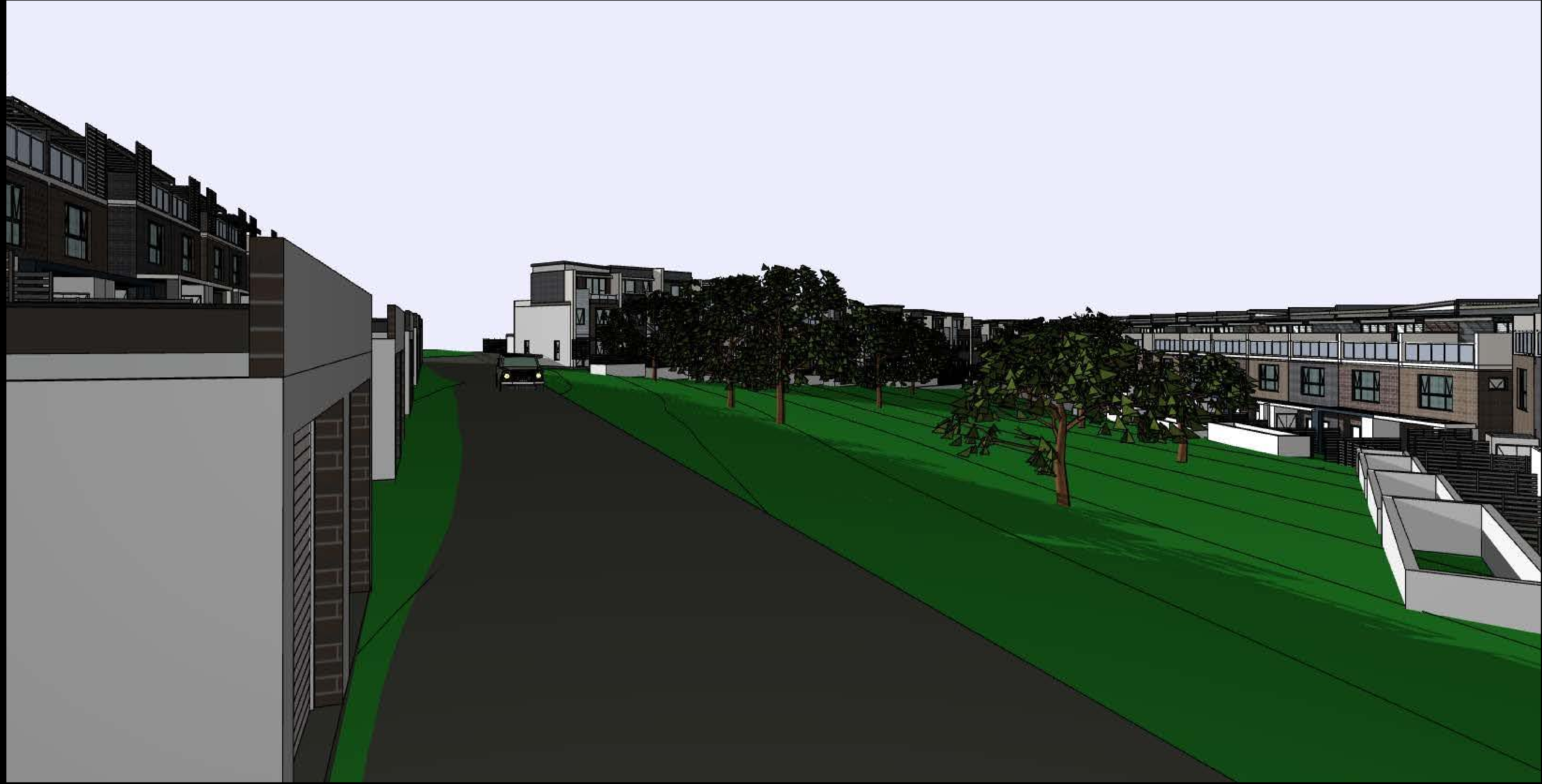


Development Application
Proposing of 57 townhouses with subdivision into two lots
Lot 4012 Nelsons Ridge,
Pemulwuy



Idraft Architects Pty Ltd NSW Architects Registration Board No: 5347
Nominated registered architect - Adnaan Winton
p: 02 9648 8848
w: www.idraft.com.au
m: PO Box 427, Merrylands NSW 2160

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0003	Site Plan
0004	21st June 09:00am Shadow Diagram
0005	21st June 12:00pm Shadow Diagram
0006	21st June 15:00pm Shadow Diagram
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2003	Sections
2004	Communal Open Space 3d
3001	Silverthrone Sections/Streetscapes
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Site Plan
scale 1:200

Lot 4012, Nelsons Ridge, Pemulwuy

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BA516/BEVA
METAL DECK ROOF INSULATION FOIL LIGHT IN COLOUR
CEILING INSULATION R3.5
EXTERNAL BRICK VENER INSULATION FOIL
EXTERNAL WALLS MEDIUM IN COLOUR
UPPER FLOORS FRAMED
GROUND FLOOR CONCRETE
WINDOWS ALUM FRAMES CLEAR SINGLE GLASS
FLOOR COVERINGS CARPETS & TILES 60x40

-TOILET FLUSHING SYSTEMS 4 STAR
-KITCHEN TAPS 4 STAR
-BATHROOM TAPS 3 STAR
-SHOWER HEADS 3 STAR
-GAS INSTANTANEOUS 5.5 STAR
-GAS COOKTOP/ELECTRIC OVEN
-WATER TANK 3000L

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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Project:
Proposing of 57 townhouses with subdivision into two lots

Issue Stage:
DA-C

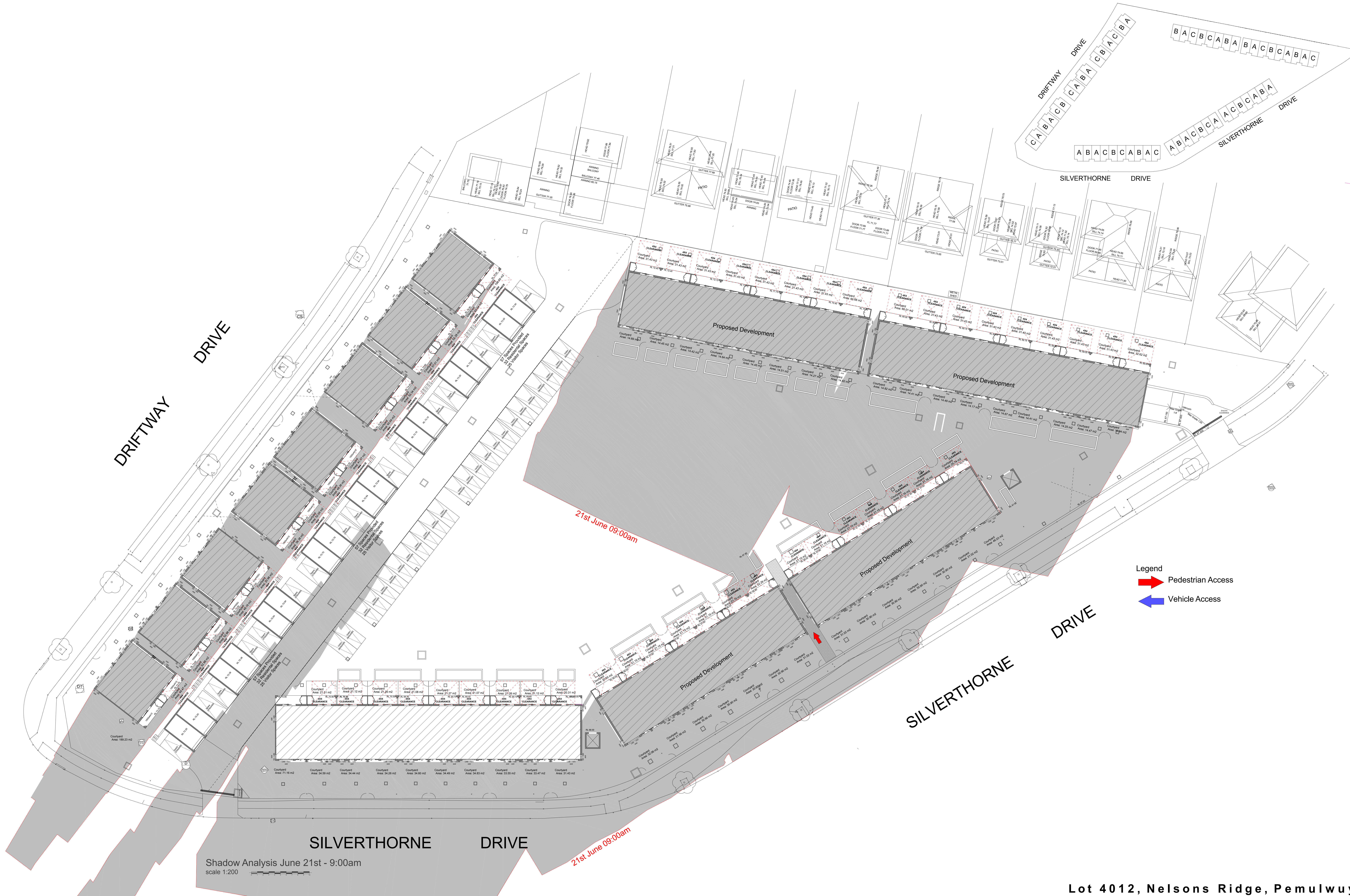
Designed + Drawn:
M.Trinh/J. Ellis

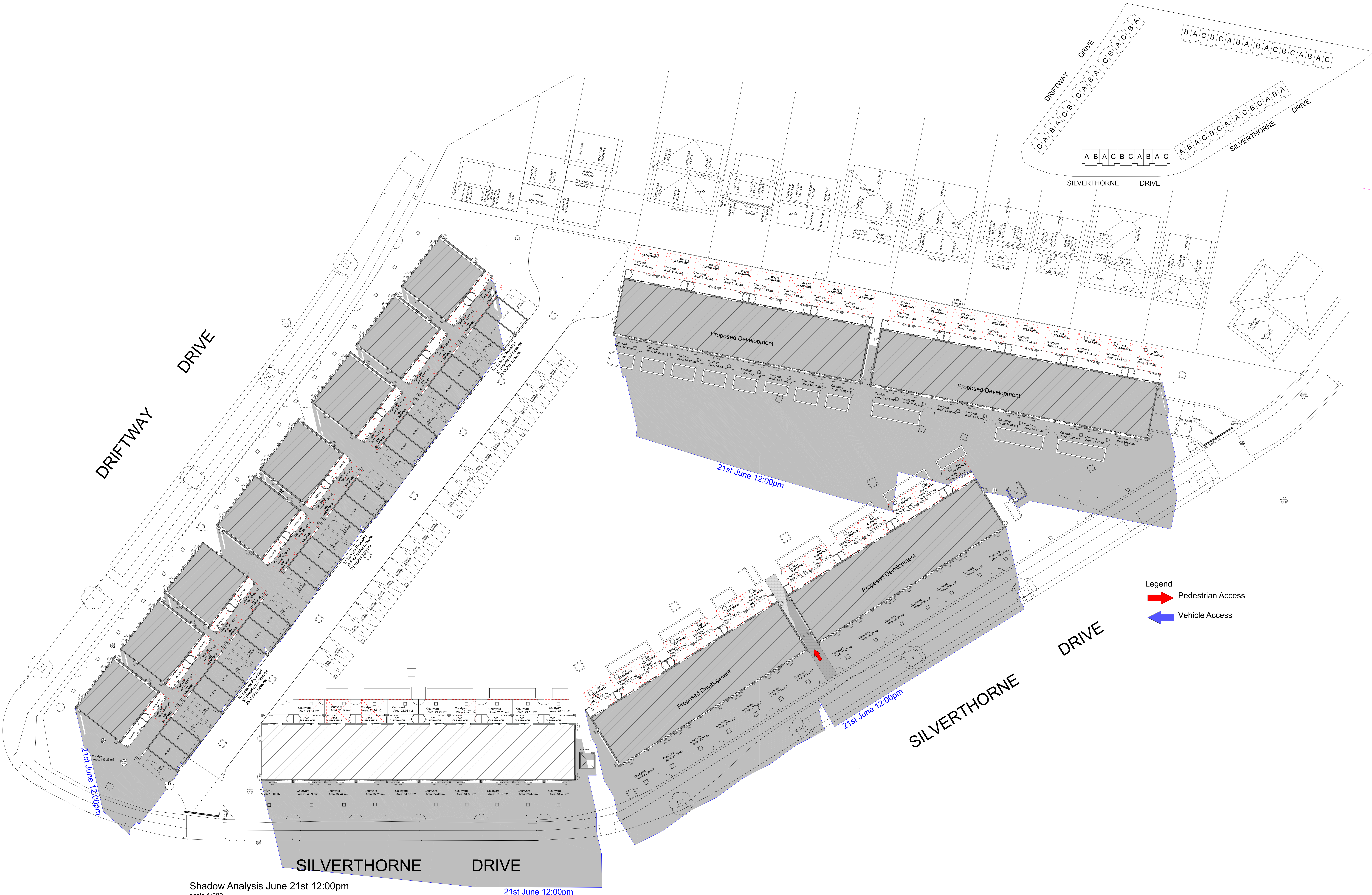
Council:
Hoiroyd City Council

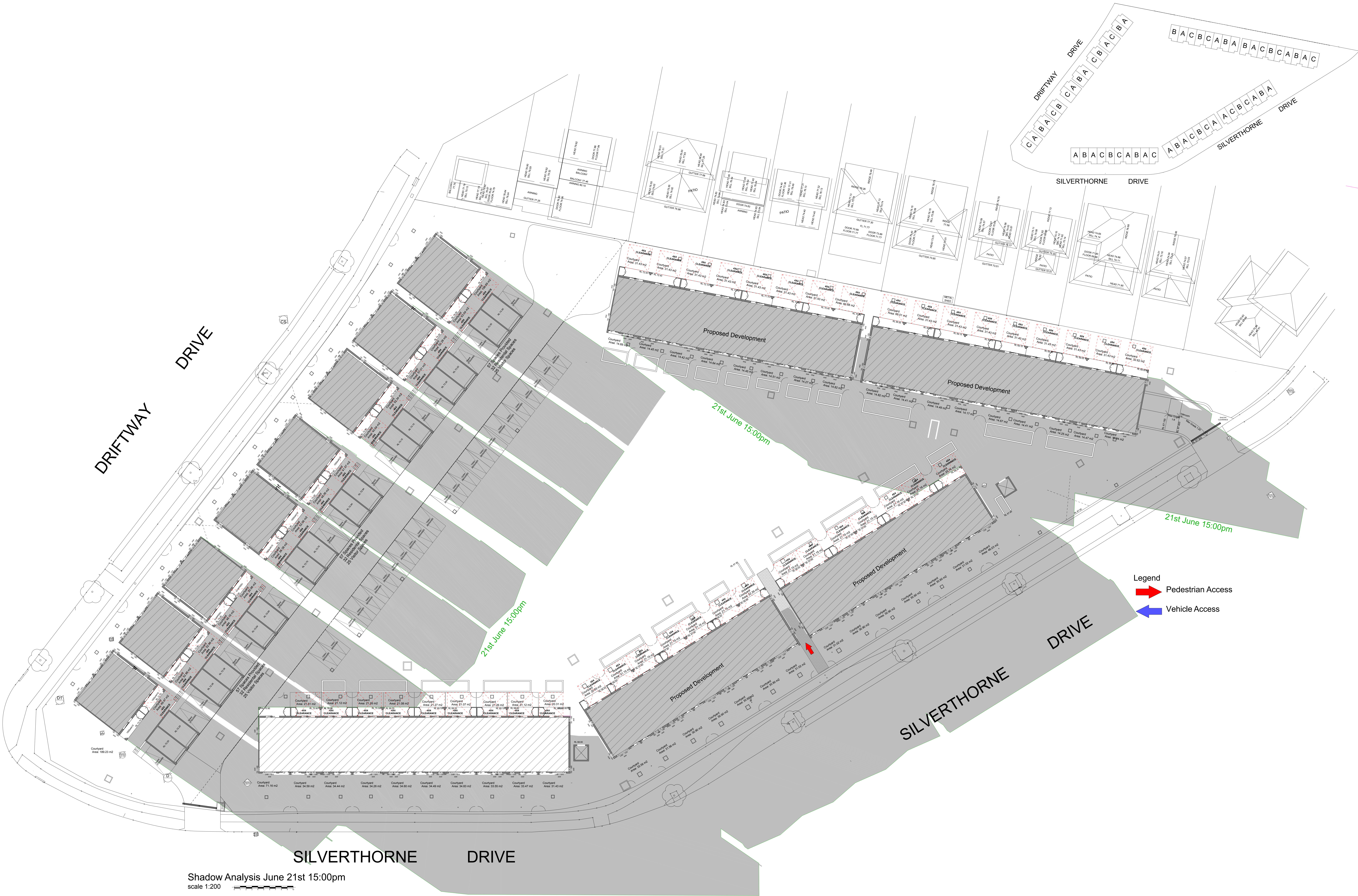
Client:
Dreamcorp Developments PTY LTD

drawing title:
Site Plan

Job #: 28025	Dwg #: 0003	Date: 2/03/2016	Paper/Scale: A0/1:200
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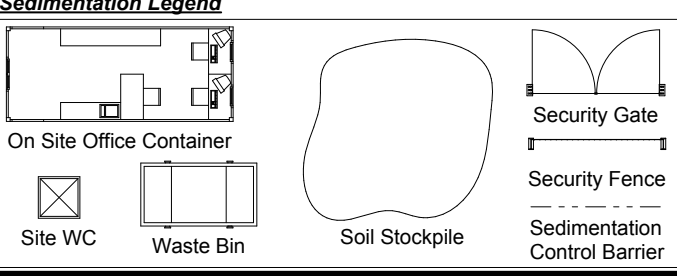
Legend
Pedestrian Access
Vehicle Access

SILVERTHORNE DRIVE

SILVERTHORNE DRIVE

DRIVE

Sedimentation Control Plan
scale 1:200







- Legend
- ➔ Pedestrian Access
 - ➔ Vehicle Access

Lot 4012, Nelsons Ridge, Pemulwuy

Project: Proposing of 57 townhouses with subdivision into two lots		Issue/Stage: DA-C	
drawing title: Post Pervious Area Plan		Designed + Drawn: M.Trinh/J. Ellis	
Job #: 28025		Client: Dreamcorp Developments PTY LTD	
Dwg #: 0009		Council: Hoiroyd City Council	
Date: 2/03/2016		Paper/Scale: A0/1:200	









Level Two Plan
scale 1:200

Lot 4012, Nelsons Ridge, Pemulwuy

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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

BASIC/BCVA
METAL DECK ROOF INSULATION FOIL LIGHT IN COLOUR
CEILING INSULATION R3.5
EXTERNAL BRICK VENEER INSULATION FOIL
EXTERNAL WALLS MEDIUM IN COLOUR
UPPER FLOORS FRAMED
GROUND FLOOR CONCRETE
WINDOWS ALUM. FRAMES CLEAR SINGLE GLASS
FLOOR COVERINGS CARPETS & TILES 60x40

-TOILET FLUSHING SYSTEMS 4 STAR
-KITCHEN TAPS 4 STAR
-BATHROOM TAPS 5 STAR
-SHOWER HEADS 3 STAR
-GAS INSTANTANEOUS 5.5 STAR
-GAS COOKTOP/ELECTRIC OVEN
-WATER TANK 30000L

Project:
Proposing of 57 townhouses with subdivision into two lots

drawing title:
Level Two Plan

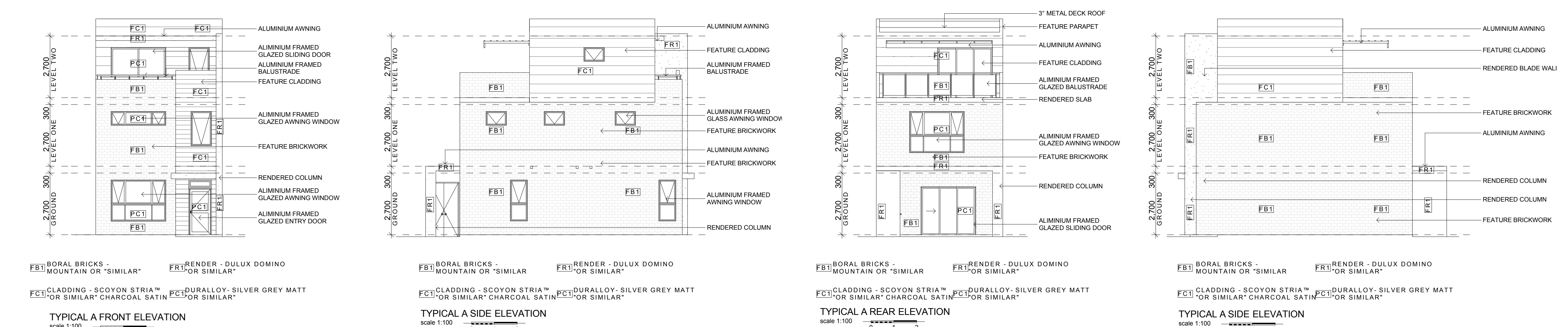
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Issue/Stage:
DA-C

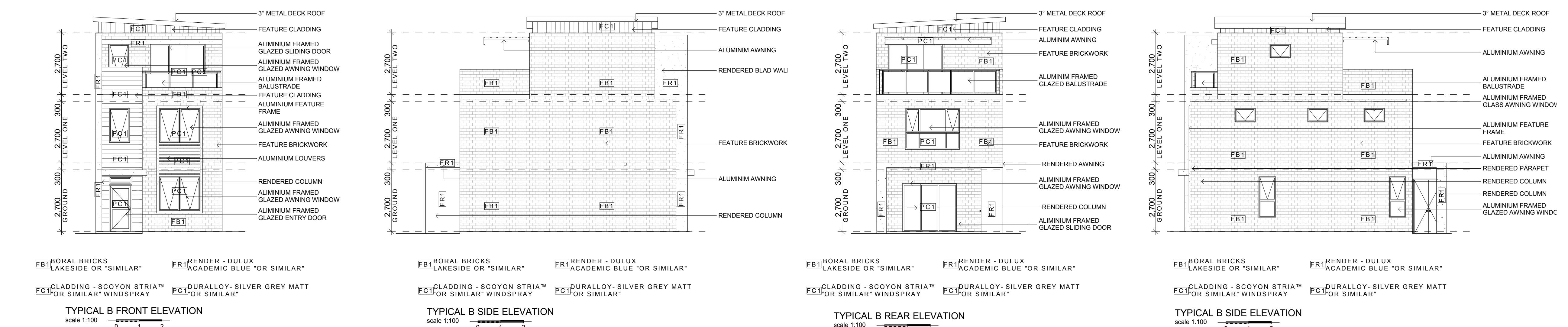
Designed + Drawn:
M.Trinh/J. Ellis

Council:
Hoiroyd City Council

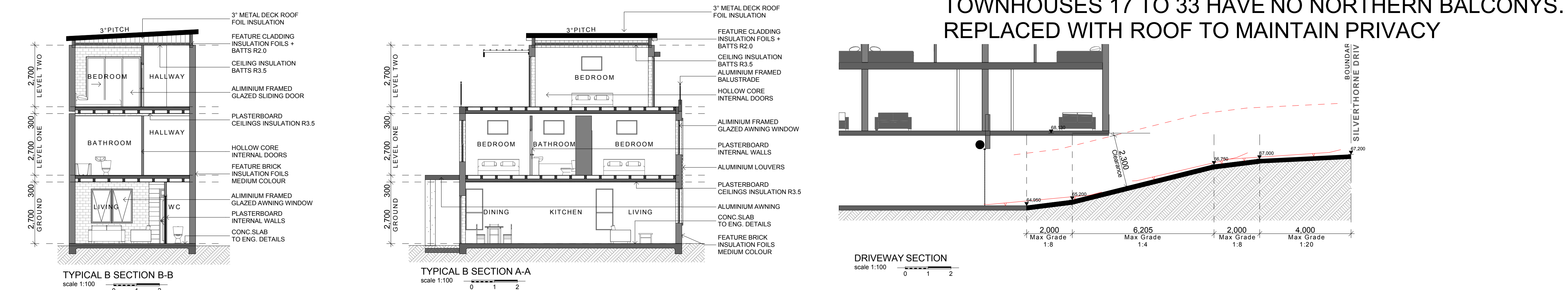
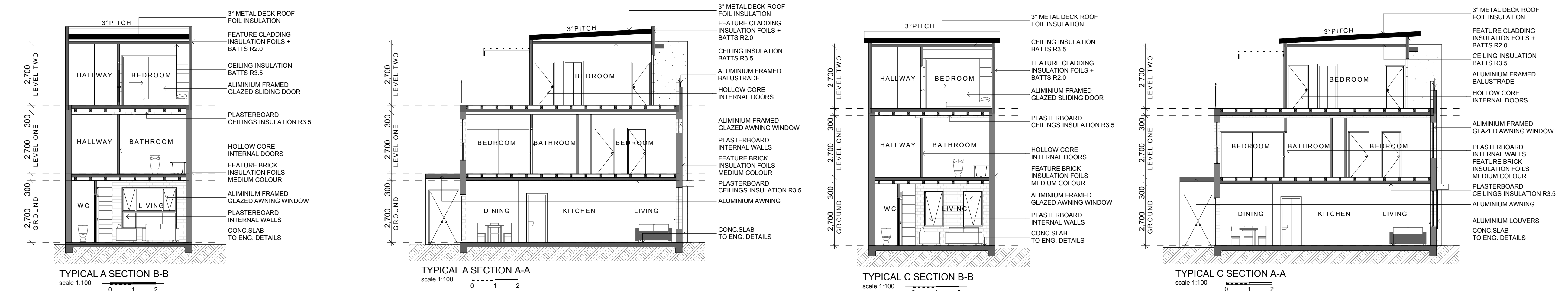
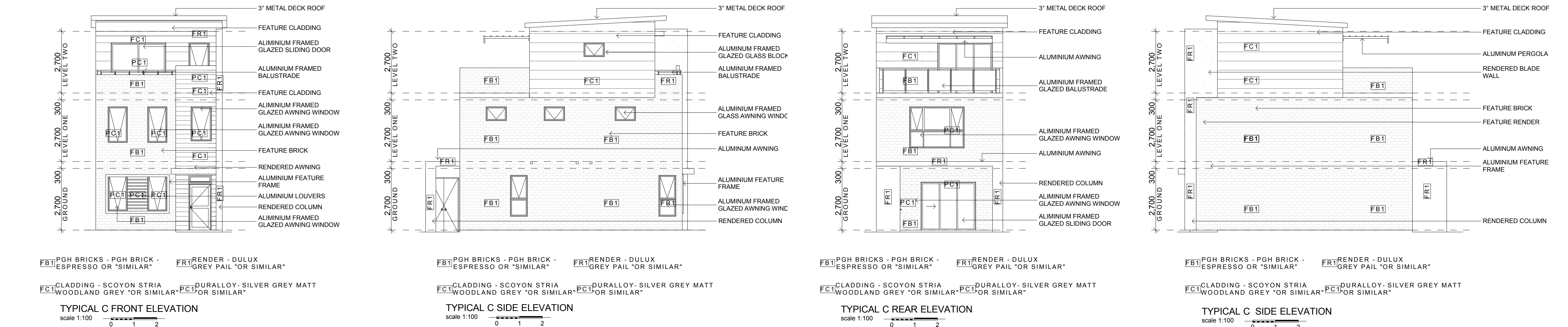
Client:
Dreamcorp Developments PTY LTD



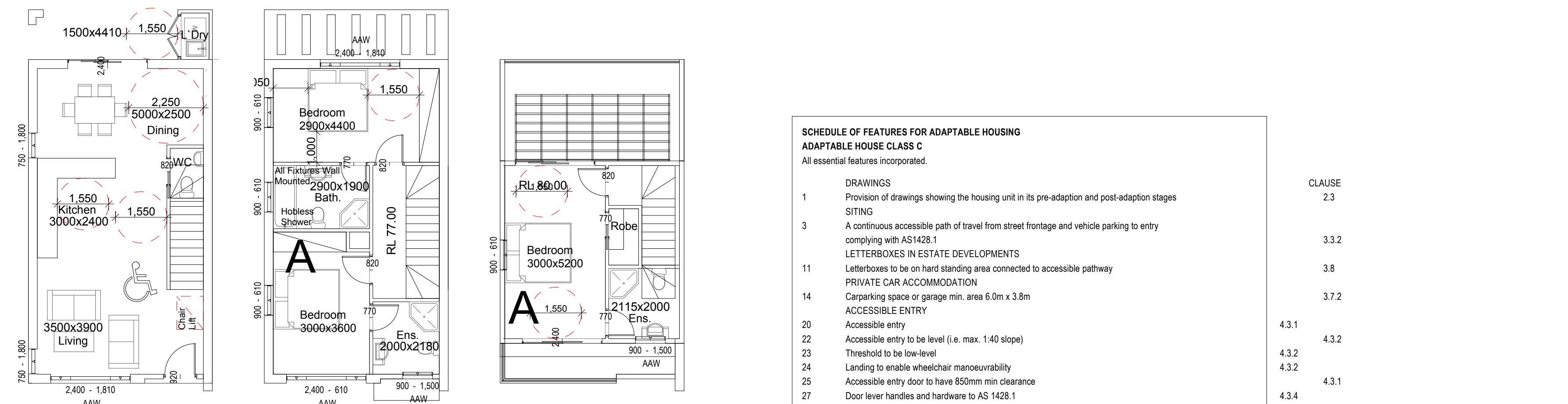
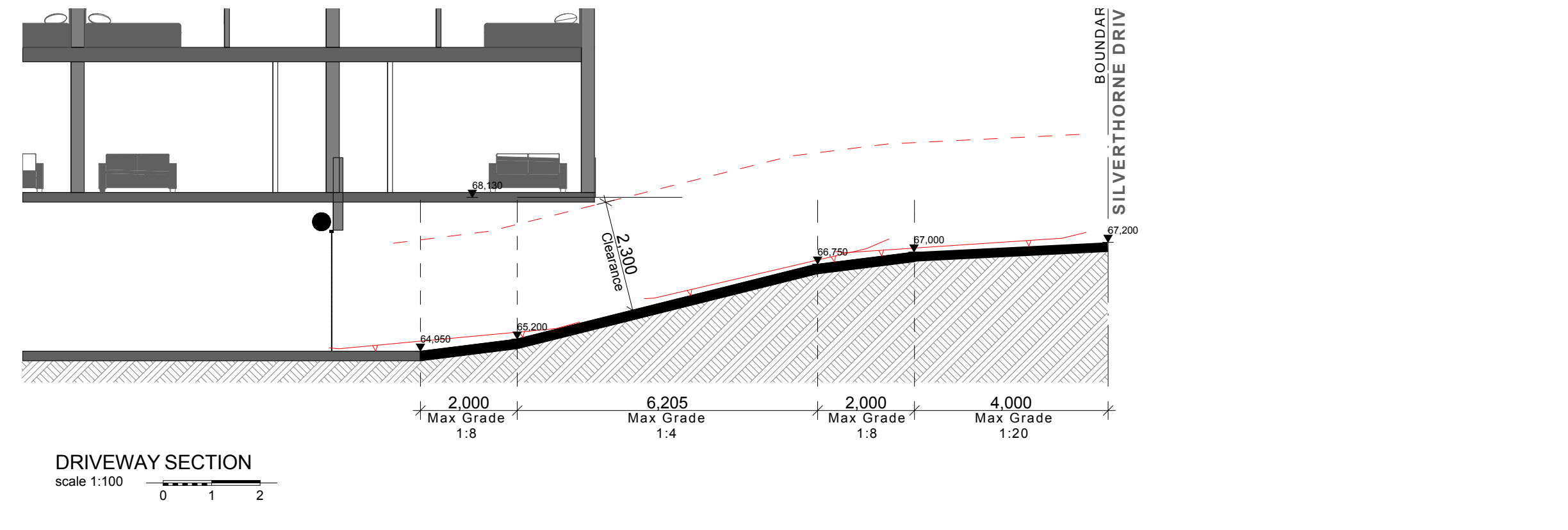
TOWNHOUSES 17 TO 33 HAVE NO NORTHERN BALCONYS. REPLACED WITH ROOF TO MAINTAIN PRIVACY



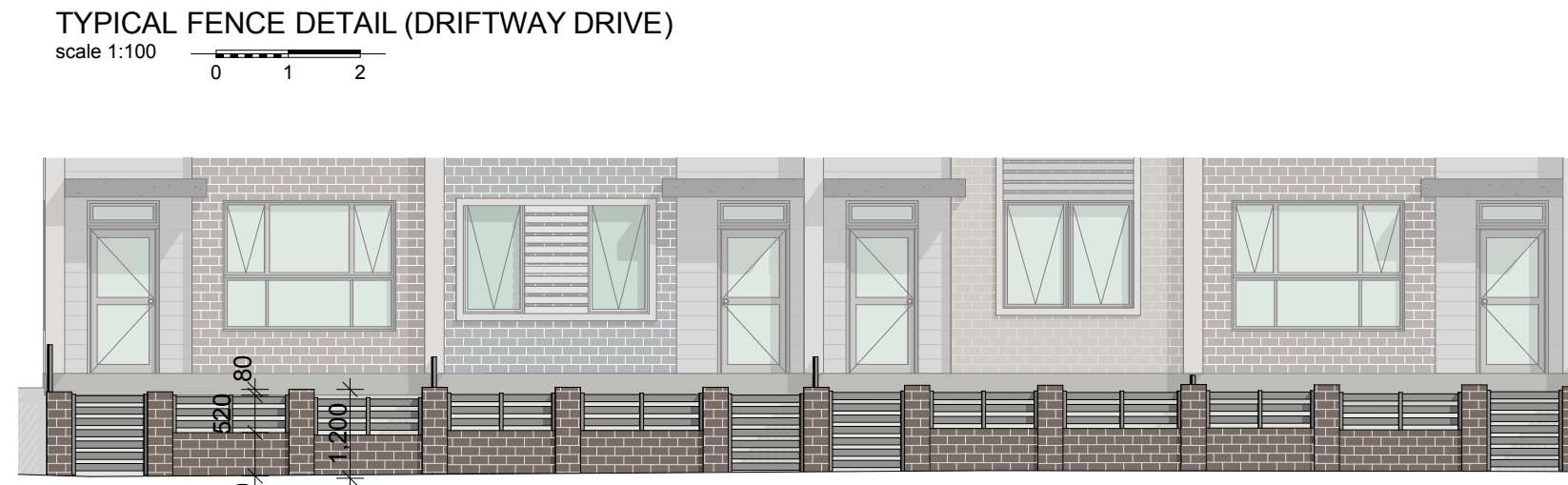
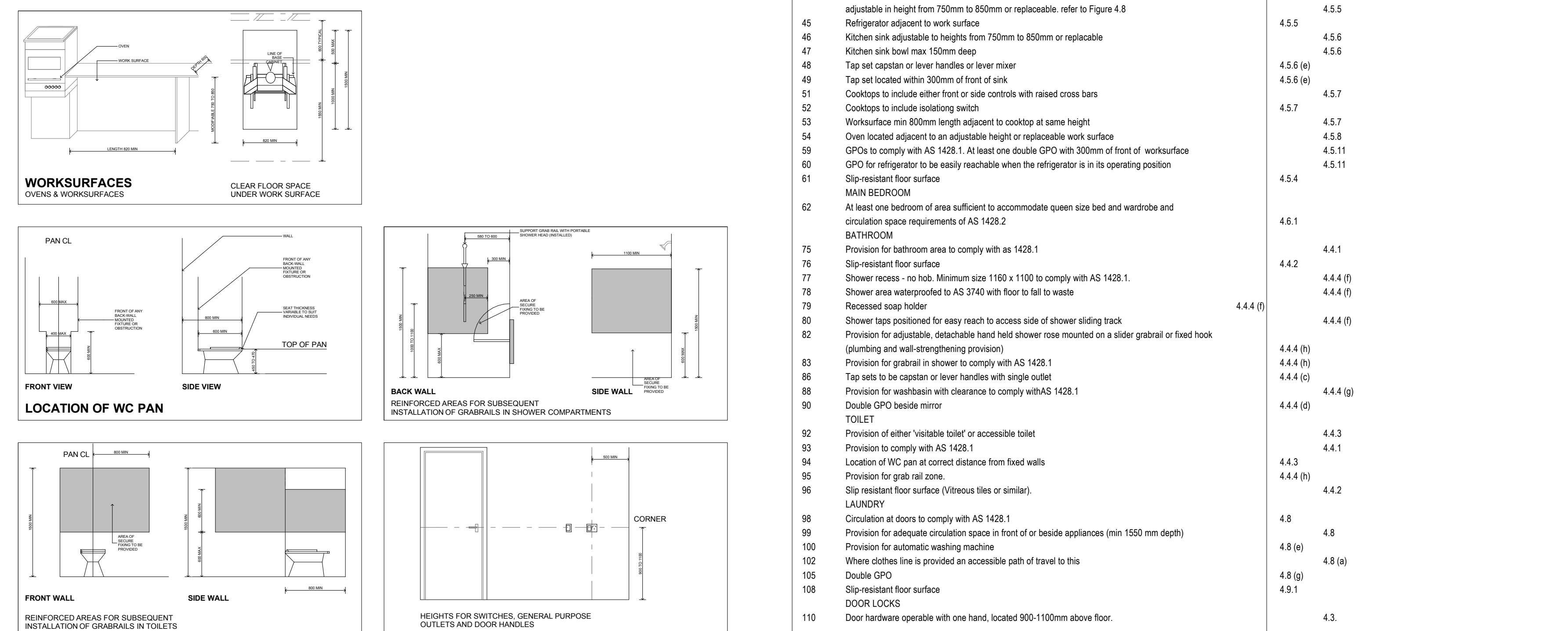
TOWNHOUSES 17 TO 33 HAVE NO NORTHERN BALCONYS. REPLACED WITH ROOF TO MAINTAIN PRIVACY



TOWNHOUSES 17 TO 33 HAVE NO NORTHERN BALCONYS. REPLACED WITH ROOF TO MAINTAIN PRIVACY



TYPICAL ADAPTABLE UNITS
12 UNITS PROVIDED 20%



COLOUR AND MATERIAL SCHEDULE



Lot 4012, Nelsons Ridge, Pemulwuy

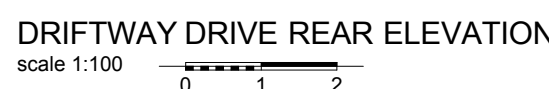
12.5m Height Clearance

12.5m Height Clearance



12.5m Height Clearance

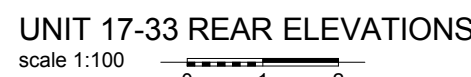
12.5m Height Clearance



DAY DRIVE REA

12m Height Clearance

12m Height Clearance



scale 1:100

12.5m Height Clearance

12.5m Height Clearance

12.5m Height Clearance



scale 1:100

Project: Proposing of 57 townhouses with subdivision into two lots				Issue/Stage: DA-C
drawing title: Elevations/Sections				Designed + Drawn: M. Trinh/J. Ellis
				Council Holroyd City Council
				Client: Dreamcorp
Job #: 28025	Dwg #: 2002	Date: 2/03/2016	Paper/Scale: A0/1:100	Developments PTY LTD

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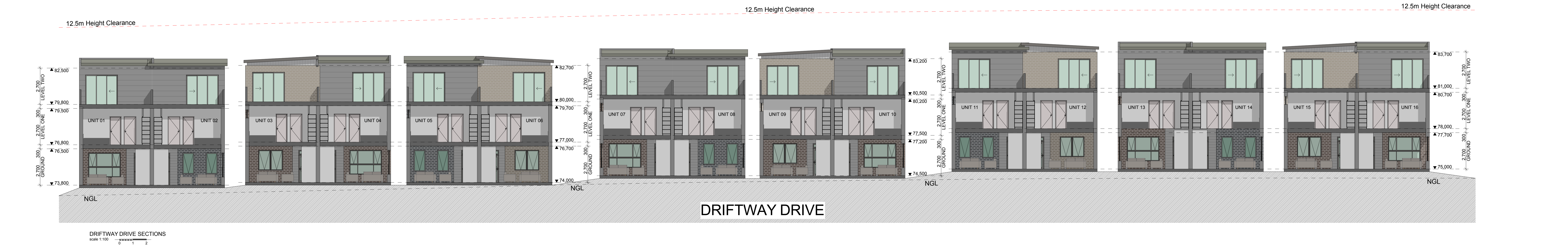
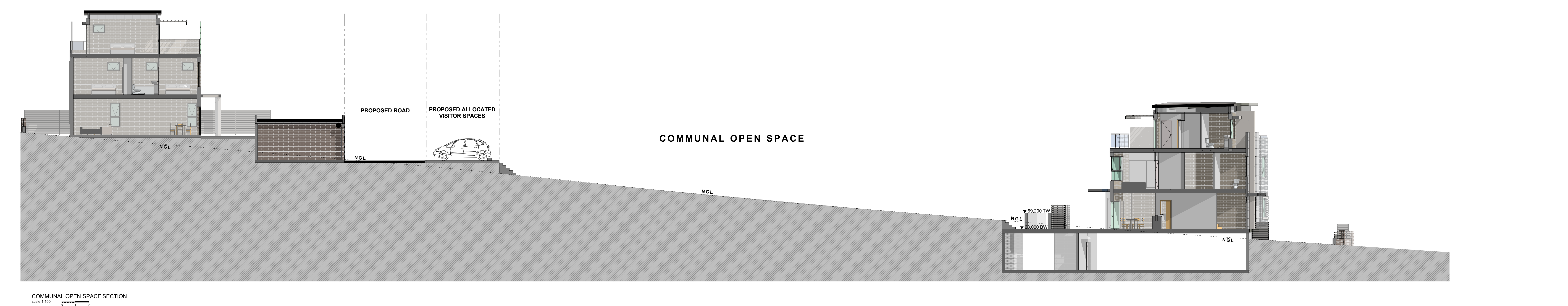
Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap top flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house capacity of 3.5 star rating. All equipment and materials are encouraged to use AAA rated dish washing machines with 5 star rating.

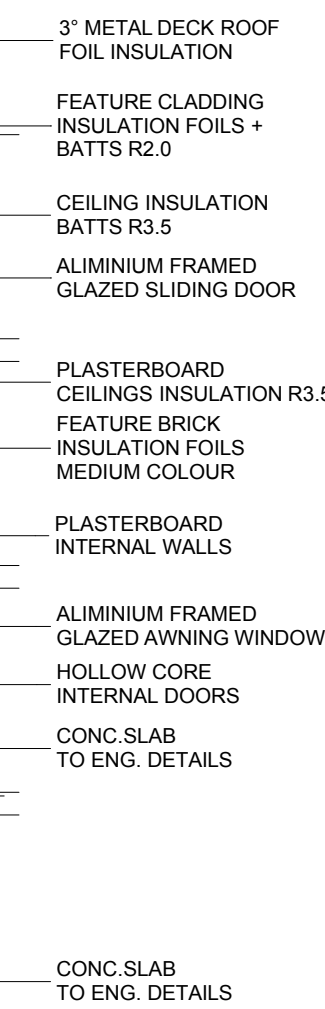
BASIX/BDVA
-METAL DECK ROOF INSULATION FOIL LIGHT IN COLOUR
-CEILING INSULATION R3.5
-EXTERNAL BRICK VENER INSULATION FOIL
-EXTERNAL WALLS MEDIUM IN COLOUR
-UPPER FLOORS FRAMED
-GROUND FLOOR CONCRETE
-WINDOWS ALUM FRAMES CLEAR SINGLE GLASS
-FLOOR COVERINGS CARPETS & TILES 60/40

- TOILET FLUSHING SYSTEMS 4 STAR
- KITCHEN TAPS 4 STAR
- BATHROOM TAPS 5 STAR
- SHOWERHEADS 3 STAR
- GAS INSTANTANEOUS 5.5 STAR
- GAS COOKTOP ELECTRIC OVEN
- WATER TANK 30000L

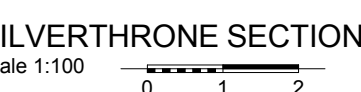
p: 02 9648 8348 w: www.idraft.com.au
m: PO Box 427, Merrylands NSW 2160
NSW Architects Registration Board No: 5347
Nominated registered architect - Adrian Winton

Idraft
Architects Pty Ltd





SILVERTHRONE SECTION
scale 1:100





Unit 1-16 Courtyard Section (South East facing)
scale 1:100



Unit 17-33 Courtyard Section (North facing)
scale 1:100



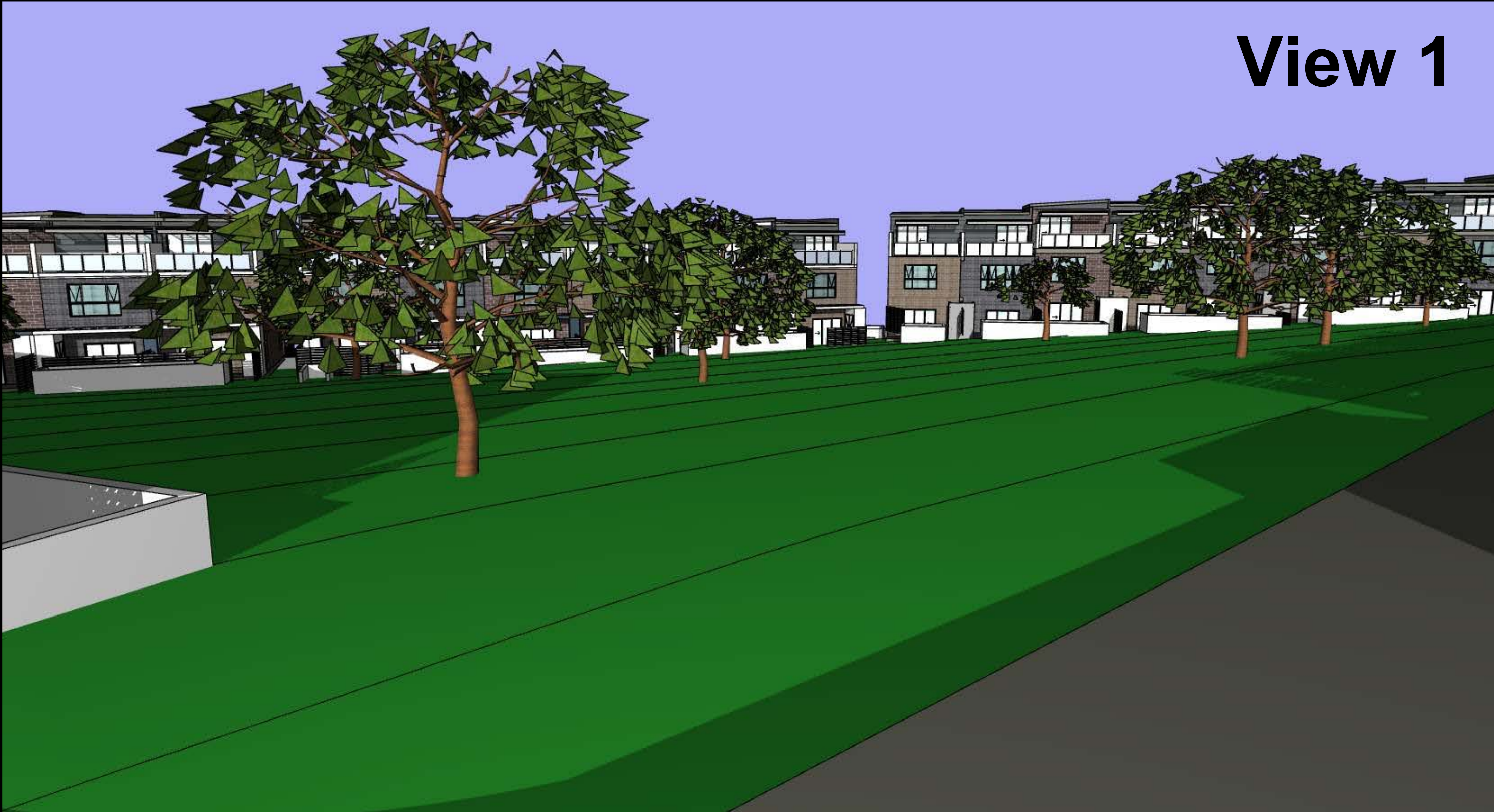
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scale 1:100



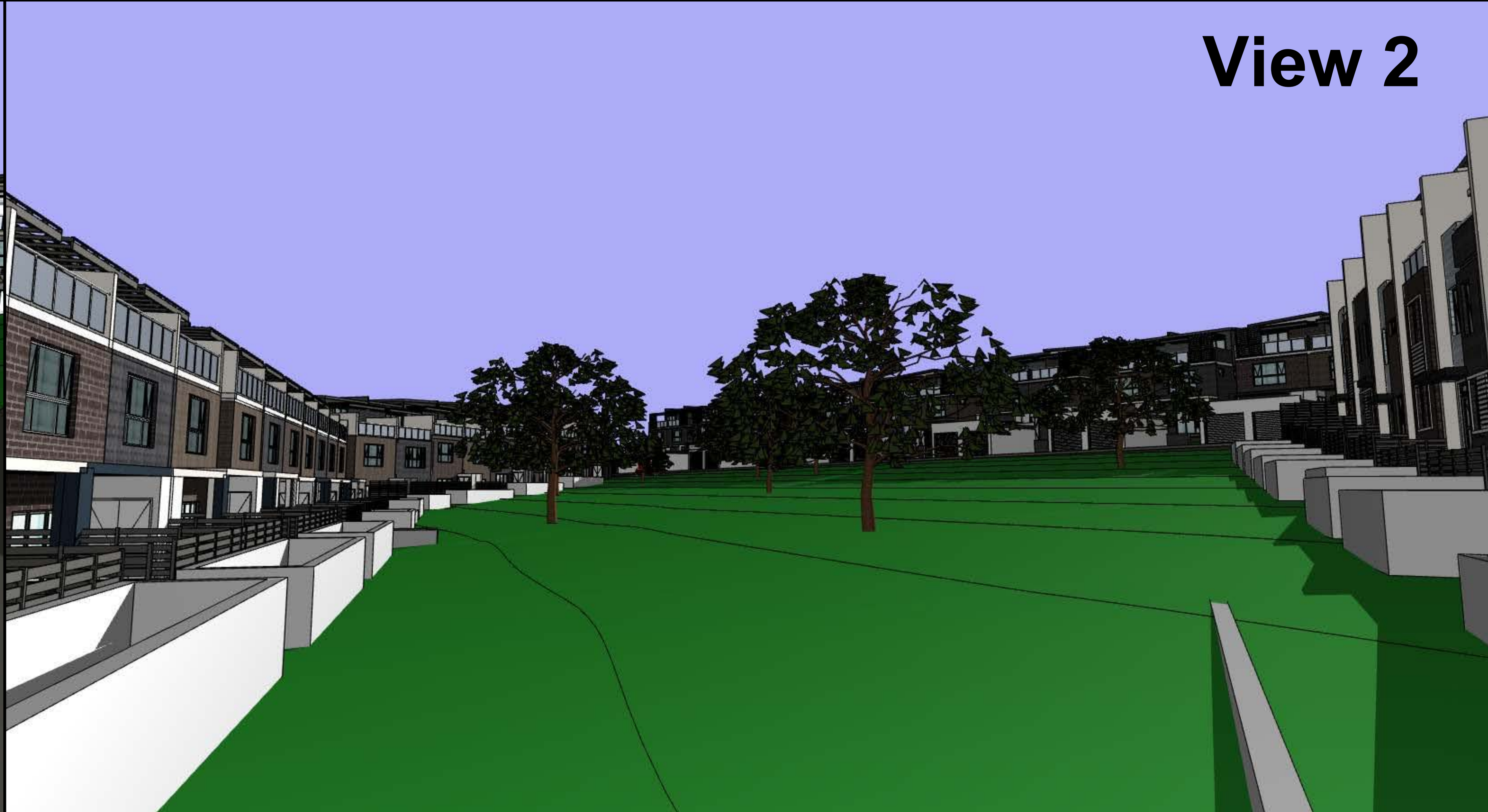
SILVERTHORNE DRIVE STREETSCAPE 2
scale 1:100

Lot 4012, Nelsons Ridge, Pemulwuy

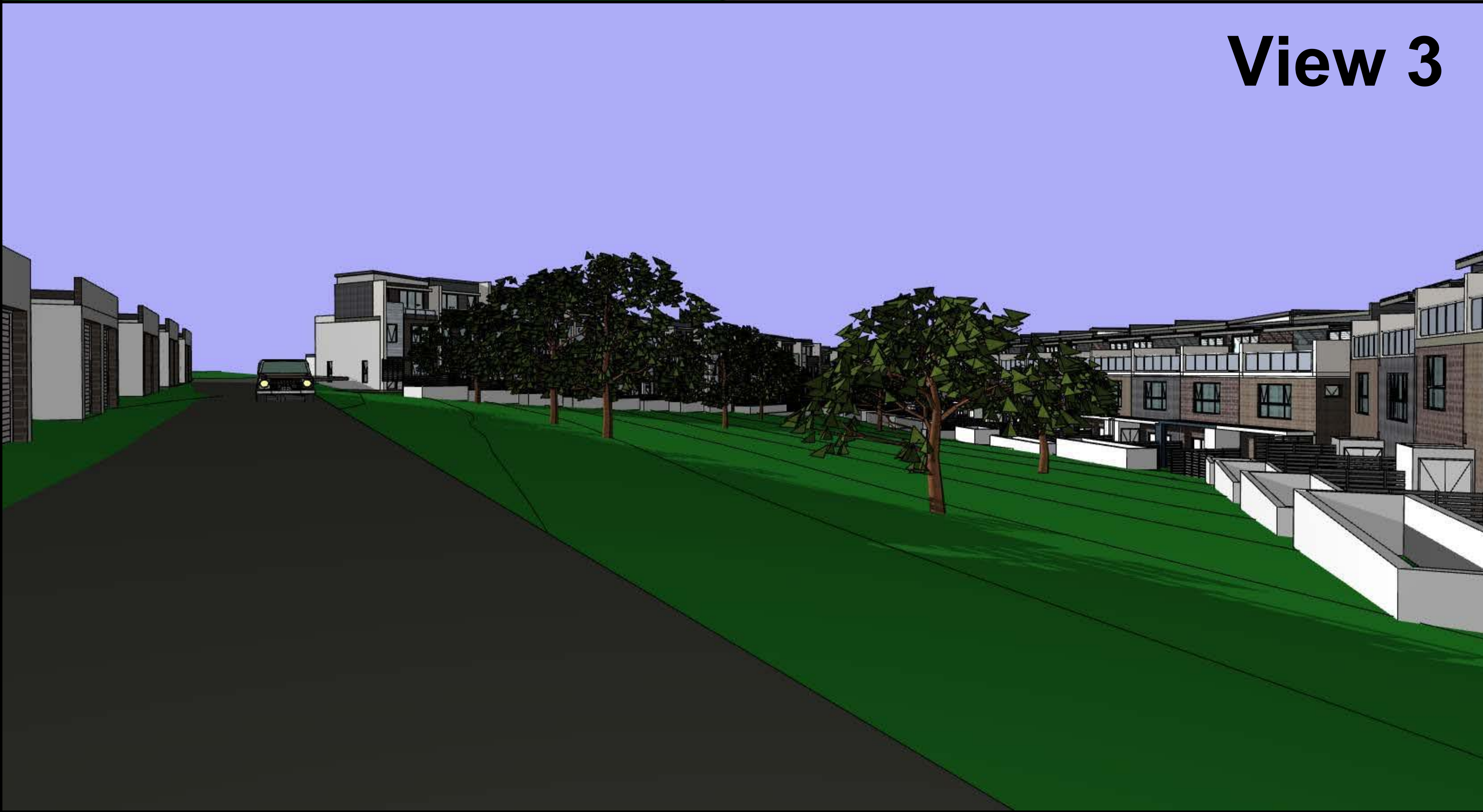
Project: Proposing of 57 townhouses with subdivision into two lots		Issue/Stage: DA-C	
drawing title: Courtyard Sections		Designed + Drawn: M.Trinh/J. Ellis	
Job #: 28025		Client: Dreamcorp Developments PTY LTD	
Dwg #: 3002	Date: 2/03/2016	Paper/Scale: A0/1:100	



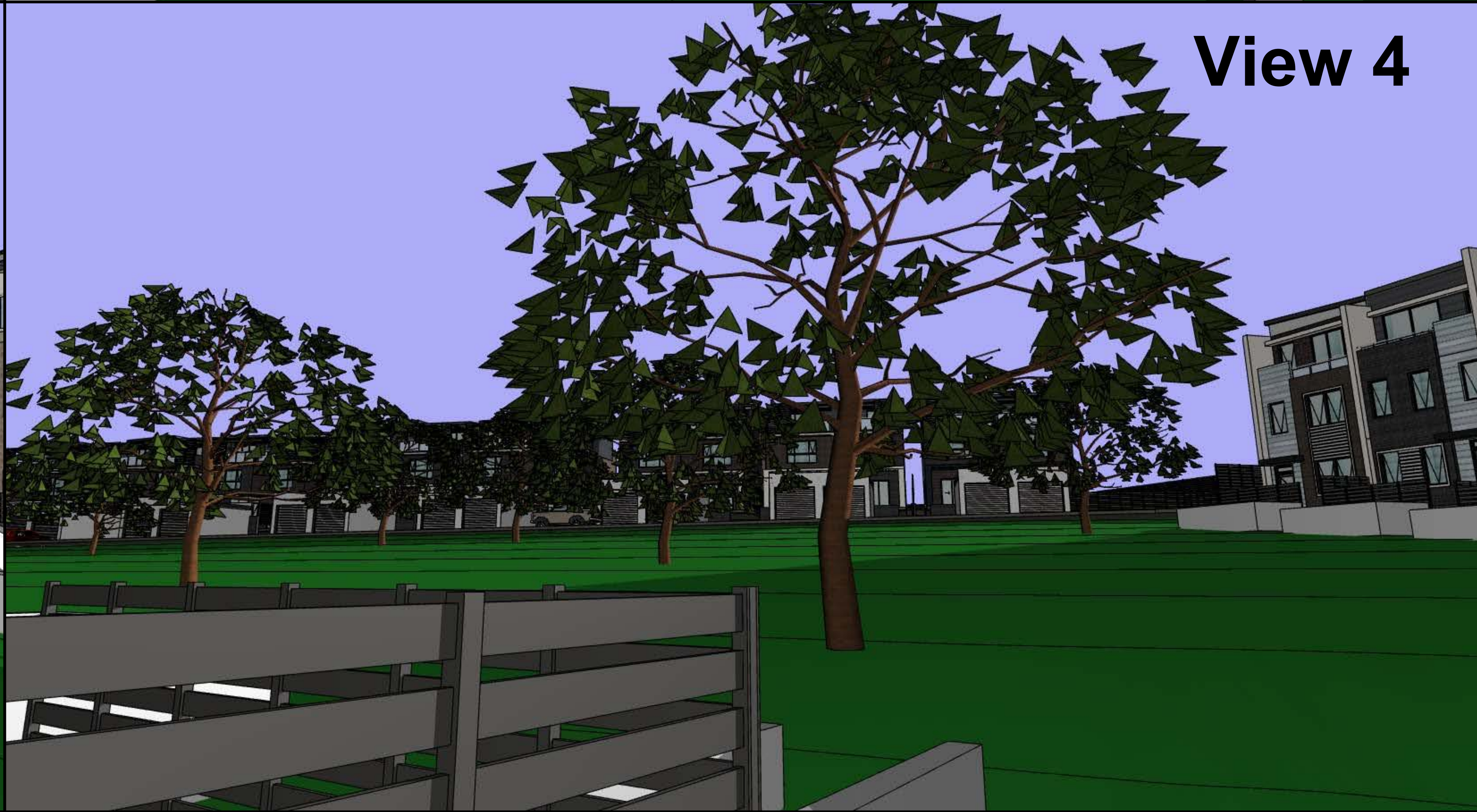
View 1



View 2



View 3



View 4

