

Objections also received from  
2A, 8 and 22 Armadale Street

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**64 Armadale Street, Armadale**

★ **Objector properties**

Date printed: 7/02/2019

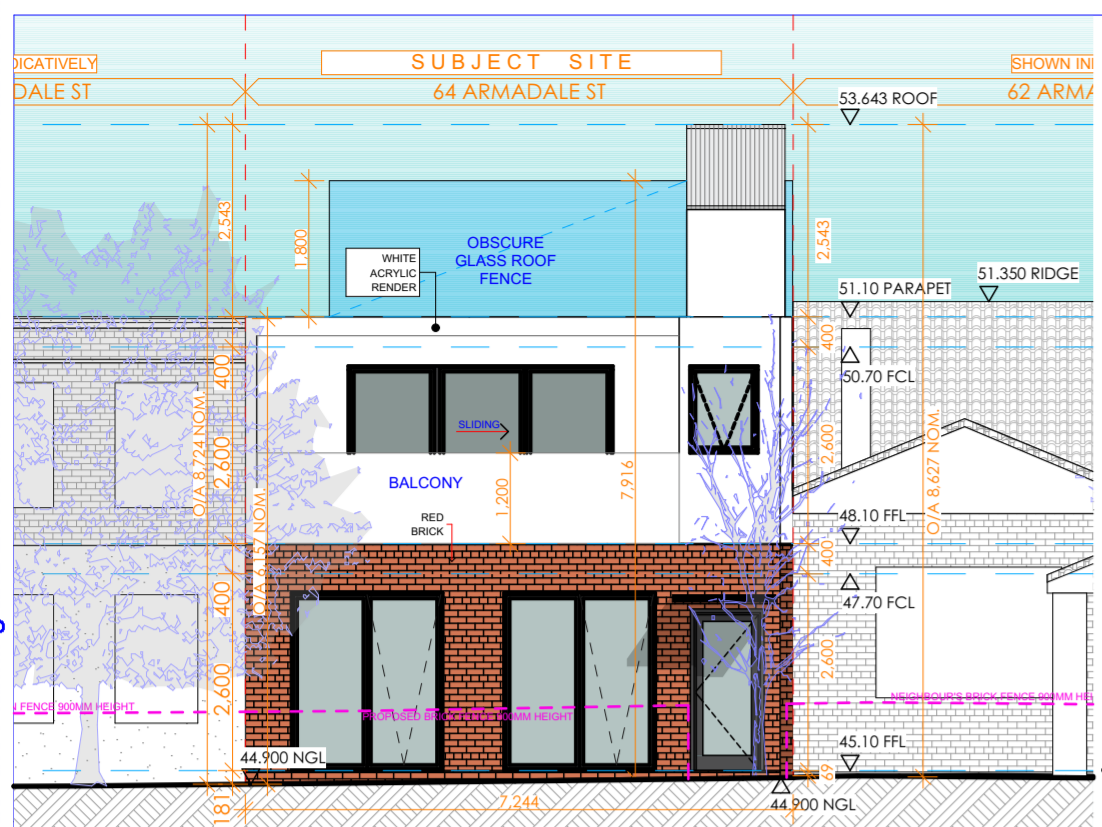
Scale: 1:1285



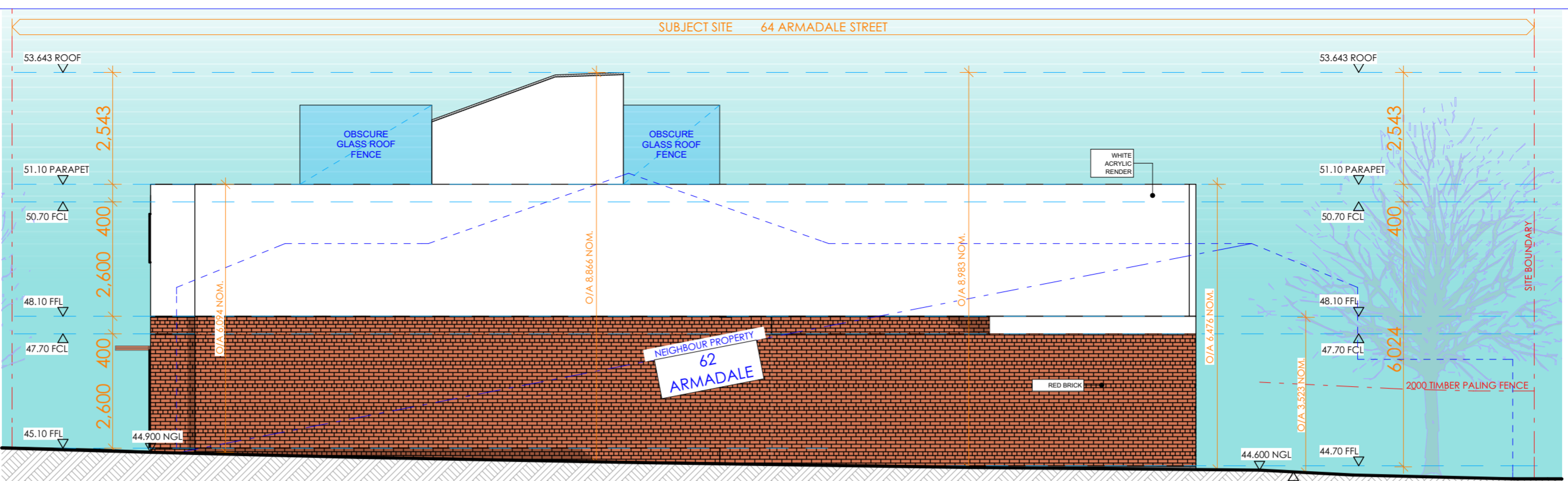




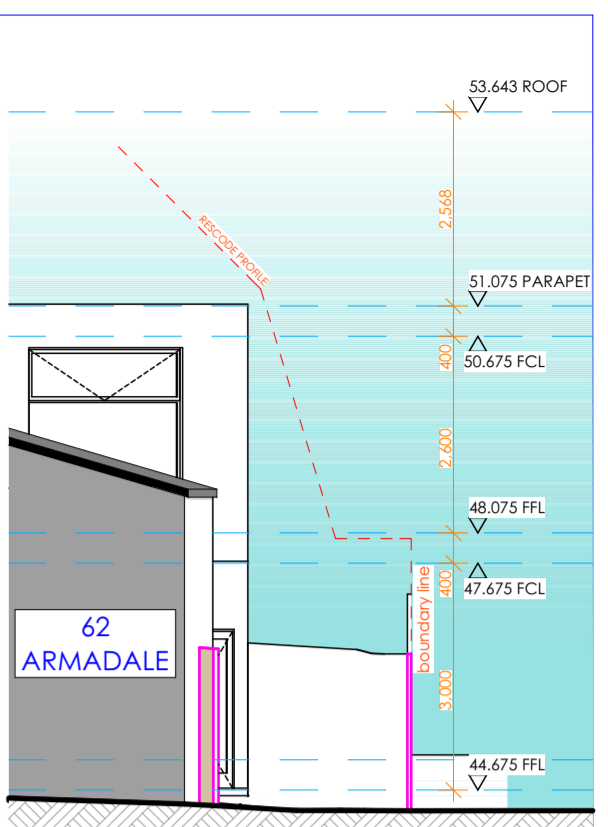
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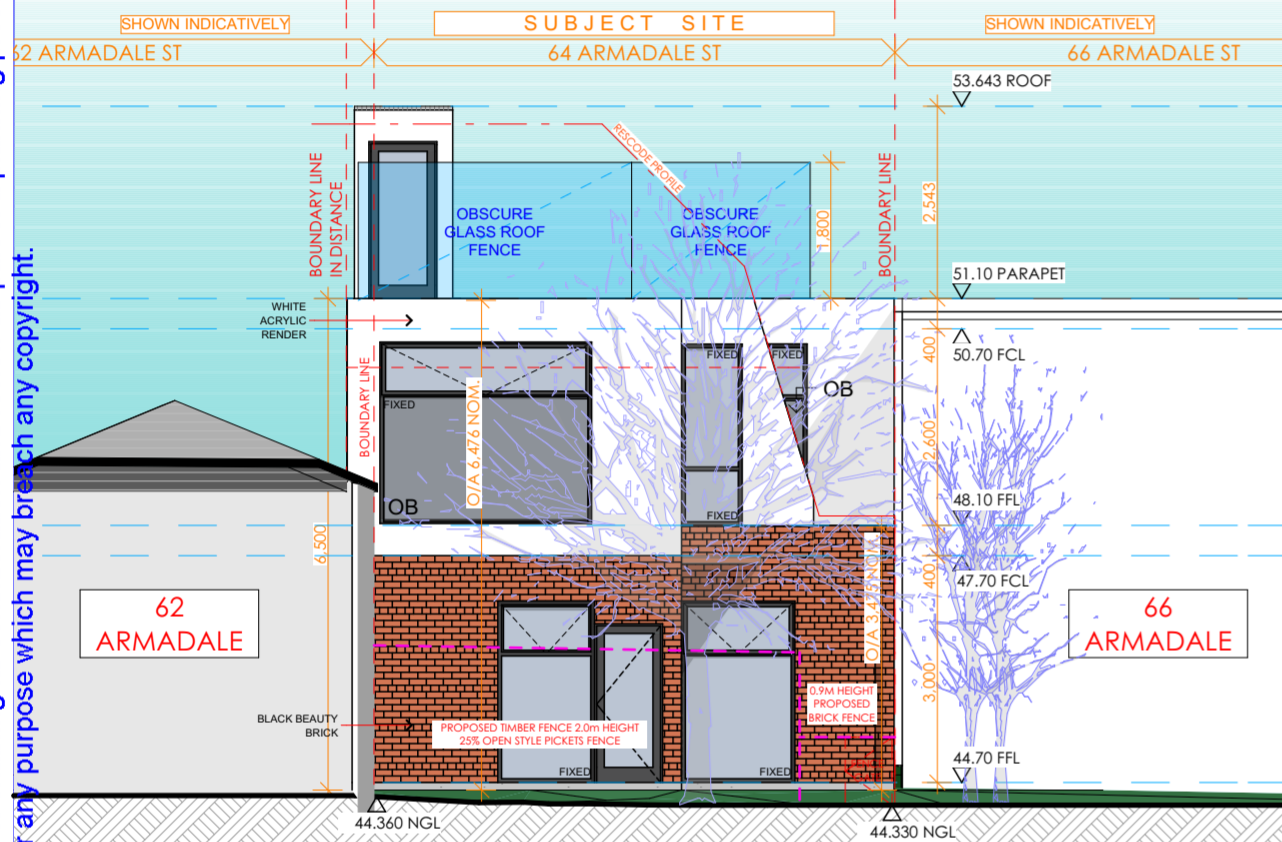
**WEST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**



**SECTION A 1:100**



**EAST ELEVATION 1:100**



**NORTH ELEVATION 1:100**

**NOTE:** SECTION VIEW IS ORTHOGONAL TO THE REAR BOUNDARY  
NO BUILDING PORTIONS INTRUDE OUT OF RESCODE PROFILE  
COMPLIES

**NOTE:** ALL EXTERNAL WALL TO BE R2.5 INSULATION WITH WALL WRAP TO MEET SDA ASSESSMENT.

**NOTE:** INTERNAL PARTY WALL TO BE R2.5 INSULATION TO MEET SDA ASSESSMENT.

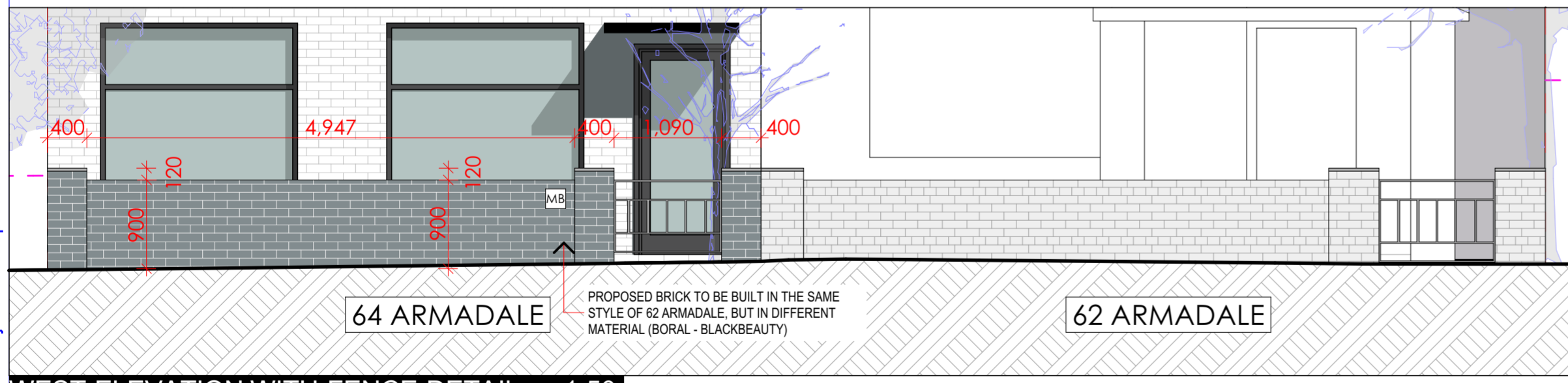
**NOTE:** ROOF COLOR TO BE MEDIUM COLOR ROOF TO MEET SDA ASSESSMENT

**NOTE:** CEILING TO BE R4.0 INSULATION TO MEET SDA ASSESSMENT

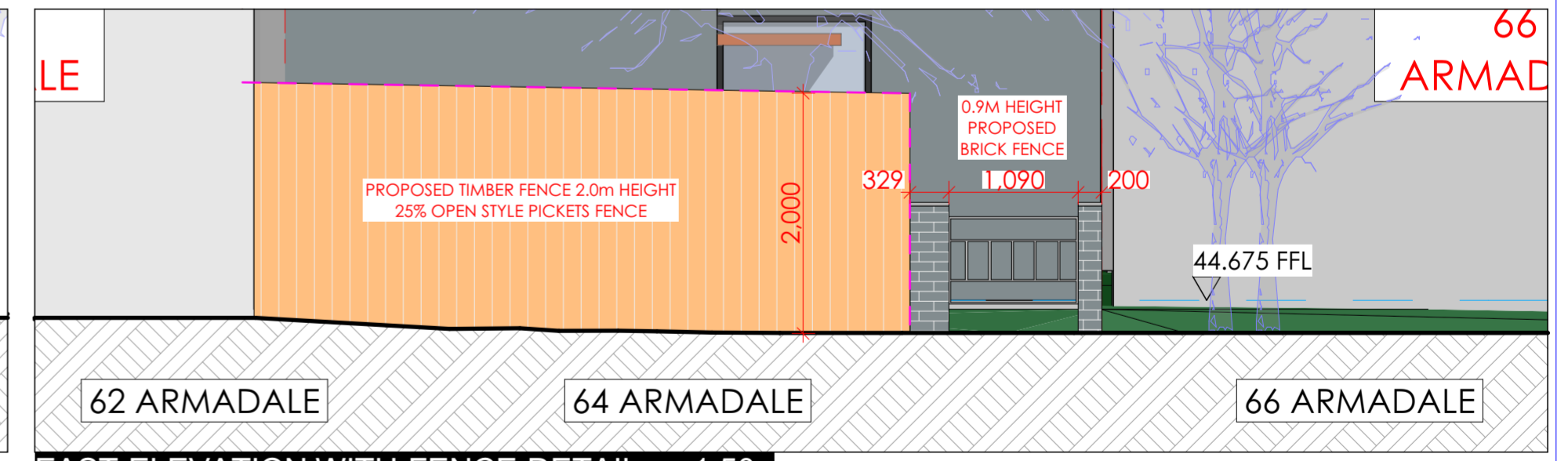
**NOTE:** GLAZING - SINGLE & DOUBLE GLAZED FRAMES - ALUMINIUM DWELLING 1 - DOUBLE GLAZING REQUIRED TO ALL THE WINDOWS & DOORS DWELLING 2 - DOUBLE GLAZING REQUIRED ALL THE WINDOWS & DOORS EXC. MASTER BED AND WINDOW FACING CORRIDOR ON FIRST FLOOR WINDOW MANUFACTURER - A&L

proposed materials & finishes schedule:

Item	Material/Finish
brick work	Boral Blackbeauty
Roof Sheeting	Colorbond Steel grey
Wall finish 1	Render - White
fascia & gutter	Colorbond - Windpray
Wall finish 2	Weatherboard - Paperbark
garage door	colorbond - Surfist
driveway finish	Coloured Concrete - Charcoal



**WEST ELEVATION WITH FENCE DETAIL 1:50**



**EAST ELEVATION WITH FENCE DETAIL 1:50**

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**CLIENT**  
ARMADALE LIVING

**PROJECT**  
64 ARMADALE ROAD ARMADALE

**PROPOSAL**  
TOWNHOUSE DEVELOPMENT

**STATUS**  
DESIGN DEVELOPMENT

**DRAWING**  
ELEVATIONS

**SCALE**  
1:100, 1:50 PAGE A2

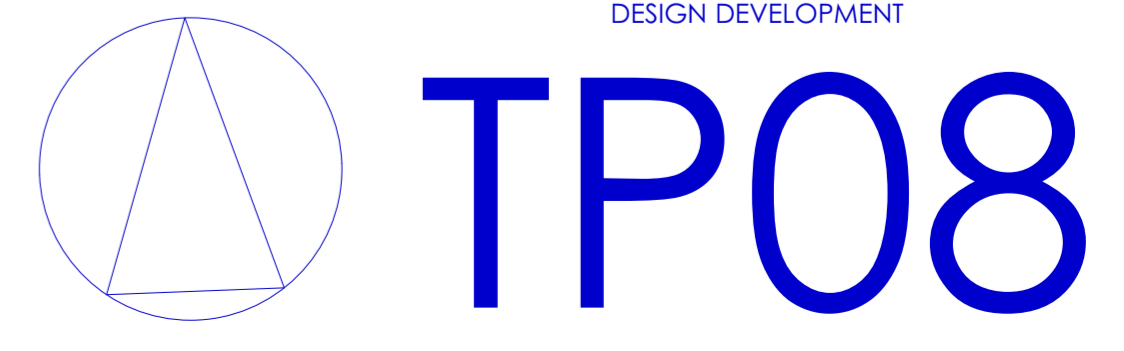
**DATE**  
07/03/2017

**DRAWN**  
FG

**CHECKED**  
FG

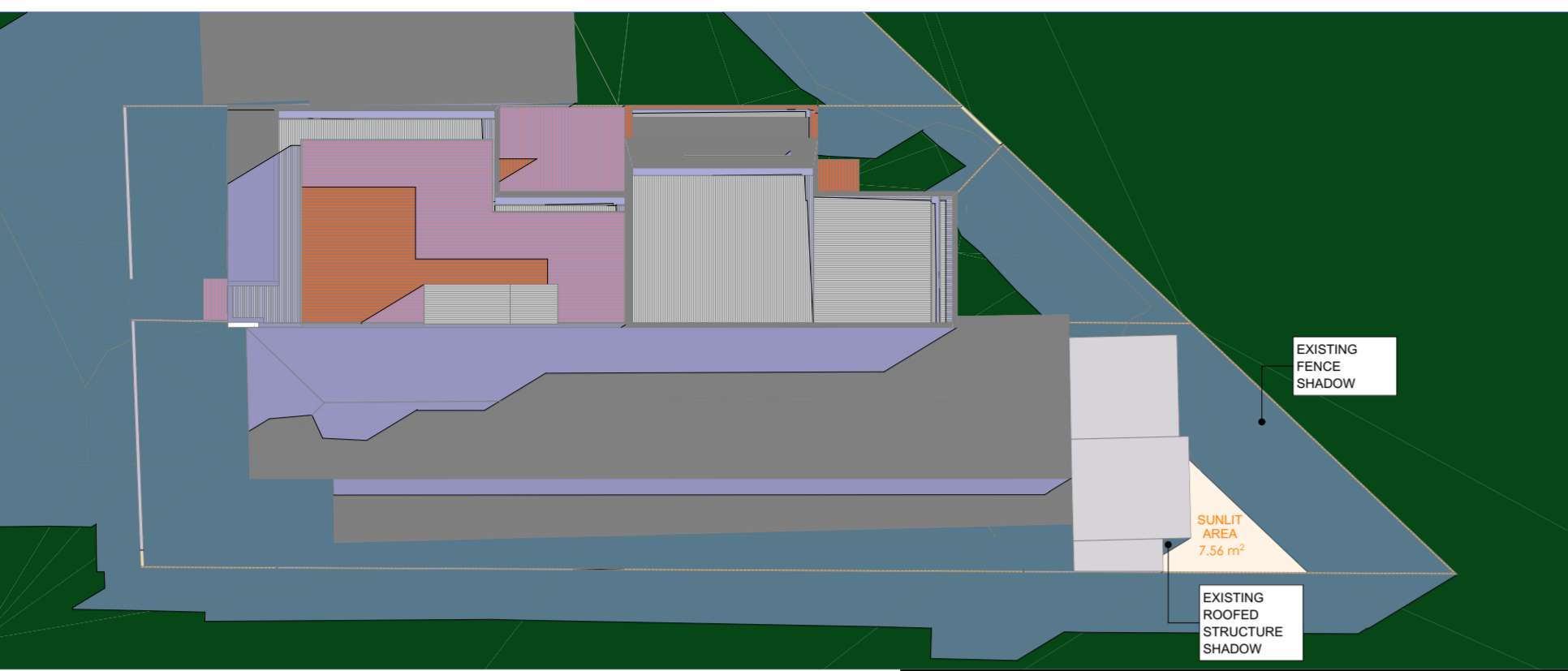
**JOB NO**  
CS1410

**DWG NO**  
TP08

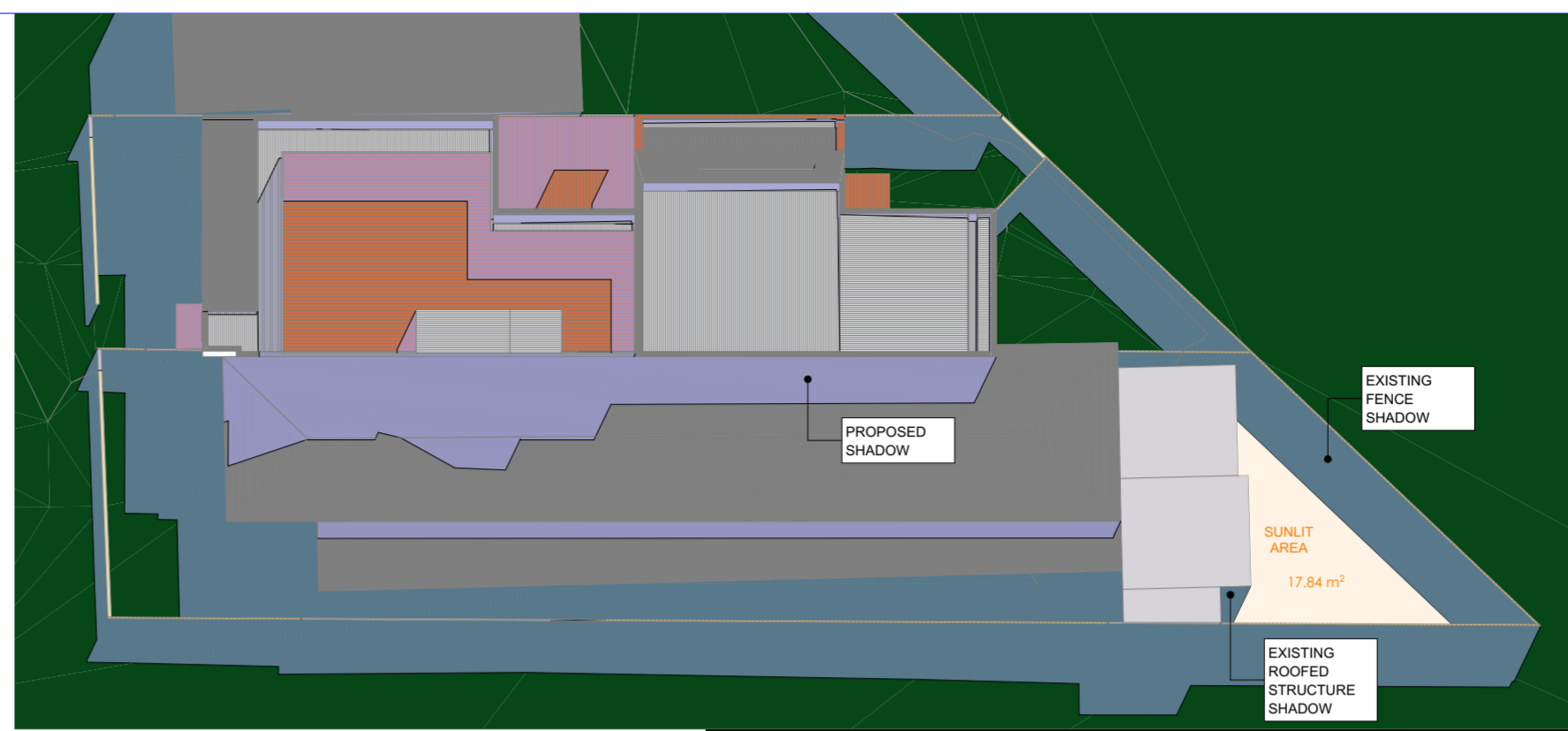


DESIGN DEVELOPMENT

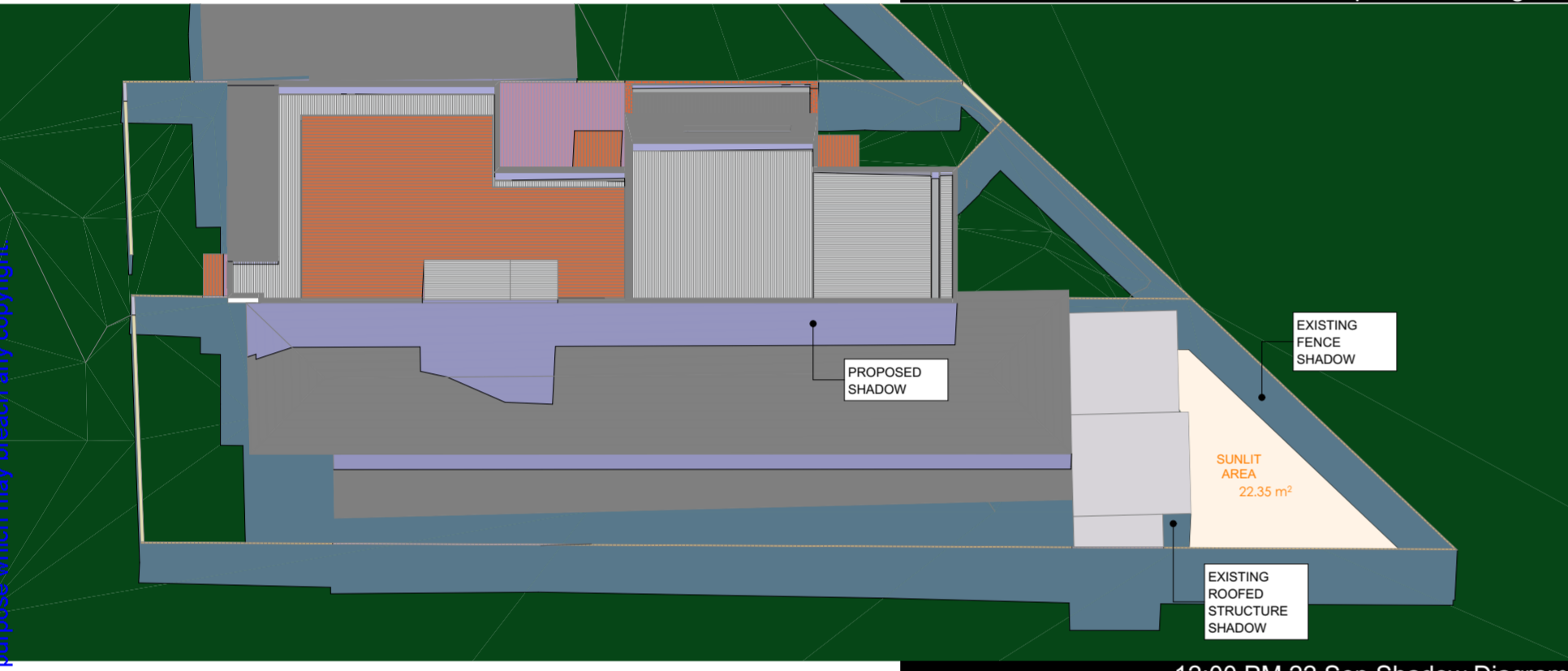
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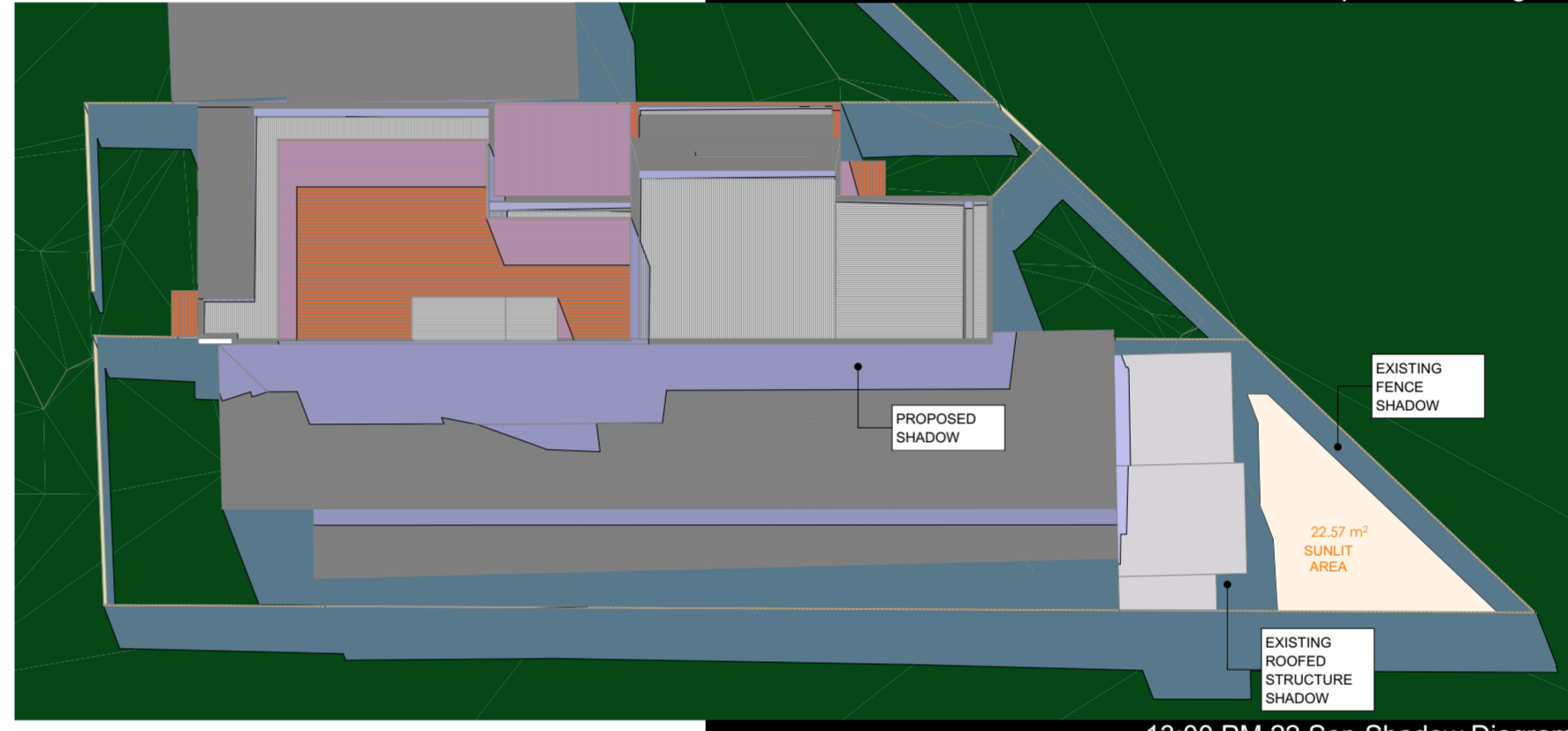
9:00 AM 22 Sep Shadow Diagram



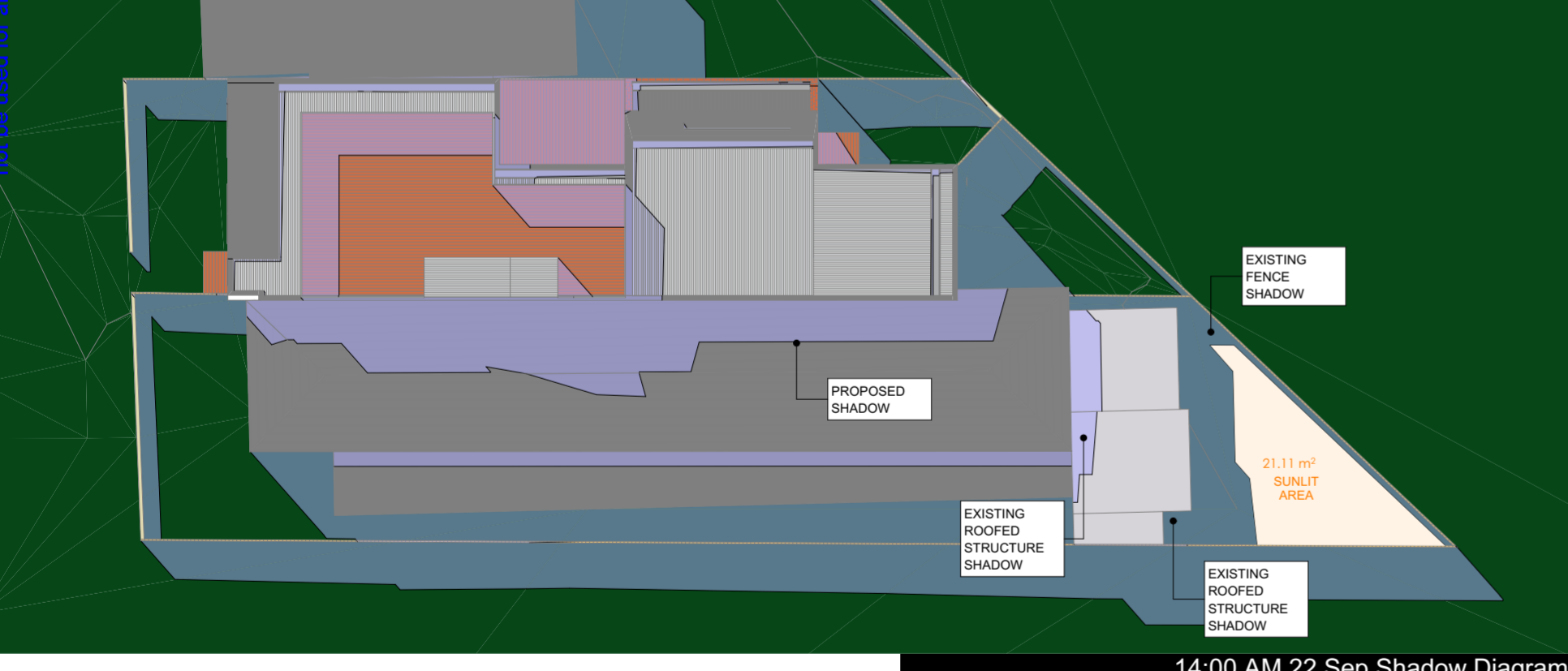
11:00 AM 22 Sep Shadow Diagram



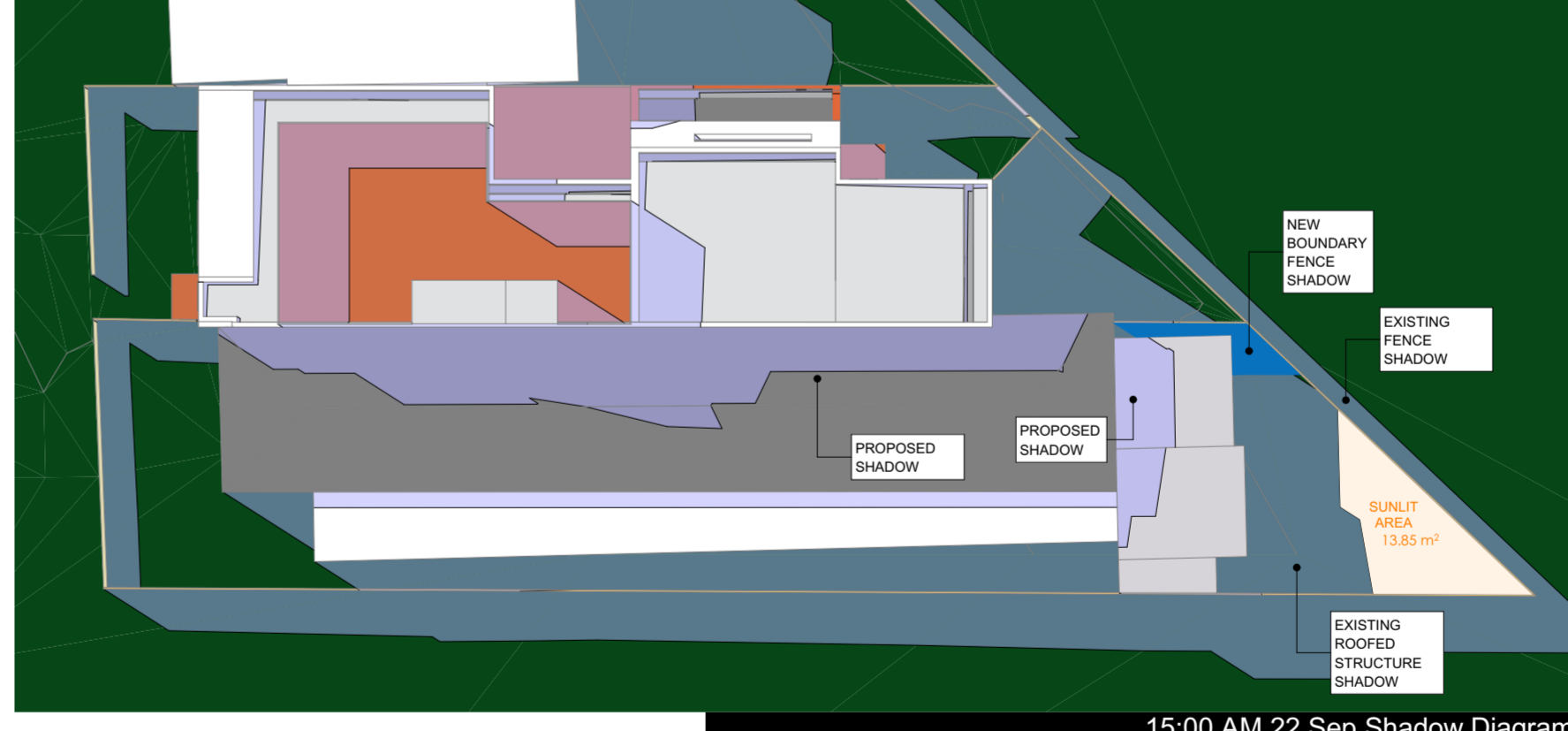
12:00 PM 22 Sep Shadow Diagram



13:00 PM 22 Sep Shadow Diagram



14:00 AM 22 Sep Shadow Diagram



15:00 AM 22 Sep Shadow Diagram

**OVERSHADOWING IMPACTS ON NO. 64 ARMADALE STREET ON 22 SEP**

TIME OF DAY	TOTAL SPOS AREA	EXISTING AREA IN SHADOW	PROPOSED AREA IN SHADOW	DIFFERENCE	COMPLIANCE WITH STANDARD A14
9AM	37.16 m <sup>2</sup>	29.6 m <sup>2</sup>	0 m <sup>2</sup>	7.56 m <sup>2</sup>	✓
10AM	37.16 m <sup>2</sup>	24.1 m <sup>2</sup>	0 m <sup>2</sup>	13.06 m <sup>2</sup>	✓
11AM	37.16 m <sup>2</sup>	19.32 m <sup>2</sup>	0 m <sup>2</sup>	17.84 m <sup>2</sup>	✓
12PM	37.16 m <sup>2</sup>	14.81 m <sup>2</sup>	0 m <sup>2</sup>	22.35 m <sup>2</sup>	✓
1PM	37.16 m <sup>2</sup>	14.59 m <sup>2</sup>	0 m <sup>2</sup>	22.57 m <sup>2</sup>	✓
2PM	37.16 m <sup>2</sup>	16.05 m <sup>2</sup>	0 m <sup>2</sup>	21.11 m <sup>2</sup>	✓
3PM	37.16 m <sup>2</sup>	23.31 m <sup>2</sup>	0 m <sup>2</sup>	13.85 m <sup>2</sup>	✓

**NOTE:**  
THE EXISTING SHADOW CONDITION IS LESS THAN THE MINIMUM REQUIREMENT THAT IS SET IN STANDARD A14. THEREFORE PROPOSED SHADOW SHOULD NOT BE CAST TO NEIGHBOUR'S YARD.

THE SHADOW DIAGRAMS SHOW THAT NO PROPOSED SHADOW CAST TO NO.62 YARD.

COMPLIES

**LEGEND**

- SUNLIT AREA IN SECLUDED PRIVATE OPEN SPACE OF DWELLING NO.62
- EXISTING SHADOW CAST BY EXISTING DWELLING, SHED AND FENCE
- PROPOSED SHADOW CAST BY NEW DWELLING

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**ARMADALE LIVING**

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**64 ARMADALE ROAD ARMADALE**

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STATUS  
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DRAWING  
**Shadow Diagrams**

SCALE  
PAGE A2

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CS1410

DWG NO  
TP09

DESIGN DEVELOPMENT

**TP09**



