



PART 5 APPLICATION SUBMISSION

MANOR HOUSING DEVELOPMENT

18-28 Simpson Street, DUNDAS VALLEY



SUBJECT SITE
18-28 Simpson Street,
DUNDAS VALLEY

LOCATION PLAN scale 1:2000

DETAIL NOTES

01. These details do not provide a full and comprehensive set of details for the whole project.
02. These details demonstrate the anticipated level of detail for the project and the types of trims and junctions that are proposed, including the requirement for flush finishing door sills.
03. The contractor is to allow for achieving the same level of detail for details currently not shown.
04. The architect may provide additional details as and when they are required to clarify expectations. Details provided in response to requests for information (r.f.i.'s) are provided to assist the builder in finishing the project in a manner consistent with the details shown at tender.
05. The contractor is to allow for trims, seals and finishing without unsightly gaps throughout the project that are consistent with the contract documents. The absence of a particular detail at the time of tender is not in and of itself evidence that a trim or form of finishing could not have been anticipated. The owner is entitled to anticipate that the tender price allows for finishing the project in a satisfactory manner consistent with the documents issued for tender.
06. Drawings to be printed at A1 and viewed in colour.

NatHERS CONSTRUCTION & INSULATION SPECIFICATIONS

FLOOR SLAB

- Ground Floors: Concrete slab on ground.
- First Floors: Concrete suspended slab.

EXTERIOR WALLS

- Cavity brick: foil insulation (R0.6). Or, cavity brick wall system of R0.96 rating.

- To all unit 1s.
- Cavity brick: aircell insulation (R1.24). Or, cavity brick wall system of R1.60 rating.

- To all unit 2s.
- Brick veneer: with foil + R2.5 batts in cavity to plasterboard lining. Total wall system R-value (R3.02).

- To all unit 3s & 4s.

- Modelled with light and medium colour finishes, as per plans.

GLAZING

Al. Double glazed - High solar gain Low-E:

- MH2-U2: all glazing.
- MH3-U2: all glazing.
- MH4-U2: all glazing.

- Type A (U-Value: 4.3, SHGC: 0.47).

- Type B (U-Value: 4.3, SHGC: 0.53).

Double glazed, with aluminium framing:

- MH1-U2: all glazing.
- All unit 4s: all glazing.

- Type A (U-Value: 4.80, SHGC: 0.51).

- Type B (U-Value: 4.80, SHGC: 0.59).

Single clear glass, with aluminium framing:

- Modelled to remainder.

- Type A (U-Value: 6.7, SHGC: 0.57).

- Type B (U-Value: 6.7, SHGC: 0.70).

U-Value & SHGC are combined glass and frame figures.

CEILING

- All units: 1x1400mm ceiling fan to living/kitchen area.
- R3.5 ceiling insulation to all ceilings to roofs.
- Modelled with sealed: LED downlights & wet area exhaust fans.

ROOFS

- MH1, MH2 part, MH3, MH4 -Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with light colour finishes, and as unventilated.
- MH2 part -Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with medium colour finishes, and as unventilated.

* Please refer to NatHERS individual certificate for further details.

BASIX COMMITMENTS

CENTRAL SYSTEMS

- No common facilities
- Central water tank rainwater or stormwater -5000 L

NATURAL LIGHTING

- All dwellings : No. of Bathroom or toilet 1 / Main kitchen yes

ALTERNATIVE ENERGY

- All Dwellings - 5.0KW Photovoltaic System

INDIGENOUS AND LOW WATER USE SPECIES

- Common area: 0.0 m²
- Common area garden: 638.0 m²
- Area of indigenous or low water use species: 300 m²

HOT WATER SYSTEM

- All Dwellings - Gas instantaneous 5 star

FIXURES

- All dwellings
- All shower heads - 4 Star (> 4.5 but <= 6L/min)
- All toilet flushing systems 4 star
- All kitchen taps 3 star
- All bathroom taps 3 star
- HW recirculation or diversion no
- All clothes washers 3 star
- All dishwashers 3 star

APPLIANCES

- All dwellings
- Induction cooktop & electric oven
- Well ventilated fridge space
- Private indoor or sheltered clothes drying line

DRAWING LIST

DRAWING NO.	DRAWING NAME
DA-000	COVER PAGE
DA-001	BLOCK ANALYSIS PLAN
DA-101	SITE ANALYSIS PLAN
DA-102	DEMOLITION PLAN
DA-103	CUT & FILL & RETAINING WALL PLAN
DA-104	SUBDIVISION PLAN
DA-105	SITE PLAN
DA-201	GENERAL ARRANGEMENT - EXTERNAL WORKS
DA-202	GENERAL ARRANGEMENT - GROUND FLOOR
DA-203	GENERAL ARRANGEMENT - FIRST FLOOR
DA-204	GENERAL ARRANGEMENT - ROOF
DA-206	AREA COUNTS - MANOR HOUSE 1
DA-207	AREA COUNTS - MANOR HOUSE 2
DA-208	AREA COUNTS - MANOR HOUSE 3
DA-209	AREA COUNTS - MANOR HOUSE 4
DA-210	SOLAR ACCESS STUDY 1
DA-211	SOLAR ACCESS STUDY 2
DA-212	SHADOW DIAGRAMS - WINTER SOLSTICE 1
DA-213	SHADOW DIAGRAMS - WINTER SOLSTICE 2
DA-300	ELEVATION SHEET 01
DA-301	ELEVATION SHEET 02
DA-302	ELEVATION SHEET 03
DA-303	ELEVATION SHEET 04
DA-304	ELEVATION SHEET 05
DA-305	ELEVATION SHEET 06
DA-401	SECTION 01
DA-402	SECTION 02
DA-403	SECTION 03
DA-501	3D VIEWS
DA-502	3D VIEWS HEIGHT PLANE
N01	NOTIFICATION - COVER SHEET
N02	NOTIFICATION - SITE/LANDSCAPE PLAN
N03	NOTIFICATION - DEVELOPMENT DATA
N04	NOTIFICATION - ELEVATIONS
N05	NOTIFICATION - ELEVATIONS
N06	NOTIFICATION - SCHEDULE OF FINISHES
N07	NOTIFICATION - SHADOW DIAGRAMS

MANOR HOME 01				
UNIT	1	2	3	4
HEAT	20.9	40.3	12.4	21.4
COOL	4.5	3.8	12	13.6
STARS	8	6.6	8.1	7.3

MANOR HOME 02				
UNIT	1	2	3	4
HEAT	32	40.5	16	20.5
COOL	5.1	4.3	10.8	16.9
STARS	7.1	6.5	7.9	7.1

MANOR HOME 03				
UNIT	1	2	3	4
HEAT	21.7	42.1	13.1	22.1
COOL	4.3	3.9	11.1	13.4
STARS	7.9	6.4	8.2	7.2

MANOR HOME 04				
UNIT	1	2	3	4
HEAT	24.5	30.7	14.9	17.3
COOL	5.5	4.3	12	16.8
STARS	7.7	7.3	7.9	7.3

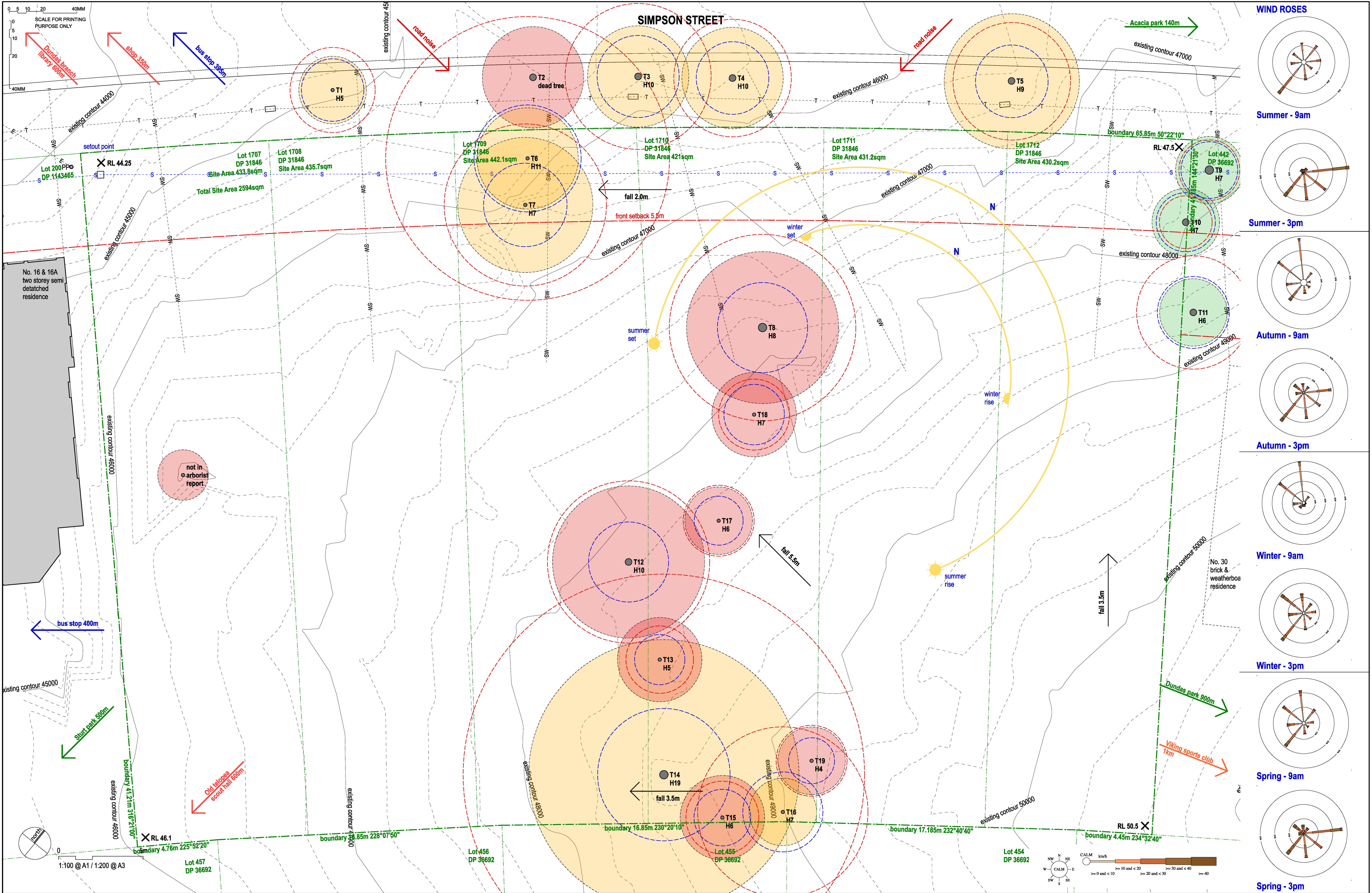
	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	ACCESS / TRAFFIC CONSULTANT	PROJECT:	TITLE:	STATUS:
	anthony nolan 6773					KENNEDY ASSOCIATES ARCHITECTS	XAVIER KNIGHT	LOKA CONSULTING ENGINEERS PTY LTD	MANOR HOUSE	COVER PAGE	PART 5 APPLICATION
						PH (02) 9557 8488		PH (02) 9748 8742	at		
	A	5/4/2023	PART 5 APPLICATION SUBMISSION						18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846		
	REV	DATE	NOTATION/AMENDMENT				LANDSCAPE CONSULTANT	BASIX CONSULTANT	2227 - SD 01 PLANS MASTER.vrx		
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				CONCEPT LANDSCAPE ARCHITECTS	GREEN WORLDS ARCHITECTURAL DRAFTING	2227 - SD 01 PLANS MASTER.vrx		
						PH (02) 9822 5312	PH (0427) 842 596	LOT 1707-1712 of DP 31846			

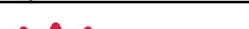


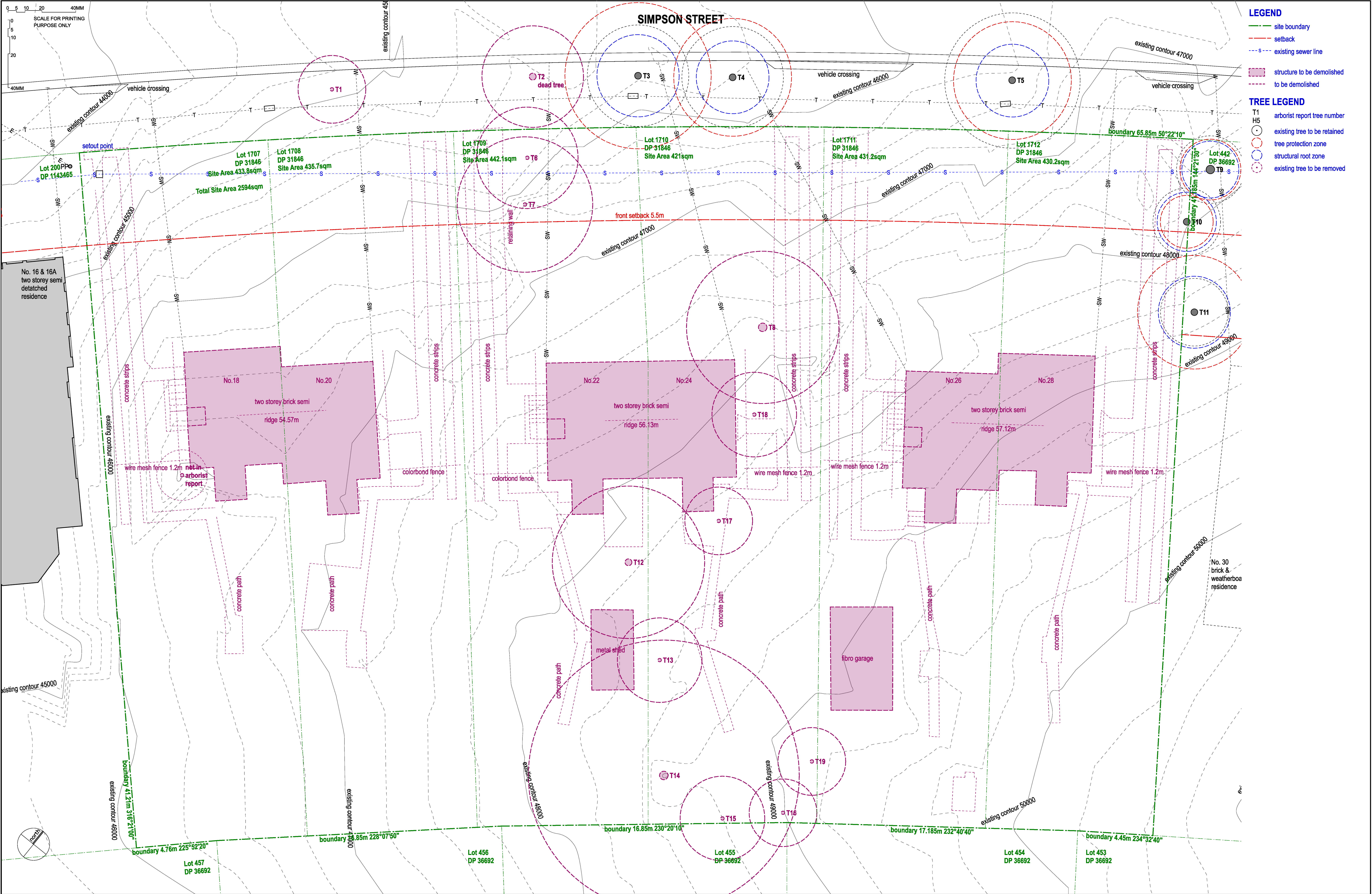
LEGEND

- subject site
- single dwelling residence block pattern
- emerging block pattern mainly duplex dwellings
- commercial / retail
- reserve / park

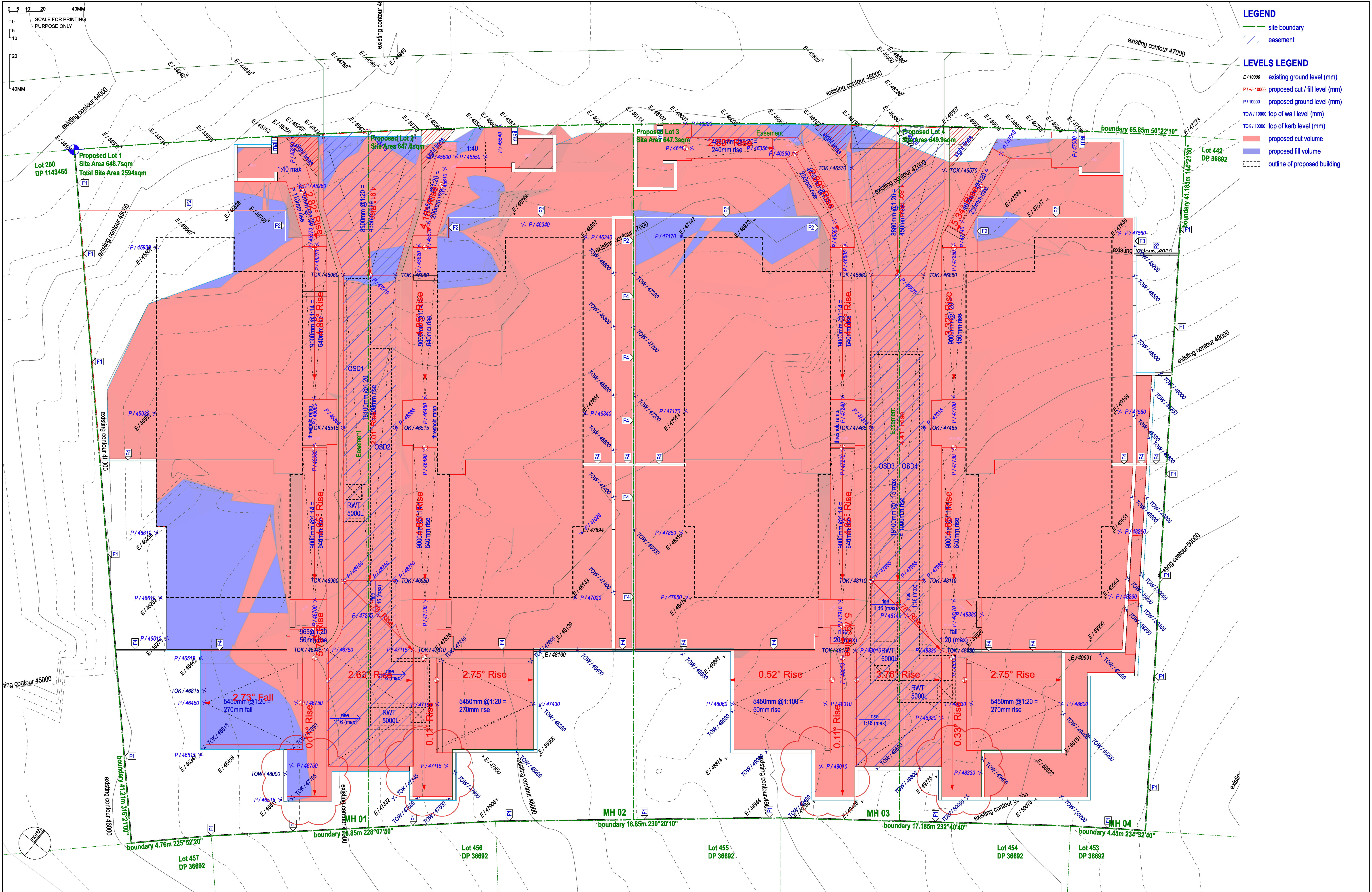
	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	ACCESS / TRAFFIC CONSULTANT	PROJECT:	TITLE:	PART 5 APPLICATION	
	anthony nolan 6773					KENNEDY ASSOCIATES ARCHITECTS	XAVIER KNIGHT	LOKA CONSULTING ENGINEERS PTY LTD	MANOR HOUSE	BLOCK ANALYSIS PLAN	PROJECT No. 2227	
						PH (02) 9557 9499		PH (02) 9748 8742	at	18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846	APPROVED: AN	
									2094 sqm	2227 - SD 01 PLANS MASTER.vwx	SHEET: DA-001	
	A	5/4/2023	PART 5 APPLICATION SUBMISSION				LANDSCAPE CONSULTANT	BASIC CONSULTANT				REV: A
	REV	DATE	NOTATION/AMENDMENT				CONCEPT LANDSCAPE ARCHITECTS	GREEN WORLDS ARCHITECTURAL DRAFTING				
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.					PH (02) 9622 5312	PH 0407 842 596	LOT 1707-1712 of DP 31846			



	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	ACCESS / TRAFFIC CONSULTANT	PROJECT:	TITLE: SITE ANALYSIS PLAN	PART 5 APPLICATION			
	anthony nolan 6773					KENNEDY ASSOCIATES ARCHITECTS	XAVIER KNIGHT	LOKA CONSULTING ENGINEERS PTY LTD	MANOR HOUSE		SCALE: 1:100 PROJ: BGYJW PROJECT No. 2227			
								PH (02) 9557 9495	at			18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846 2094 sqm		
									18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846					
									18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846					
		A	04/2023	PART 5 APPLICATION SUBMISSION							FILE:	2227 - SD 01 PLANS MASTER.rvt		
		REV	DATE	NOTATION/AMENDMENT							TYPE:	SCALE:	PROJ:	PROJECT No.
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.							SD	SE	AN	AN
											AR	DA-101	AN	A



	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	ACCESS / TRAFFIC CONSULTANT	PROJECT:	TITLE:	PART 5 APPLICATION		
	anthony nolan 6773					KENNEDY ASSOCIATES ARCHITECTS	XAVIER KNIGHT	LOKA CONSULTING ENGINEERS PTY LTD	MANOR HOUSE	DEMOLITION PLAN	SCALE:	PROJ:	PROJECT No.
						PH (02) 9557 9495		PH (02) 9748 8742	at	2227	1:100	BGYJW	2227
									18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846	2227 - SD 01 PLANS MASTER.vmx	STAGE:	CHECKED:	APPROVED:
	A	5/4/2023	PART 5 APPLICATION SUBMISSION						2094 sqm	FILE:	SD	SE	AN
	REV	DATE	NOTATION/AMENDMENT				LANDSCAPE CONSULTANT	BASIS CONSULTANT		TYPE:	AR	DA-102	REV:
							CONCEPT LANDSCAPE ARCHITECTS	GREEN WORLDS ARCHITECTURAL DRAFTING	LOT 1707-1712 of DP 31846				A
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				PH (02) 9622 5312	PH 0407 842 586					



LEGEND

- site boundary
- easement

LEVELS LEGEND

- E/10000 existing ground level (mm)
- P/H-10000 proposed cut / fill level (mm)
- P/10000 proposed ground level (mm)
- TOW/10000 top of wall level (mm)
- TOK/10000 top of kerb level (mm)
- proposed cut volume
- proposed fill volume
- outline of proposed building



NOMINATED ARCHITECT:
anthony nolan 6773

PROJECT ARCHITECT	KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9687 9498	
DATE	12/12/2023 Amended Part 5 Application
REV	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9687 9498

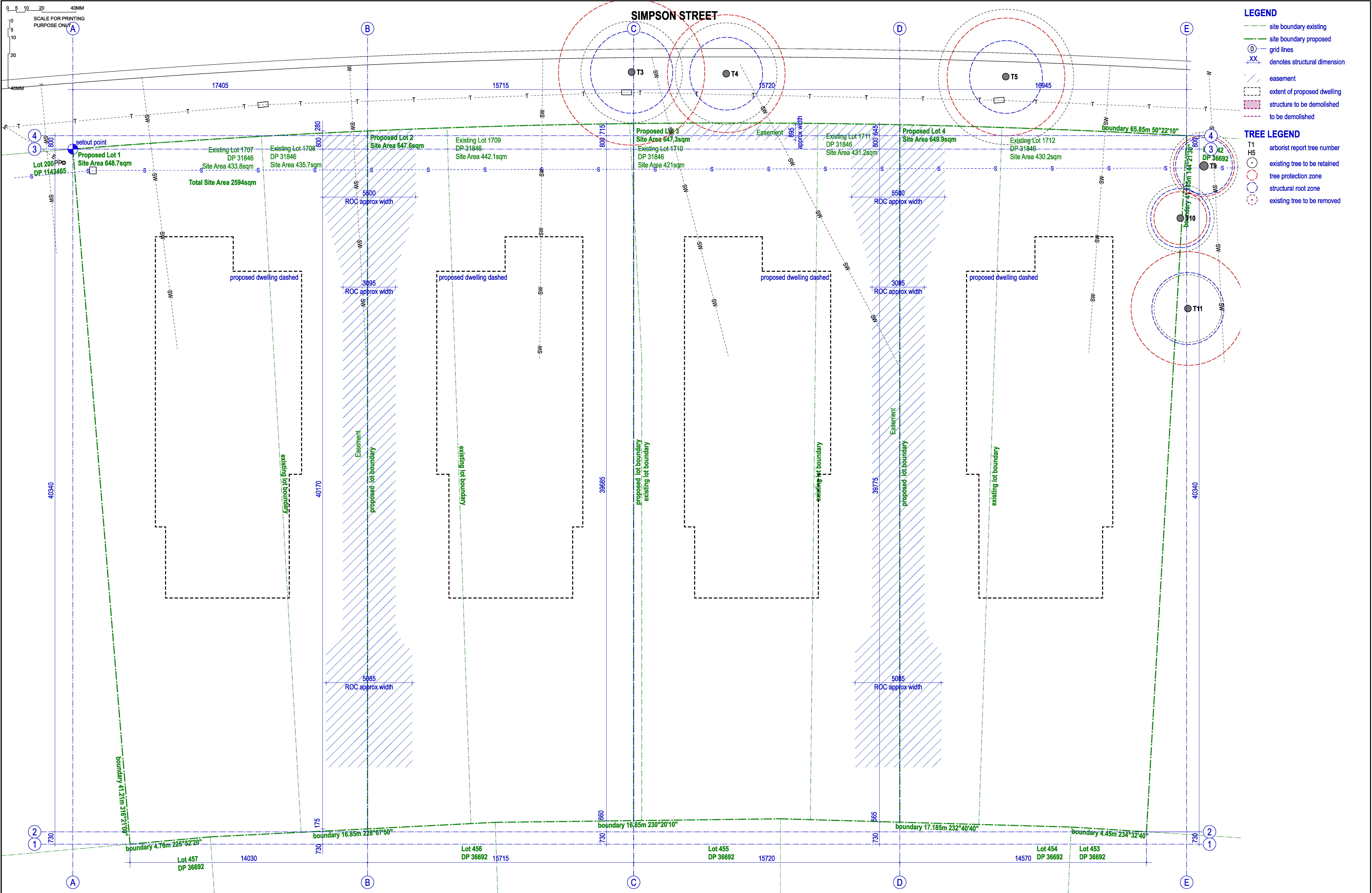
STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT
LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742
BASIX CONSULTANT
GREEN WORLDS ARCHITECTURAL DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2994 sqm
LOT 1707-1712 of DP 31846

TITLE:
CUT & FILL & RETAINING WALL PLAN
FILE: 2227 - DA 01 PLANS MASTER.vwx

PART 5 APPLICATION			
SCALE:	1:100	PROJ:	BGYJW
STAGE:	SD	CHECKED:	AN
TYPE:	AR	APPROVED:	AN
	DA-103	REV:	B



LEGEND

- site boundary existing
- site boundary proposed
- grid lines
- denotes structural dimension
- easement
- extent of proposed dwelling
- structure to be demolished
- to be demolished

TREE LEGEND

- arborist report tree number
- existing tree to be retained
- tree protection zone
- structural root zone
- existing tree to be removed



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	04/2023	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT
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PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9637 8488

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

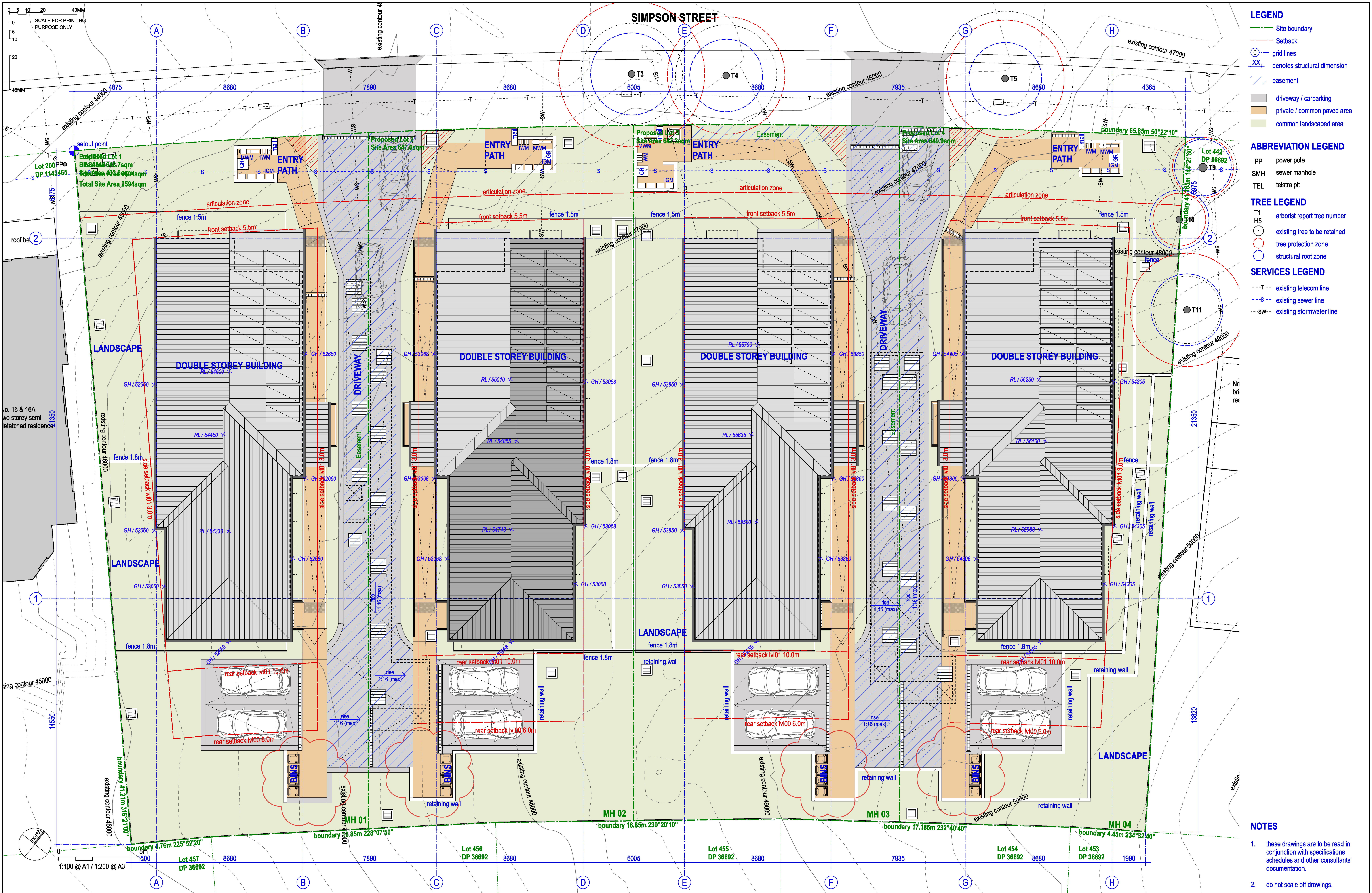
BASIX CONSULTANT
GREEN WORLDS ARCHITECTURAL DRAFTING
PH (067) 842 296

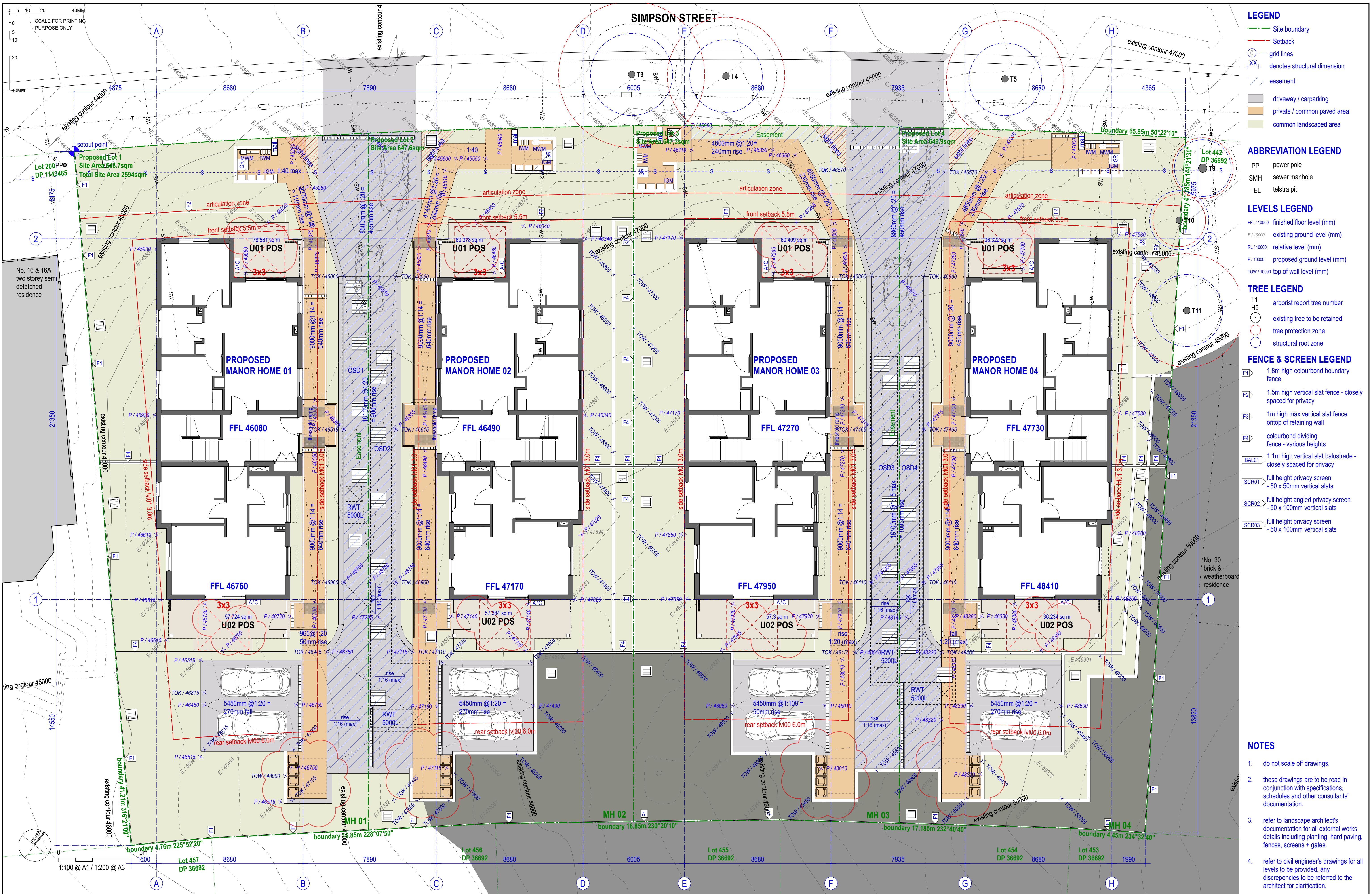
PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2094 sqm
LOT 1707-1712 of DP 31846

TITLE:
SUBDIVISION PLAN

FILE:
2227 - SD 01 PLANS MASTER.vrx

SUBMIT: PART 5 APPLICATION			
SCALE: 1:100 @A1	PROJ: BGYJW	PROJECT No: 2227	
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-104	REV: A	





- LEGEND**
- Site boundary
 - Setback
 - grid lines
 - denotes structural dimension
 - easement
 - driveway / carparking
 - private / common paved area
 - common landscaped area

- ABBREVIATION LEGEND**
- PP power pole
 - SMH sewer manhole
 - TEL telstra pit

- LEVELS LEGEND**
- FFL / 10000 finished floor level (mm)
 - E / 10000 existing ground level (mm)
 - RL / 10000 relative level (mm)
 - P / 10000 proposed ground level (mm)
 - TOW / 10000 top of wall level (mm)

- TREE LEGEND**
- T1 arborist report tree number
 - H5 existing tree to be retained
 - tree protection zone
 - structural root zone

- FENCE & SCREEN LEGEND**
- F1 1.8m high colourbond boundary fence
 - F2 1.5m high vertical slat fence - closely spaced for privacy
 - F3 1m high max vertical slat fence on top of retaining wall
 - F4 colourbond dividing fence - various heights
 - BAL01 1.1m high vertical slat balustrade - closely spaced for privacy
 - SCR01 full height privacy screen - 50 x 50mm vertical slats
 - SCR02 full height angled privacy screen - 50 x 100mm vertical slats
 - SCR03 full height privacy screen - 50 x 100mm vertical slats

- NOTES**
- do not scale off drawings.
 - these drawings are to be read in conjunction with specifications, schedules and other consultants' documentation.
 - refer to landscape architect's documentation for all external works details including planting, hard paving, fences, screens + gates.
 - refer to civil engineer's drawings for all levels to be provided. any discrepancies to be referred to the architect for clarification.



LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8800
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
B	12/12/2023	Amended Part 5 Application
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PROJECT MANAGER
PH (02) 9557 8486
LAND & HOUSING CORPORATION

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT
LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9522 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9148 8142
BASIX CONSULTANT
GREEN WORLDS ARCHITECTURAL
PH (02) 9427 5466

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2594 sqm
LOT 1707-1712 of DP 31846

TITLE:
**GENERAL ARRANGEMENT -
EXTERNAL WORKS**

FILE:
2227 - DA 01 PLANS MASTER.vrx

PART 5 APPLICATION			
SCALE:	PROJ:	PROJECT No:	
1:100	BGYJW	2227	
STAGE:	DRAWN:	CHECKED:	APPROVED:
SD	SE	AN	AN
TYPE:	SHEET:	REV:	
AR	DA-201	B	



- LEGEND**
- Site boundary
 - Setback
 - grid lines
 - denotes structural dimension
 - easement
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - 1 bed unit
 - 2 bed unit
 - clothesline

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard
 - DB distribution board
 - NTD network termination device

- TREE LEGEND**
- T1 arborist report tree number
 - H5 existing tree to be retained
 - tree protection zone
 - structural root zone

- FENCE & SCREEN LEGEND**
- F1 1.8m high colourbond boundary fence
 - F2 1.5m high vertical slat fence - closely spaced for privacy
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 - SCR03 full height privacy screen - 50 x 100mm vertical slats

- NOTES**
- these drawings are to be read in conjunction with specifications schedules and other consultants' documentation.
 - do not scale off drawings.
 - all the rangehood, laundry and bathroom exhaust to be ducted to the external walls.



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
B	12/12/2023	Amended Part 5 Application
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9495

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9622 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

BASIX CONSULTANT
GREEN WORLS ARCHITECTURAL DRAFTING
PH (067) 842 596

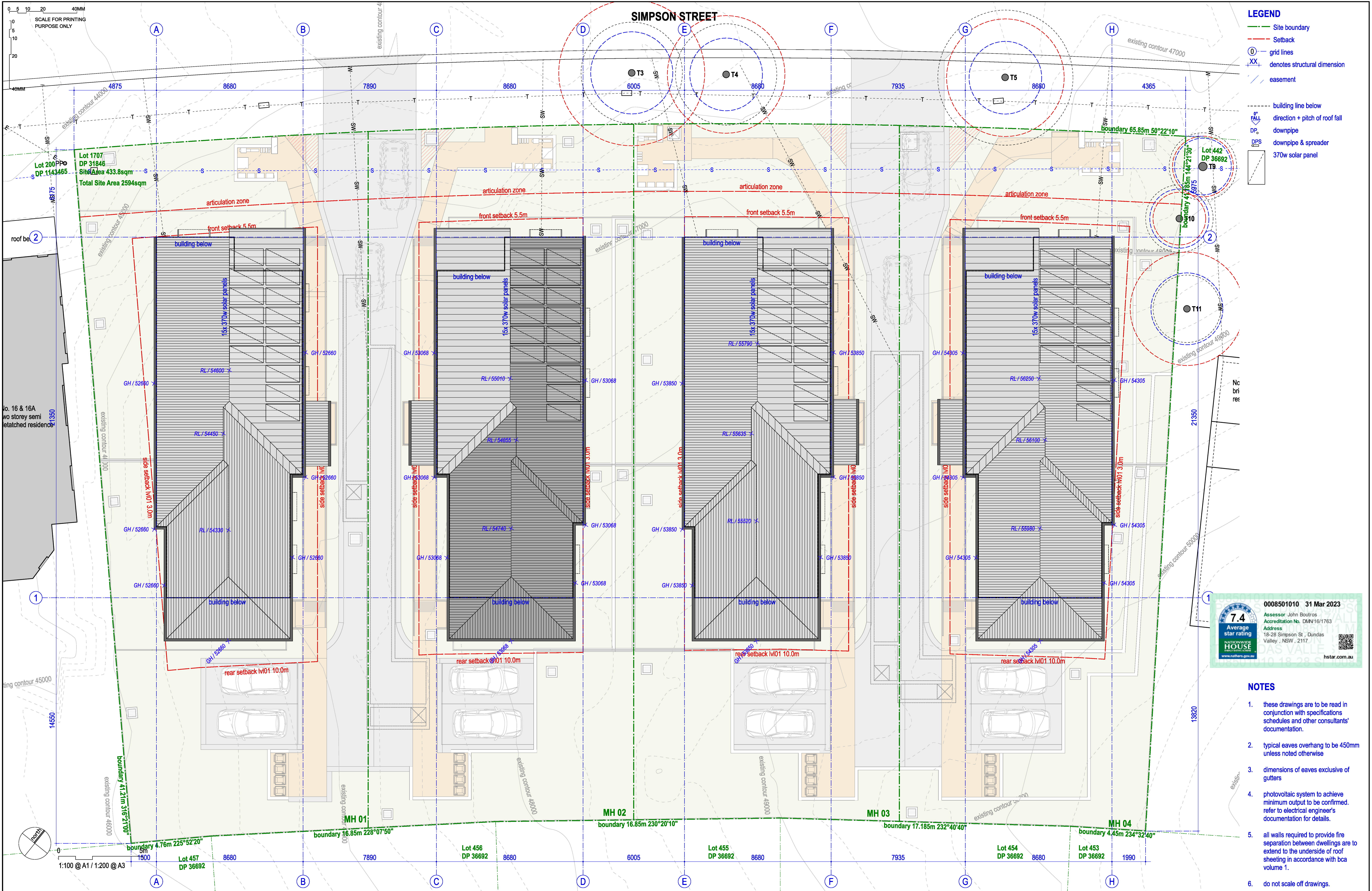
PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2994 sqm
LOT 1707-1712 of DP 31846

TITLE:
GENERAL ARRANGEMENT - GROUND FLOOR

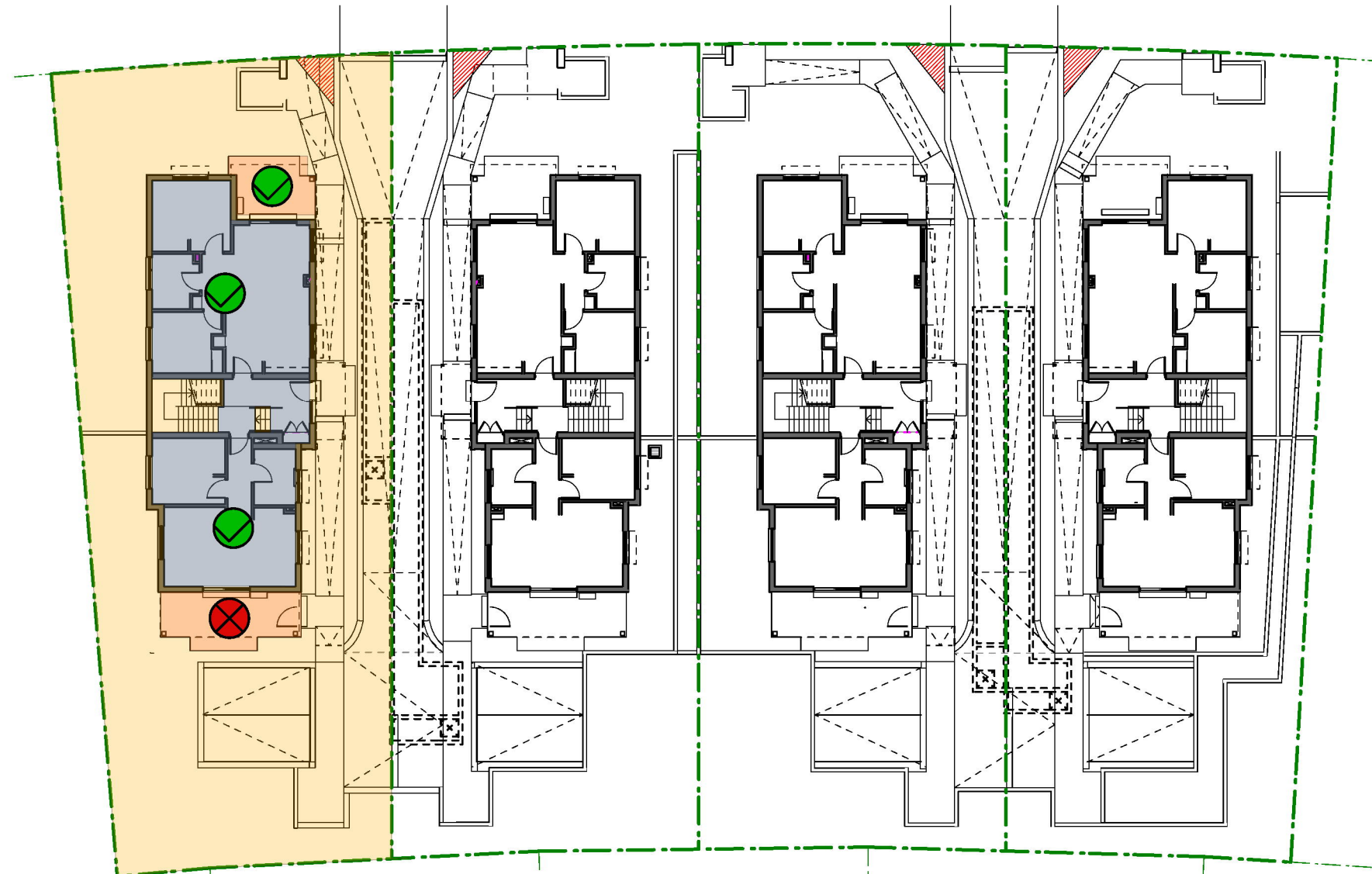
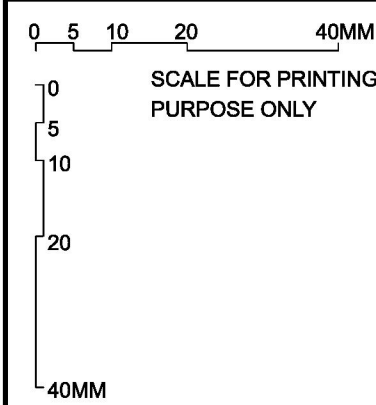
FILE:
2227 - DA 01 PLANS MASTER.vwx

PART 5 APPLICATION			
SCALE:	PROJ:	PROJECT No:	
1:100	BGYJW	2227	
DRAWN:	CHECKED:	APPROVED:	
SE	AN	AN	
TYPE:	SHEET:	REV:	
AR	DA-202	B	





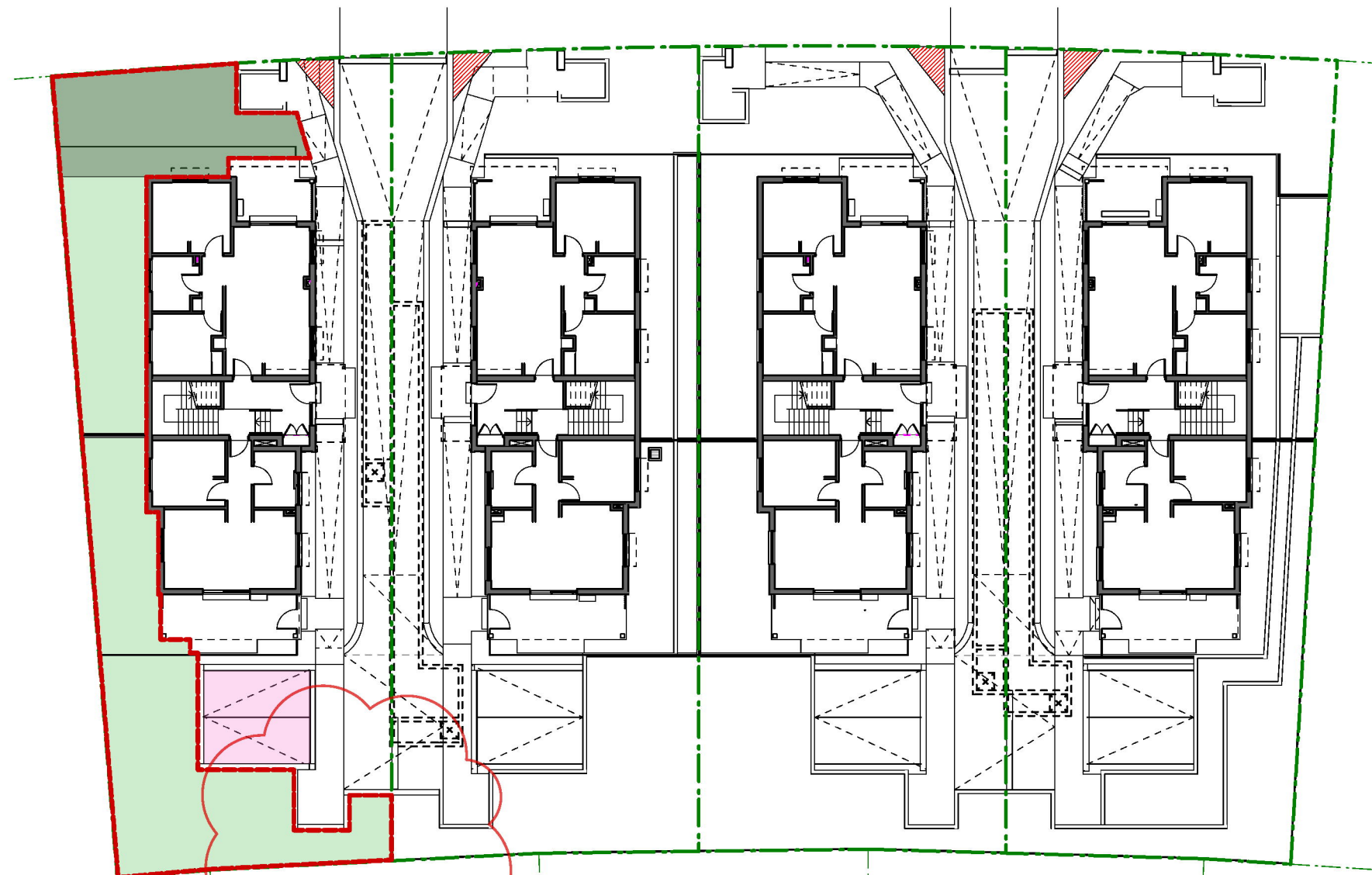
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MANOR HOUSE 1 - PROPOSED GFA - L00



MANOR HOUSE 1 - PROPOSED GFA - L01



MANOR HOUSE 1 - PROPOSED SITE AREAS

LAHC Requirements									
GFA L00	GFA L01	Proposed GFA							
140.7 sq m	140.8 sq m	281.4 sq m							
Units	Unit Number	Unit Type	Access	Min LAHC Req	Net Area	Complies	POS	Min LAHC Req	Net Area
L00	MH 1 - UNIT 2	1 bed	LHA silver	50 sq m	51.928 sq m	Yes	MH 1 - POS 1	10 sq m	78.561 sq m
	MH 1 - UNIT 1	2 bed	LHA silver	70 sq m	70.244 sq m	Yes	MH 1 - POS 2	8 sq m	58.278 sq m
L01	MH 1- UNIT 4	1 bed	N/A	50 sq m	51.926 sq m	Yes	MH 1 - POS 3	10 sq m	10.227 sq m
	MH 1 - UNIT 3	2 bed	N/A	70 sq m	70.24 sq m	Yes	MH 1 - POS 4	8 sq m	16.385 sq m

SEPP Affordable Housing Division 6 Residential Development - LAHC				
Control	Requirement	Minimum	Proposed	Complies
Clause 42(1)(b) Building Height	9.0m max height		7.6m	Yes
Clause 42(1)(d) Parking Spaces				
Parking spaces for 1 bedroom	0.4 spaces	0.8	1	Yes
Parking spaces for 2 bedroom	0.5 spaces	1	1	Yes

Parramatta Local Environmental Plan 2023 (PLEP 2023)				
Control	Requirement	Proposed	Proposed GFA sq m	Complies
FSR				
L00		0.217:1	140.7 sq m	
L01		0.217:1	140.8 sq m	
Proposed FSR		0.43:1	281.4 sq m	Yes
Permissible FSR	Max 0.6:1	0.60:1	389.2 sq m	
Site				
Minimum Area	550 sq m		648.7 sq m	

SEPP (Exempt and Complying Codes) 2008 - Part 3B Low Rise Housing Diversity Code				
Control	Requirement	Permissible	Proposed	Complies
Lot Requirements				
Minimum Lot size	600 sq m		648.7 sq m	Yes
Width of lot	min of 15m measured at building line		15.2m	Yes
Max Building Height				
max building height above existing ground	8.5m		7.6m	Yes
GFA		Max		
Max GFA	25% of Lot Area plus 150 sq m to a max of 400 sq m	312.2 sq m	281.4 sq m	Yes
Minimum Setbacks		Min		
Primary Road Setback	average of 2 nearest buildings	8.5m	5.5m	No
Side Setback L00		1.5m	3m	Yes
Side Setback L01	min setback calculation: S=Height of building-3m (5.897-3)	2.9m	3m	Yes
Rear Setbacks L00		6m	13.9m	Yes
Rear Setbacks L01		10m	13.9m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	224.4 sq m	234.8 sq m	Yes
Min Landscaped area in front of building line	25% of area in front of building line landscaped	56.1 sq m	58.2 sq m	Yes
Min Landscaped area behind building line	50% of landscped area behind building line	112.2 sq m	176.0 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
PPOS minimum dimensions	1 bedroom - 8 sq m, min 2m wide		19.0 sq m	Yes
PPOS minimum dimensions	2 bedroom - 12 sq m, min 2m wide		12.1 sq m	Yes
Carparking and Vehicle Access				
1 space per dwelling		4	2	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Low Rise Housing Diversity Design Guide - Part 2.2 Manor House and Dual Occupancies				
Control	Requirement	Permissible	Proposed	Complies
Envelope Controls				
Max building height	Refer to LEP, 11m. LAHC self-approval powers limit to 9m.		7.6m	Yes
Front Setbacks	Refer to DCP - 5-7m consistent with prevailing setback along street		5.7m	Yes
Side Setbacks	Min setback 1.5 up to 10m from front building line		3.0m	Yes
Rear Setbacks - L00	Min setback 6m		13.9m	Yes
Rear Setbacks - L01	Min setback 10m		13.9m	Yes
GFA / FSR		Max		
GFA / FSR as specified in the LEP	25% of Lot Area plus 150 sq m max of 400	312.2 sq m	281.4 sq m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	224.4 sq m	234.8 sq m	Yes
Min Landscaped area in front of building line	25% of area in front of building line landscaped	56.09 sq m	58.2 sq m	Yes
Min Landscaped area behind building line	50% of landscped area behind building line	112.18 sq m	176.0 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
Orientation, Sitting and Subdivision				
Minimum Lot size as per LEP	550 sq m		648.7 sq m	Yes
Minimum Dwelling Areas				
Dwelling Type	Requirement		Proposed	Complies
1 bed	50 sq m		51.928 sq m	Yes
2 bed	70 sq m		70.244 sq m	Yes

Solar Access							Solar Access						
Living Areas	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies	POS	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies
9:00am to 10:00am	0	0	1	1			9:00am to 10:00am	0	0	0	1		
10:00am to 11:00am	0	1	1	1			10:00am to 11:00am	1	1	1	1		
11:00am to 12:00pm	1	1	1	1			11:00am to 12:00pm	1	1	1	1		
12:00pm to 1:00pm	1	1	1	1			12:00pm to 1:00pm	1	0	1	1		
1:00pm to 2:00pm	1	1	1	1			1:00pm to 2:00pm	1	0	1	0		
2:00pm to 3:00pm	1	0	1	0			2:00pm to 3:00pm	1	0	1	0		
Total Hours	4hrs	4hrs	6hrs	5hrs	Min 3hrs per Unit		Total Hours	5hrs	2hrs	5hrs	4hrs	Min 3hrs per Unit	
	Yes	Yes	Yes	Yes	Min 75% of Units	Complies	Complies	Yes	No	Yes	Yes	Min 75% of Units	Complies

- LEGEND**
- site boundary
 - Lot area
 - FSR L00
 - FSR L01
 - POS
 - Total Landscaped Area
 - Landscaped Area forward of Building
 - Landscaped Area behind Building
 - Parking Spaces
 - 3hrs solar access achieved
 - 3hr solar access not achieved



NOMINATED ARCHITECT:
anthony nolan 6773

12/12/2023 Amended Part 5 Application
DATE NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9687 9498

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

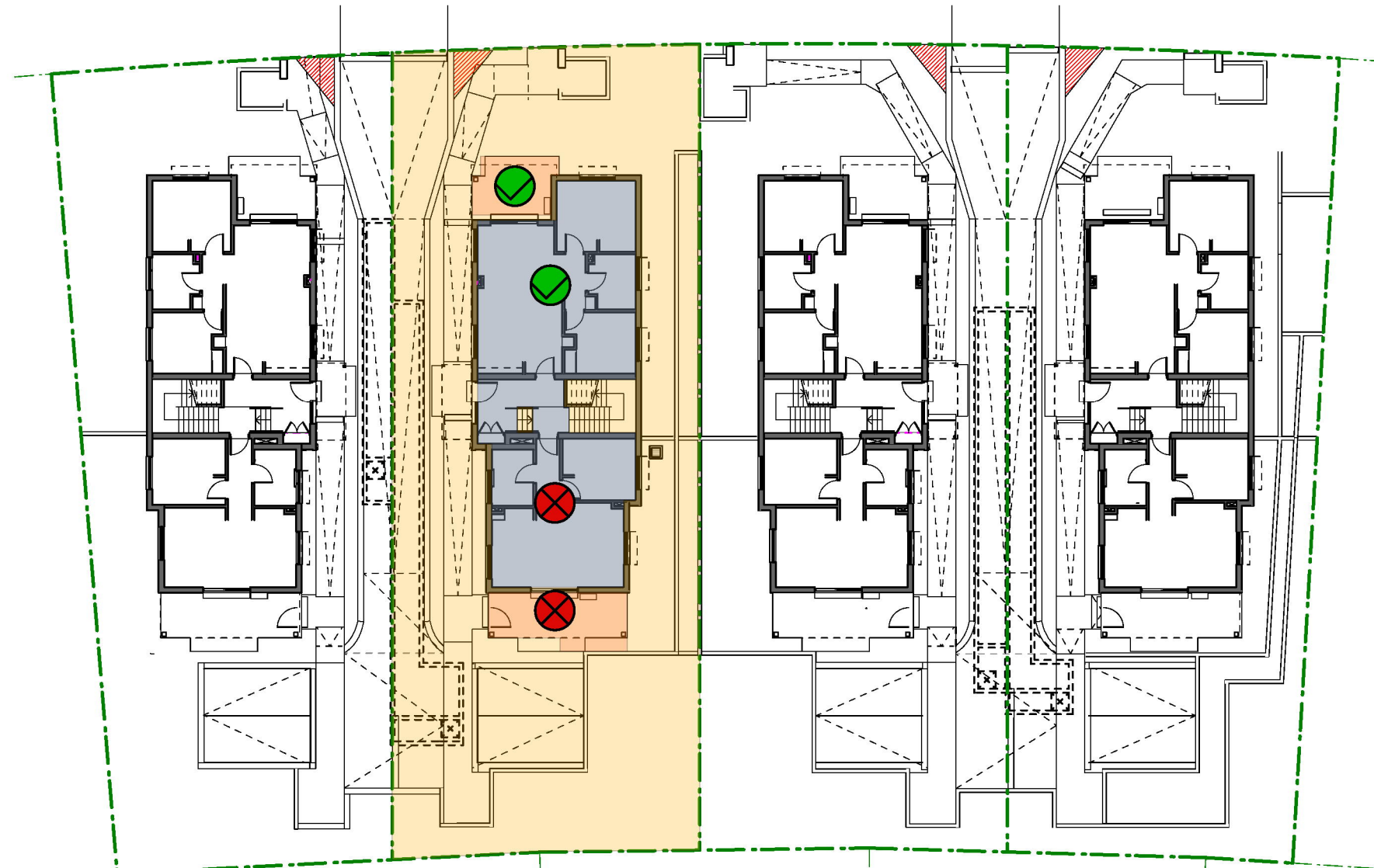
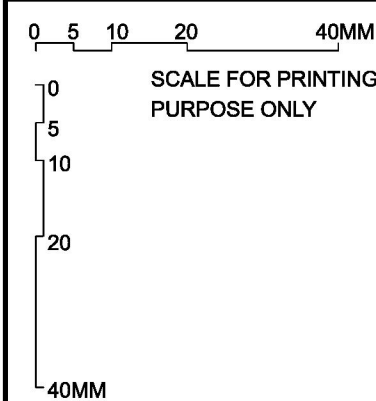
ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
0407 842 098

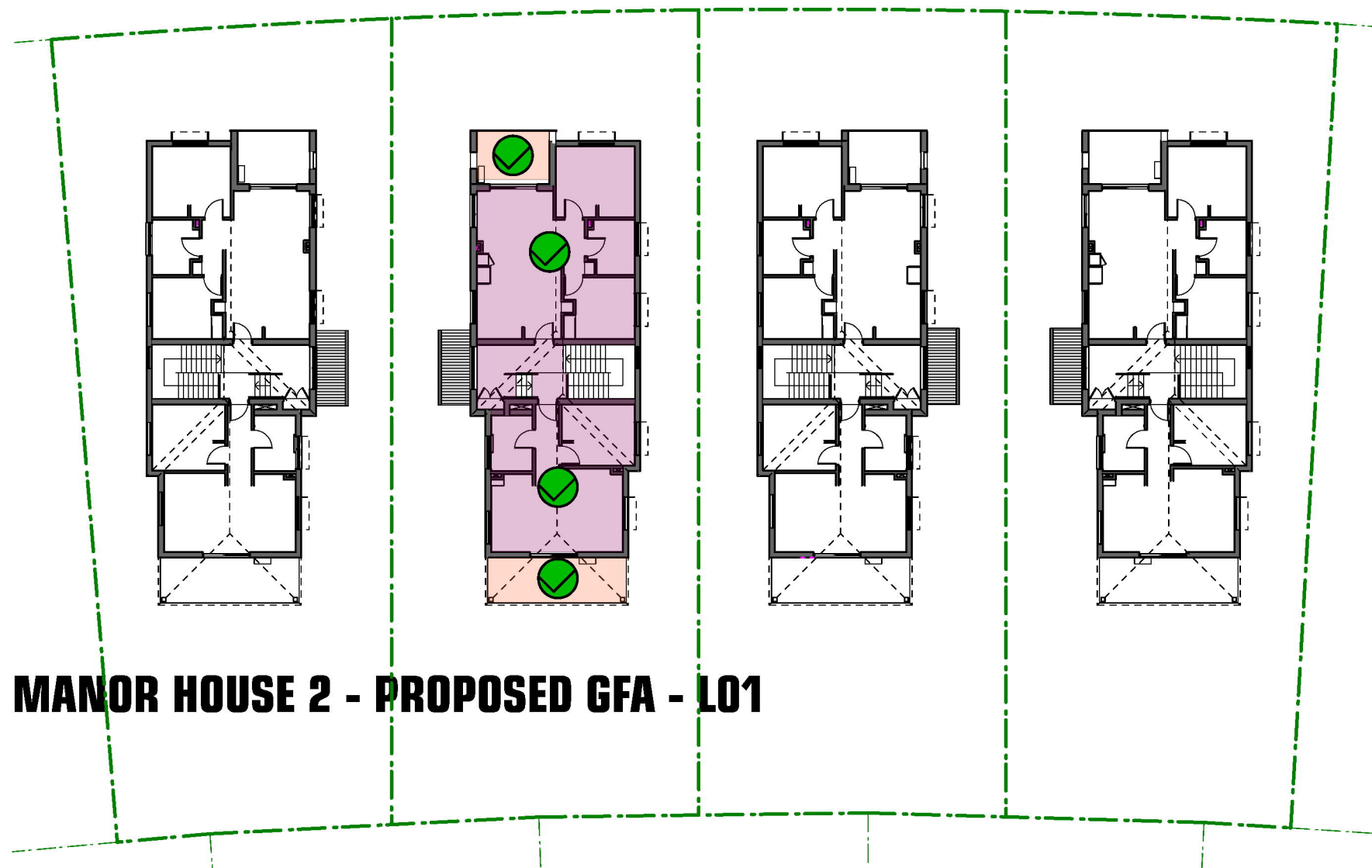
PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY
2994sqm
LOT 1707-1712 of DP 31846

TITLE:
AREA COUNTS - MANOR HOUSE 1
FILE:
2227 - DA 10 AREA COUNTS.vwx

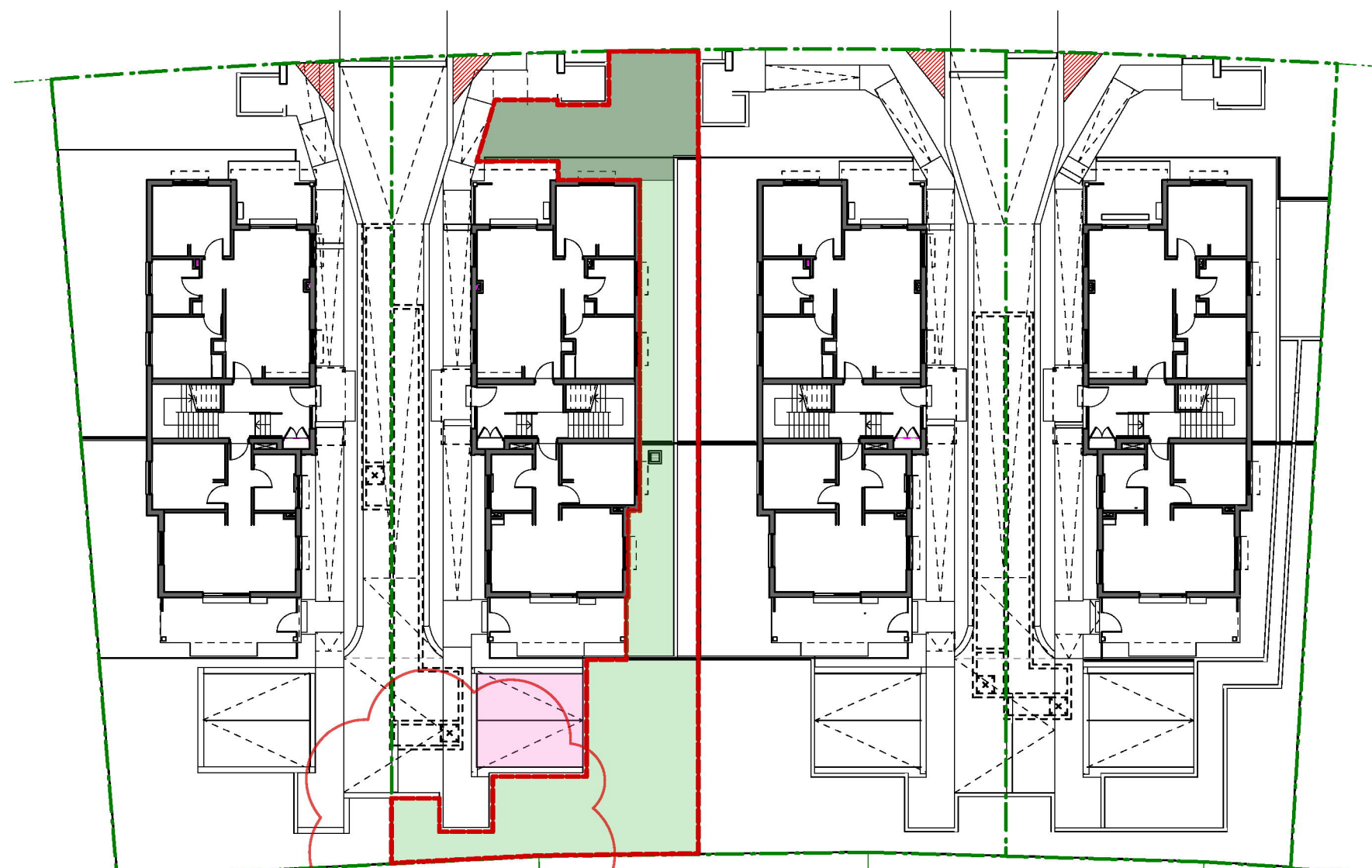
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SHEET: DA-206
PROJ: BGYJW
CHECKED: AN
APPROVED: AN
PROJECT No: 2227
REV: B



MANOR HOUSE 2 - PROPOSED GFA - L00



MANOR HOUSE 2 - PROPOSED GFA - L01



MANOR HOUSE 2 - PROPOSED SITE AREAS

LAHC Requirements									
GFA L00	GFA L01				Proposed GFA				
140.584 sq m	140.568 sq m				281.152 sq m				
Units									
Unit Number	Unit Type	Access	Min LAHC Req	Net Area	Complies	POS	Min LAHC Req	Net Area	Complies
L00									
MH 2 - UNIT 2	1 bed	LHA silver	50 sq m	51.79 sq m	Yes	MH 2 - POS 1	10 sq m	60.378 sq m	yes
MH 2 - UNIT 1	2 bed	LHA silver	70 sq m	70.287 sq m	Yes	MH 2 - POS 2	8 sq m	57.709 sq m	yes
L01									
MH 2 - UNIT 3	2 bed	N/A	70 sq m	70.229 sq m	Yes	MH 2 - POS 3	10 sq m	10.226 sq m	Yes
MH 2 - UNIT 4	1 bed	N/A	50 sq m	51.763 sq m	Yes	MH 2 - POS 4	8 sq m	16.392 sq m	Yes

SEPP Affordable Housing Division 6 Residential Development - LAHC				
Control	Requirement	Minimum	Proposed	Complies
Clause 42(1)(b) Building Height	9m max height		7.6m	Yes
Clause 42(1)(d) Parking Spaces				
Parking spaces for 1 bedroom	0.4 spaces	0.8	1	Yes
Parking spaces for 2 bedroom	0.5 spaces	1	1	Yes

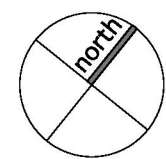
Parramatta Local Environmental Plan 2023 (PLEP 2023)				
Control	Requirement	Proposed	Proposed GFA sq m	Complies
FSR				
L00		0.217:1	140.6 sq m	
L01		0.217:1	140.6 sq m	
Proposed FSR		0.43:1	281.2 sq m	Yes
Permissible FSR	Max 0.6:1	0.60:1	388.3 sq m	
Site				
Minimum Area	550 sq m		647.2 sq m	

SEPP (Exempt and Complying Codes) 2008 - Part 3B Low Rise Housing Diversity Code				
Control	Requirement	Permissible	Proposed	Complies
Lot Requirements				
Minimum Lot size	600 sq m		647.2 sq m	Yes
Width of lot	min of 15m measured at building line		15.6m	Yes
Max Building Height				
max building height above existing ground	8.5m		7.6m	Yes
GFA				
Max GFA	25% of Lot Area plus 150 sq m to a max of 400 sq m	Max 311.8 sq m	281.2 sq m	Yes
Minimum Setbacks				
Primary Road Setback	average of 2 nearest buildings	8.5m	6.7m	No
Side Setback L00		1.5m	3m	Yes
Side Setback L01	min setback calculation: S=Height of building-3m (5.897-3)	2.9m	3m	Yes
Rear Setbacks L00		6.0m	13.3m	Yes
Rear Setbacks L01		10.0m	13.2m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	223.6 sq m	218.0 sq m	No
Min Landscaped area in front of building line	25% of area in front of building line landscaped	55.9 sq m	50.3 sq m	No
Min Landscaped area behind building line	50% of landscped area behind building line	111.8 sq m	134.7 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
PPOS minimum dimensions	1 bedroom - 8 sq m, min 2m wide		18.8 sq m	Yes
PPOS minimum dimensions	2 bedroom - 12 sq m, min 2m wide		12.1 sq m	Yes
Carparking and Vehicle Access				
1 space per dwelling		4	2	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Low Rise Housing Diversity Design Guide - Part 2.2 Manor House and Dual Occupancies				
Control	Requirement	Permissible	Proposed	Complies
Envelope Controls				
Max building height	Refer to LEP, 11m. LAHC self-approval powers limit to 9m.		7.6m	Yes
Front Setbacks	Refer to DCP - 5-7m consistent with prevailing setback along street		6.7m	Yes
Side Setbacks	Min setback 1.5 up to 10m from front building line		3.0m	Yes
Rear Setbacks - L00	Min setback 6m		13.3m	Yes
Rear Setbacks - L01	Min setback 10m		13.2m	Yes
GFA / FSR				
GFA / FSR as specified in the LEP	25% of Lot Area plus 150 sq m max of 400	Max 311.8 sq m	281.2 sq m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	223.6 sq m	218.0 sq m	No
Min Landscaped area in front of building line	25% of area in front of building line landscaped	55.906 sq m	50.3 sq m	No
Min Landscaped area behind building line	50% of landscped area behind building line	111.811 sq m	134.7 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
Orientation, Sitting and Subdivision				
Minimum Lot size as per LEP	550 sq m		647.2 sq m	Yes
Minimum Dwelling Areas				
Dwelling Type				
1 bed	Requirement 50 sq m		Proposed 51.79 sq m	Complies Yes
2 bed	70 sq m		70.287 sq m	Yes

Solar Access							Solar Access						
Living Areas	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies	POS	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies
9:00am to 10:00am	0	0	0	1			9:00am to 10:00am	0	0	0	1		
10:00am to 11:00am	0	0	0	1			10:00am to 11:00am	1	0	1	1		
11:00am to 12:00pm	0	0	1	1			11:00am to 12:00pm	1	0	1	1		
12:00pm to 1:00pm	1	1	1	1			12:00pm to 1:00pm	1	1	1	1		
1:00pm to 2:00pm	1	1	1	1			1:00pm to 2:00pm	1	0	1	0		
2:00pm to 3:00pm	1	0	1	0			2:00pm to 3:00pm	1	0	1	0		
Total Hours	3hrs	2hrs	4hrs	5hrs	Min 3hrs per Unit		Total Hours	5hrs	1hrs	5hrs	4hrs	Min 3hrs per Unit	
	Yes	No	Yes	Yes	Min 75% of Units	Complies	Complies	Yes	No	Yes	Yes	Min 75% of Units	Complies

- LEGEND**
- site boundary
 - Lot area
 - FSR L00
 - FSR L01
 - POS
 - Total Landscaped Area
 - Landscaped Area forward of Building
 - Landscaped Area behind Building
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 - 3hrs solar access achieved
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NOMINATED ARCHITECT:
anthony nolan 6773

12/12/2023 Amended Part 5 Application
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
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PROJECT:
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LOT 1707-1712 of DP 31846

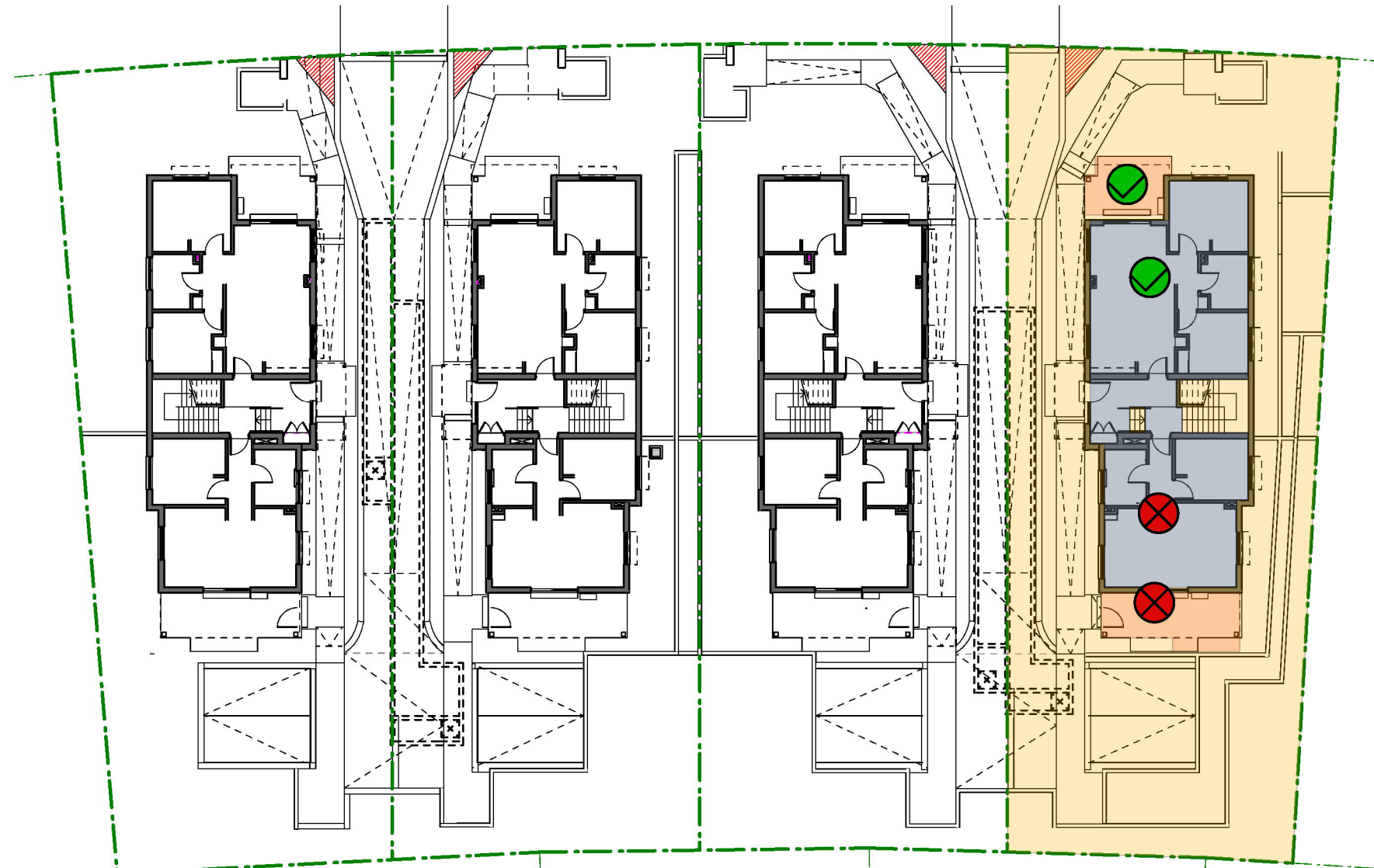
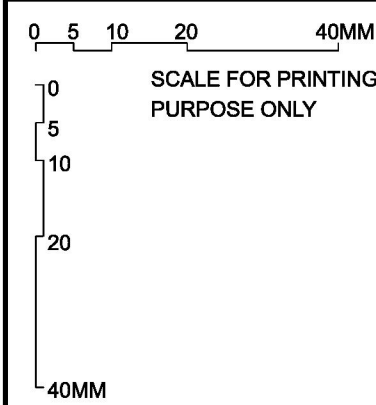
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FILE:
2227 - DA 10 AREA COUNTS.vwx

STAGE: SD
TYPE: AR
SCALE: 1:300@A1
DRAWN: SE
SHEET: DA-207
PROJ: BGYJW
CHECKED: AN
APPROVED: AN
PROJECT No: 2227
REV: B



Solar Access							Solar Access						
Living Areas	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies	POS	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies
9:00am to 10:00am	0	0	1	1			9:00am to 10:00am	0	0	0	1		
10:00am to 11:00am	0	1	1	1			10:00am to 11:00am	1	1	1	1		
11:00am to 12:00pm	1	1	1	1			11:00am to 12:00pm	1	1	1	1		
12:00pm to 1:00pm	1	1	1	1			12:00pm to 1:00pm	1	0	1	1		
1:00pm to 2:00pm	1	1	1	1			1:00pm to 2:00pm	1	0	1	0		
2:00pm to 3:00pm	1	0	1	0			2:00pm to 3:00pm	1	0	1	0		
Total Hours	4hrs	4hrs	6hrs	5hrs	Min 3hrs per Unit		Total Hours	5hrs	2hrs	5hrs	4hrs	Min 3hrs per Unit	
	Yes	Yes	Yes	Yes	Min 75% of Units	Complies	Complies	Yes	No	Yes	Yes	Min 75% of Units	Complies

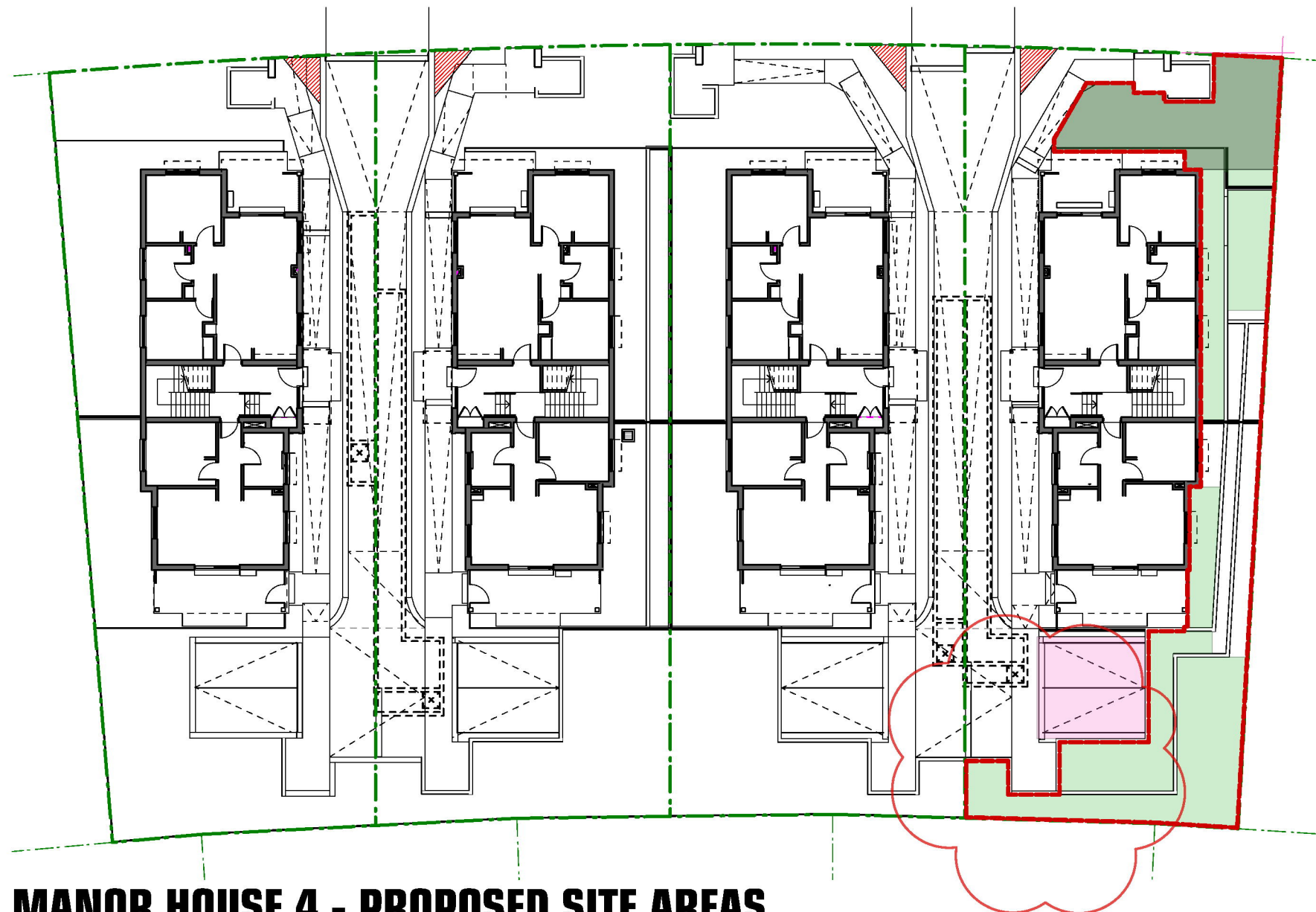
0m	Yes
13.1m	Yes
13.1m	Yes
201.6 sq m	No
38.8 sq m	No
161.5 sq m	Yes
19.0 sq m	Yes
12.0 sq m	Yes



MANOR HOUSE 4 - PROPOSED GFA - L00



MANOR HOUSE 4 - PROPOSED GFA - L01



MANOR HOUSE 4 - PROPOSED SITE AREAS

LAHC Requirements									
GFA L00	GFA L01				Proposed GFA				
140.596 sq m	140.593 sq m				281.189 sq m				
Units									
Unit Number	Unit Type	Access	Min LAHC Req	Net Area	Complies	POS	Min LAHC Req	Net Area	Complies
L00									
MH 4- UNIT 2	1 bed	LHA silver	50 sq m	51.78 sq m	Yes	MH 4 - POS 1	10 sq m	36.322 sq m	yes
MH 4- UNIT 1	2 bed	LHA silver	70 sq m	70.245 sq m	Yes	MH 4 - POS 2	8 sq m	36.559 sq m	yes
L01									
MH 4 - UNIT 3	2 bed	N/A	70 sq m	70.245 sq m	Yes	MH 4 - POS 3	10 sq m	10.227 sq m	Yes
MH 4- UNIT 4	1 bed	N/A	50 sq m	51.76 sq m	Yes	MH 4 - POS 4	8 sq m	16.39 sq m	Yes

SEPP Affordable Housing Division 6 Residential Development - LAHC				
Control	Requirement	Minimum	Proposed	Complies
Clause 42(1)(b) Building Height	9m max height		7.6m	Yes
Clause 42(1)(d) Parking Spaces				
Parking spaces for 1 bedroom	0.4 spaces	0.8	1	Yes
Parking spaces for 2 bedroom	0.5 spaces	1	1	Yes

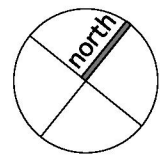
Parramatta Local Environmental Plan 2023 (PLEP 2023)				
Control	Requirement	Proposed	Proposed GFA sq m	Complies
FSR				
L00		0.216:1	140.6 sq m	
L01		0.216:1	140.6 sq m	
Proposed FSR		0.43:1	281.2 sq m	Yes
Permissible FSR	Max 0.6:1	0.60:1	389.9 sq m	
Site				
Minimum Area	550 sq m		649.8 sq m	

SEPP (Exempt and Complying Codes) 2008 - Part 3B Low Rise Housing Diversity Code				
Control	Requirement	Permissible	Proposed	Complies
Lot Requirements				
Minimum Lot size	600 sq m		649.8 sq m	Yes
Width of lot	min of 15m measured at building line		16.6m	Yes
Max Building Height				
max building height above existing ground	8.5m		7.6m	Yes
GFA				
Max GFA	25% of Lot Area plus 150 sq m to a max of 400 sq m	Max 312.5 sq m	281.2 sq m	Yes
Minimum Setbacks		Min		
Primary Road Setback	average of 2 nearest buildings	8.5m	6.3m	No
Side Setback L00		1.5m	3.0m	Yes
Side Setback L01	min setback calculation: S=Height of building-3m (5.897-3)	2.9m	3m	Yes
Rear Setbacks L00		6m	13.4m	Yes
Rear Setbacks L01		10m	13.4m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	224.9 sq m	215.6 sq m	No
Min Landscaped area in front of building line	25% of area in front of building line landscaped	56.2 sq m	47.8 sq m	No
Min Landscaped area behind building line	50% of landscped area behind building line	112.5 sq m	121.4 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
PPOS minimum dimensions	1 bedroom - 8 sq m, min 2m wide		18.8 sq m	Yes
PPOS minimum dimensions	2 bedroom - 12 sq m, min 2m wide		12.0 sq m	Yes
Carparking and Vehicle Access				
1 space per dwelling		4	2	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Low Rise Housing Diversity Design Guide - Part 2.2 Manor House and Dual Occupancies				
Control	Requirement	Permissible	Proposed	Complies
Envelope Controls				
Max building height	Refer to LEP, 11m. LAHC self-approval powers limit to 9m.		7.6m	Yes
Front Setbacks	Refer to DCP - 5-7m consistent with prevailing setback along street		6.3m	Yes
Side Setbacks	Min setback 1.5 up to 10m from front building line		3.0m	Yes
Rear Setbacks - L00	Min setback 6m		13.4m	Yes
Rear Setbacks - L01	Min setback 10m		13.4m	Yes
GFA / FSR		Max		
GFA / FSR as specified in the LEP	25% of Lot Area plus 150 sq m max of 400	312.5 sq m	281.2 sq m	Yes
Minimum Landscaped Area				
Min Landscaped area for Lot	50% of area minus 100 sq m	224.9 sq m	215.6 sq m	No
Min Landscaped area in front of building line	25% of area in front of building line landscaped	56.227 sq m	47.8 sq m	No
Min Landscaped area behind building line	50% of landscped area behind building line	112.455 sq m	121.4 sq m	Yes
Note - Each landscaped area must have a Min length and width of 1.5m				
Orientation, Sitting and Subdivision				
Minimum Lot size as per LEP	550 sq m		649.8 sq m	Yes
Minimum Dwelling Areas				
Dwelling Type	Requirement		Proposed	Complies
1 bed	50 sq m		51.78 sq m	Yes
2 bed	70 sq m		70.245 sq m	Yes

Solar Access							Solar Access						
Living Areas	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies	POS	Unit 1	Unit 2	Unit 3	Unit 4	Requirements	Complies
9:00am to 10:00am	0	0	0	1			9:00am to 10:00am	0	0	0	1		
10:00am to 11:00am	0	0	0	1			10:00am to 11:00am	1	0	1	1		
11:00am to 12:00pm	0	0	1	1			11:00am to 12:00pm	1	1	1	1		
12:00pm to 1:00pm	1	1	1	1			12:00pm to 1:00pm	1	1	1	1		
1:00pm to 2:00pm	1	1	1	1			1:00pm to 2:00pm	1	0	1	0		
2:00pm to 3:00pm	1	0	1	0			2:00pm to 3:00pm	1	0	1	0		
Total Hours	3hrs	2hrs	4hrs	5hrs	Min 3hrs per Unit		Total Hours	5hrs	2hrs	5hrs	4hrs	Min 3hrs per Unit	
	Yes	No	Yes	Yes	Min 75% of Units	Complies	Complies	Yes	No	Yes	Yes	Min 75% of Units	Complies

- LEGEND
- site boundary
 - Lot area
 - FSR L00
 - FSR L01
 - POS
 - Total Landscaped Area
 - Landscaped Area foward of Building
 - Landscaped Area behind Building
 - Parking Spaces
 - 3hrs solar access acheived
 - 3hr solar access not achieved



NOMINATED ARCHITECT:
anthony nolan 6773

12/12/2023 Amended Part 5 Application
DATE NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9687 9498

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
0407 842 598

PROJECT:
MANOR HOUSE

18-28 SIMPSON ST, DUNDAS VALLEY

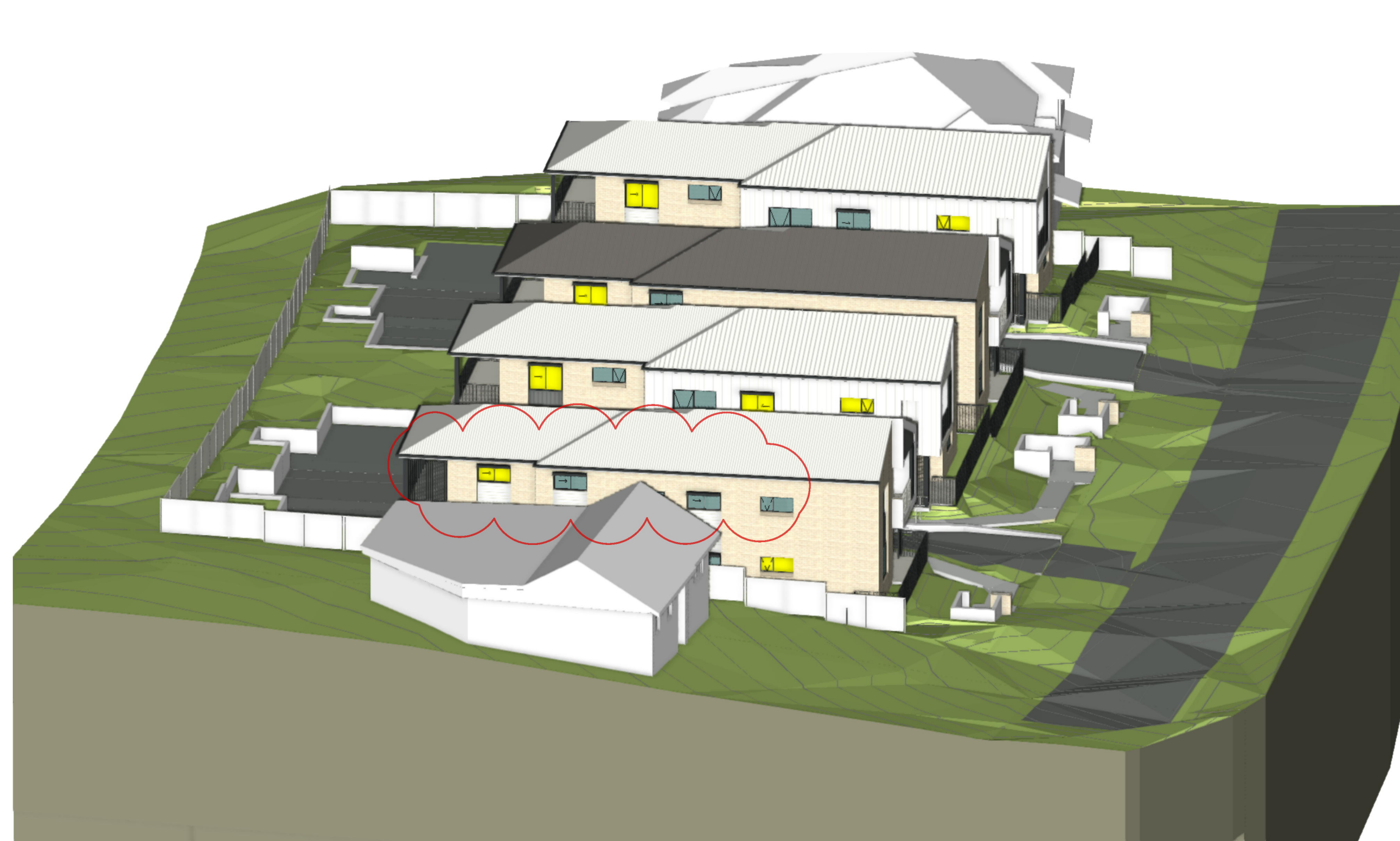
2094sqm
LOT 1707-1712 of DP 31846

TITLE:
AREA COUNTS - MANOR HOUSE 4

FILE:
2227 - DA 10 AREA COUNTS.vwx

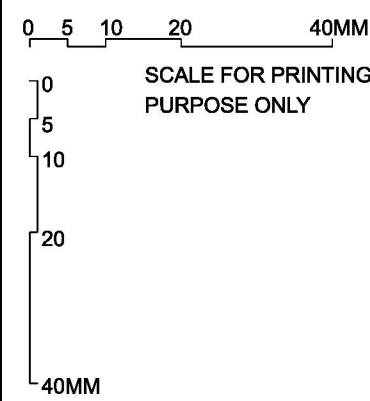
STAFF:
PART 5 APPLICATION

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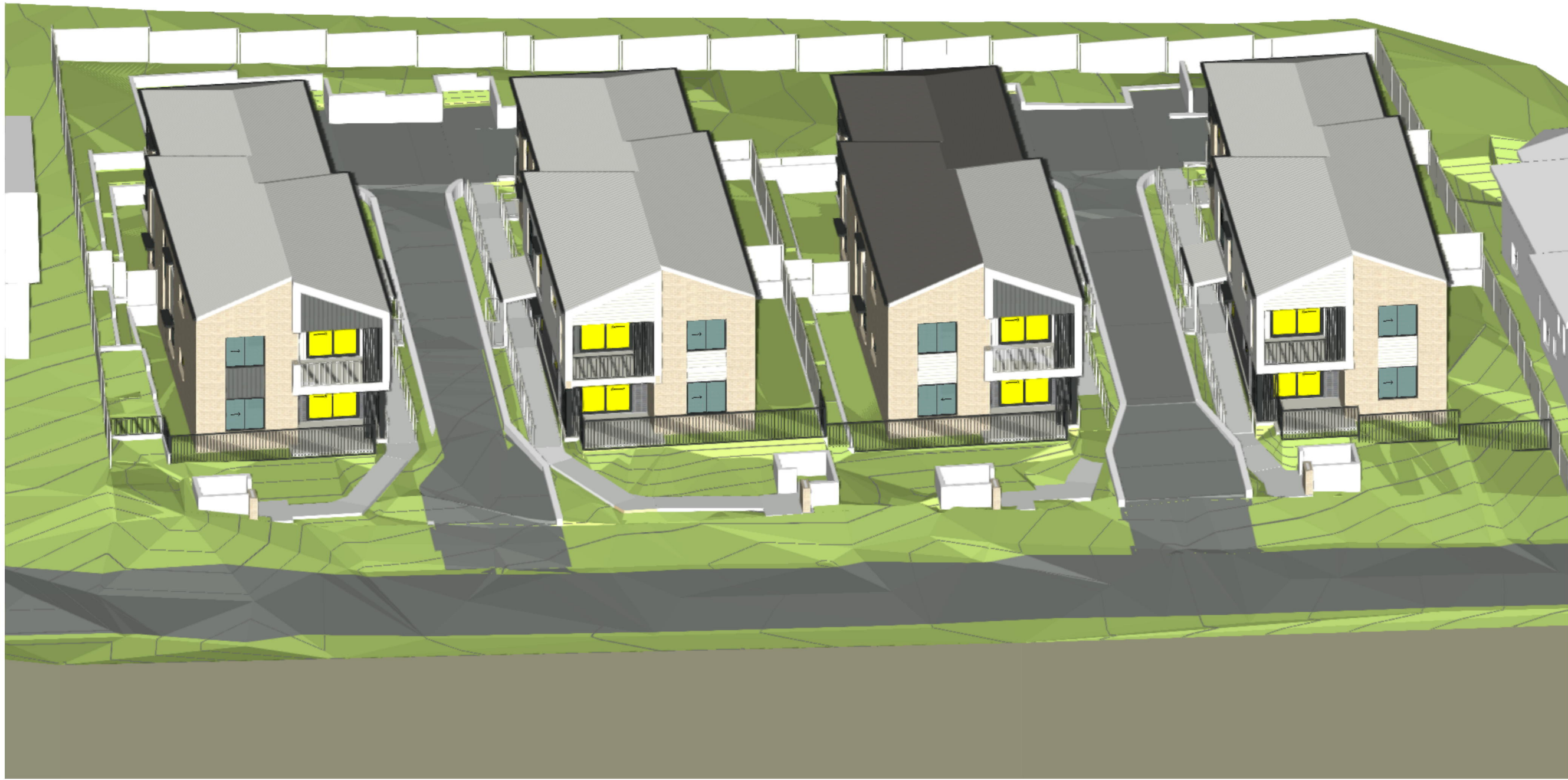


An aerial perspective rendering of a proposed multi-unit residential development. The development consists of several interconnected buildings with varying rooflines, including gabled and flat sections. The buildings feature a mix of brick and light-colored siding, with numerous windows and balconies. A red cloud is drawn around a specific unit on the left side of the development, which has a white roof and a prominent balcony. The surrounding area includes green landscaping, a paved road, and a white fence line. The rendering is presented in a clean, illustrative style with soft shadows.

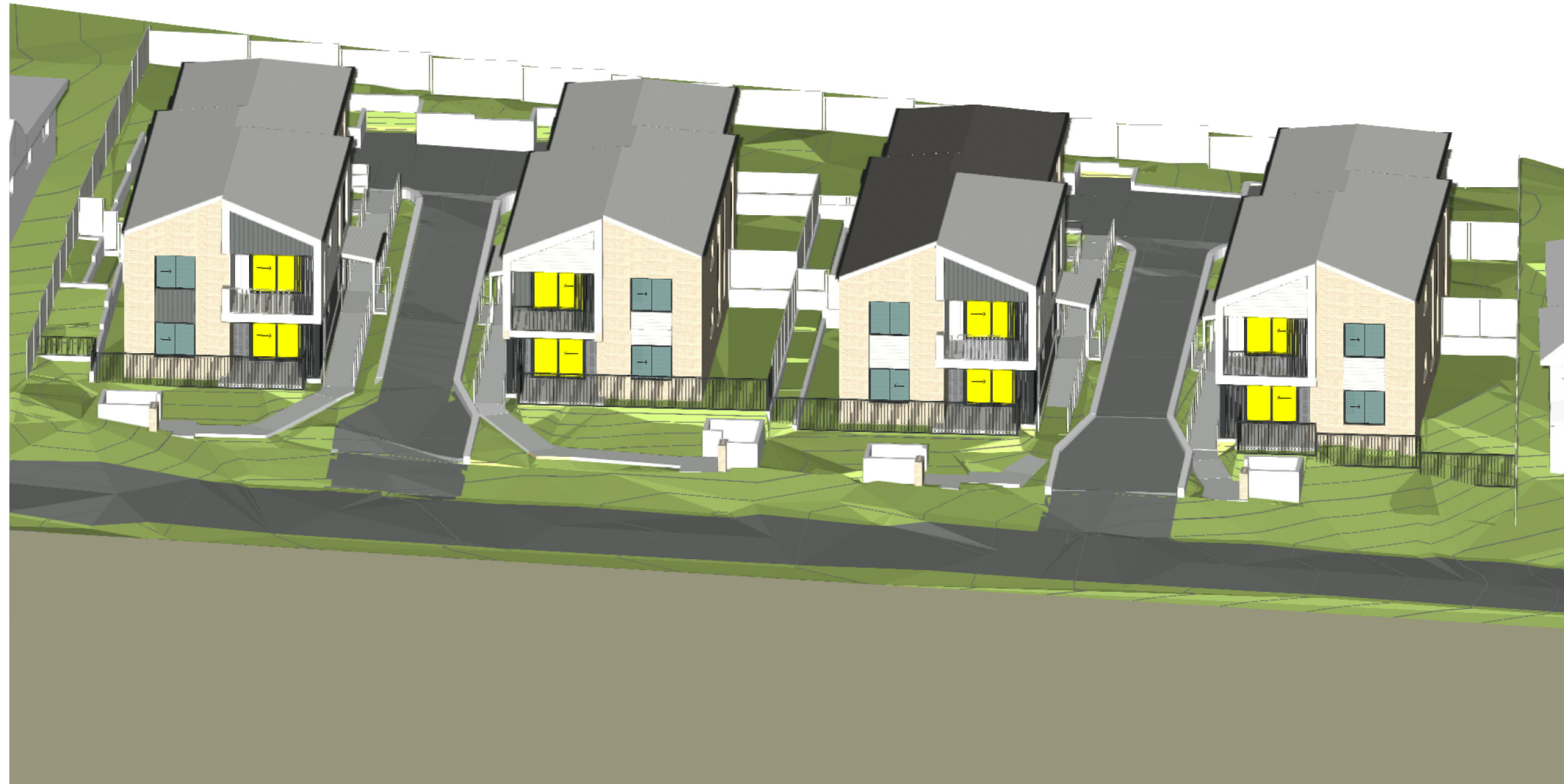
[illegible]



1300 VIEW FROM SUN



1400 VIEW FROM SUN



1500 VIEW FROM SUN

LIVING AREAS

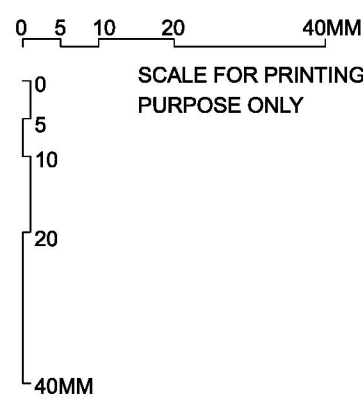
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		U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04
9:00am to 10:00am																	
10:00am to 11:00am																	
11:00am to 12:00pm																	
12:00pm to 1:00pm																	
1:00pm to 2:00pm																	
2:00pm to 3:00pm																	
Total Hours		4	4	6	5	3	2	4	5	4	4	6	5	3	2	4	5

PRIVATE OPEN SPACE

	MH Unit	Manor House 01				Manor House 02				Manor House 03				Manor House 04			
		U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04	U 01	U 02	U 03	U 04
9:00am to 10:00am																	
10:00am to 11:00am																	
11:00am to 12:00pm																	
12:00pm to 1:00pm																	
1:00pm to 2:00pm																	
2:00pm to 3:00pm																	
Total Hours		5	2	5	4	5	1	5	4	5	2	5	4	5	2	5	4

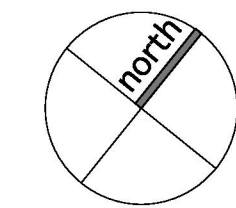
LEGEND

	windows to living area	14 units achieve 3hrs solar access between 9am-3pm on 21 June = 87.5%	12 units with primary open space achieves 3hrs solar access between 9am-3pm on 21 June =75%	0 unit recieve no direct sunlight between 9am-3pm on 21 June = 0%
	private open space (POS)			
	units with no solar access			



SHADOW LEGEND

- PROPOSED SHADOW
- EXISTING SHADOW



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/23	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9495

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

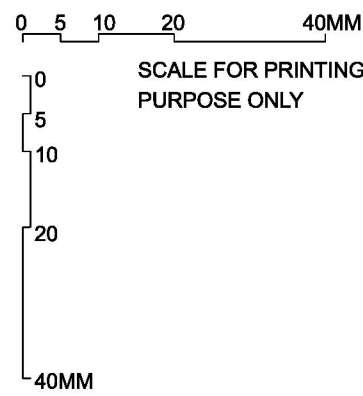
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
0407 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

TITLE:
SHADOW DIAGRAMS - WINTER SOLSTICE 1

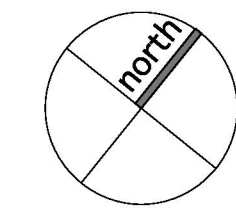
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STAGE:	SD	DRAWN:	SE
TYPE:	AR	CHECKED:	AN
		APPROVED:	AN
		REV:	A



SHADOW LEGEND

- PROPOSED SHADOW
- EXISTING SHADOW



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/23	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT

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PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9495

STRUCTURAL / CIVIL CONSULTANT
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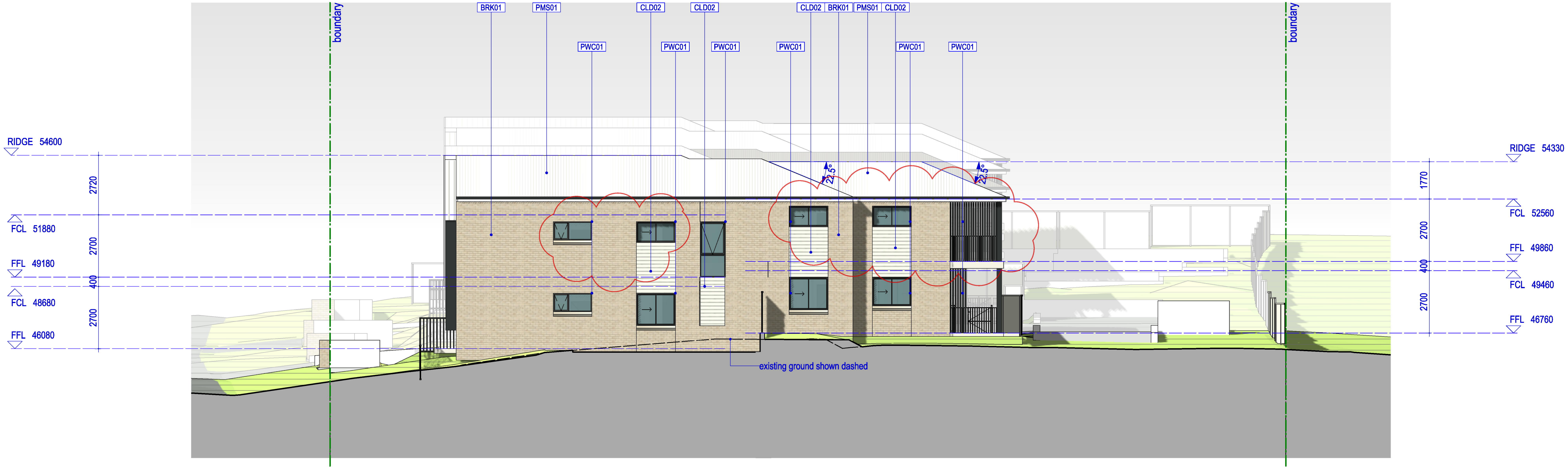
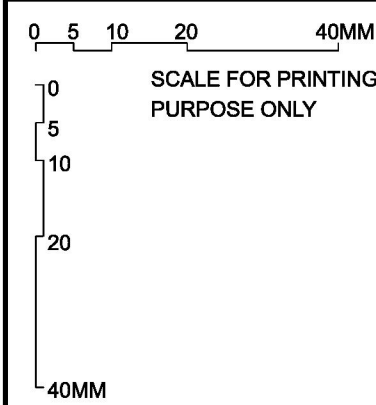
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
0407 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

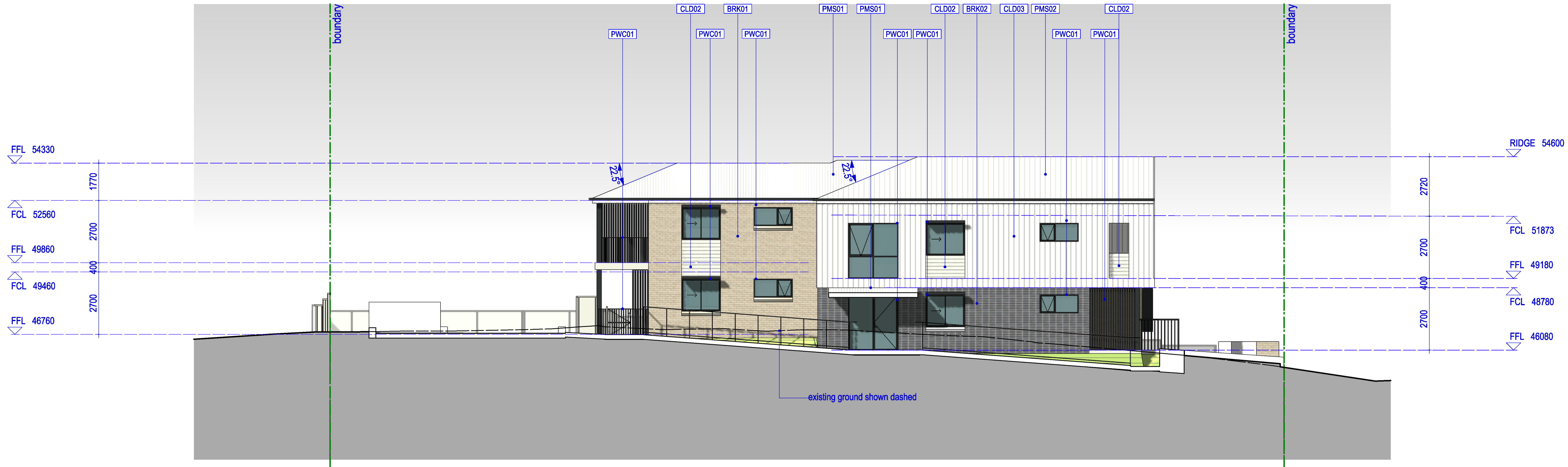
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SOLSTICE 2**

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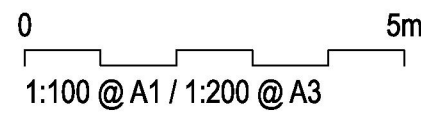
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STAGE:	SD	DRAWN:	SE
TYPE:	AR	CHECKED:	AN
		APPROVED:	AN
		REV:	A



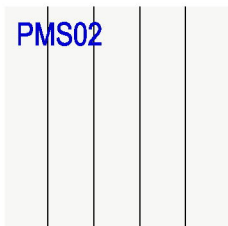
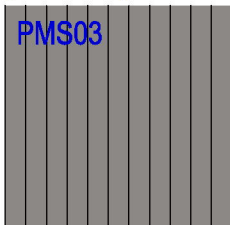
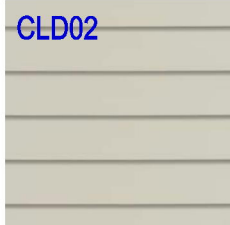
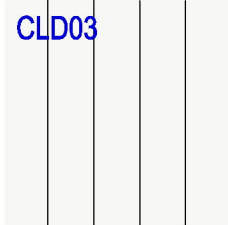
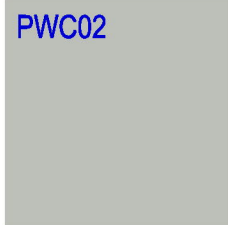
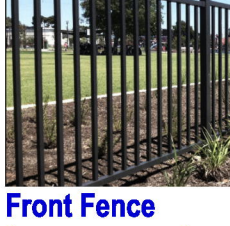
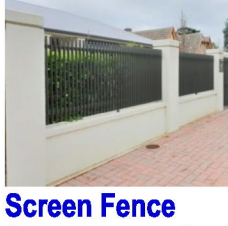
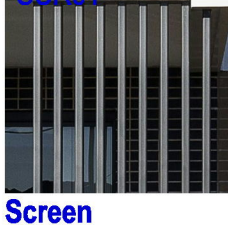
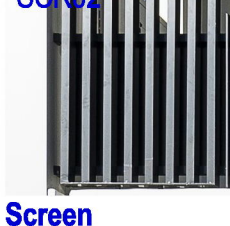
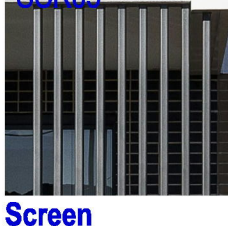
MH01 ELEVATION WEST



MH01 ELEVATION EAST



FINISHES LEGEND:

 PMS01 Prefinished Metal Sheet: Custom Orb - Surfist (or similar)	 PMS02 Prefinished Metal Sheet: Lysaght Longline Surfist (or similar)
 PMS03 Prefinished Metal Sheet: Custom Orb - Wallaby (or similar)	 BRK01 FACE BRICK 01: PGH - Hinterlands - thredbo (or similar)
 BRK02 FACE BRICK 02: PGH - Composite - Urban Blue Stackbond (or similar)	 CLD01 Weatherboard: Scyon LINEA - Wallaby (or similar)
 CLD02 Weatherboard: Scyon Axon - Surfist (or similar)	 CLD03 Prefinished Metal Sheet: Lysaght Longline Surfist (or similar)
 PWC01 Powdercoat: Dulux - Monument (or similar)	 PWC02 Powdercoat: Dulux - Shale Grey (or similar)
 PWC03 Powdercoat: Dulux - Surfist (or similar)	F1 Boundary Fence (similar product)
 F2 Front Fence (similar product)	 F3 Screen Fence (similar product)
 F4 Boundary fence (similar product)	 BLK01 Retaining Wall / Fence: Block work (similar product)
 BAL01 Balustrade (similar product)	 SCR01 Screen (similar product)
 SCR02 Screen (similar product)	 SCR03 Screen (similar product)



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
B	12/12/2023	Amended Part 5 Application
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9498

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 5742

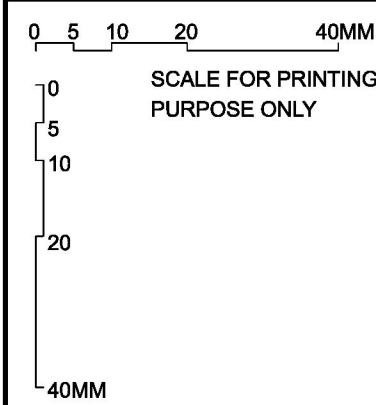
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

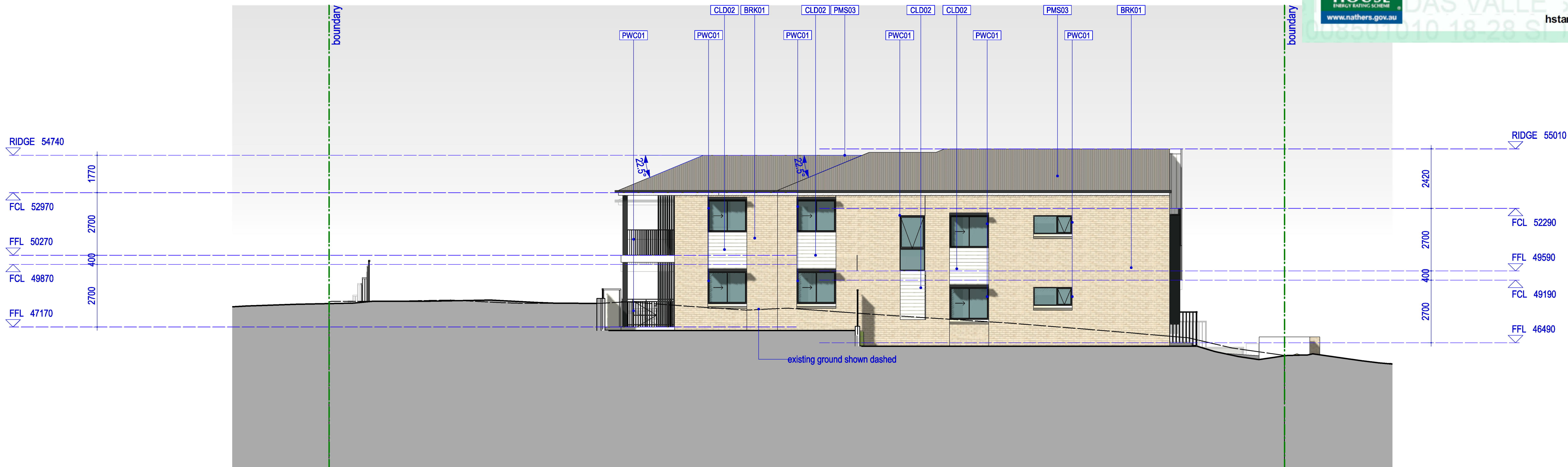
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ELEVATION SHEET 02

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PART 5 APPLICATION			
SCALE: 1:100 @A1	PROJ: BGYJW	PROJECT No: 2227	
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-301	REV: B	



MH02 ELEVATION WEST



MH02 ELEVATION EAST

0 5m

1:100 @ A1 / 1:200 @ A3

7.4
Average
star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

0008501010 31 Mar 2023
Assessor John Boutros
Accreditation No. DMN16/1763
Address
18-28 Simpson St, Dundas
Valley, NSW, 2117
hstar.com.au

FINISHES LEGEND:

PMS01 Prefinished Metal Sheet: Custom Orb - Surfist (or similar)	PMS02 Prefinished Metal Sheet: Lysaght Longline Surfist (or similar)
PMS03 Prefinished Metal Sheet: Custom Orb - Wallaby (or similar)	BRK01 FACE BRICK 01: PGH - Hinterlands - thredbo (or similar)
BRK02 FACE BRICK 02: PGH - Composite - Urban Blue Stackbond (or similar)	CLD01 Weatherboard: Scyon LINEA - Wallaby (or similar)
CLD02 Weatherboard: Scyon Axon - Surfist (or similar)	CLD03 Prefinished Metal Sheet: Lysaght Longline Surfist (or similar)
PWC01 Powdercoat: Dulux - Monument (or similar)	PWC02 Powdercoat: Dulux - Shale Grey (or similar)
PWC03 Powdercoat: Dulux - Surfist (or similar)	F1 Boundary Fence (similar product)
F2 Front Fence (similar product)	F3 Screen Fence (similar product)
F4 Boundary fence (similar product)	BLK01 Retaining Wall / Fence: Block work (similar product)
BAL01 Balustrade (similar product)	SCR01 Screen (similar product)
SCR02 Screen (similar product)	SCR03 Screen (similar product)



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/23	PART 5 APPLICATION SUBMISSION
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9495

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY
LTD
PH (02) 9748 5742

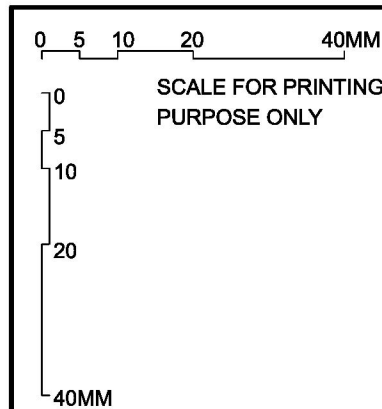
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL
DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2227
LOT 1707-1712 of DP 31846

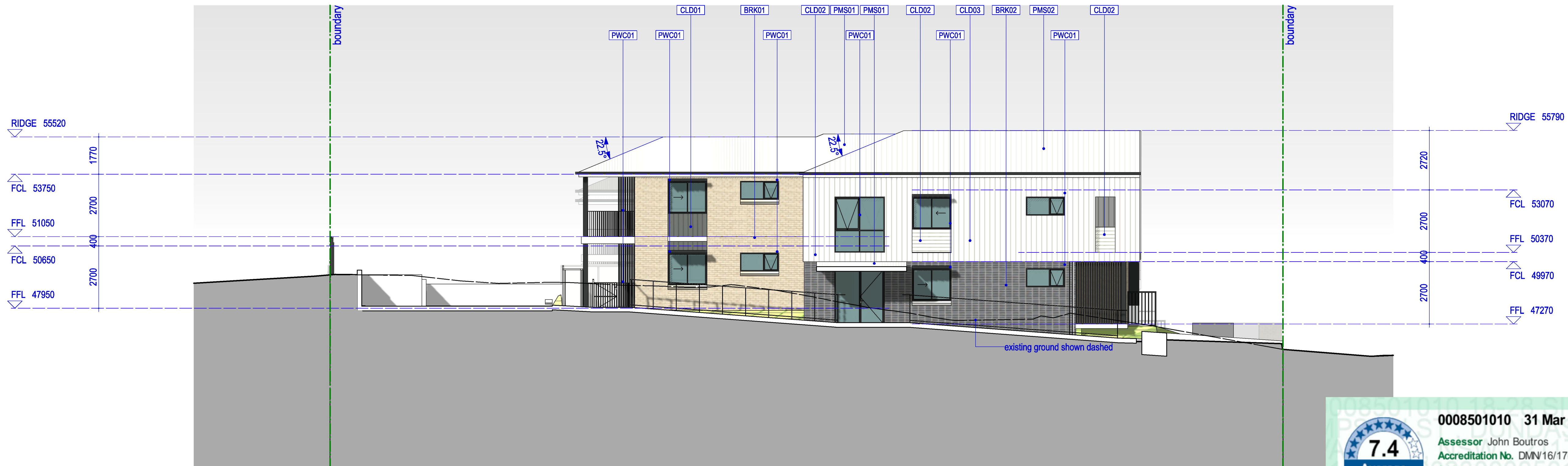
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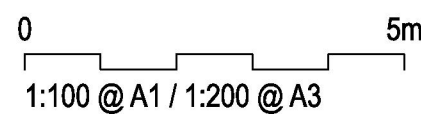
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STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-302	REV: A	



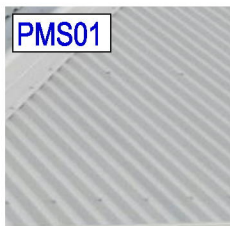
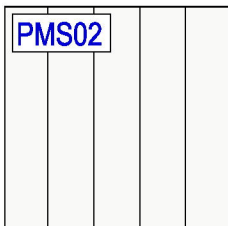
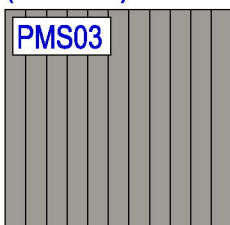
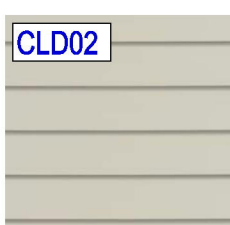
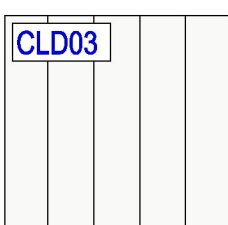
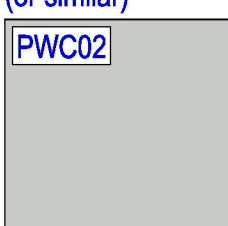
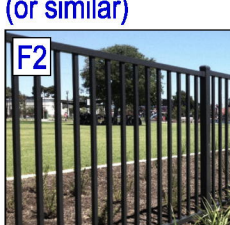
MH03 ELEVATION WEST



MH03 ELEVATION EAST



FINISHES LEGEND:

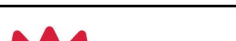
 Prefinished Metal Sheet: Custom Orb - Surfist (or similar)	 Prefinished Metal Sheet: Lysaght Longline Surfmist (or similar)
 Prefinished Metal Sheet: Custom Orb - Wallaby (or similar)	 FACE BRICK 01: PGH - Hinterlands - thredbo (or similar)
 FACE BRICK 02: PGH - Composite - Urban Blue Stackbond (or similar)	 Weatherboard: Scyon LINEA - Wallaby (or similar)
 Weatherboard: Scyon Axon - Surfist (or similar)	 Prefinished Metal Sheet: Lysaght Longline Surfmist (or similar)
 Powdercoat: Dulux - Monument (or similar)	 Powdercoat: Dulux - Shale Grey (or similar)
 Powdercoat: Dulux - Surfist (or similar)	 Boundary Fence (similar product)
 Front Fence (similar product)	 Screen Fence (similar product)
 Boundary fence (similar product)	 Retaining Wall / Fence: Block work (similar product)
 Balustrade (similar product)	 Screen (similar product)
 Screen (similar product)	 Screen (similar product)

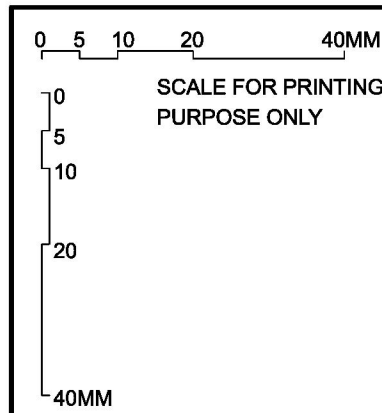


0008501010 31 Mar 2023
Assessor John Boutros
Accreditation No. DMN16/1763
Address
18-28 Simpson St, Dundas Valley, NSW, 2117
www.nathers.gov.au

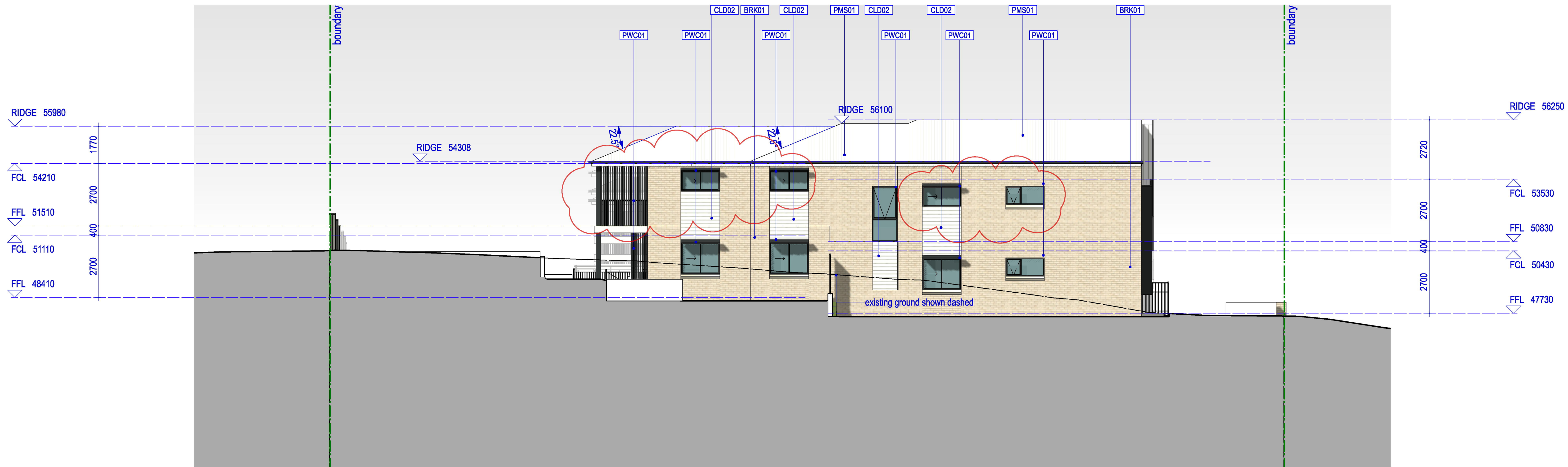


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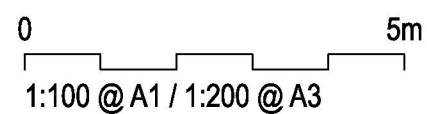
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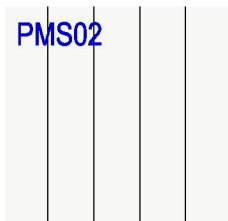
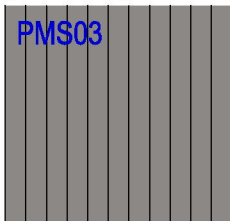
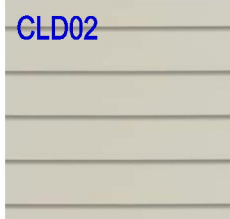
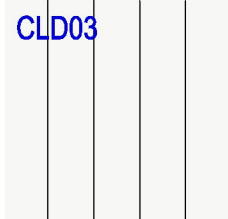
MH04 ELEVATION WEST



MH04 ELEVATION EAST



FINISHES LEGEND:

 PMS01 Prefinished Metal Sheet: Custom Orb - Surfmist (or similar)	 PMS02 Prefinished Metal Sheet: Lysaght Longline Surfmist (or similar)
 PMS03 Prefinished Metal Sheet: Custom Orb - Wallaby (or similar)	 BRK01 FACE BRICK 01: PGH - Hinterlands - thredbo (or similar)
 BRK02 FACE BRICK 02: PGH - Composite - Urban Blue Stackbond (or similar)	 CLD01 Weatherboard: Scyon LINEA - Wallaby (or similar)
 CLD02 Weatherboard: Scyon Axon - Surfmist (or similar)	 CLD03 Prefinished Metal Sheet: Lysaght Longline Surfmist (or similar)
 PWC01 Powdercoat: Dulux - Monument (or similar)	 PWC02 Powdercoat: Dulux - Shale Grey (or similar)
 PWC03 Powdercoat: Dulux - Surfmist (or similar)	F1 Boundary Fence (similar product)
 F2 Front Fence (similar product)	 F3 Screen Fence (similar product)
 F4 Boundary fence (similar product)	 BLK01 Retaining Wall / Fence: Block work (similar product)
 BAL01 Balustrade (similar product)	 SCR01 Screen (similar product)
 SCR02 Screen (similar product)	 SCR03 Screen (similar product)



NOMINATED ARCHITECT:
anthony nolan 6773

REV DATE NOTATION/AMENDMENT
B 12/12/2023 Amended Part 5 Application
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9687 8488

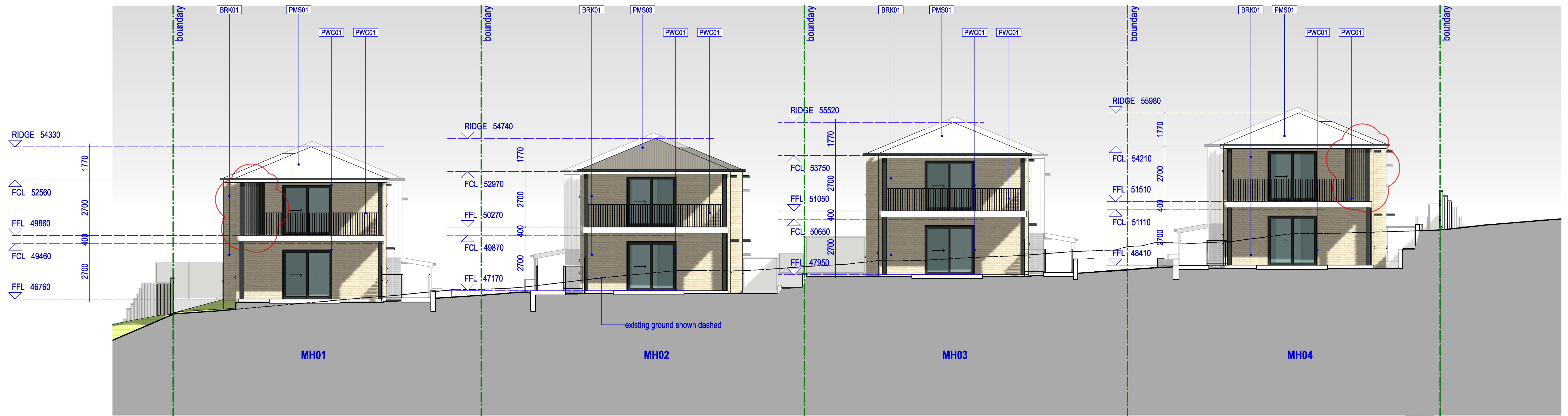
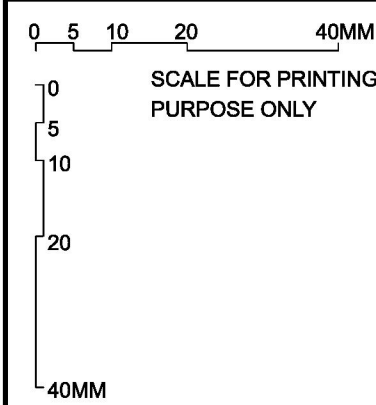
STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT
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CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (0607) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

TITLE:
ELEVATION SHEET 05
FILE:
2227 - DA 02 ELEVATIONS MASTER.vwx

STAFF:
PART 5 APPLICATION
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STAGE: SD DRAWN: SE CHECKED: AN APPROVED: AN
TYPE: AR SHEET: DA-304 REV: B

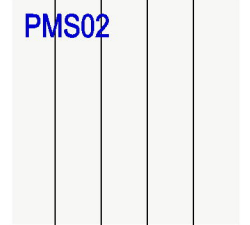


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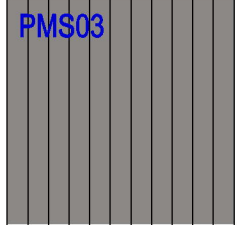
FINISHES LEGEND:



PMS01
Prefinished Metal Sheet:
Custom Orb
- Surfist
(or similar)



PMS02
Prefinished Metal Sheet:
Lysaght Longline
Surfist
(or similar)



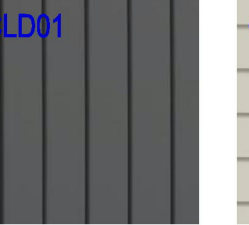
PMS03
Prefinished Metal Sheet:
Custom Orb
- Wallaby
(or similar)



BRK01
FACE BRICK 01:
PGH - Hinterlands
- thredbo (or similar)



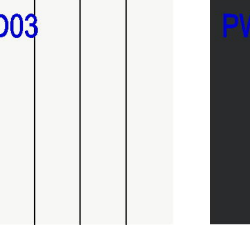
BRK02
FACE BRICK 02:
PGH - Composite
- Urban Blue
Stackbond (or similar)



CLD01
Weatherboard:
Scyon LINEA
- Wallaby
(or similar)



CLD02
Weatherboard:
Scyon Axon
- Surfist
(or similar)



CLD03
Prefinished Metal Sheet:
Lysaght Longline
Surfist
(or similar)



PWC01
Powdercoat:
Dulux
- Monument
(or similar)



PWC02
Powdercoat:
Dulux
- Shale Grey
(or similar)



PWC03
Powdercoat:
Dulux
- Surfist
(or similar)



F1
Boundary Fence
(similar product)



F2
Front Fence
(similar product)



F3
Screen Fence
(similar product)



F4
Boundary fence
(similar product)



BLK01
Retaining Wall /
Fence: Block work
(similar product)



BAL01
Balustrade
(similar product)



SCR01
Screen
(similar product)



SCR02
Screen
(similar product)



SCR03
Screen
(similar product)

0 5m
1:100 @ A1 / 1:200 @ A3



NOMINATED ARCHITECT:
anthony nolan 6773

REV DATE NOTATION/AMENDMENT
B 12/12/2023 Amended Part 5 Application
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XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
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ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 5742

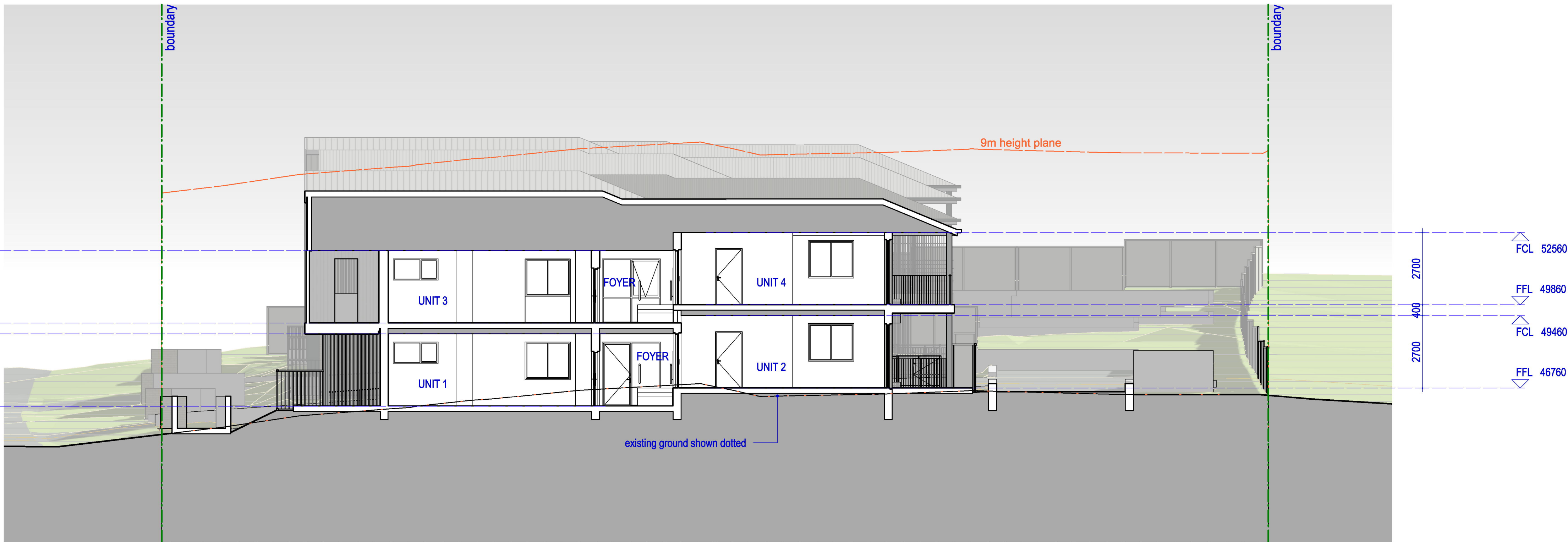
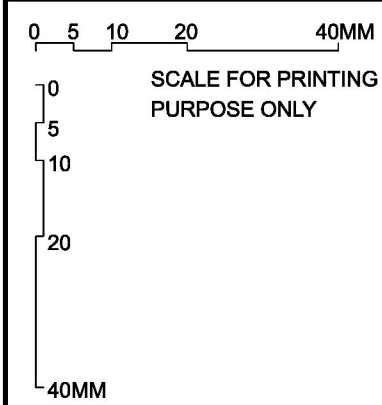
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

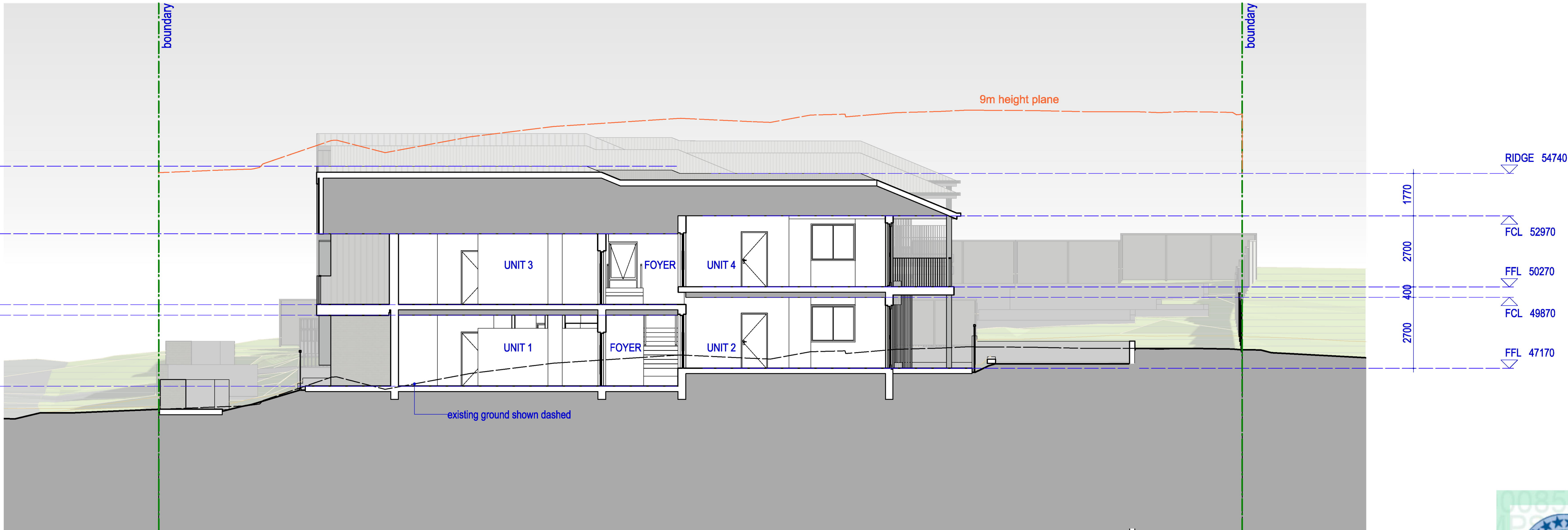
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ELEVATION SHEET 06

FILE:
2227 - DA 02 ELEVATIONS MASTER.vwx

STATUS:
PART 5 APPLICATION
SCALE: 1:100 @A1
DRAWN: SE
CHECKED: AN
APPROVED: AN
PROJECT No: 2227
REV: B



MH01 SECTION



MH02 SECTION



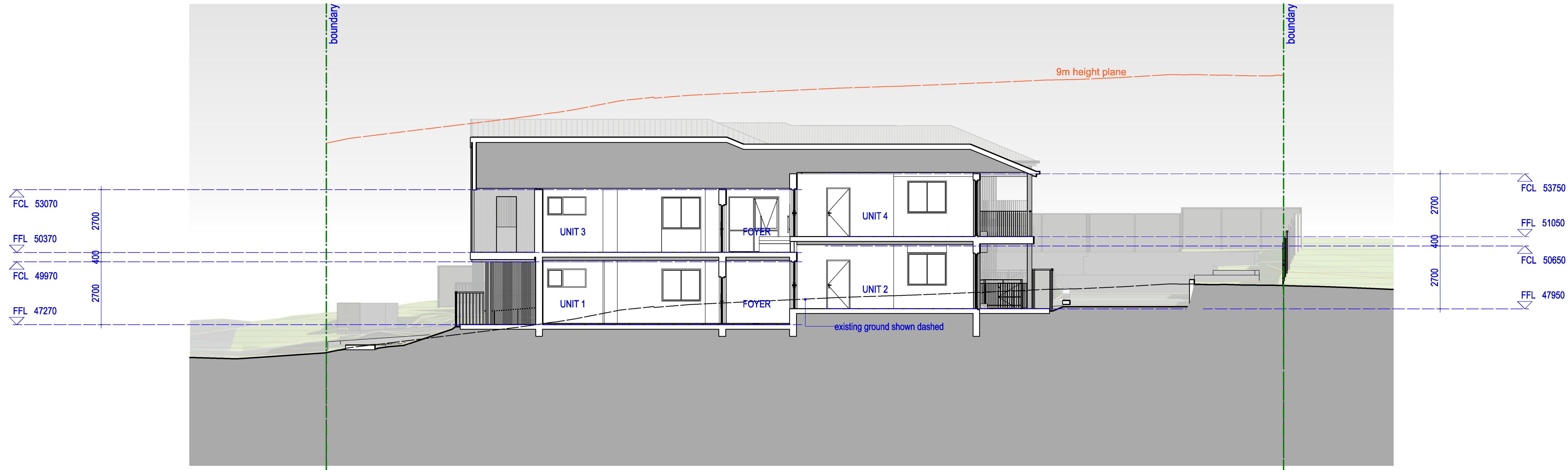
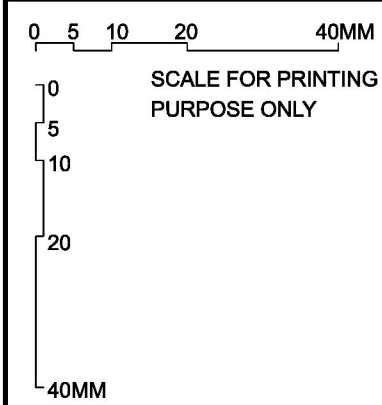
0008501010 31 Mar 2023

Assessor John Boutros
Accreditation No. DMV16/1763
Address
18-28 Simpson St , Dundas
Valley , NSW , 2117

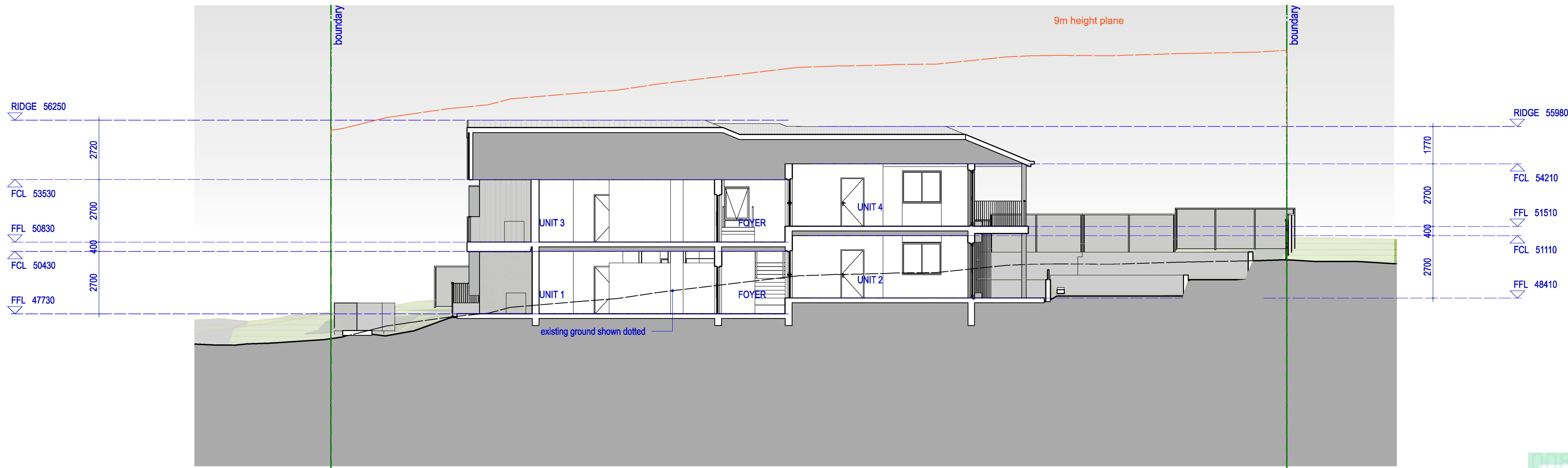


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	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	ACCESS / TRAFFIC CONSULTANT	PROJECT:	TITLE:	PART 5 APPLICATION			
	anthony nolan 6773					KENNEDY ASSOCIATES ARCHITECTS	XAVIER KNIGHT	LOKA CONSULTING ENGINEERS PTY LTD	MANOR HOUSE at 18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846 2094sqm LOT 1707-1712 of DP 31846	SECTION SHEET 01	SCALE:	PROJ:	PROJECT No.	
						PH (02) 9557 9455					1:100 @A1	BGYJW	2227	
	A	5/4/23	PART 5 APPLICATION SUBMISSION									STAGE:	DRAWN:	CHECKED:
REV	DATE	NOTATION/AMENDMENT				LANDSCAPE CONSULTANT	GREEN WORLD ARCHITECTURAL	BASIX CONSULTANT			SD	SE	AN	AN
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				CONCEPT LANDSCAPE ARCHITECTS	DRAFTING	GREEN WORLD ARCHITECTURAL		FILE:				
						PH (02) 9822 5312	PH (0427) 842 595			2227 - SD 02 ELEVATIONS MASTER.vwx	TYPE:	SHEET:	REV:	
											AR	DA-401	A	



MH03 SECTION



MH04 SECTION



0008501010 31 Mar 2023
Assessor John Boutros
Accreditation No. DMN/16/1763
Address
18-28 Simpson St, Dundas
Valley, NSW, 2117
www.nathers.gov.au



hstar.com.au



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/23	PART 5 APPLICATION SUBMISSION
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9455

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 5742

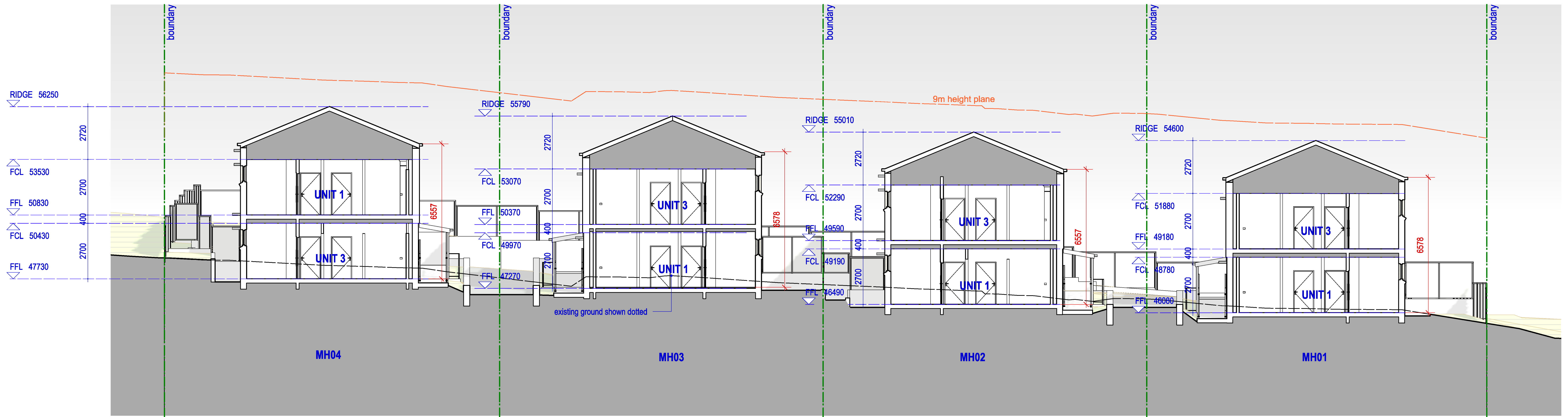
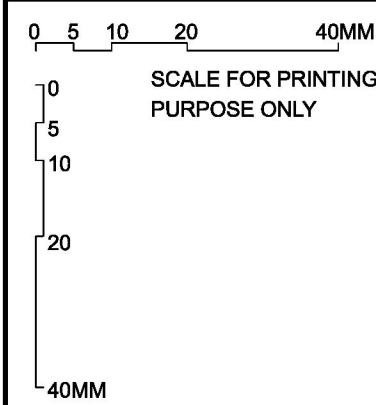
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (0627) 842 595

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

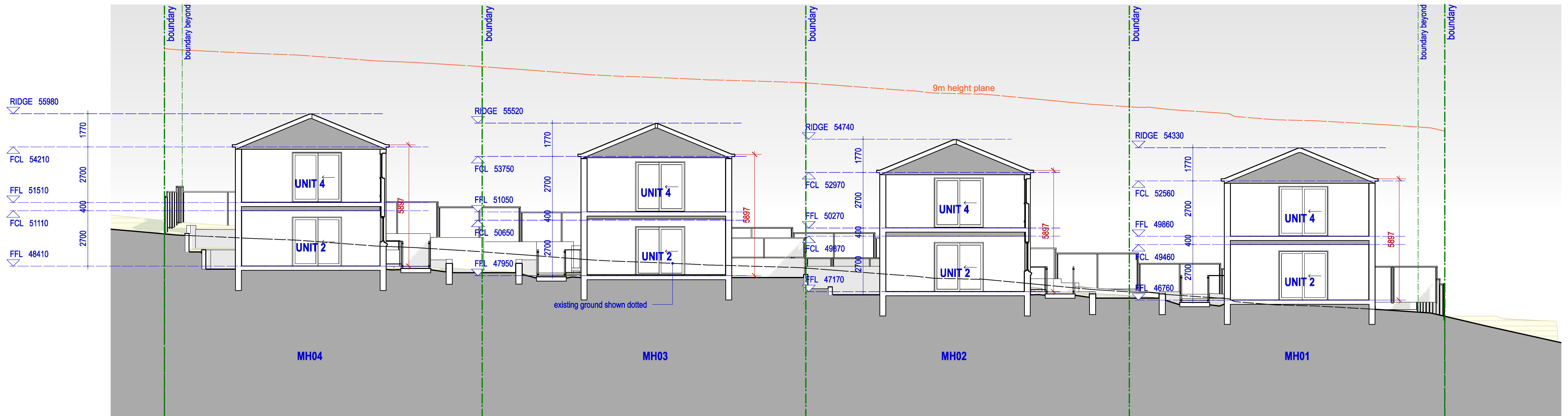
TITLE:
SECTION SHEET 02

FILE:
2227 - SD 02 ELEVATIONS MASTER.vwx

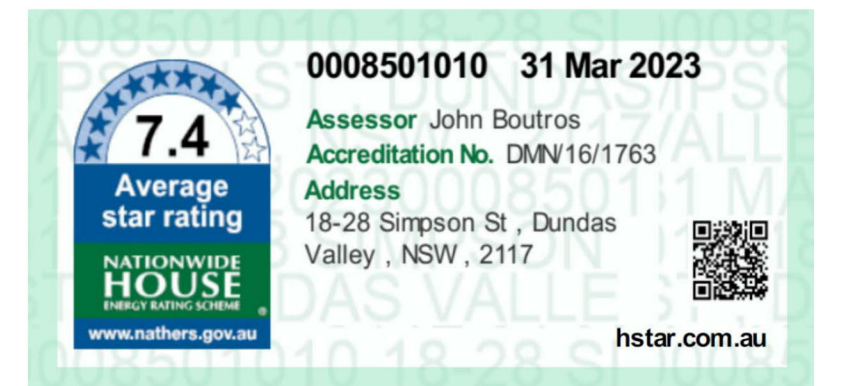
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SCALE:	1:100 @A1	PROJ:	BGYJW
STAGE:	SD	DRAWN:	SE
TYPE:	AR	CHECKED:	AN
		APPROVED:	AN
		REV:	A



MH LONG SECTION



MH LONG SECTION



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/23	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9499

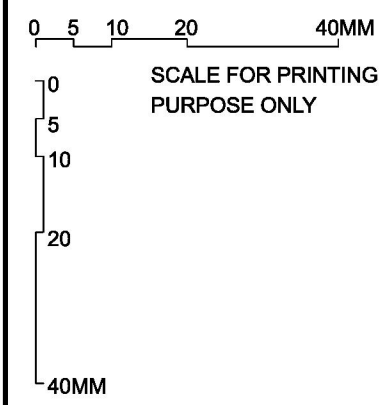
STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT
LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY
LTD
PH (02) 9748 8742
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL
DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot
1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

TITLE:
SECTION SHEET 03
FILE:
2227 - SD 02 ELEVATIONS MASTER.vwx

PART 5 APPLICATION			
SCALE:	1:100 @A1	PROJ:	BGYJW
STAGE:	SD	DRAWN:	SE
TYPE:	AR	CHECKED:	AN
DA-403		APPROVED:	AN
		REV:	A



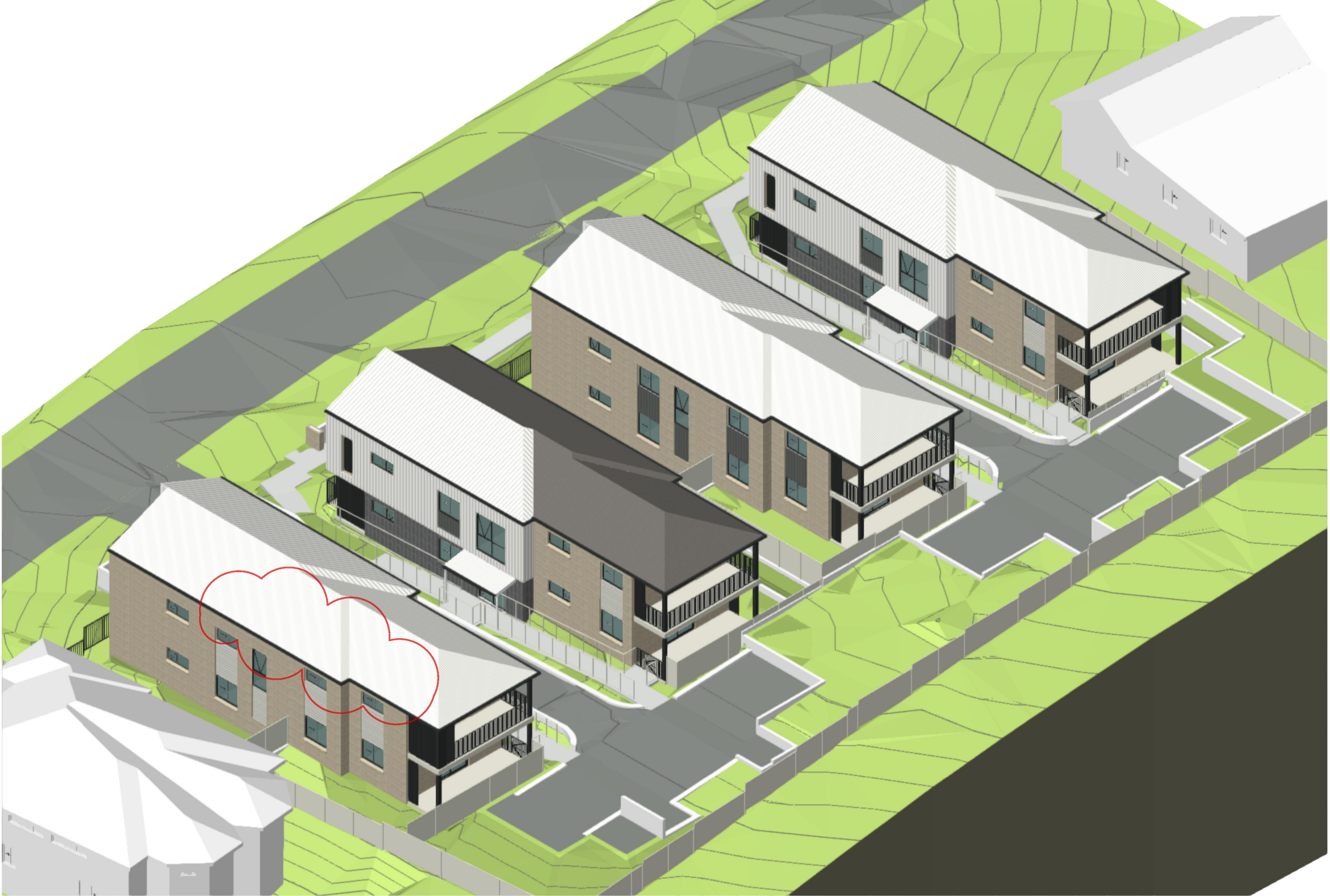
VIEW 01



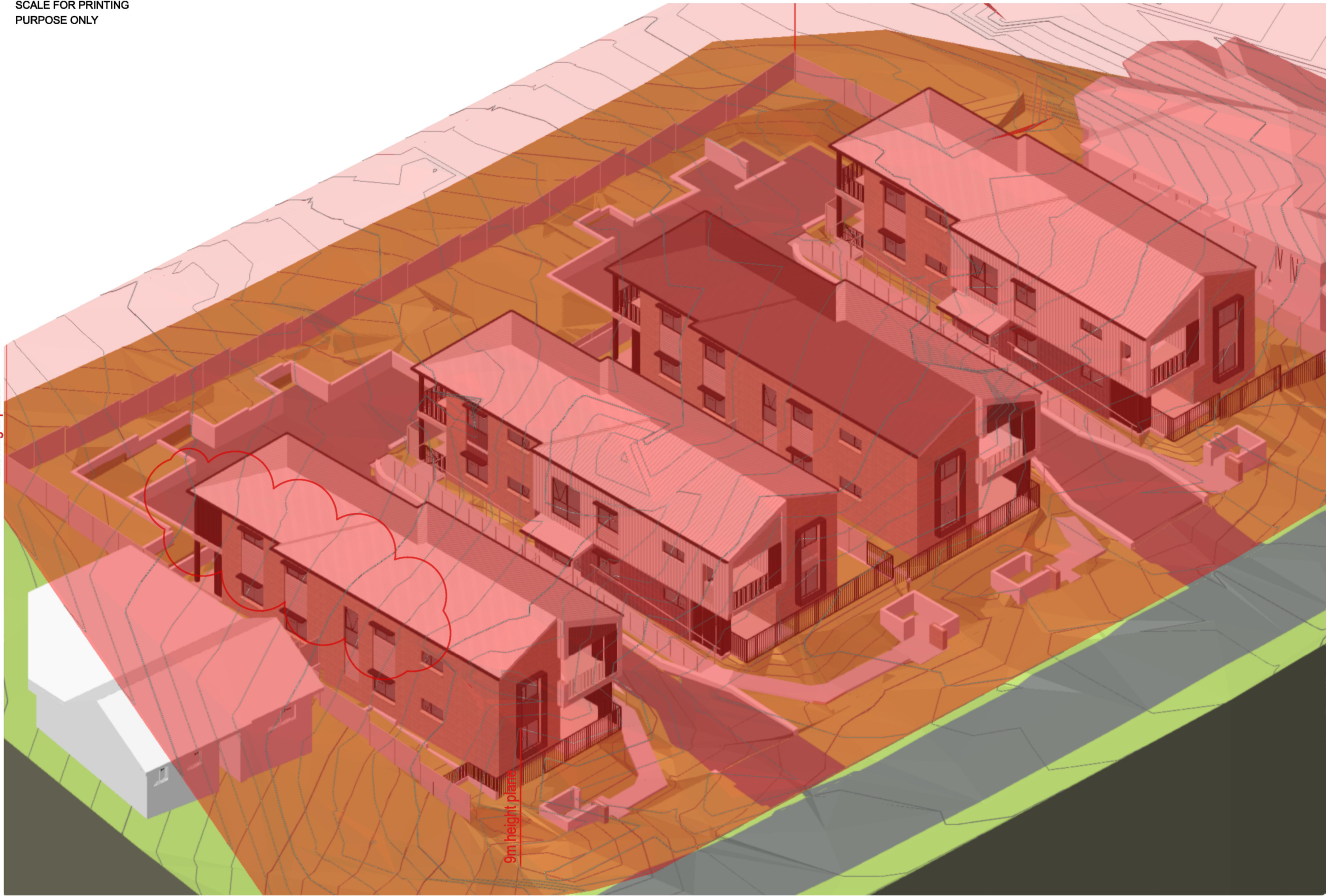
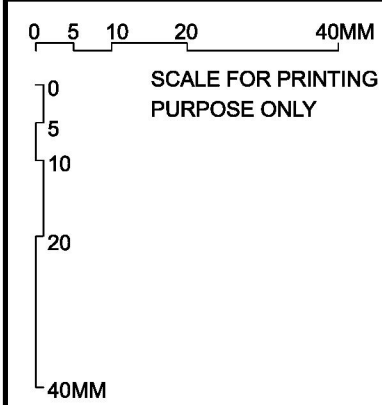
VIEW 02



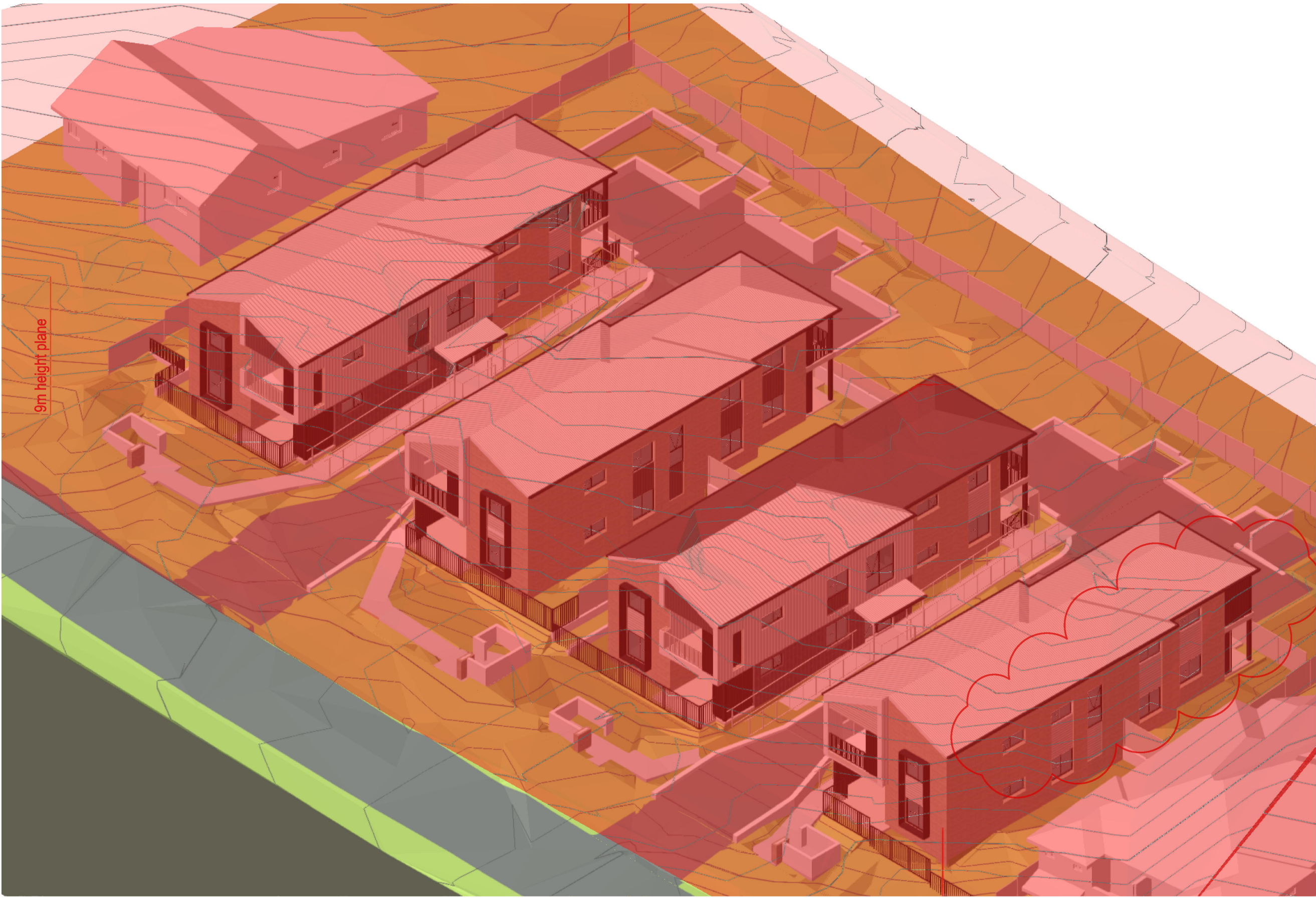
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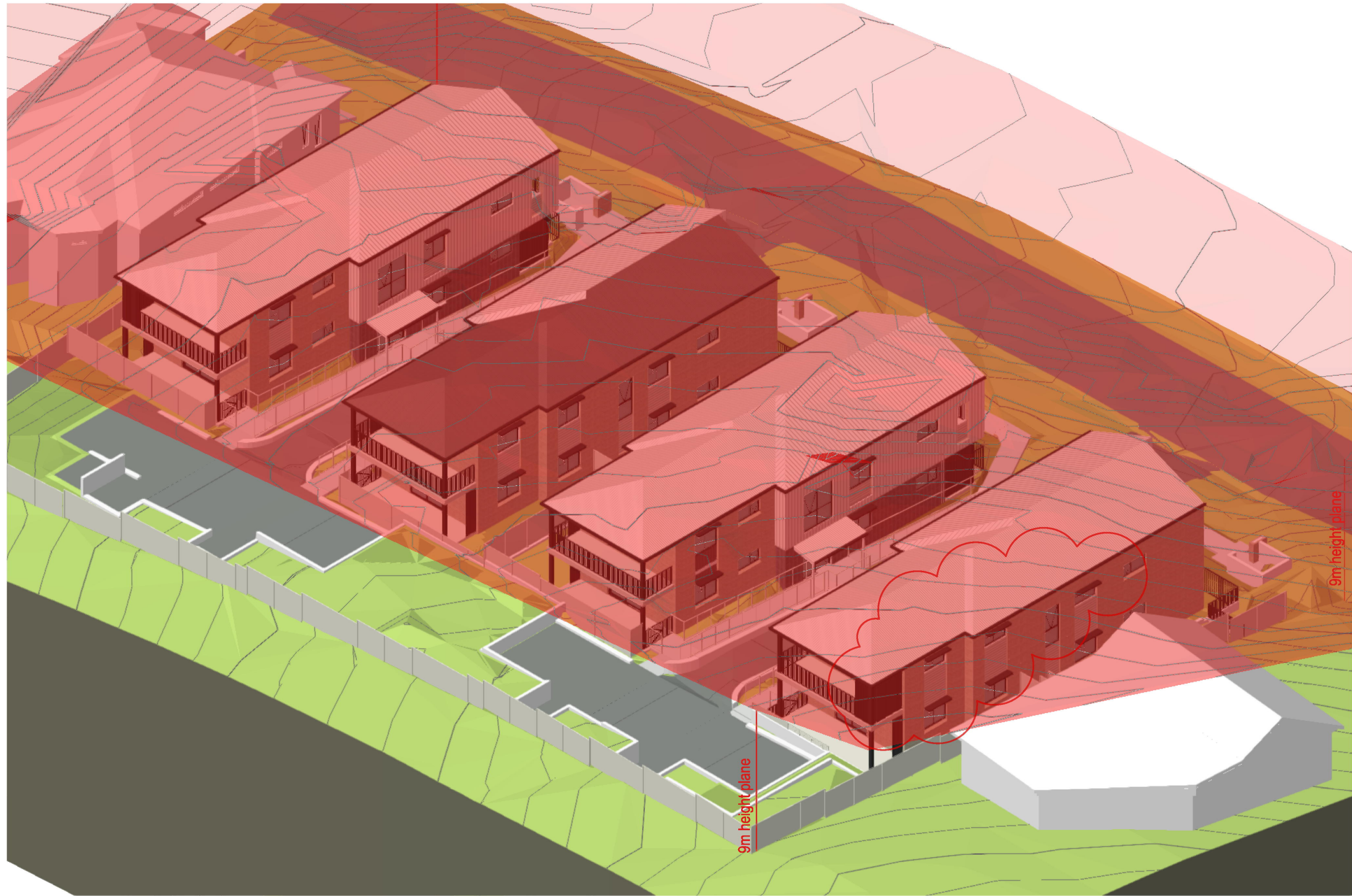
VIEW 04



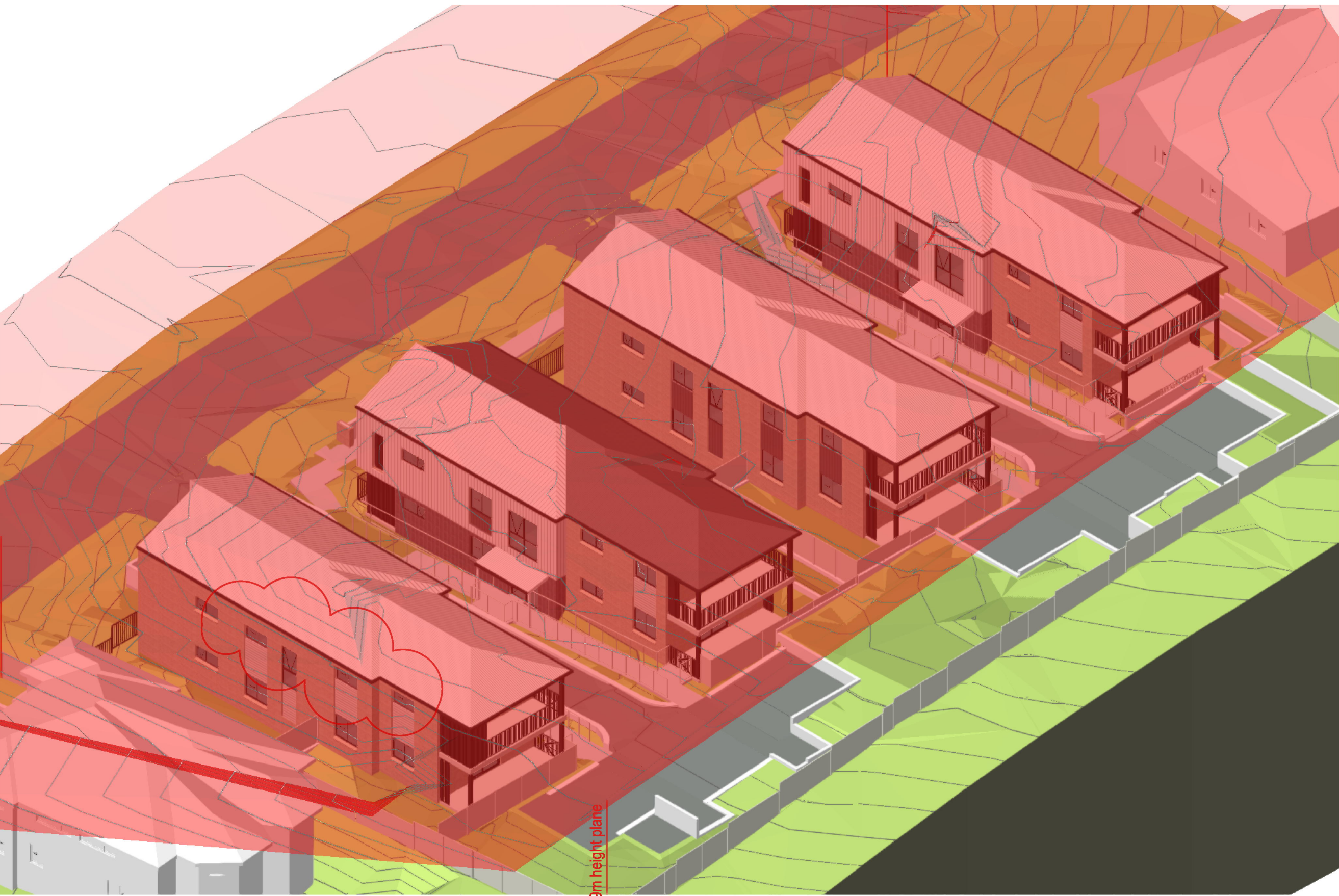
VIEW 01 - 9m HEIGHT PLANE



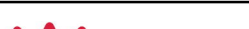
VIEW 02 - 9m HEIGHT PLANE

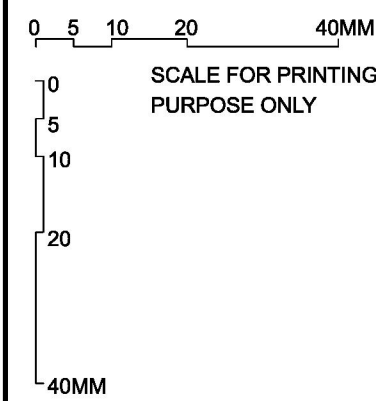


VIEW 03 - 9m HEIGHT PLANE



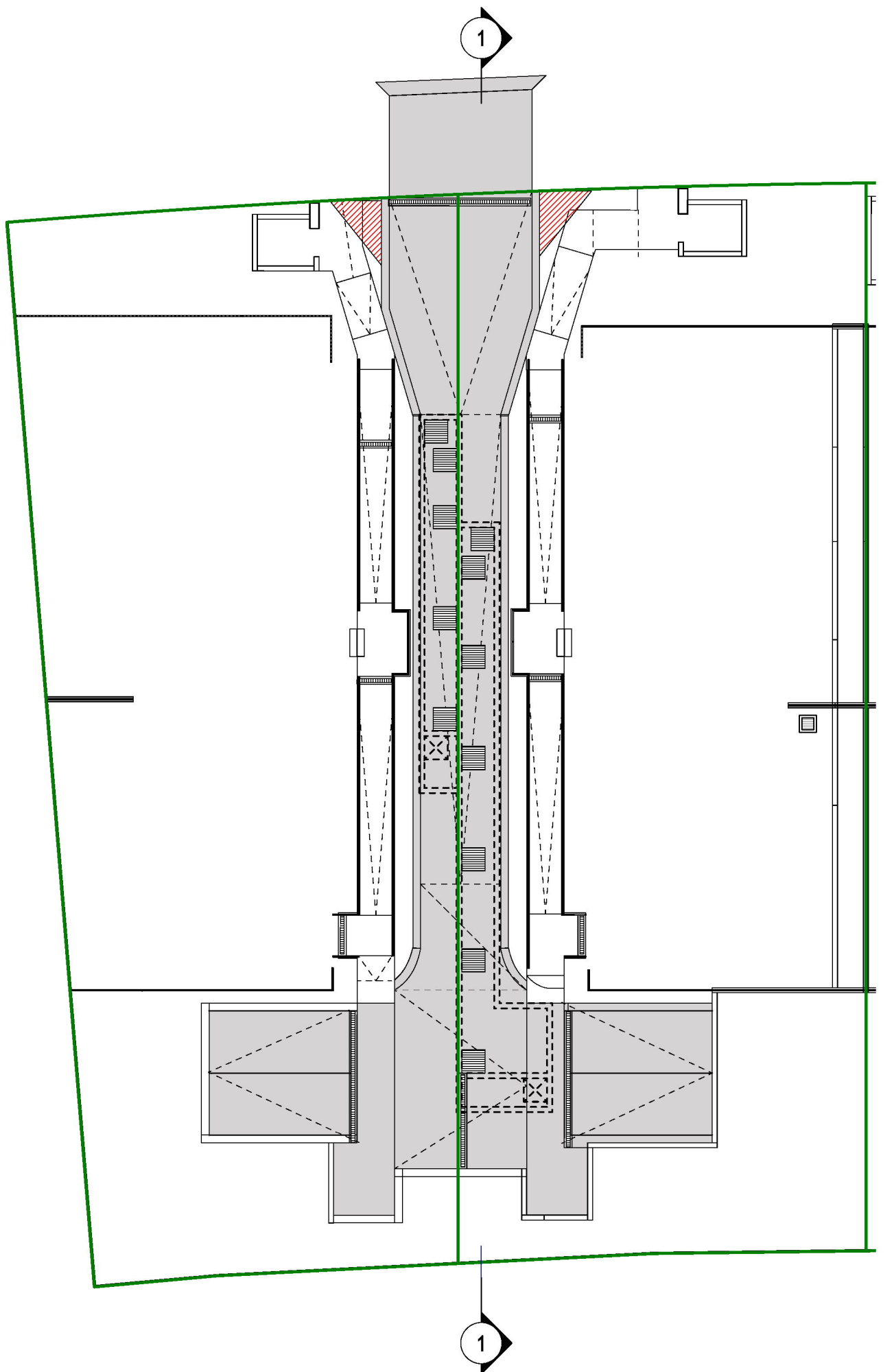
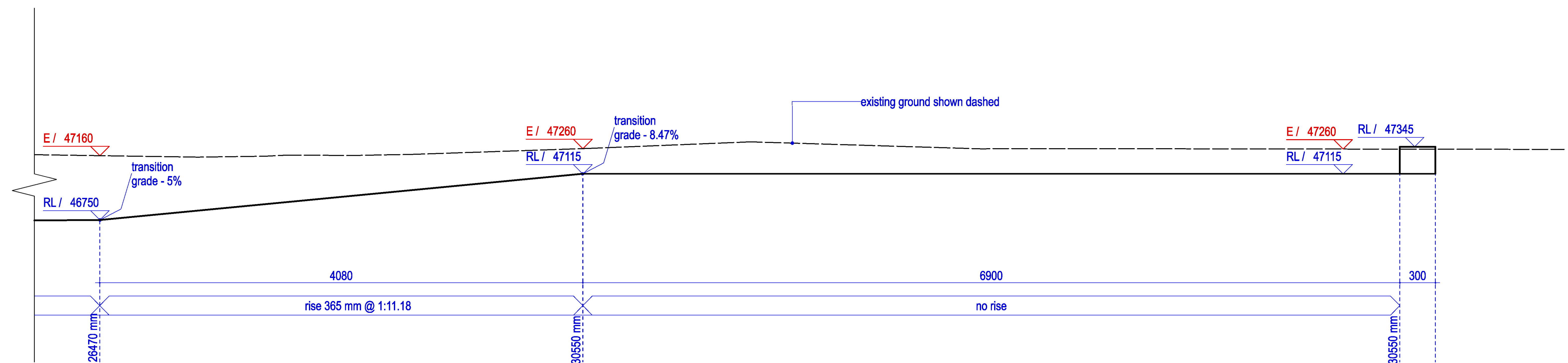
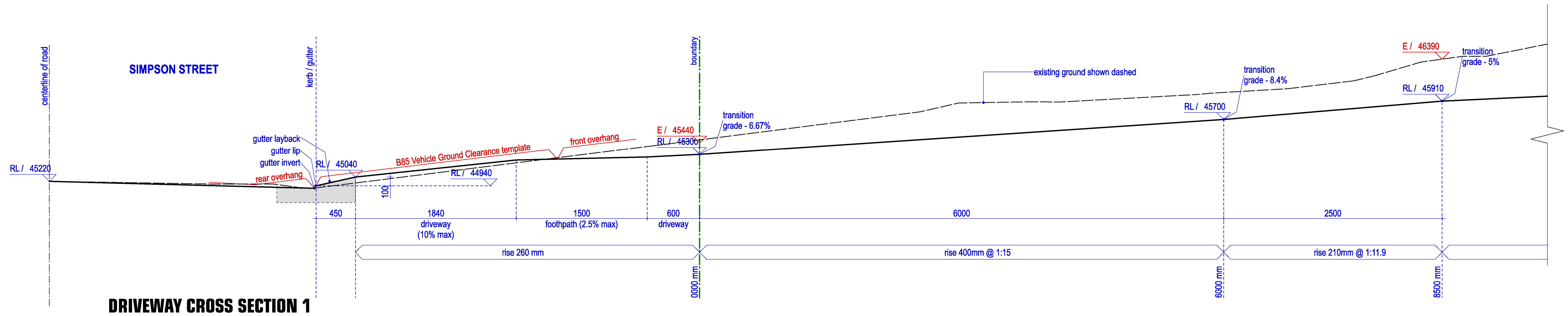
VIEW 04 - 9m HEIGHT PLANE

	NOMINATED ARCHITECT:			PROJECT ARCHITECT			ACCESS / TRAFFIC CONSULTANT			PROJECT: MANOR HOUSE at 18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846 2094sqm Lot 1707-1712 of DP 31846	TITLE: 3D VIEWS HEIGHT PLANE FILE: 2227 - DA 02 ELEVATIONS MASTER.vwx	STATUS: PART 5 APPLICATION		
	anthony nolan 6773			KENNEDY ASSOCIATES ARCHITECTS			LOKA CONSULTING ENGINEERS PTY LTD					SCALE:	NTS	PROJECT No:
				PH (02) 9557 9495			PH (02) 9748 8742					DRAWN:	SE	APPROVED:
	B 12/12/2023 Amended Part 5 Application						BASIX CONSULTANT					CHECKED:	AN	REV:
	REV DATE NOTATION/AMENDMENT						GREEN WORLD ARCHITECTURAL DRAFTING PH (0407) 842 586					TYPE: DA-502 B		
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.														



LEGEND:

0000 existing level
0000 proposed level



0 1m

1:25 @ A1 / 1:50 @ A3



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	01/02/24	PART 5 APPLICATION SUBMISSION
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PH (02) 9687 8488

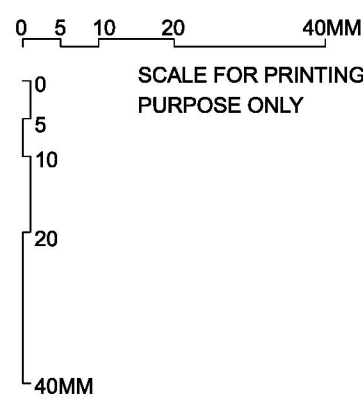
STRUCTURAL / CIVIL CONSULTANT XAVIER KNIGHT
LANDSCAPE CONSULTANT CONCEPT LANDSCAPE ARCHITECTS PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT LOKA CONSULTING ENGINEERS PTY LTD PH (02) 9748 8742
BASIX CONSULTANT GREEN WORLD ARCHITECTURAL DRAFTING PH (067) 842 586

PROJECT: MANOR HOUSE at 18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846 2094sqm LOT 1707-1712 of DP 31846

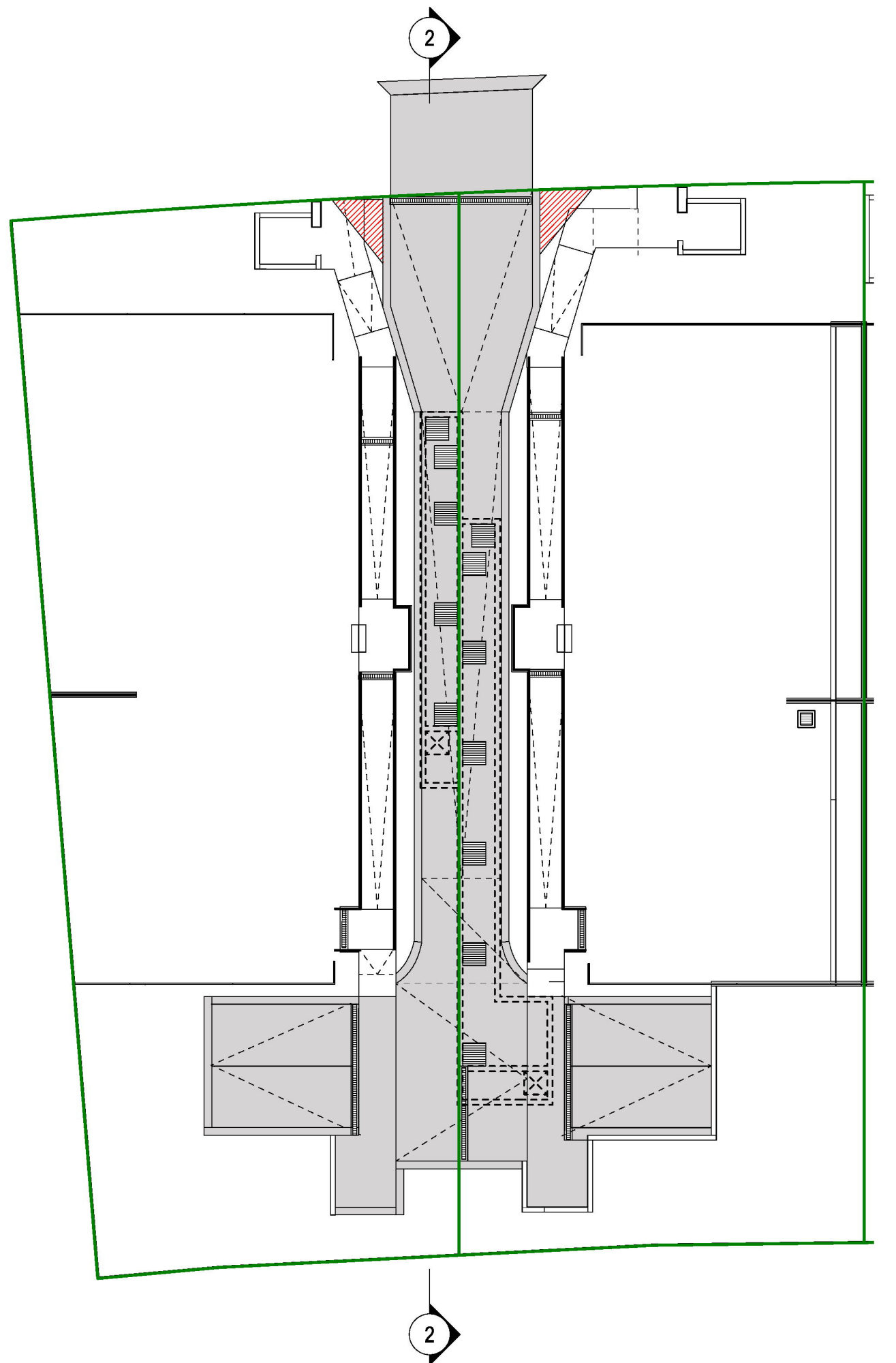
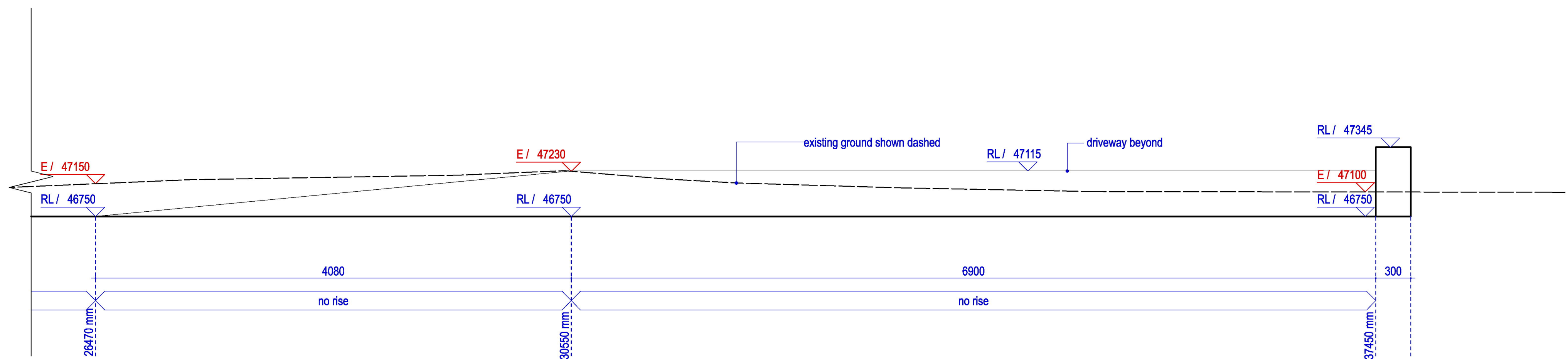
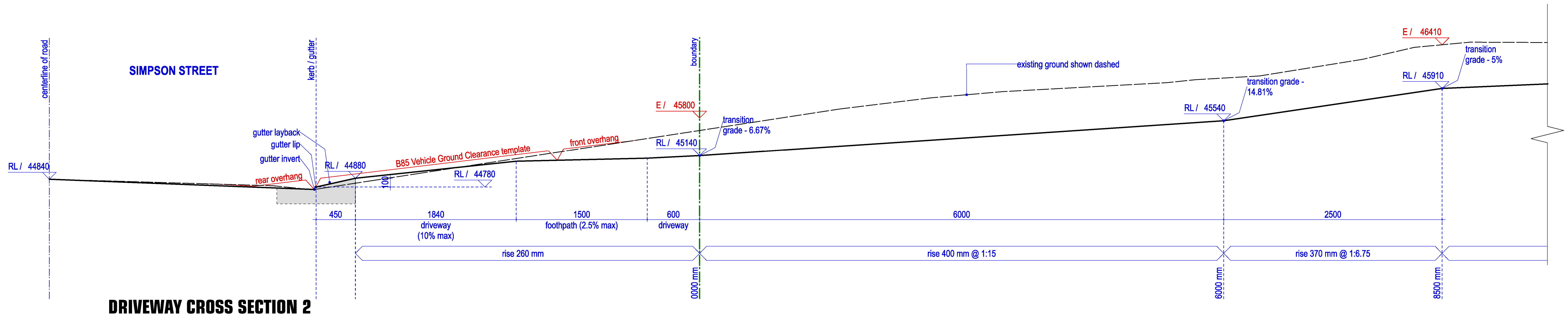
TITLE: DRIVEWAY CROSS SECTION SHEET 01
FILE: 2227 - DA 02 ELEVATIONS MASTER.vsw

STAGE: SD	SCALE: 1:25 @A1	PROJ: BGYJW	PROJECT No: 2227
TYPE: AR	DRAWN: SE	CHECKED: AN	APPROVED: AN
	SHEET: DA-601		REV: A



LEGEND:

0000 existing level
0000 proposed level



0 1m

1:25 @ A1 / 1:50 @ A3



NOMINATED ARCHITECT:

anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	01/02/24	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT

KENNEDY ASSOCIATES ARCHITECTS

PH (02) 9657 9495

STRUCTURAL / CIVIL CONSULTANT

XAVIER KNIGHT

LANDSCAPE CONSULTANT

CONCEPT LANDSCAPE ARCHITECTS

PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT

LOKA CONSULTING ENGINEERS PTY LTD

PH (02) 9748 8742

BASIX CONSULTANT

GREEN WORLD ARCHITECTURAL DRAFTING

PH (067) 842 596

PROJECT:

MANOR HOUSE

at

18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846

2227

2227 - DA 02 ELEVATIONS MASTER.vwk

LOT 1707-1712 of DP 31846

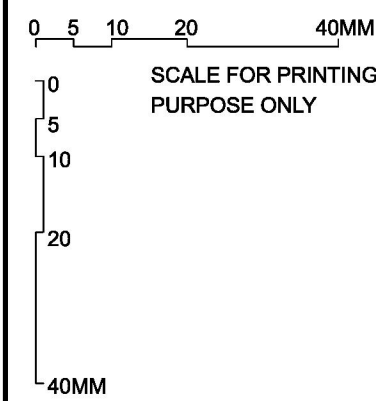
TITLE:

DRIVEWAY CROSS SECTION SHEET 02

FILE:

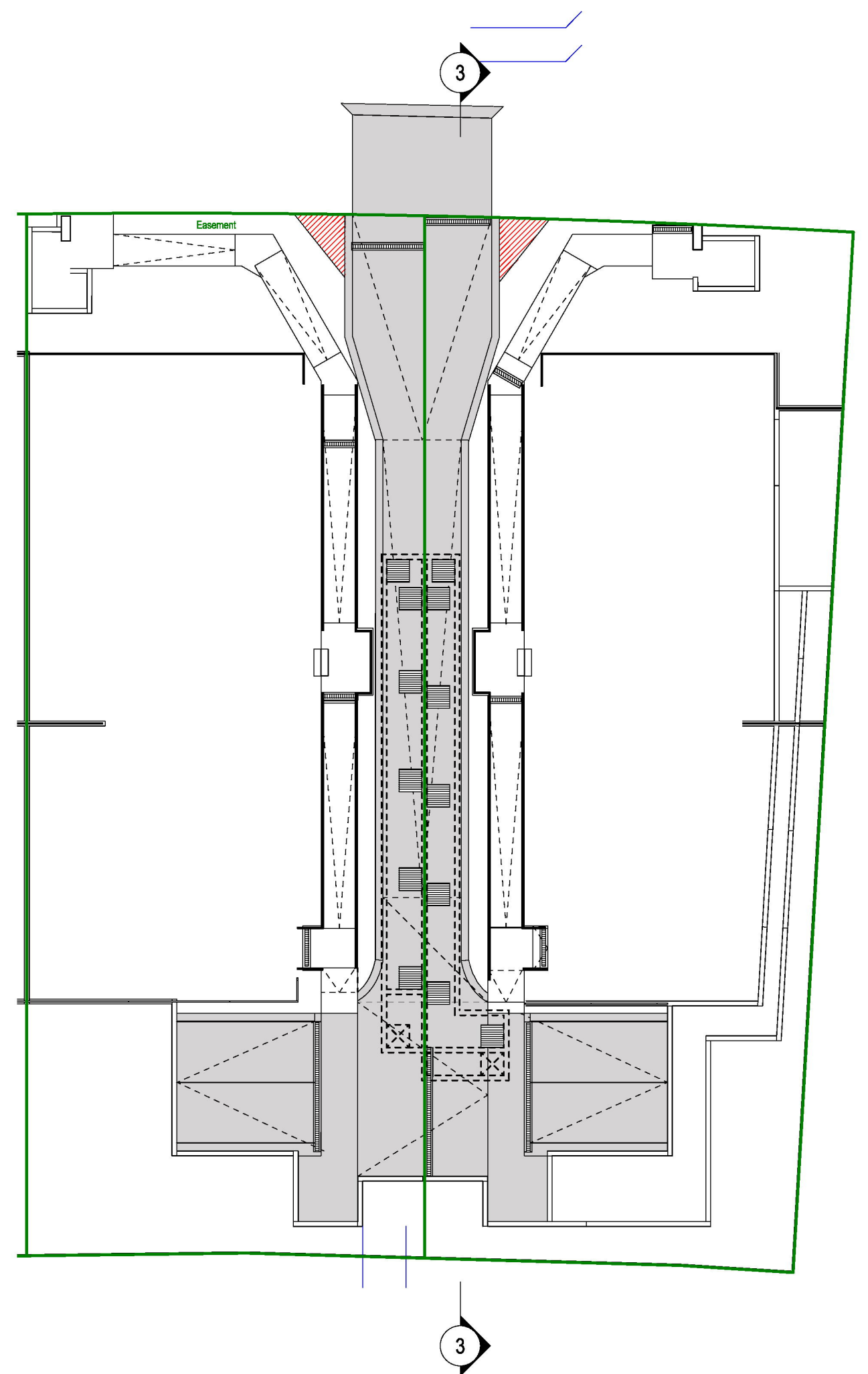
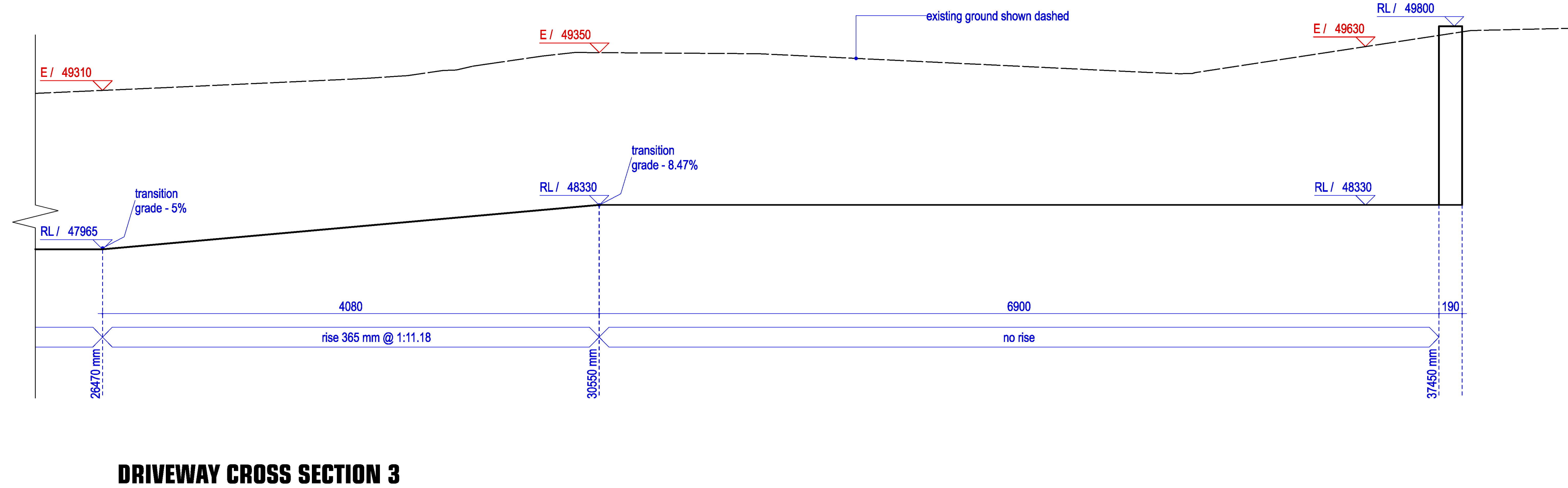
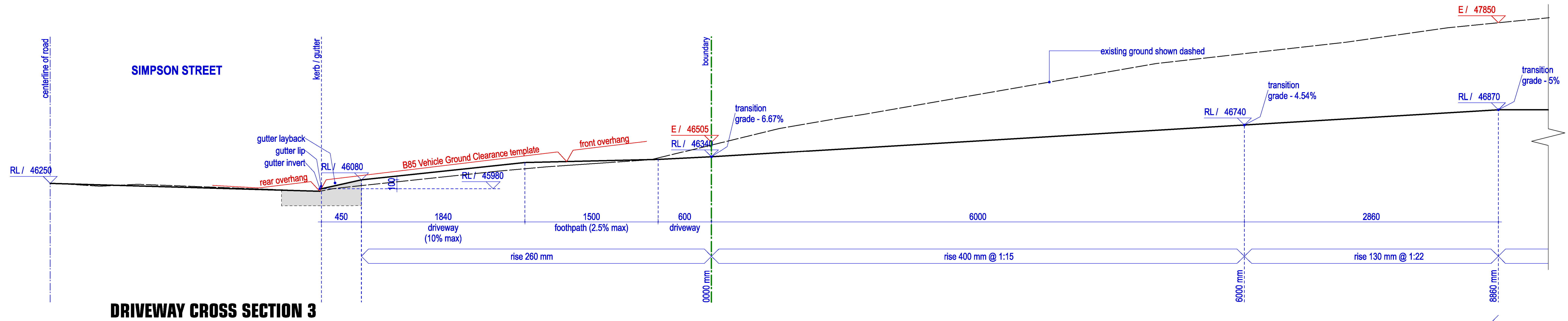
2227 - DA 02 ELEVATIONS MASTER.vwk

PART 5 APPLICATION			
SCALE:	1:25 @A1	PROJ:	BGYJW
STAGE:	SD	DRAWN:	SE
CHECKED:	AN	APPROVED:	AN
TYPE:	AR	SHEET:	DA-602
REV:	A		



LEGEND:

0000 existing level
0000 proposed level



0 1m

1:25 @ A1 / 1:50 @ A3



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	01/02/24	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9498

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

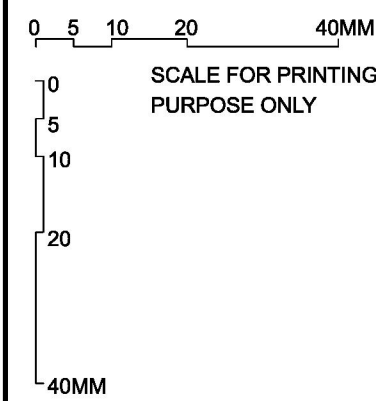
BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (067) 842 296

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2094sqm
LOT 1707-1712 of DP 31846

TITLE:
DRIVEWAY CROSS SECTION SHEET 03

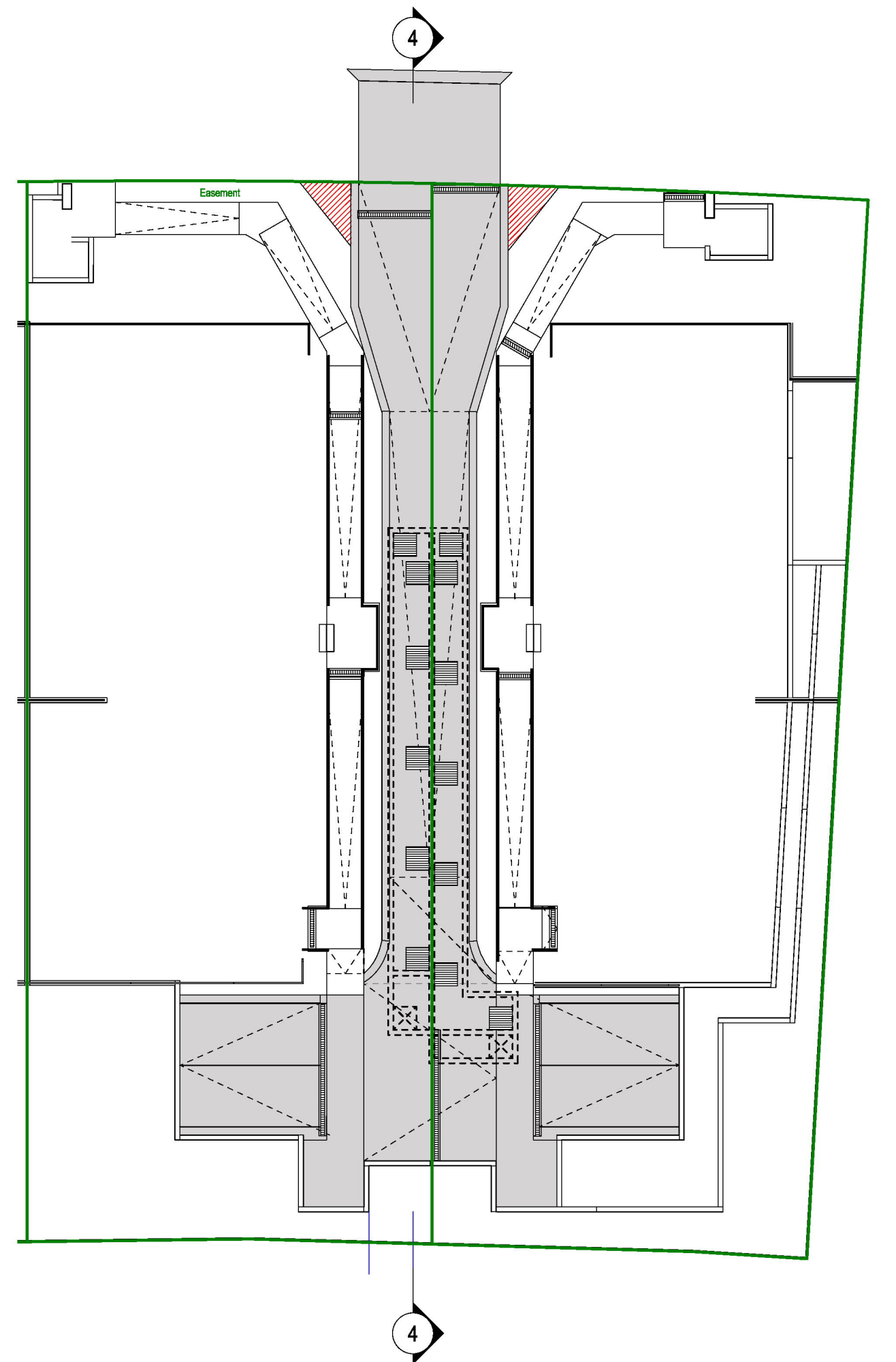
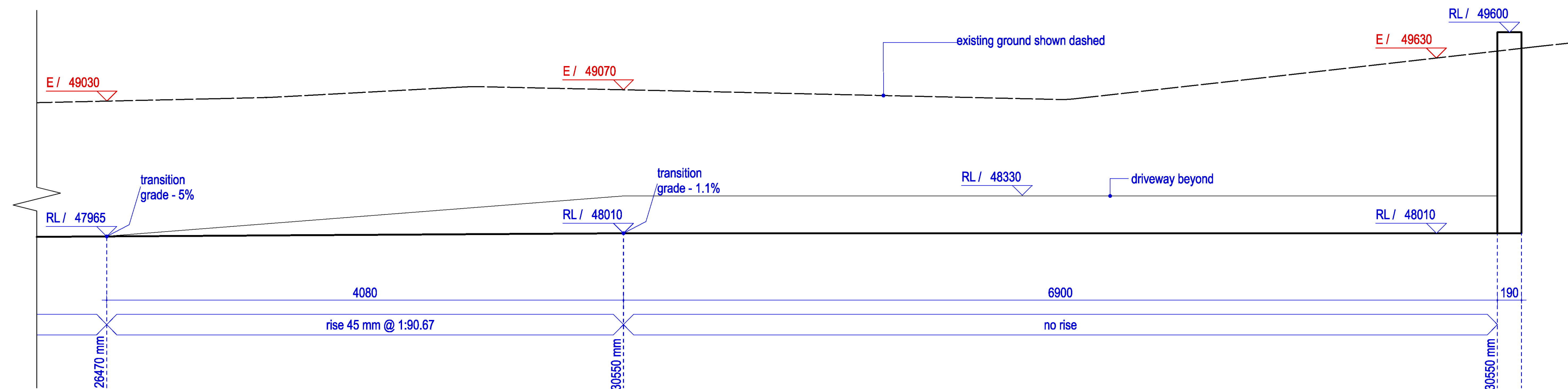
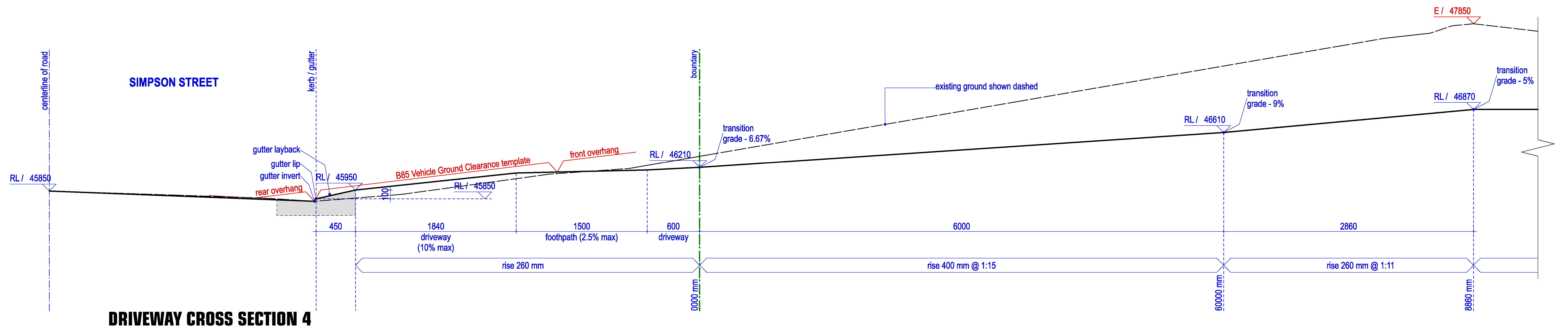
FILE:
2227 - DA 02 ELEVATIONS MASTER.vwk

STATUS: PART 5 APPLICATION			
SCALE: 1:25 @A1	PROJ: BGYJW	PROJECT No: 2227	
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-603	REV: A	



LEGEND:

0000 existing level
0000 proposed level



0 1m

1:25 @ A1 / 1:50 @ A3



NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	01/02/24	PART 5 APPLICATION SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PH (02) 9657 9498

STRUCTURAL / CIVIL CONSULTANT
XAVIER KNIGHT

LANDSCAPE CONSULTANT
CONCEPT LANDSCAPE ARCHITECTS
PH (02) 9822 5312

ACCESS / TRAFFIC CONSULTANT
LOKA CONSULTING ENGINEERS PTY LTD
PH (02) 9748 8742

BASIX CONSULTANT
GREEN WORLD ARCHITECTURAL DRAFTING
PH (067) 842 596

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2227sqm
LOT 1707-1712 of DP 31846

TITLE:
DRIVEWAY CROSS SECTION SHEET 04

FILE:
2227 - DA 02 ELEVATIONS MASTER.vwk

STATUS: PART 5 APPLICATION			
SCALE: 1:25 @A1	PROJ: BGYJW	PROJECT No: 2227	
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-604	REV: A	