect Tai Kei Keith Ma NSW 9247

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Project Address 187 Slade Road, Bexley North NSW 2207

**Gateway Determination** Sheet Name Level 05 1: 400 @ A3 Drawing no.
DA02.15



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25/08/2023 Final Draft Issue
33/08/2023 For Gateway Determination
06/09/2023 For Gateway Determination
06/09/2023 For Gateway Determination

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Nominated Architect Tai Kei Keith Ma NSW 9247

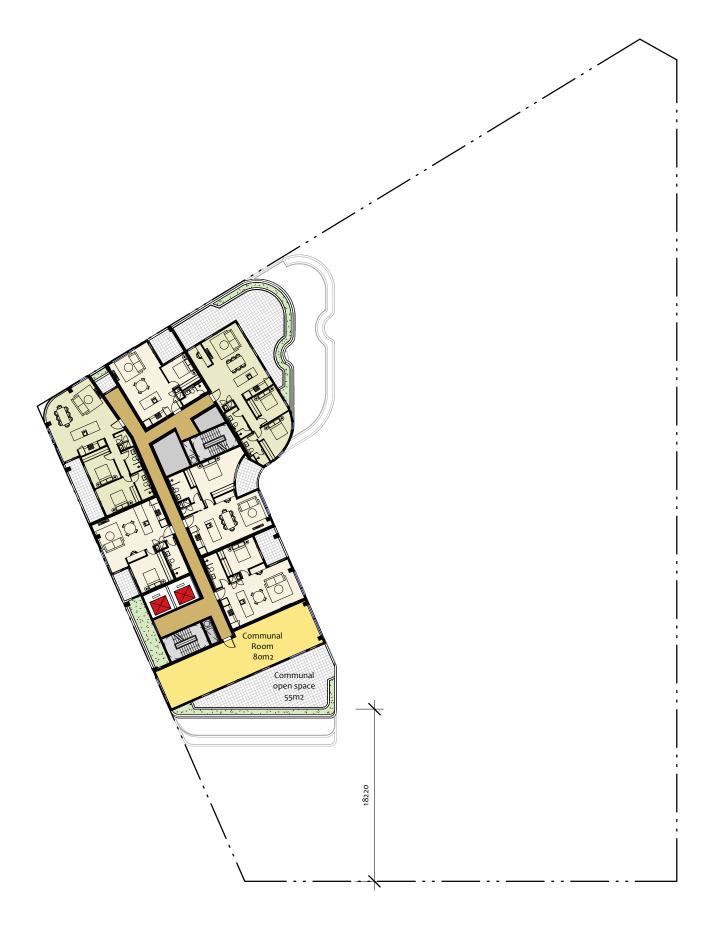
Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305

Project Address Sheet Nam Level
North
NSW 2207

BNH Mixed-Use Development 2305

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 Revision
 Date
 Description

 A
 25/08/2023
 Final Draft Issue

 B
 31/08/2023
 For Gateway Determination

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 04/09/2023
 For Gateway Determination

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 06/09/2023
 For Gateway Determination

### JKMarchitects Pty Ltd Suite 6:13 / 55 Miller Street, Pyrmont, NSW 2009. ABH 98 68:13 73-483

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305

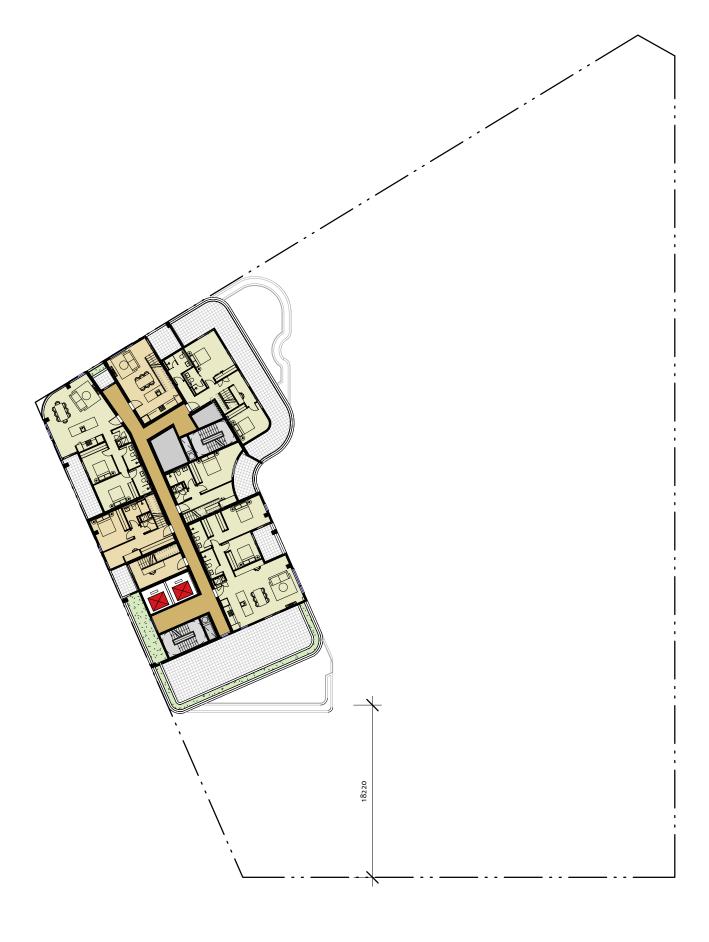
Project Address Sheet Nam Level
North
NSW 2207

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DA02

Project No. 2305 Gateway Determination

Sheet Name Level 07 Scale 1: 400 @ A3

Drawing no. DA02.17 Revis m D



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n Date Description 25/08/2023 Final Draft Issue 31/08/2023 For Gateway Determination 06/09/2023 For Gateway Determination

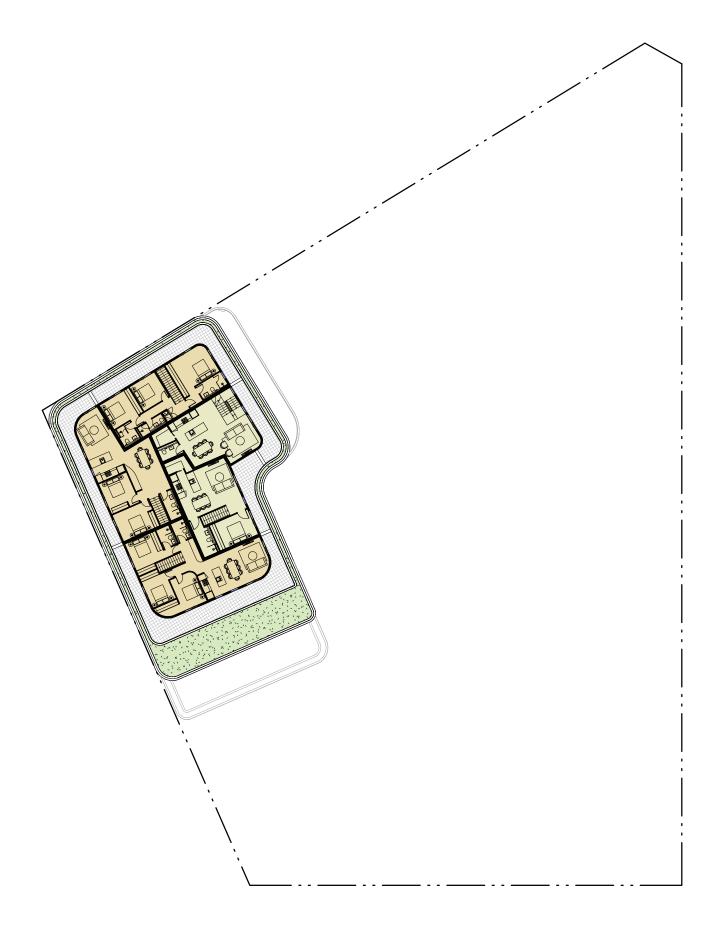
jkm architects JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

187 Slade Road, Bexley North NSW 2207

**Gateway Determination** BNH Mixed-Use Development 2305 Sheet Name Level 08 1: 400 @ A3 12 Revis Drawing no. DA02.18



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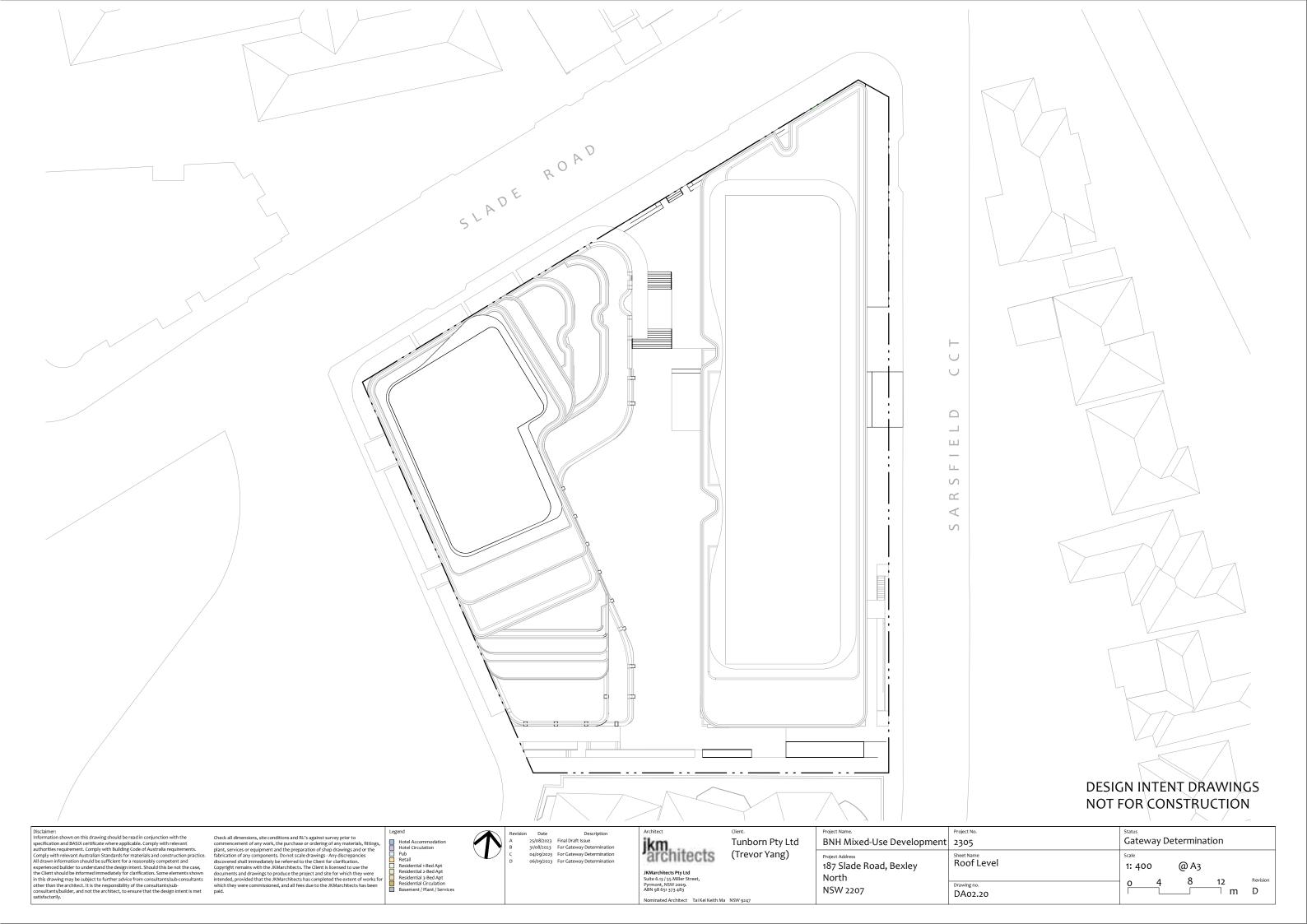
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187 Slade Road, Bexley North NSW 2207

**Gateway Determination** BNH Mixed-Use Development 2305 Sheet Name Level 09 1: 400 @ A3 12 Revisi Drawing no.
DA02.19





Slade Road Elevation

1:400



East Elevation

1:400

#### DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

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Tunborn Pty Ltd (Trevor Yang)

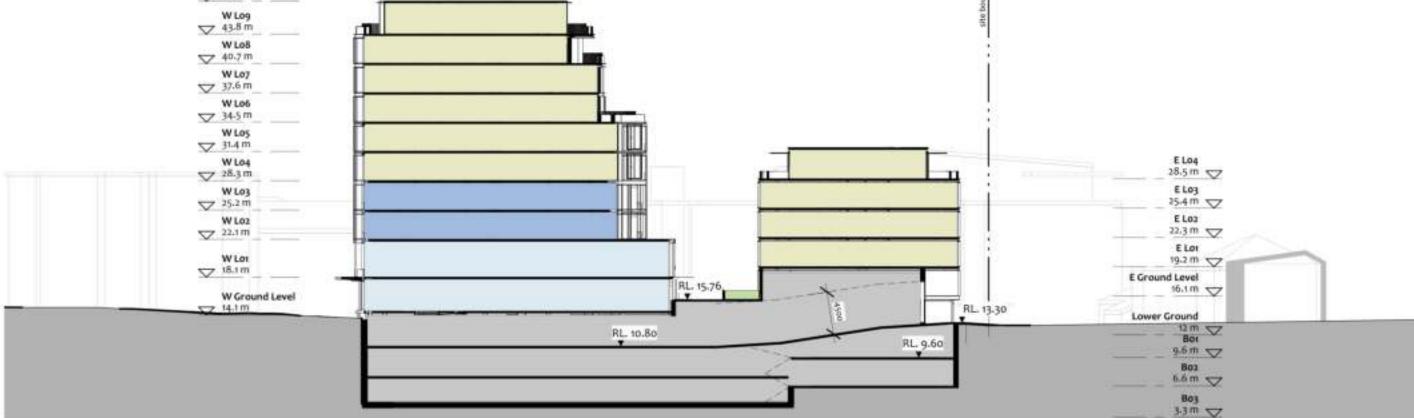
BNH Mixed-Use Development 2305 187 Slade Road, Bexley North NSW 2207

Gateway Determination Elevations 1: 400 DA03.10









Cross-Section 1:400

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Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305 187 Slade Road, Bexley North NSW 2207

**Gateway Determination** Sections (2) 1: 400 @ A3 DA04.20



Artistic Impression of Through-site link

## DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

C

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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

jkm architects Tunborn Pty Ltd (Trevor Yang)

orn Pty Ltd BNH Mixe
or Yang) Project Address
187 Slade
North

Project Name.

BNH Mixed-Use Development

2305

Project Address
187 Slade Road, Bexley
North
NSW 2207

Project Name
Artistic Impression
Drawing no.
DAOS 10

Project No.
2305

Sheet Name
Artistic Impression 01

Drawing no.
DA05.10

Status
Gateway Determination

Scale

@ A3



Artistic Impression from Bexley Road Corner

C

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Tunborn Pty Ltd (Trevor Yang)

North

BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley Artistic Impression 02 Drawing no.
DA05.11 NSW 2207

Gateway Determination @ A3



Artistic Impression of Facade Close-up

#### **DESIGN INTENT DRAWINGS** NOT FOR CONSTRUCTION

@ A3

C

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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

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

Tunborn Pty Ltd (Trevor Yang)

North NSW 2207

Gateway Determination BNH Mixed-Use Development 2305 Artistic Impression o3 187 Slade Road, Bexley Drawing no.
DA05.12



Artistic Impression of Facade Close-up

@ A3

C

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n Date Description
31/08/2023 For Gateway Determination
04/09/2023 For Gateway Determination
06/09/2023 For Gateway Determination

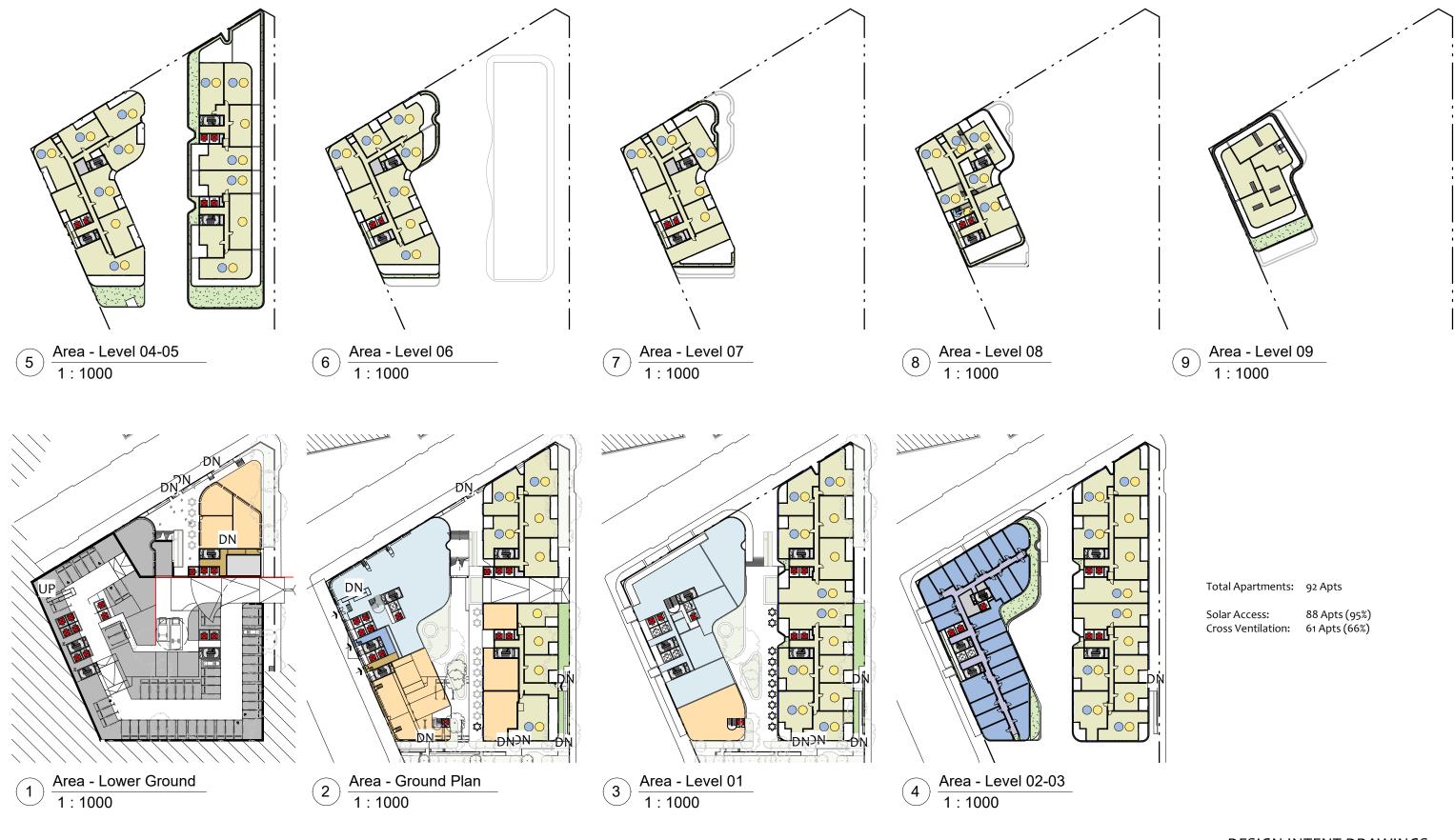
jkm architects

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305 187 Slade Road, Bexley North NSW 2207

Gateway Determination Artistic Impression 04 Drawing no. DA05.13



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Revision Date Descriptio
A 31/08/2023 For Gateway Determin.
C 06/09/2023 For Gateway Determin.



Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305

Project Address Sheet Nam Area
187 Slade Road, Bexley
North
NSW 2207

Drawing in DA05

ent 2305 Sheet Name
Area Plans / ADG Compliance Scale
1: 1000

Drawing no.
DA05.20

Status
Gateway Determination

Scale
1: 1000 @ A3

0 10 20 30 Revitor March 1000 Revitor M

| 187 Slade Road, Bexley Nor                                                           | th Hotel De         | velop | nent |        |                       |           |        |           |       |        |          |               |                            |               |               |       |        |      |   |                                                                |           |        |        |                                |                  |       |           |      |        |        |               |         |               |               |               |               | 2023.0 |
|--------------------------------------------------------------------------------------|---------------------|-------|------|--------|-----------------------|-----------|--------|-----------|-------|--------|----------|---------------|----------------------------|---------------|---------------|-------|--------|------|---|----------------------------------------------------------------|-----------|--------|--------|--------------------------------|------------------|-------|-----------|------|--------|--------|---------------|---------|---------------|---------------|---------------|---------------|--------|
| Area Schedule                                                                        |                     |       |      |        |                       |           |        |           |       |        |          |               |                            |               |               |       |        |      |   |                                                                |           |        |        |                                |                  |       |           |      |        |        |               |         |               |               |               |               | Re     |
| ite Area                                                                             | 4235                | m2    |      |        |                       |           |        |           |       |        |          |               |                            |               |               |       |        |      |   |                                                                |           |        |        |                                |                  |       |           |      |        |        |               |         |               |               |               |               |        |
| Permissible FSR<br>Permissible GFA                                                   | 3-35<br>14187       |       |      |        |                       |           |        | ,         | Req   |        |          | nes 4         | 3.5 m2<br>505 m2           |               | 10%<br>V      |       |        |      |   |                                                                |           |        |        |                                |                  |       |           |      |        |        |               |         |               |               |               |               |        |
| Proposed GFA<br>Proposed FSR                                                         | 13830 m2<br>3-27 :1 |       |      |        |                       |           |        |           |       |        |          |               | Max. Heig<br>Proposed Heig |               |               |       |        |      | 1 |                                                                |           |        |        | Max. Height<br>Proposed Height | 20 m<br>19-5 m ✓ |       |           |      |        |        |               |         |               |               |               |               |        |
|                                                                                      | -                   |       |      | - 10   |                       |           | Reside | ential (\ | NEST) | 11     |          | 191           |                            |               | - 1           | Hotel | Retail | Pub  |   |                                                                |           |        | J. 0.0 | 1/2                            |                  | Resid | ential (E | AST) | 100    |        | 0.11          | -24 = 2 | - 10          | Re            | tail          | $\neg$        |        |
|                                                                                      | Height(m)           | BL(m  | ) GB | 4 (    | FA                    | 18        | 28     | 3B        | NV    | 5A     | Car      | Visit         | ar Bik                     | ce: N         | AB .          | GFA . | GFA    | GEA  |   | 4                                                              | Height(m) | RL(m)  | GBA    | GFA                            | 1B               | 28    | 3B        | NV   | 5A     | Car    | Visito        | r Bik   | e MB          | GF.           | A             | =             | - 2    |
| Roof                                                                                 | -                   | 4     | 2    | +      | -                     |           |        | +         | +-    | +      | +        | +             | +                          | $\rightarrow$ | $\rightarrow$ |       | -      | -    | + | -                                                              |           | +      | +      | -                              | -                | -     | +         |      | +      | +      | 1             | +       | -             | +             | -             | -             |        |
| Level og                                                                             | 3.5                 | -     | _    | 340    | 340                   |           |        | 1         | +     | 1      | -        | _             | 1                          | _             |               |       |        |      | + | 1 -                                                            |           |        | _      |                                | +                |       | -         |      |        |        | -             |         | _             | -             |               | -             |        |
| evel o8                                                                              | 1.1                 | 40    | _    | 670    | 450                   |           |        |           | 3     | 7      | 2        | $\rightarrow$ | _                          | $\rightarrow$ |               |       |        |      | + | 1                                                              |           | -      | _      | 1                              | -                | 1     | -         | +    | 1      | +      | $\rightarrow$ | +       | $\rightarrow$ | $\rightarrow$ | $\rightarrow$ | $\rightarrow$ | -      |
| evel 07                                                                              | 3.3                 | -     | -    | 670    | 570                   | 4         |        |           | 0     | 3      | 5        |               |                            | $\rightarrow$ |               | 9.    |        |      | - |                                                                |           |        | _      |                                |                  | 1     | +         |      | 1      |        | 1             |         |               |               | 110           | -             | - 83   |
| evel 06                                                                              | 1.1                 | 34    | -    | 1015   | 695                   | - 4       |        | 1         | 1     | 6      | 7        |               |                            | $\neg$        |               |       |        |      |   |                                                                |           |        |        |                                |                  |       | -         |      |        |        |               |         |               |               |               | $\rightarrow$ |        |
| evel os                                                                              | 3.1                 | 3     | _    | 1015   | 820                   | -         |        | 5         | 2     | 6      | 7        | $\neg$        | $\neg$                     | $\neg$        | -1            |       |        |      |   | Roof                                                           |           | 37     | 2      |                                | -                | -     | -         |      |        | $\top$ | $\neg$        | $\top$  | $\neg$        | $\neg$        |               | $\neg$        |        |
| evel 04                                                                              | 3-1                 | 28    | .3   | 1015   | 820                   | - 1       | 0 0    | 5         | 2     | 6      | 7        |               | 140                        |               |               | 8     |        |      |   | Level o4                                                       | 32        | 5 28.5 | 1100   | 750                            |                  |       | 4         | 100  | 5      | 7      |               |         | - 10          |               | - 1 9         | -             |        |
| .evel 03                                                                             | 3.1                 | 2     | _    |        |                       |           |        |           |       |        |          |               |                            |               |               | 880   |        |      |   | Level 03                                                       | 3.        | 1 25.4 |        | 1290                           |                  | 3     | 7         | 3    | 8      | 3      | -10-          |         |               |               | - 10          |               |        |
| evel oz                                                                              | 3-1                 | 2     | 2.1  | $\neg$ |                       |           |        |           |       |        |          | $\neg$        |                            | $\neg$        |               | 880   |        |      |   | Level oz                                                       | 3-        | 1 22.3 |        |                                |                  | 3     | 7         | 3    | 8      | 3      | $\neg$        |         | $\neg$        | $\neg$        |               | $\neg$        |        |
| .evel 01                                                                             | - 4                 | - 1   | 8.1  |        |                       |           |        |           |       |        |          |               |                            |               |               |       | 210    | 840  | ) | Level as                                                       | 3.        | 1 19.3 | 1580   | 1290                           |                  | 5     | 7         | 3 1  | 8      | 3      |               |         |               | - 1           | - 5           |               |        |
| Ground                                                                               | - 4                 | - 1   | 4.1  | $\neg$ | 20                    |           |        | -         |       |        |          |               |                            | $\neg$        |               | 40    | 380    |      | + | Ground                                                         | 3.        | 1 16.  | 1200   | 880                            |                  |       | 5         | 1    | 4      | 9      |               |         |               |               | 280           |               |        |
| Lower Ground                                                                         | 5.6                 | 1     | 1.5  |        |                       |           |        |           |       | $\neg$ |          | 52            |                            |               |               |       |        |      |   | Lower Ground                                                   | 3.7       | 5 12.5 | 5      | 40                             | 1                |       |           |      | $\top$ |        |               |         |               |               | 355           |               |        |
| 301                                                                                  | 2.9                 | 1     | 1,2  | 720    |                       |           | 8      |           | 1.0   |        |          | 103           |                            |               |               | 1 3   |        |      |   | Bos                                                            | 2.0       | 9 11.2 | 2      |                                |                  |       |           | 13   |        |        |               | 3       |               |               |               |               | - 1    |
| No2                                                                                  | 2.9                 | 1     | 1.3  |        |                       |           | 12     |           |       |        |          | 80            |                            |               |               |       |        |      |   | B02                                                            | 2.4       | 8.3    | 3      |                                |                  | Vi.   |           | 10   |        |        |               |         | - 10          |               | - 11          |               |        |
| GFA Subtotal<br>GFA Total<br>GFA Total (Both Sites)                                  |                     |       |      |        | 3715<br>7655<br>13830 |           |        |           |       |        |          | 135           |                            |               |               | 1800  | 590    | 1550 | , | GFA Subtotal<br>GFA Total                                      |           |        |        | 5540<br>6175                   |                  |       |           |      |        |        |               |         |               |               | 635           |               |        |
| Apt Mix Sub-Total<br>Apt Mix Percentage<br>Apt Units Sub-Total<br>ADG Compilance (%) |                     |       |      |        |                       | 10<br>27% | 50     | 1 22      |       |        | 33<br>9% |               |                            |               |               | 50    |        |      |   | Apt Mix Sub-Total<br>Apt Mix Percentage<br>Apt Units Sub-Total |           |        |        |                                | 14<br>25         | 55    |           | ¥.   |        |        |               |         |               |               |               |               |        |
| opt Units Total (Both Sites)                                                         | ()                  |       |      |        |                       |           |        |           | 12 V  |        |          |               |                            |               |               |       |        |      |   |                                                                |           |        |        |                                |                  |       |           | 1    | V      |        |               |         |               |               |               |               |        |

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

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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

jkm architects JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483

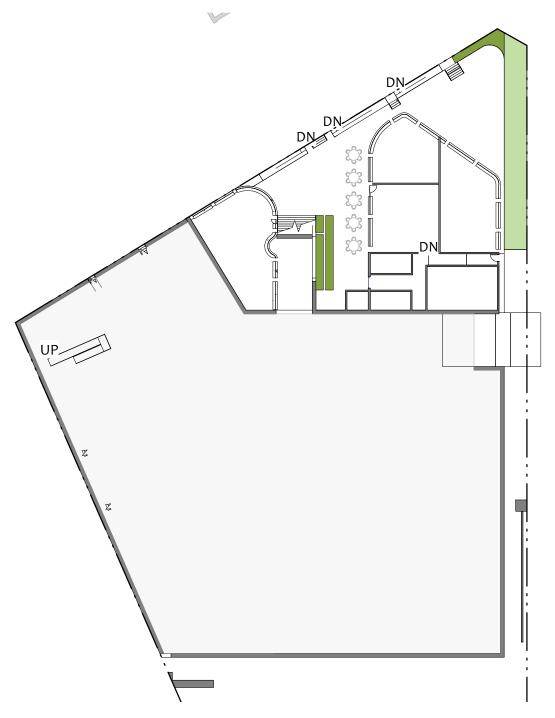
Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley North NSW 2207

Area Schedule DA05.21

**Gateway Determination** @ A3 C



Landscape Area - Lower Ground

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%) Landscape Area - Ground Plan 1:500

### **DESIGN INTENT DRAWINGS** NOT FOR CONSTRUCTION

Planter box with min. soil depth of 1.2m

Deep Soil Planting

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Tunborn Pty Ltd (Trevor Yang)

Nominated Architect Tai Kei Keith Ma NSW 9247

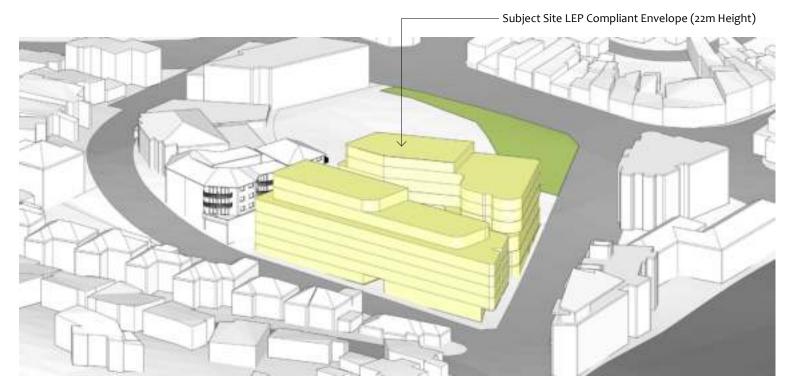
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BNH Mixed-Use Development 2305 187 Slade Road, Bexley NSW 2207

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DN

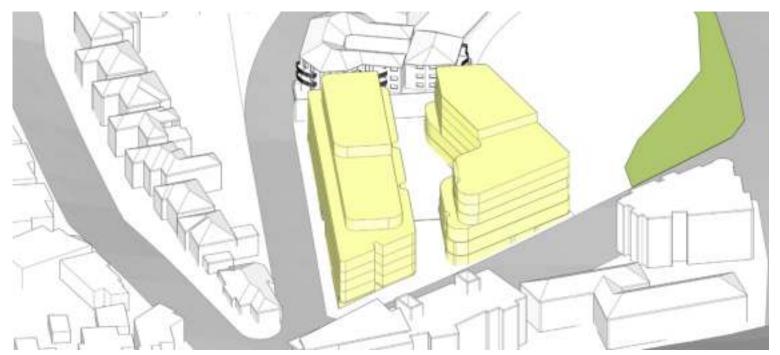
Gateway Determination Landscape Area Plans 1: 500 @ A3 Drawing no.
DA05.22





June 21st - 9:00 am

June 21st - 10:00 am



June 21st - 12:00 pm

- Subject Site LEP Compliant Envelope (22m Height)

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June 21st - 11:00 am

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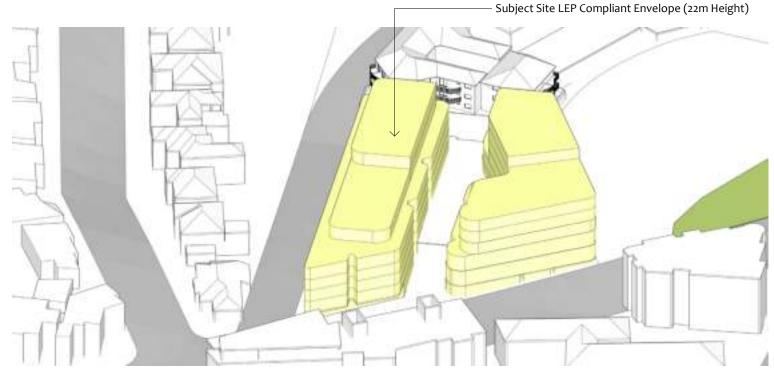
Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

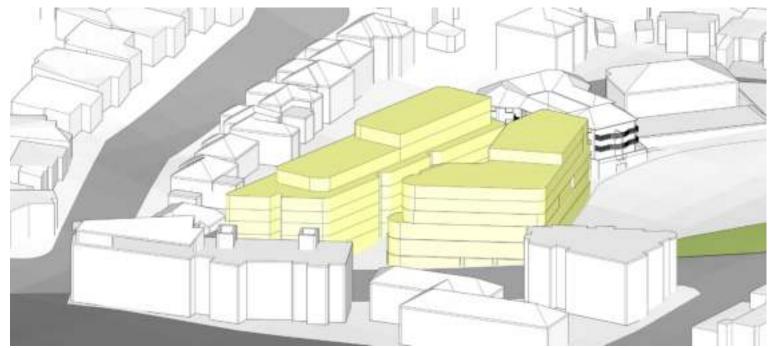
Project Address 187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305 Sheet Name Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm Drawing no. DA05.30

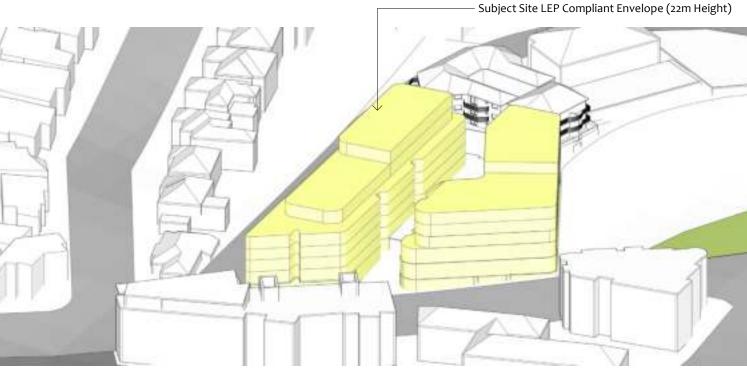
Gateway Determination @ A3



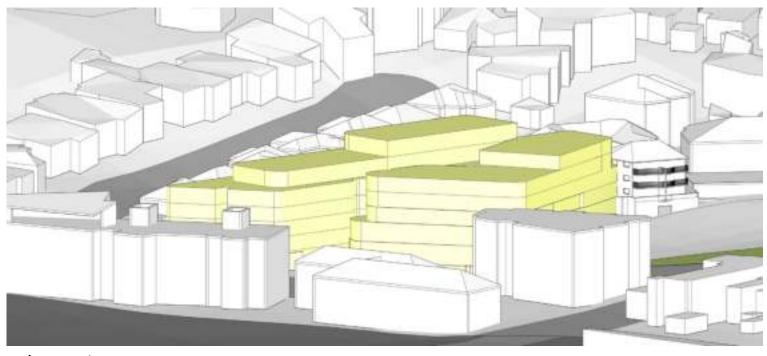
June 21st - 1:00 pm



June 21st - 3:00 pm



June 21st - 2:00 pm



June 21st - 4:00 pm

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jkm architects

IKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kel Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305

Project Address 187 Slade Road, Bexley
North
NSW 2207

BNH Mixed-Use Development 2305

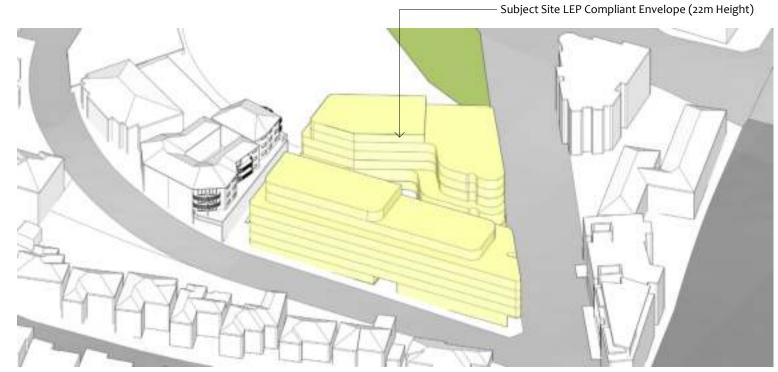
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Sun-E
Comp

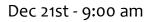
Sheet Name
Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 1-4pm
Drawing no.
DA05.31

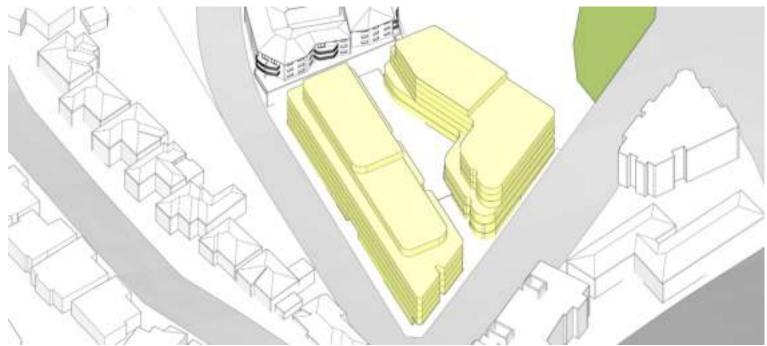
Gateway Determination

Scale

@ A3



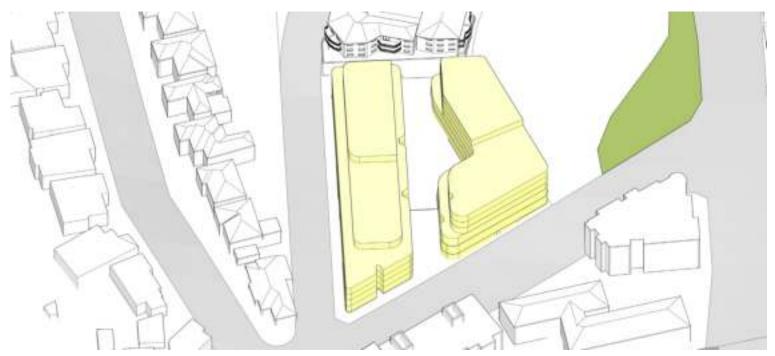




Dec 21st - 11:00 am



Dec 21st -10:00 am



Dec 21st - 12:00 pm

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B 06/09/2023 For Gateway Determination

jkm architects

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

(Trevor Yang)
Project Address
187 Slade Ro
North
NSW 2207

Project Name.

BNH Mixed-Use Development

2305

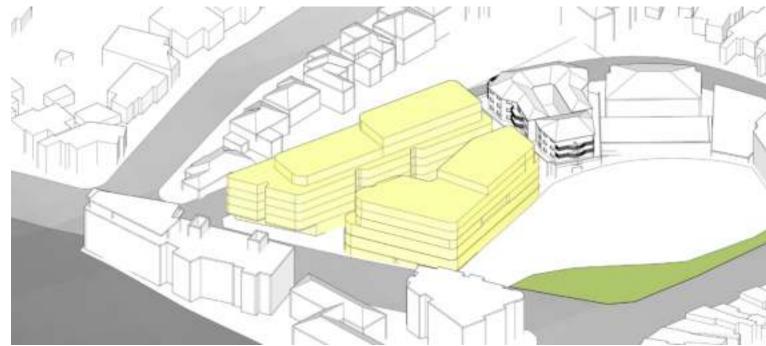
Project Address
187 Slade Road, Bexley
North
NSW 2207

Project Address
Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 9-12pm
Drawing no.
DA05-32

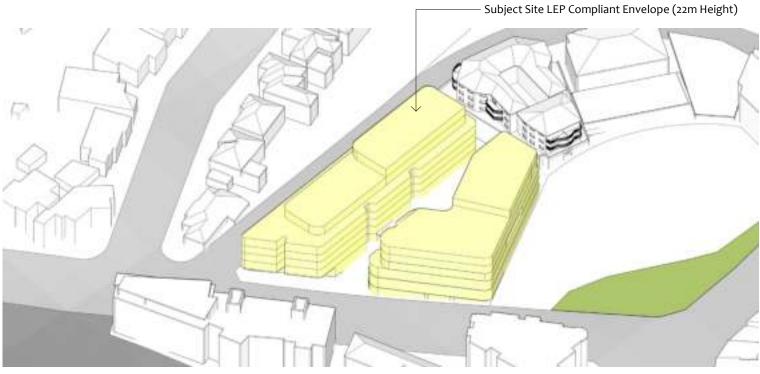
LEP @ A3



Dec 21st - 1:00 pm



Dec 21st - 3:00 pm



Dec 21st - 2:00 pm



Dec 21st - 4:00 pm

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

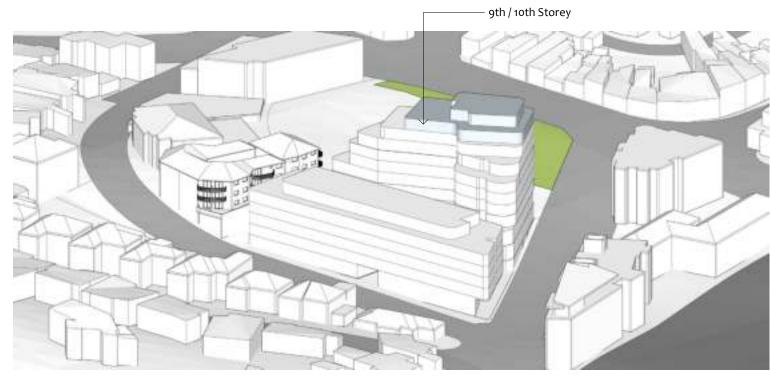
Nominated Architect Tai Kei Keith Ma NSW 9247

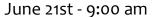
Tunborn Pty Ltd (Trevor Yang)

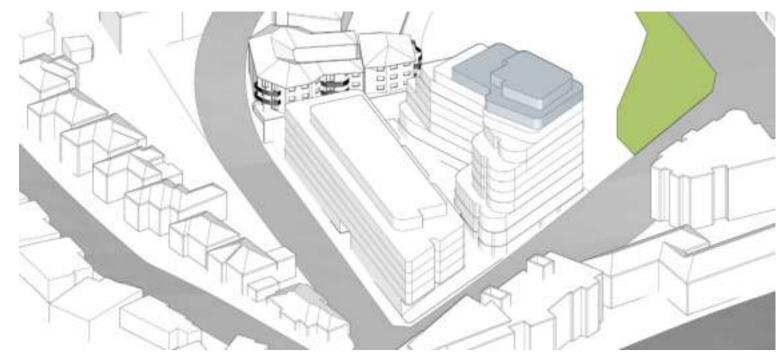
Project Address 187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305 Sheet Name
Sun-Eye Diagram (Subject Site LEP
compliant envelope) Sept 21st 1-4pm Drawing no. DA05.33

Gateway Determination @ A3







June 21st - 11:00 am

In response to Gateway Determination Condition (d) (viii), the suitability of the 9th and 10th storey component of the subject development will have little impact on the car-park site and communal open space (existing park). Sun-eye diagrams clearly demonstrate that:

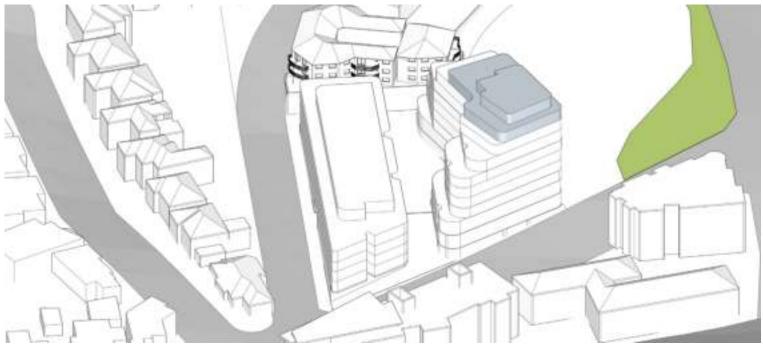
#### Car-park site

The carpark site is predominantly achieving solar access from 11am-3pm during mid-winter and has little or no impact from the 9th / 10th storey of the subject development. (Refer to Urban Design Report where it is demonstrated that over 75% of the carpark site achieves a minimum of 2hrs solar access in mid-winter)

#### Communal open space (Existing Park)

The existing park is predominantly achieving solar access from 10am-3pm during mid-winter and has little or no impact from the 9th / 10th storey of the subject development.





June 21st - 12:00 pm

#### **DESIGN INTENT DRAWINGS** NOT FOR CONSTRUCTION

9th / 10th Storey

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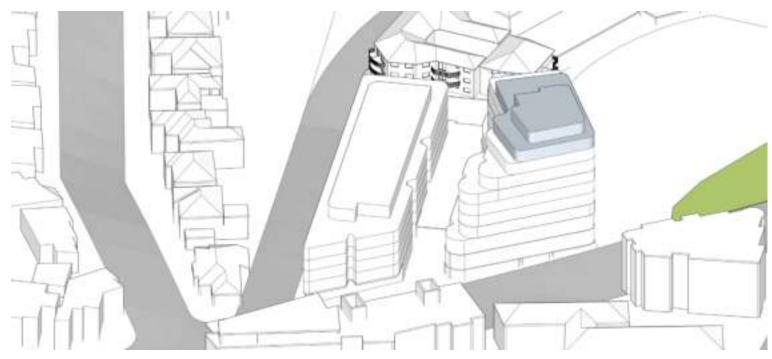
ominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

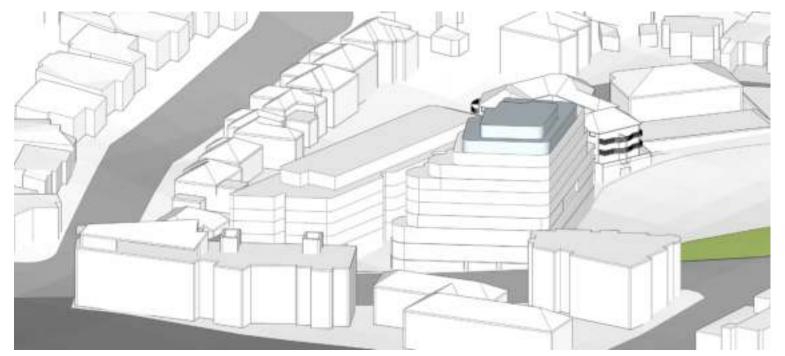
187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305 Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 9-12pm DA05.34

Gateway Determination @ A3 C



June 21st - 1:00 pm



June 21st - 3:00 pm

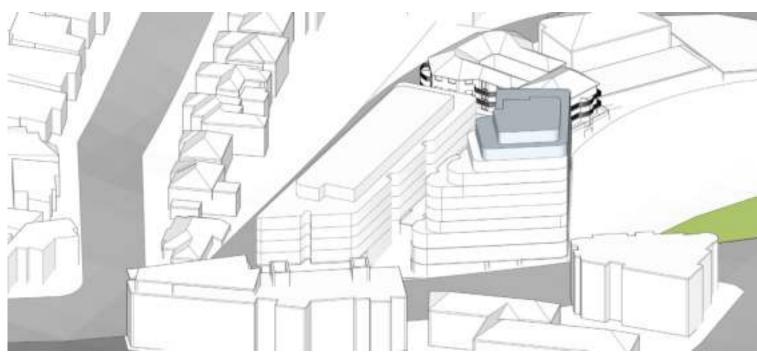
In response to Gateway Determination Condition (d) (viii), the suitability of the 9th and 10th storey component of the subject development will have little impact on the car-park site and communal open space (existing park). Sun-eye diagrams clearly demonstrate that:

#### Car-park site

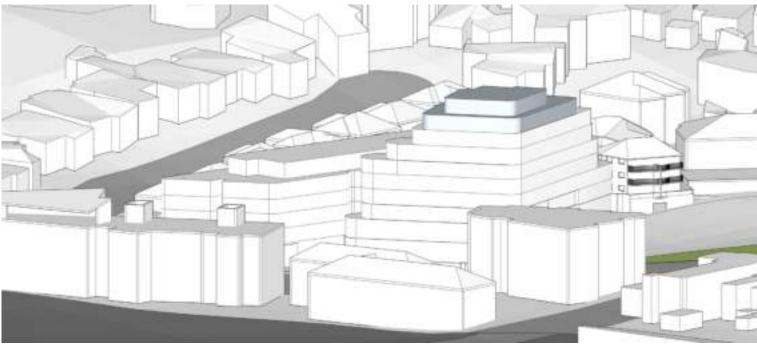
The carpark site is predominantly achieving solar access from 11am-3pm during mid-winter and has little or no impact from the 9th / 10th storey of the subject development. (Refer to Urban Design Report where it is demonstrated that over 75% of the carpark site achieves a minimum of 2hrs solar access in mid-winter)

#### Communal open space (Existing Park)

The existing park is predominantly achieving solar access from **10am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development.



June 21st - 2:00 pm



June 21st - 4:00 pm

### DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

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

jkm architects

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

vor Yang)

Project Ad

187 S

North

BNH Mixed-Use Development 2305

Project Address 187 Slade Road, Bexley North
NSW 2207

BNH Mixed-Use Development 2305

Sheet Nam Sun-E
Proper Drawing n
DAGE

Project No.
2305

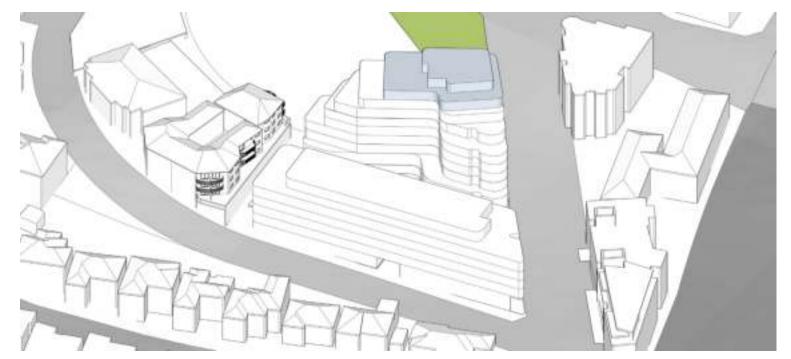
Sheet Name
Sun-Eye Diagram (Subject Site
Proposed Envelope) June 21st 1-4pm

DA05.35

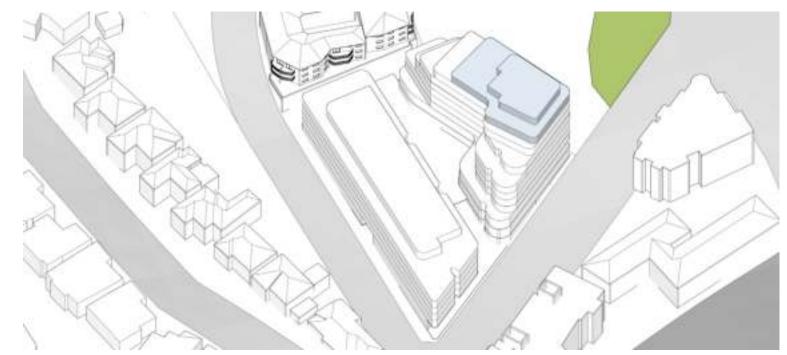
Gateway Determination

Scale

@ A3



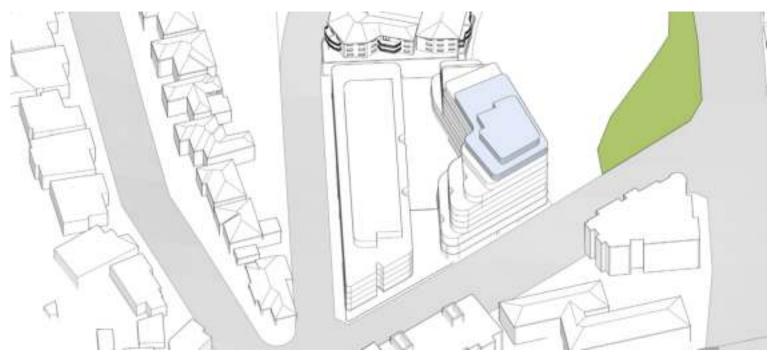
Sept 21st - 9:00 am



Sept 21st - 11:00 am



Sept 21st - 10:00 am



Sept 21st - 12:00 pm

| Disclaimer:                                                                         |
|-------------------------------------------------------------------------------------|
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| satisfactorily.                                                                     |

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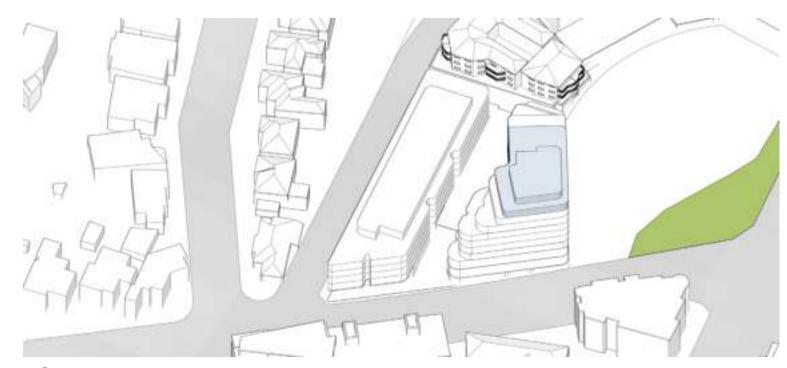
Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

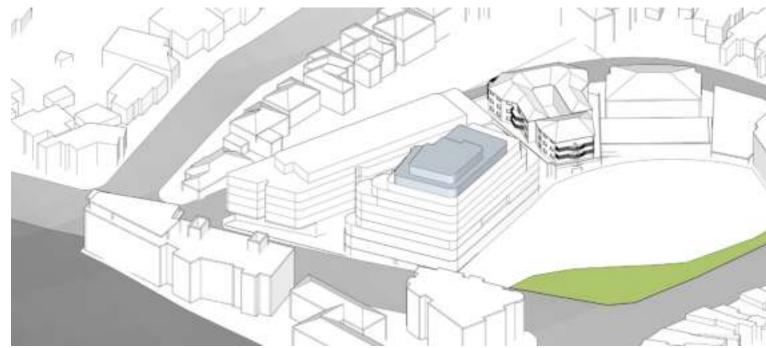
BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley North NSW 2207

Sheet Name
Sun-Eye Diagram (Subject Site
Proposed Envelope) Sept 21st 9-12pm Drawing no.
DA05.36

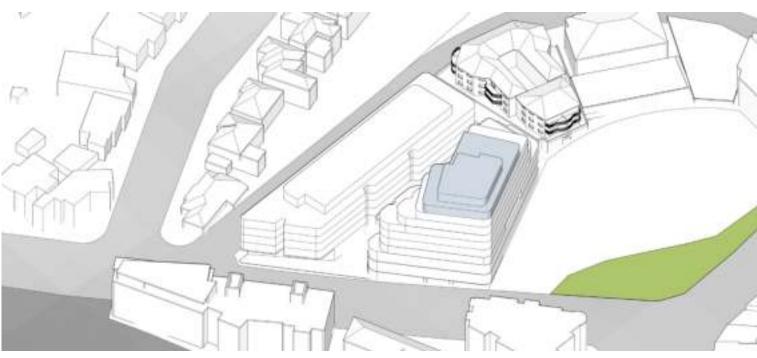
Gateway Determination @ A3



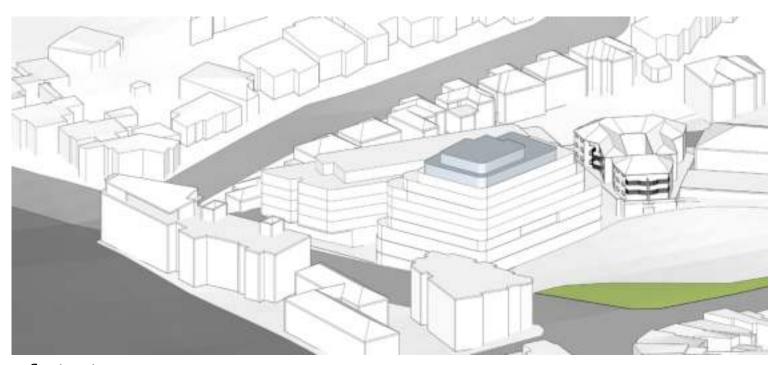
Sept 21st - 1:00 pm



Sept 21st - 3:00 pm



Sept 21st - 2:00 pm



Sept 21st - 4:00 pm

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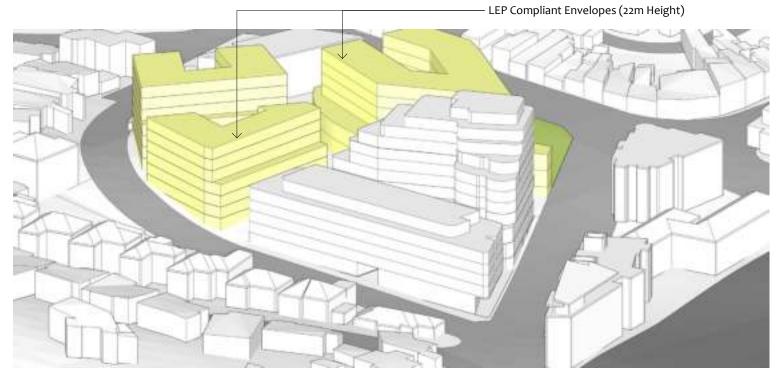
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Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley NSW 2207

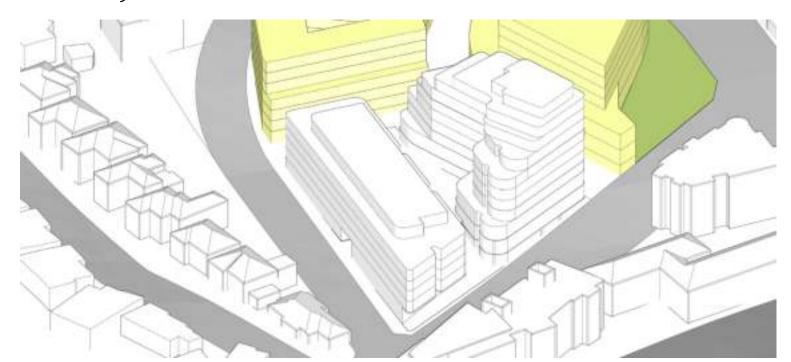
Sheet Name
Sun-Eye Diagram (Subject Site
Proposed Envelope) Sept 21st - 1-4pm Drawing no.
DA05.37

Gateway Determination @ A3

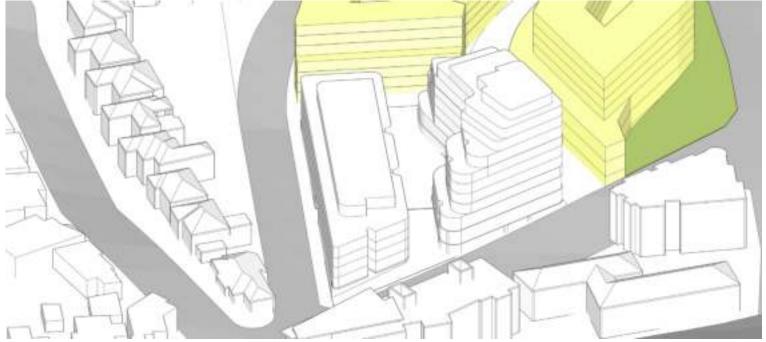




June 21st - 9:00 am



June 21st - 10:00 am



June 21st - 12:00 pm

- LEP Compliant Envelopes (22m Height)

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June 21st - 11:00 am

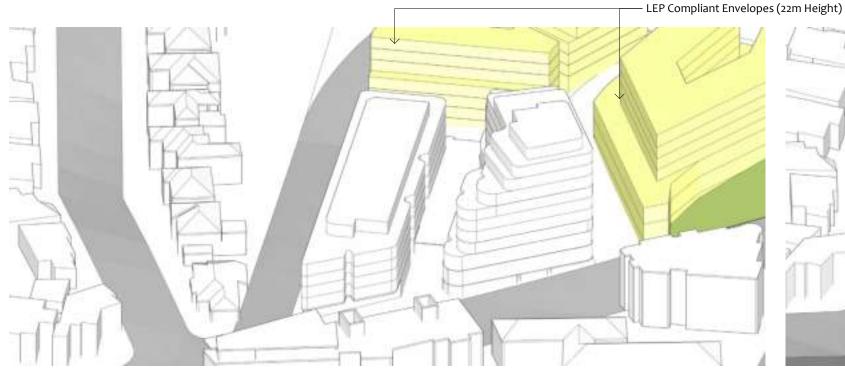
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Nominated Architect Tai Kei Keith Ma NSW 9247

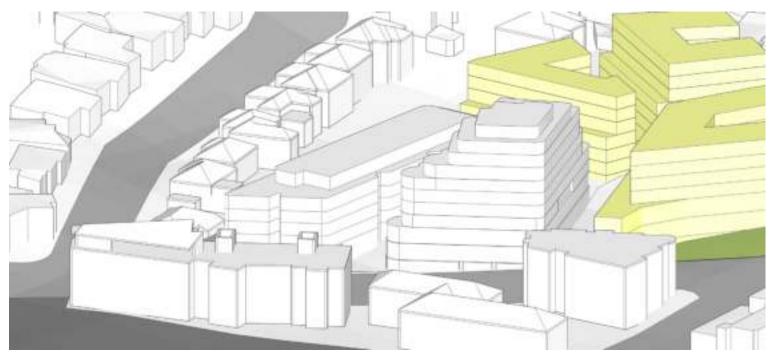
Tunborn Pty Ltd (Trevor Yang)

BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley Sheet Name
Sun-Eye Diagram (Adjacent Sites LEP
compliant envelope) June 21st - 9-12pm Drawing no. DA05.38 NSW 2207

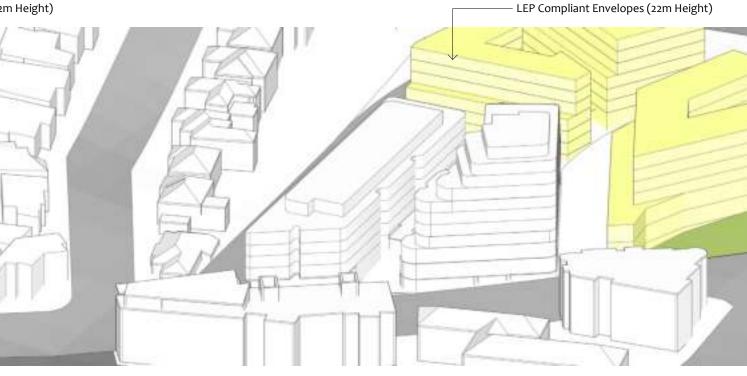
Gateway Determination @ A3 C



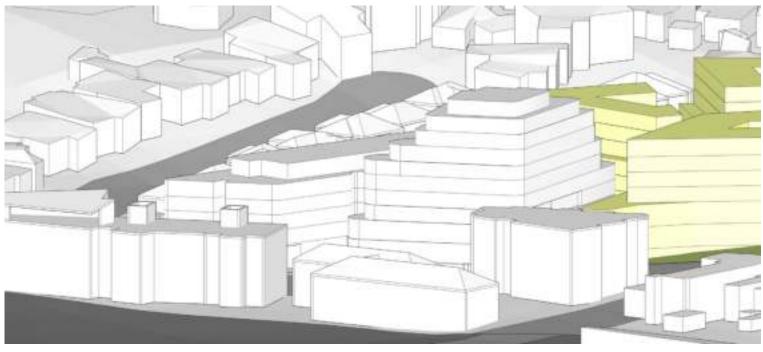
June 21st - 1:00 pm



June 21st - 3:00 pm



June 21st - 2:00 pm



June 21st - 4:00 pm

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Tunborn Pty Ltd (Trevor Yang)

(Trevor Yang)
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Street,

BNH Mixed-Use Development 2305

Project Address 187 Slade Road, Bexley
North
NSW 2207

BNH Mixed-Use Development 2305

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opment 2305

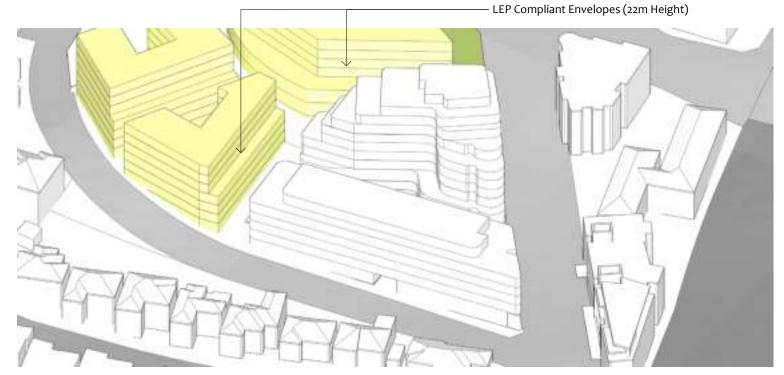
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Sheet Name
Sun-Eye Diagram (Adjacent Sites LEP
compliant envelope) June 21st - 1-4pm
Drawing no.
DA05.39

Status
Gateway Determination

Scale

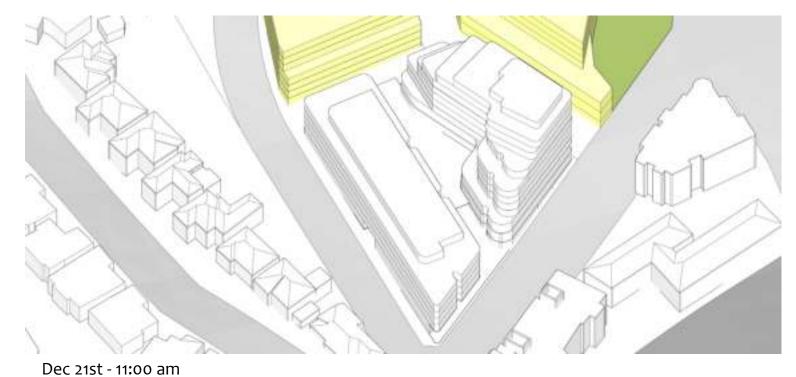
@ A3

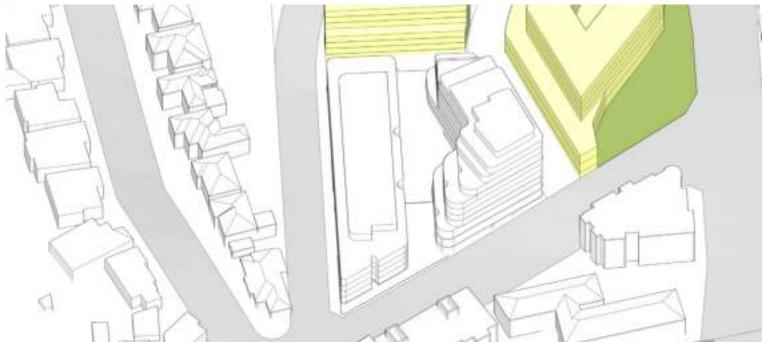




LEP Compliant Envelopes (22m Height)

Dec 21st - 9:00 am





Dec 21st - 12:00 pm

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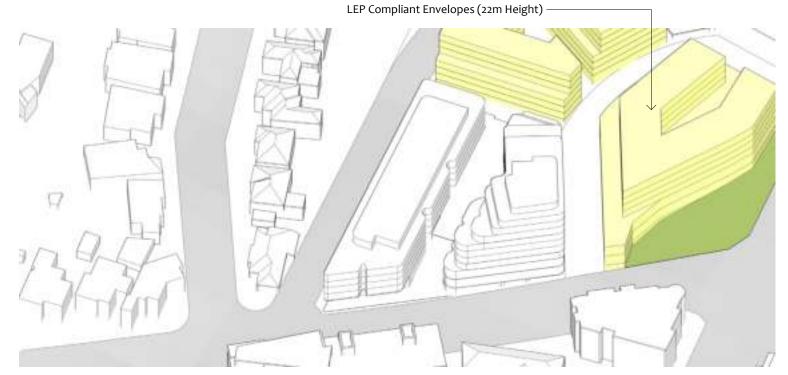
Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

NSW 2207

BNH Mixed-Use Development 2305 Project Address 187 Slade Road, Bexley Sheet Name Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 9-12pm Drawing no. DA05.40

Gateway Determination @ A3 C

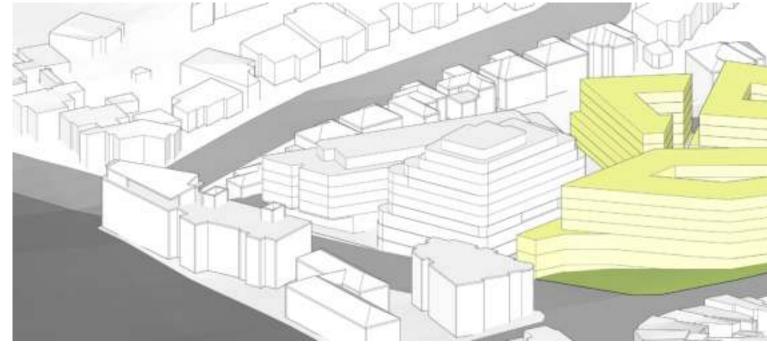


LEP Compliant Envelopes (22m Height)

Dec 21st - 1:00 pm

Dec 21st - 3:00 pm

Dec 21st - 2:00 pm



Dec 21st - 4:00 pm

#### **DESIGN INTENT DRAWINGS** NOT FOR CONSTRUCTION

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 inmediately for carification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants/out-consultants/out-further advice from consultants/sub-consultants/out-further advice from consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub-consultants/sub

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 LMMarchitects. 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.

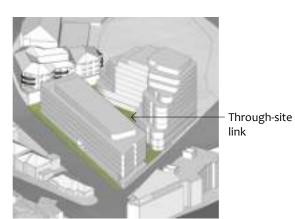
Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

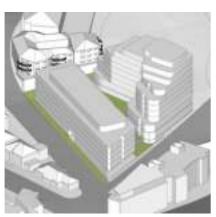
Project Address 187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305 Sheet Name Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm Drawing no.
DA05.41

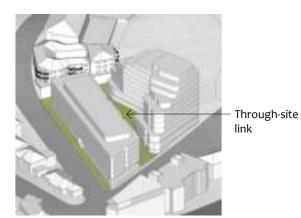
Gateway Determination @ A3



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



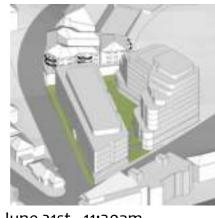
June 21st - 10:45am 23% of Through-site link with Solar Access



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



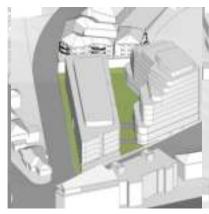
June 21st - 11:15am 44% of Through-site link with Solar Access



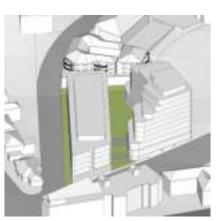
June 21st - 11:30am 55% of Through-site link with Solar Access



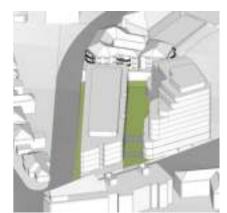
June 21st - 11:45am 65% of Through-site link with Solar Access



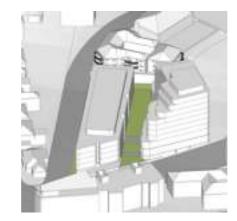
June 21st - 12:00pm **75**% of Through-site link with Solar Access



June 21st - 12:15pm 84% of Through-site link with Solar Access



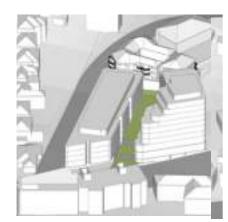
June 21st - 12:30pm 85% of Through-site link with Solar Access



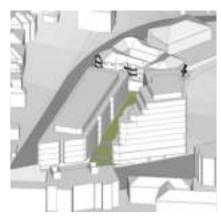
June 21st - 12:45pm **78**% of Through-site link with Solar Access



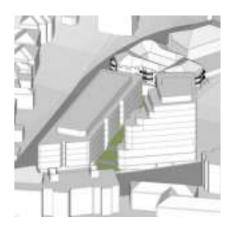
June 21st - 1:00pm **69**% of Through-site link with Solar Access



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



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

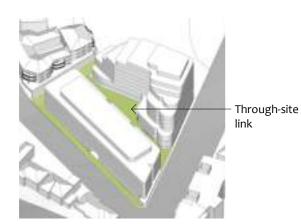
Tunborn Pty Ltd (Trevor Yang)

187 Slade Road, Bexley NSW 2207

BNH Mixed-Use Development 2305 Drawing no. DA05.50

Gateway Determination Sun-Eye Diagram - North-South Through Site Link June 21st

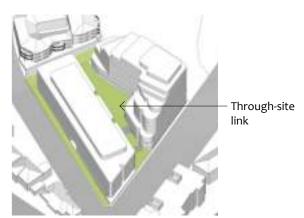
@ A3



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



September 21st - 10:45am 51% of Through-site link with Solar Access



September 21st - 11:00am 60% of Through-site link with Solar Access



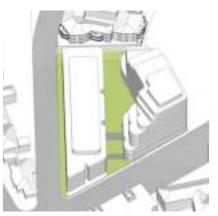
September 21st - 11:15am 69% of Through-site link with Solar Access



September 21st - 11:30am 77% of Through-site link with Solar Access



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



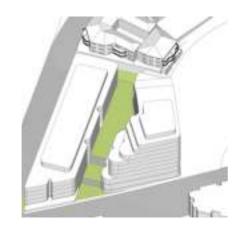
September 21st - 12:00pm 94% of Through-site link with Solar Access



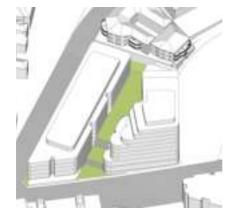
September 21st - 12:15pm 92% of Through-site link with Solar Access



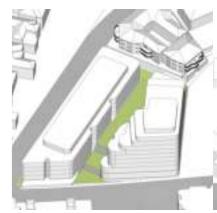
September 21st - 12:30pm 87% of Through-site link with Solar Access



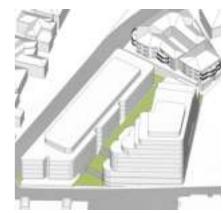
September 21st - 12:45pm 80% of Through-site link with Solar Access



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



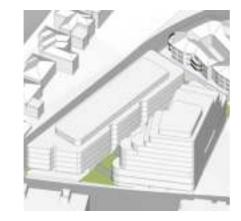
September 21st - 01:15pm 55% of Through-site link with Solar Access



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



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



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

Tunborn Pty Ltd (Trevor Yang)

NSW 2207

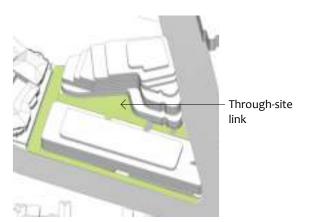
BNH Mixed-Use Development 2305 187 Slade Road, Bexley

Sun-Eye Diagram - North-South Through Site Link Sept 21st

Drawing no. DA05.51

Gateway Determination

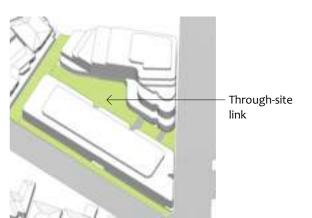
@ A3



December 21st - 10:30am **54**% of Through-site link with Solar Access



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



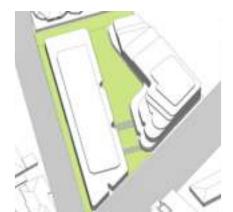
December 21st - 11:00am 71% of Through-site link with Solar Access



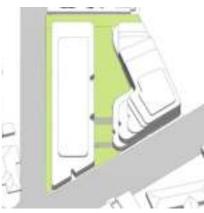
December 21st - 11:15am 84% of Through-site link with Solar Access



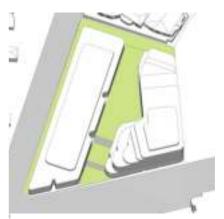
December 21st - 11:30am 87% of Through-site link with Solar Access



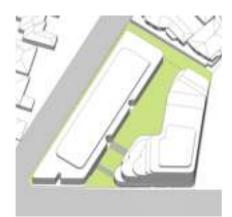
December 21st - 11:45am 94% of Through-site link with Solar Access



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



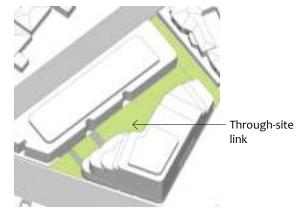
December 21st - 12:15pm 98% of Through-site link with Solar Access



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



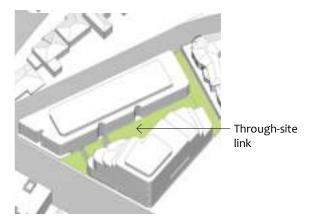
December 21st - 12:45pm **86**% of Through-site link with Solar Access



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

Tunborn Pty Ltd (Trevor Yang)

187 Slade Road, Bexley NSW 2207

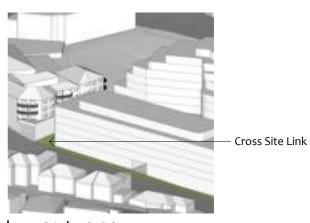
BNH Mixed-Use Development 2305 Sun-Eye Diagram - North-South Through Site Link Dec 21st Drawing no. DA05.52

Gateway Determination

@ A3

Solar access Sun-Eye Diagram not applicable at this time

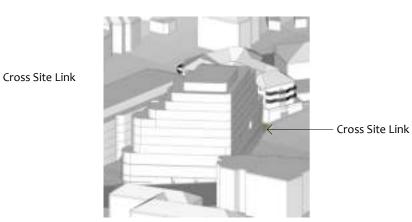
<u>June 21st - 7:00am</u>



<u>June 21st - 9:00am</u>



<u>June 21st - 12pm</u>



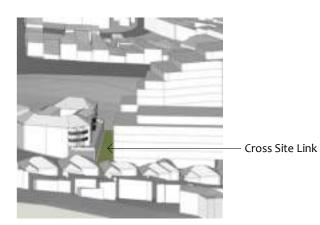
June 21st - 3pm

Cross Site Link

Cross Site Link

Solar access Sun-Eye Diagram not applicable at this time

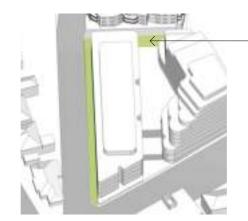
<u>June 21st - 5:00pm</u>



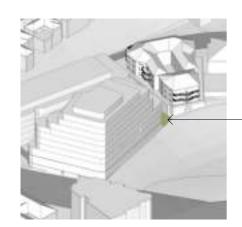
September 21st - 7:00am



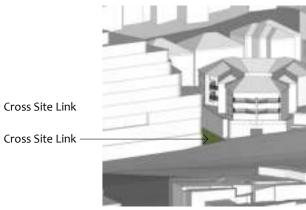
September 21st - 9:00am



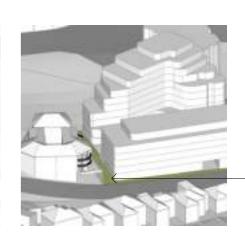
September 21st - 12:00pm



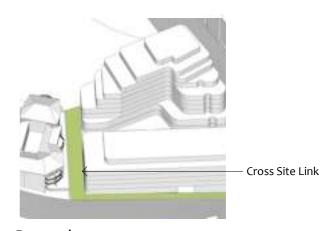
September 21st - 3:00pm



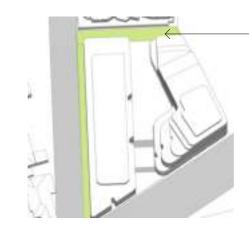
September 21st - 5:00pm



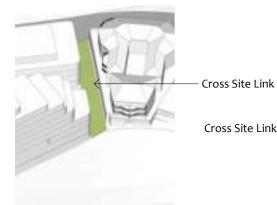
December 21st - 7:00am



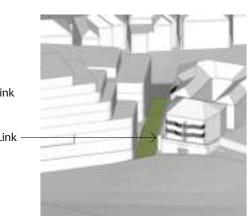
December 21st - 9:00am



December 21st - 12:00pm



December 21st - 3:00pm



December 21st - 5:00pm

C

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Cross Site Link

Revision Date Descript
A 31/08/2023 For Gateway Determi
B 04/09/2023 For Gateway Determi
C 06/09/2023 For Gateway Determi

Cross Site Link

Architect

| Kmarchitects Pty Ltd

Nominated Architect Tai Kei Keith Ma NSW 9247

Tunborn Pty Ltd (Trevor Yang)

orn Pty Ltd BNH Mixed-Use or Yang) Project Address 187 Slade Roa North

Project Name.

BNH Mixed-Use Development

2305

Project Address
187 Slade Road, Bexley
North
NSW 2207

Project Name
Sun-Eye Diagram - East-West Cross Site Link
Drawing no.
DA05.53

Scale

Scale

@ A3