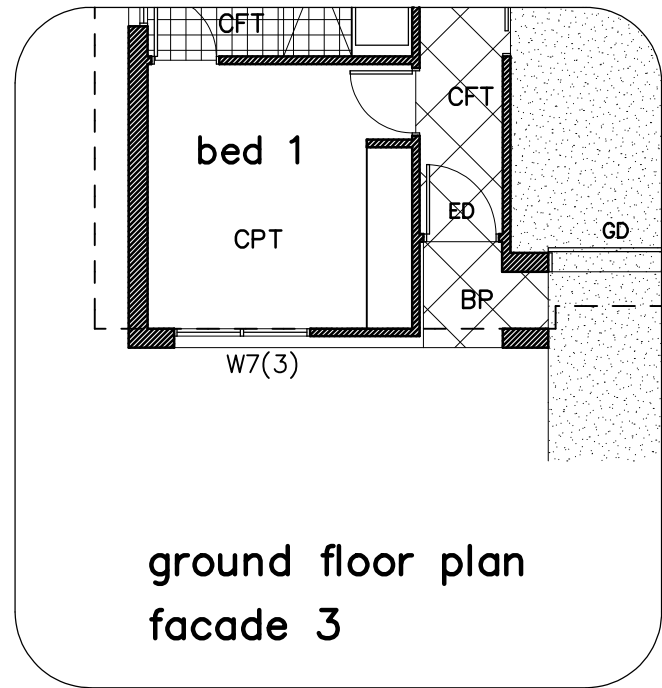
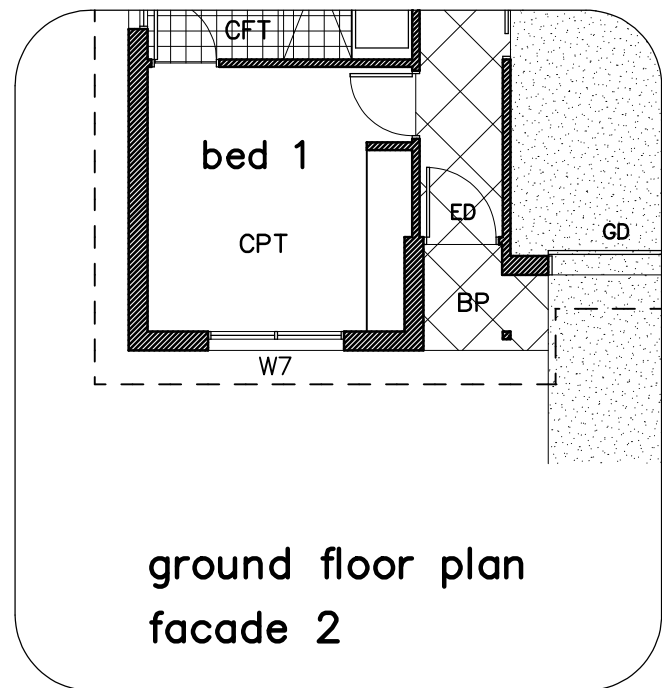
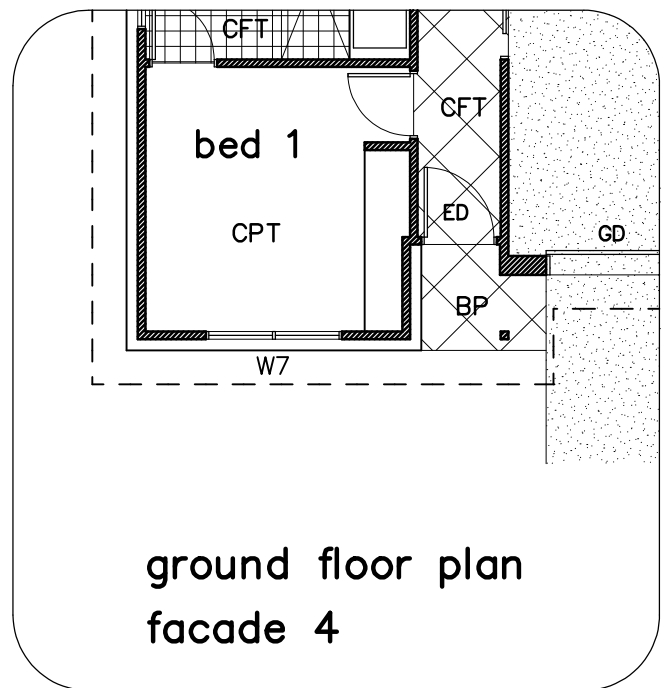




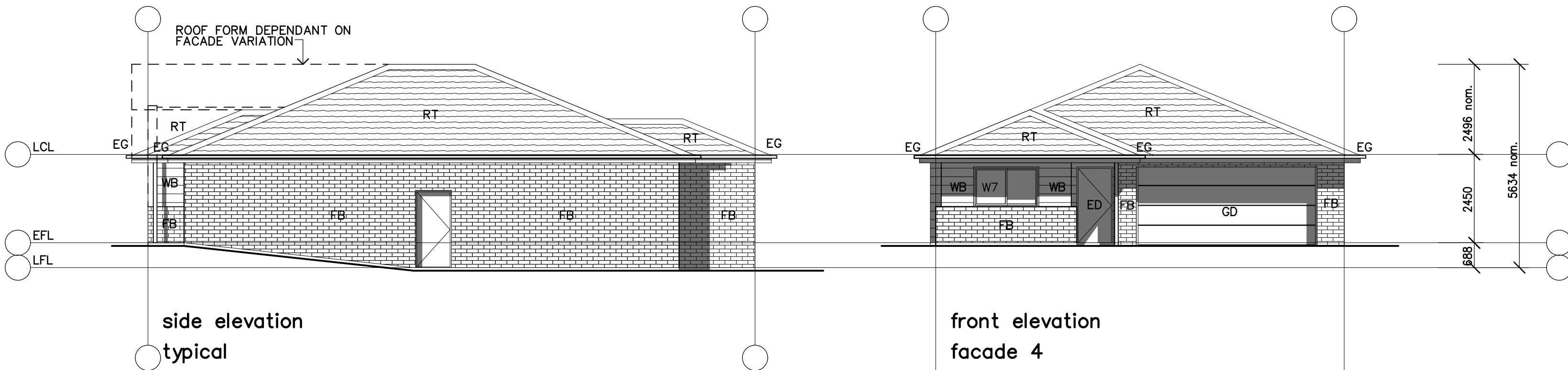
ground floor plan
facade 3



ground floor plan
facade 2

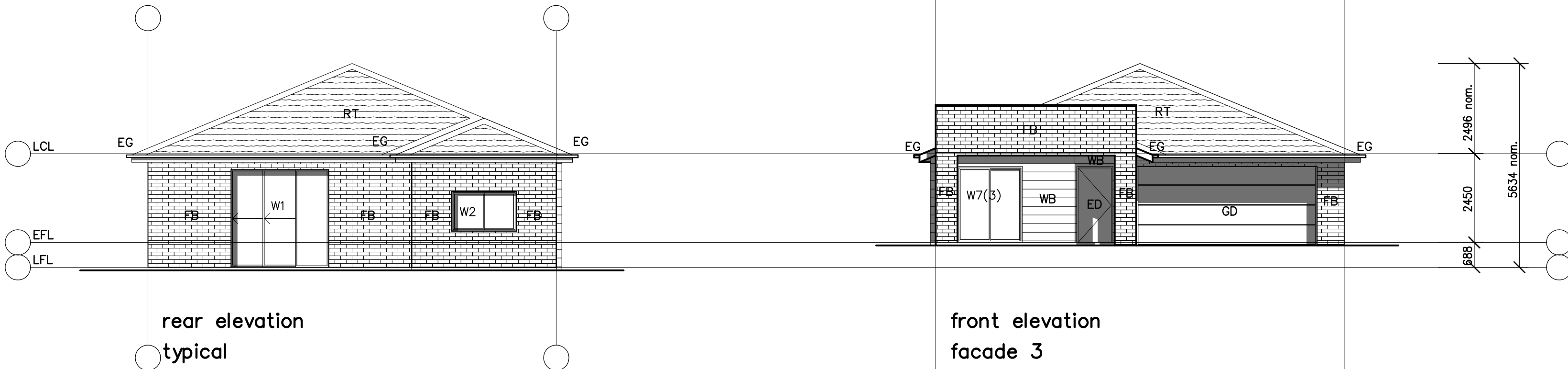


ground floor plan
facade 4



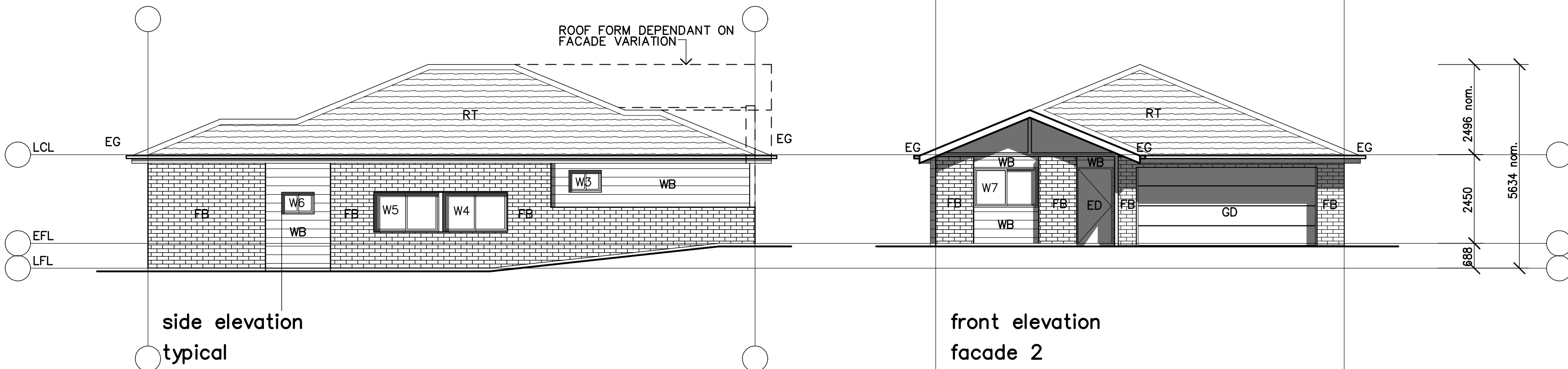
side elevation
typical

front elevation
facade 4



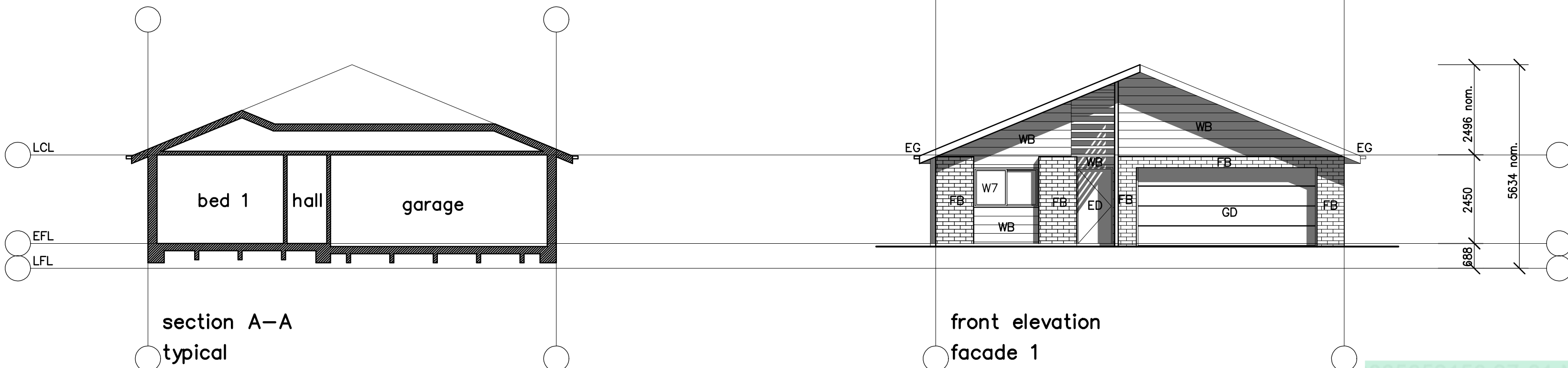
rear elevation
typical

front elevation
facade 3



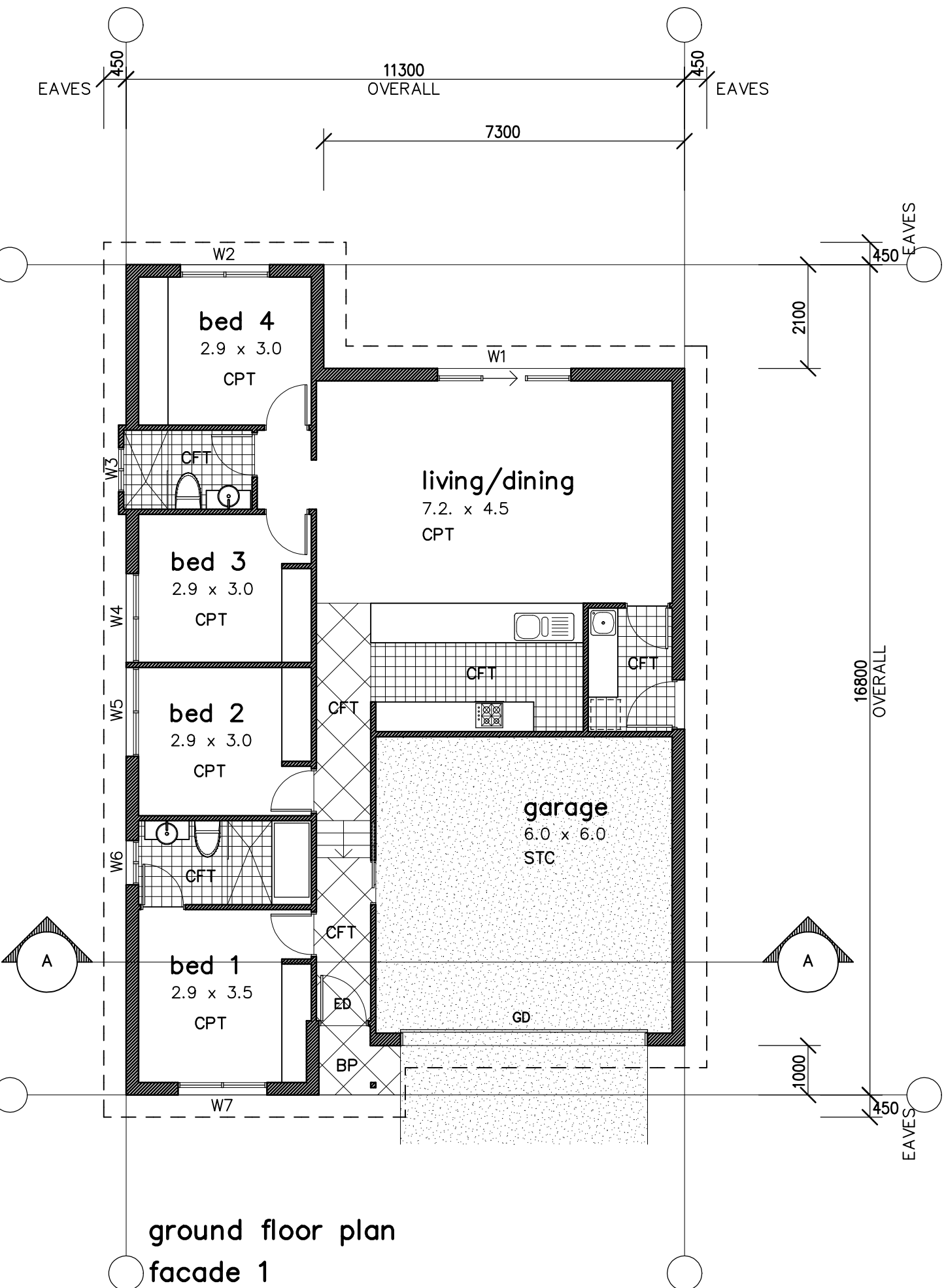
side elevation
typical

front elevation
facade 2



section A-A
typical

front elevation
facade 1



ground floor plan
facade 1

DT1 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE – DT1

WINDOW	SIZE (W x H)	SILL
W1	2700 x 1800	0
W2	2700 x 1800	0
W3	1800 x 1100	1000
W4	900 x 600	1500
W5	1800 x 1100	1000
W6	1800 x 1100	1500
W7	1800 x 1000	1000
W7(3)	1800 x 2100	0

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

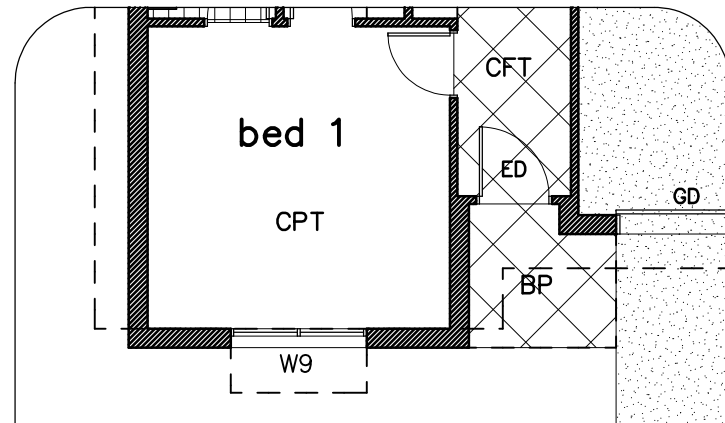
DRAWING TITLE
DT1 – DWELLING TYPE 1
TYPICAL PLANS & ELEVATIONS

SCALE 1:100 at A1 No. IN SET 09 of 30 PROJECT No. 1028	DWG No. A09
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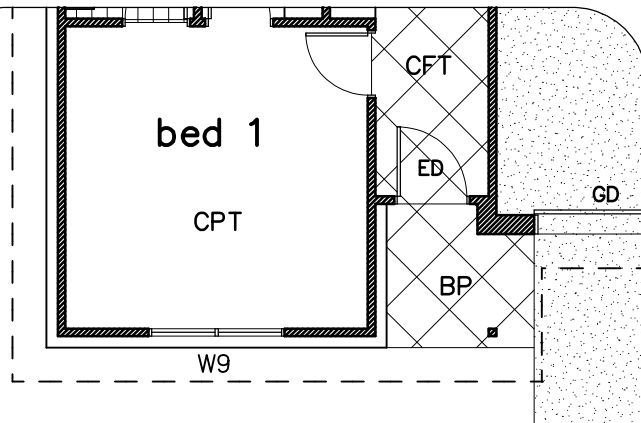
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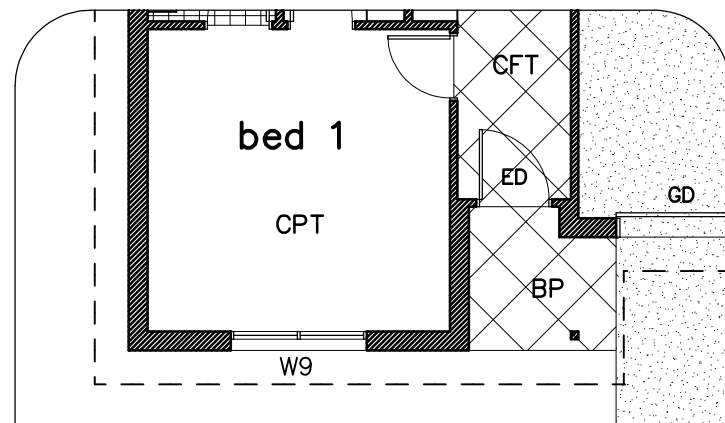




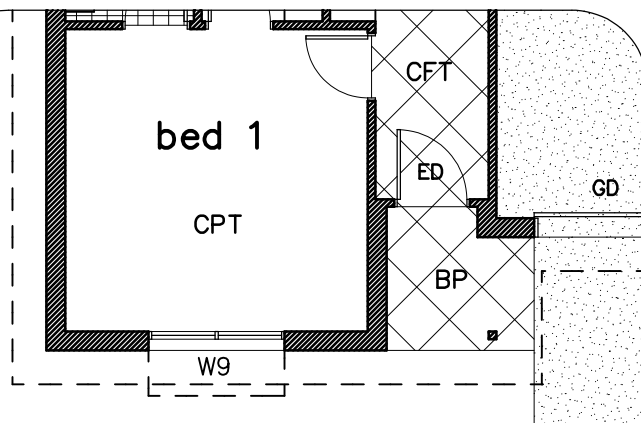
ground floor plan
facade 3



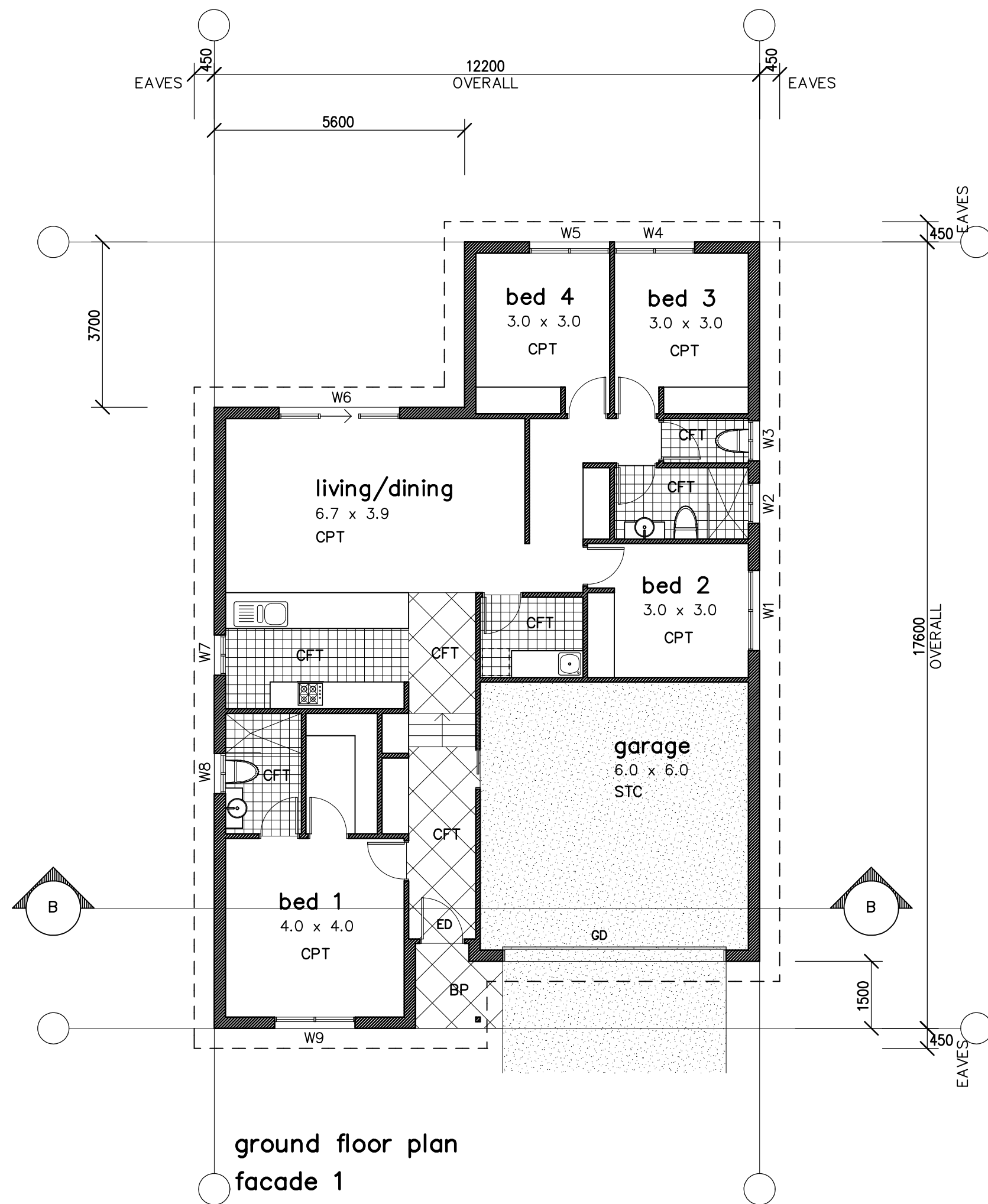
ground floor plan
facade 4



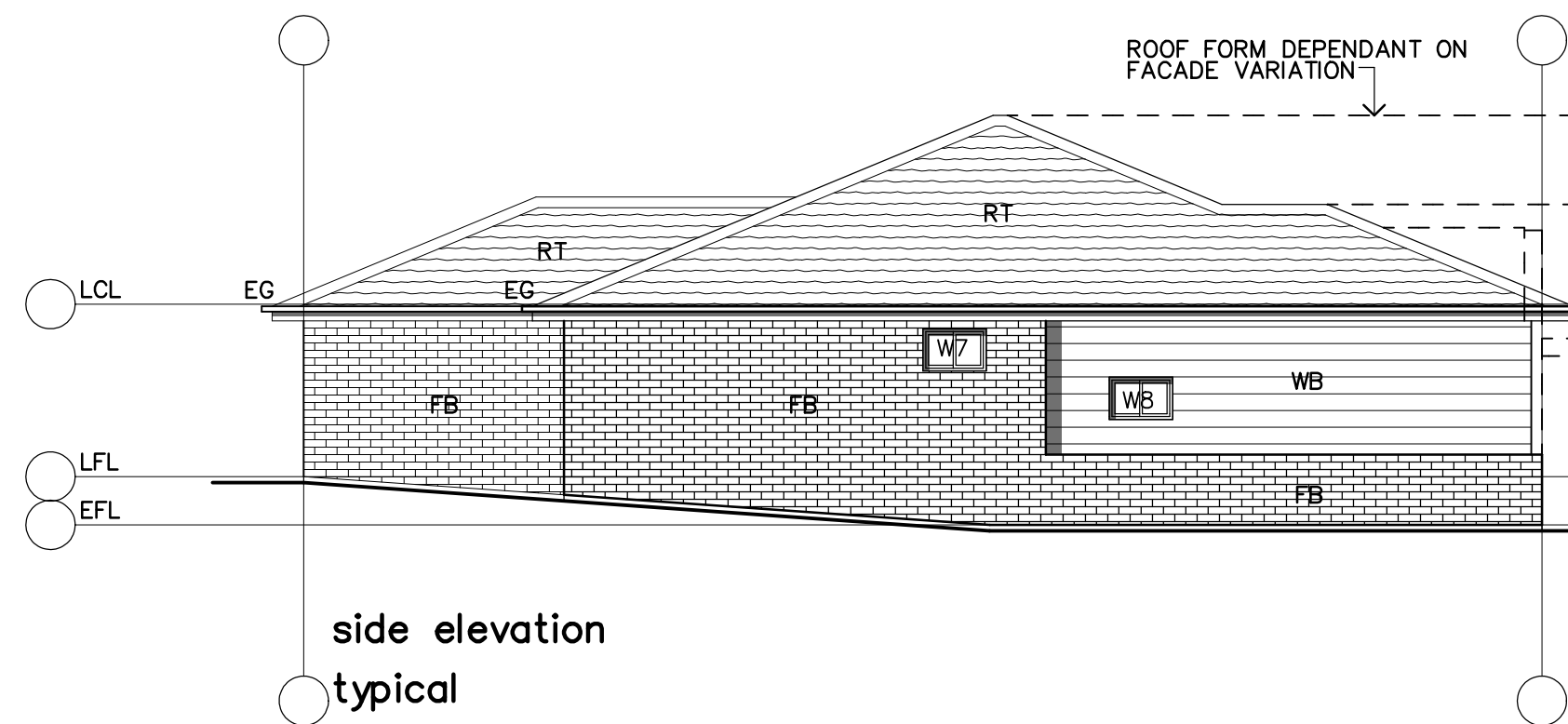
ground floor plan
facade 2



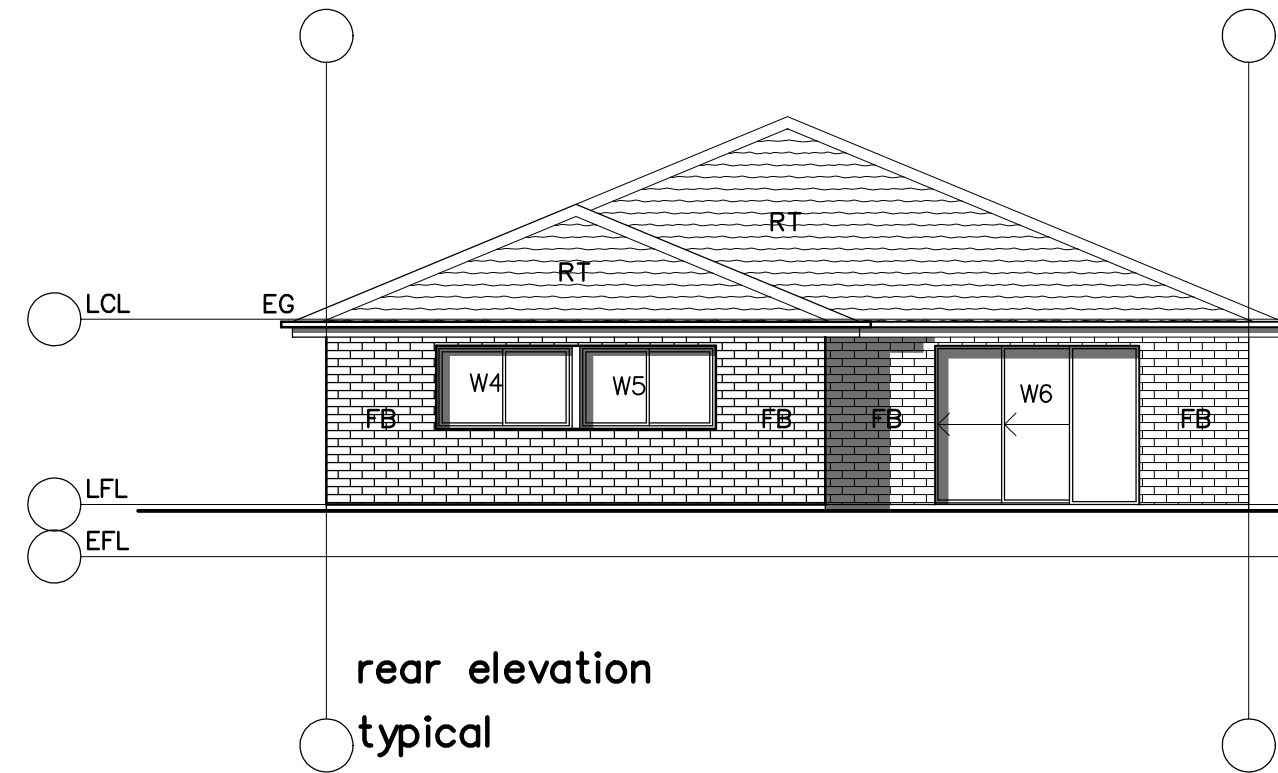
ground floor plan
facade 5



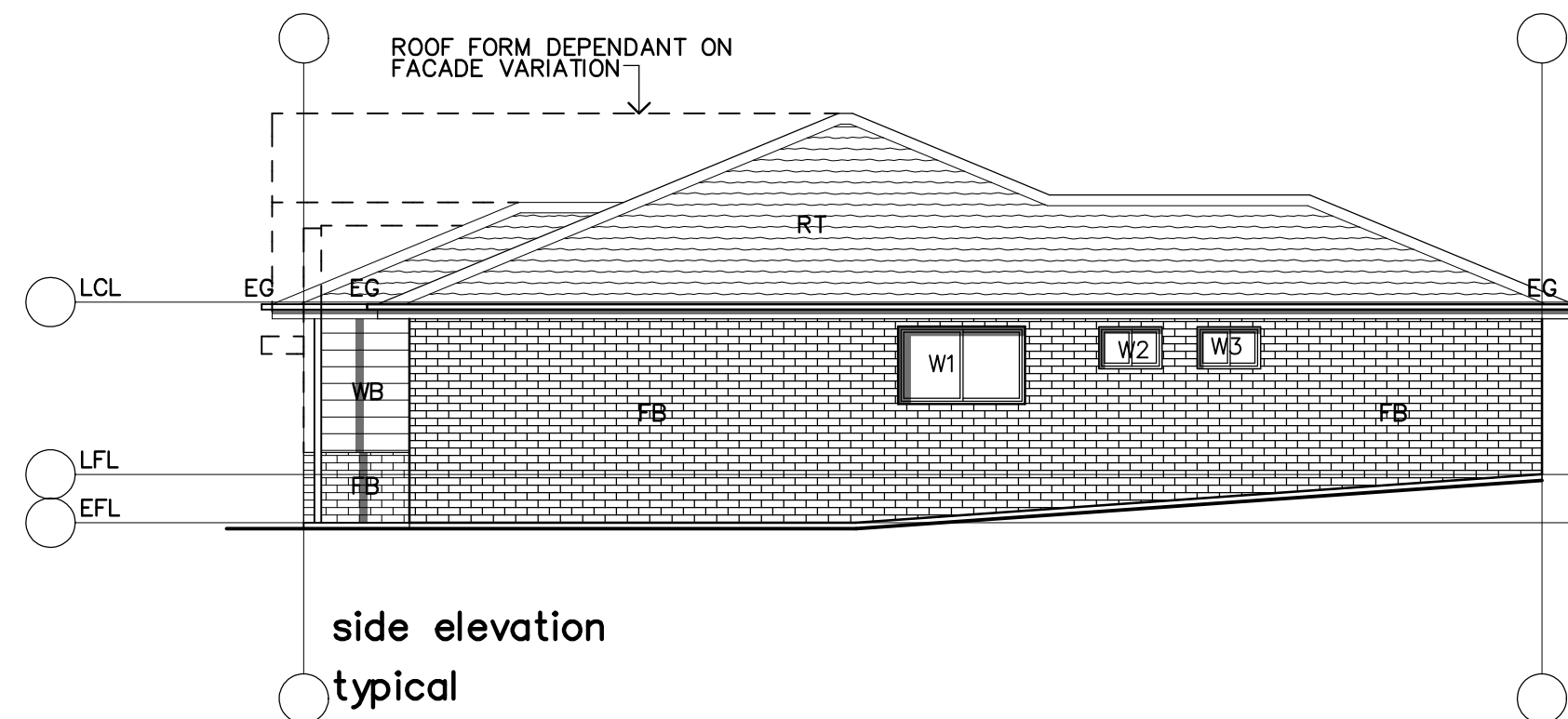
ground floor plan
facade 1



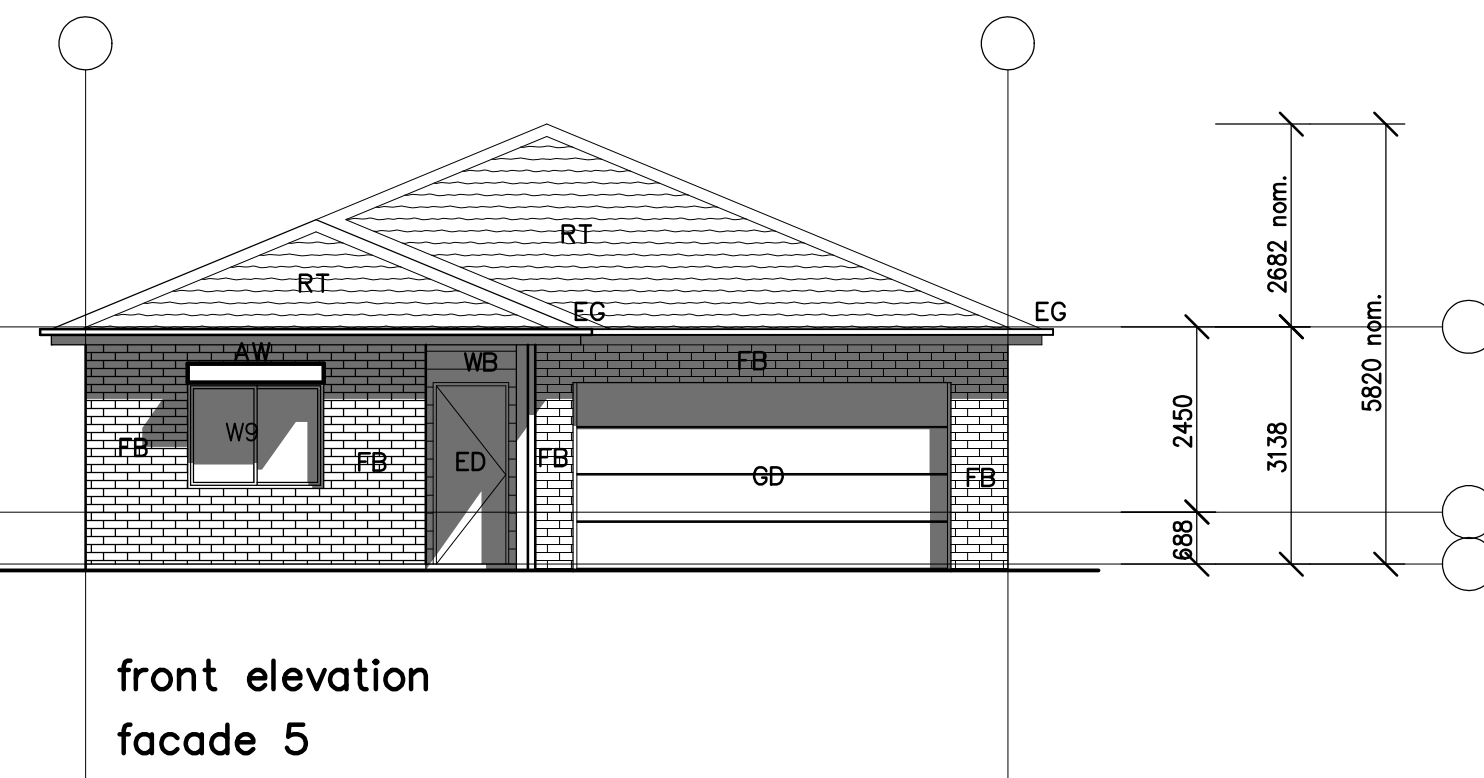
side elevation
typical



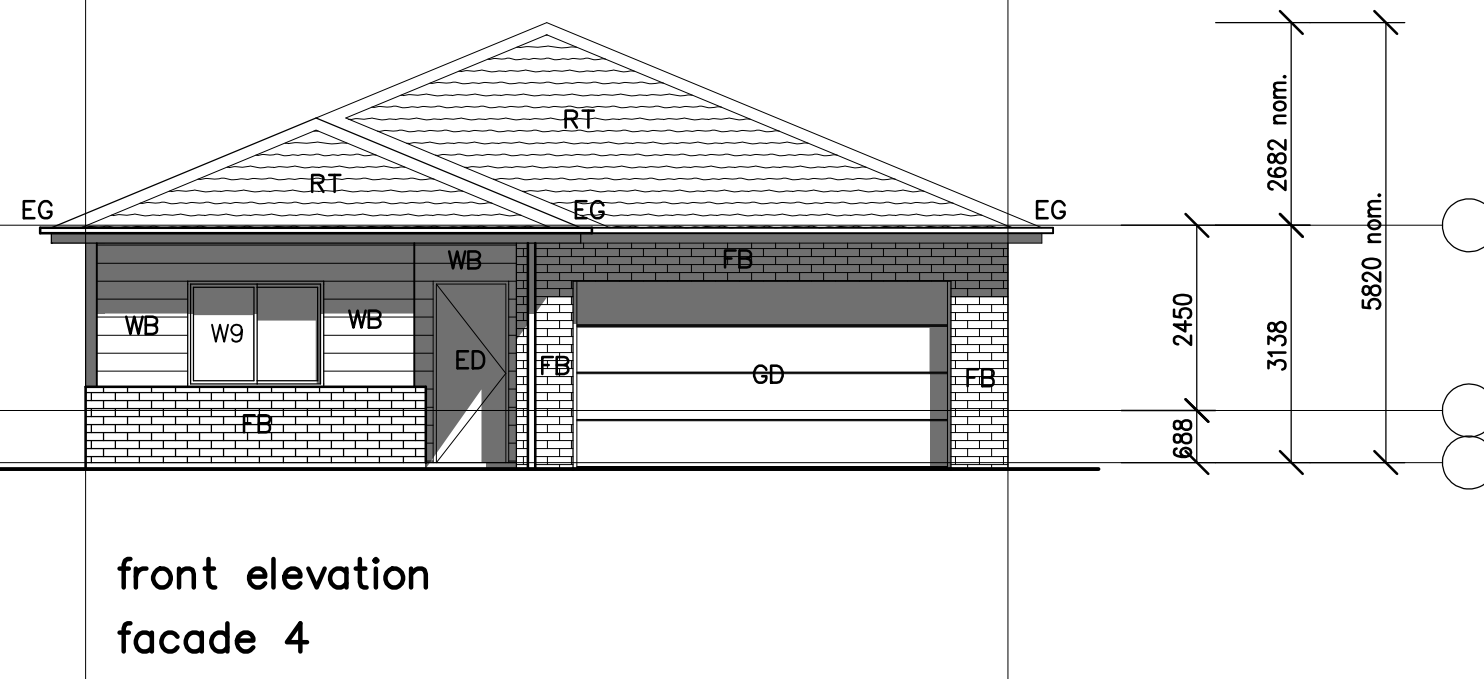
rear elevation
typical



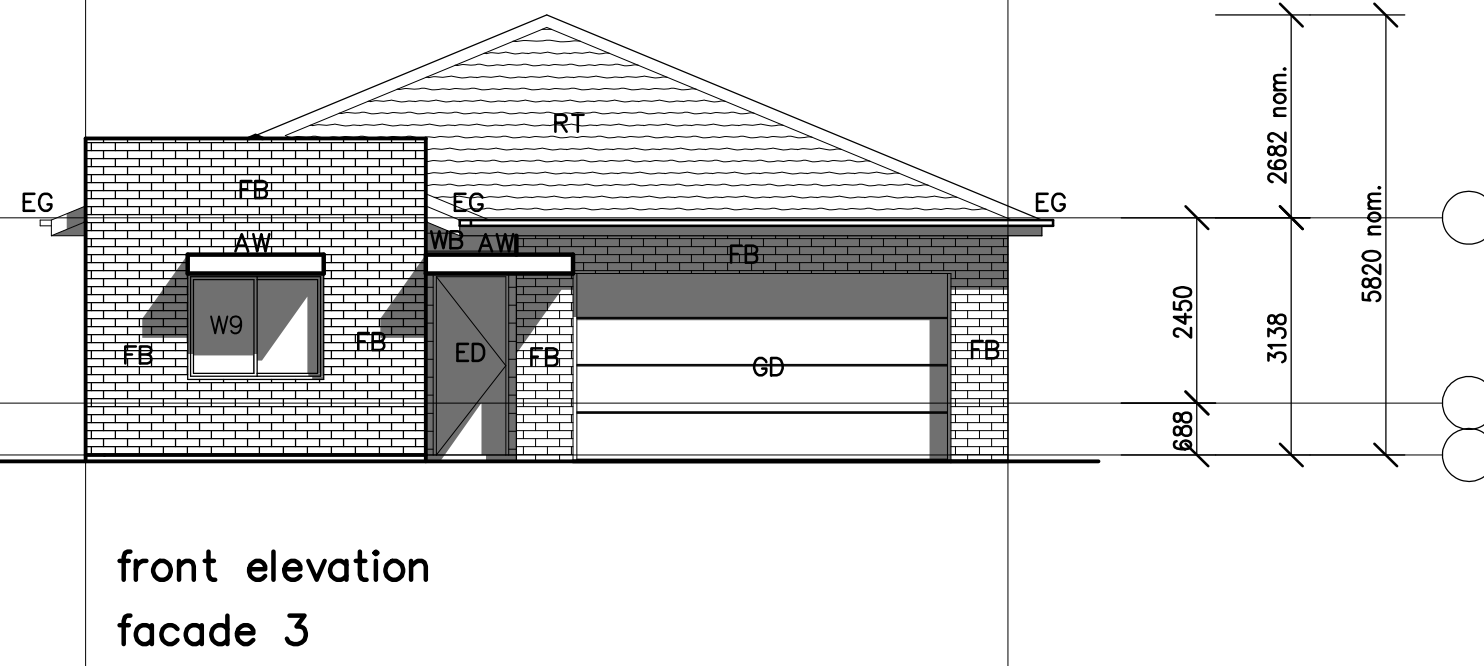
side elevation
typical



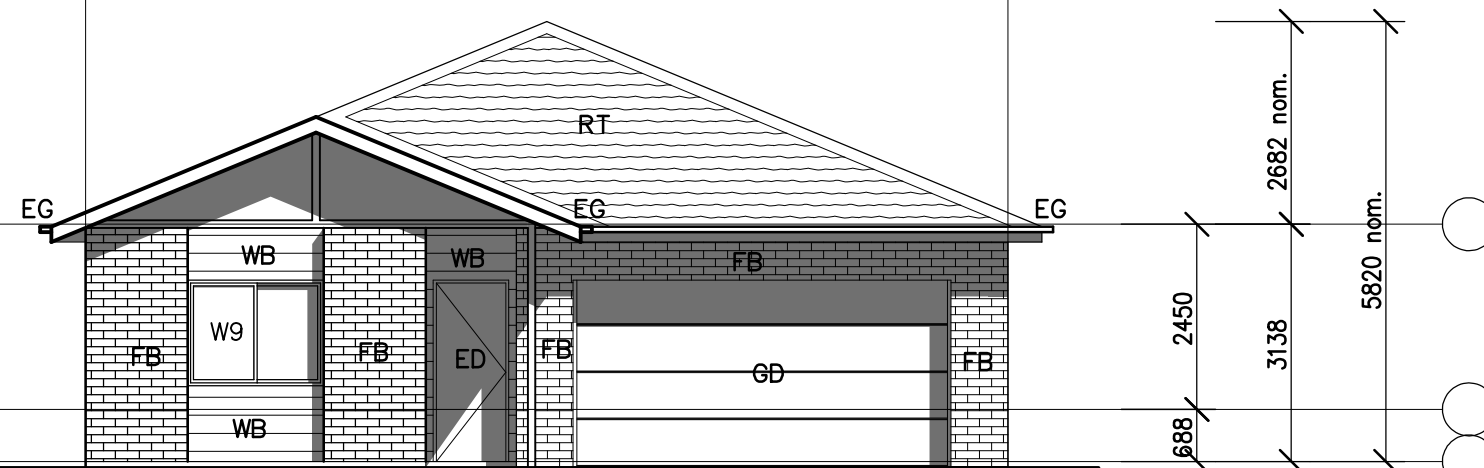
front elevation
facade 5



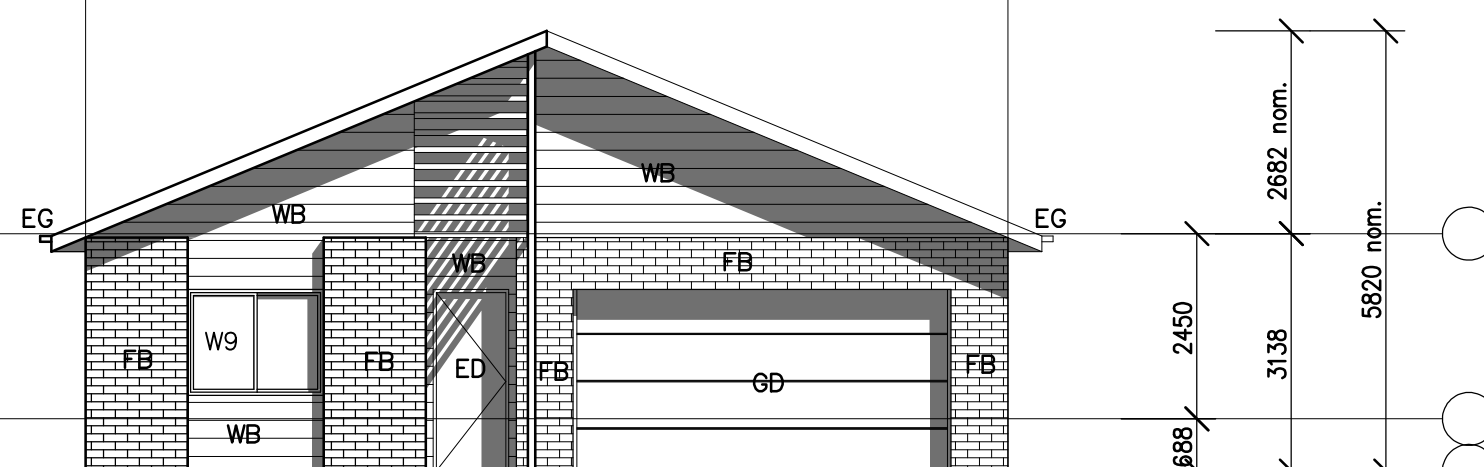
front elevation
facade 4



front elevation
facade 3



front elevation
facade 2



front elevation
facade 1

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW...
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT2

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1100	1000
W2	900 x 600	1500
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	1800 x 1100	1000
W6	2700 x 1800	0
W7	900 x 600	1500
W8	900 x 600	1500
W9	1800 x 1400	1000

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE
DT2 - DWELLING TYPE 2
TYPICAL PLANS & ELEVATIONS

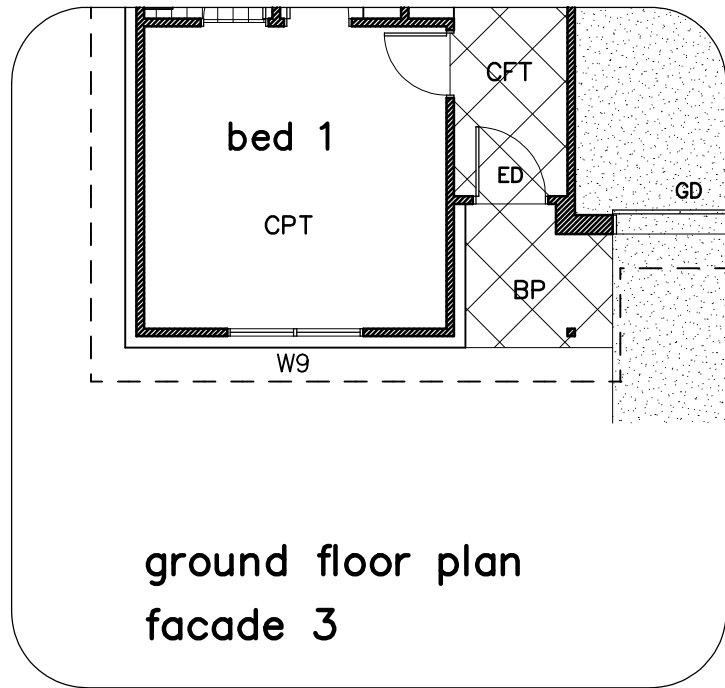
SCALE 1:100 at A1 No. IN SET 10 of 30 PROJECT No. 1028	DWG No. A10
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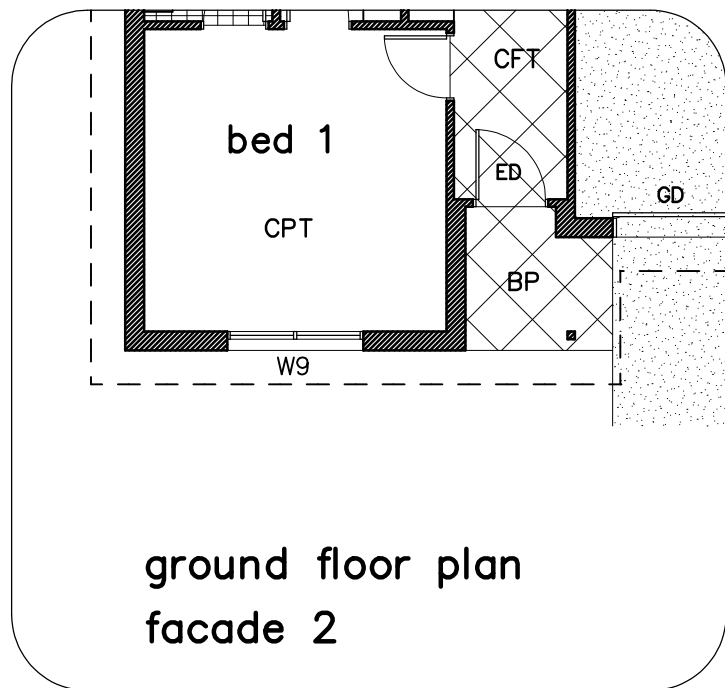
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DT2 - ONE STOREY FREE STANDING 4 BEDROOM DWELLING

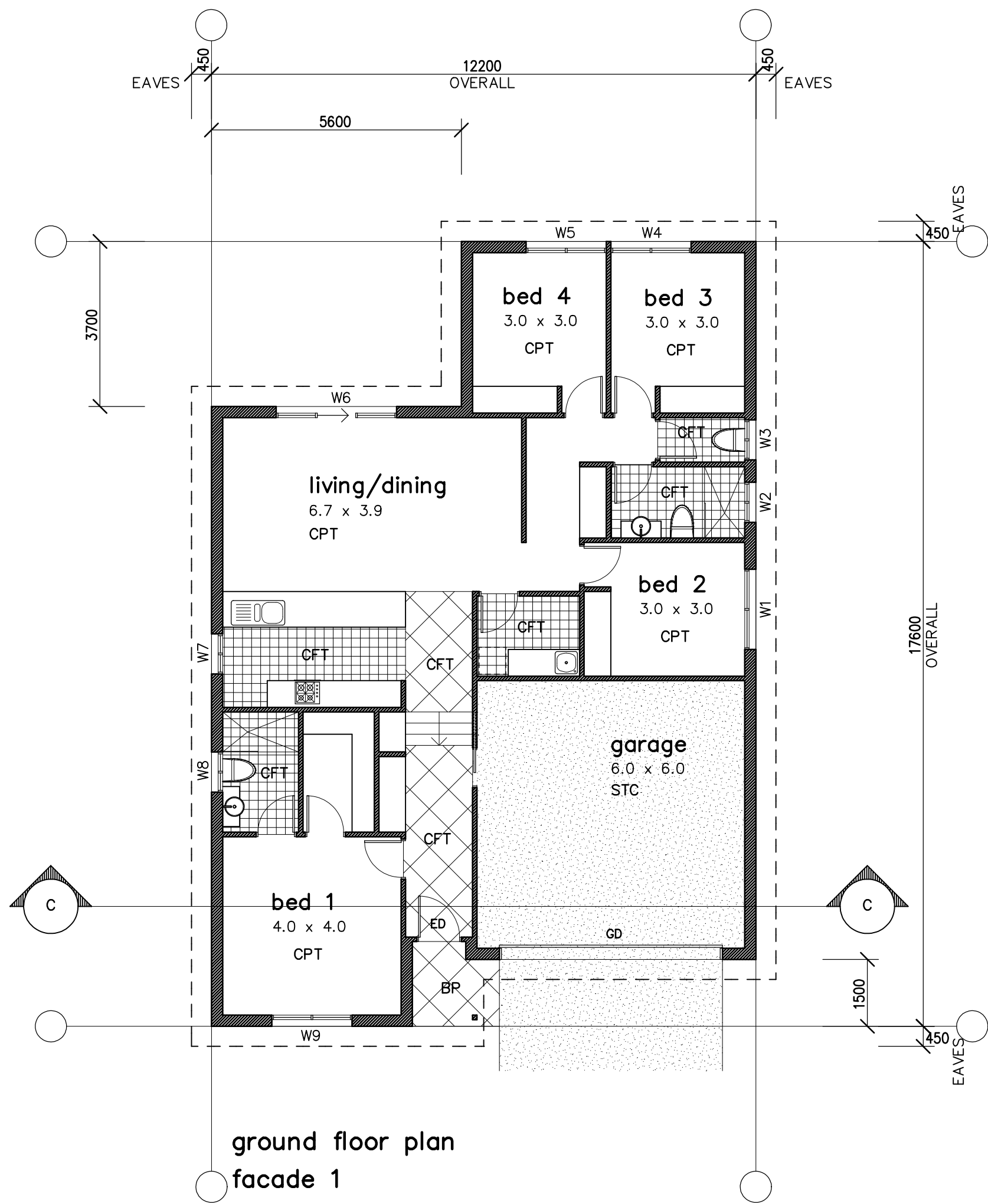




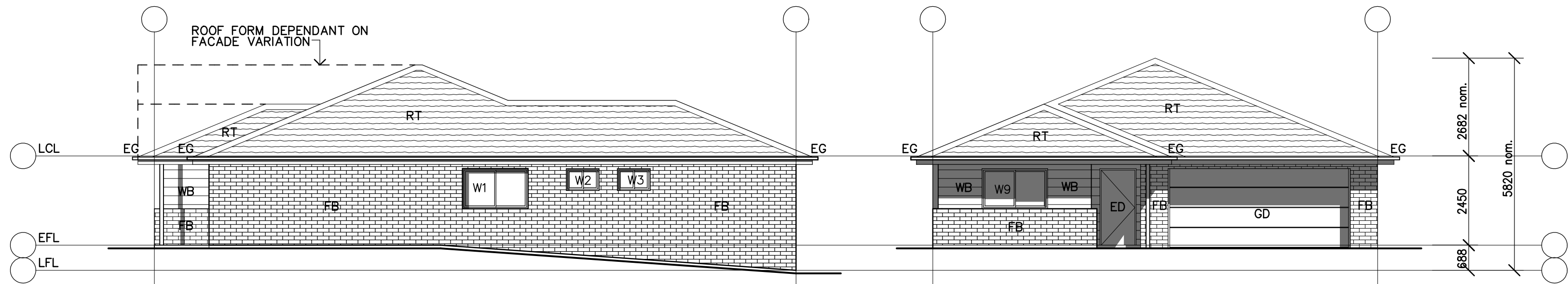
ground floor plan
facade 3



ground floor plan
facade 2

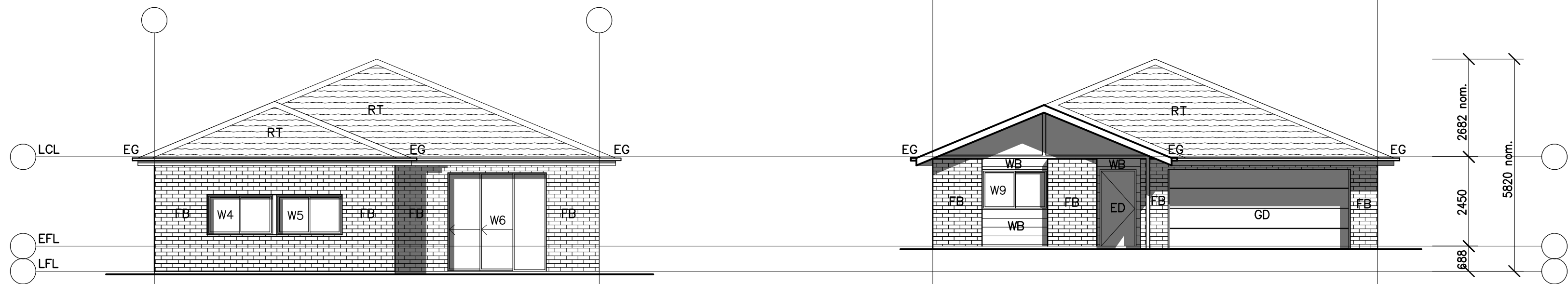


ground floor plan
facade 1



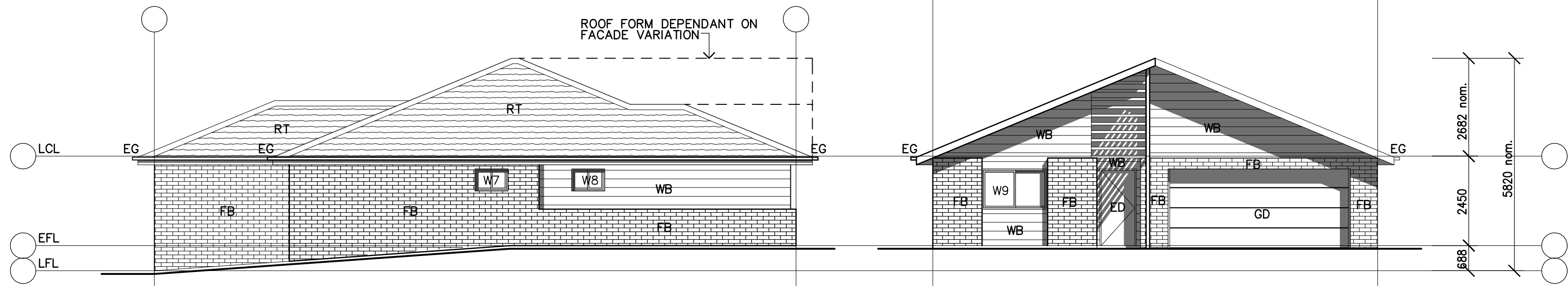
side elevation
typical

front elevation
facade 3



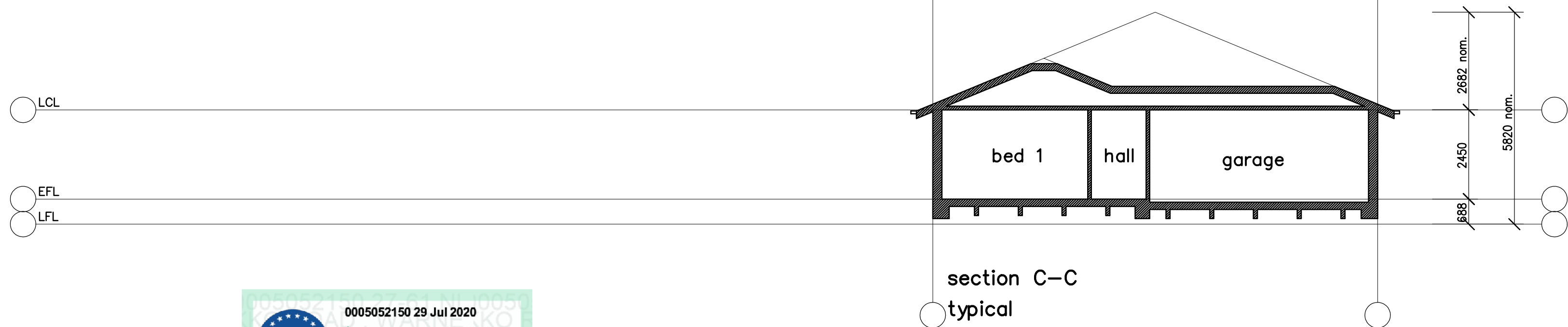
rear elevation
typical

front elevation
facade 2



side elevation
typical

front elevation
facade 1



section C-C
typical

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT3

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1100	1000
W2	900 x 600	0
W3	900 x 600	0
W4	1800 x 1100	1000
W5	1800 x 1100	1000
W6	2100 x 1800	0
W7	900 x 600	1500
W8	900 x 600	1500
W9	1800 x 1400	1000

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

KINGSTON PROPERTY FUND No. 2 PTY LTD

HOUSING DEVELOPMENT

DT3 - DWELLING TYPE 3
TYPICAL PLANS & ELEVATIONS

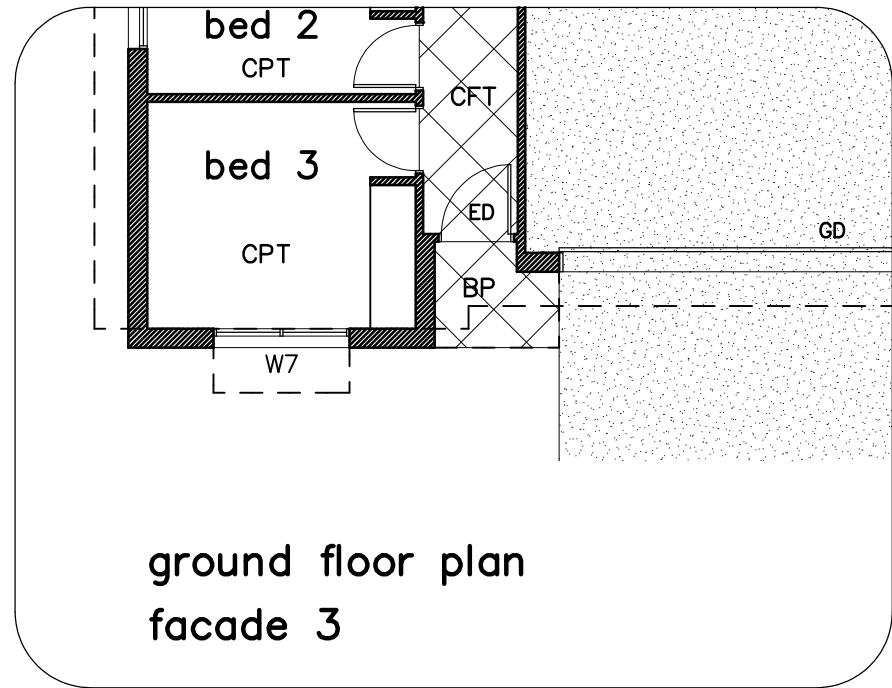
SCALE	DWG No.
1:100 at A1	A11
No. IN SET	
11 of 30	
PROJECT No.	
1028	

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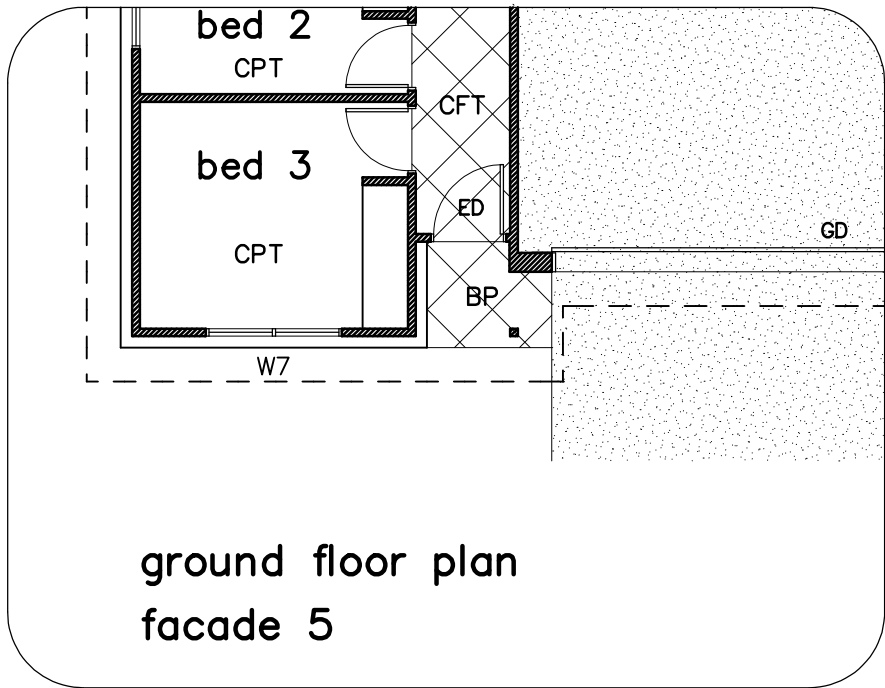
NOMINATED ARCHITECT: PETER SHADDOCK NSW REG. NO. 5288

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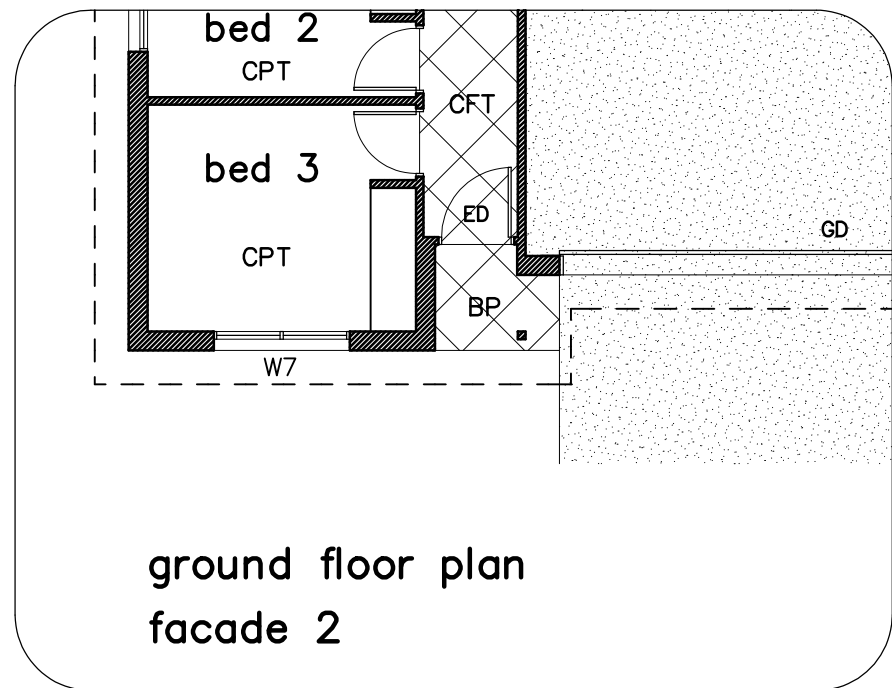




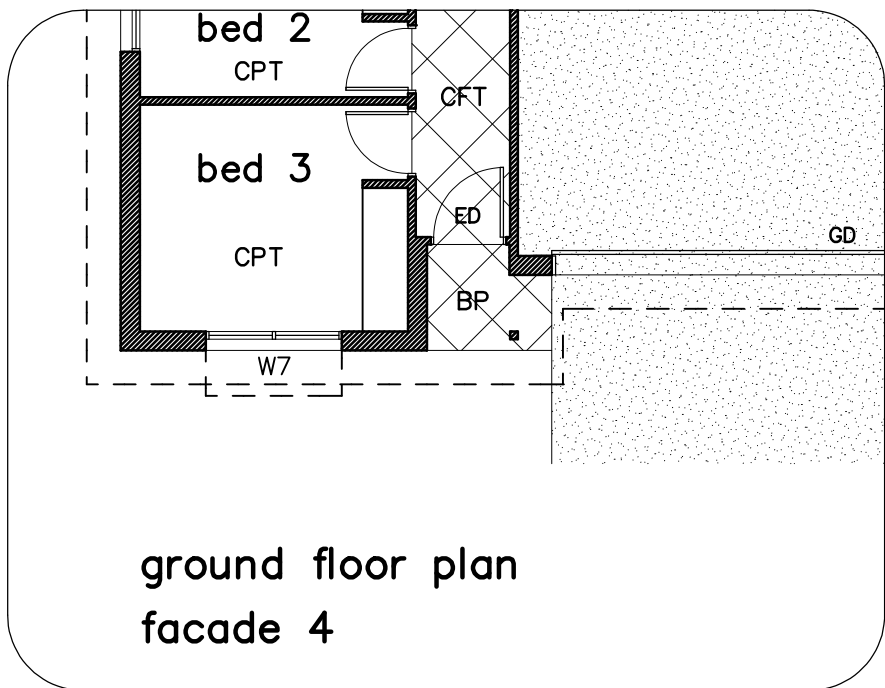
ground floor plan
facade 3



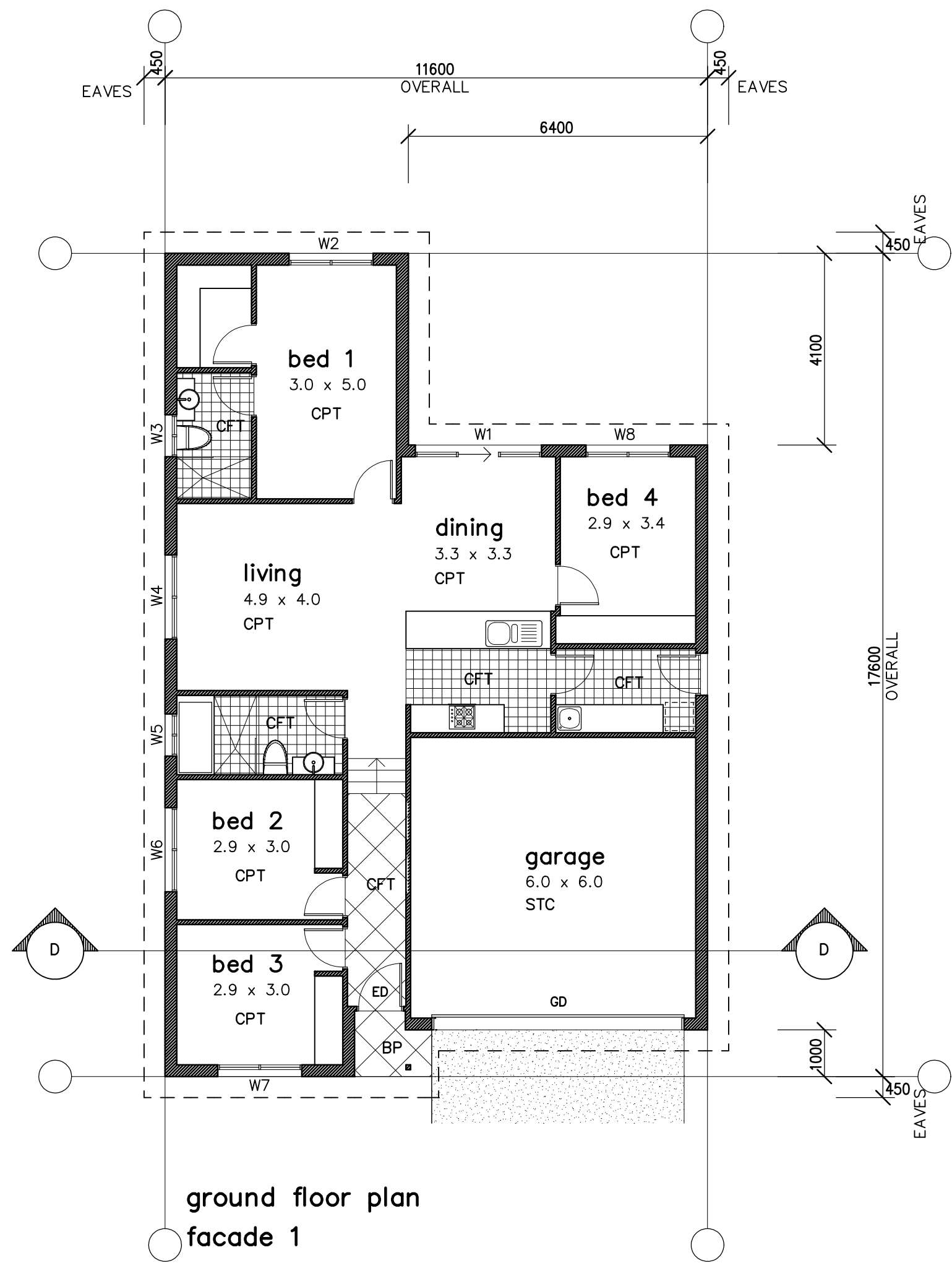
ground floor plan
facade 5



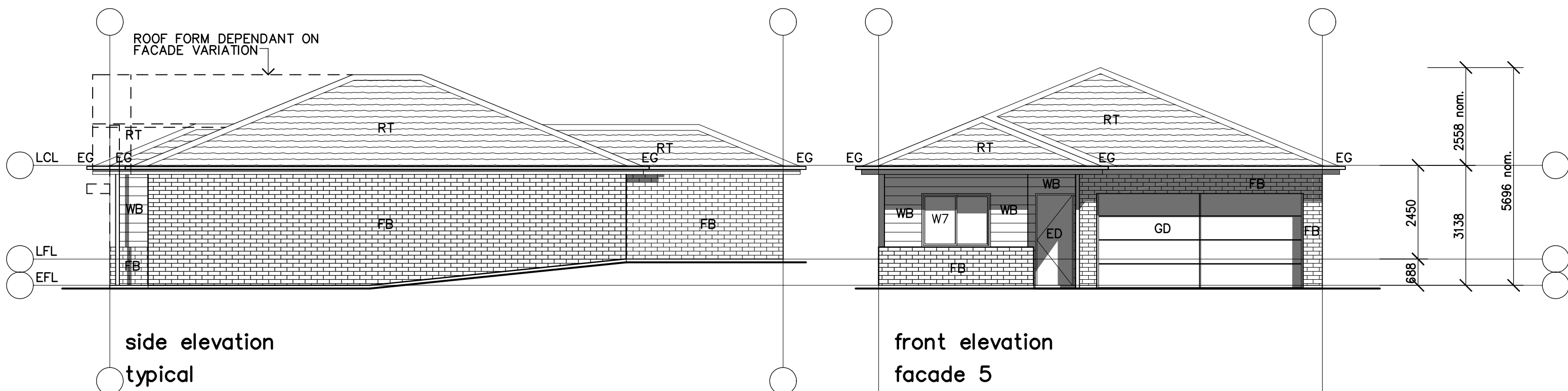
ground floor plan
facade 2



ground floor plan
facade 4

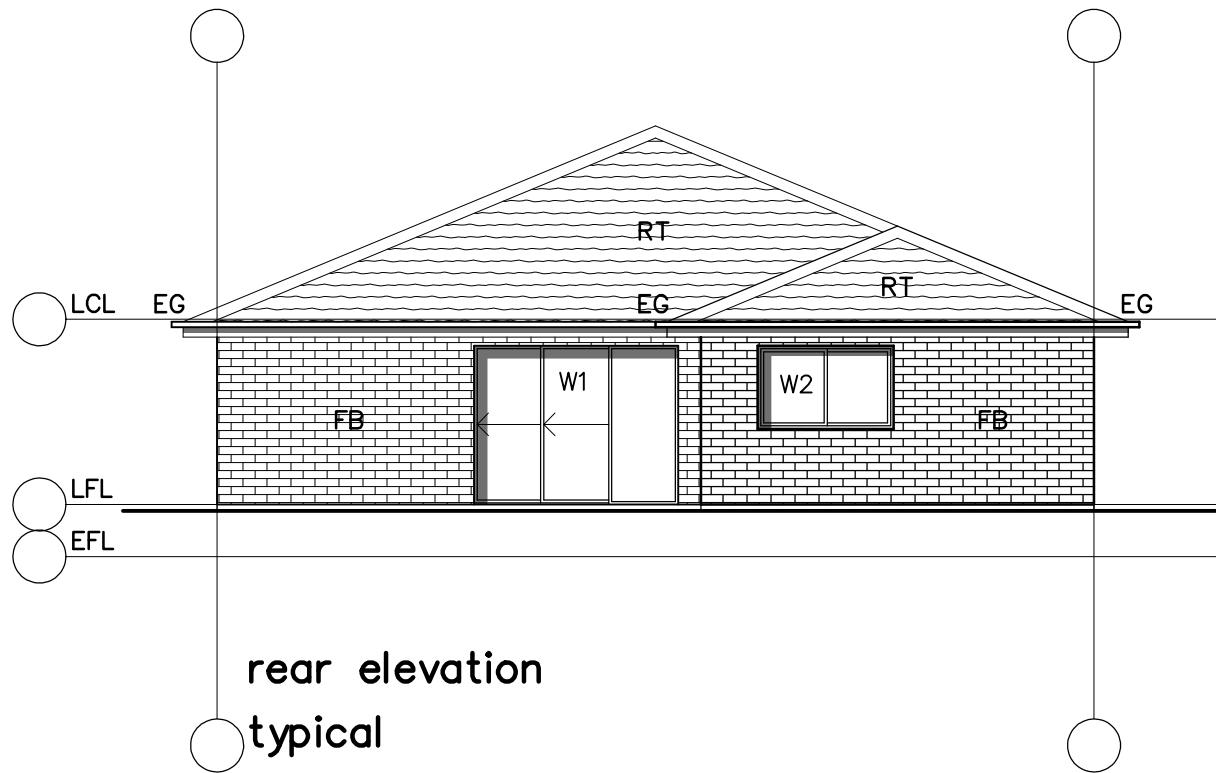


ground floor plan
facade 1

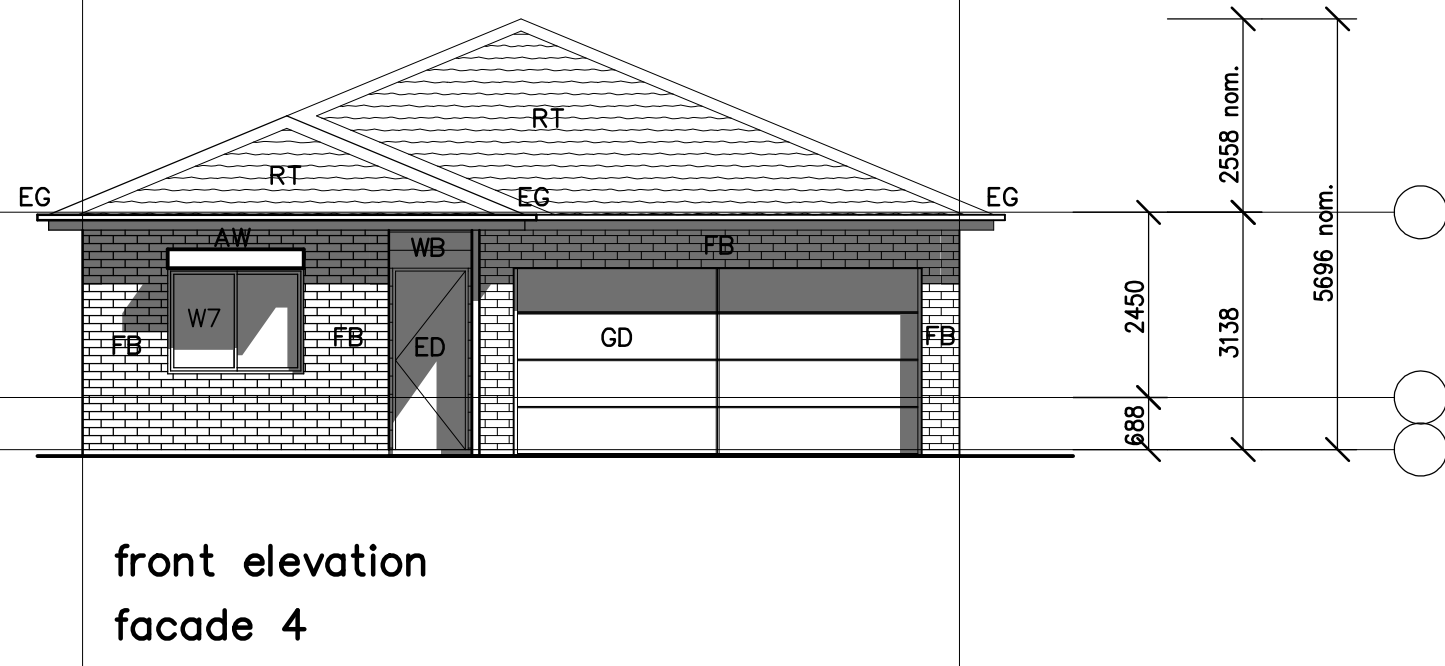


side elevation
typical

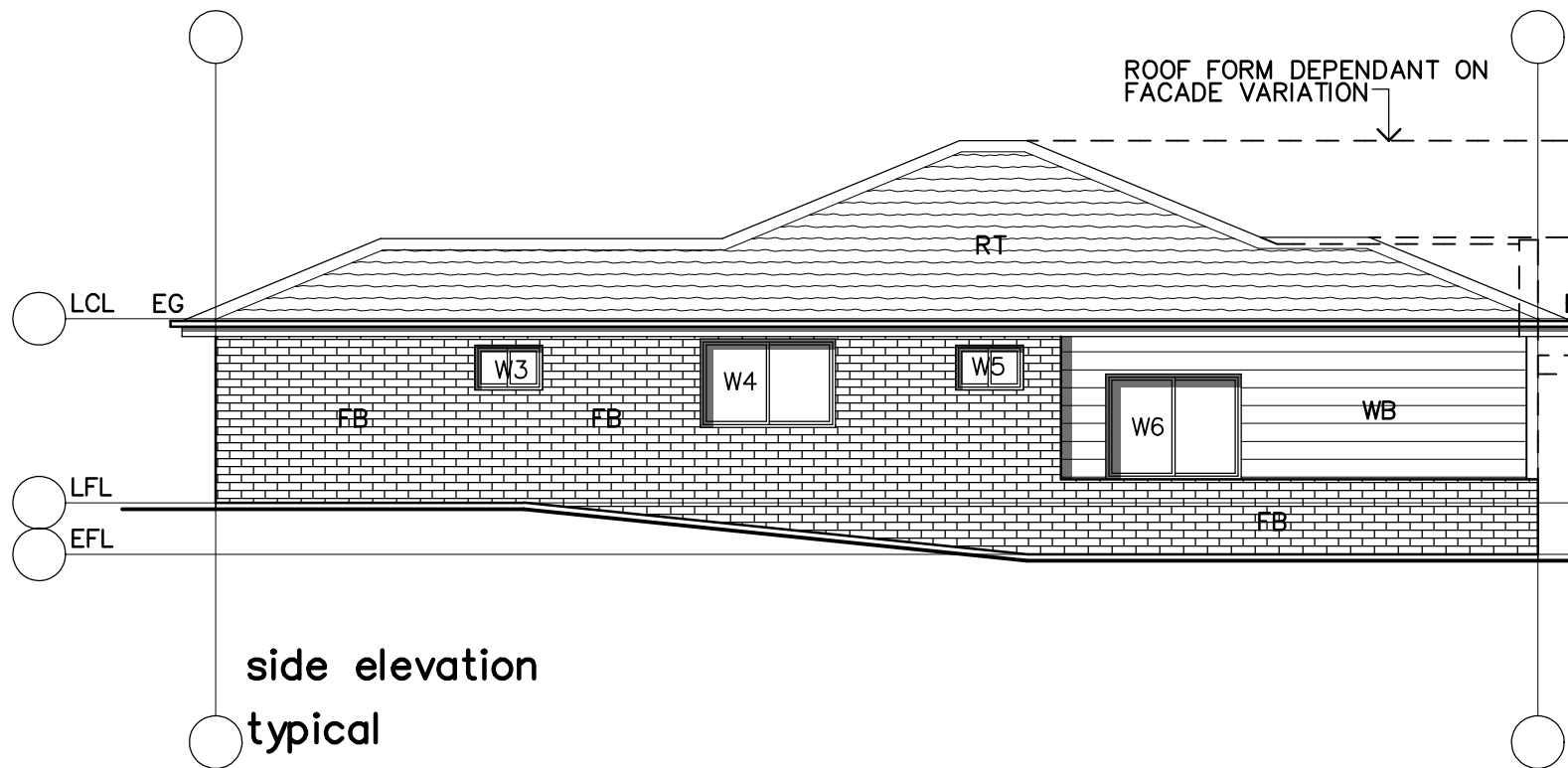
front elevation
facade 5



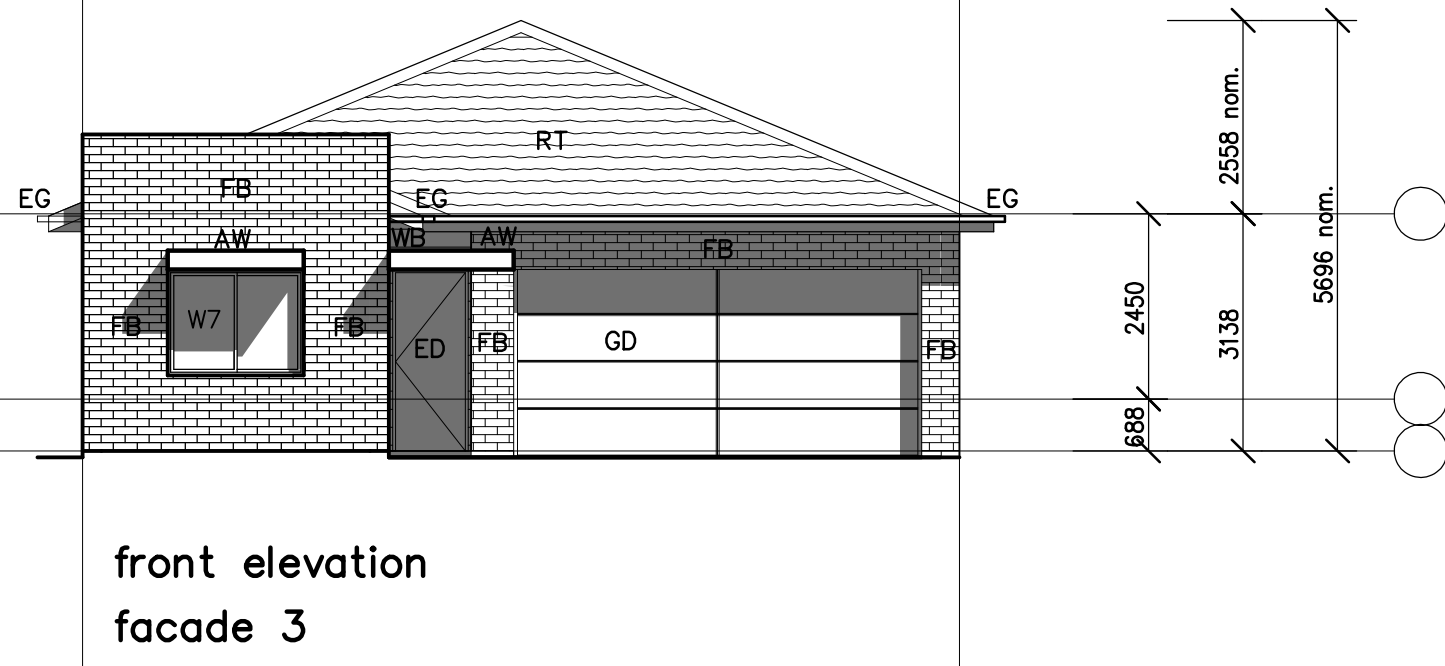
rear elevation
typical



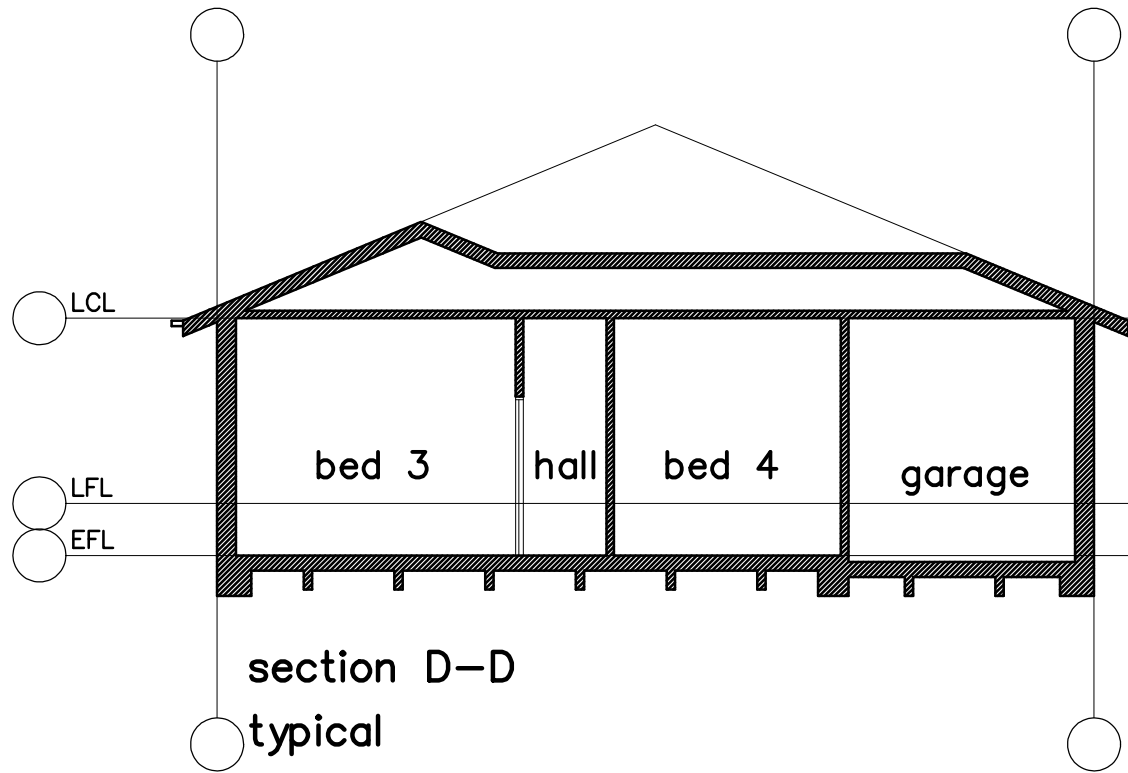
front elevation
facade 4



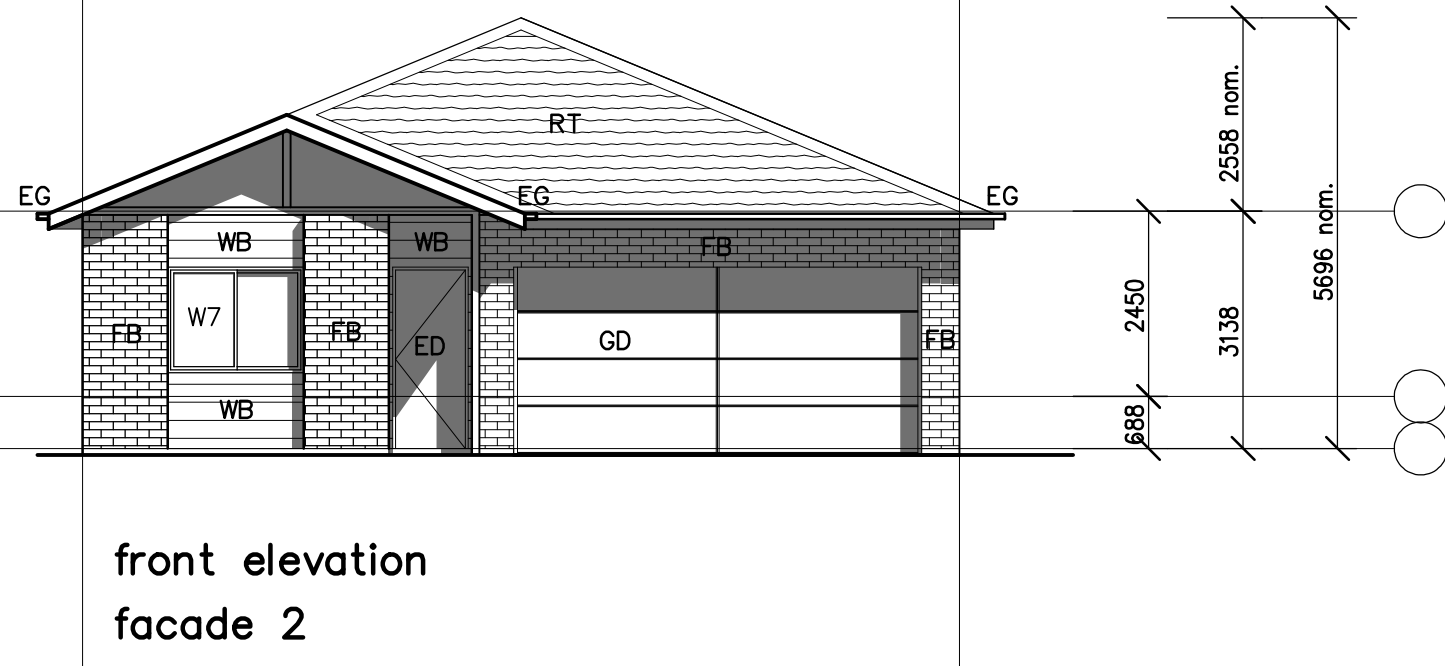
side elevation
typical



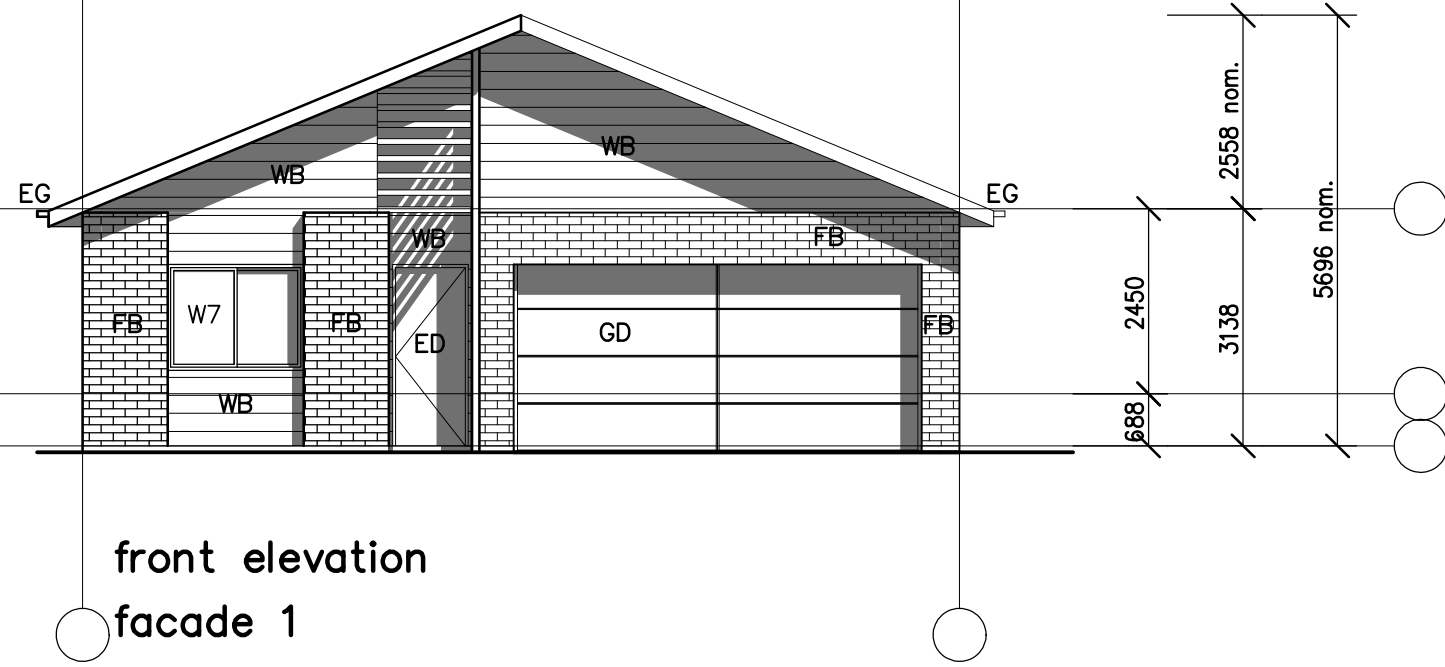
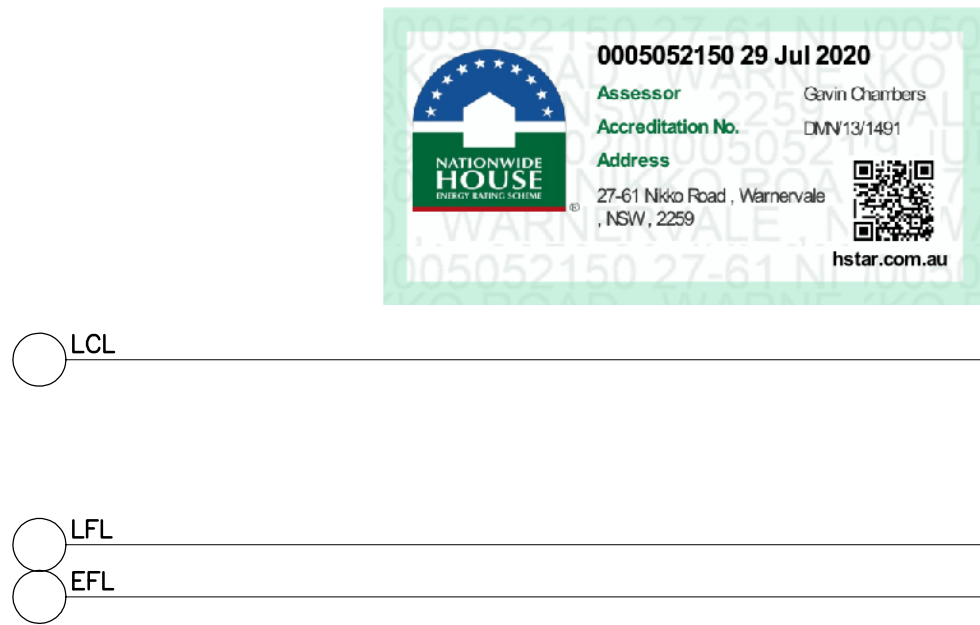
front elevation
facade 3



section D-D
typical



front elevation
facade 2



front elevation
facade 1

LEGEND:

- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- MR METAL ROOFING
- RT ROOF TILE
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W. WINDOW..
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT4

WINDOW	SIZE (W x H)	SILL
W1	2700 x 1800	0
W2	1800 x 1100	1000
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	900 x 600	1500
W6	1800 x 1100	1000
W7	1800 x 1400	1000
W7	1800 x 1400	1000

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

KINGSTON PROPERTY FUND No. 2 PTY LTD

HOUSING DEVELOPMENT

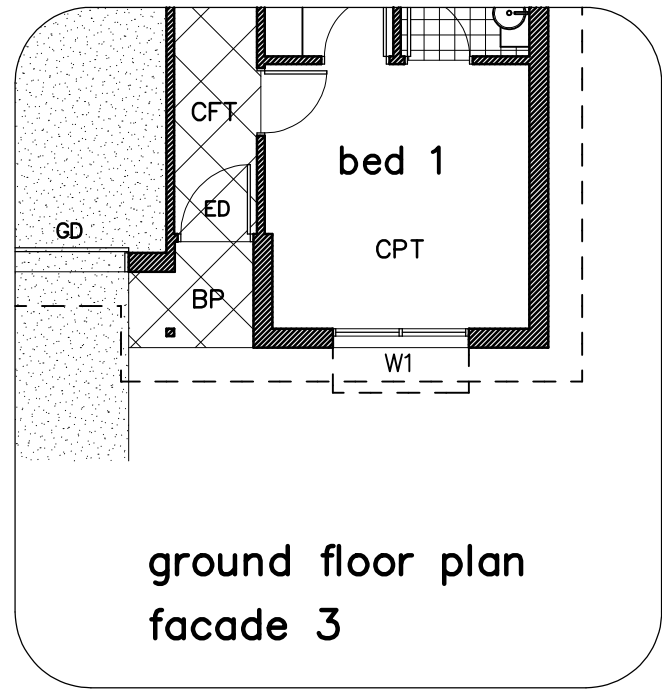
DT4 - DWELLING TYPE 4
TYPICAL PLANS & ELEVATIONS

SCALE 1:100 at A1 No. IN SET 12 of 30 PROJECT No. 1028	DWG No. A12
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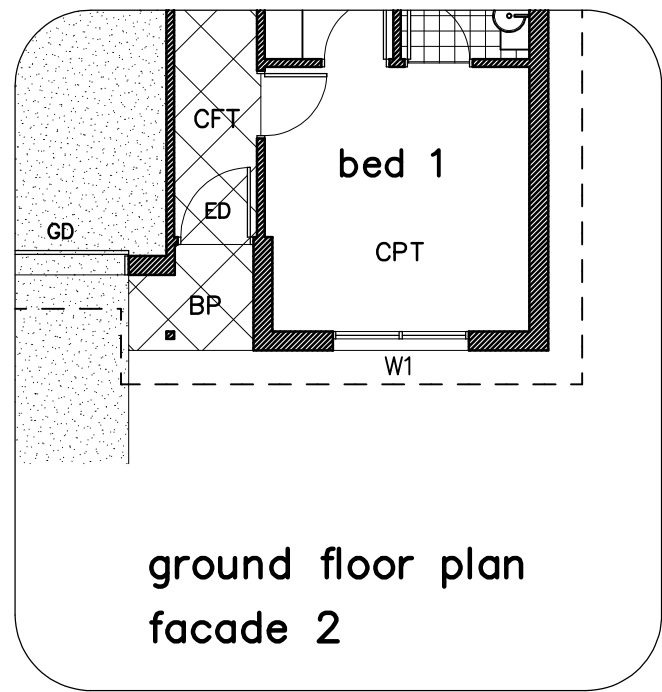
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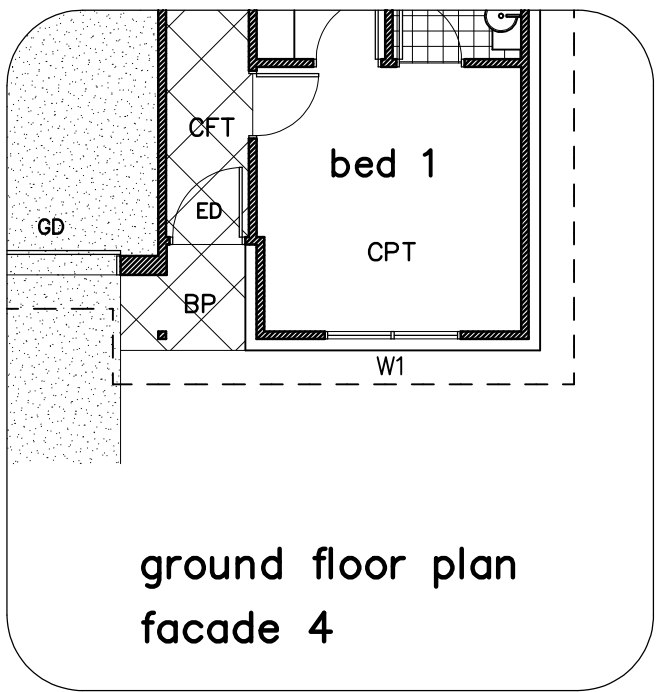
DT4 - ONE STOREY FREE STANDING
4 BEDROOM DWELLING



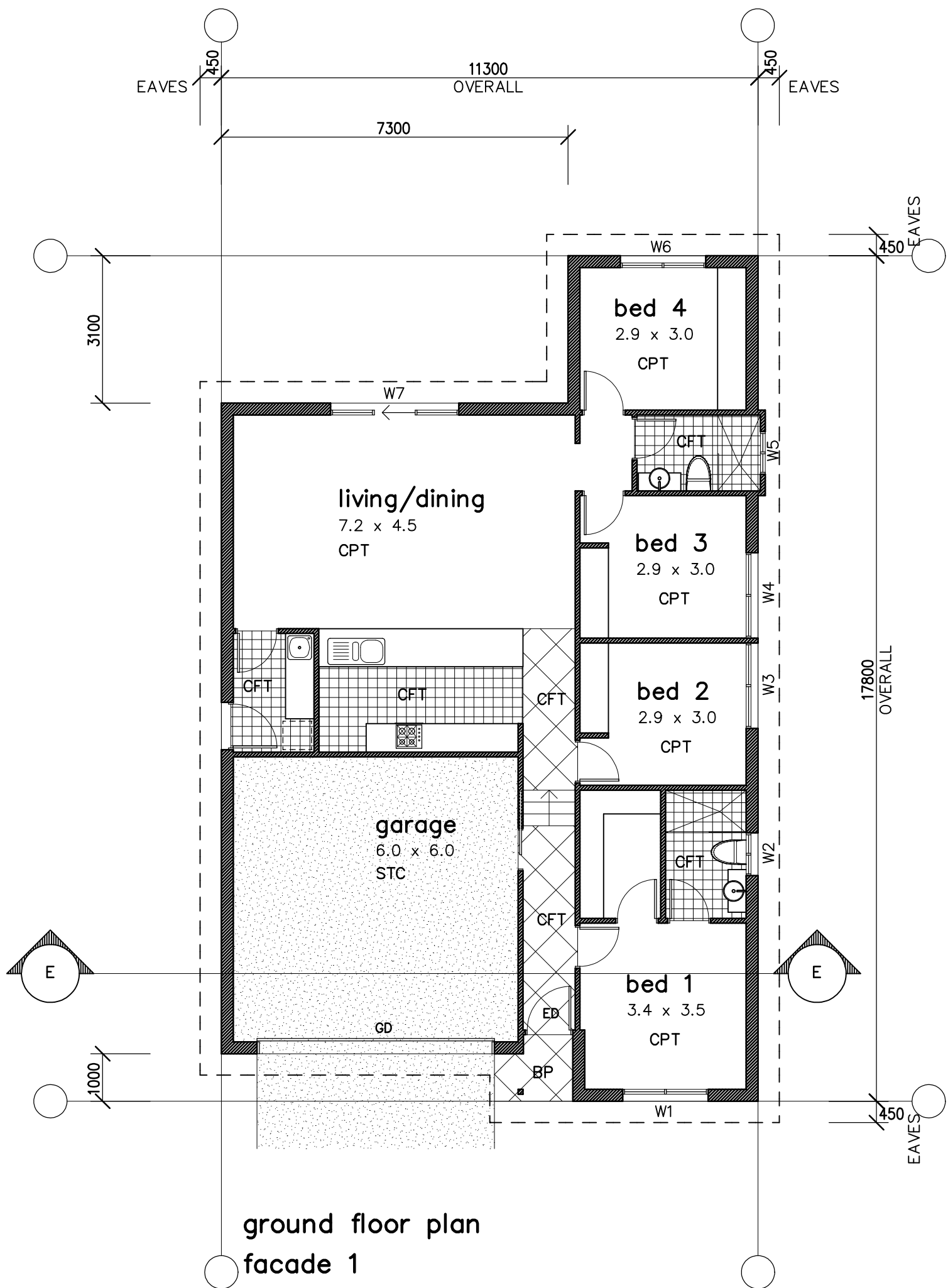
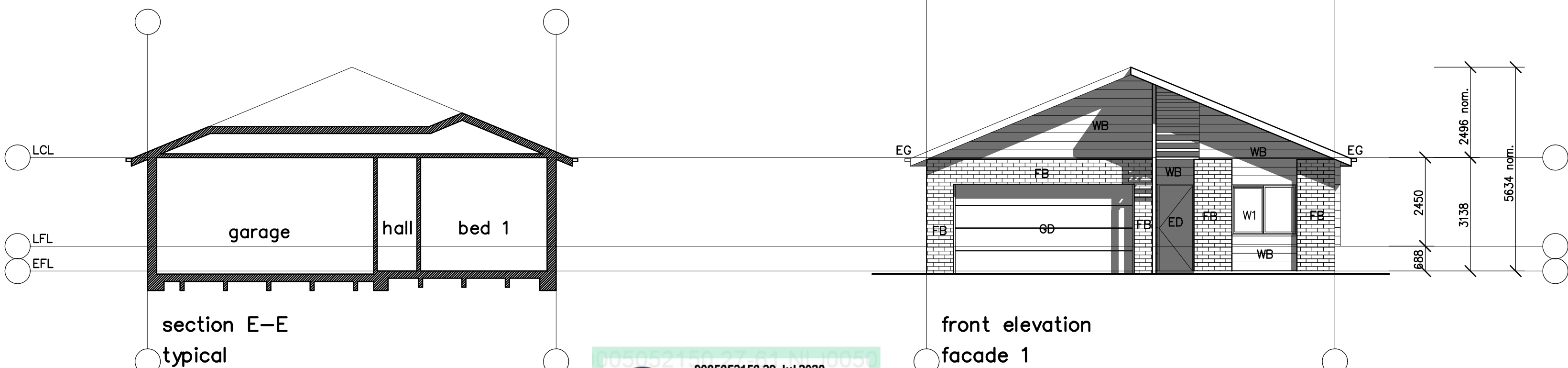
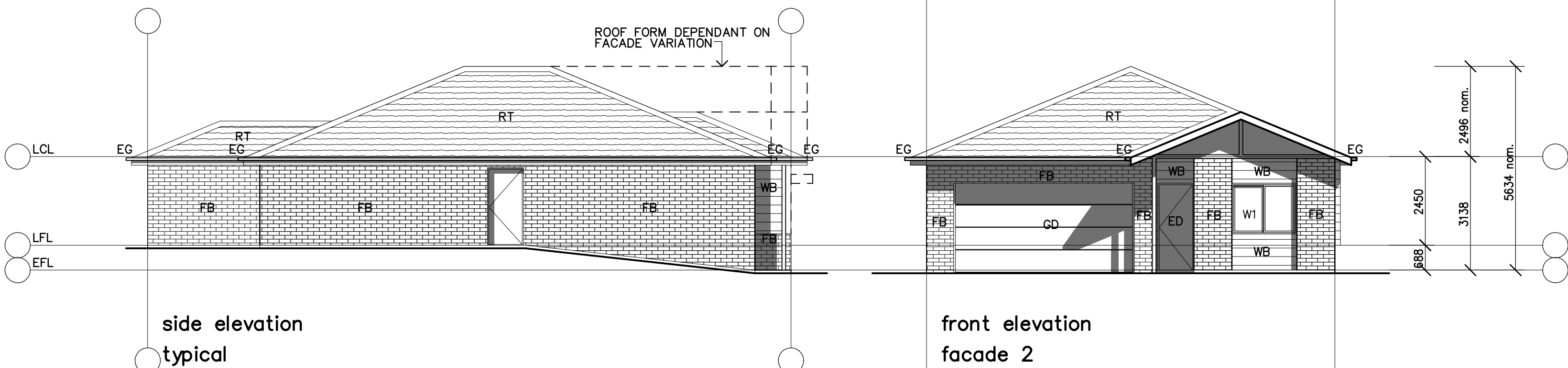
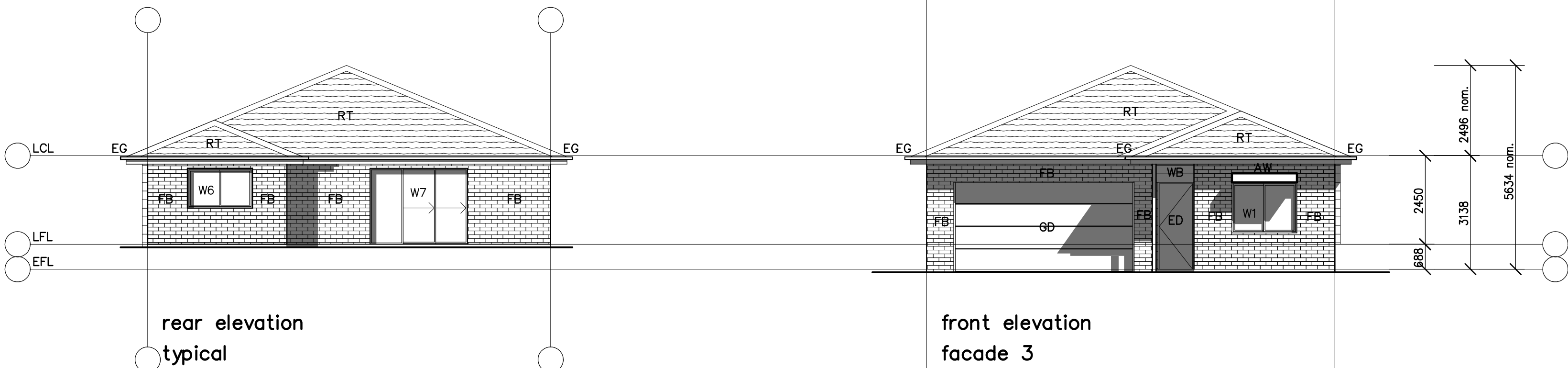
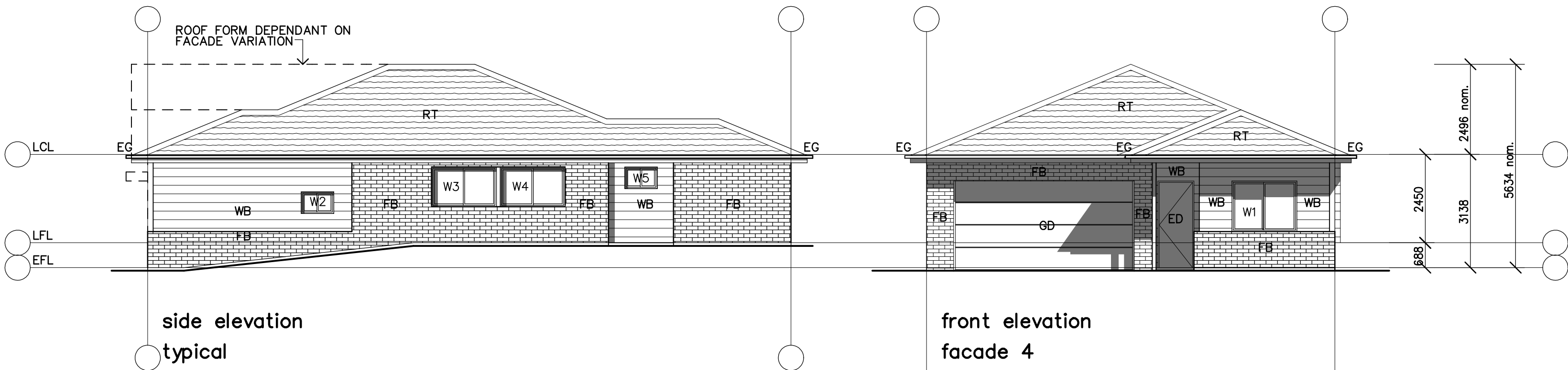
ground floor plan
facade 3



ground floor plan
facade 2



ground floor plan
facade 4



ground floor plan
facade 1

DT5 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W..	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE – DT5

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1400	1000
W2	900 x 600	1500
W3	1800 x 1100	1000
W4	1800 x 1100	1000
W5	900 x 600	1500
W6	1800 x 1100	1000
W7	2700 x 1800	0

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
o.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
DT5 – DWELLING TYPE 5
TYPICAL PLANS & ELEVATIONS

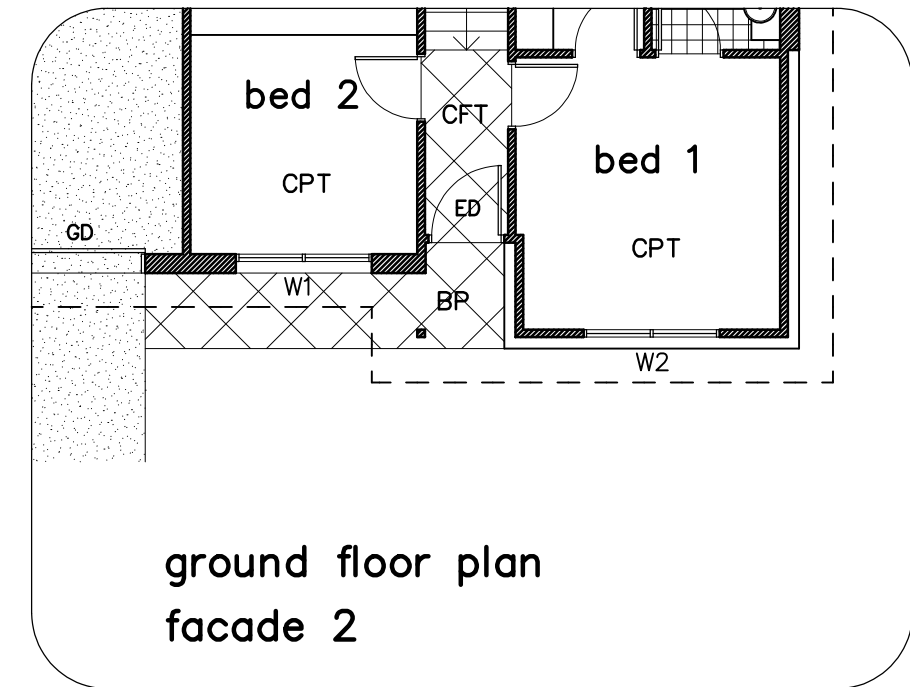
SCALE 1:100 at A1 No. IN SET 13 of 30 PROJECT No. 1028	DWG No.
	A13

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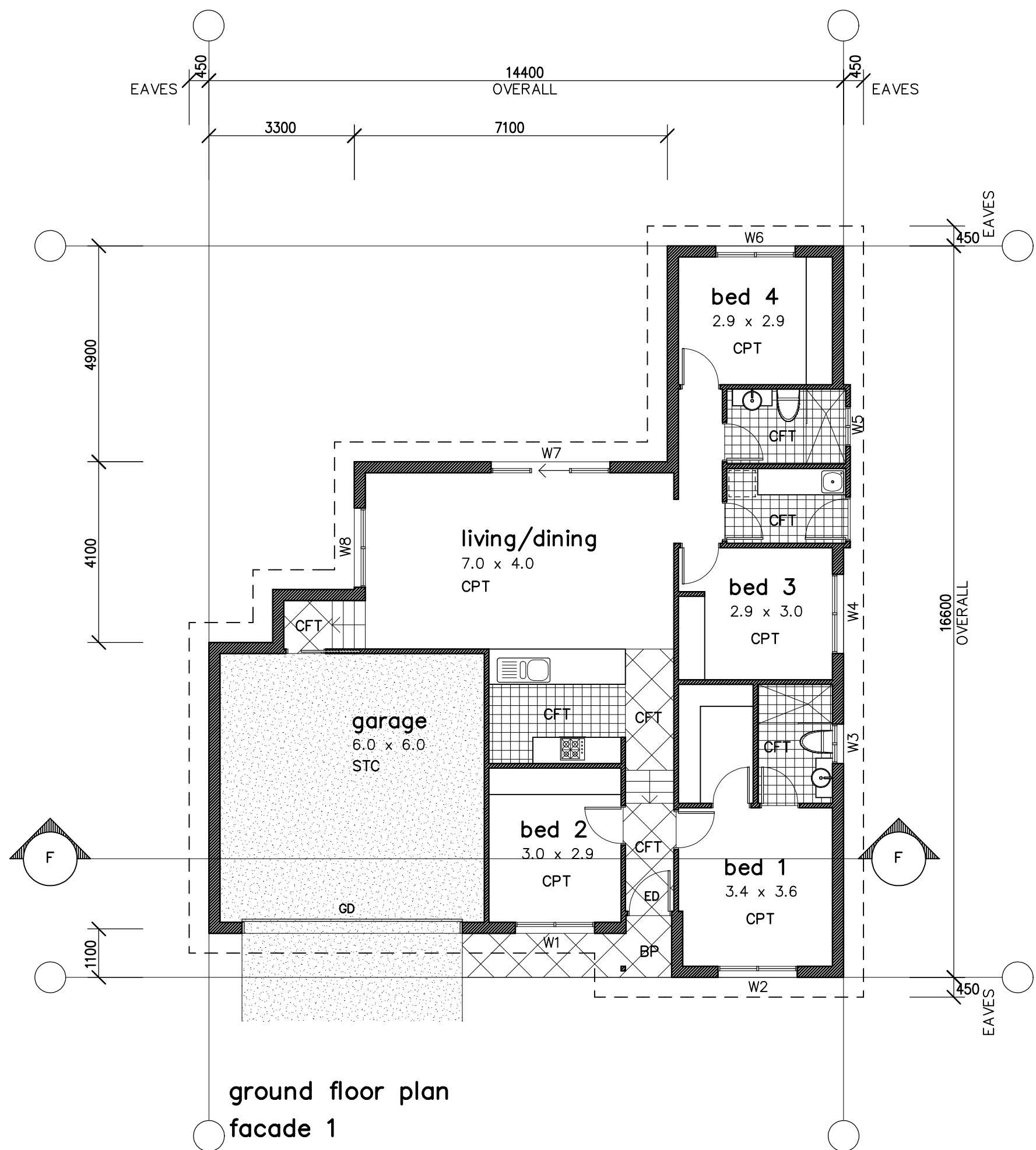
NOMINATED ARCHITECT: PETER SHADDOCK NSW REG. NO. 5288

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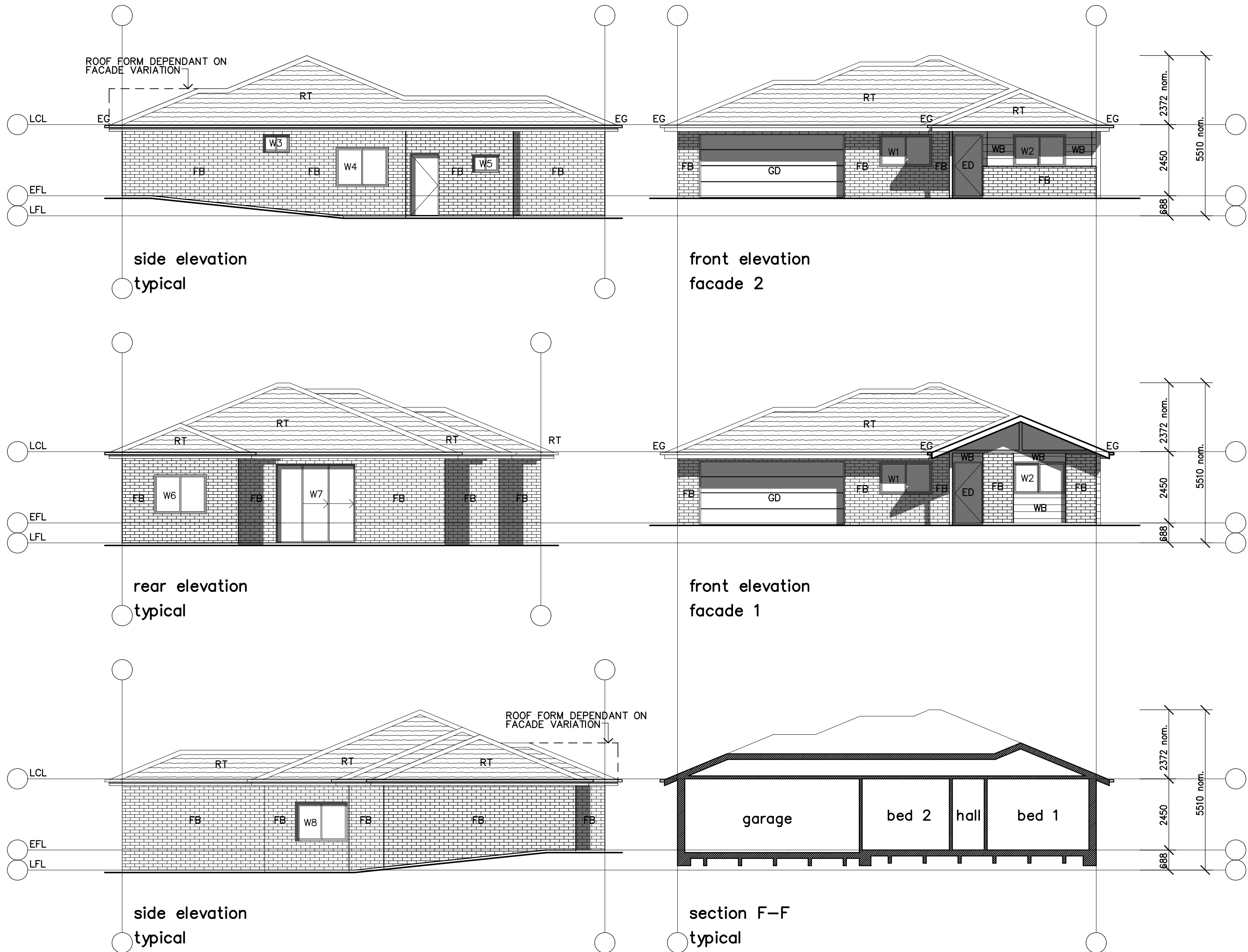




ground floor plan
facade 2



ground floor plan
facade 1



LEGEND:

- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- MR METAL ROOFING
- RT ROOF TILE
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W. WINDOW...
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

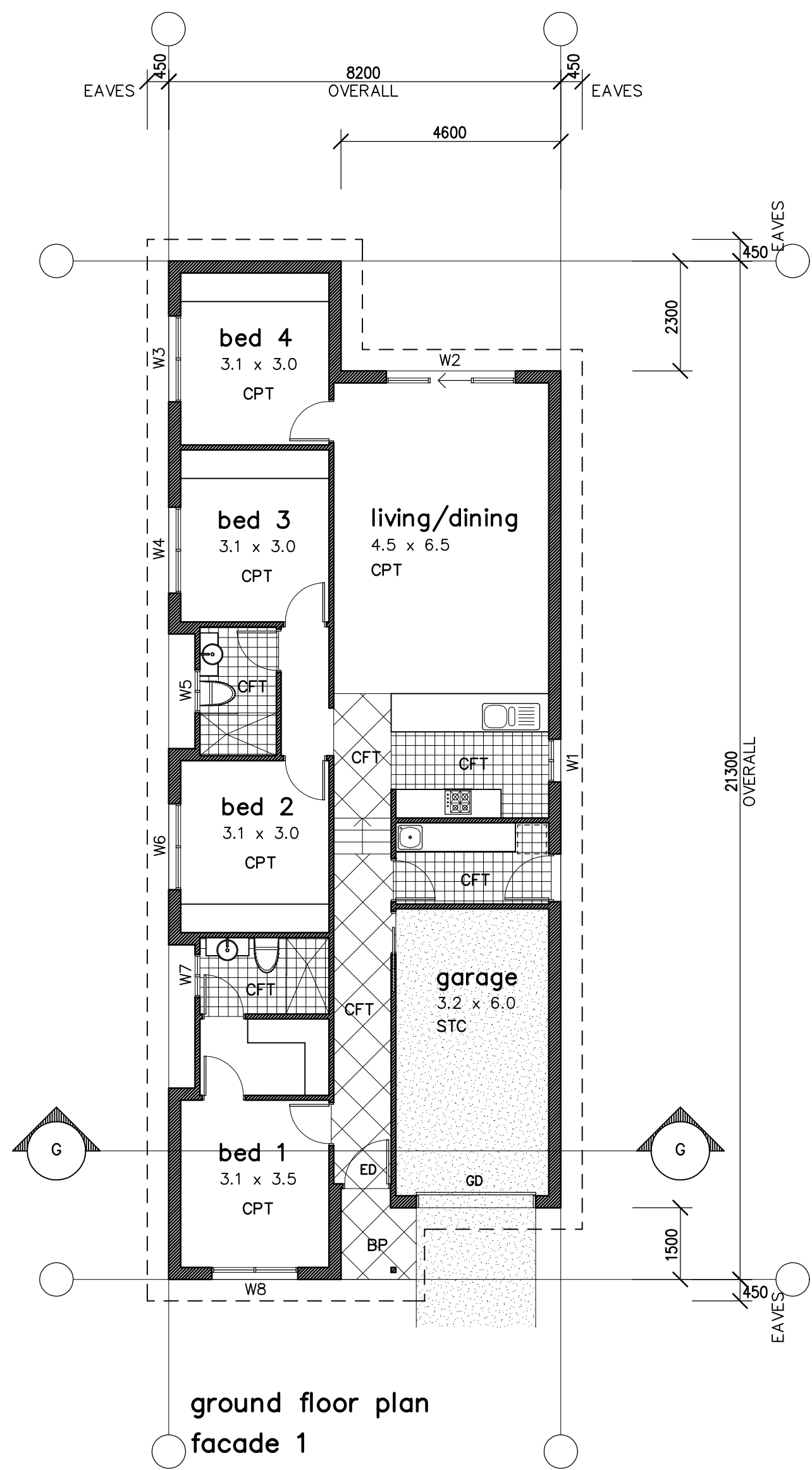
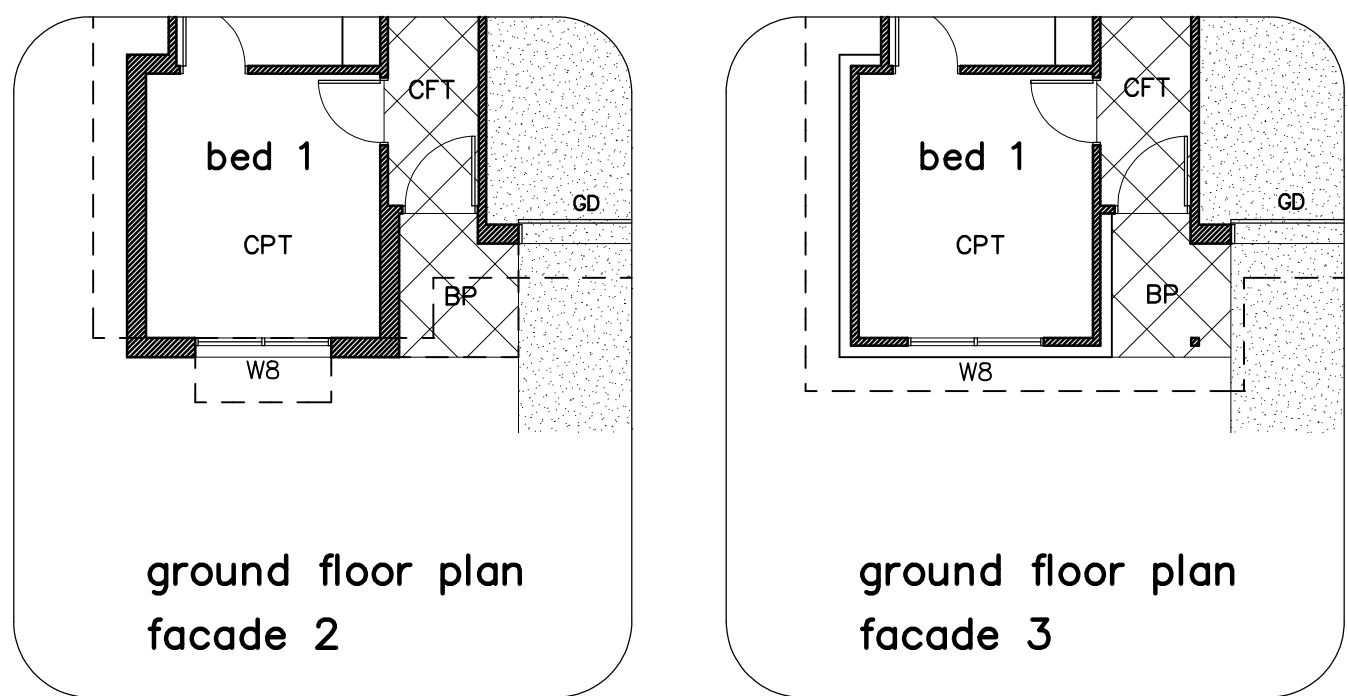
WINDOW SCHEDULE - DT6

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1100	1000
W2	1800 x 1100	1000
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	900 x 600	1500
W6	1800 x 1100	1000
W7	2700 x 1800	0
W8	1800 x 1000	1000

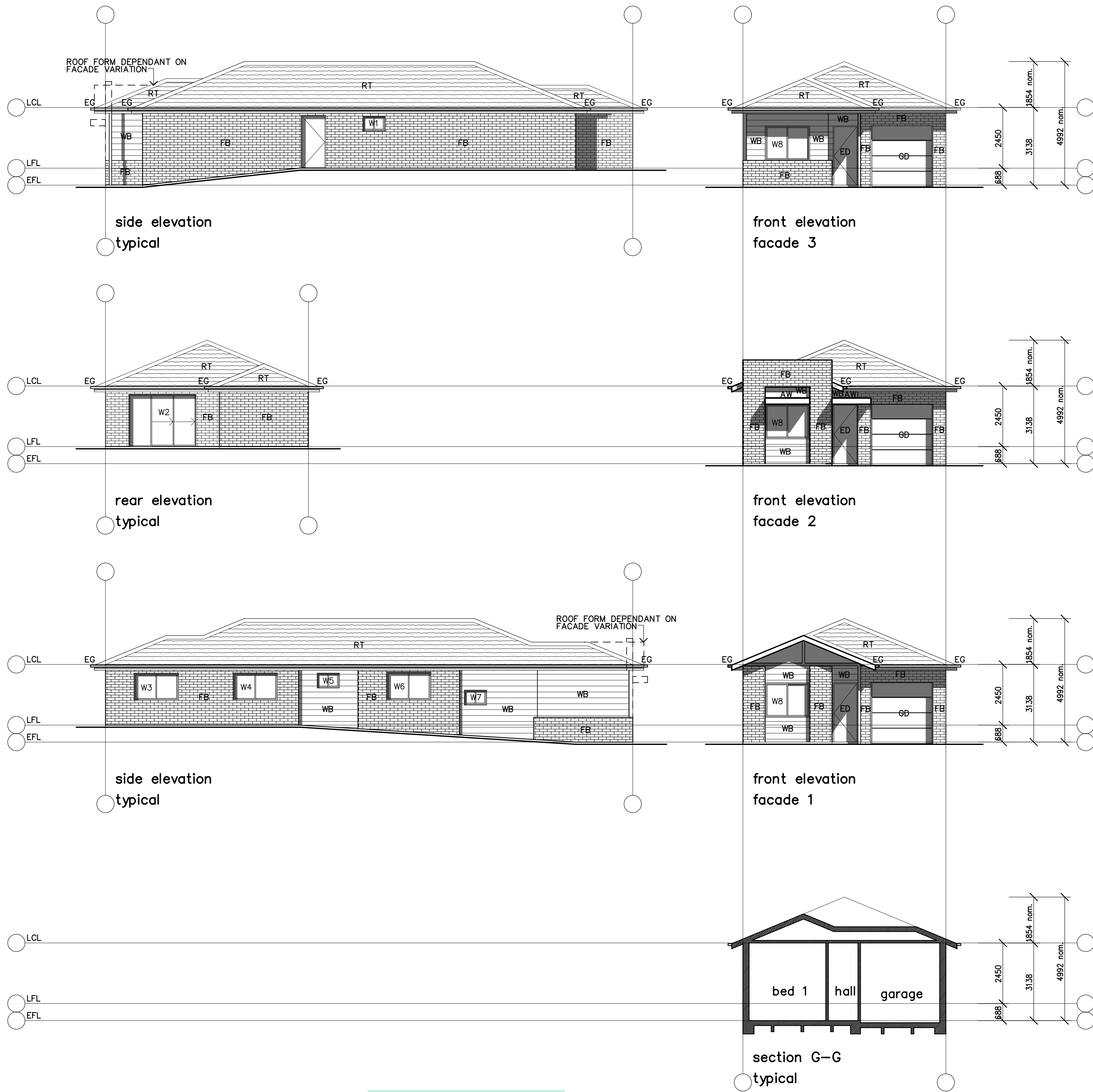
All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.		
31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE
LOCATION LOT 1, DP 349727, 27-61 NIKKO ROAD, WARNERVALE		
CLIENT KINGSTON PROPERTY FUND No. 2 PTY LTD		
PROJECT HOUSING DEVELOPMENT		
DRAWING TITLE DT6 - DWELLING TYPE 6 TYPICAL PLANS & ELEVATIONS		
SCALE 1:100 at A1 No. IN SET 14 of 30 PROJECT No. 1028	DWG No. A14	
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DT6 - ONE STOREY FREE STANDING
4 BEDROOM DWELLING





DT7 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING



LEGEND:

- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- MR METAL ROOFING
- RT ROOF TILE
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W.. WINDOW..
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE – DT7

WINDOW	SIZE (W x H)	SILL
W1	900 x 600	1500
W2	2700 x 1800	0
W3	1800 x 1100	1000
W4	1800 x 1100	1000
W5	900 x 600	1500
W6	1800 x 1100	1000
W7	900 x 600	1500
W8	1800 x 1400	1000

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
o.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE

DT7 – DWELLING TYPE 7
TYPICAL PLANS & ELEVATIONS

SCALE 1:100 at A1 No. IN SET 15 of 30 PROJECT No. 1028	DWG No. A15
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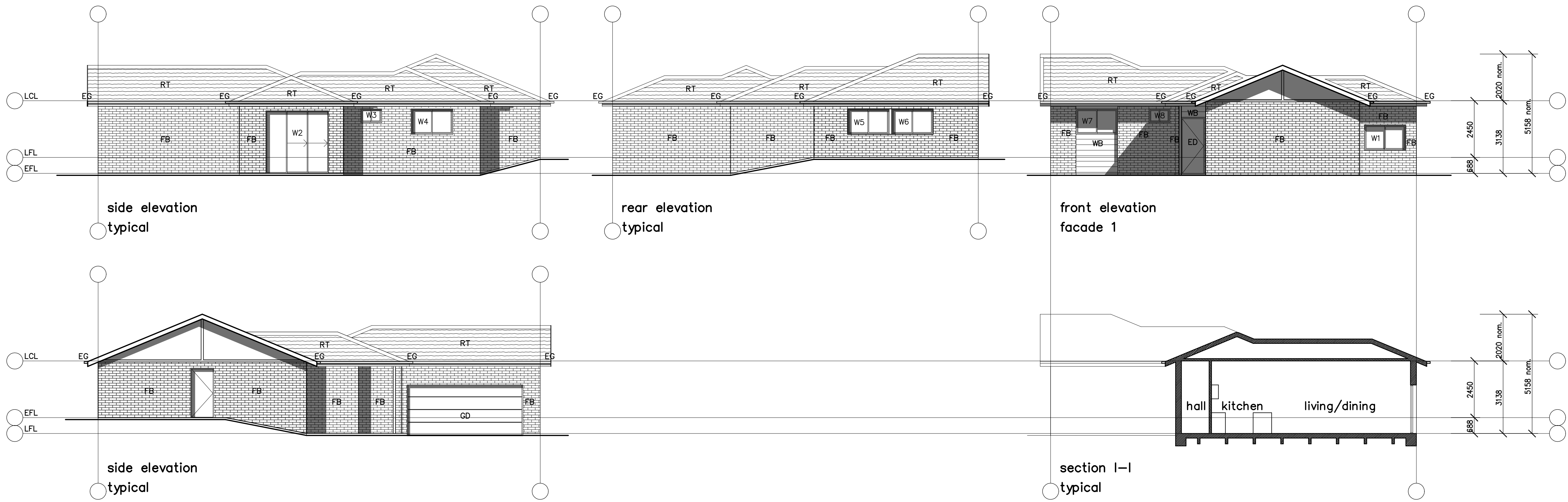
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LEGEND:

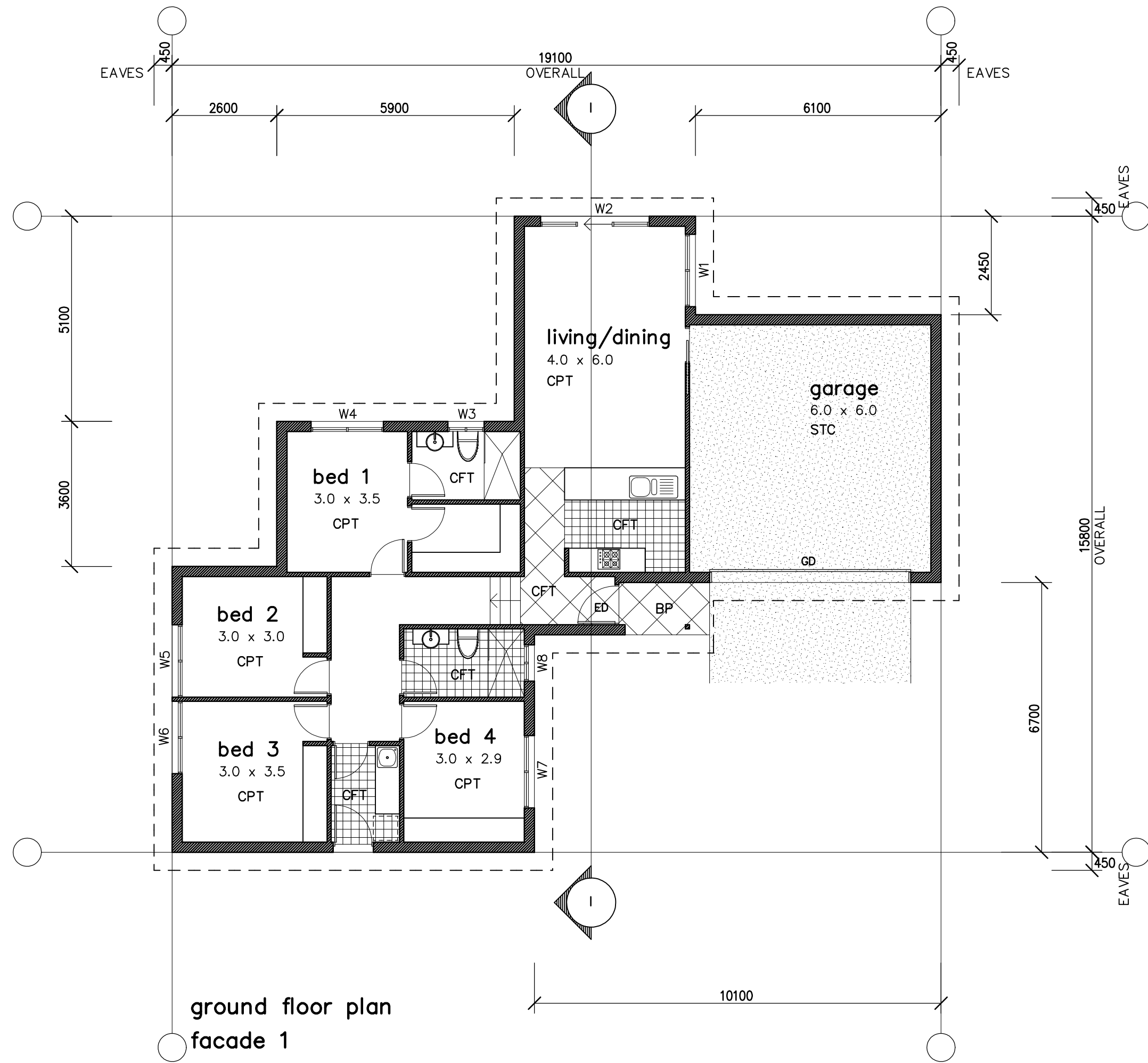
- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- MR METAL ROOFING
- RT ROOF TILE
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W. WINDOW..
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT9

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1100	1000
W2	2700 x 1800	0
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	1800 x 1100	1000
W6	1800 x 1100	1000
W7	1800 x 1100	1000
W8	900 x 600	1500



DT9 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

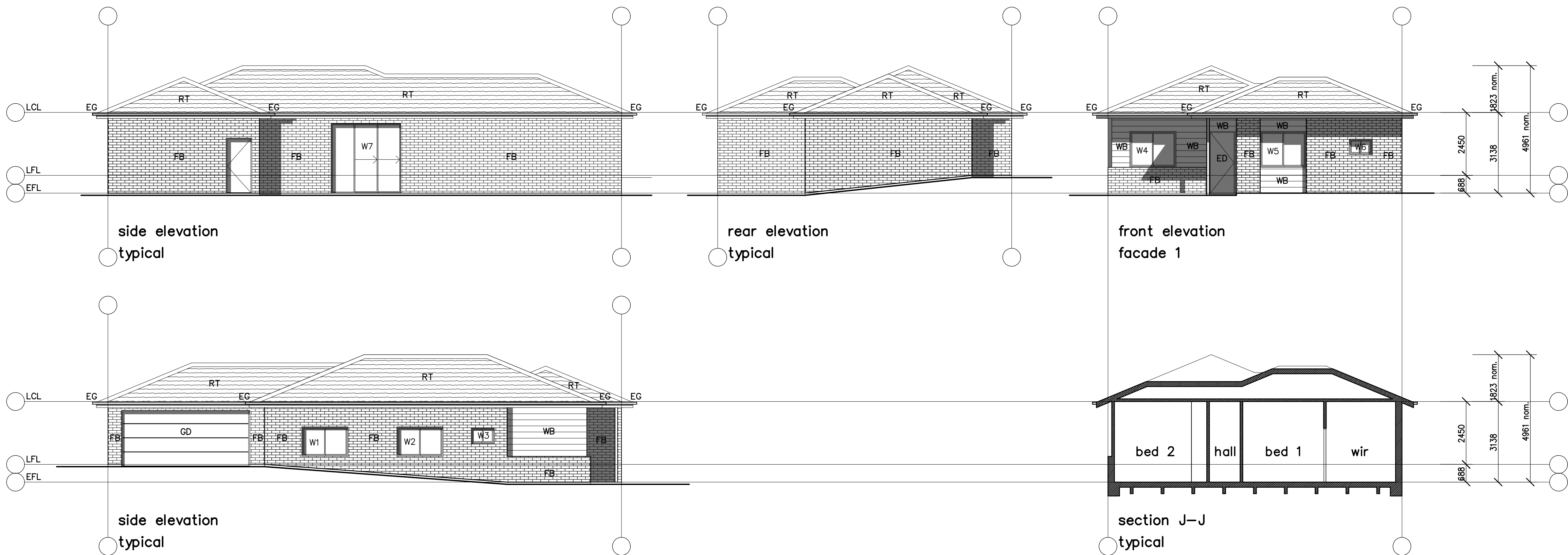
DRAWING TITLE

DT9 – DWELLING TYPE 9
TYPICAL PLANS & ELEVATIONS

SCALE	DWG No.
1:100 at A1	A16
No. IN SET	
16 of 30	
PROJECT No.	1028

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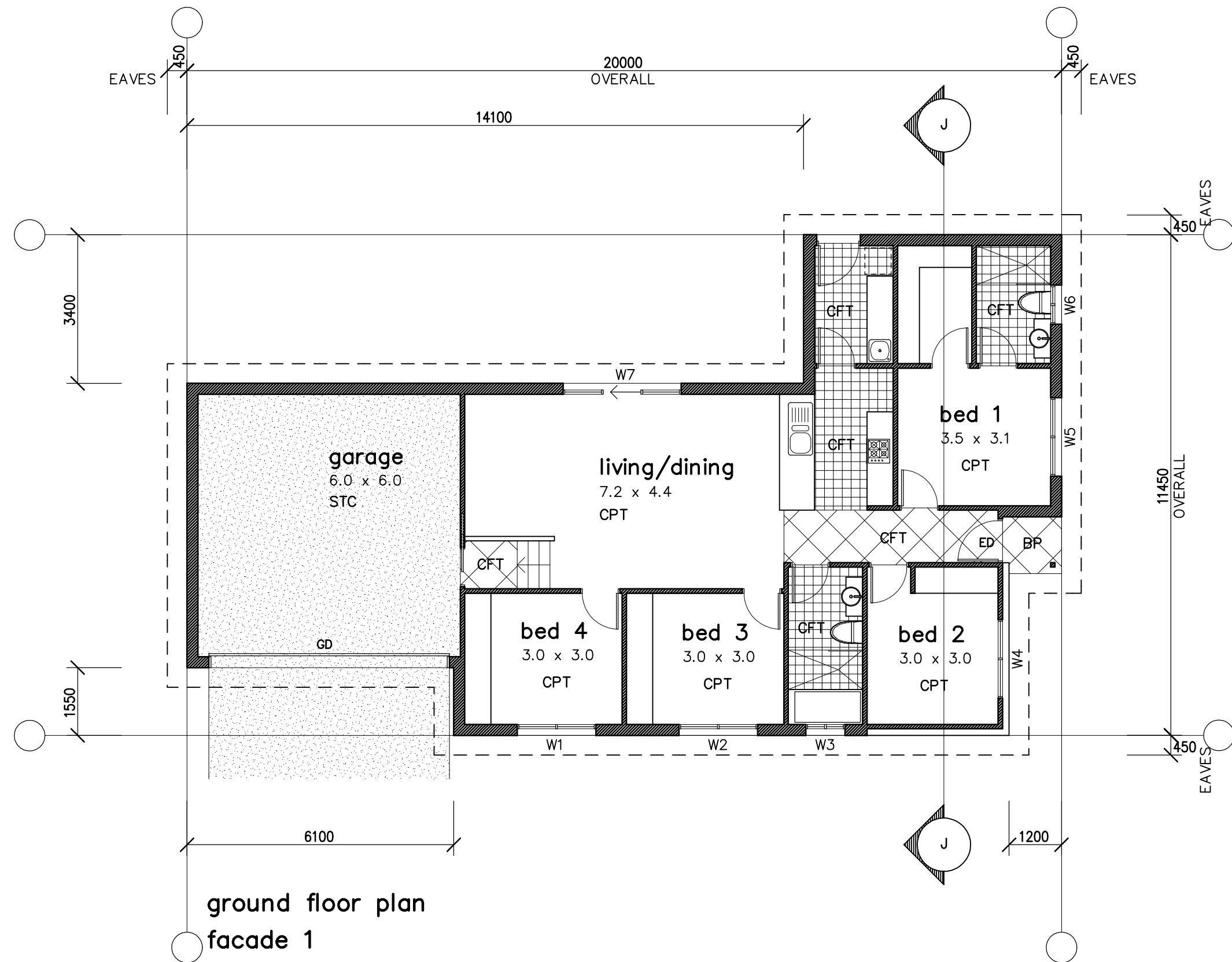
- LEGEND:**
- AW AWNING
 - BP BRICK PAVING
 - CPT CARPET
 - CFT CERAMIC FLOOR TILES
 - ED ENTRY DOOR
 - EFL ENTRY FLOOR LEVEL
 - EG EAVES GUTTER
 - FB FACE BRICK
 - FCL FINISHED CEILING LEVEL
 - GD GARAGE DOOR
 - LCL LIVING CEILING LEVEL
 - LFL LIVING FLOOR LEVEL
 - MR METAL ROOFING
 - RT ROOF TILE
 - STC STEEL TROWELLED CONCRETE
 - TS TIMBER SCREEN
 - UCL UPPER CEILING LEVEL
 - UFL UPPER FLOOR LEVEL
 - W.. WINDOW..
 - WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

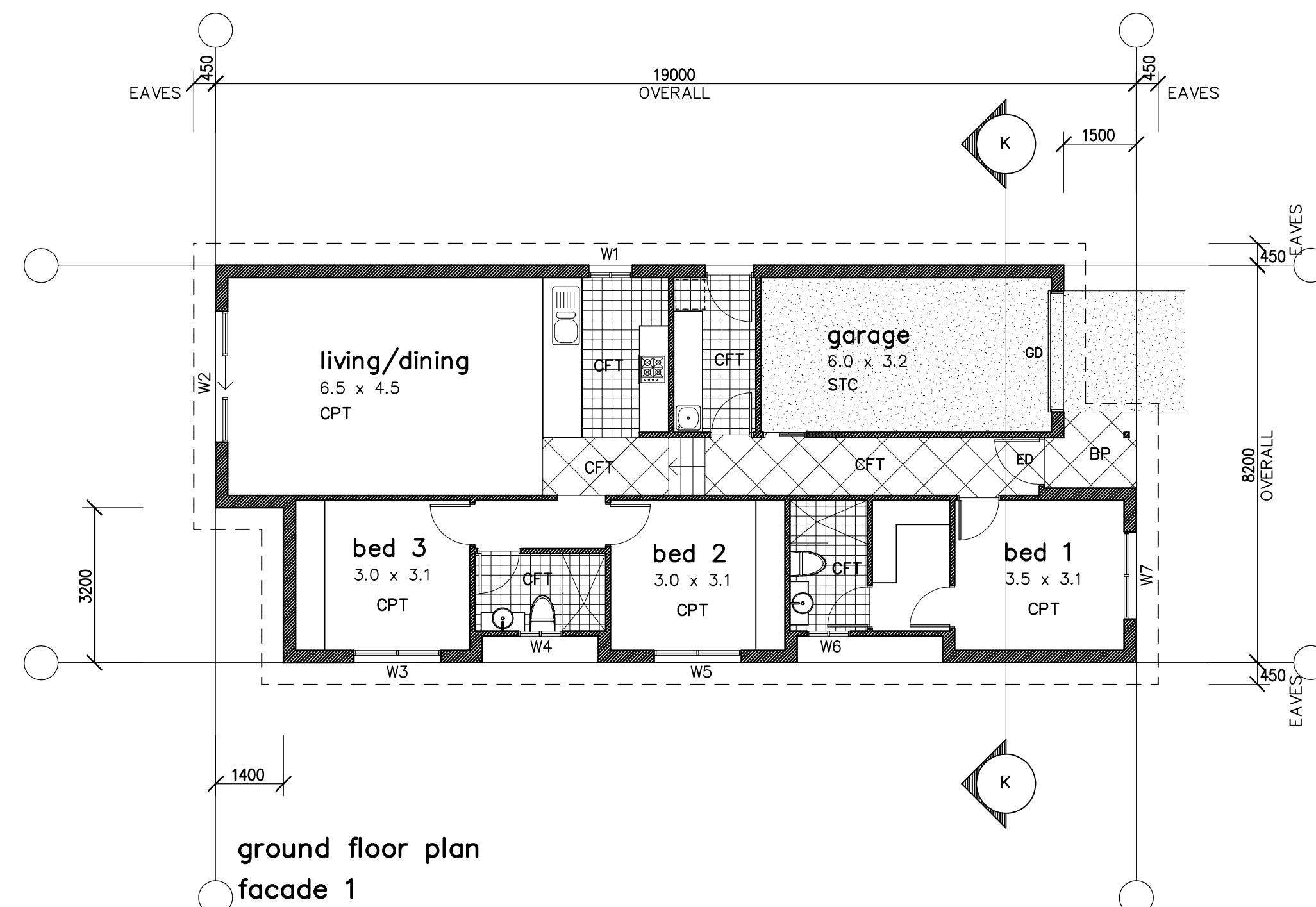
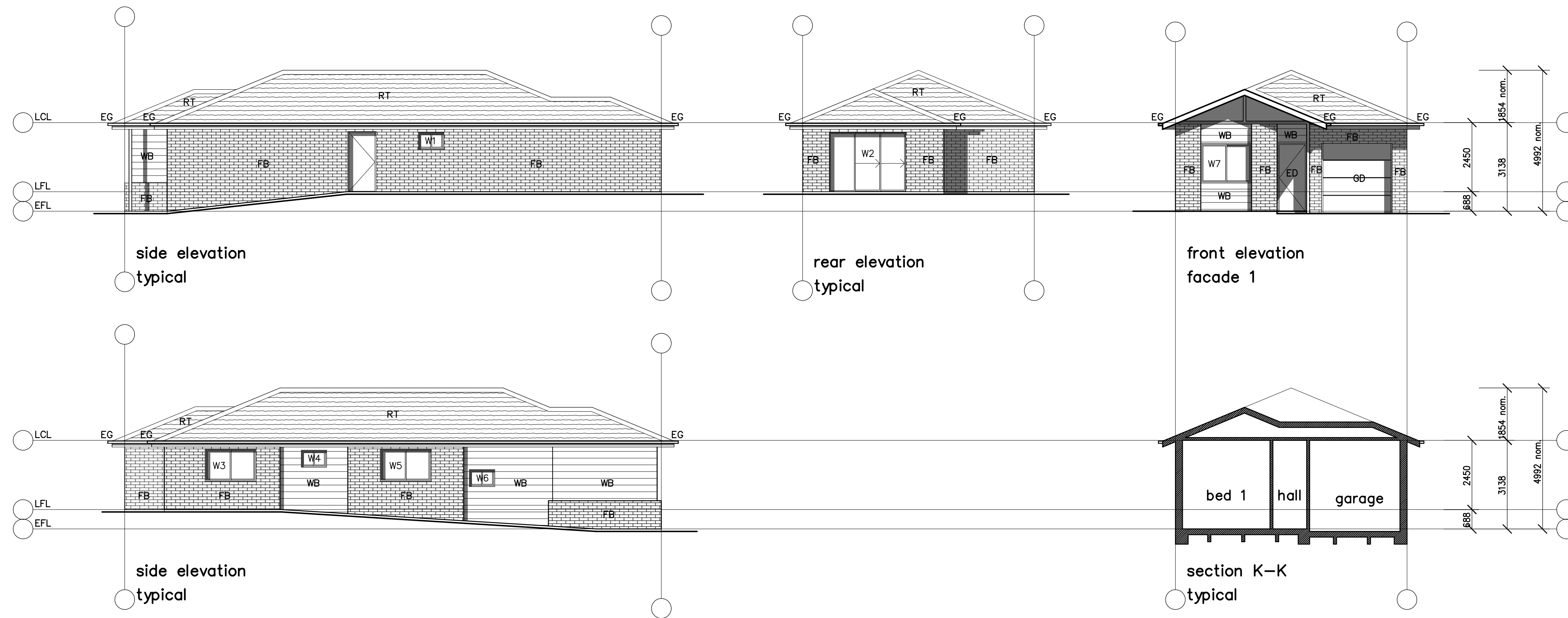
WINDOW SCHEDULE - DT10

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1400	1000
W2	1800 x 1400	1000
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	1800 x 1100	1000
W6	900 x 600	1500
W7	2700 x 1800	0



**DT10 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING**

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31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE
LOCATION LOT 1, DP 349727, 27-61 NIKKO ROAD, WARNERVALE		
CLIENT KINGSTON PROPERTY FUND No. 2 PTY LTD		
PROJECT HOUSING DEVELOPMENT		
DRAWING TITLE DT10 – DWELLING TYPE 10 TYPICAL PLANS & ELEVATIONS		
SCALE 1:100 at A1 No. IN SET 17 of 30 PROJECT No. 1028	DWG No. A17	
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	NOMINATED ARCHITECT: PETER SHADDOCK NSW REG. NO. 5288	
	SHADDOCK ARCHITECTS	



LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT11

WINDOW	SIZE (W x H)	SILL
W1	900 x 600	1500
W2	2700 x 1800	0
W3	1800 x 1100	1000
W4	900 x 600	1500
W5	1800 x 1100	1000
W6	900 x 600	1500
W7	1800 x 1400	1000

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
**LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
**DT11 - DWELLING TYPE 11
TYPICAL PLANS & ELEVATIONS**

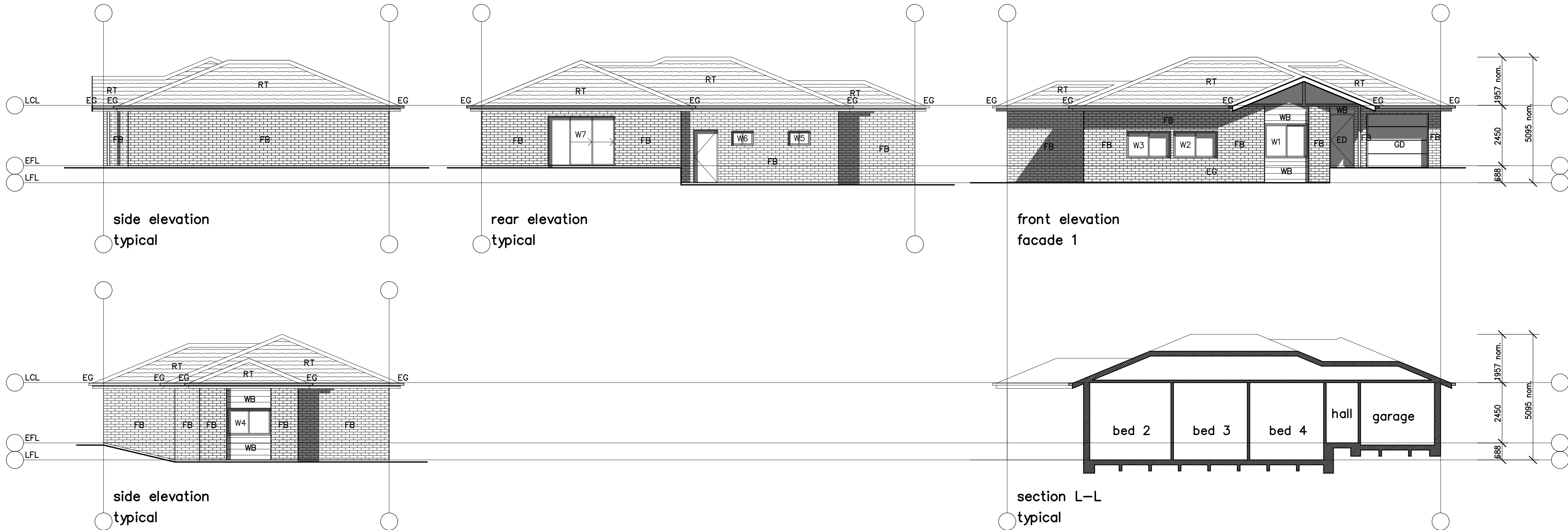
SCALE	DWG No.
1:100 at A1	A18
No. IN SET 18 of 30	
PROJECT No. 1028	

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**DT11 - ONE STOREY FREE STANDING
3 BEDROOM DWELLING**





LEGEND:

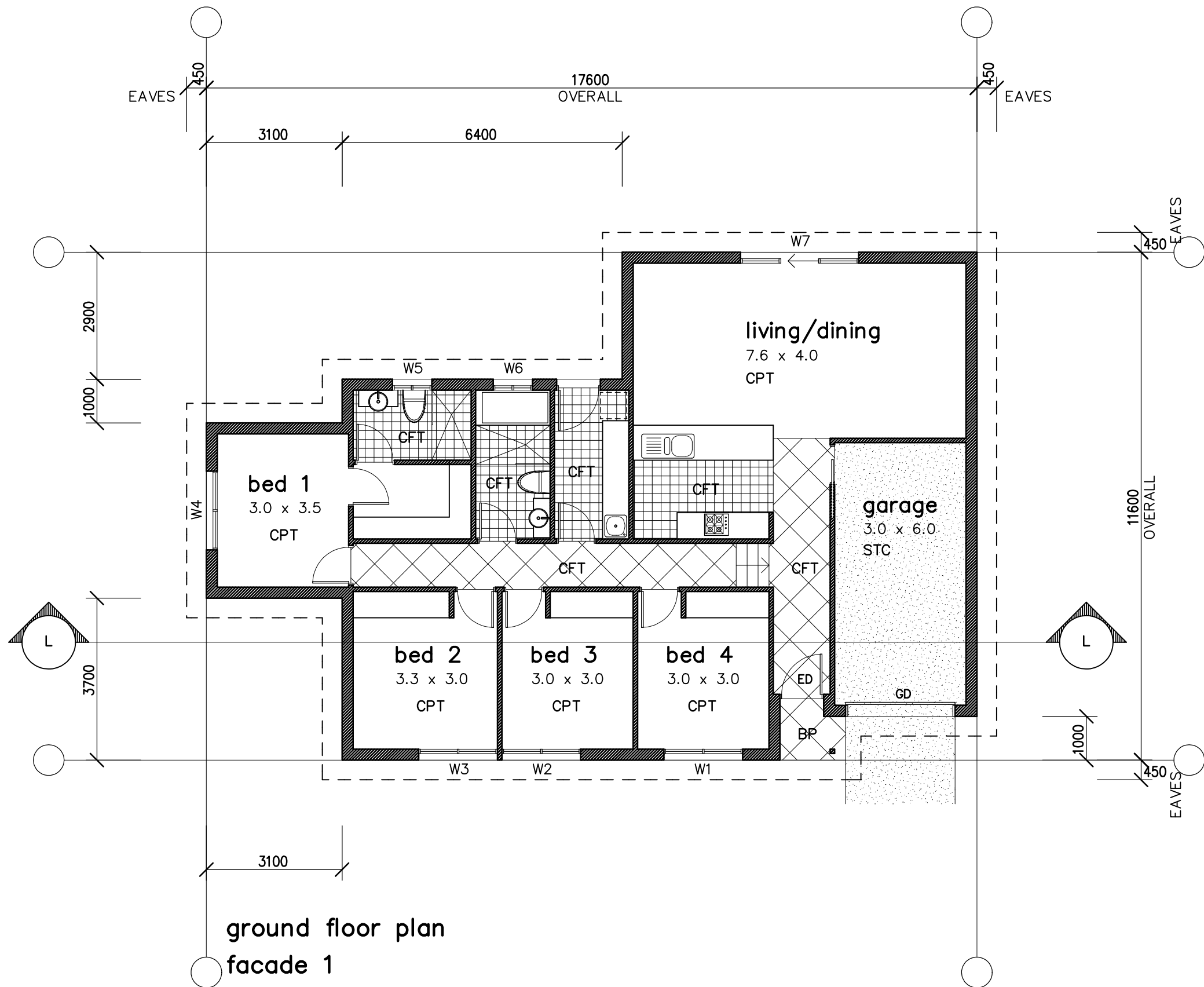
AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT12

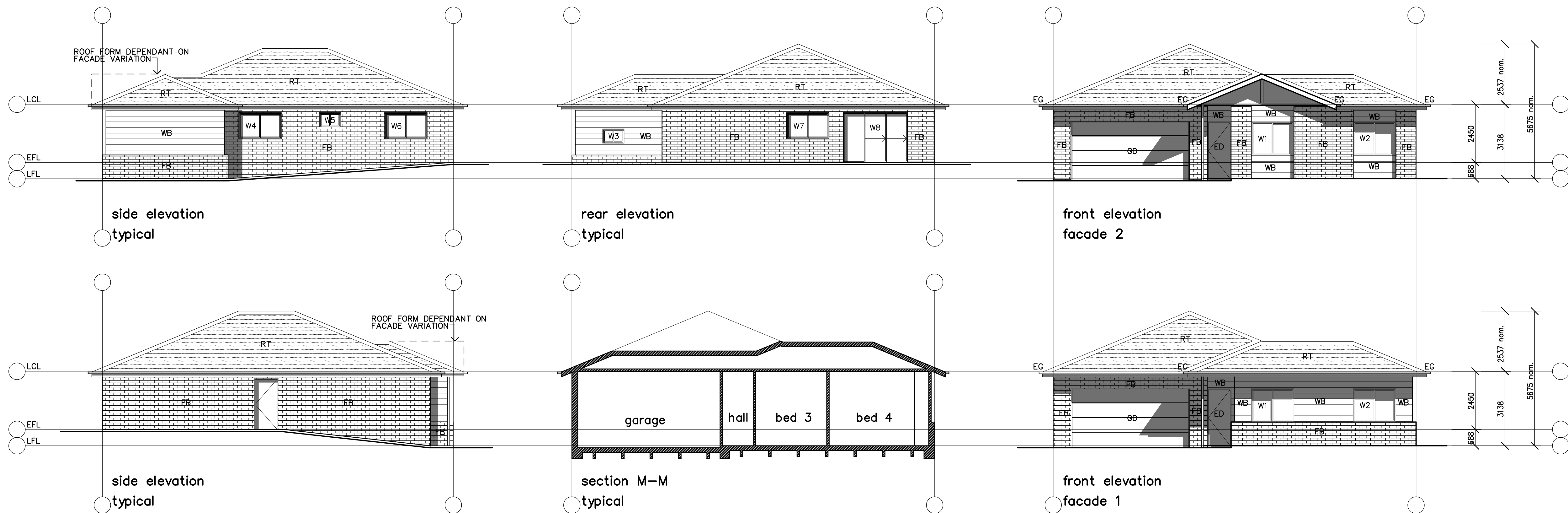
WINDOW	SIZE (W x H)	SILL
W1	1800 x 1400	1000
W2	1800 x 1100	1000
W3	1800 x 1100	1000
W4	1800 x 1400	1000
W5	900 x 600	1500
W6	900 x 600	1500
W7	2700 x 1800	0



DT12 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING



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31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE
LOCATION LOT 1, DP 349727, 27–61 NIKKO ROAD, WARNERVALE		
CLIENT KINGSTON PROPERTY FUND No. 2 PTY LTD		
PROJECT HOUSING DEVELOPMENT		
DRAWING TITLE DT12 – DWELLING TYPE 12 TYPICAL PLANS & ELEVATIONS		
	SCALE 1:100 at A1	DWG No. A19
	No. IN SET 19 of 30	
	PROJECT No. 1028	
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LEGEND:

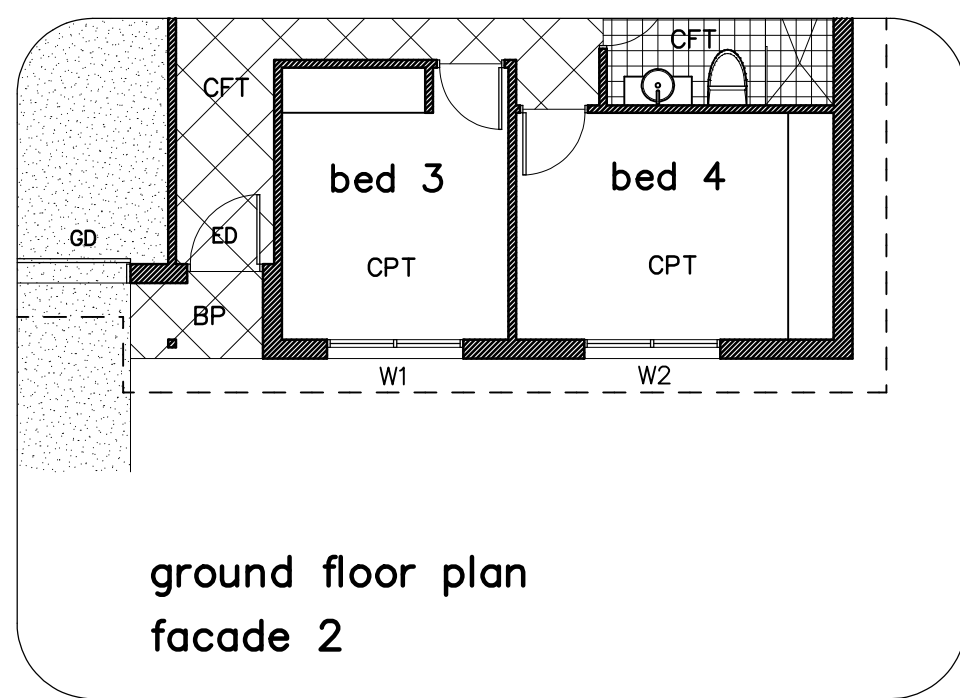
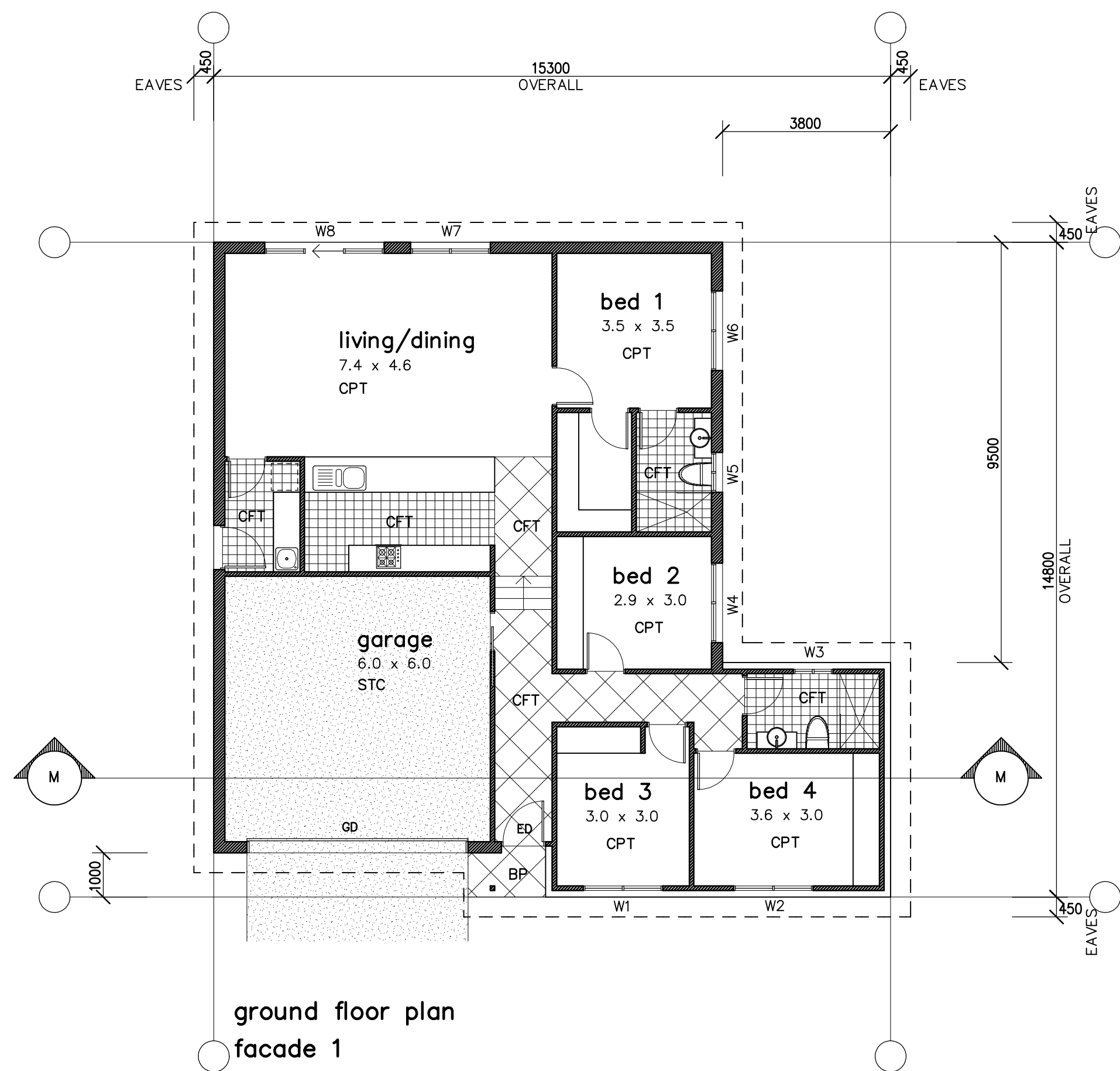
- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- MR METAL ROOFING
- RT ROOF TILE
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W. WINDOW..
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT13

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1400	1000
W2	1800 x 1400	1000
W3	900 x 600	1000
W4	1800 x 1100	1000
W5	900 x 600	1000
W6	1800 x 1100	1000
W7	1800 x 1100	1000
W8	2700 x 1800	0



**DT13 – ONE STOREY FREE STANDING
4 BEDROOM DWELLING**



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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
o.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE

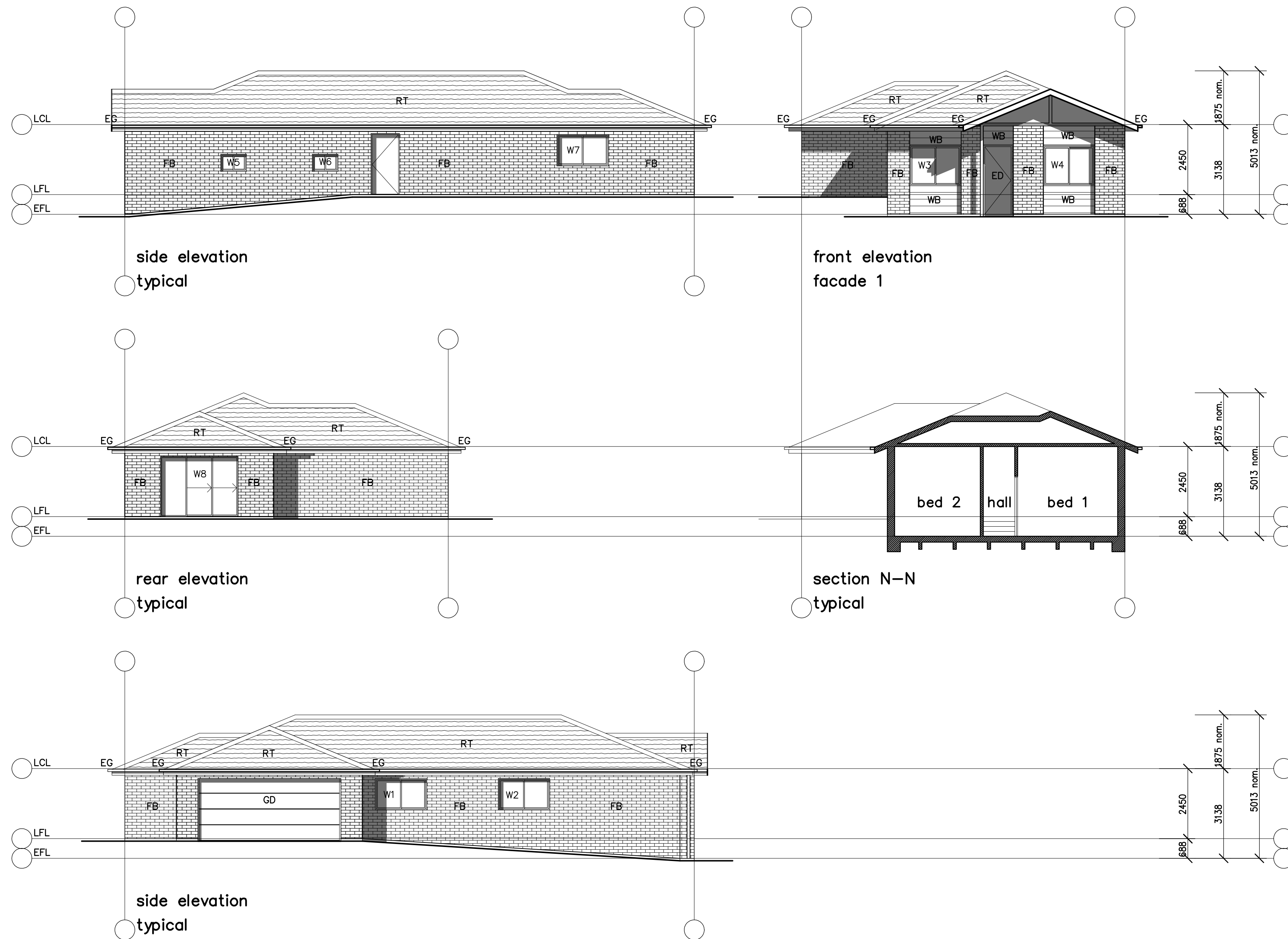
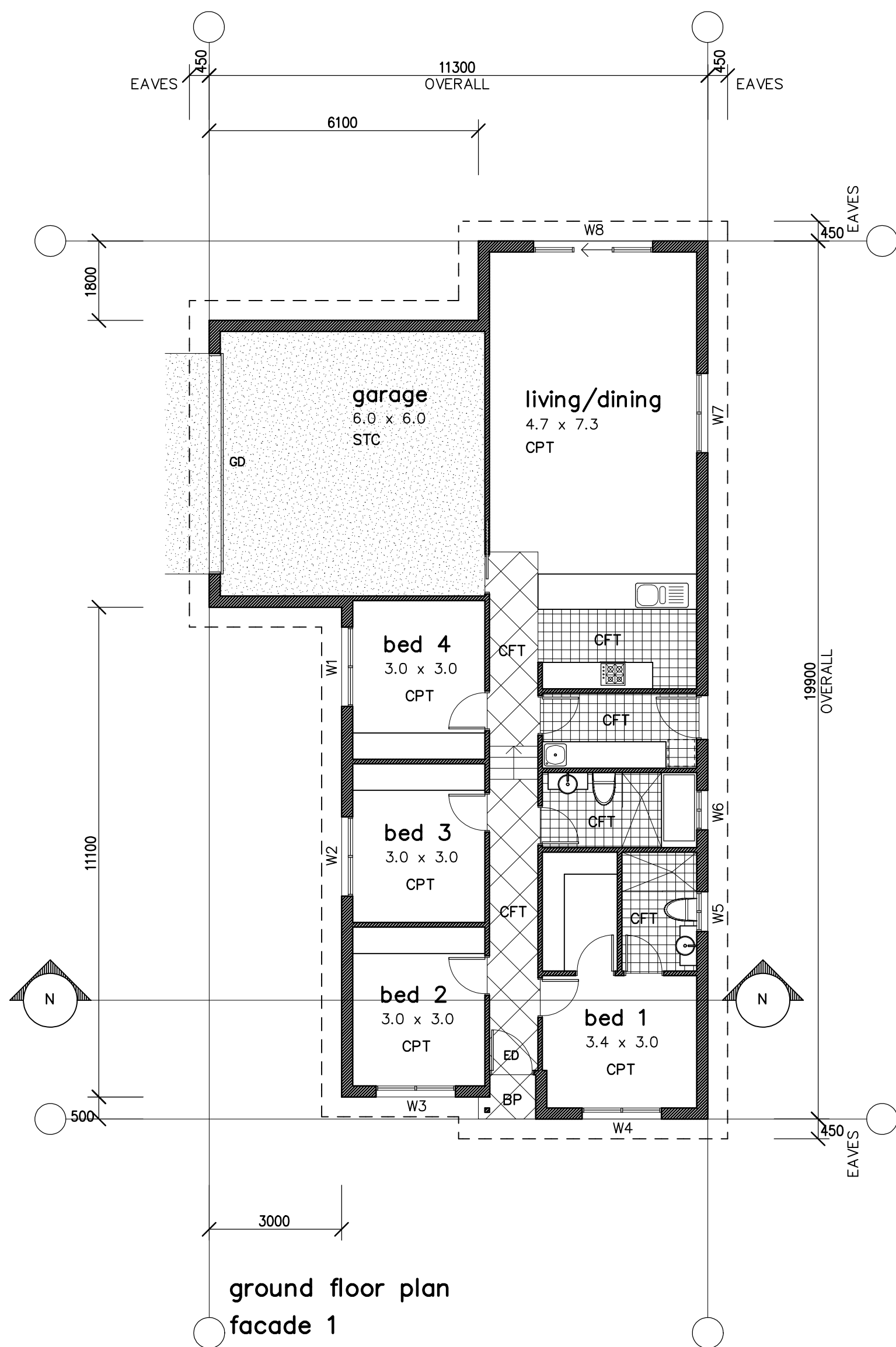
DT13 – DWELLING TYPE 13
TYPICAL PLANS & ELEVATIONS

SCALE 1:100 at A1 No. IN SET 20 of 30 PROJECT No. 1028	DWG No. A20
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LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT14

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1100	1000
W2	1800 x 1100	1000
W3	1800 x 1400	1000
W4	1800 x 1400	1000
W5	900 x 600	1500
W6	900 x 600	1500
W7	1800 x 1100	1000
W8	2700 x 2100	0

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
**LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
**DT14 - DWELLING TYPE 14
TYPICAL PLANS & ELEVATIONS**

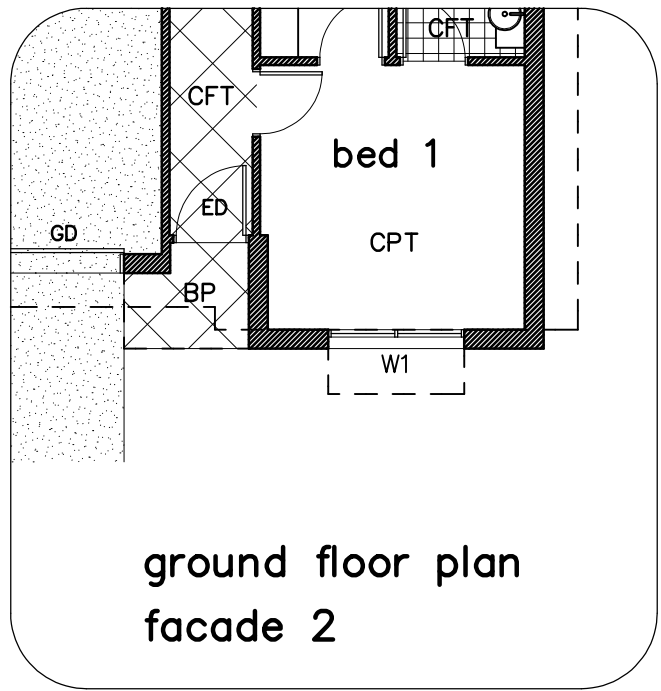
SCALE 1:100 at A1	DWG No. A21
No. IN SET 21 of 30	
PROJECT No. 1028	

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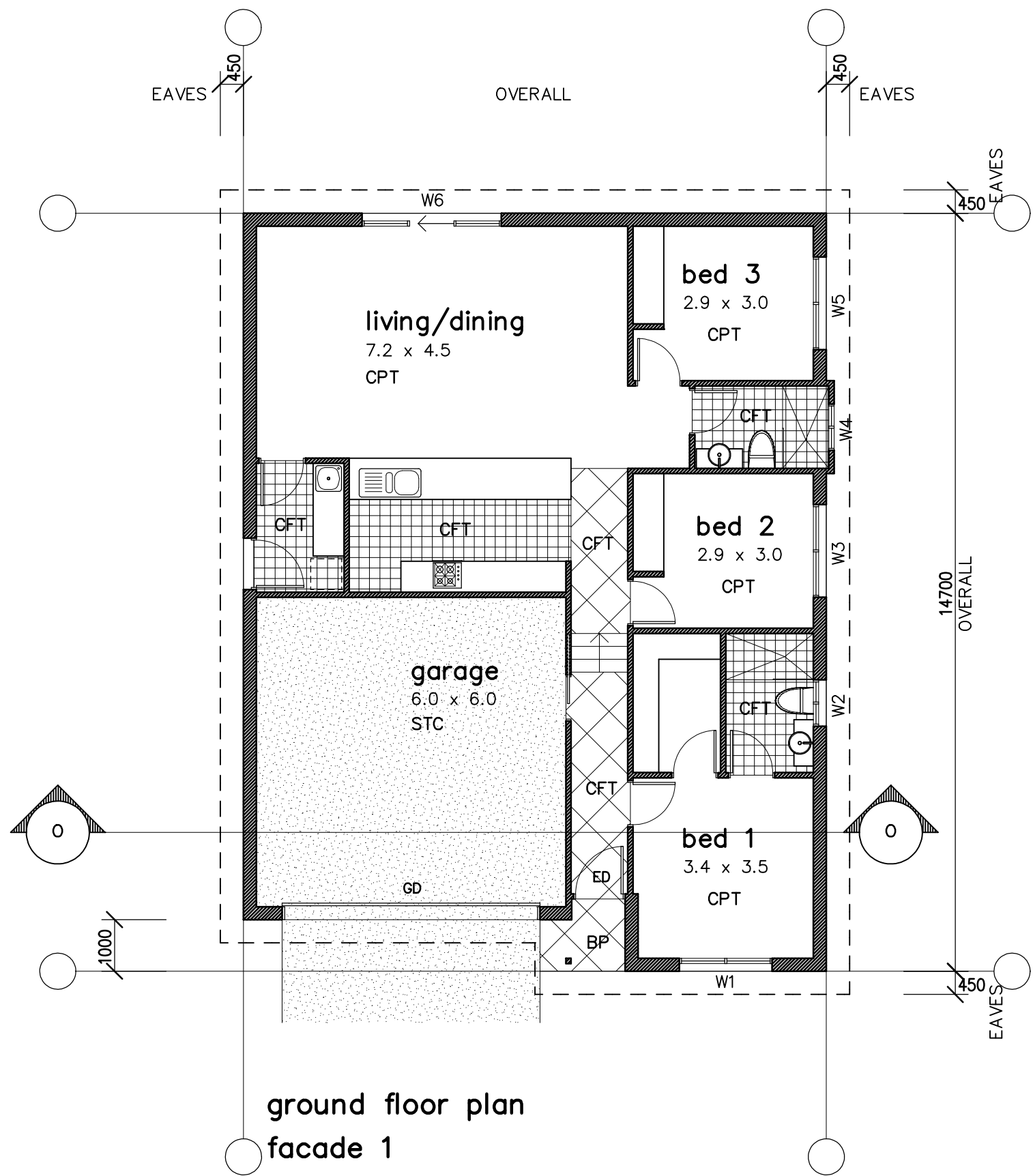
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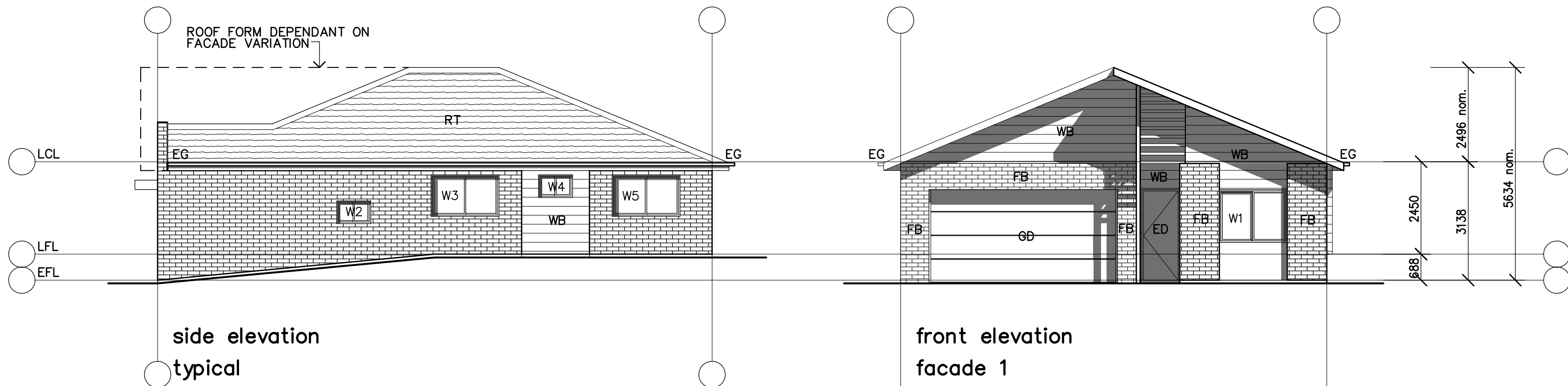
DT14 - ONE STOREY FREE STANDING 4 BEDROOM DWELLING



ground floor plan
facade 2

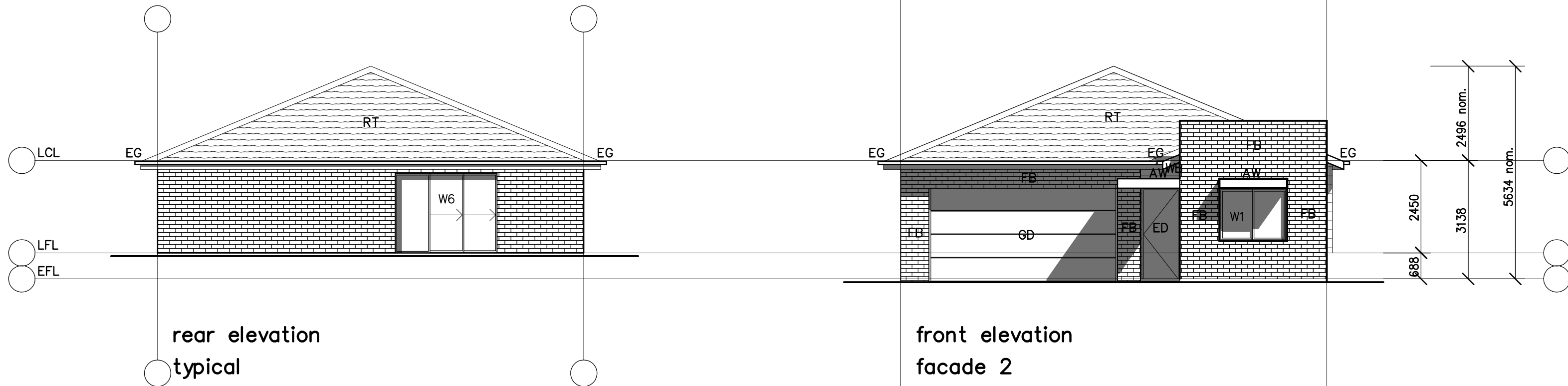


ground floor plan
facade 1



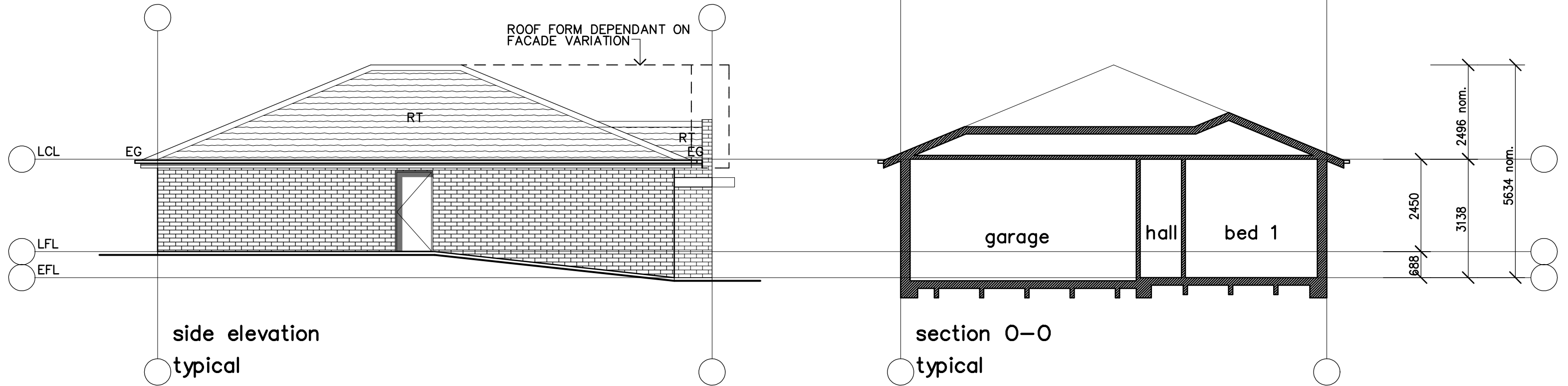
side elevation
typical

front elevation
facade 1



rear elevation
typical

front elevation
facade 2



side elevation
typical

section 0-0
typical

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT15

WINDOW	SIZE (W x H)	SILL
W1	1800 x 1400	1000
W2	900 x 600	1500
W3	1800 x 1100	1000
W4	900 x 600	1500
W5	1800 x 1100	1000
W6	2700 x 1800	0

All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.

31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
DT15 - DWELLING TYPE 15
TYPICAL PLANS & ELEVATIONS

SCALE 1:100 at A1	DWG No. A22
No. IN SET 22 of 30	
PROJECT No. 1028	

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DT15 - ONE STOREY FREE STANDING 3 BEDROOM DWELLING





- LEGEND:**
- AW AWNING
 - BP BRICK PAVING
 - CPT CARPET
 - CFT CERAMIC FLOOR TILES
 - ED ENTRY DOOR
 - EFL ENTRY FLOOR LEVEL
 - EG EAVES GUTTER
 - FB FACE BRICK
 - FCL FINISHED CEILING LEVEL
 - GD GARAGE DOOR
 - LCL LIVING CEILING LEVEL
 - LFL LIVING FLOOR LEVEL
 - MR METAL ROOFING
 - RT ROOF TILE
 - STC STEEL TROWELLED CONCRETE
 - TS TIMBER SCREEN
 - UCL UPPER CEILING LEVEL
 - UFL UPPER FLOOR LEVEL
 - W. WINDOW..
 - WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT16

WINDOW	SIZE (W x H)	SILL
W1	900 x 2100	0
W2	2700 x 2100	0
W3	1800 x 1100	1000
W4	1800 x 1100	1000
W5	1800 x 600	1500
W6	1800 x 1100	1000
W7	1800 x 1100	1000
W8	900 x 600	1500

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31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
**LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

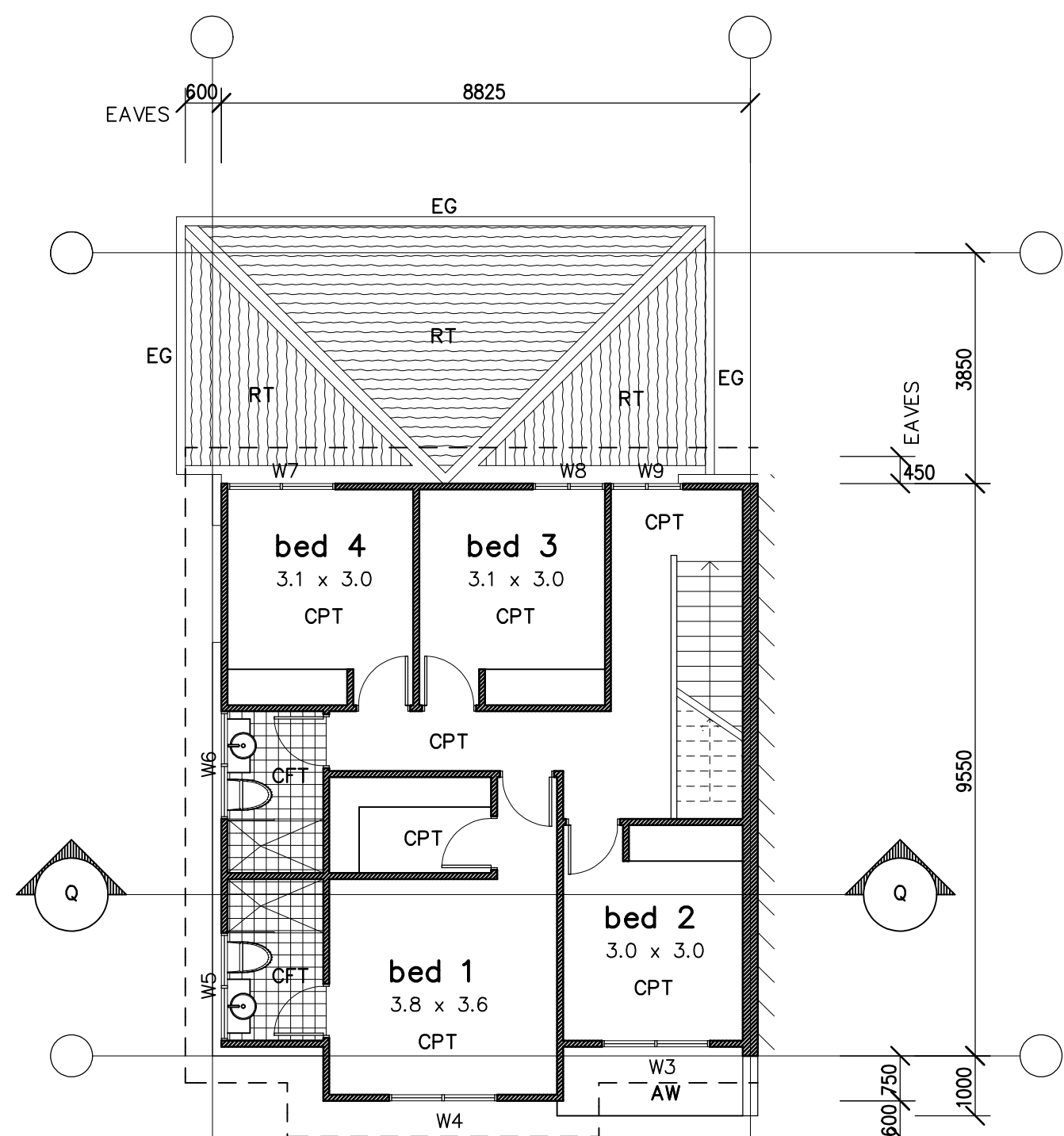
DRAWING TITLE
**DT16 - DWELLING TYPE 16
TYPICAL PLANS & ELEVATIONS**

SCALE 1:100 at A1	DWG No. A23
No. IN SET 23 of 30	
PROJECT No. 1028	

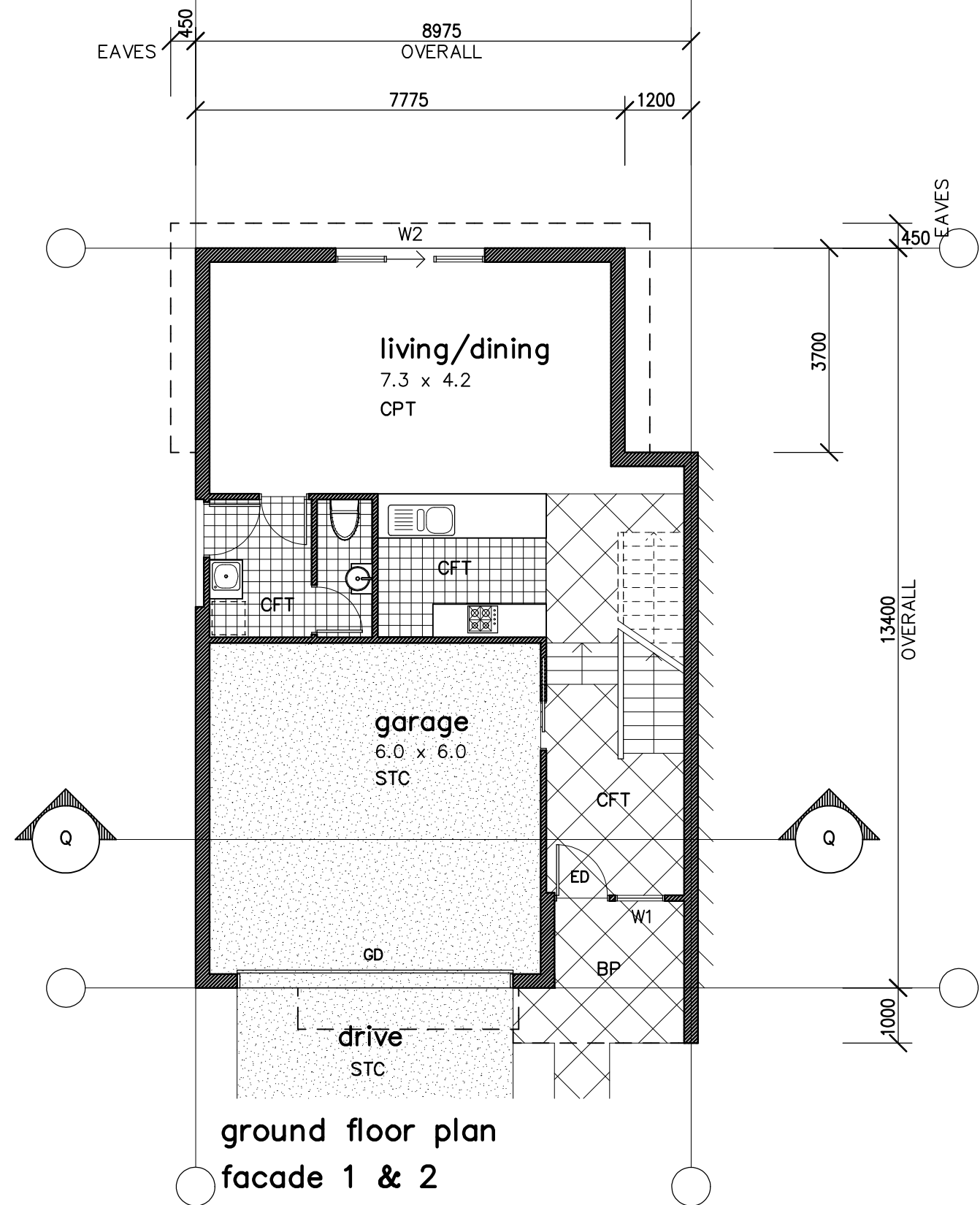
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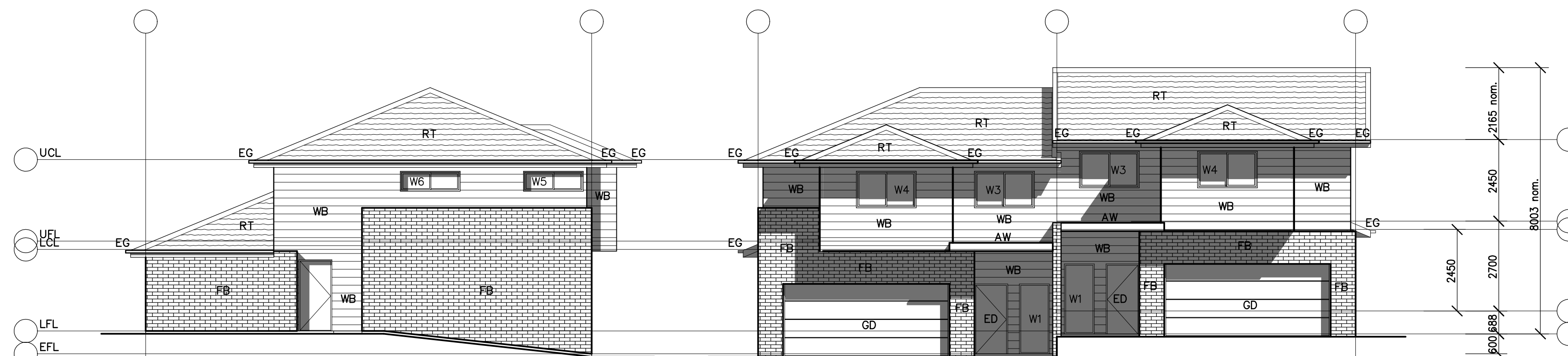




upper floor plan
facade 1 & 2



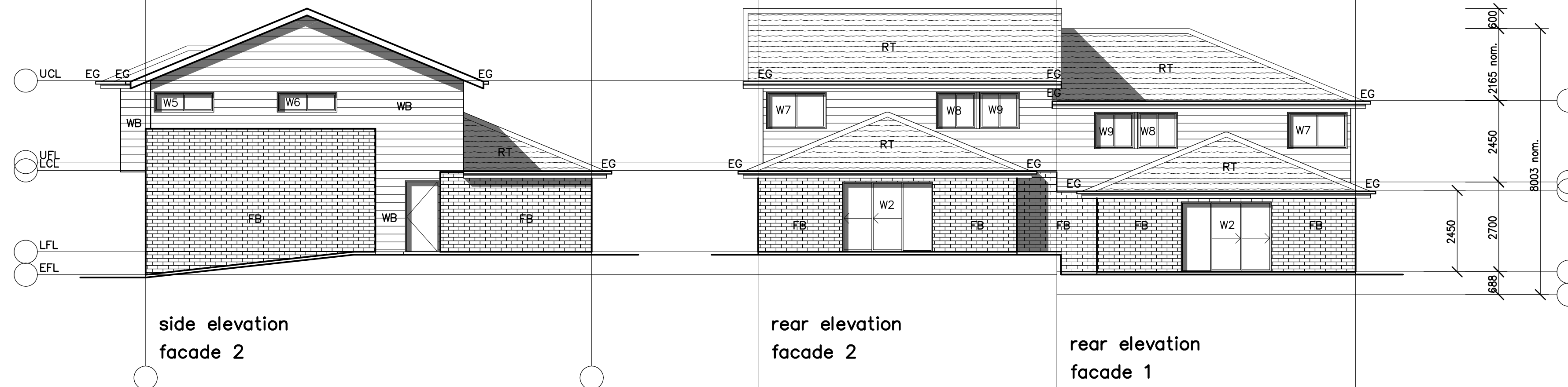
ground floor plan
facade 1 & 2



side elevation
facade 1

front elevation
facade 1

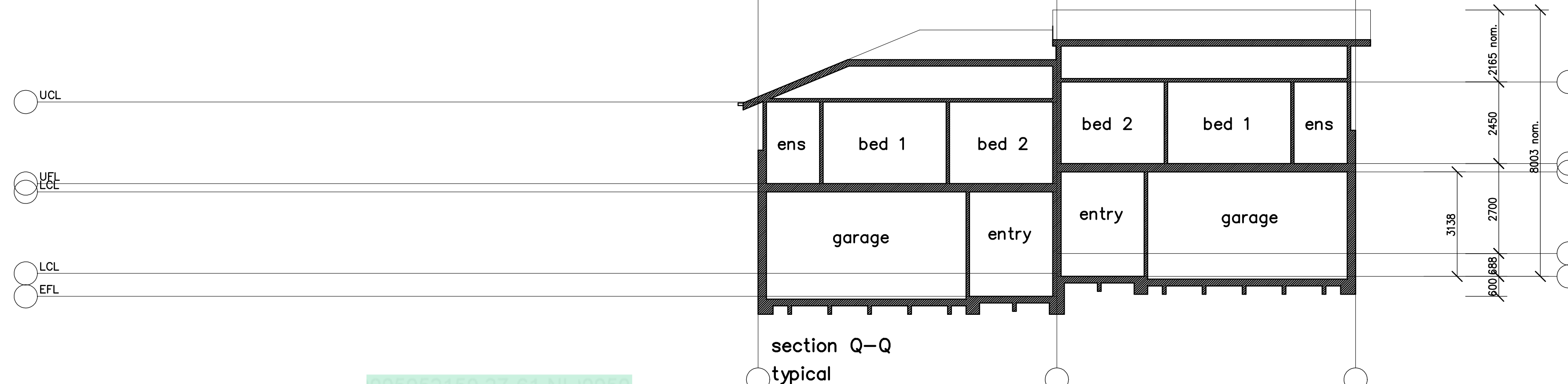
front elevation
facade 2



side elevation
facade 2

rear elevation
facade 2

rear elevation
facade 1



section Q-Q
typical

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
MR	METAL ROOFING
RT	ROOF TILE
STC	STEEL TROWELLED CONCRETE
TS	TIMBER SCREEN
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW..
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT17

WINDOW	SIZE (W x H)	SILL
W1	900 x 2100	0
W2	2700 x 2100	0
W3	1800 x 1100	1000
W4	1800 x 1100	1000
W5	1800 x 600	1500
W6	1800 x 600	1500
W7	1800 x 1100	1000
W8	1200 x 1100	1000
W9	1200 x 1100	1000

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
**LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

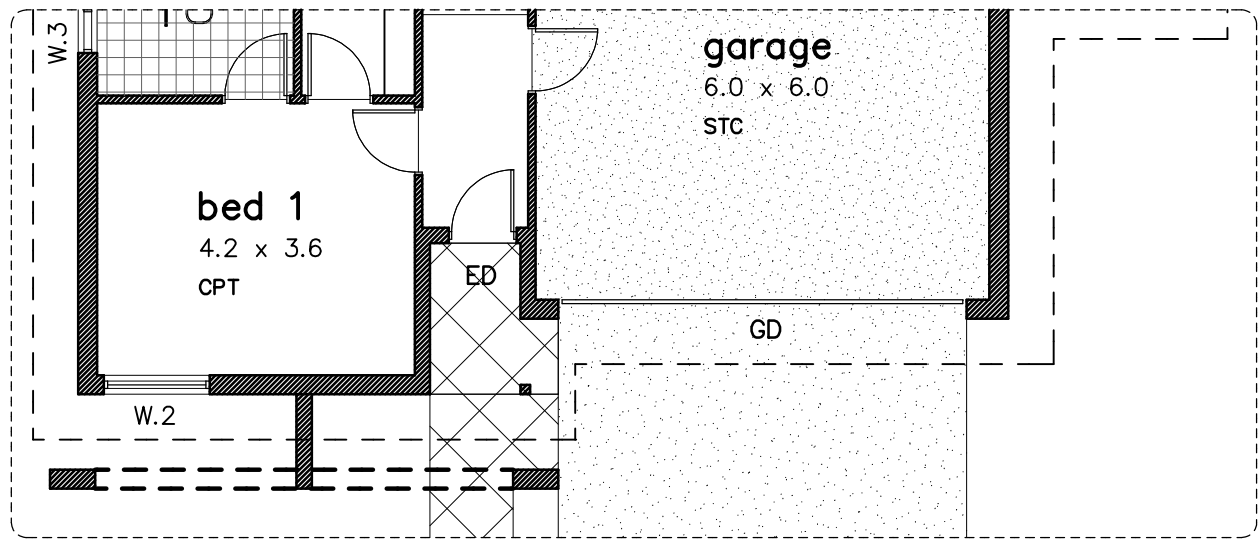
DRAWING TITLE
**DT17 - DWELLING TYPE 17
TYPICAL PLANS & ELEVATIONS**

SCALE 1:100 at A1	DWG No. A24
No. IN SET 24 of 30	
PROJECT No. 1028	

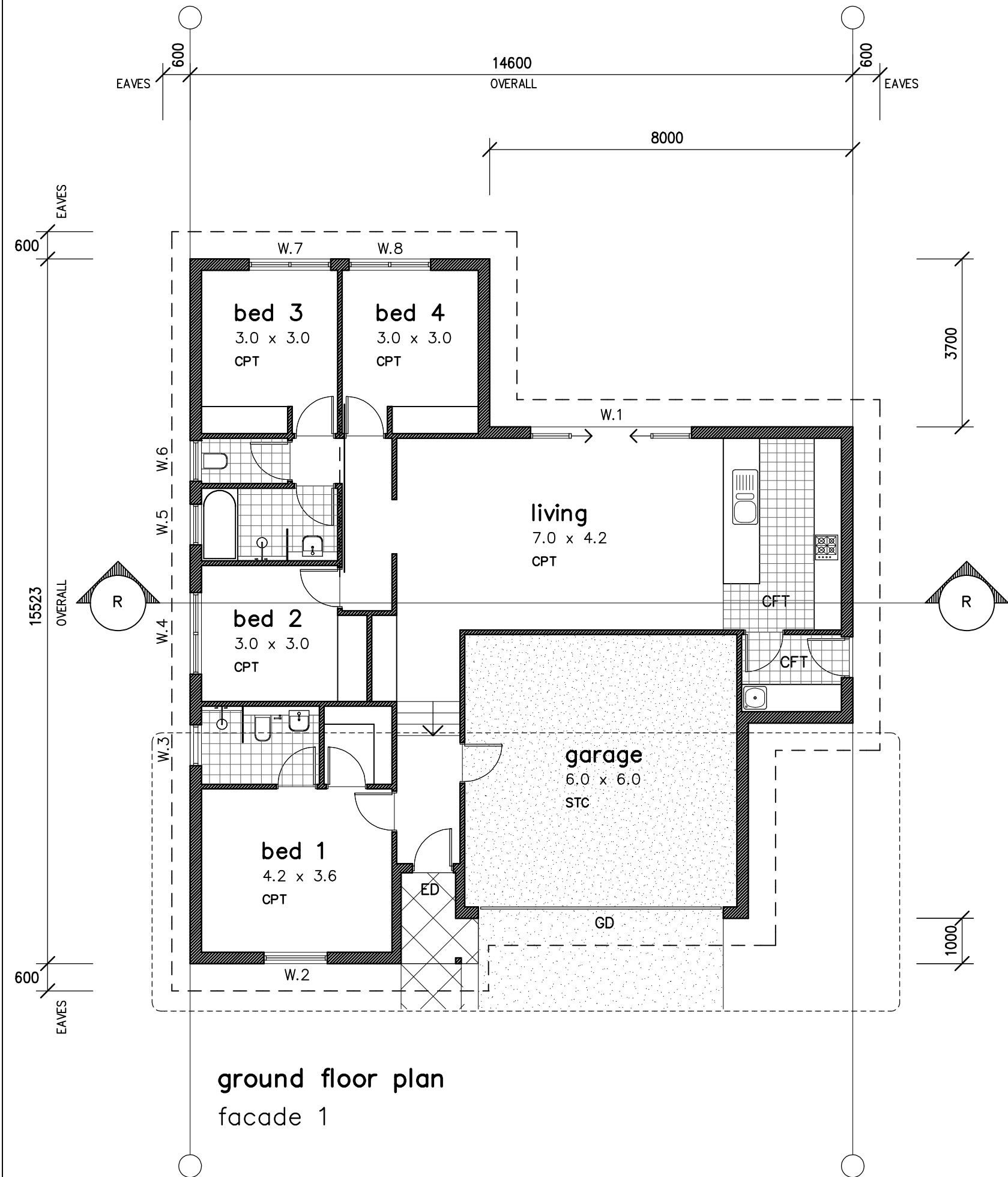
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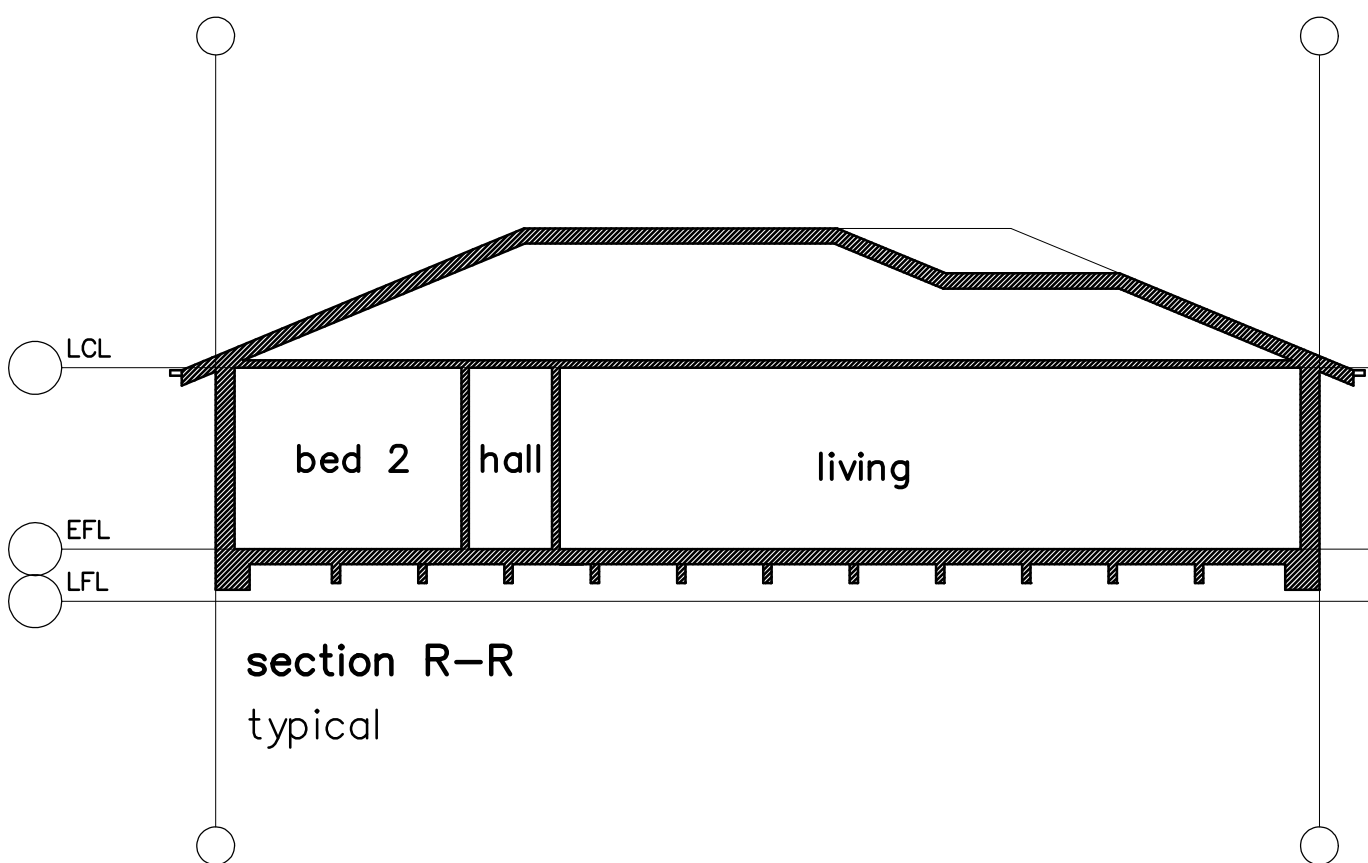




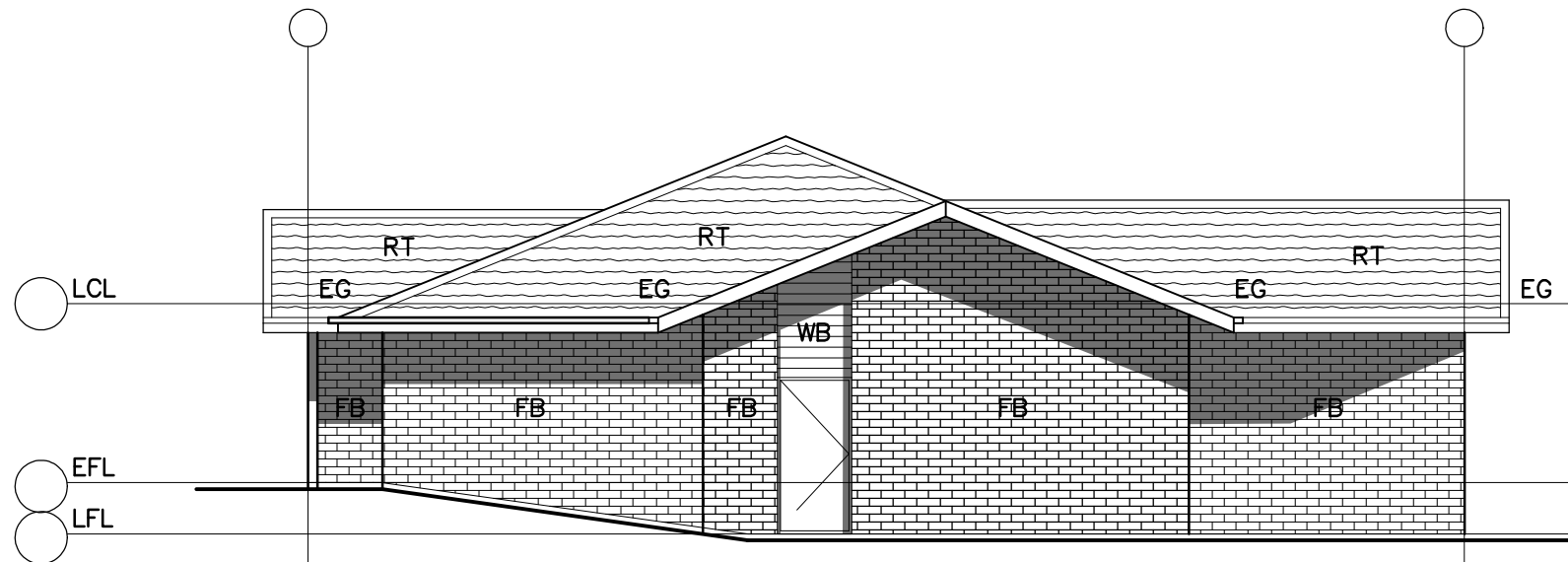
ground floor plan
facade 2



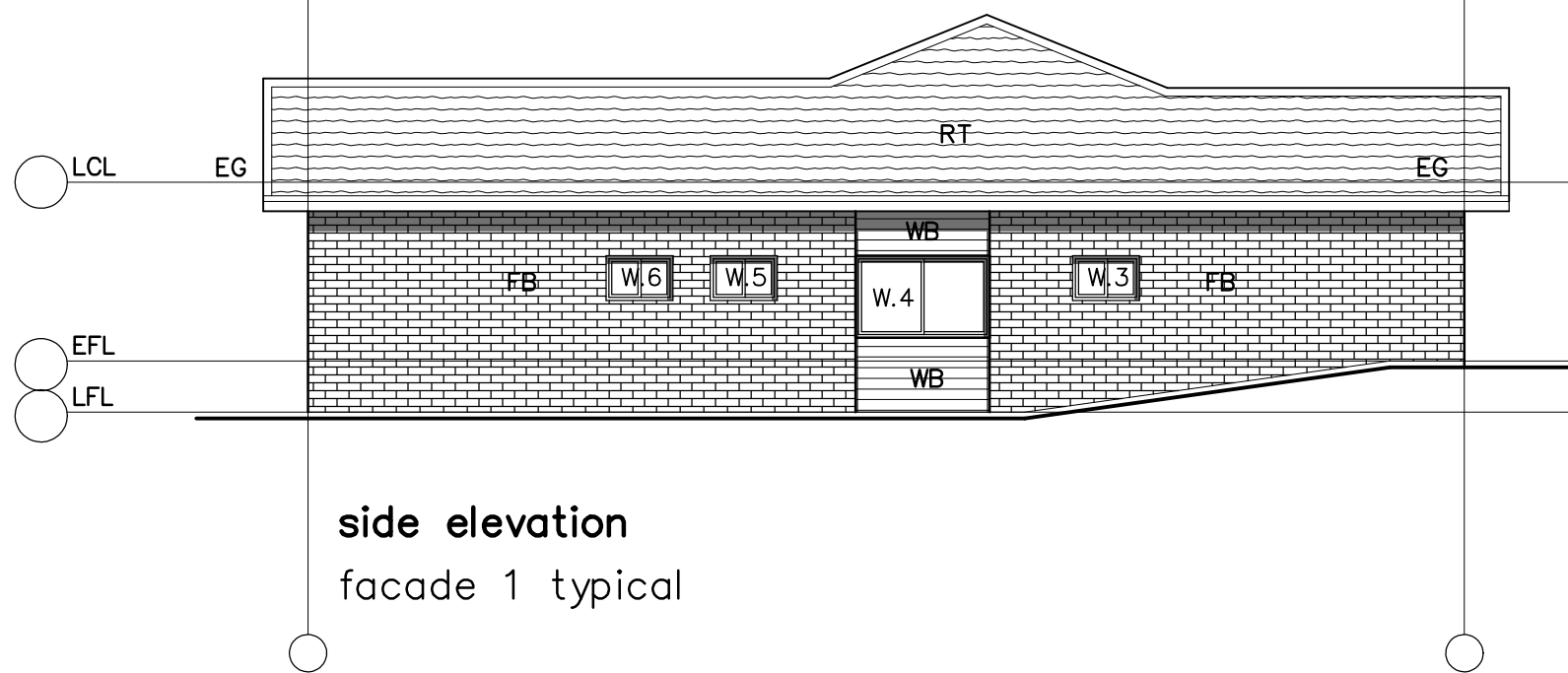
ground floor plan
facade 1



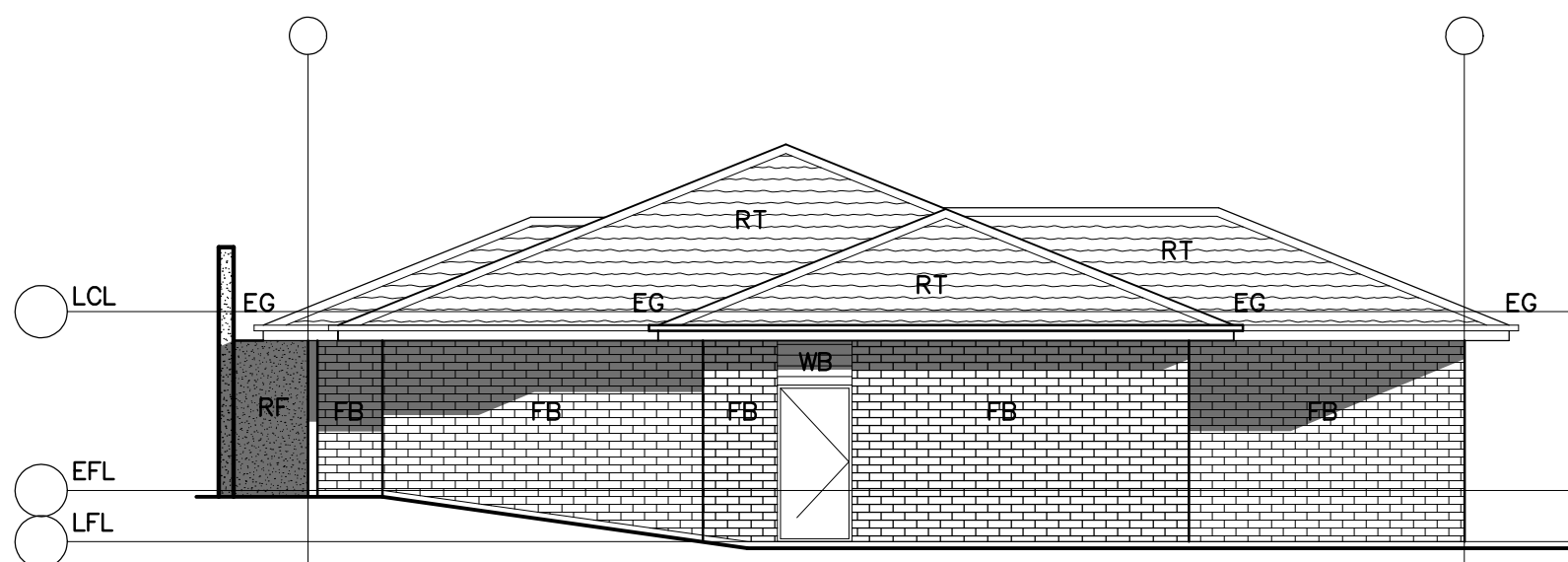
section R-R
typical



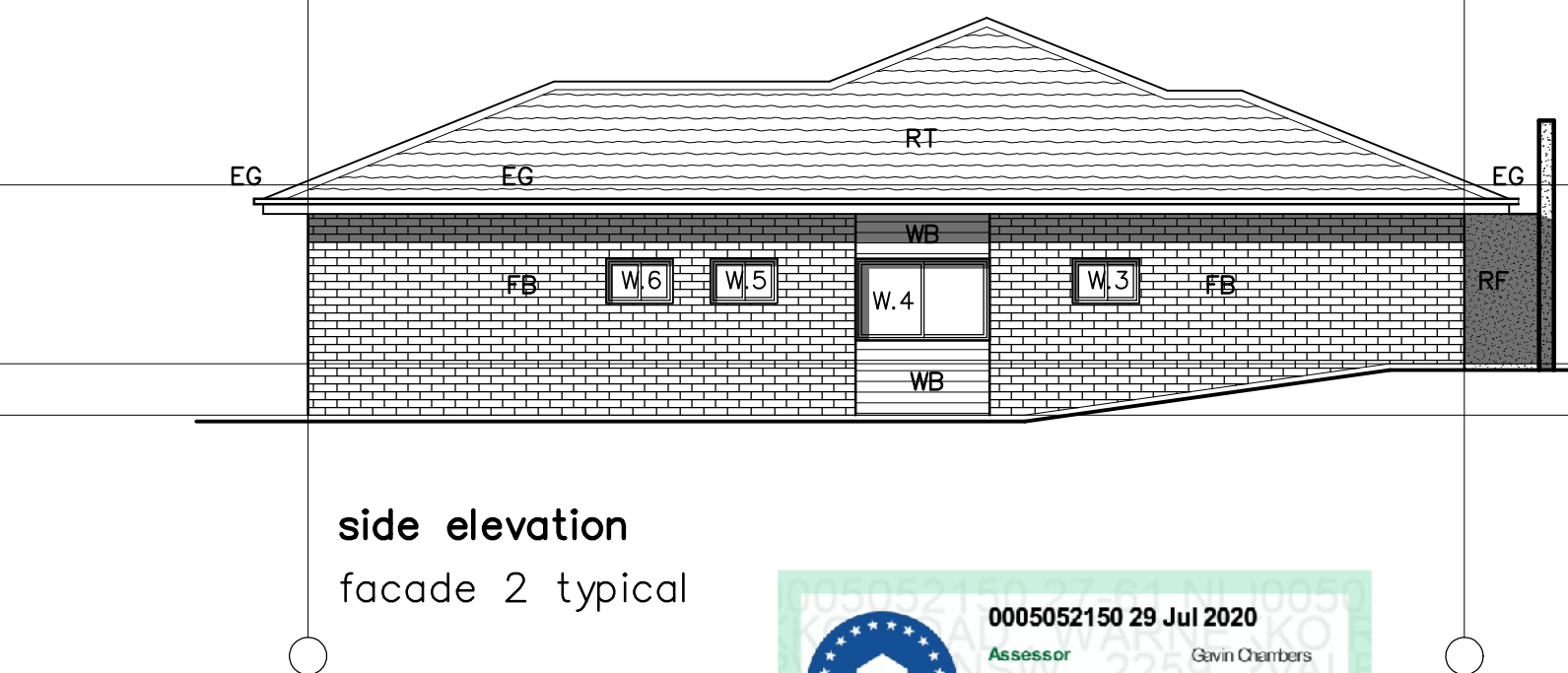
side elevation
facade 1 typical



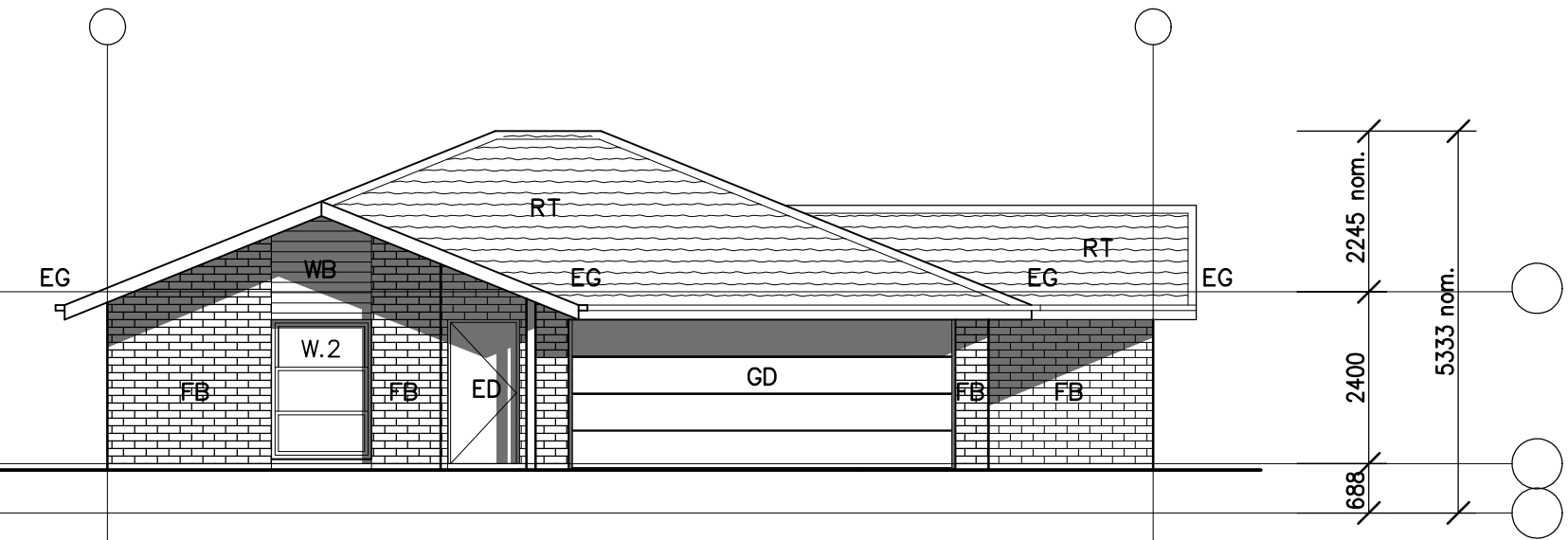
side elevation
facade 1 typical



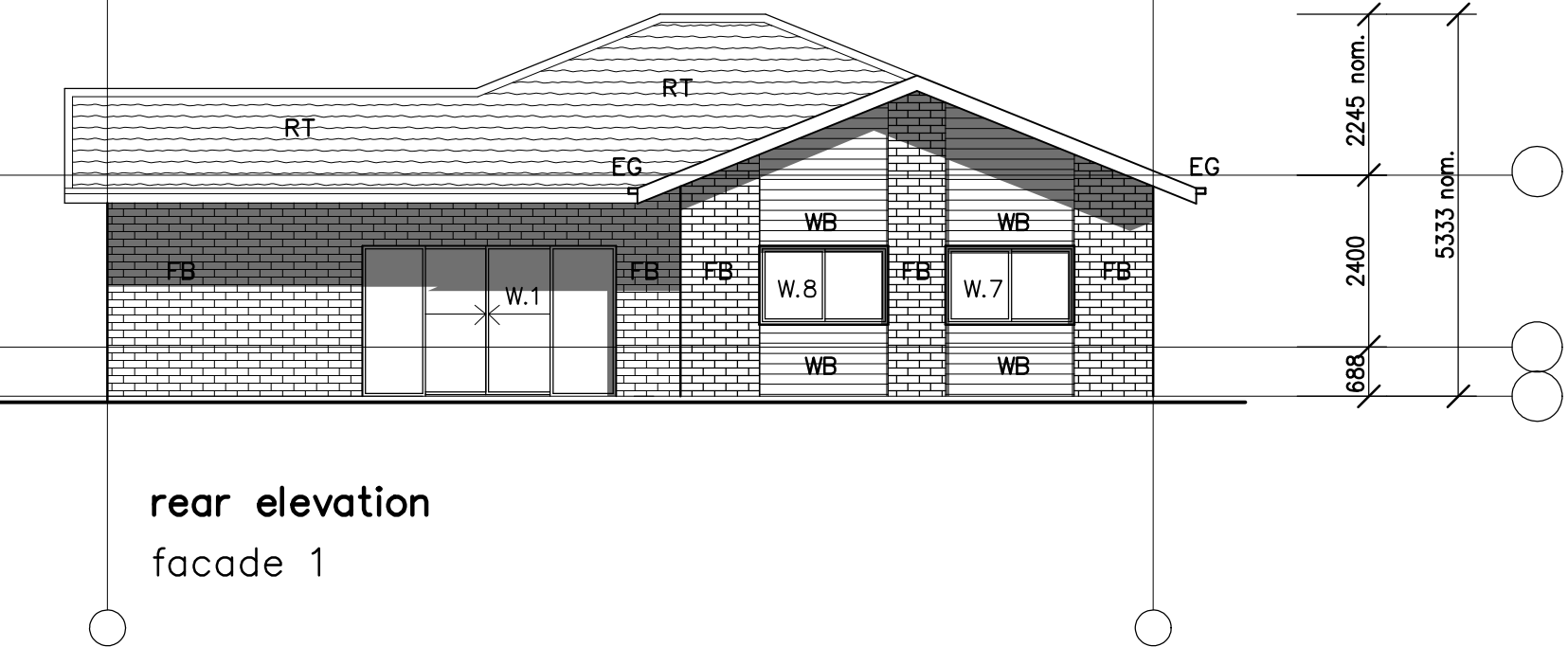
side elevation
facade 2 typical



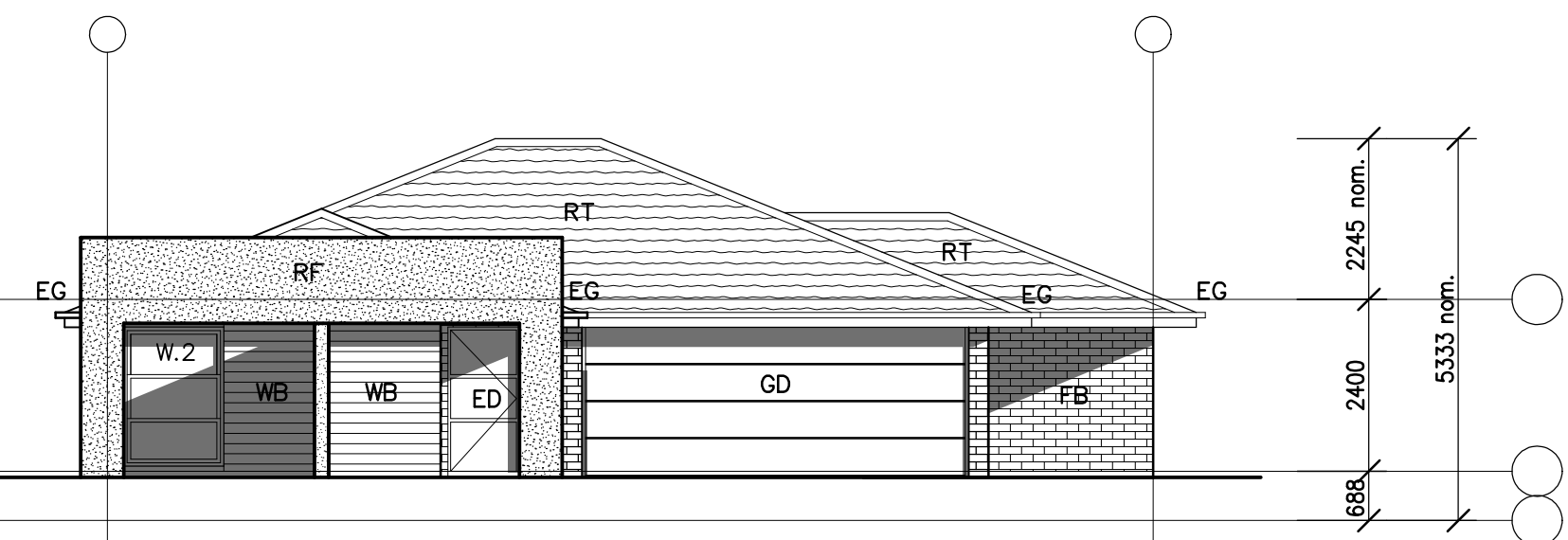
side elevation
facade 2 typical



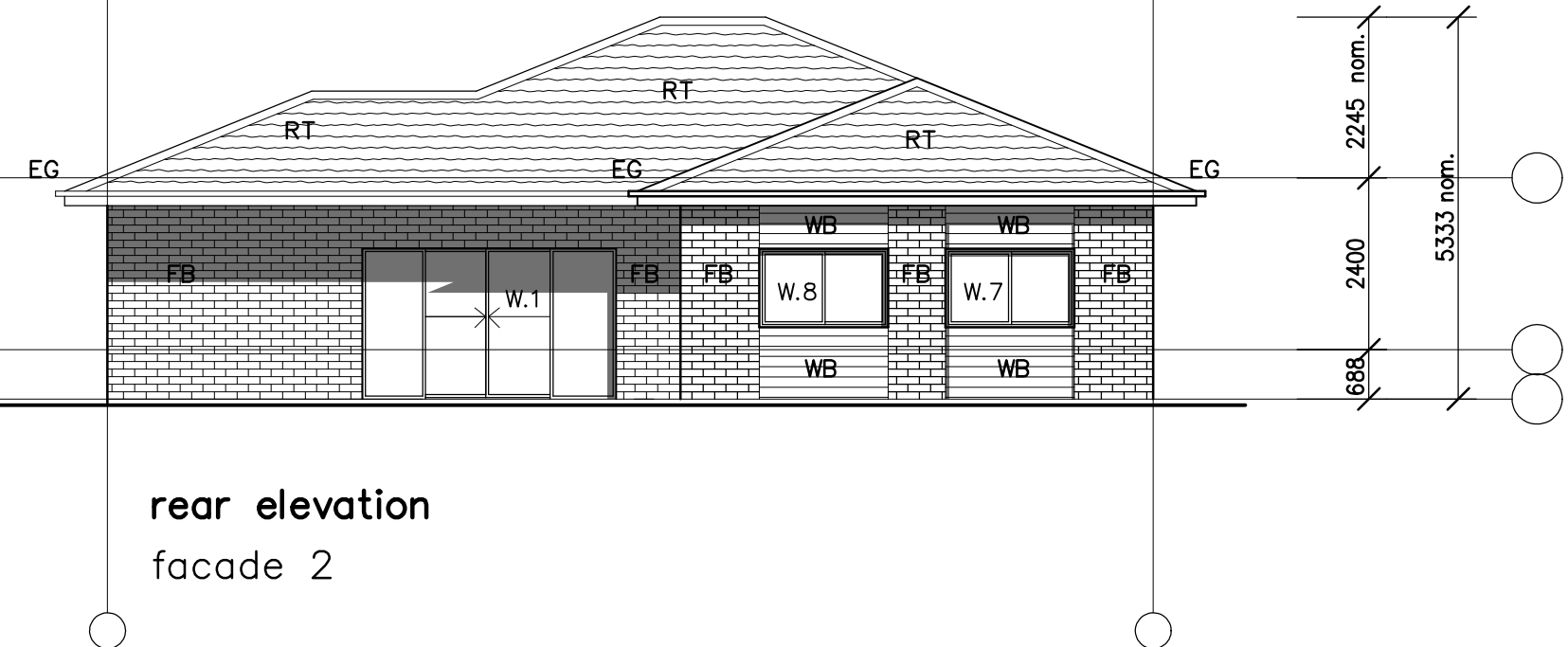
front elevation
facade 1



rear elevation
facade 1



front elevation
facade 2



rear elevation
facade 2

LEGEND:

AW	AWNING
BP	BRICK PAVING
CPT	CARPET
CFT	CERAMIC FLOOR TILES
ED	ENTRY DOOR
EFL	ENTRY FLOOR LEVEL
EG	EAVES GUTTER
FB	FACE BRICK
FCL	FINISHED CEILING LEVEL
GD	GARAGE DOOR
LCL	LIVING CEILING LEVEL
LFL	LIVING FLOOR LEVEL
RT	ROOF TILE
RF	RENDERED FINISH
STC	STEEL TROWELLED CONCRETE
UCL	UPPER CEILING LEVEL
UFL	UPPER FLOOR LEVEL
W.	WINDOW...
WB	TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT18

WINDOW	SIZE (W x H)	SILL
W1	3550 x 2100	0
W2	1400 x 2100	0
W3	900 x 600	1500
W4	1800 x 1100	1000
W5	900 x 600	1500
W6	900 x 600	1500
W7	1800 x 1000	1000
W8	1800 x 1000	1000

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
DT18 - DWELLING TYPE 18
TYPICAL PLANS & ELEVATIONS

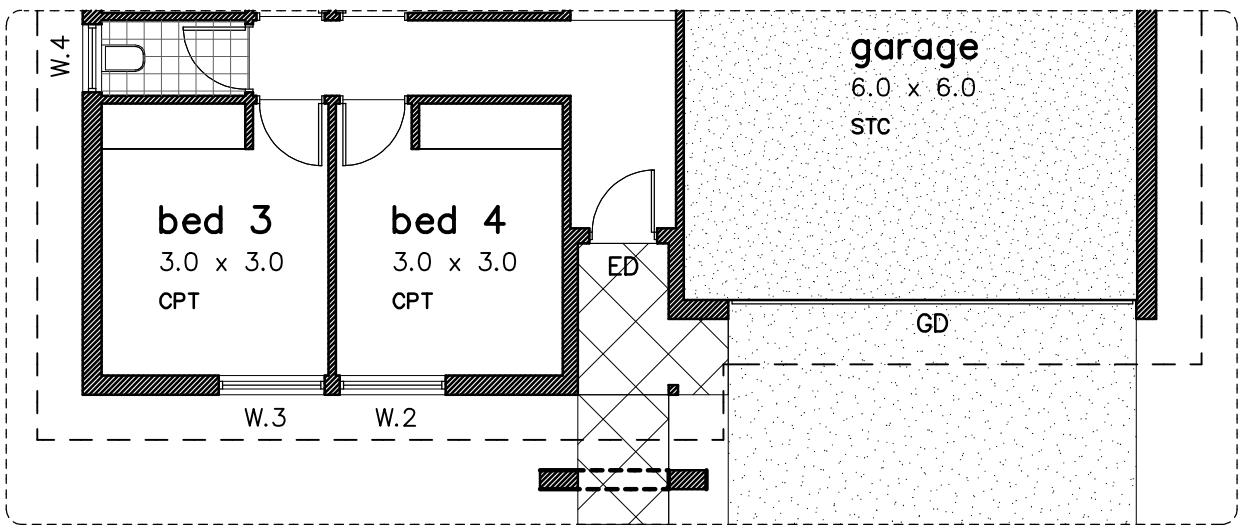
SCALE 1:100 at A1	DWG No. A25
No. IN SET 25 of 30	
PROJECT No. 1028	

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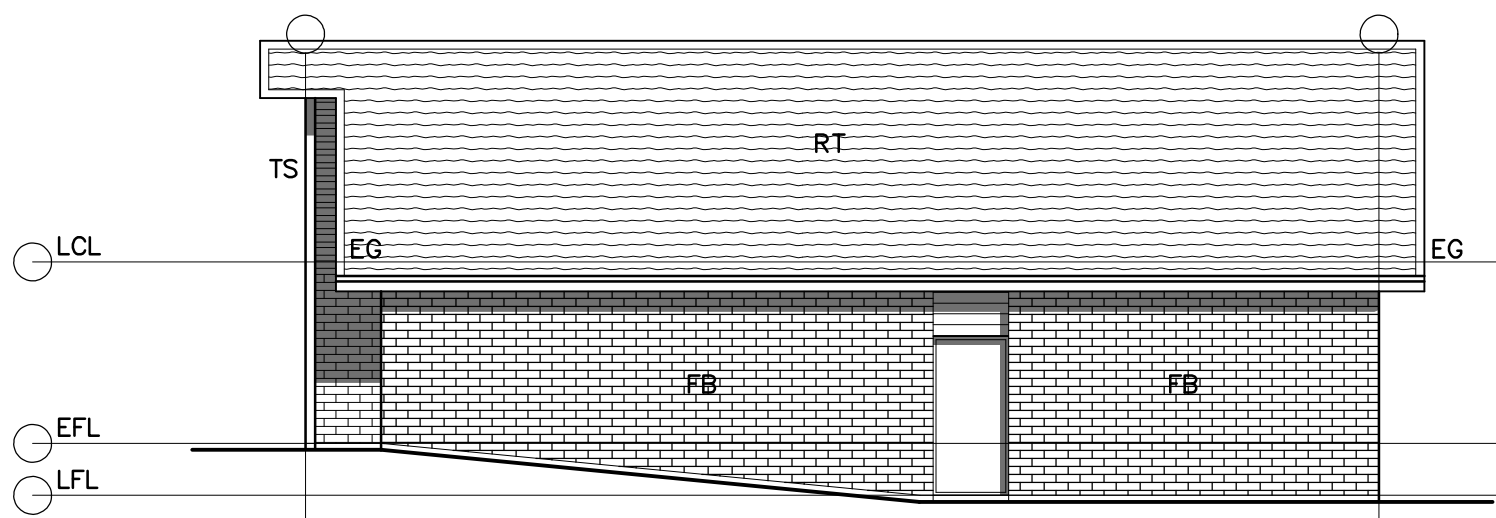
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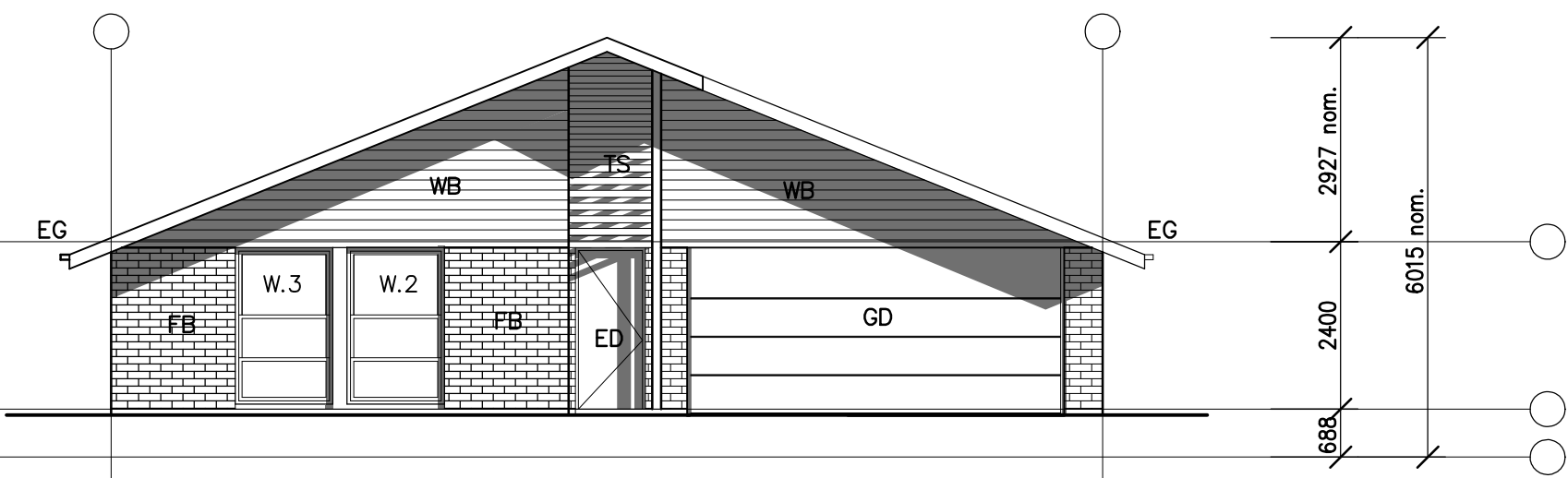
DT18 - ONE STOREY FREE STANDING
4 BEDROOM DWELLING



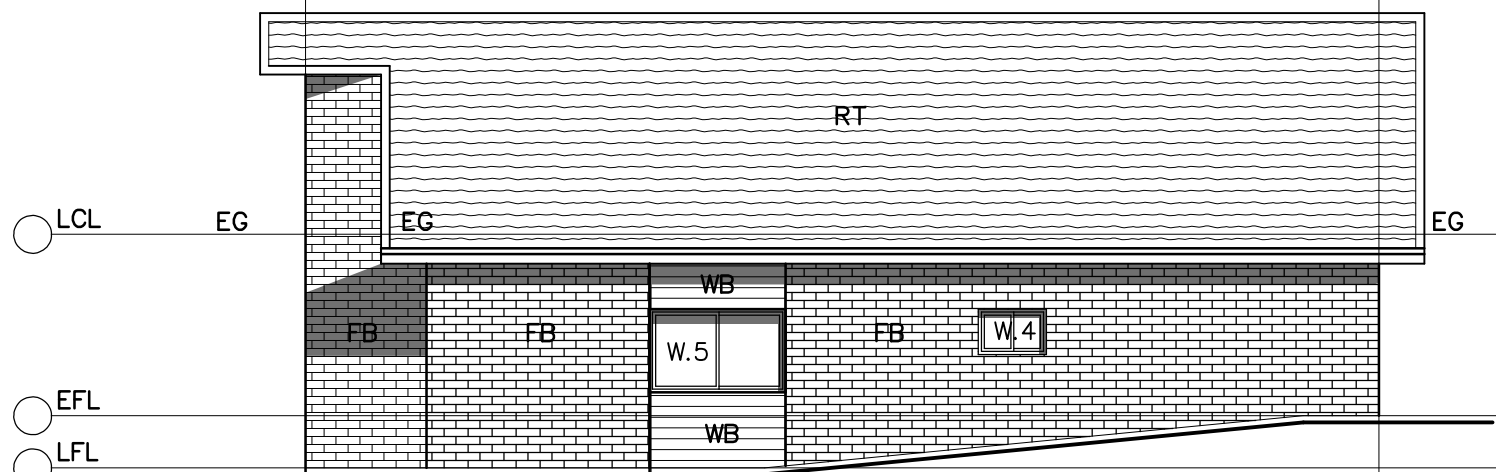
ground floor plan
facade 2



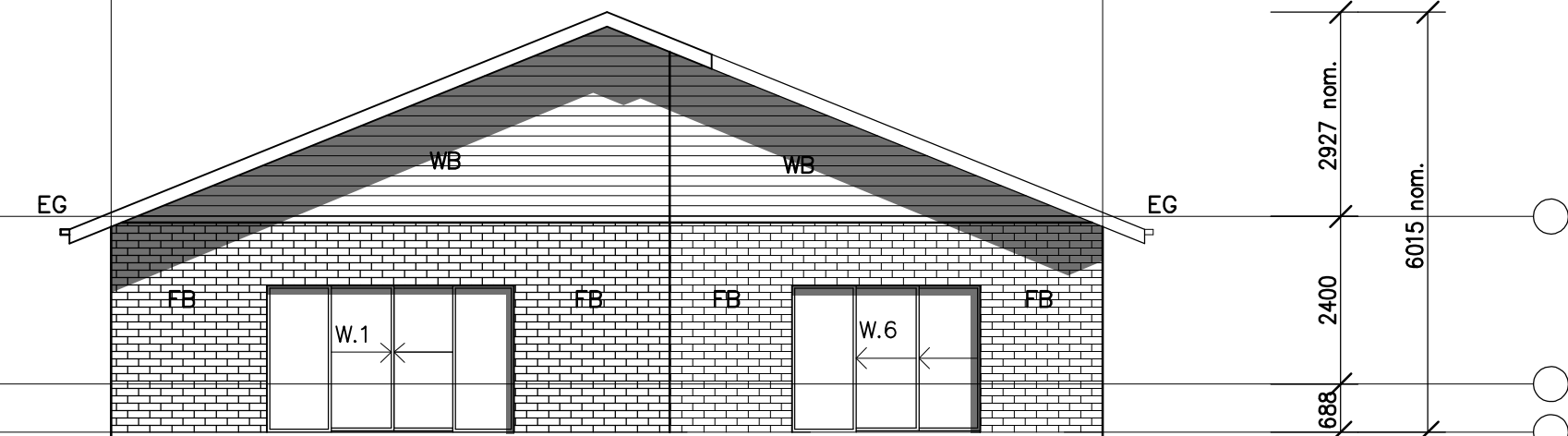
side elevation
facade 1 typical



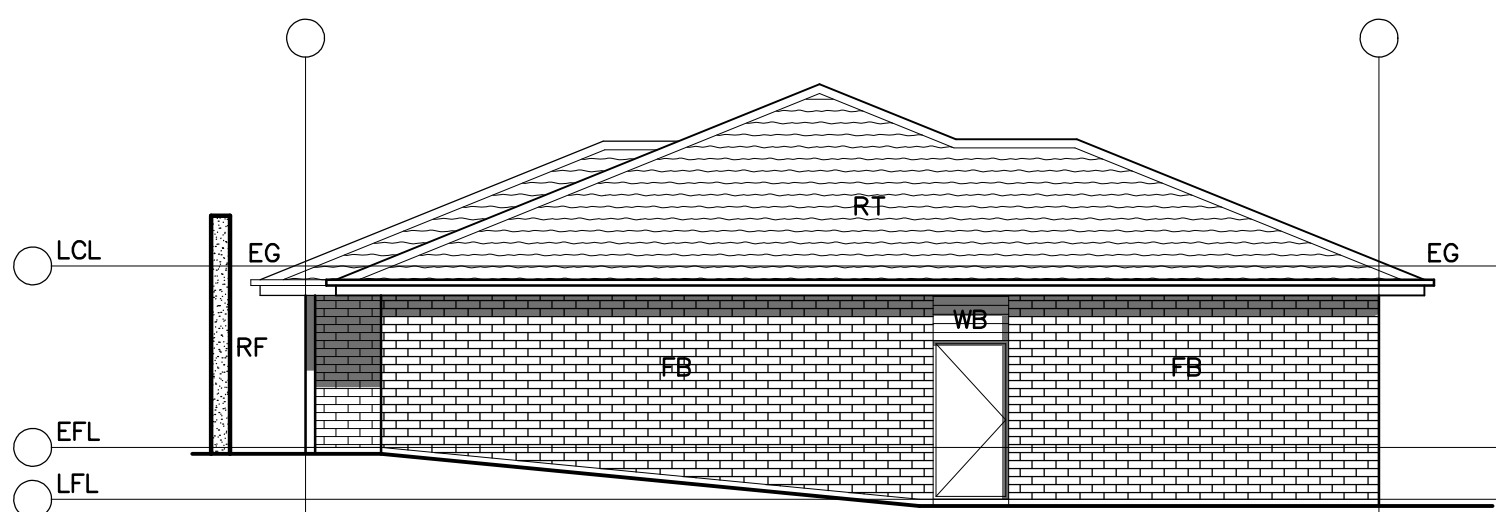
front elevation
facade 1



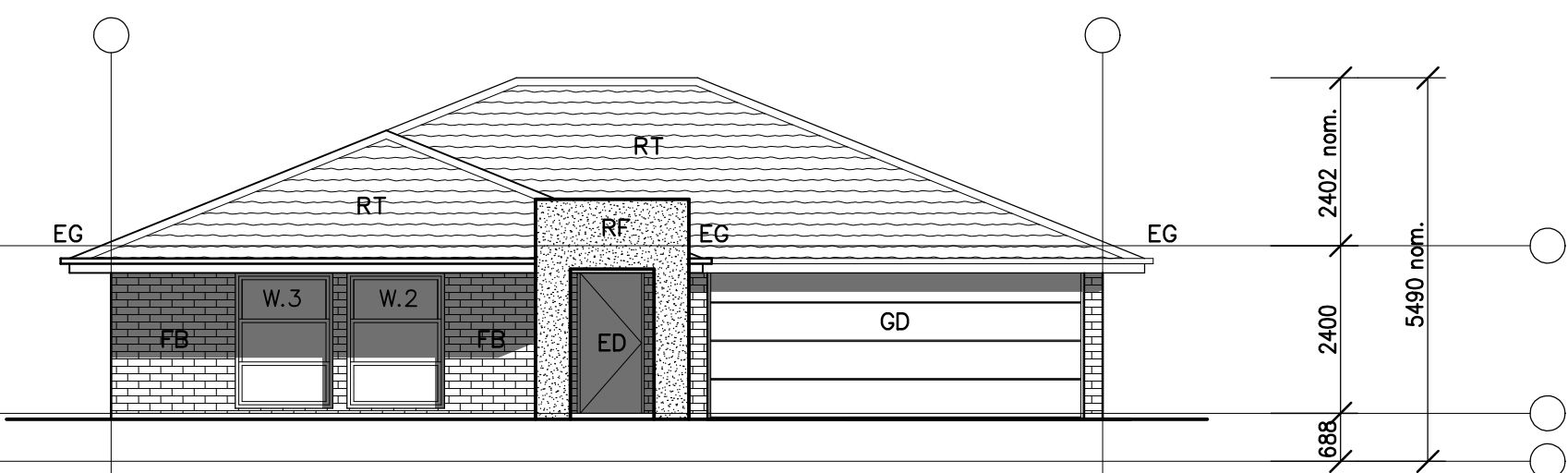
side elevation
facade 1 typical



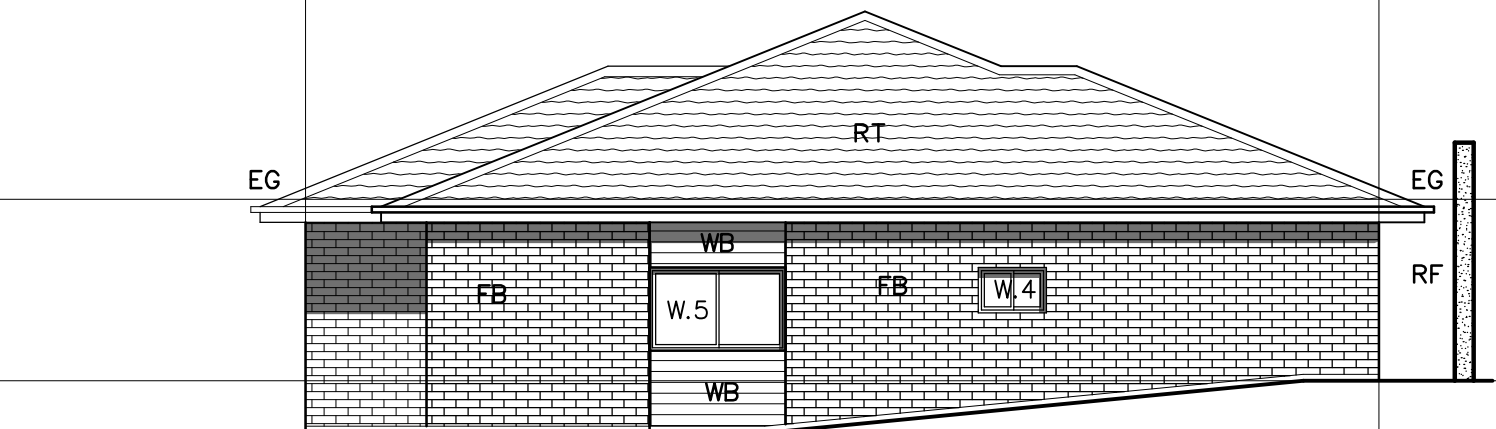
rear elevation
facade 1



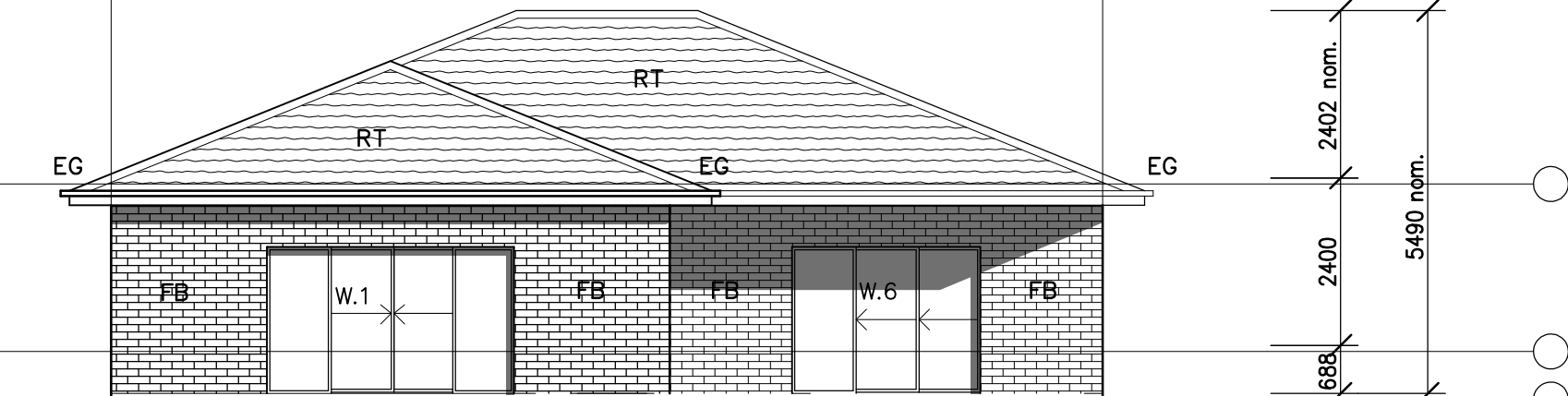
side elevation
facade 2 typical



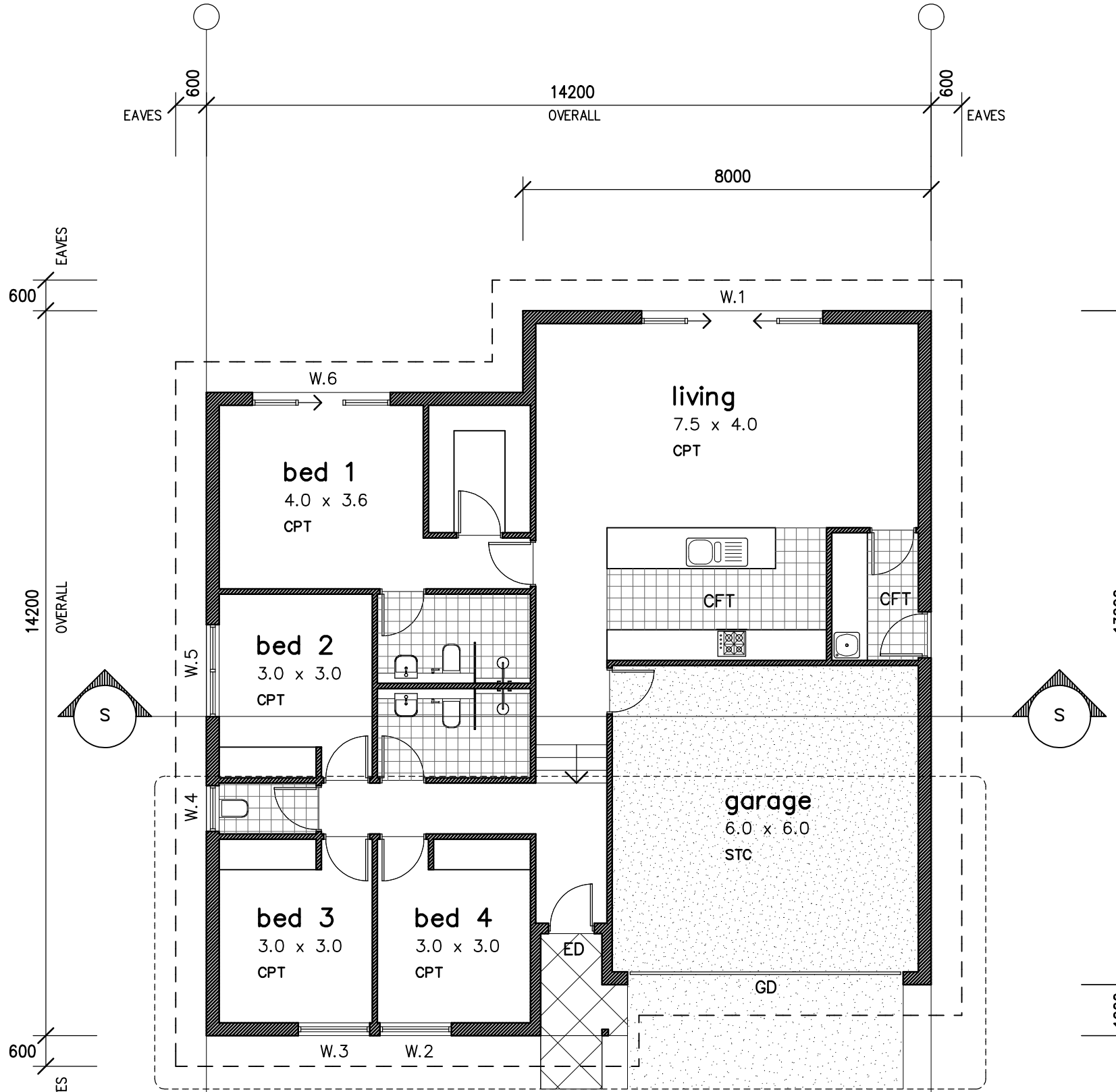
front elevation
facade 2



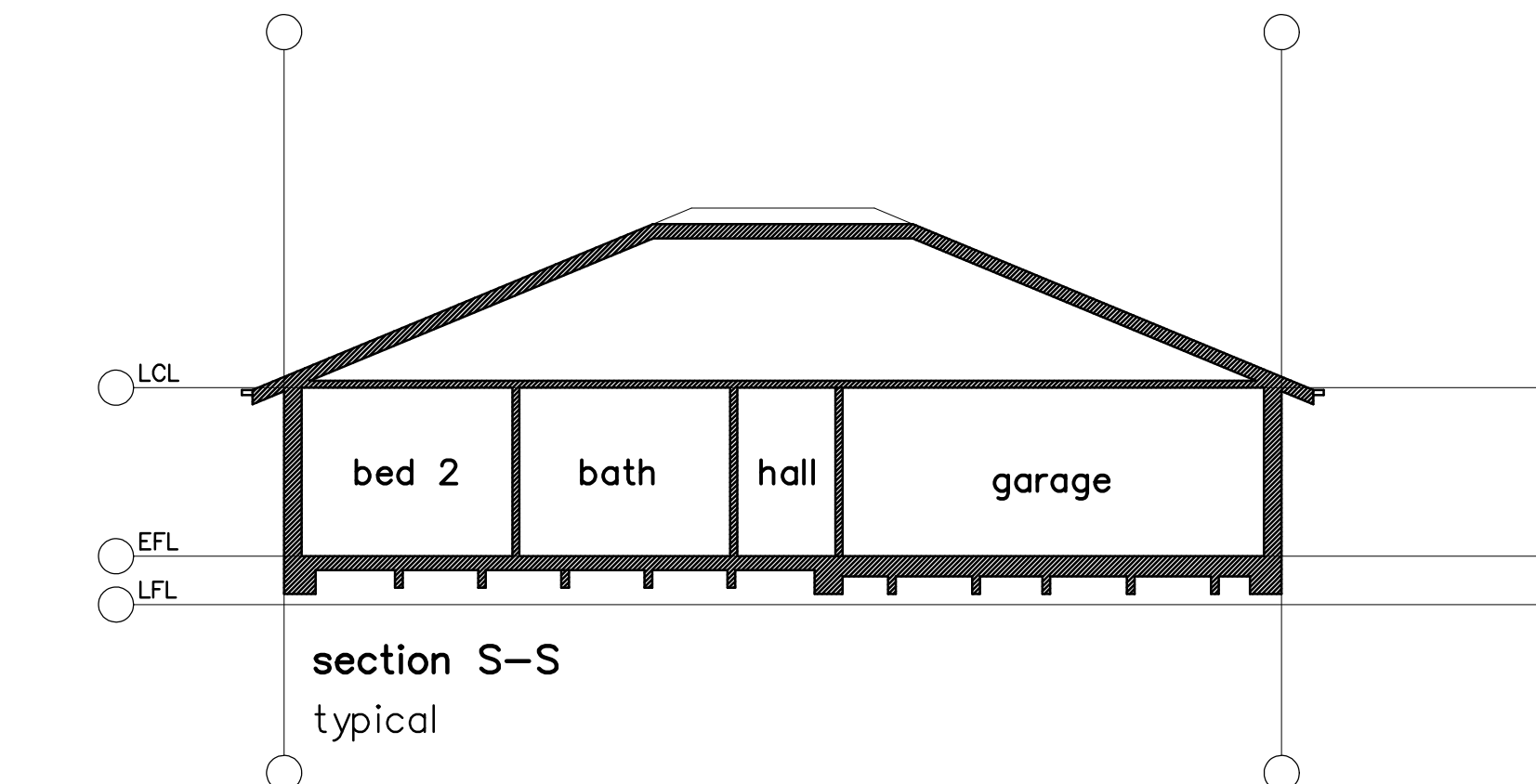
side elevation
facade 2 typical



rear elevation
facade 2



ground floor plan
facade 1



section S-S
typical

LEGEND:

- AW AWNING
- BP BRICK PAVING
- CPT CARPET
- CFT CERAMIC FLOOR TILES
- ED ENTRY DOOR
- EFL ENTRY FLOOR LEVEL
- EG EAVES GUTTER
- FB FACE BRICK
- FCL FINISHED CEILING LEVEL
- GD GARAGE DOOR
- LCL LIVING CEILING LEVEL
- LFL LIVING FLOOR LEVEL
- RT ROOF TILE
- RF RENDERED FINISH
- STC STEEL TROWELLED CONCRETE
- TS TIMBER SCREEN
- UCL UPPER CEILING LEVEL
- UFL UPPER FLOOR LEVEL
- W.. WINDOW...
- WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO
BASIX CERTIFICATE AND SPECIFICATION
BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT19

WINDOW	SIZE (W x H)	SILL
W1	3550 x 2100	0
W2	1400 x 2100	0
W3	1400 x 2100	0
W4	900 x 600	1500
W5	1800 x 1000	1000
W6	2700 x 2100	0

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

KINGSTON PROPERTY FUND No. 2 PTY LTD

HOUSING DEVELOPMENT

DT19 - DWELLING TYPE 19
TYPICAL PLANS & ELEVATIONS

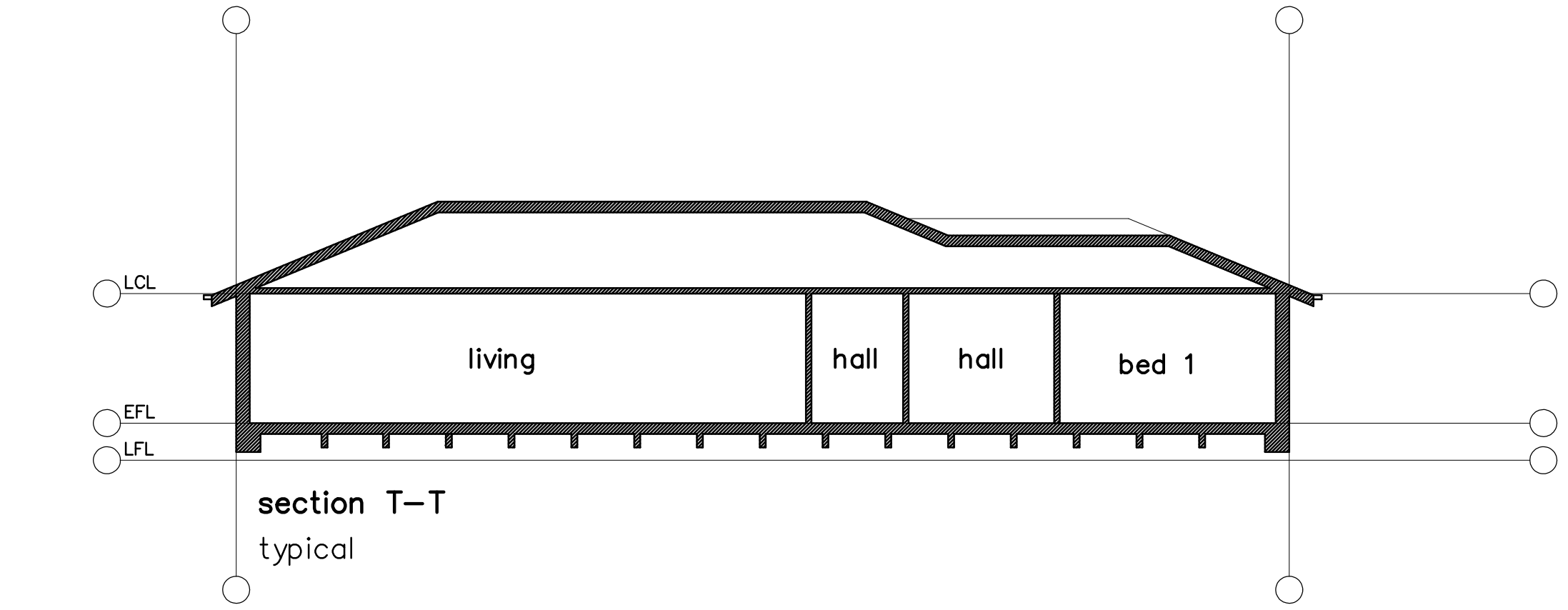
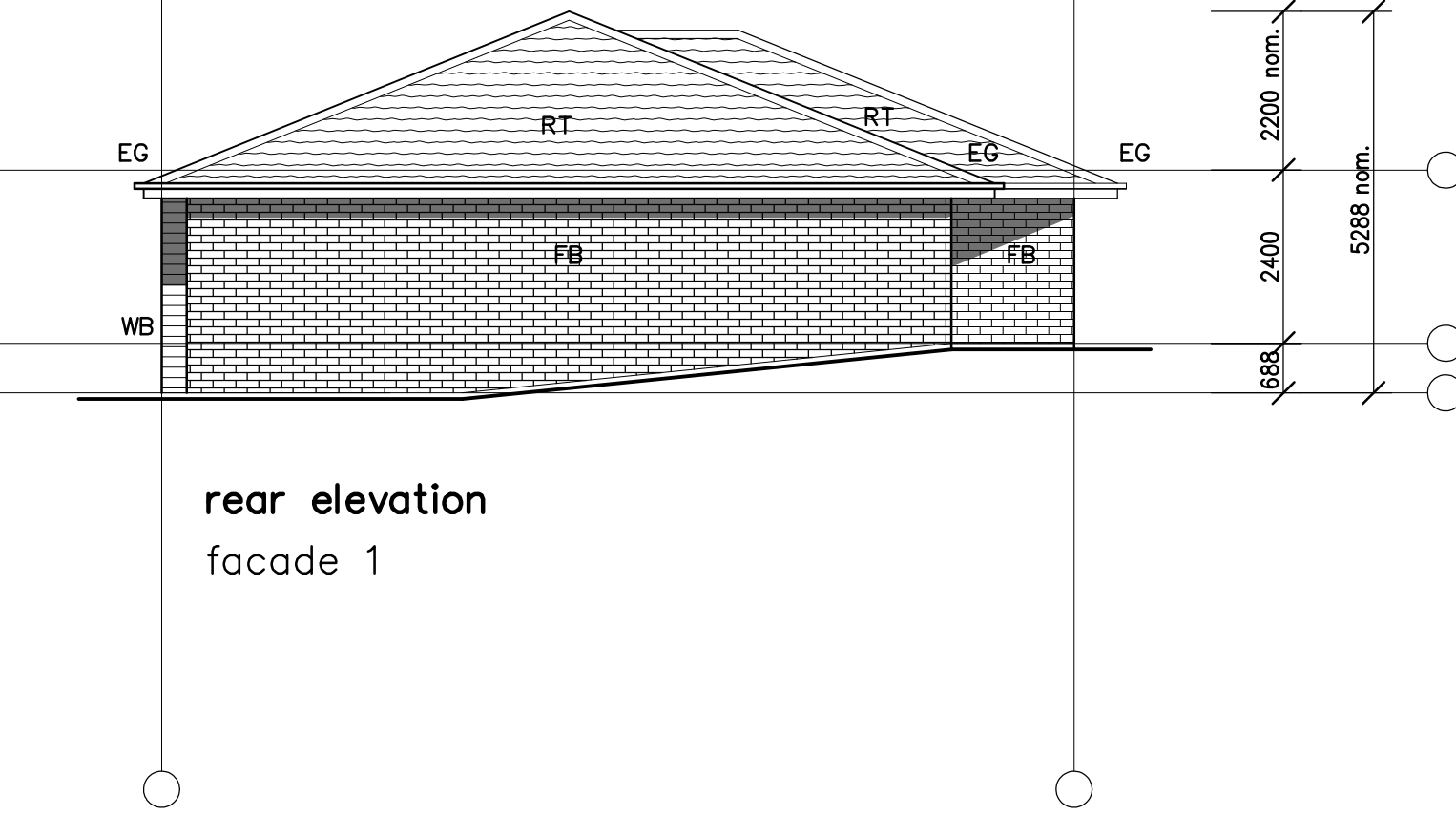
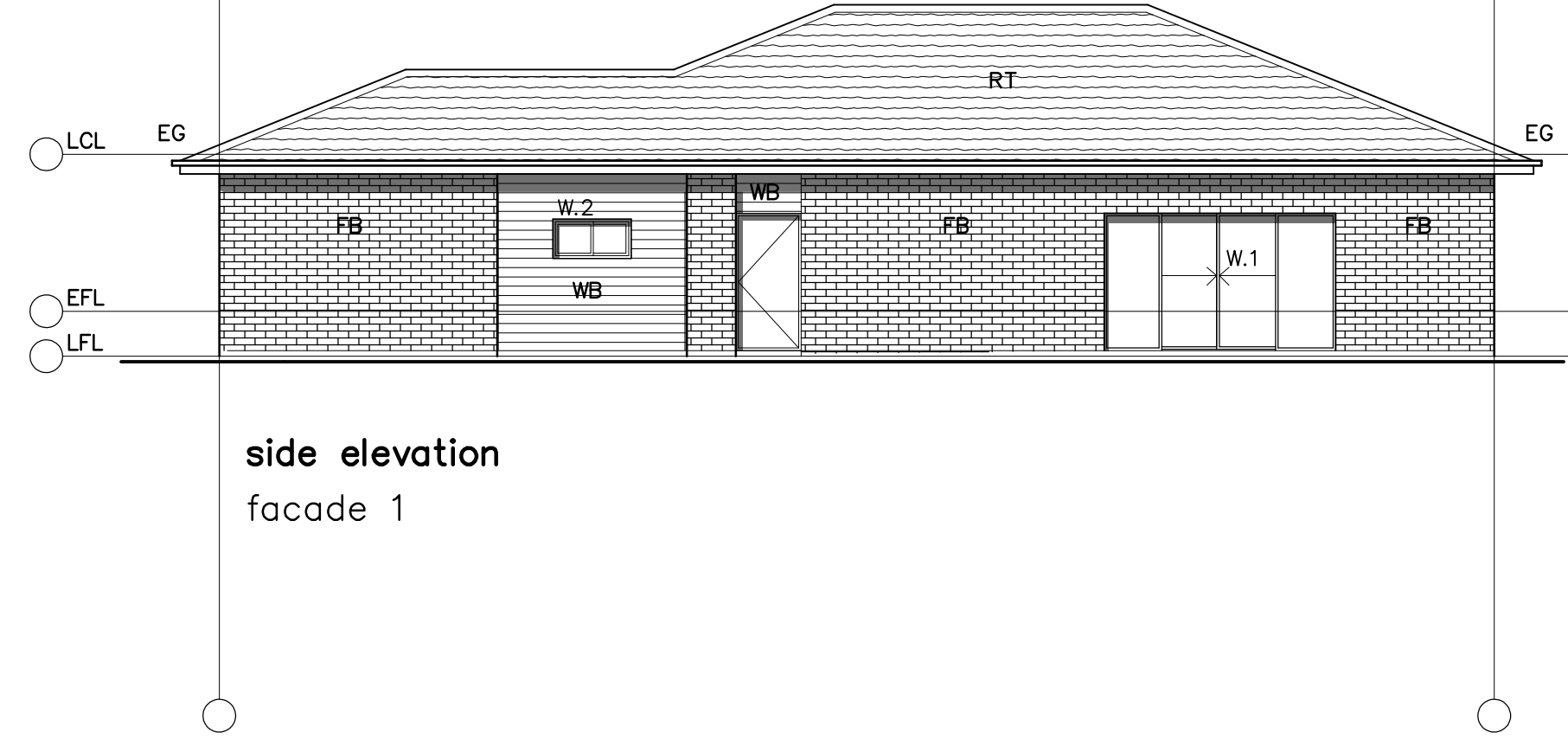
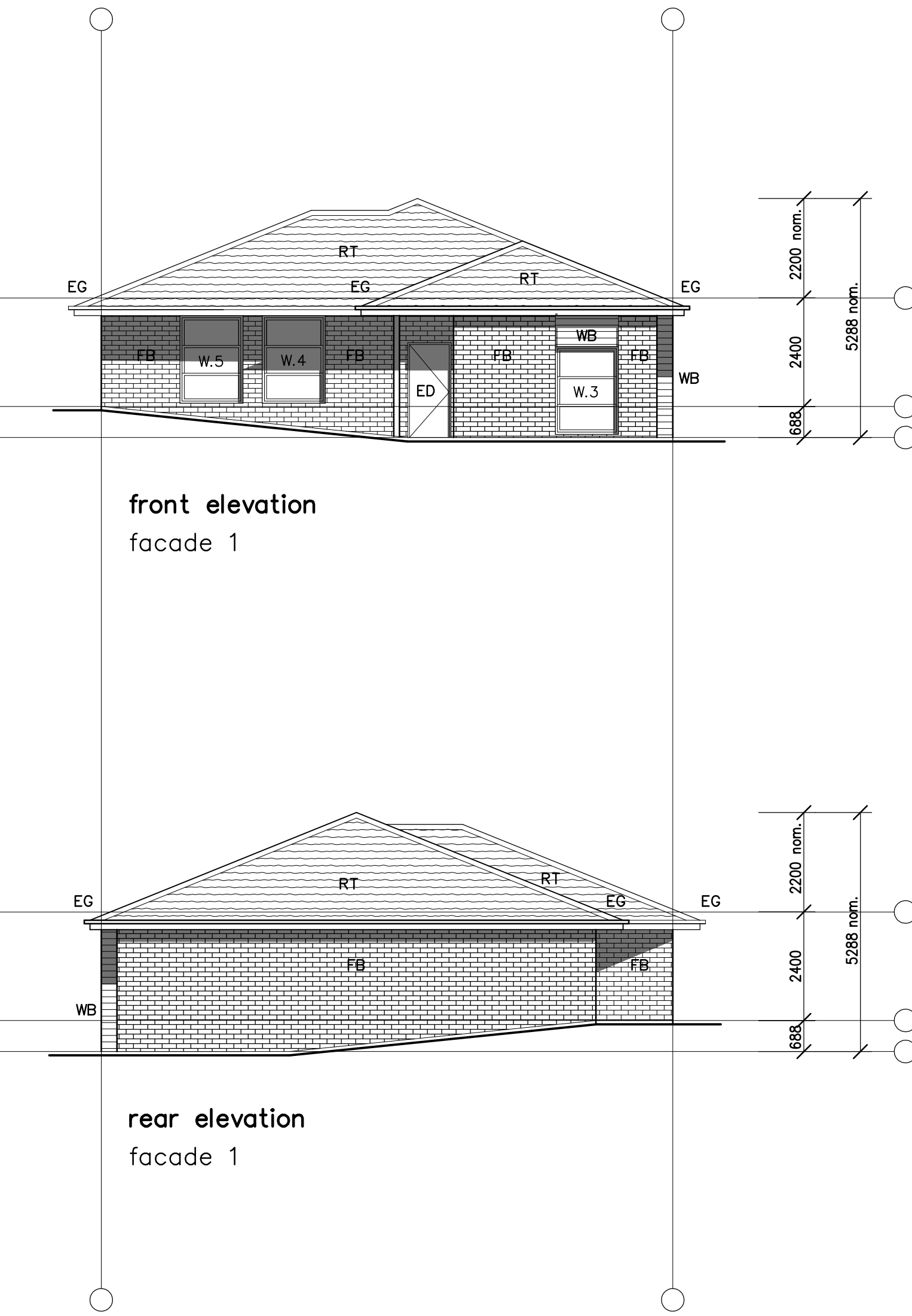
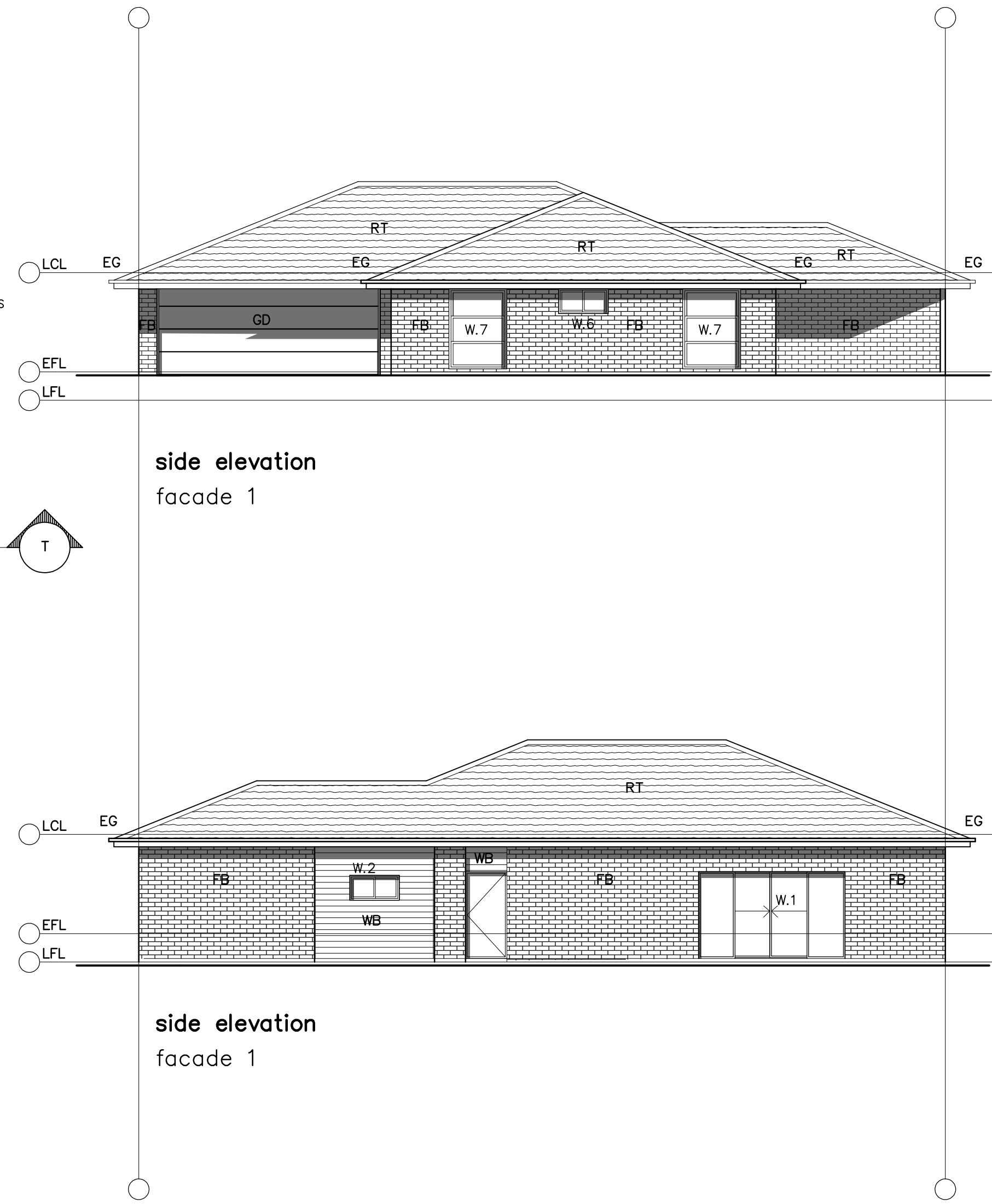
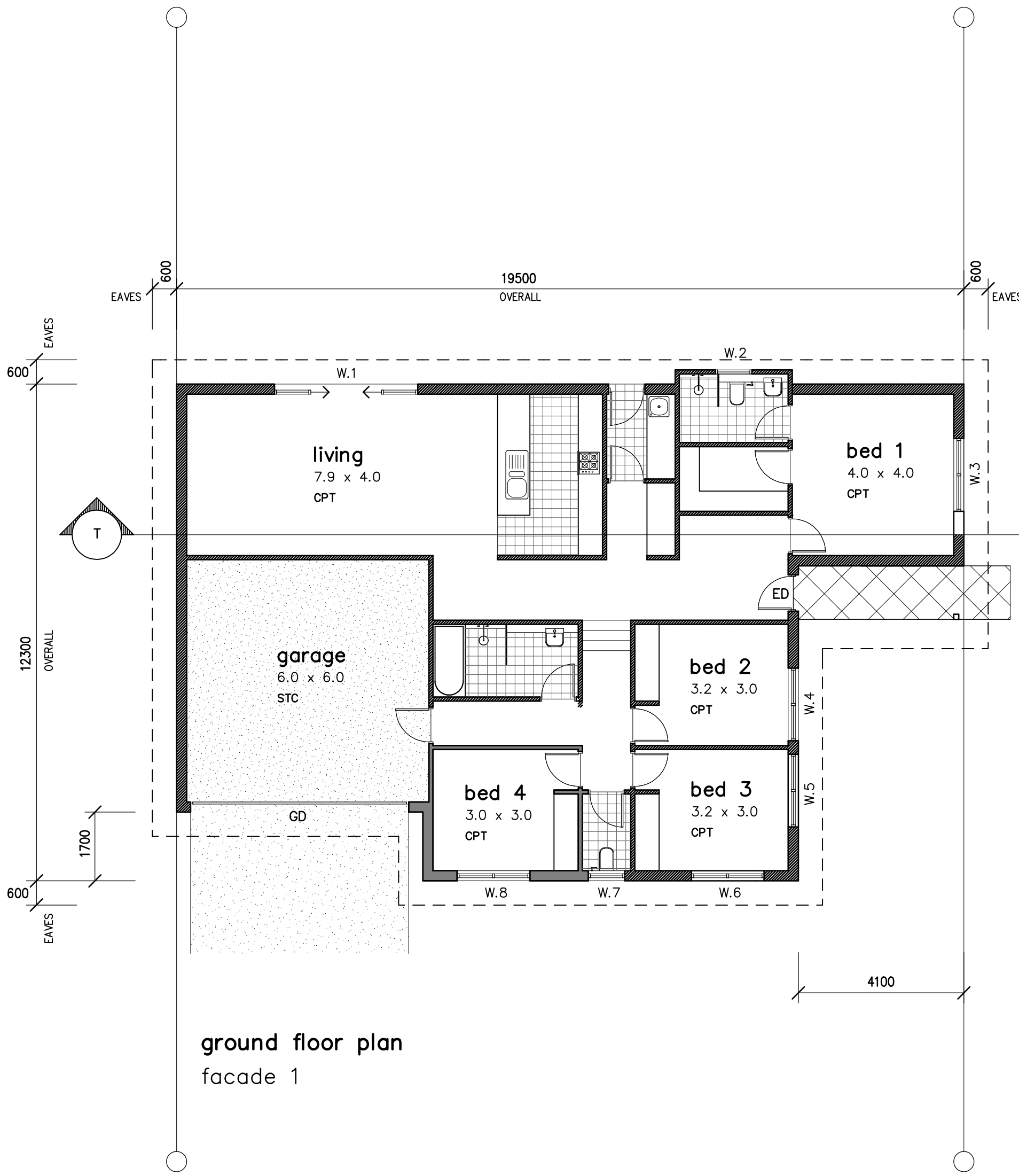
SCALE 1:100 at A1	DWG No. A26
No. IN SET 26 of 30	
PROJECT No. 1028	

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DT19 - ONE STOREY FREE STANDING
4 BEDROOM DWELLING





- LEGEND:**
- AW AWNING
 - BP BRICK PAVING
 - CPT CARPET
 - CFT CERAMIC FLOOR TILES
 - ED ENTRY DOOR
 - EFL ENTRY FLOOR LEVEL
 - EG EAVES GUTTER
 - FB FACE BRICK
 - FCL FINISHED CEILING LEVEL
 - GD GARAGE DOOR
 - LCL LIVING CEILING LEVEL
 - LFL LIVING FLOOR LEVEL
 - RT ROOF TILE
 - RF RENDERED FINISH
 - STC STEEL TROWELLED CONCRETE
 - TS TIMBER SCREEN
 - UCL UPPER CEILING LEVEL
 - UFL UPPER FLOOR LEVEL
 - W. WINDOW..
 - WB TIMBER WEATHERBOARDS

BASIX:

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

WINDOW SCHEDULE - DT20

WINDOW	SIZE (W x H)	SILL
W1	3550 x 2100	0
W2	900 x 600	1500
W3	1400 x 2100	0
W4	1400 x 2100	0
W5	1400 x 2100	0
W6	1400 x 2100	0
W7	900 x 600	1500
W8	1400 x 2100	0

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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION
**LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
**DT20 - DWELLING TYPE 20
TYPICAL PLANS & ELEVATIONS**

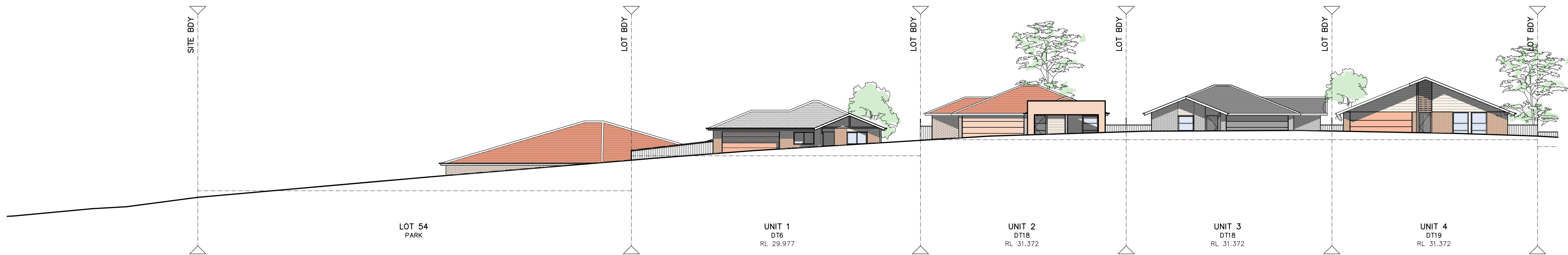
SCALE 1:100 at A1	DWG No. A27
No. IN SET 27 of 30	
PROJECT No. 1028	

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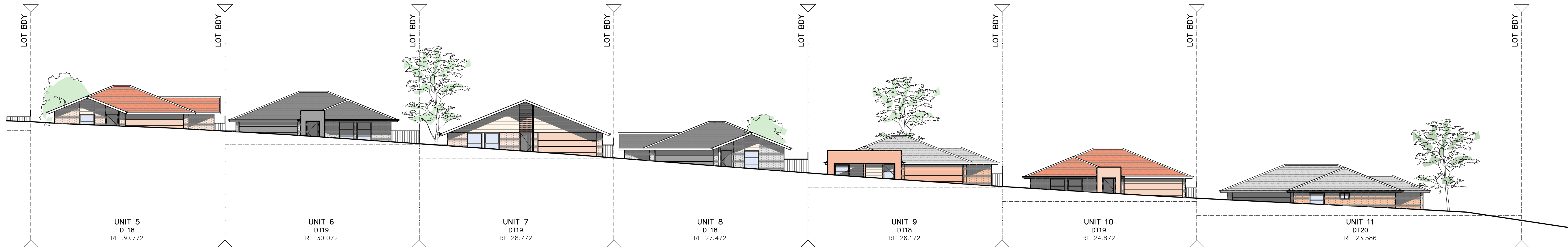
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**DT20 - ONE STOREY FREE STANDING
4 BEDROOM DWELLING**

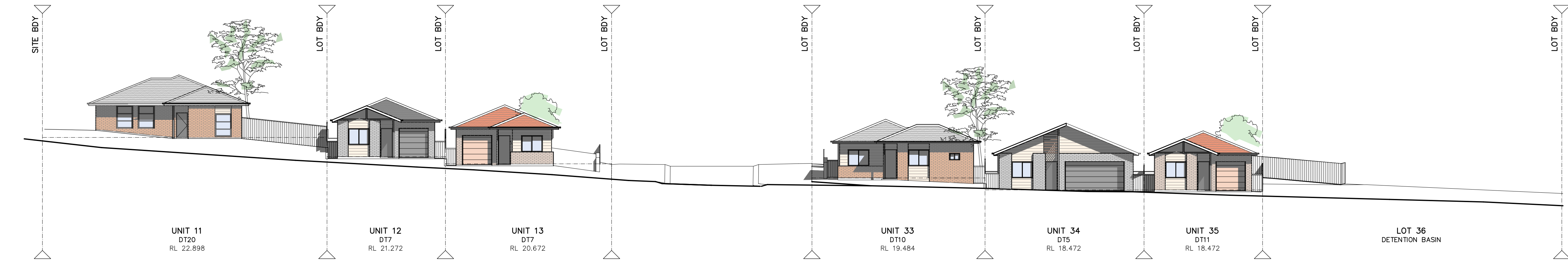




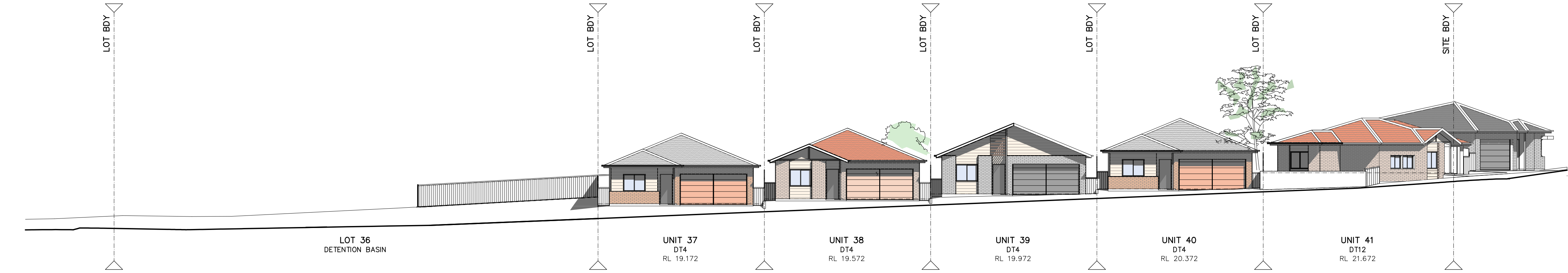
kanowna road – part south elevation



kanowna road – part south elevation



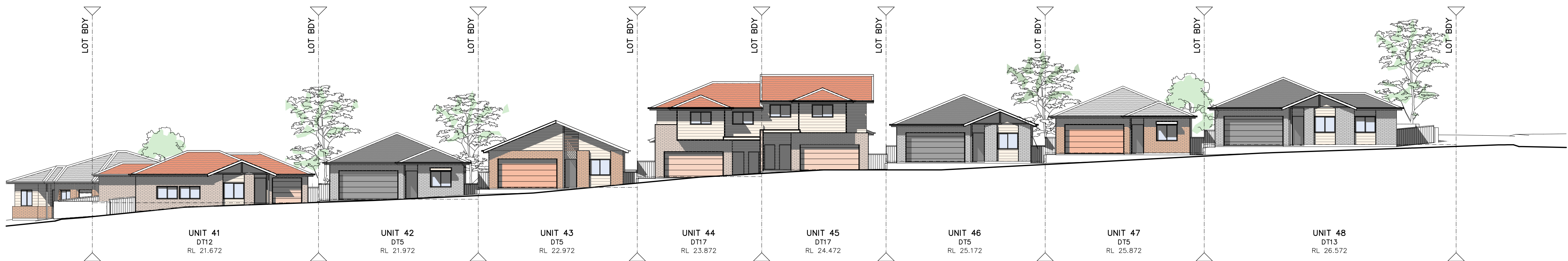
new road 3 – east elevation



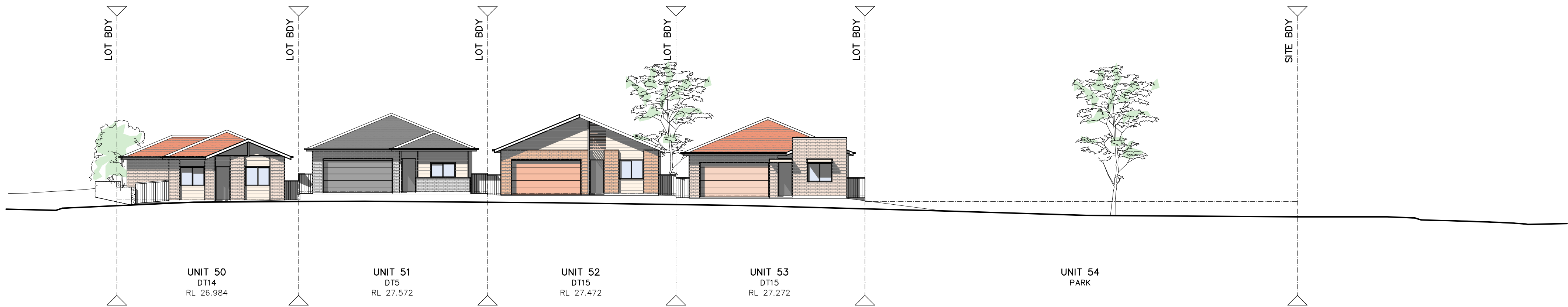
new road 3 – east elevation



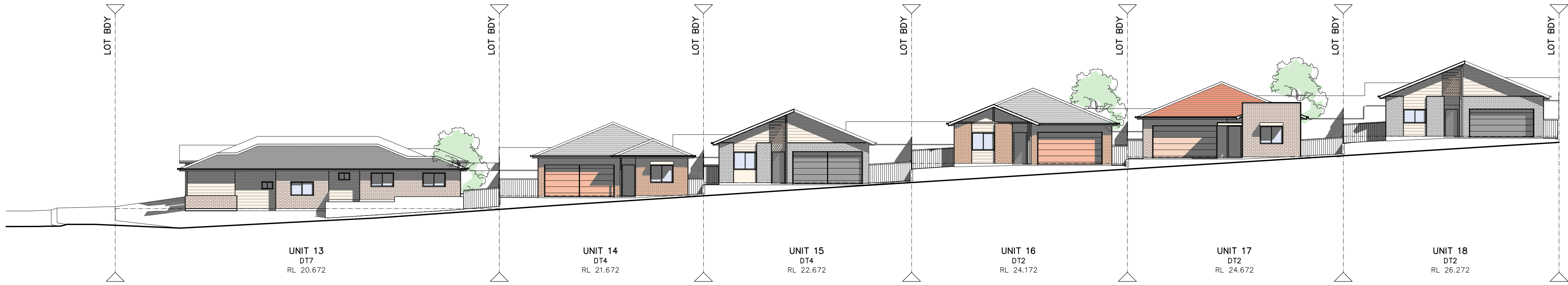
All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.			
31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020	
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020	
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020	
No.	REVISION	DATE	
LOCATION			
LOT 1, DP 349727, 27–61 NIKKO ROAD, WARNERVALE			
CLIENT			
KINGSTON PROPERTY FUND No. 2 PTY LTD			
PROJECT			
HOUSING DEVELOPMENT			
DRAWING TITLE			
STREETSCAPE ELEVATIONS 1			
SCALE	1:200 at A1	DWG No. A28	
	No. IN SET 28 of 30		
	PROJECT No. 1028		
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SHADDOCK ARCHITECTS			



nikko road – part north west elevation



nikko road – part north west elevation



new road 2 – part north elevation

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION

**LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE**

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

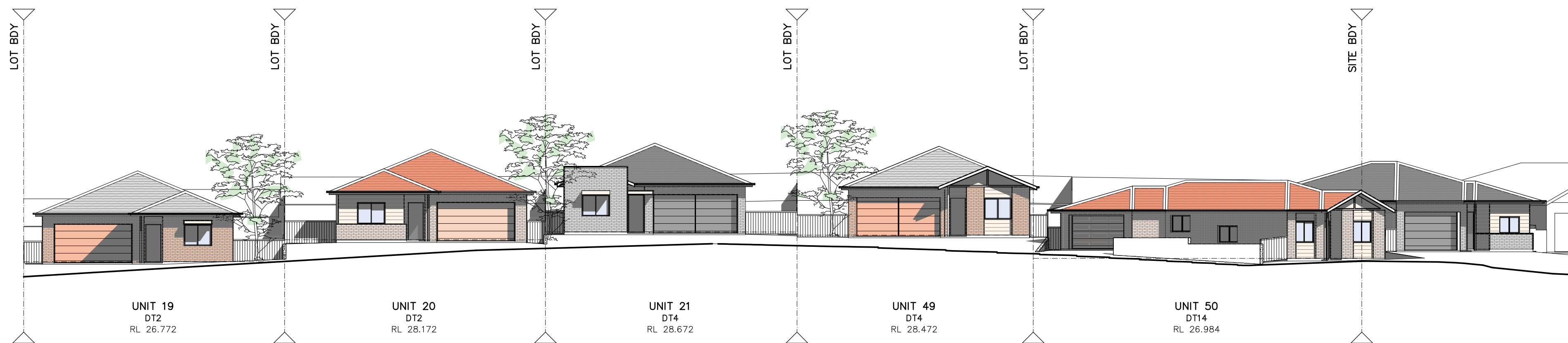
DRAWING TITLE

SCALE	1:200 at A1	DWG No. A29
	No. IN SET 29 of 30	
	PROJECT No. 1028	

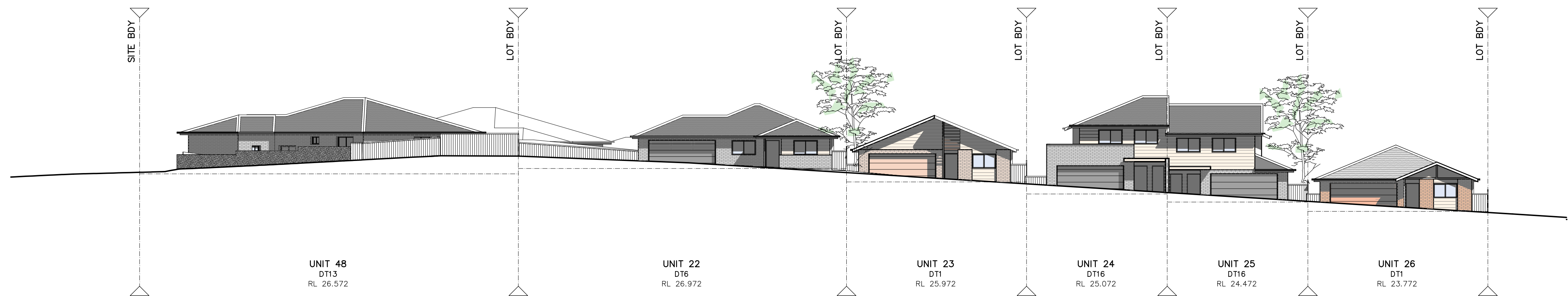
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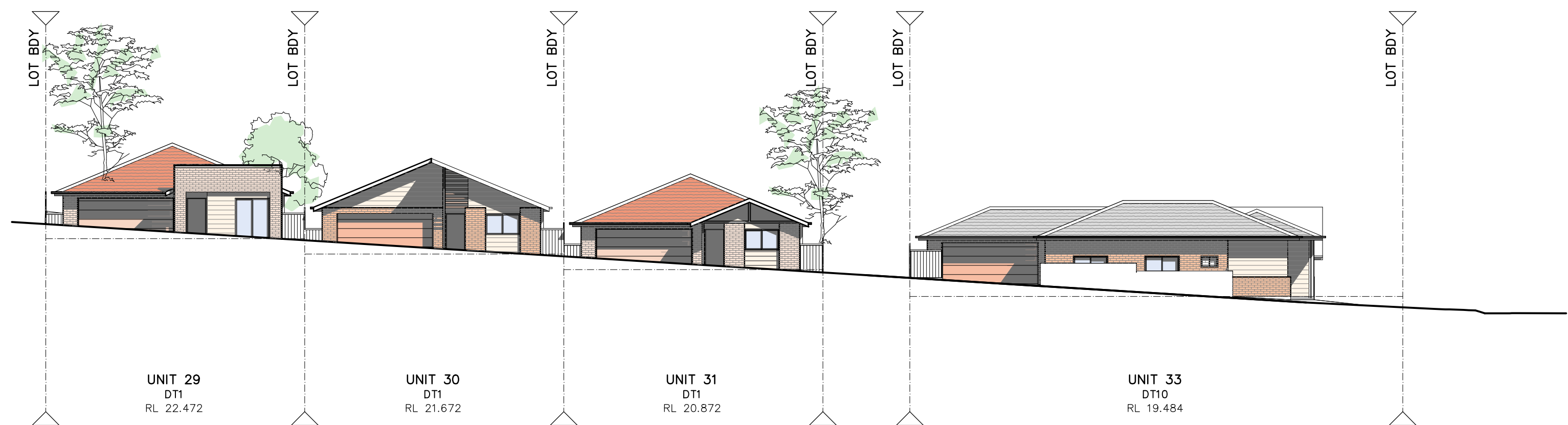




new road 2 – part north elevation



new road 2 – part south elevation



new road 2 – part south elevation



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31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27–61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE

STREETSCAPE ELEVATIONS 3

SCALE	1:200 at A1	DWG No. A30
No. IN SET	30 of 30	
PROJECT No.	1028	

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