



dam

summer set

winter rise

TN mm

winter rise

summer set

tree legend

- tree protection zone
- existing tree to be retained
- existing tree to be removed

fence legend

- 1.8m high colorbond fence
- 1.8m high hebel acoustic fence
- 0.9m - 1.2m high metal pool fence with brick pier
- 1.8m high metal pool fence
- 1.2m high brick fence

0 5 10 20m

1:600 @ A3

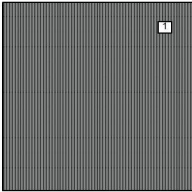
1125-45 SD working 150707 SD.vwx



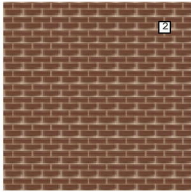
House 01 - North Elevation



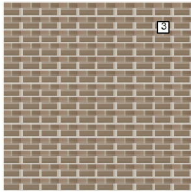
House 01 - East Elevation



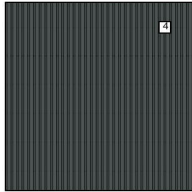
roof: Colorbond
Custom Orb Roof
sheeting - Windspray



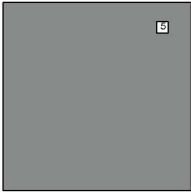
facebrick 2: Boral
Product: Escura
Finish: Velour
Colour: Brown



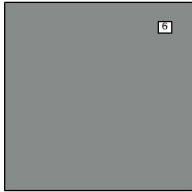
facebrick 2: Boral
Product: Escura
Finish: Velour
Colour: Mineral



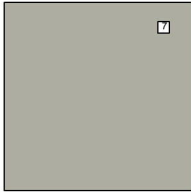
vertical weatherboard cladding
color similar to Dulux
Western Myall - PG1F7



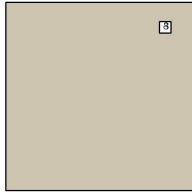
gutters : Colorbond
Windspray



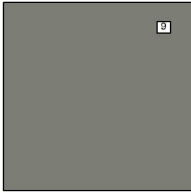
fascia : Colorbond
Windspray



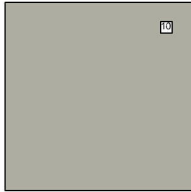
windows: Trend
powdercoated
aluminium windows -
colour : Dune



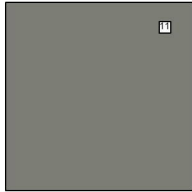
entrance door:
Corinthian door with
security screen.
colour Dulux - Beige
Royal (PN1B6)



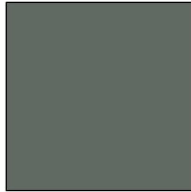
rainwater tank:
Colorbond Wallaby



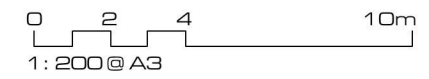
garage door: B&D
Colorbond Dune

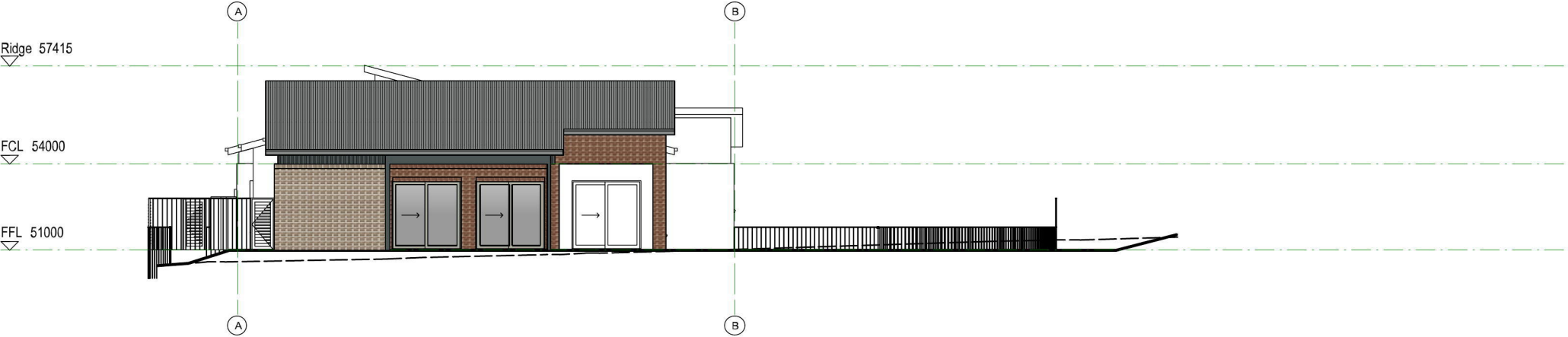


metal pool fence:
Colorbond Wallaby



soffit: Dulux
Teahouse





House 01 - South Elevation



House 01 - West Elevation

external door schedule-house 02

Door No.	Description	Overall Width	Overall Height	Comments
D01	Entry door	1475	2400	with security fly screen
D02	Alum sliding door	2400	2400	with security fly screen
D03	Flush door	1050	2400	with security fly screen & vision panel
D04	Alum sliding door	2400	2400	with security fly screen
D05	Alum sliding door	2400	2400	with security fly screen
D06	Alum sliding door	2400	2400	with security fly screen
D07	Flush door	1000	2400	
D08	Flush door	1000	2400	with security fly screen & vision panel
D09	Flush door	1050	2400	with security fly screen & vision panel
D10	Fire rated door	1050	2100	self-closing fire rated door
D11	Garage door	2800	2450	Automatic

area counts-house 01

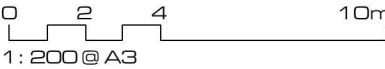
Location	Area sq m
Enclosed Floor Area	298.1 sq m
Garage	44.4 sq m

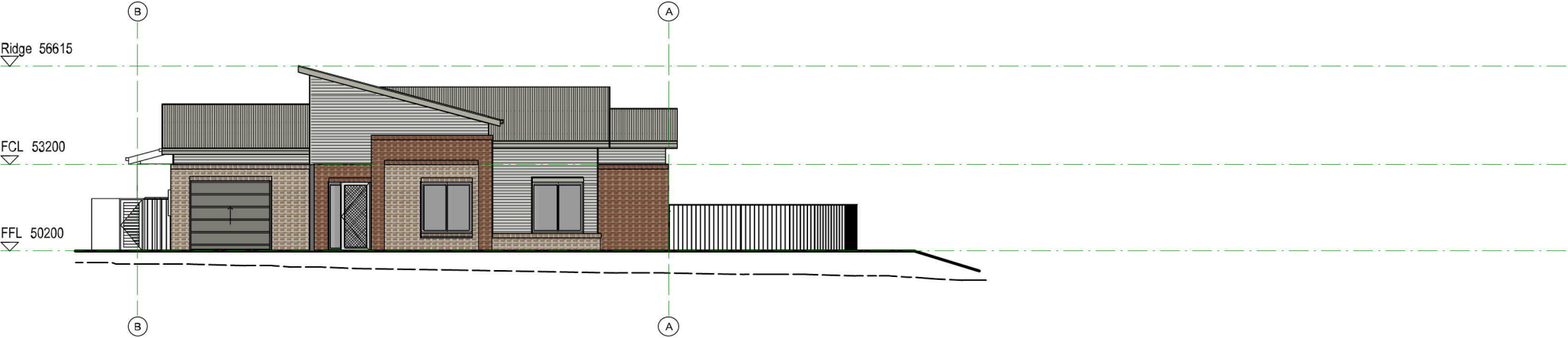
window schedule-House 02

Window No.	Description	Overall Width	Overall Height	Comments
W01	Alum sliding	1800	1800	with security fly screen
W02	Alum sliding	1800	1800	with security fly screen
W03	Alum sliding	910	1800	with security fly screen & obscure glazing
W04	Alum sliding	1570	940	with security fly screen & obscure glazing
W05	Alum sliding	1800	1800	with security fly screen
W06	Alum sliding	850	1200	with security fly screen
W07	Alum sliding	1800	1800	with security fly screen
W08	Alum sliding	1800	1800	with security fly screen
W09	Alum sliding	2400	1800	with security fly screen
W10	Alum sliding	1570	1200	with security fly screen
W11	Alum sliding	1500	1370	with security fly screen
W12	Alum sliding	850	940	with security fly screen & obscure glazing
W13	Alum sliding	1800	1800	with security fly screen
W14	Alum sliding	1800	940	with security fly screen & obscure glazing
W15	Alum sliding	850	1200	with security fly screen
W16	Alum fixed	3500	1000	louvre with fixed glass window
W17	Alum fixed	3500	1000	louvre with fixed glass window
W18	Alum fixed	2290	600	louvre with fixed glass window

room dimensions - house 01

Room Name	Required Area	Net Area	Room Dimensions
BATH 1	8.0 sq m	7 sq m	3093 x 2250
BATH 2	16.5 sq m	14.5 sq m	4150 x 3500
BED 1	13.0 sq m	13 sq m	3550 x 3650
BED 2	13.0 sq m	13 sq m	3550 x 3650
BED 3	13.0 sq m	13 sq m	3650 x 3550
BED 4	13.0 sq m	13 sq m	3650 x 3550
BED 5	13.0 sq m	13 sq m	3650 x 3550
CARPORT	31.5 sq m	40.5 sq m	9000 x 4500
HALL	50.0 sq m	32.9 sq m	17802 x 2106
KITCHEN	15.0 sq m	16.4 sq m	4800 x 3420
LAUND	8.0 sq m	9.9 sq m	3000 x 3300
LIVING 1	32.0 sq m	31.8 sq m	4627 x 7420
LIVING 2	45.0 sq m	45.8 sq m	8540 x 5770
OFFICE	9.0 sq m	9.8 sq m	3110 x 3150
S/R	6.5 sq m	6.6 sq m	2000 x 3300
ST 1	10.0 sq m	8.2 sq m	2500 x 3300
ST 1	1.0 sq m	0.9 sq m	480 x 1970
WC	3.6 sq m	2.7 sq m	1500 x 1800

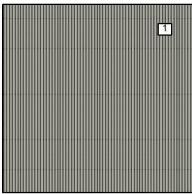




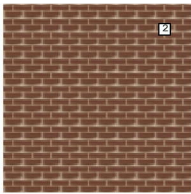
House 02 - North Elevation



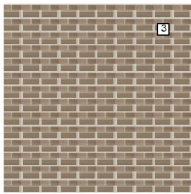
House 02 - East Elevation



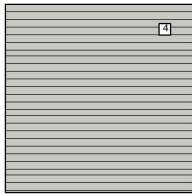
roof: Colorbond Custom Orb Roof sheeting - Dune



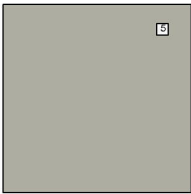
facebrick 1: Boral Product: Escura Finish: Velour Colour: Brown



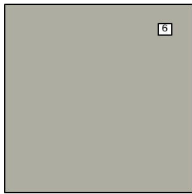
facebrick 2: Boral Product: Escura Finish: Velour Colour: Mineral



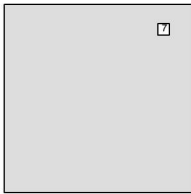
timber cladding: Futurewood - Saltbush



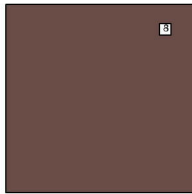
gutters : Colorbond Dune



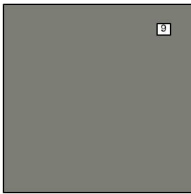
fascia : Colorbond Dune



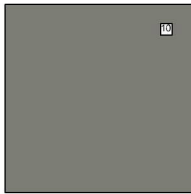
windows: Trend powdercoated aluminium windows - colour: Anodic Natural Matt



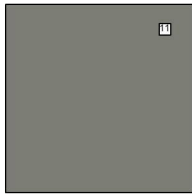
entrance door: Corinthian door with security screen. colour Dulux - Moroccan Dusk



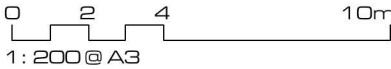
rainwater tank: Colorbond Wallaby



garage door: B&D Colorbond Wallaby



metal pool fence: Colorbond Wallaby



KENNEDY ASSOCIATES ARCHITECTS
level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477

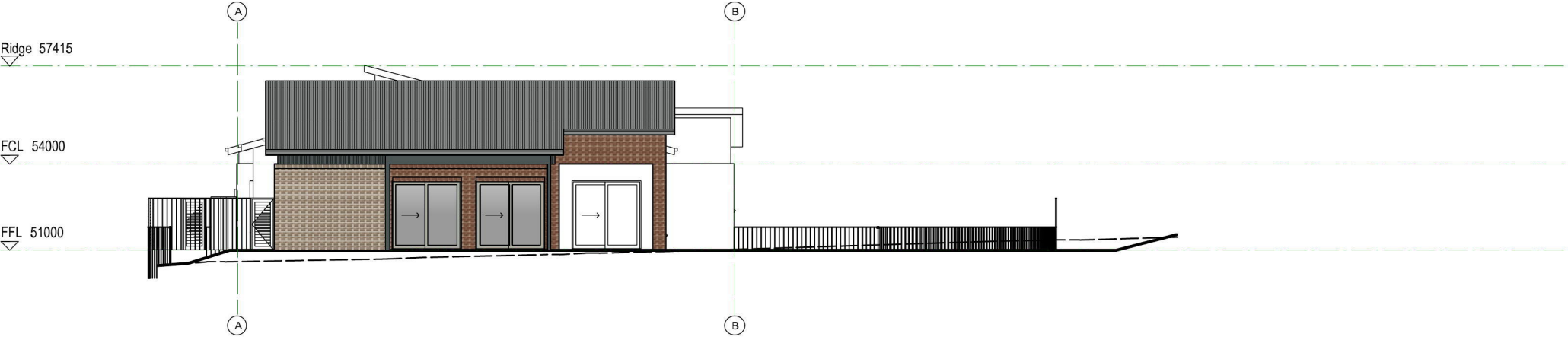


HOUSE 02 - ELEVATIONS 01

MRC-MN32b

proposed group homes at:
**47A fourth avenue,
LLANDILO**

project number	drawing number
1125-45	DA12 A
7/7/15 Development Application Issue	



House 01 - South Elevation



House 01 - West Elevation

external door schedule-house 02

Door No.	Description	Overall Width	Overall Height	Comments
D01	Entry door	1475	2400	with security fly screen
D02	Alum sliding door	2400	2400	with security fly screen
D03	Flush door	1050	2400	with security fly screen & vision panel
D04	Alum sliding door	2400	2400	with security fly screen
D05	Alum sliding door	2400	2400	with security fly screen
D06	Alum sliding door	2400	2400	with security fly screen
D07	Flush door	1000	2400	
D08	Flush door	1000	2400	with security fly screen & vision panel
D09	Flush door	1050	2400	with security fly screen & vision panel
D10	Fire rated door	1050	2100	self-closing fire rated door
D11	Garage door	2800	2450	Automatic

area counts-house 01

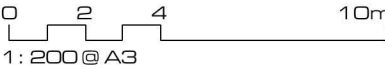
Location	Area sq m
Enclosed Floor Area	298.1 sq m
Garage	44.4 sq m

window schedule-House 02

Window No.	Description	Overall Width	Overall Height	Comments
W01	Alum sliding	1800	1800	with security fly screen
W02	Alum sliding	1800	1800	with security fly screen
W03	Alum sliding	910	1800	with security fly screen & obscure glazing
W04	Alum sliding	1570	940	with security fly screen & obscure glazing
W05	Alum sliding	1800	1800	with security fly screen
W06	Alum sliding	850	1200	with security fly screen
W07	Alum sliding	1800	1800	with security fly screen
W08	Alum sliding	1800	1800	with security fly screen
W09	Alum sliding	2400	1800	with security fly screen
W10	Alum sliding	1570	1200	with security fly screen
W11	Alum sliding	1500	1370	with security fly screen
W12	Alum sliding	850	940	with security fly screen & obscure glazing
W13	Alum sliding	1800	1800	with security fly screen
W14	Alum sliding	1800	940	with security fly screen & obscure glazing
W15	Alum sliding	850	1200	with security fly screen
W16	Alum fixed	3500	1000	louvre with fixed glass window
W17	Alum fixed	3500	1000	louvre with fixed glass window
W18	Alum fixed	2290	600	louvre with fixed glass window

room dimensions - house 01

Room Name	Required Area	Net Area	Room Dimensions
BATH 1	8.0 sq m	7 sq m	3093 x 2250
BATH 2	16.5 sq m	14.5 sq m	4150 x 3500
BED 1	13.0 sq m	13 sq m	3550 x 3650
BED 2	13.0 sq m	13 sq m	3550 x 3650
BED 3	13.0 sq m	13 sq m	3650 x 3550
BED 4	13.0 sq m	13 sq m	3650 x 3550
BED 5	13.0 sq m	13 sq m	3650 x 3550
CARPORT	31.5 sq m	40.5 sq m	9000 x 4500
HALL	50.0 sq m	32.9 sq m	17802 x 2106
KITCHEN	15.0 sq m	16.4 sq m	4800 x 3420
LAUND	8.0 sq m	9.9 sq m	3000 x 3300
LIVING 1	32.0 sq m	31.8 sq m	4627 x 7420
LIVING 2	45.0 sq m	45.8 sq m	8540 x 5770
OFFICE	9.0 sq m	9.8 sq m	3110 x 3150
S/R	6.5 sq m	6.6 sq m	2000 x 3300
ST 1	10.0 sq m	8.2 sq m	2500 x 3300
ST 1	1.0 sq m	0.9 sq m	480 x 1970
WC	3.6 sq m	2.7 sq m	1500 x 1800





House 02 - South Elevation



House 02 - West Elevation

external door schedule-house 02

Door No.	Description	Overall Width	Overall Height	Comments
D01	Entry door	1475	2400	with security fly screen
D02	Alum sliding door	2400	2400	with security fly screen
D03	Flush door	1050	2400	with security fly screen & vision panel
D04	Alum sliding door	2400	1800	with security fly screen
D05	Alum sliding door	2400	2400	with security fly screen
D06	Alum sliding door	2400	2400	with security fly screen
D07	Flush door	1000	2400	
D08	Flush door	1000	2400	with security fly screen & vision panel
D09	Flush door	1050	2400	with security fly screen & vision panel
D10	Fire rated door	1050	2400	self-closing fire rated door
D11	Garage door	2800	2450	Automatic

area counts-house 02

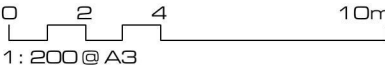
Location	Area sq m
Enclosed Floor Area	299.1 sq m
Garage	44.4 sq m

window schedule-house 02

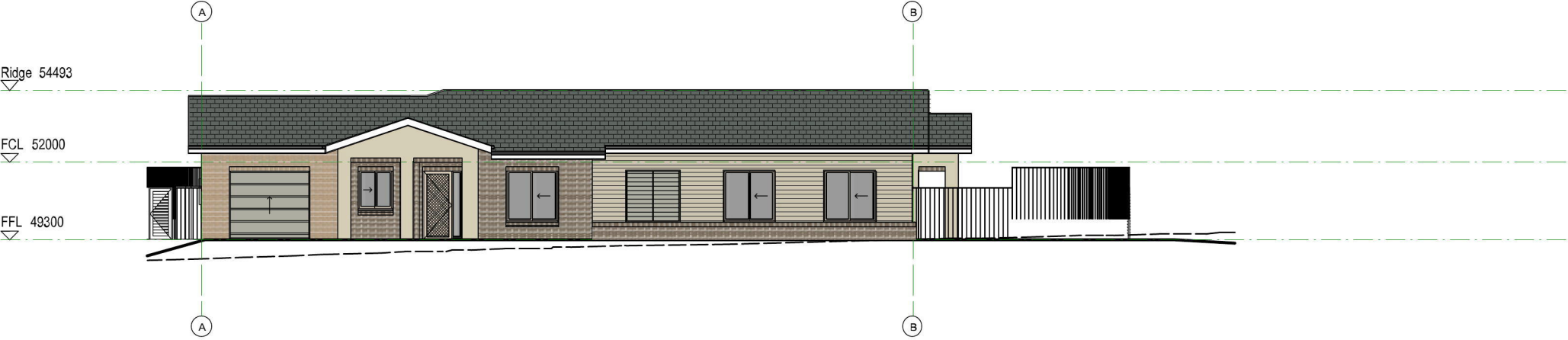
Window No.	Description	Overall Width	Overall Height	Comments
W01	Alum sliding	1800	1800	with security fly screen
W02	Alum sliding	1800	1800	with security fly screen
W03	Alum sliding	1570	940	with security fly screen & obscure glazing
W04	Alum sliding	1800	1800	with security fly screen
W05	Alum sliding	850	1200	with security fly screen
W06	Alum sliding	1800	1800	with security fly screen
W07	Alum sliding	1800	1800	with security fly screen
W08	Alum double	600	1800	with security fly screen
W09	Alum sliding	1570	1200	with security fly screen
W10	Alum sliding	1500	1370	with security fly screen
W11	Alum sliding	850	940	with security fly screen & obscure glazing
W12	Alum sliding	1800	1800	with security fly screen
W13	Alum sliding	1570	940	with security fly screen & obscure glazing
W14	Alum sliding	850	1200	with security fly screen
W15	Alum fixed	3000	1000	louvre with fixed glass window
W16	Alum fixed	3000	1000	louvre with fixed glass window

room dimensions-house 02

room dimens	Required Area	Net Area	Room Dimensions
BATH 1	8.0 sq m	7 sq m	3093 x 2250
BATH 2	16.5 sq m	14.5 sq m	4150 x 3500
BED 1	13.0 sq m	13 sq m	3550 x 3650
BED 2	13.0 sq m	13 sq m	3550 x 3650
BED 3	13.0 sq m	13 sq m	3650 x 3550
BED 4	13.0 sq m	13 sq m	3650 x 3550
BED 5	13.0 sq m	13 sq m	3650 x 3550
CARPORT	31.5 sq m	40.5 sq m	9000 x 4500
HALL	50.0 sq m	33.7 sq m	17802 x 2618
KITCHEN	15.0 sq m	16.4 sq m	4800 x 3420
LAUND	8.0 sq m	9.9 sq m	3000 x 3300
LIVING 1	32.0 sq m	31.8 sq m	4627 x 7420
LIVING 2	45.0 sq m	40.7 sq m	8540 x 4770
OFFICE	9.0 sq m	9.8 sq m	3110 x 3150
S/R	6.5 sq m	6.6 sq m	2000 x 3300
ST 1	1.0 sq m	0.9 sq m	480 x 1970
ST 1	10.0 sq m	8.2 sq m	2500 x 3300
WC	3.6 sq m	2.7 sq m	1800 x 1500
WC	3.6 sq m	2.7 sq m	1500 x 1800



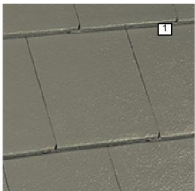
1:125-45 SD working_150707 SD.vwx



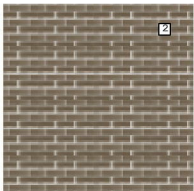
House 03 - South Elevation



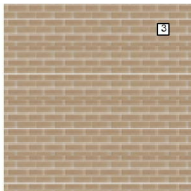
House 03 - West Elevation



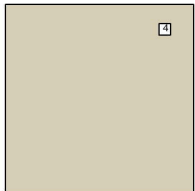
roof: Monier Concrete Roof Tiles - Elabana Babylon



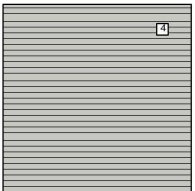
facebrick 1: Boral Product: Escura Finish: Velour Colour: Volcanic



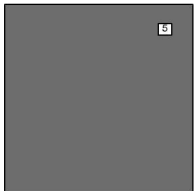
facebrick 2: Boral Product: Escura Finish: Velour Colour: Pearl grey



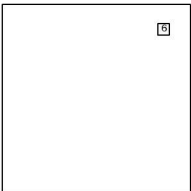
render: colour Dulux - Grand Piano (P15C1)



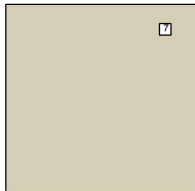
timber cladding: Futurewood - Saltbush



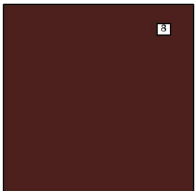
gutters : Colorbond Basalt



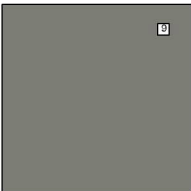
fascia : colour Dulux - Natural White (PN1E1)



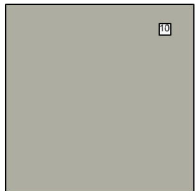
windows: Trend powdercoated aluminium windows - colour: Stone Beige Matt



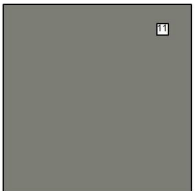
entrance door: Corinthian door with security screen. colour Dulux - Noble Brown



rainwater tank: Colorbond Wallaby

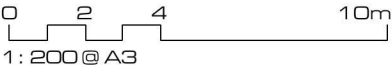


garage door : B&D Colorbond Dune



metal pool fence: Colorbond Wallaby

Materials





House 03 - North Elevation



House 03 - East Elevation

external door schedule-house 03

Door No.	Description	Overall Width	Overall Height	Comments
D01	Entry door	1379	2400	with security fly screen door
D02	Alum sliding	3612	2400	with security fly screen
D03	Alum sliding	2400	2400	with security fly screen
D04	Alum sliding	2400	2400	with security fly screen
D05	Flush Door	1050	2400	with security fly screen door
D06	Alum sliding	2400	2400	with security fly screen
D07	Alum sliding	2400	2400	with security fly screen
D08	Alum sliding	3213	2400	with security fly screen
D09	Flush Door	1050	2400	with security fly screen door
D10	Flush Door	1050	2400	self-closing fire rated door
D11	Flush Door	1050	2400	self-closing fire rated door
D12	Garage door	2800	2400	automatic

area counts-house 03

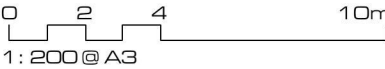
Location	Area sq m
Enclosed Floor Area	299.9 sq m
Garage	60.3 sq m

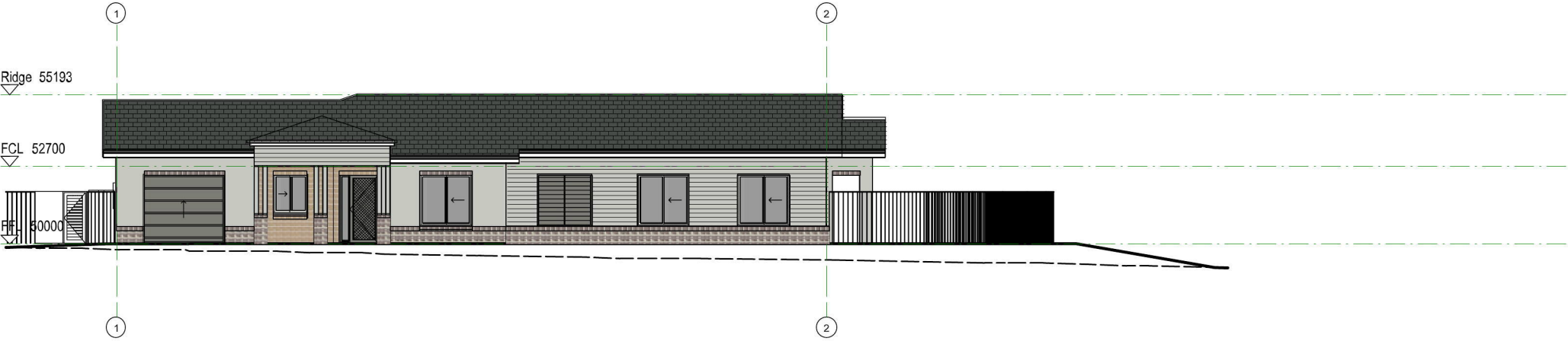
window schedule-house 03

Window No.	Description	Overall Width	Overall Height	Comments
W01	Alum sliding	1200	1370	with security fly screen
W02	Alum sliding	1800	1800	with security fly screen
W03	Alum sliding	1800	1800	with fixed louvre window
W04	Alum sliding	1800	1800	with security fly screen
W05	Alum sliding	1800	1800	with security fly screen
W06	Alum sliding	1090	1800	with security fly screen
W07	Alum sliding	850	1200	with security fly screen
W08	Alum sliding	1570	940	with obscure glazing & security fly screen
W09	Alum sliding	1090	1800	with security fly screen
W10	Alum sliding	1800	1800	with security fly screen
W11	Alum sliding	1800	1800	with security fly screen
W12	Alum sliding	850	940	with security fly screen
W13	Alum sliding	850	940	with obscure glazing & security fly screen

room dimensions - house 02

room dimens	Required Area	Net Area	Room Dimensions
BATH 1	8.0 sq m	9.1 sq m	3150 x 2900
BATH 2	16.5 sq m	16 sq m	4560 x 3500
BED 1	14.5 sq m	14.5 sq m	3650 x 3960
BED 2	14.5 sq m	14.5 sq m	3650 x 3960
BED 3	14.5 sq m	14.5 sq m	3960 x 3650
BED 4	14.5 sq m	14.5 sq m	3960 x 3650
BED 5	14.5 sq m	14.5 sq m	3960 x 3650
CARPORT	31.5 sq m	44.6 sq m	9000 x 6925
HALL	26.2 sq m	31 sq m	14591 x 5870
KITCHEN	15.0 sq m	17.1 sq m	4790 x 3784
LDRY	8.0 sq m	8.9 sq m	2900 x 3060
LIVING 1	32.0 sq m	30.6 sq m	6407 x 4770
LIVING 2	45.0 sq m	49.7 sq m	5440 x 9140
OFFICE	9.0 sq m	9.8 sq m	3150 x 3110
S/R	6.5 sq m	7.5 sq m	3250 x 2305
STORE	6.2 sq m	12.7 sq m	2900 x 4378
STORE	1.0 sq m	0.9 sq m	2900 x 4378
WC	3.6 sq m	3.5 sq m	1500 x 2300

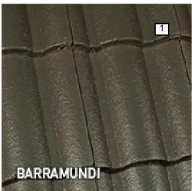




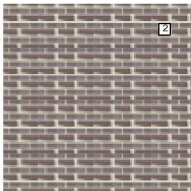
House 04 - East Elevation



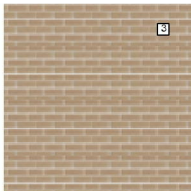
House 04 - South Elevation



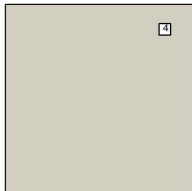
roof: Monier
Concrete Roof Tiles
- Elabana
Barramundi



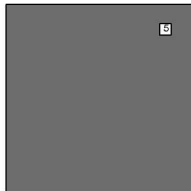
facebrick 1: PGH
Bricks & Pavers -
Blue Steel Flash



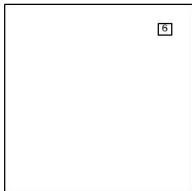
facebrick 2: Boral
Product: Escura
Finish: Velour
Colour: Mineral



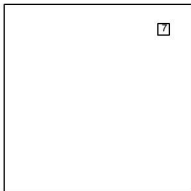
render: colour
Dulux - Grey Pebble
(P14B1)



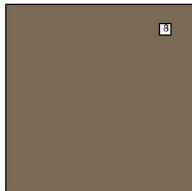
gutters: Colorbond
Basalt



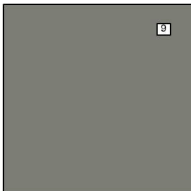
fascia : colour
Dulux - Natural
White (PN1E1)



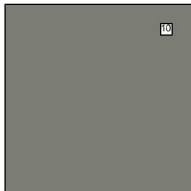
windows: Trend
powdercoated
aluminium windows -
colour: Anodic
Natural Matt



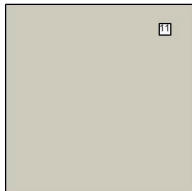
entrance door:
Corinthian door with
security screen.
colour Dulux - Ambry



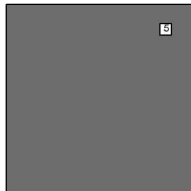
rainwater tank:
Colorbond Wallaby



garage door: B&D
Colorbond Wallaby



weatherboard: Dulux
Bleaches



metal pool fence:
Colorbond Basalt

