

# DEVELOPMENT APPLICATION

## 9-11 Edgeworth Place & 249-251 Hoxton Park Road Cartwright, 2168



**MINIMUM NatHERS REQUIREMENTS**

- INSULATION**
- No insulation requirements to external walls on Ground Floor, Level 1, Level 2 and southern apartments on
- Level 3 - cavity brick construction.
- R4.0 Insulation to underside of floor slab for units 103 & 104 (units over carpark).
  - R2.0 wall insulation with reflective foil to all lightweight external walls on Levels 3 to 5.
  - R2.5 Ceiling Insulation (reflective foil both sides) to underside of roof slabs in unit 201 and upper units on Levels 4 & 5.

- EXTERNAL COLOURS**
- External Wall Colour must be DARK (SA>0.70) as per architectural drawings and specifications
  - Roof Colour must be DARK(SA>0.70)

- GLAZING**
- Low-e glazing to windows and doors (Uw= 5.4 & SHGCw= 0.49-0.58)
  - Weather strips to all windows and doors

- FLOOR COVERINGS**
- Tile flooring to all living area's

- ROOF VENTILATION**
- No Roof Ventilation

**MINIMUM BASIX REQUIREMENTS  
COMMON AREAS**

- LIFTS**
- Geared Traction with V V V F motor to all
- POOL**
- No pool is to be installed as part of this development

- RAINWATER TANK**
- provide minimum 5,000ltr rainwater tank (collected from 200m² roof area) connected to:
  - Ground Floor common area outdoor taps

- LIGHTING**
- |                           |   |
|---------------------------|---|
| · Lifts                   | - LED (switch - lift call button)               |
| · Lobbies                 | - LED (switch - motion sensors)                 |
| · Combined Bin Room       | - fluorescent (switch manual on / manual off)   |
| · Switch Room             | - fluorescent (switch - manual on / manual off) |
| · Cleaner Store           | - LED (switch - manual on / manual off)         |
| · Fire Hydrant Pump Room  | - LED (switch - manual on / manual off)         |
| · Common / Maintenance WC | - LED (switch - manual on / manual off)         |

- COMMON / MAINTENANCE WC**
- Provide 4Star Rated Toilets
  - Provide 4Star Rated Taps

- UNITS - GENERAL REQUIRMENTS**
- WELS Water Rating**
- Provide 3Star Rated (>4.5 but <= 6 L/min) Showerheads
  - Provide 4Star Rated Toilets
  - Provide 4Star Rated Taps to Kitchen
  - Provide 4Star Rated Taps to Bathrooms / Ensuites

- VENTILATION**
- Provide ducted artificial ventilation to Bathroom
  - Provide ducted range hood to Kitchen
  - Provide ducted artificial ventilation to Laundry

- HEATING AND COOLING**
- No artificial heating and cooling

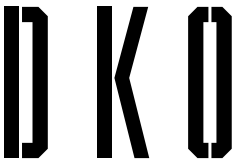
- HOT WATER SYSTEM**
- Provide Gas Instantaneous 6 Star HWS to each unit

- FLUORESCENT OR LED LIGHTING**
- Provide Lighting to Living & Dining Rooms , Kitchen, all Bathrooms / Toilets , Laundry and Hallways

- DESIGN ENHANCEMENTS**
- Gas Cooktop & Electric Oven
  - Outdoor Clothes Drying Line (balcony)



Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW  
2168  
[www.nathers.gov.au](http://www.nathers.gov.au)



DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590

T +61 3 8346 4500  
[info@DKO.com.au](mailto:info@DKO.com.au)  
[www.DKO.com.au](http://www.DKO.com.au)

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue  
24/08/2016  
31/08/2016



Project Name SGCH Cartwright  
Project Number 11363  
Date 1/09/2016  
Scale 1:200@A3

Drawing Name Title Page  
Drawing Number **DA0000**  
Revision B





Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168



[www.nathers.gov.au](http://www.nathers.gov.au)



DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590

T +61 3 8346 4500  
[info@DKO.com.au](mailto:info@DKO.com.au)  
[www.DKO.com.au](http://www.DKO.com.au)

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016



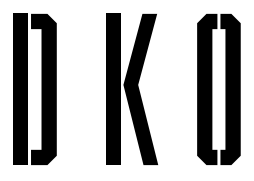
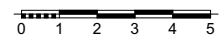
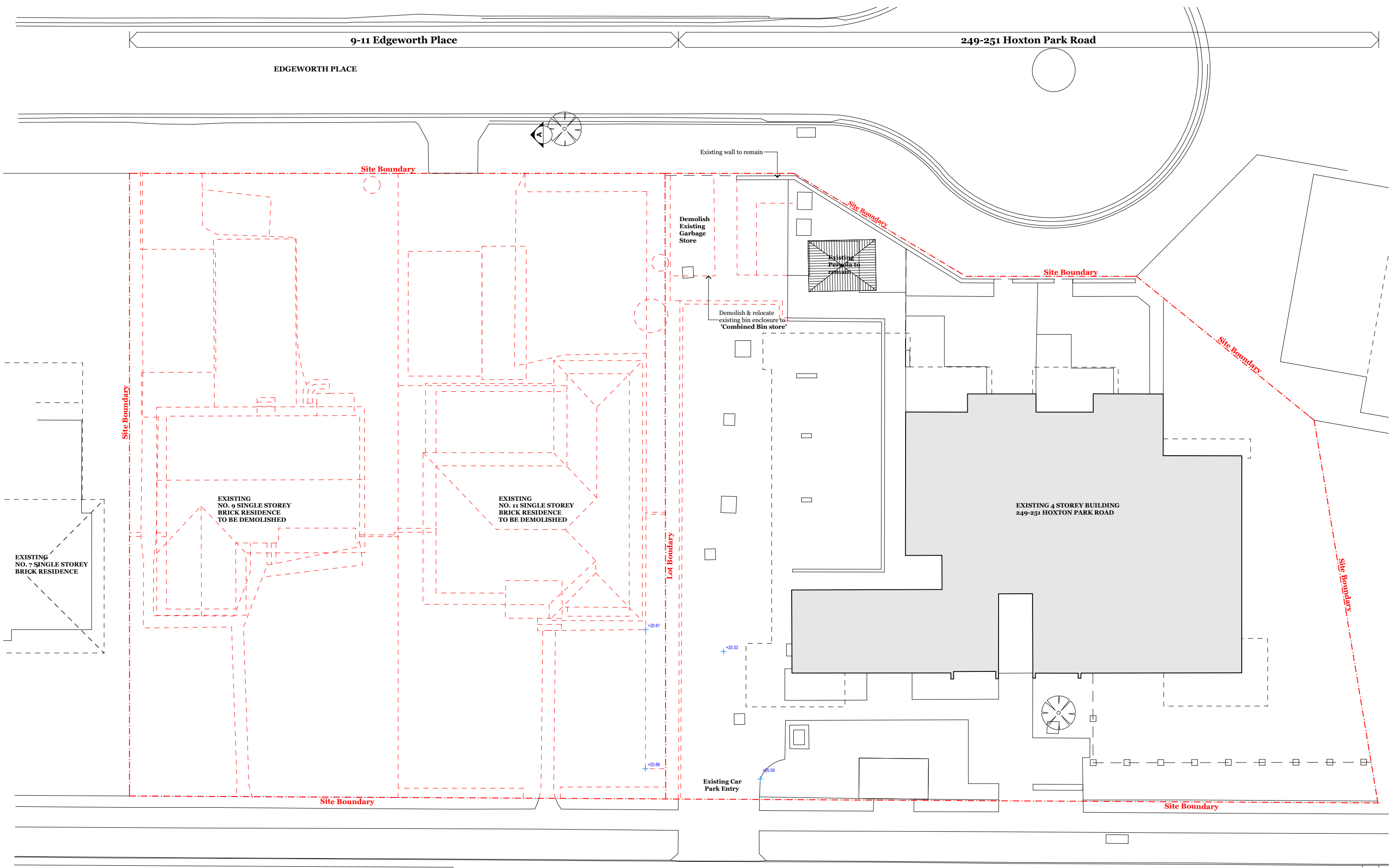
Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Site Plan  
**DA0100**  
B





DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590

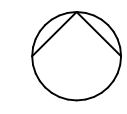
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016

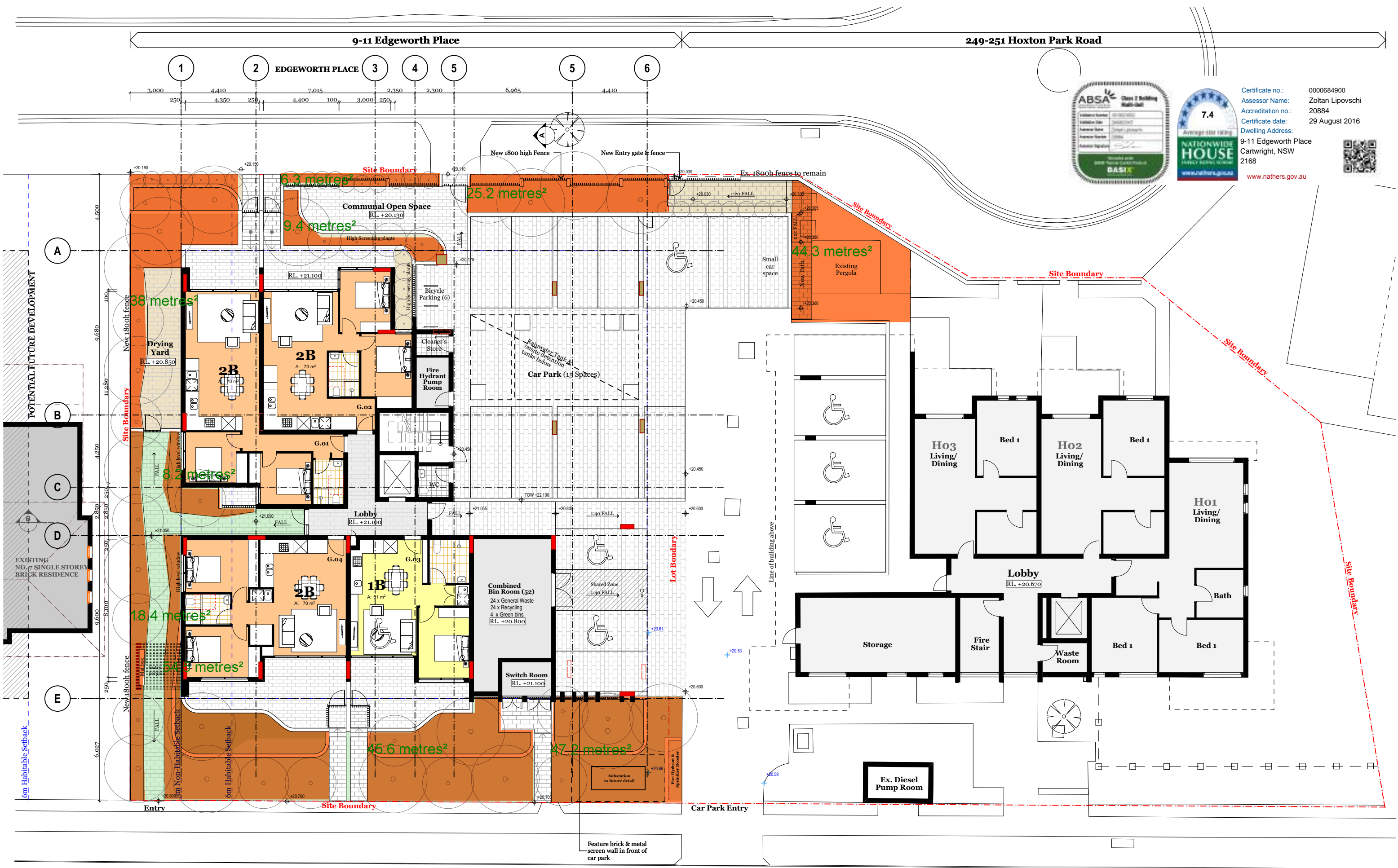


Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Demolition Plan  
DA0101  
B



Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168  
[www.nathers.gov.au](http://www.nathers.gov.au)



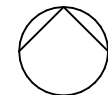
DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016

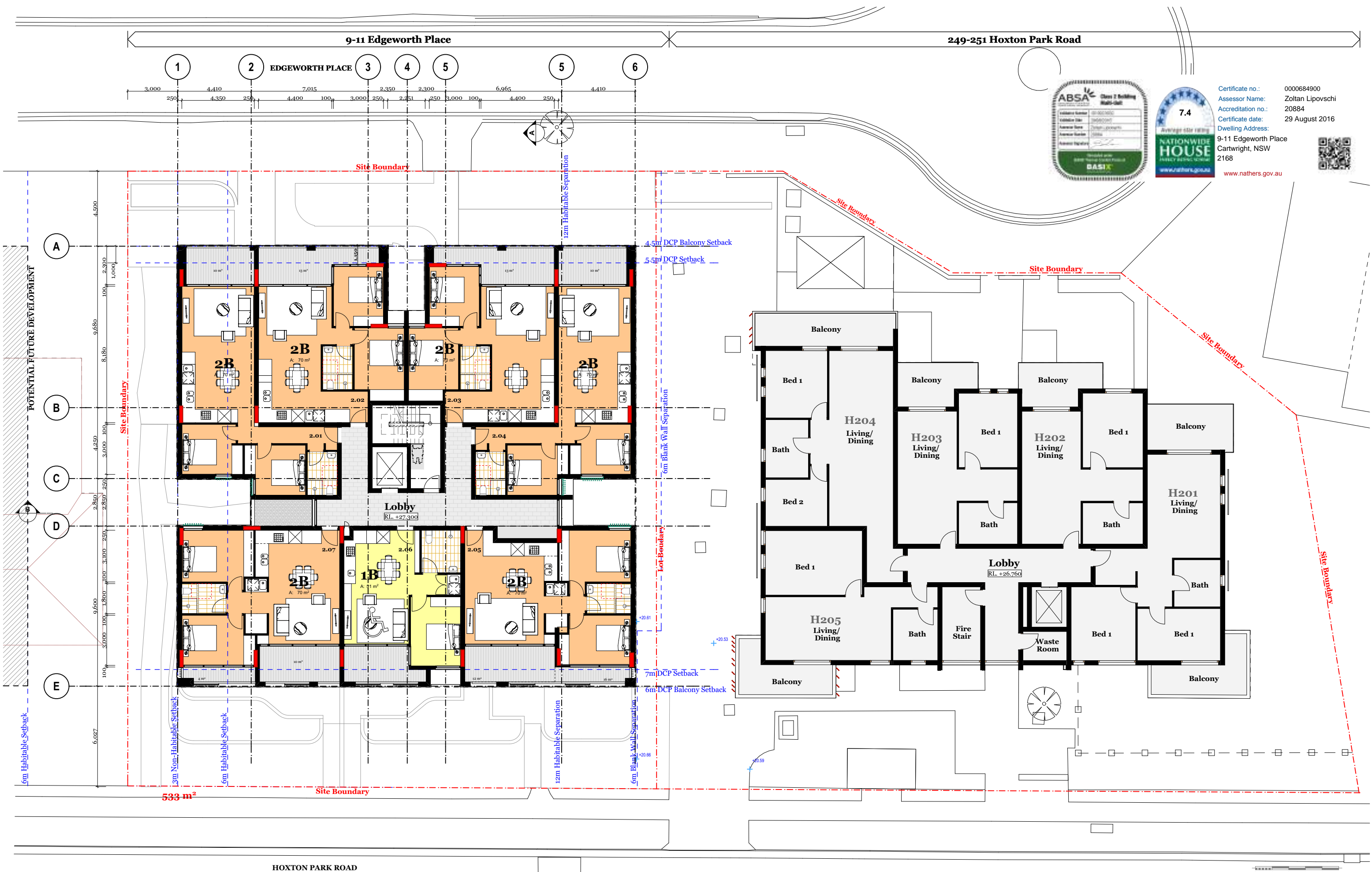


Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Ground Floor Plan  
DA0200  
B



Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168  
www.nathers.gov.au



DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

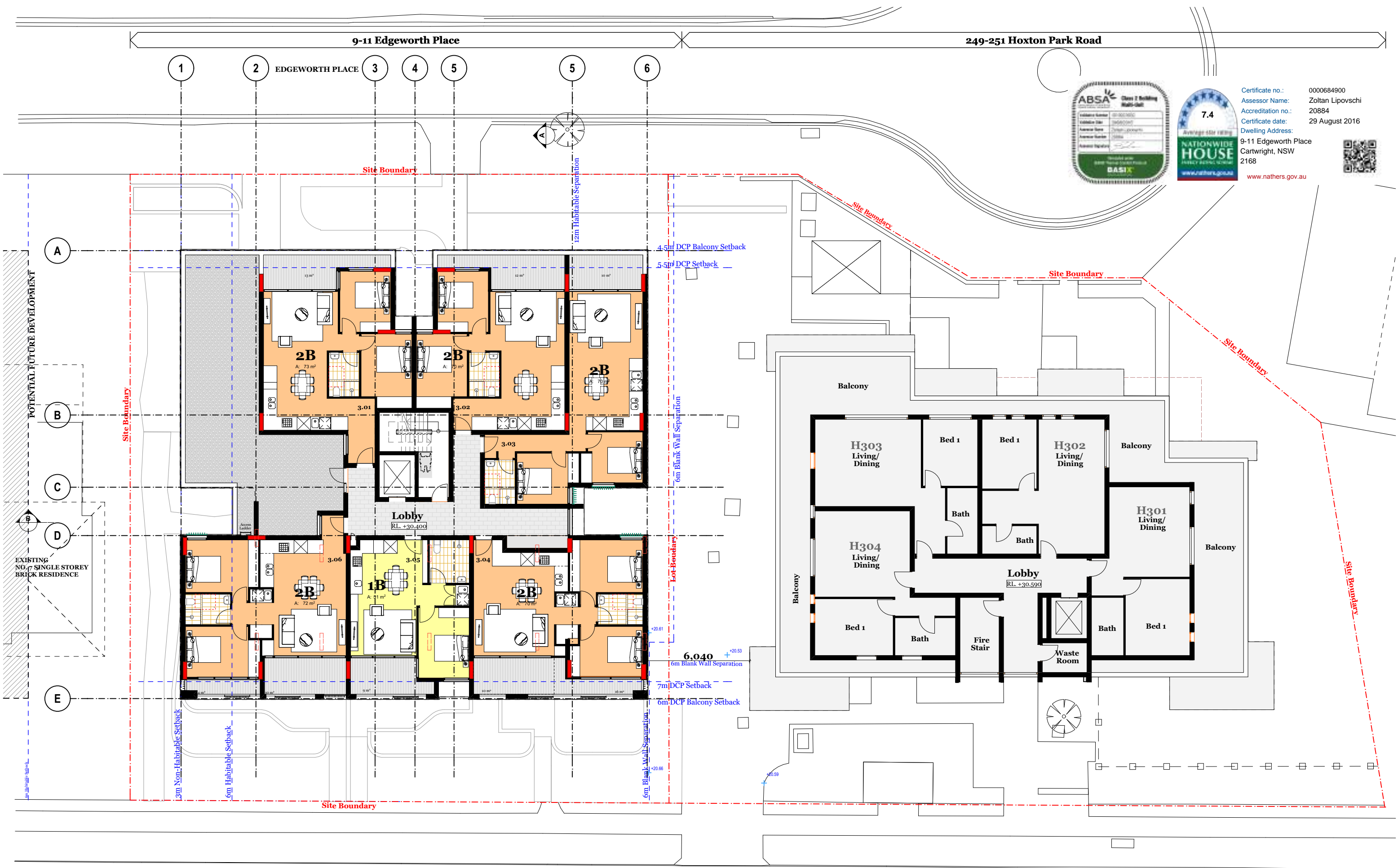
Development Application Issue 24/08/2016  
Development Application Issue 31/08/2016



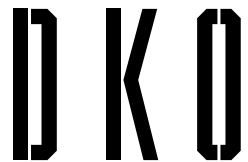
Project Name SGCH Cartwright  
Project Number 11363  
Date 1/09/2016  
Scale 1:200@A3

Drawing Name Level 1 & Level 02  
Drawing Number DA0201  
Revision B





Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168  
www.nathers.gov.au



DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016



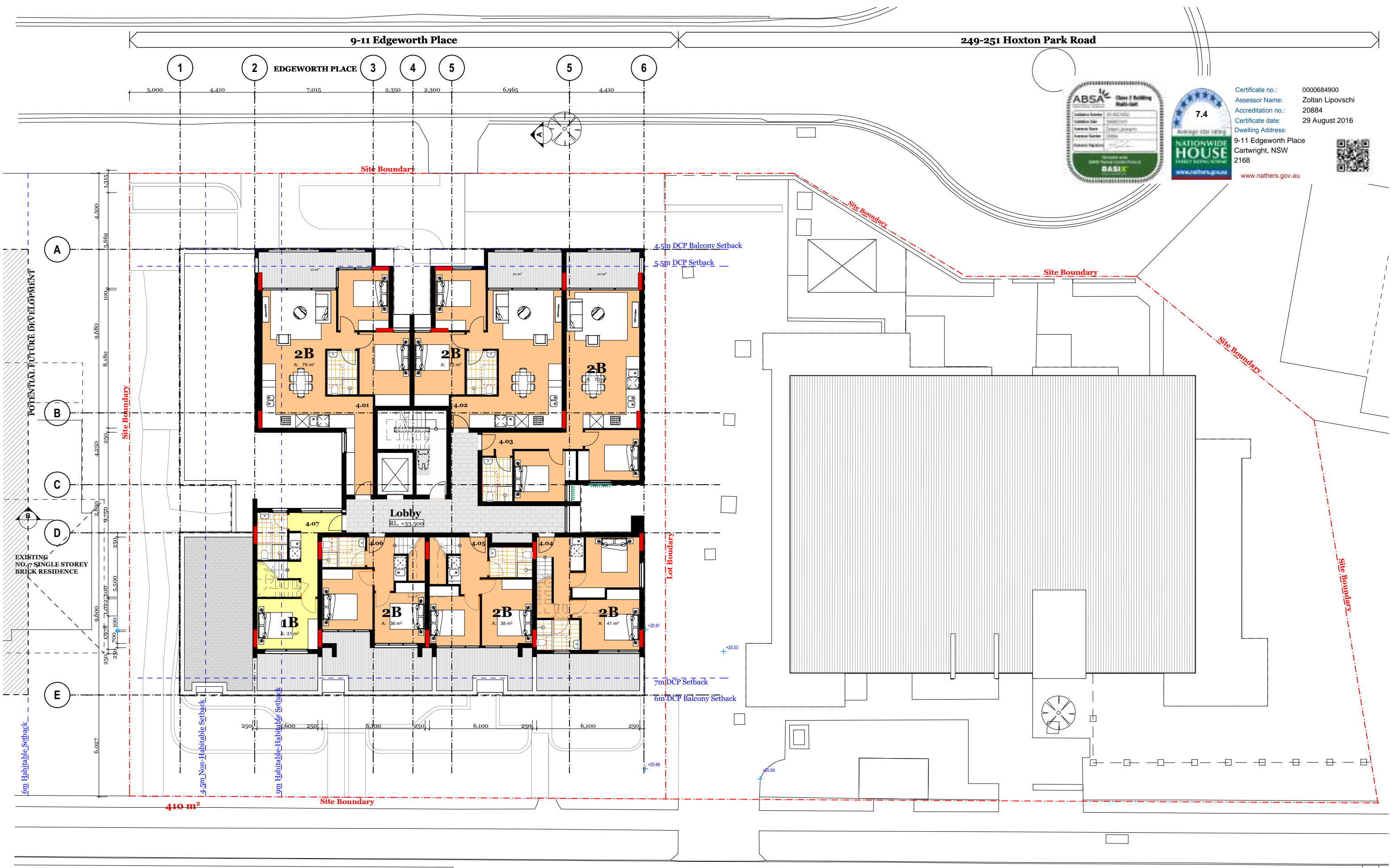
Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Level 03  
DA0202  
B

0 1 2 3 4 5



Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168  
www.nathers.gov.au



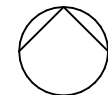
DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016

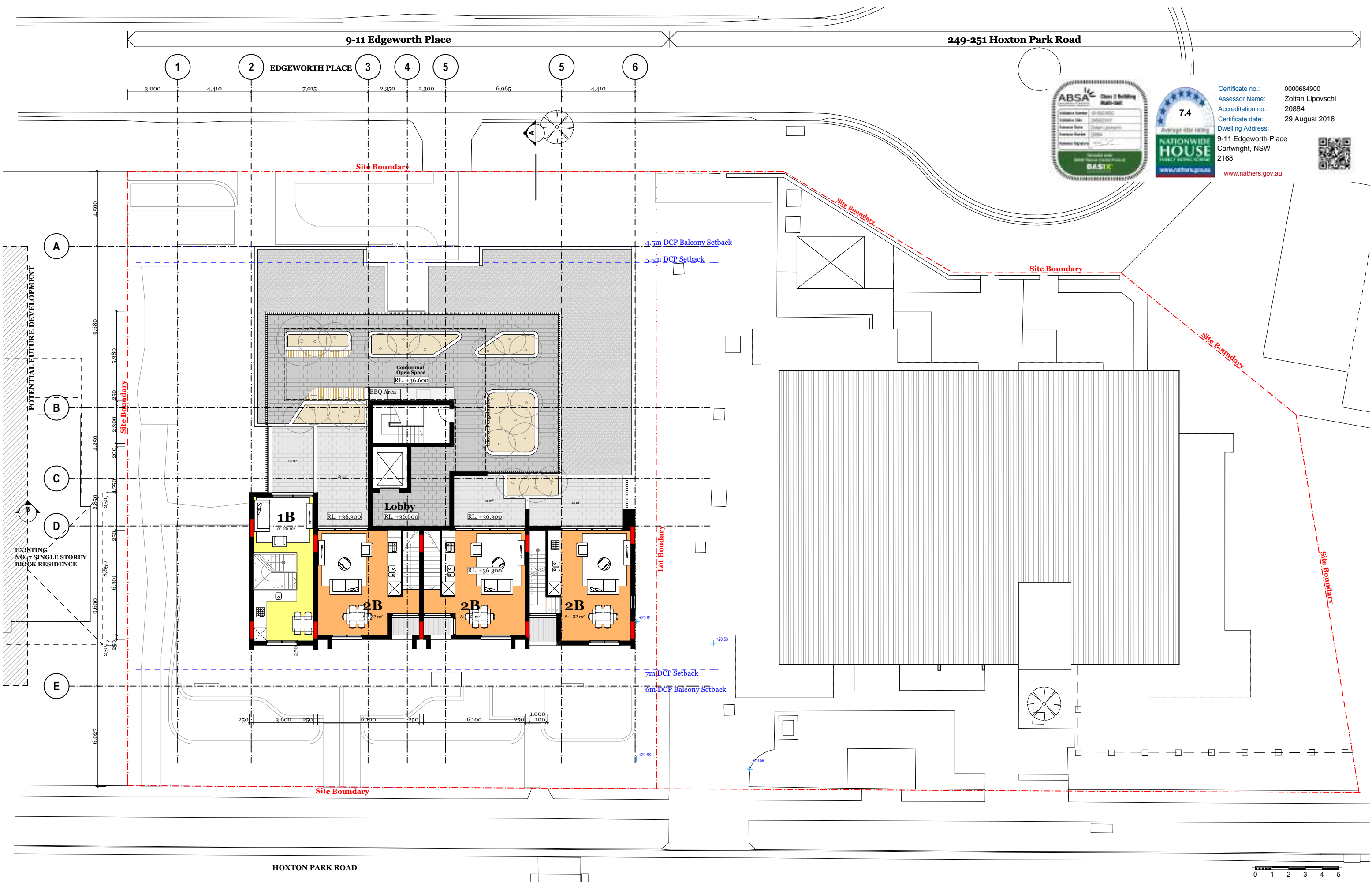


Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Level 04  
DA0203  
B



Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschii  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address: 9-11 Edgeworth Place  
Cartwright, NSW 2168  
www.nathers.gov.au



DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016



Project Name  
Project Number  
Date  
Scale

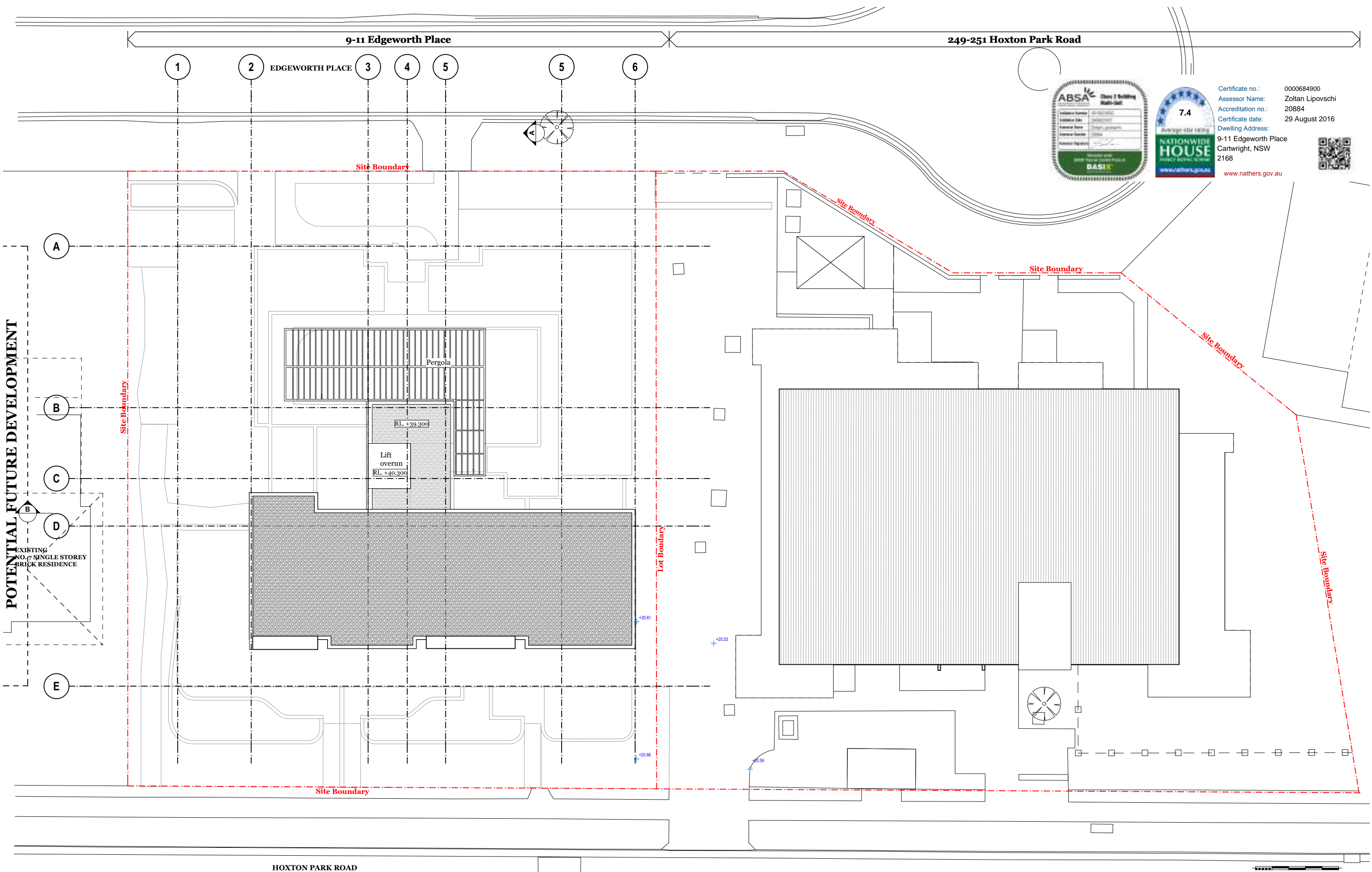
SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Level 05  
DA0204  
B







Certificate no.: 0000684900  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 29 August 2016  
Dwelling Address:  
9-11 Edgeworth Place  
Cartwright, NSW  
2168  
[www.nathers.gov.au](http://www.nathers.gov.au)



POTENTIAL FUTURE DEVELOPMENT



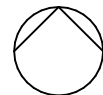
DKO Architecture (NSW) Pty Ltd  
C19/38-48 Macarthur Street  
Ultimo, NSW 2007  
ABN: 81956706590  
T +61 3 8346 4500  
info@DKO.com.au  
www.DKO.com.au

© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

A  
B

Development Application Issue  
Development Application Issue

24/08/2016  
31/08/2016



Project Name  
Project Number  
Date  
Scale

SGCH Cartwright  
11363  
1/09/2016  
1:200@A3

Drawing Name  
Drawing Number  
Revision

Roof Plan  
DA0205  
B

