

Building Designers & Consulting Civil & Structural Engineers

PROPOSED RESIDENTIAL DEVELOPMENT

LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
CARTWRIGHT

Raad Property Group & Adouni Property Group P/ L



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6.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0001500480

Assessor Name: Thomas Ruck

Accreditation no.: VIC/BDAA/12/1456

Certificate date: 22 May 2017

Dwelling Address: 207-211 Hoxton Park Road
Cartwright, NSW
2168

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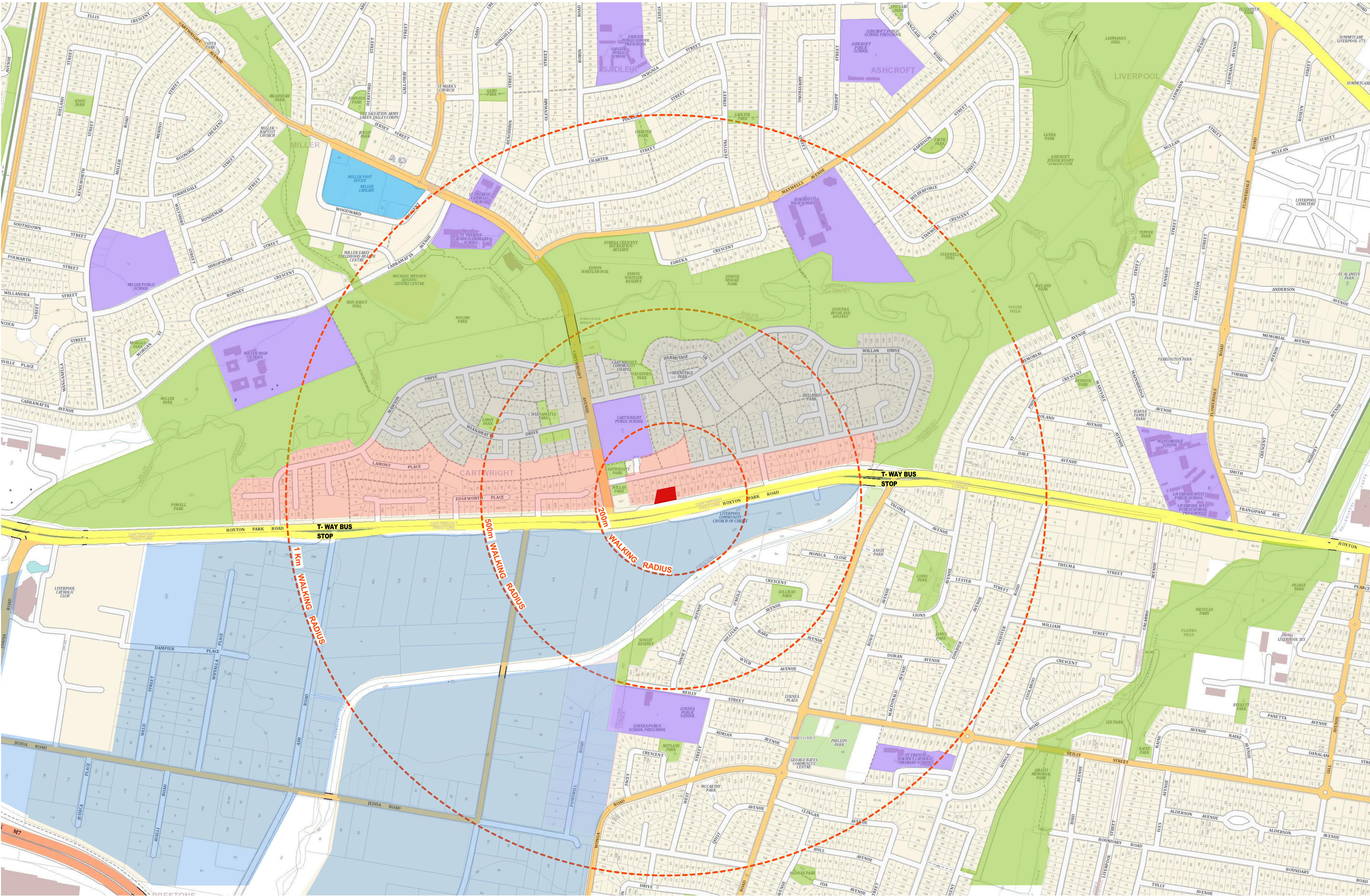
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villa + villa
architecture interiors graphics

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EDUARDO VILLA - DIRECTOR / QUALIFIED ARCHITECT
(NSW REGISTRATION BOARD) REG NO 6813
ABN: 27 085 744 958

| Issue | Description | Date |
|-------|----------------------|------------|
| A | FOR DA | 13.04.2017 |
| B | AMENDED ISSUE FOR DA | 17.05.2017 |
| C | AMENDED ISSUE FOR DA | 22.06.2017 |
| D | AMENDED ISSUE FOR DA | 07.07.2017 |

| | | |
|---------------------|--------------------|--------------------|
| Drawn N.Z | Checked C.Z | Project # P4724 |
| Activity Type DA | Job # DA1376-16 | Issue D |



LEGEND

- SUBJECT SITE
No. 207,209,211 Hoxton Park Road
CARTWRIGHT
- EDUCATION
- PARKS / GREEN SPACE
- R3 RESIDENTIAL ZONE
- R4 RESIDENTIAL ZONE
- COMMERCIAL / INDUSTRIAL
- MAJOR ROADS
- SHOPS

SITE LOCATION PLAN
Scale 1:5000

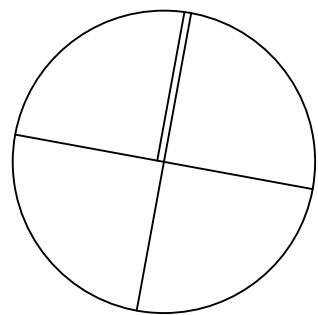
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- 6) Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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North Point



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ABN 43 064 952 692

Project

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LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client

Raad Property Group & Adouni Property Group P/ L

Title

SITE CONTEXT / LOCATION PLAN

Drawn
N.Z

Checked
CZ

Date
AUG 2016

Activity Type
DA

Job #
DA1376-16

Scale @ A1
1:5000

Project #
P4724

Sheet #
A101

Issue
D

DEMOLITION

EQUIPMENT TO BE USED

- 3 BOGGY TRUCKS
- 2 EXCAVATORS
- 1 BOBCAT

METHODS OF DEMOLITION

- INTERNAL MANUAL DEMOLITION
- REMAINDER TO BE TAKEN DOWN BY EXCAVATOR / CRANES & BOBCAT LOADED ONTO TRUCKS AND TAKEN TO TIP / RECYCLING STATIONS
- ANY ASBESTOS MATERIALS TO BE WET DOWN BAGGED AND PLACED IN APPROPRIATE BINS

DEMOLITION TIME

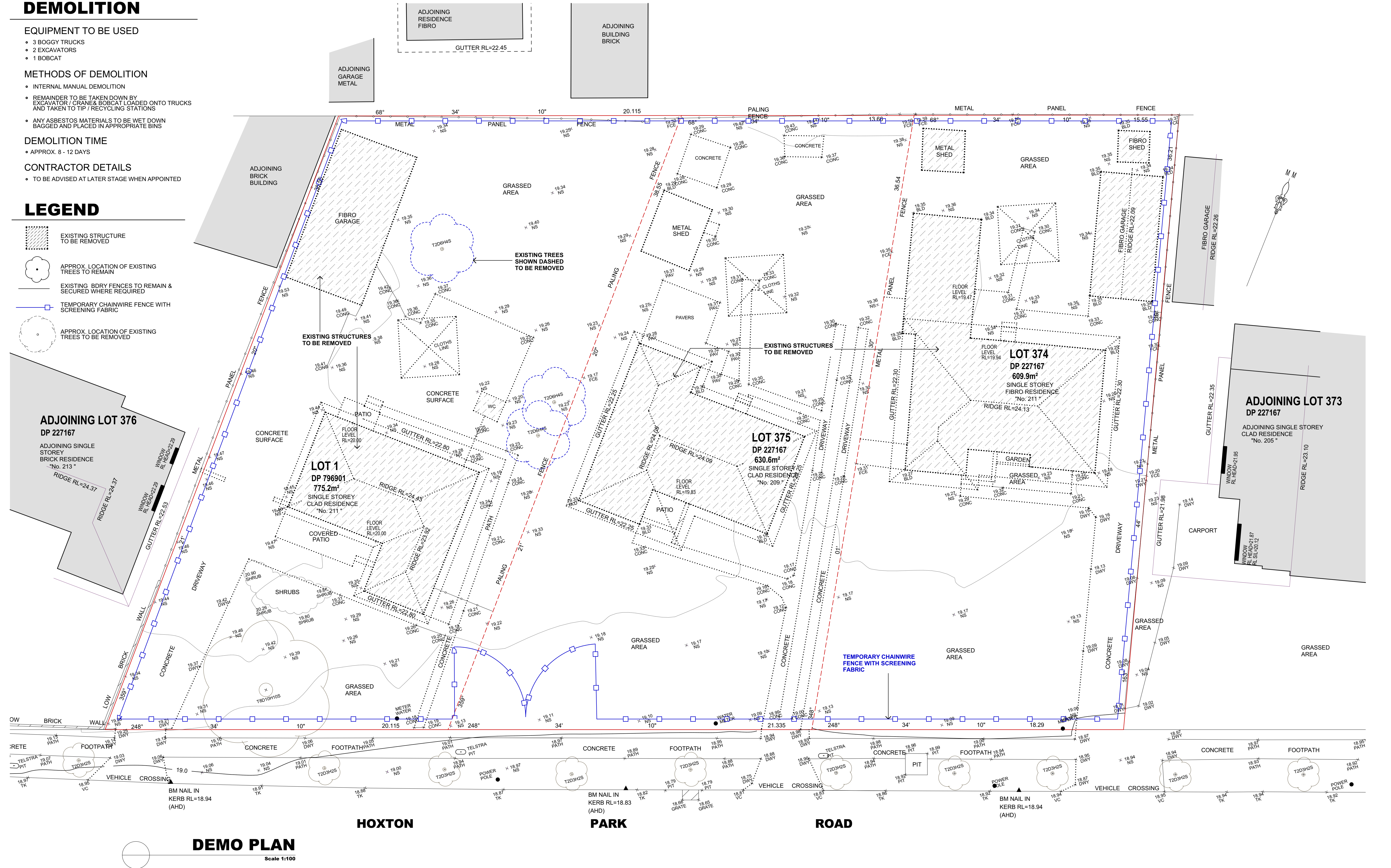
- APPROX. 8 - 12 DAYS

CONTRACTOR DETAILS

- TO BE ADVISED AT LATER STAGE WHEN APPOINTED

LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- APPROX. LOCATION OF EXISTING TREES TO REMAIN
- EXISTING BDRY FENCES TO REMAIN & SECURED WHERE REQUIRED
- TEMPORARY CHAINWIRE FENCE WITH SCREENING FABRIC
- APPROX. LOCATION OF EXISTING TREES TO BE REMOVED

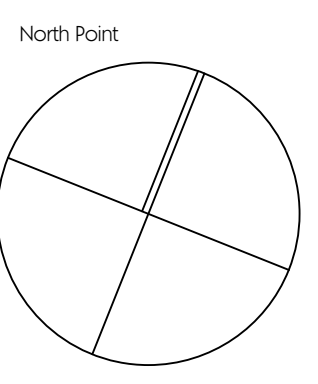


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Title

DEMOLITION PLAN

Drawn
N.Z

Checked
CZ

Date
AUG 2016

Activity Type
DA

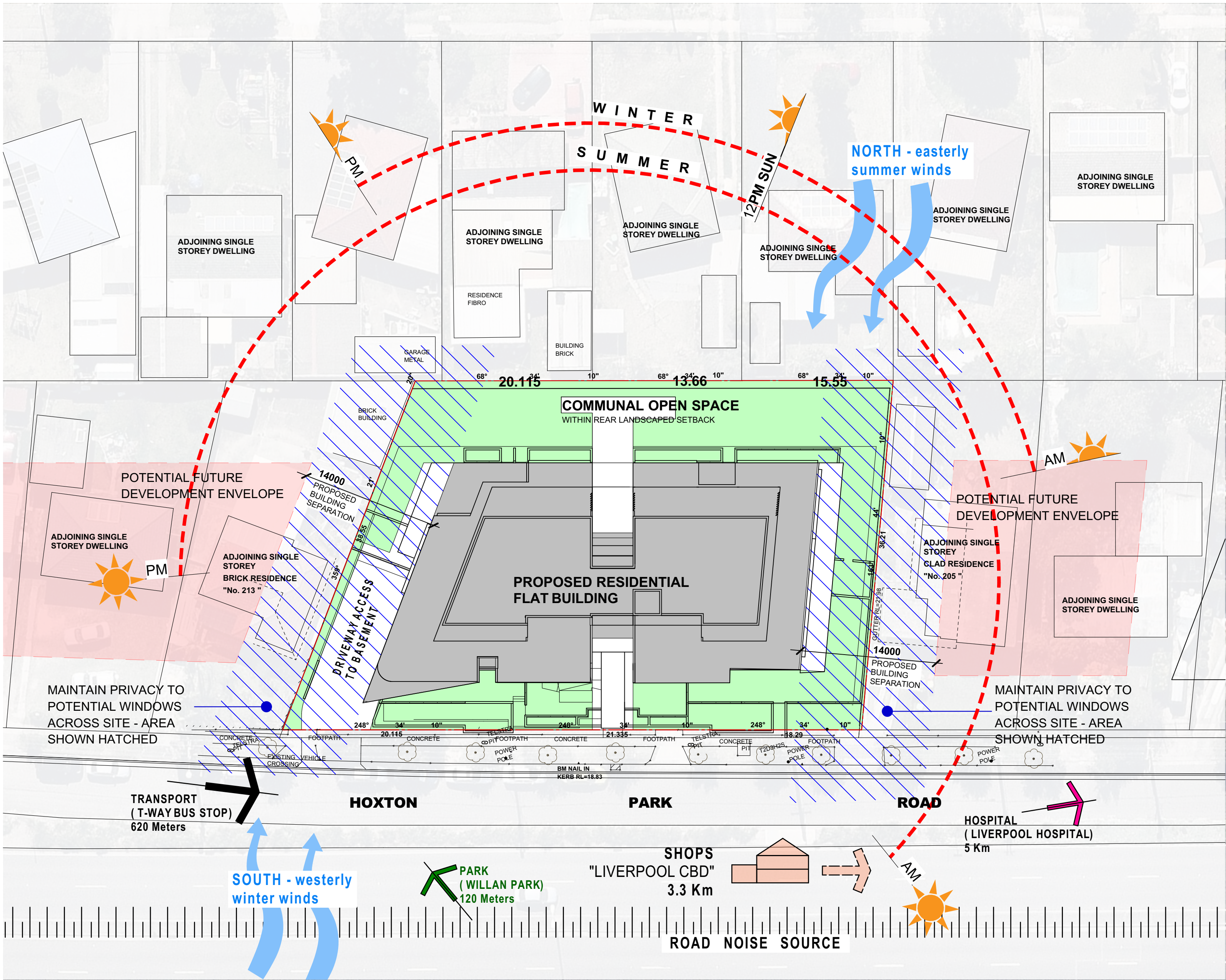
Job #
DA1376-16

Scale @ A1
1:200 @ A3
1:100

Project #
P4724

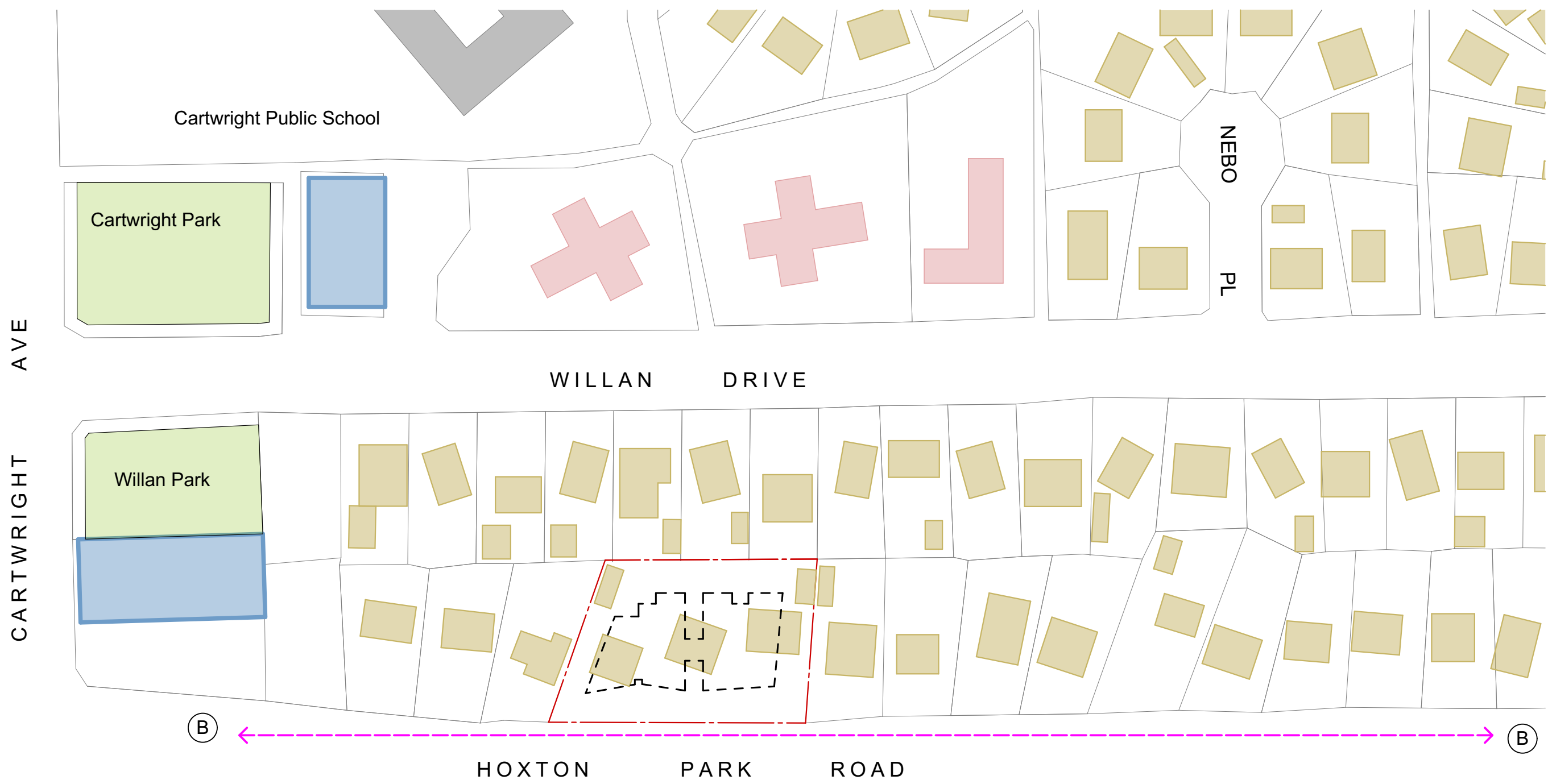
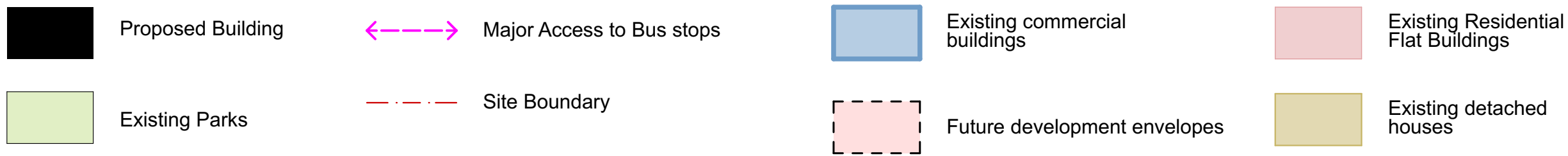
Sheet #
A102

Issue
D



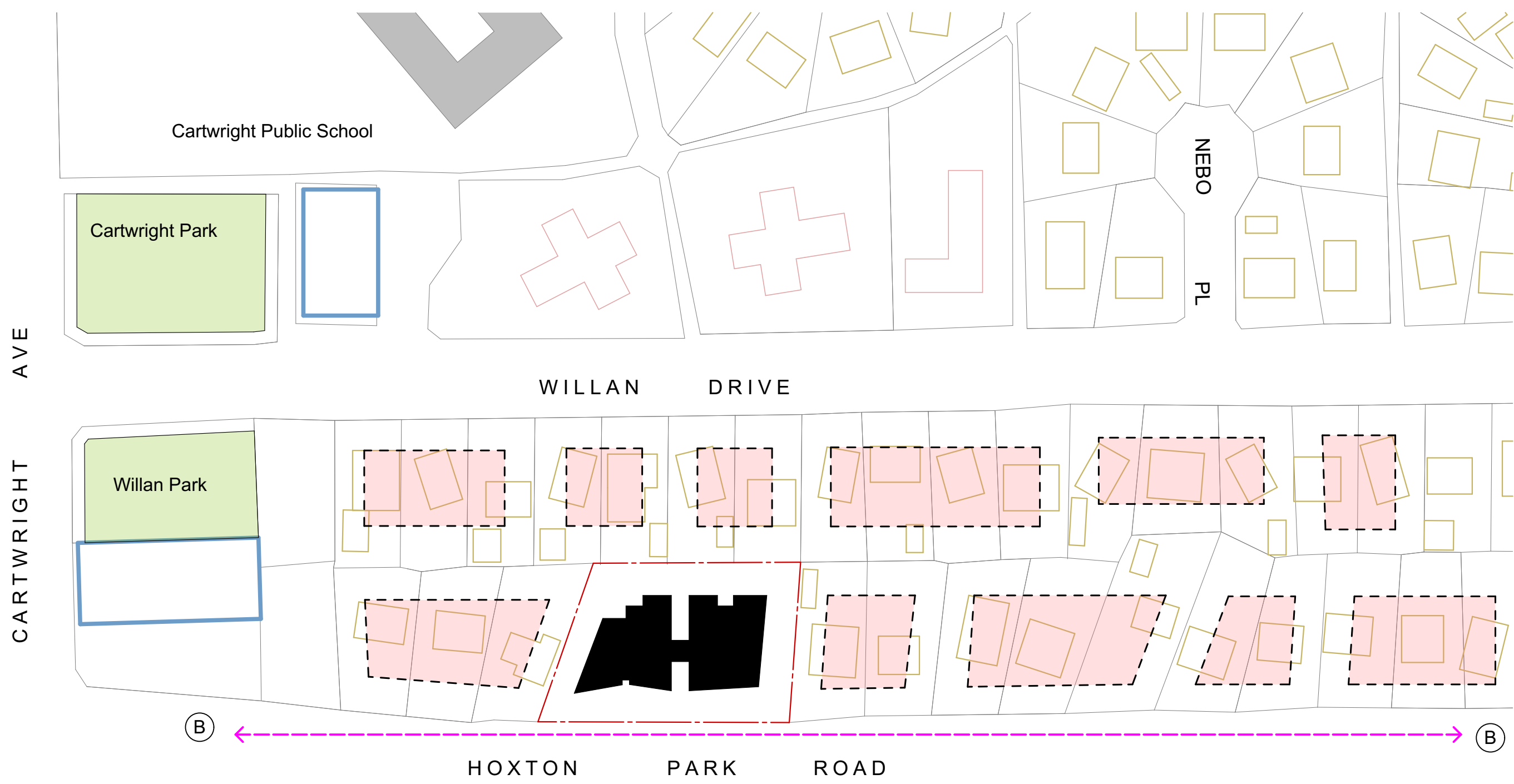
SITE ANALYSIS
Scale 1:300

LEGEND



EXISTING BUILDING FORM

Scale 1:1000

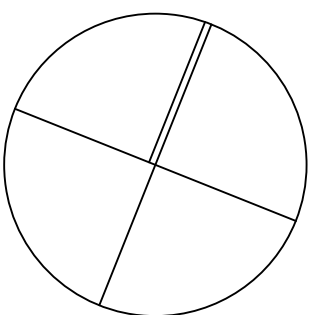


PROPOSED BUILDING

Scale 1:1000

| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
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Title
SITE ANALYSIS PLAN

| | | |
|---------------------|--------------------|--|
| Drawn N.Z. | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:300, 1:1000 |
| Project # P4724 | Sheet # A103 | Issue D |

| UNIT SCHEDULE | | | |
|--------------------|-------------|------------|---------------|
| Floor (Story) | Room Number | Room Name | Measured Area |
| Ground Floor Level | | | |
| | 1.01 | 2 BED UNIT | 80.05 |
| | 1.01 | TERRACE | 48.04 |
| | | | 128.09 m² |
| | 1.02 | 3 BED UNIT | 95.98 |
| | 1.02 | TERRACE | 58.17 |
| | | | 154.15 m² |
| | 1.03 | 1 BED UNIT | 61.36 |
| | 1.03 | TERRACE | 19.30 |
| | | | 80.66 m² |
| | 1.04 | 2 BED UNIT | 82.61 |
| | 1.04 | TERRACE | 25.75 |
| | | | 108.36 m² |
| AFFORDABLE | 1.05 | 3 BED UNIT | 100.92 |
| | 1.05 | TERRACE | 42.34 |
| | | | 143.26 m² |
| | 1.06 | 2 BED UNIT | 88.06 |
| | 1.06 | TERRACE | 110.26 |
| | | | 198.32 m² |
| 1st Floor Level | | | |
| | 2.01 | 2 BED UNIT | 85.35 |
| | 2.01 | BALCONY | 49.20 |
| | | | 134.55 m² |
| AFFORDABLE | 2.02 | 1 BED UNIT | 59.08 |
| | 2.02 | BALCONY | 17.47 |
| | | | 76.55 m² |
| | 2.03 | 2 BED UNIT | 82.64 |
| | 2.03 | BALCONY | 15.94 |
| | | | 98.58 m² |
| | 2.04 | 2 BED UNIT | 82.64 |
| | 2.04 | BALCONY | 15.94 |
| | | | 98.58 m² |
| AFFORDABLE | 2.05 | 2 BED UNIT | 85.35 |
| | 2.05 | BALCONY | 19.33 |
| | | | 104.68 m² |
| | 2.06 | 2 BED UNIT | 83.45 |
| | 2.06 | BALCONY | 30.91 |
| | | | 114.36 m² |
| 2nd Floor Level | | | |
| | 3.01 | 2 BED UNIT | 85.35 |
| | 3.01 | BALCONY | 48.91 |
| | | | 134.26 m² |
| AFFORDABLE | 3.02 | 1 BED UNIT | 59.08 |
| | 3.02 | BALCONY | 17.47 |
| | | | 76.55 m² |
| | 3.03 | 2 BED UNIT | 82.64 |
| | 3.03 | BALCONY | 15.94 |
| | | | 98.58 m² |
| | 3.04 | 2 BED UNIT | 82.64 |
| | 3.04 | BALCONY | 15.94 |
| | | | 98.58 m² |
| AFFORDABLE | 3.05 | 2 BED UNIT | 85.35 |
| | 3.05 | BALCONY | 19.33 |
| | | | 104.68 m² |
| | 3.06 | 2 BED UNIT | 83.46 |
| | 3.06 | BALCONY | 32.13 |
| | | | 115.59 m² |
| 3rd Floor Level | | | |
| | 4.01 | 2 BED UNIT | 85.35 |
| | 4.01 | BALCONY | 48.80 |
| | | | 134.15 m² |
| | 4.02 | 1 BED UNIT | 59.08 |
| | 4.02 | BALCONY | 17.47 |
| | | | 76.55 m² |
| | 4.03 | 2 BED UNIT | 82.64 |
| | 4.03 | BALCONY | 15.94 |
| | | | 98.58 m² |
| | 4.04 | 2 BED UNIT | 165.28 |
| | 4.04 | BALCONY | 15.94 |
| | | | 181.22 m² |
| AFFORDABLE | 4.05 | 2 BED UNIT | 85.35 |
| | 4.05 | BALCONY | 19.33 |
| | | | 104.68 m² |
| | 4.06 | 2 BED UNIT | 83.45 |
| | 4.06 | BALCONY | 31.91 |
| | | | 115.36 m² |
| 4th Floor Level | | | |
| | 5.01 | 3 BED UNIT | 99.60 |
| | 5.01 | BALCONY | 43.15 |
| | | | 142.75 m² |
| | 5.02 | 3 BED UNIT | 105.52 |
| | 5.02 | BALCONY | 50.37 |
| | | | 155.89 m² |
| | | | 3077.56 m² |

| UNIT STORAGE AREA | |
|-------------------|------------|
| Room Number | Net Volume |
| 1.01 | 4.16 |
| | 4.84 |
| | 9.00 m³ |
| 1.02 | 2.79 |
| | 3.01 |
| | 10.08 |
| | 15.96 m³ |
| 1.03 | 2.32 |
| | 5.25 |
| | 7.57 m³ |
| 1.04 | 1.06 |
| | 3.30 |
| | 4.71 |
| | 9.07 m³ |
| 1.05 | 3.02 |
| | 3.13 |
| | 12.94 |
| | 19.09 m³ |
| 1.06 | 1.95 |
| | 4.56 |
| | 6.16 |
| | 12.69 m³ |
| 2.01 | 0.98 |
| | 4.05 |
| | 5.02 |
| | 10.05 m³ |
| 2.02 | 2.32 |
| | 6.16 |
| | 8.48 m³ |
| 2.03 | 1.06 |
| | 4.45 |
| | 4.71 |
| | 10.22 m³ |
| 2.04 | 1.06 |
| | 4.71 |
| | 16.22 |
| | 21.99 m³ |
| 2.05 | 1.21 |
| | 1.50 |
| | 3.20 |
| | 4.44 |
| | 10.35 m³ |
| 2.06 | 4.61 |
| | 4.95 |
| | 9.56 m³ |
| 3.01 | 0.98 |
| | 4.05 |
| | 6.45 |
| | 11.48 m³ |
| 3.02 | 2.32 |
| | 6.16 |
| | 8.48 m³ |
| 3.03 | 1.06 |
| | 4.71 |
| | 6.24 |
| | 12.01 m³ |
| 3.04 | 1.06 |
| | 4.71 |
| | 9.70 |
| | 15.47 m³ |
| 3.05 | 1.21 |
| | 1.50 |
| | 3.20 |
| | 6.45 |
| | 12.36 m³ |
| 3.06 | 4.95 |
| | 6.45 |
| | 11.40 m³ |
| 4.01 | 0.98 |
| | 4.05 |
| | 6.23 |
| | 11.26 m³ |
| 4.02 | 2.32 |
| | 6.16 |
| | 8.48 m³ |
| 4.03 | 1.06 |
| | 4.71 |
| | 6.45 |
| | 12.22 m³ |
| 4.04 | 1.06 |
| | 4.71 |
| | 6.45 |
| | 12.22 m³ |
| 4.05 | 1.21 |
| | 1.50 |
| | 3.20 |
| | 4.22 |
| | 16.13 m³ |
| 4.06 | 4.95 |
| | 5.51 |
| | 10.46 m³ |
| 5.01 | 3.51 |
| | 3.99 |
| | 7.11 |
| | 14.61 m³ |
| 5.02 | 2.32 |
| | 4.61 |
| | 21.39 |
| | 28.32 m³ |

DEVELOPMENT DATA

FLOOR BUILDING AREAS

| FLOOR | 1- BED | 2- BED | 3- BED | GFA |
|---------------|--------|--------|--------|---------|
| GROUND FLOOR | 1 | 3 | 2 | 571.0m² |
| LEVEL 1 | 1 | 5 | - | 537.0m² |
| LEVEL 2 | 1 | 5 | - | 537.0m² |
| LEVEL 3 | 1 | 5 | - | 537.0m² |
| LEVEL 4 | - | - | 2 | 245.0m² |
| TOTALS | 4 | 18 | 4 | |
| APARTMENT MIX | 15.3% | 69.3% | 15.3% | 2 427m² |

TOTAL: 26 APARTMENTS

AFFORDABLE HOUSING UNITS

PROPOSED RESIDENTIAL APARTMENTS WITH 23% GFA AFFORDABLE HOUSING AS PER SEPP 2009

23% GFA AFFORDABLE HOUSING BUILDING

(GFA) 2427m2 x 23%

= 558.21m2 G.F.A dedicated to affordable housing

AFFORDABLE UNITS

1 BEDROOMS = 2 UNITS

2 BEDROOMS = 3 UNITS

3 BEDROOMS = 1 UNITS

TOTAL 6 UNITS

TOTAL ADAPTABLE UNITS

7.6% OF TOTAL UNITS = 2

2x1 bed

F.S.R

O/A SITE AREA - 1965.5m2

LIVERPOOL CITY COUNCIL LEP MAX FSR
as per LLEP 2008 1.1

23% GFA AFFORDABLE
as per SEPP 2009 - part 2 - division 1 - clause 13
23% ÷ 100 = 0.23

TOTAL MAXIMUM FSR 1.23:1

DEEP SOIL ZONES

LANDSCAPE REQUIRED

- as per SEPP 2009 - part 2 - division 1 - clause 14
DEEP SOIL AREA 15% = 295.0m²
LANDSCAPE AREA 30% = 589.65m²

- as per ADG - Objective 3E-1.1
DEEP SOIL AREA 7% = 137.5m²
LANDSCAPE AREA n/a

LANDSCAPE PROVIDED

DEEP SOIL AREA 310.0m² (15.8%)
OTHER LANDSCAPE AREA 285.6m²

TOTAL LANDSCAPE AREA 595.6m² (30.3%)

COMMUNAL OPEN SPACE AREA

COMMUNAL OPEN SPACE REQUIRED

as per ADG - Objective 3D-1.1
25% = 491.3m²

COMMUNAL OPEN SPACE PROVIDED

demonstrated good proximity to public open space
as per ADG - Objective 3D-1.8
26% = 504.00m²

CAR PARKING

REQUIRED:

- as per SEPP 2009 - part 2 - division 1 - clause 14

0.5 PER 1 BEDROOM UNIT x 4 = 2

1 PER 2 BEDROOM UNIT x 18= 18

1.5 PER 3 BEDROOM UNIT x 4= 6

TOTAL NUMBER CAR SPACES REQUIRED = 26

PROVIDED:

1 BEDROOM UNIT x 4 = 4

2 BEDROOM UNIT x 18 = 24

3 BEDROOM UNIT x 4 = 8

TOTAL NUMBER CAR SPACES PROVIDED = 36

BASIX DATA

| BASIX COMMITMENTS NOTES | | | | |
|---|--|---------------------------------------|----------------------------|-----------------------------|
| * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT* | | | | |
| WATER | | | | |
| Fixtures | All Shower Heads 3 star<4.5 lps<6l/min | All toilet flushing systems 4 star | All kitchen taps 4 star | All bathroom taps 4 star |
| Fire Sprinkler | Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed | | | |
| Appliances: | Dishwashers - 4.5 star water rating | | | |
| ENERGY | Hot water system: Gas instantaneous – 5.5 Stars Bathroom ventilation system: individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: individual fan, ducted to façade or roof manual switch on/off Laundry ventilation system: individual fan, ducted to façade or roof manual switch on/off Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – to living areas only Heating system: air-conditioning 1Phase – EER 3.0-3.5 – to living areas only | | | |
| REFER TO APPROVED BASIX | Artificial lighting: As per BASIX | | | |
| | Natural lighting: As per BASIX | | | |
| | Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Indoor or sheltered clothes drying line | | | |
| | | | | |
| COMMON AREAS | Refer to approved BASIX cert | | | |

NatHERS - THERMAL COMFORT SUMMARY

| Building Elements | Material | Detail |
|--|---|---|
| External walls | Brick Veneer | • R1.5 Bulk Insulation to all units except Units 2.01, 3.01 & 4.01 • R2.5 Bulk Insulation to units 2.01, 3.01 & 4.01 |
| Internal walls within units | Plasterboard on studs | - |
| Common walls between Units & between units & Lobby | Hebel + Furring Channel + Plasterboard | - |
| Common walls between Units & Fire Stairs/lift Shaft | 200mm Concrete+ Furring Channel + Insulation + Plasterboard | • R1.5 Bulk Insulation to all units except Unit 4.01 • R2.5 Bulk Insulation to unit 4.01 |
| Ceilings | Plasterboard | - |
| Roof – Level 1 | Concrete – Insulation to concrete exposed to external environment | R1.5 Bulk Insulation |
| Roof – Level 3 | Concrete – Insulation to concrete exposed to external environment | R3.0 Bulk Insulation |
| Top Floor Roof | Concrete | R3.0 Bulk Insulation |
| Floors | Concrete | - |
| Windows – all units except as nominated below | Aluminium framed, single glazed clear – Sliding Windows / Doors | U value 6.70 or less and a SHGC of 0.70 +/- 5% |
| | Aluminium framed, single glazed clear – Awning Windows | U value 6.70 or less and a SHGC of 0.57 +/- 5% |
| Windows – Units 2.01, 3.01 (to living room sliding doors only) & Unit 4.01 (to whole Unit) | Aluminium framed, High Solar gain Low E – Sliding Doors | U value 5.40 or less and a SHGC of 0.58 +/- 5% |
| | Aluminium framed, High solar gain Low E – Awning Windows | U value 5.40 or less and a SHGC of 0.49 +/- 5% |
| Lighting: These Units must use non ventilated LED downlights as per individual NatHERS Certificates if proposed Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers | | |

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

BUILDING NOTES

THE BUILDING WORKS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE BCA 2012 FOR TYPE A CONSTRUCTION ESSENTIAL SERVICES

1) The building is to be provided with emergency lighting and exit signage in accordance with AS 2293.1-2005 (As required by B.C.A. Clause. E4.2, E4.4, E4.5, E4.6, E4.8)

2) Hose reels shall be installed in the building in accordance with AS 2441-2005 (As required by B.C.A. Clause E1.4) to Consultant's details.

3) Fire Hydrants shall be installed in the building and/or site in accordance with AS 2419.1-2005 (As required by B.C.A Clause E1.3) to Consultant's details

4) Portable fire extinguishers to be provided in accordance with AS 2444-2001 (As required by B.C.A. Clause E1.6).

5) Fire sprinkler system to be provided to car park in accordance with AS 2118. Refer to hydraulic & fire protection engineers drawings.

GENERAL

1) Fire doors to comply with AS 1905.1-2005 (As required by B.C.A. Clause C3.4, C3.5, C3.6, C3.7, C3.8, C3.10, C3.11)

2) Interior lighting system throughout is to comply with AS 1680.1, AS 1680.2 (As required by B.C.A. Clause F4.1, F4.2, F4.3, F4.4)

3) Areas required to be provided with mechanical ventilation or air conditioning systems are to comply with AS 1668.2-1998 (As required by B.C.A. Clause 3.15, spec E1.7, spec E1.8, E2.4, E2.7, F4.5, F11, spec 63.8, spec H1.2 & section J 5.0).

4) All aluminium framed glazing is to comply with AS 1288-2006, AS 2047-1999
The reflectivity index of glass used in the external facade is not to exceed 20%

5) (a)- All goings & risers (if required) shall be in accordance with Australian Standards required by B.C.A. Clause D2.13).

(b)- All landings (if required) shall be in accordance with Australian Standards required by B.C.A. Clause D2.14).

6) All thresholds (if required) shall be in accordance with Australian Standards required by B.C.A. Clause D2.15).

7) (a)- All balustrade (if required) heights and design shall be in accordance with AS 1170 P1 1-1989 (As required by B.C.A. Clause D2.16).

(b)- All handrails (if required) shall be in accordance with AS 1170 P1 1-1989 (As required by B.C.A. Clause D2.17).

8) All door hardware shall be in accordance with Australian Standards required by B.C.A. Clause D2.21).

9) (a)- Sanitary facilities for disabled (if required) shall be provided in accordance with AS 1428.1-2009 (As required by B.C.A. Clause F2.4)

(b)- General access requirements (if required) shall be provided in accordance with AS 1428.1-2009 (As required by B.C.A. Clause D3.2)

(c)- Disabled carparking (if required) shall be provided in accordance with AS 1428.1-2009 (As required by B.C.A. Clause D3.5)

(d)- Signage for accessible facilities (if required) shall be provided in accordance with AS 1428.1-2009 (As required by B.C.A. Clause D3.6)

(e)- Tactile indicators (where required) shall be provided in accordance with AS 1428.4-2002

10) Stormwater drainage to be provided to drainage engineer details & shall be in accordance with AS 3500.3.2-2003 (As required by B.C.A. Clause F1.1.).

11) Waterproofing of wet areas to be provided to drainage engineer details & shall be in accordance with AS 3740-2004 (As required by B.C.A. Clause F1.7.).

NOTE:

* Building shall comply with 'Deemed to Satisfy' provisions of the Building Code of Australia
* Building shall comply wit section J of the Building Code of AustraliaEnergy Consultants (Australia Pty Ltd)

| | | |
|---|--------------------|---|
|  | Certificate no.: | 0001500480 |
| | Assessor Name: | Thomas Ruck |
| | Accreditation no.: | VIC/BDVAV/12/1456 |
| | Certificate date: | 22 May 2017 |
| Dwelling Address: | | 207-211 Hoxton Park Road Cartwright, NSW 2168 |
| | |  |
| | | www.nathers.gov.au |

| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z | CZ |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z | CZ |
| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |
| E | AMENDED FOR COUNCIL | 08.02.2018 | N.Z | CZ |

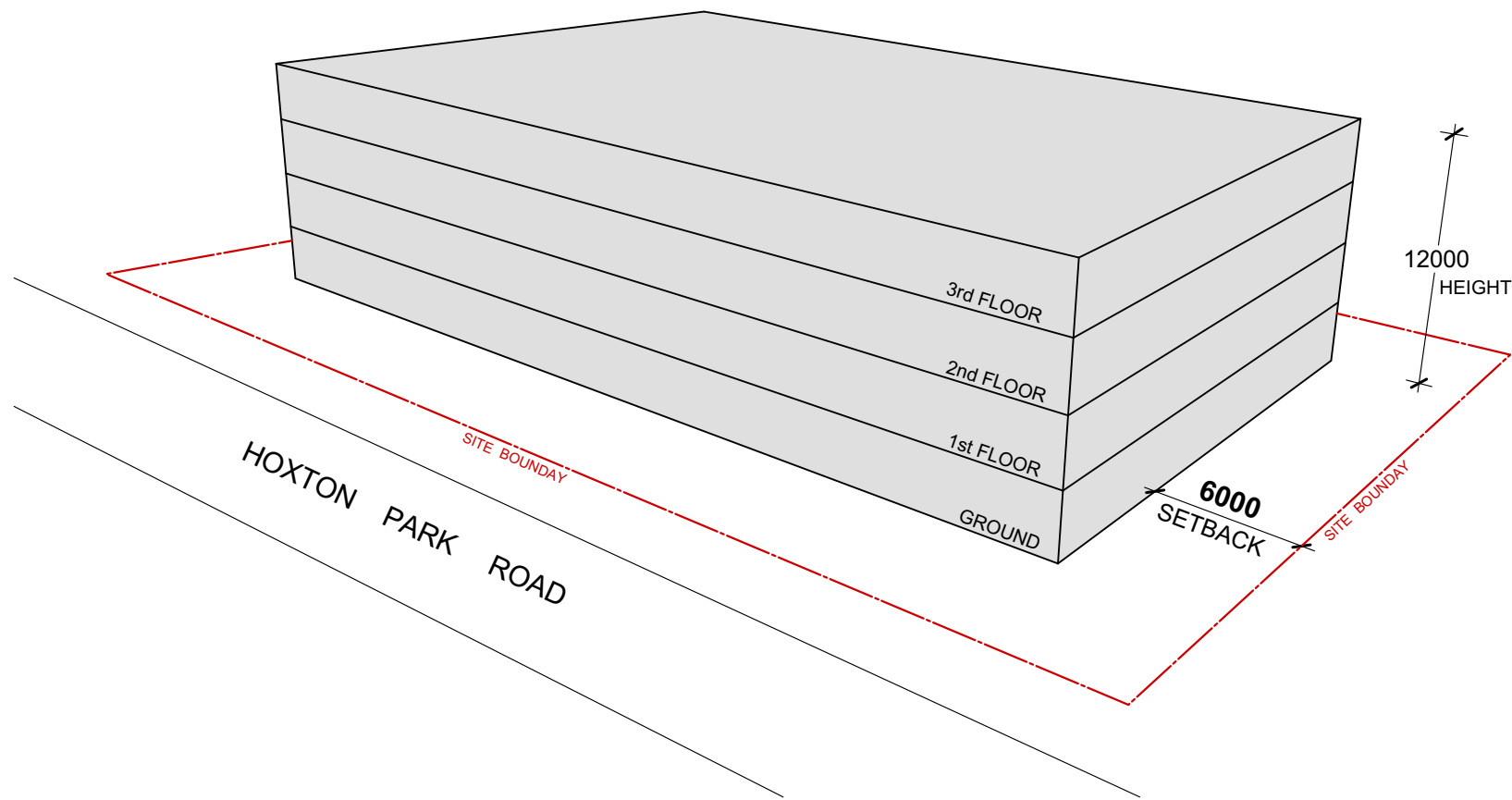
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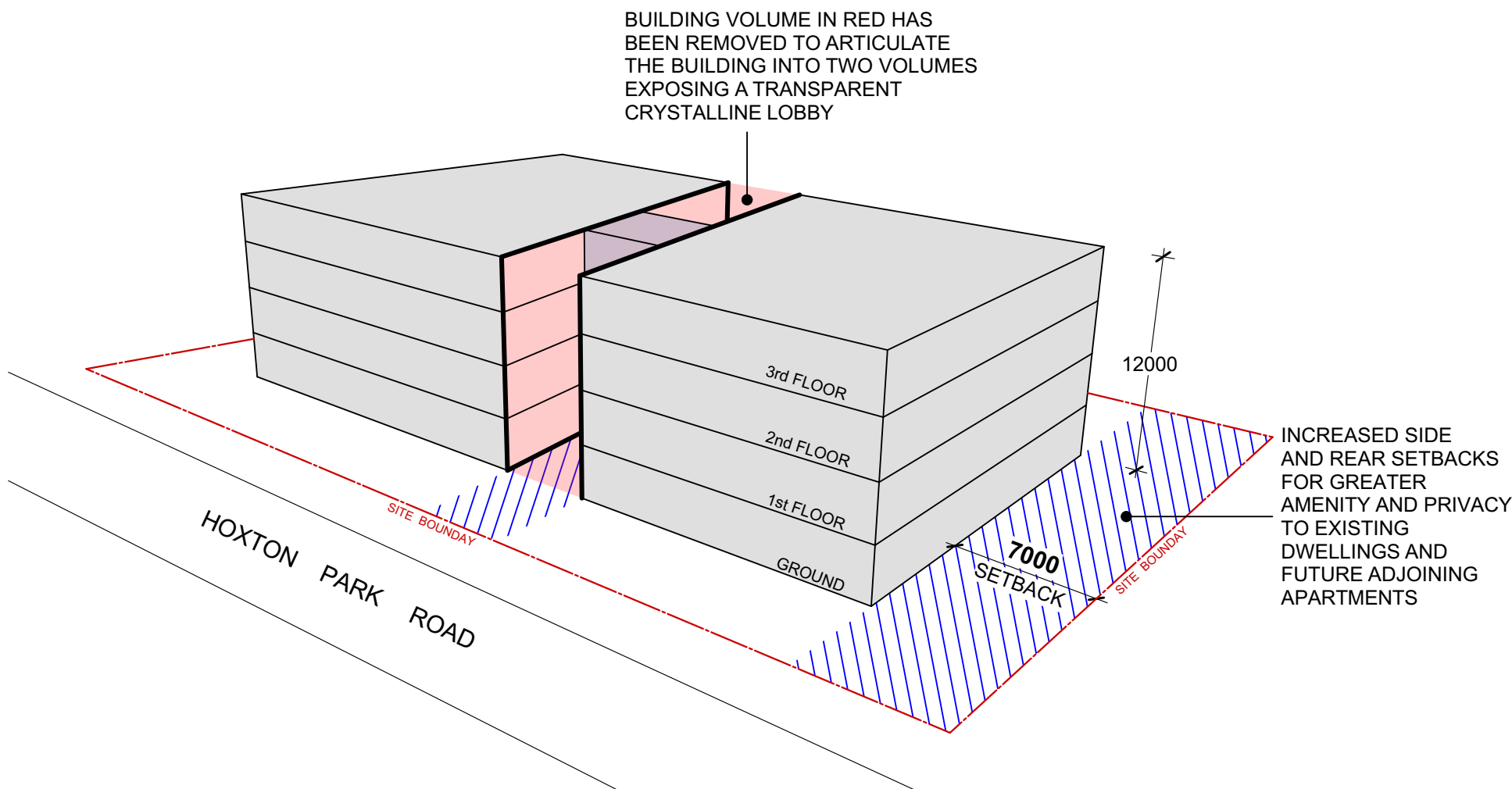
Consultants

1



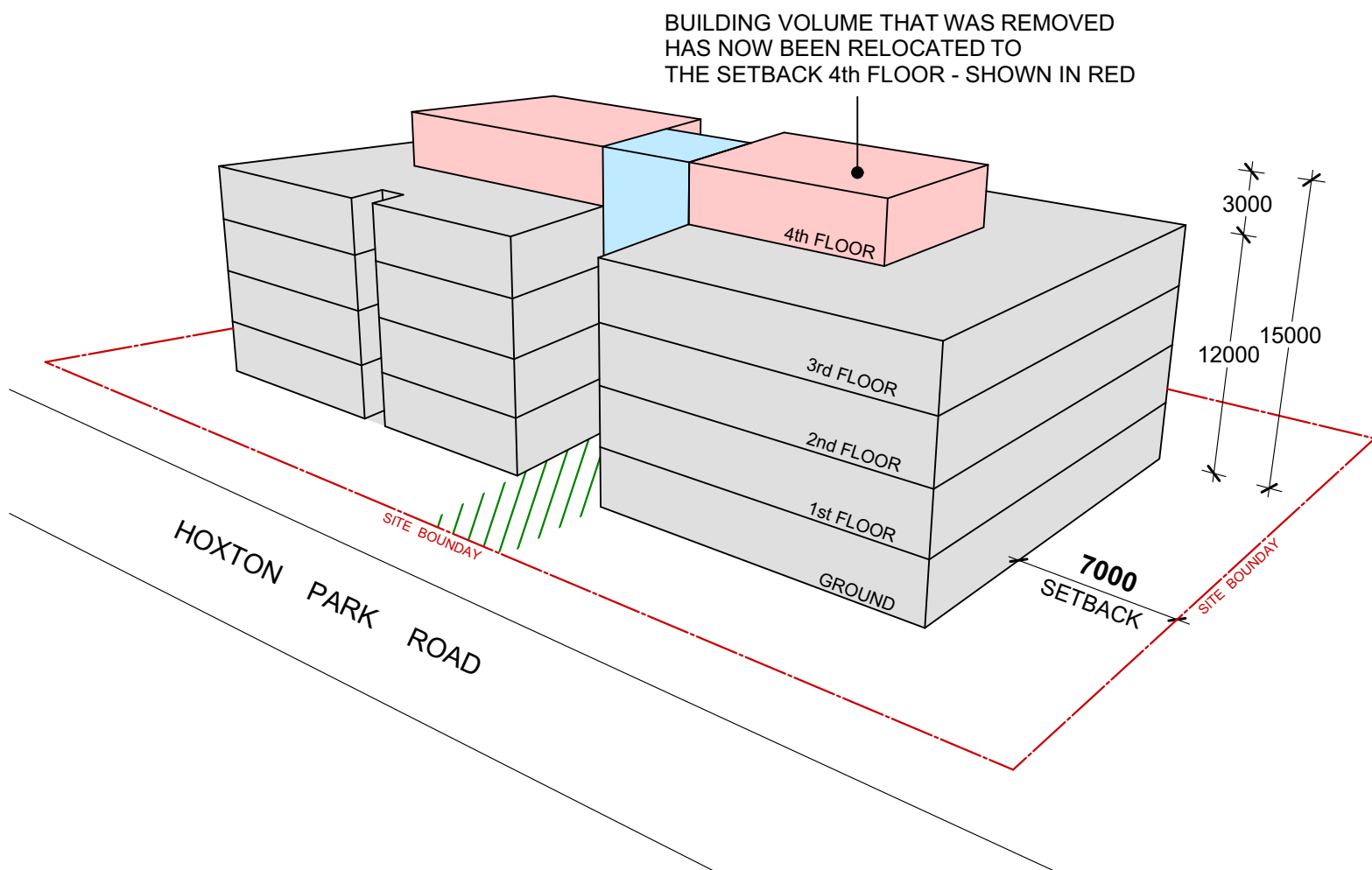
Permitted DCP / SEPP Building Massing (undesirable visual bulk)

2

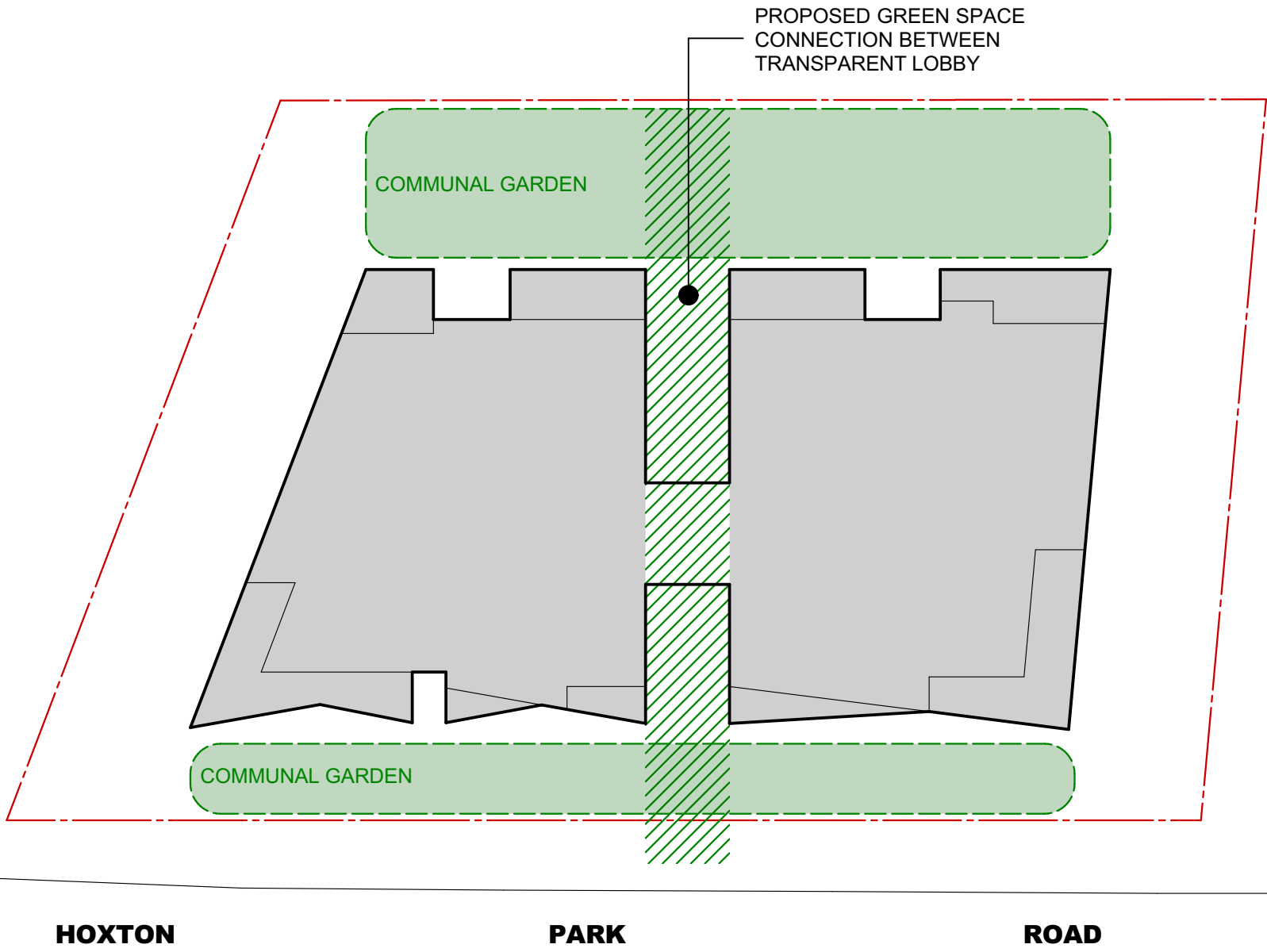


Increased side and rear setbacks and building mass articulation to reduce massing from the streets and adjoining dwellings to increase privacy, solar and natural ventilation amenity (articulated mass)

3

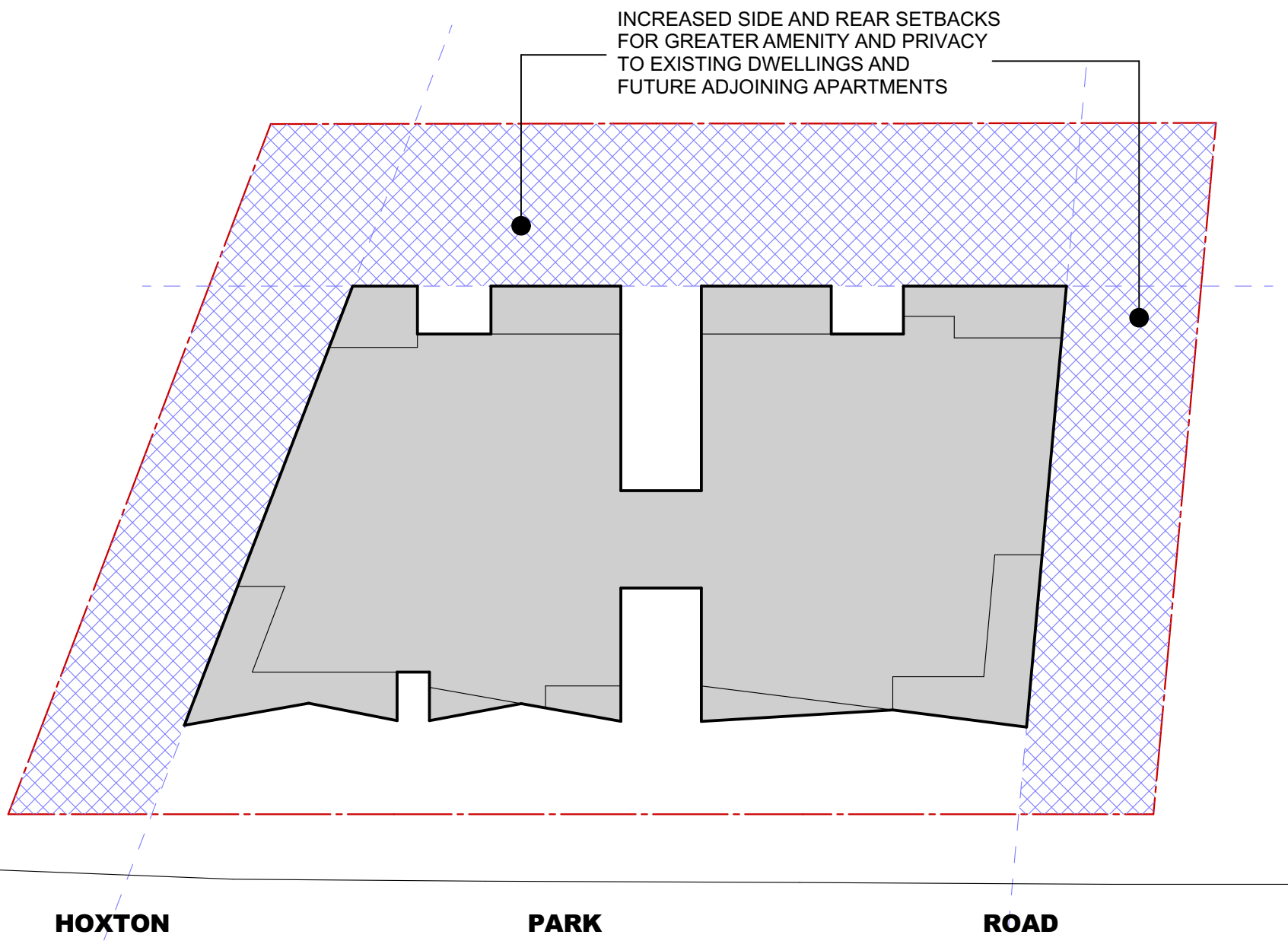


Floor area has been transferred to the proposed setback 4th floor, the set back floor ensures there is a building mass transition down to smaller existing adjoining dwellings (articulated mass)



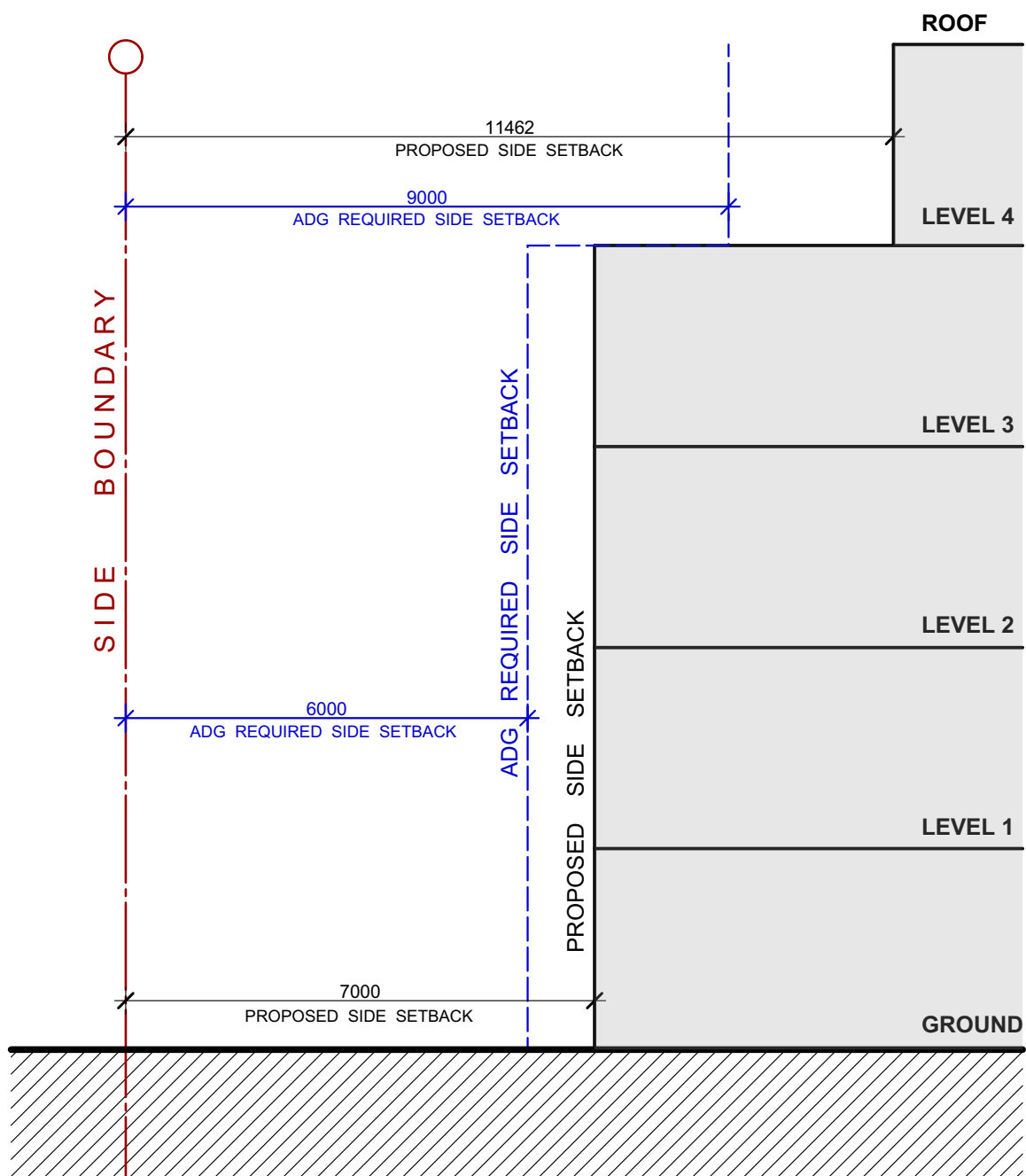
DESIGN DIAGRAM

Scale 1:300



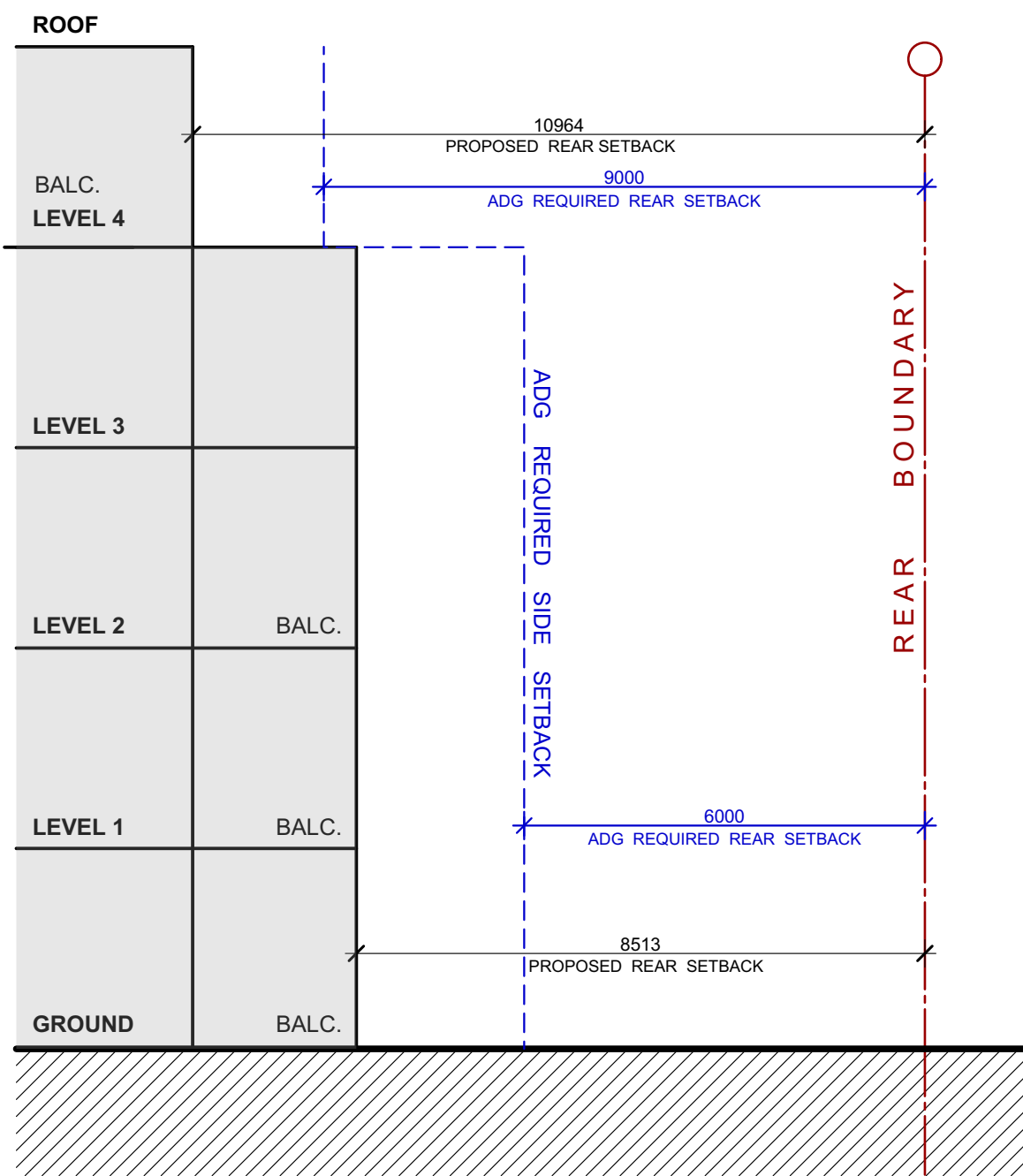
SETBACK DIAGRAM

Scale 1:300



SIDE SETBACK SECTION

Scale 1:100



REAR SETBACK SECTION

Scale 1:100

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|-------|----------------------|------------|-------|--------|
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e admin@algorryzappia.com.au
w www.algorryzappia.com.au

ABN 43 064 952 692

Project

PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client

Raad Property Group & Adouni Property Group P/ L

Title

DESIGN STRATEGIES

Drawn
N.Z

Checked
CZ

Date
AUG 2016

Activity Type
DA

Job #
DA1376-16

Scale @ A1
1:100, 1:300, 1:200

Project #
P4724

Sheet #
A105

Issue
D

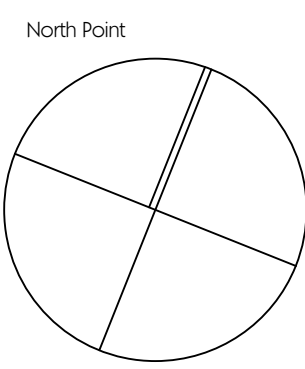


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| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |
| E | AMENDED FOR COUNCIL | 08.02.2018 | N.Z | CZ |

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

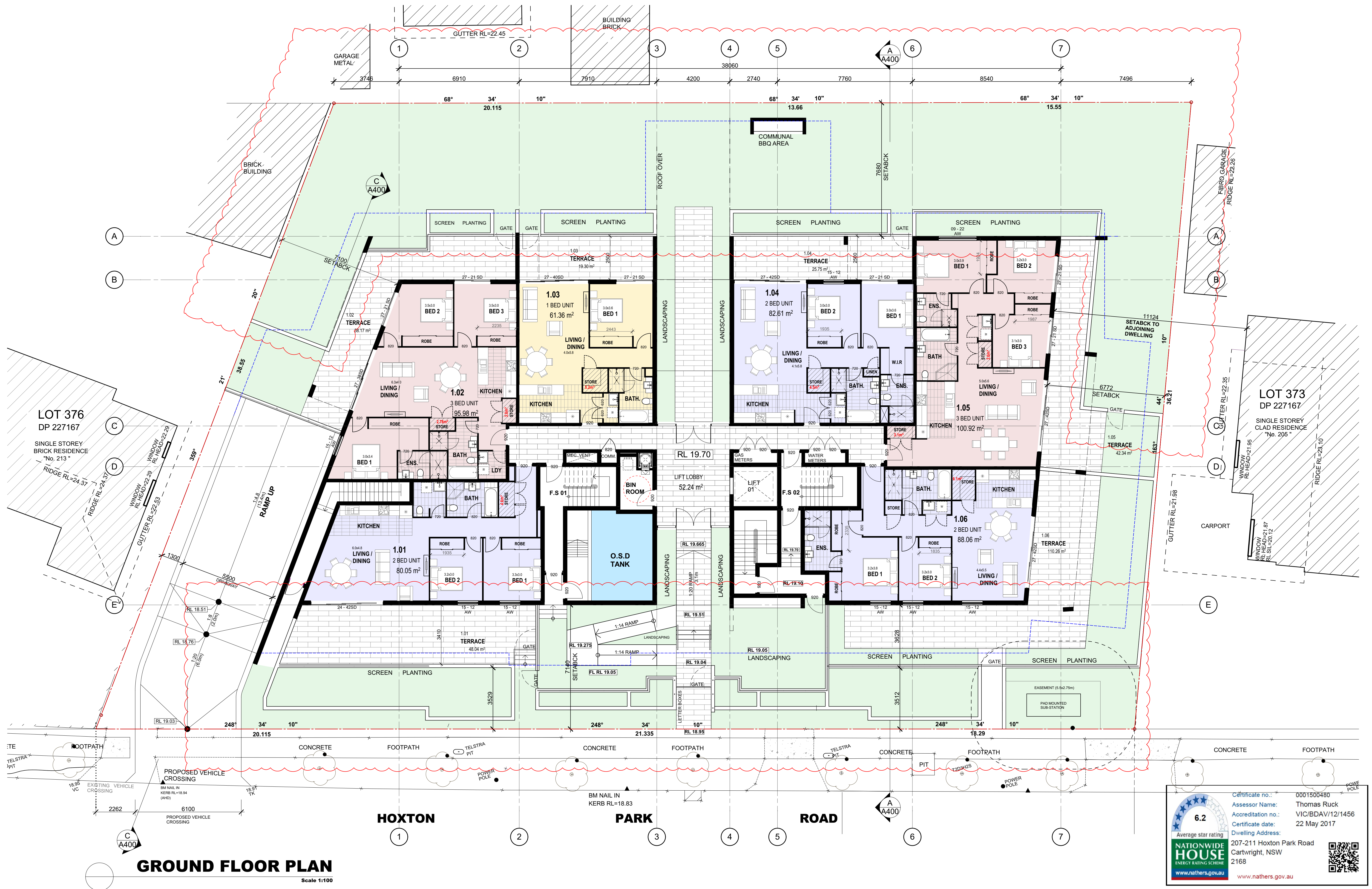
Client
Raad Property Group & Adouni Property Group P/ L

Title
BASEMENT LEVEL

| | | |
|---------------------|--------------------|-----------------------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:100 |
| Project # P4724 | Sheet # A200 | Issue E |

Certificate no.: 0001500480
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDAY/12/1456
Certificate date: 22 May 2017
Dwelling Address: 207-211 Hoxton Park Road
Cartwright, NSW
2168
www.nathers.gov.au

Average star rating
6.2
NATIONWIDE
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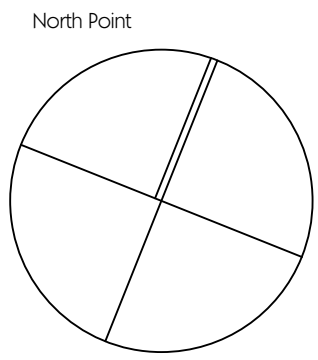
6.2
Average star rating
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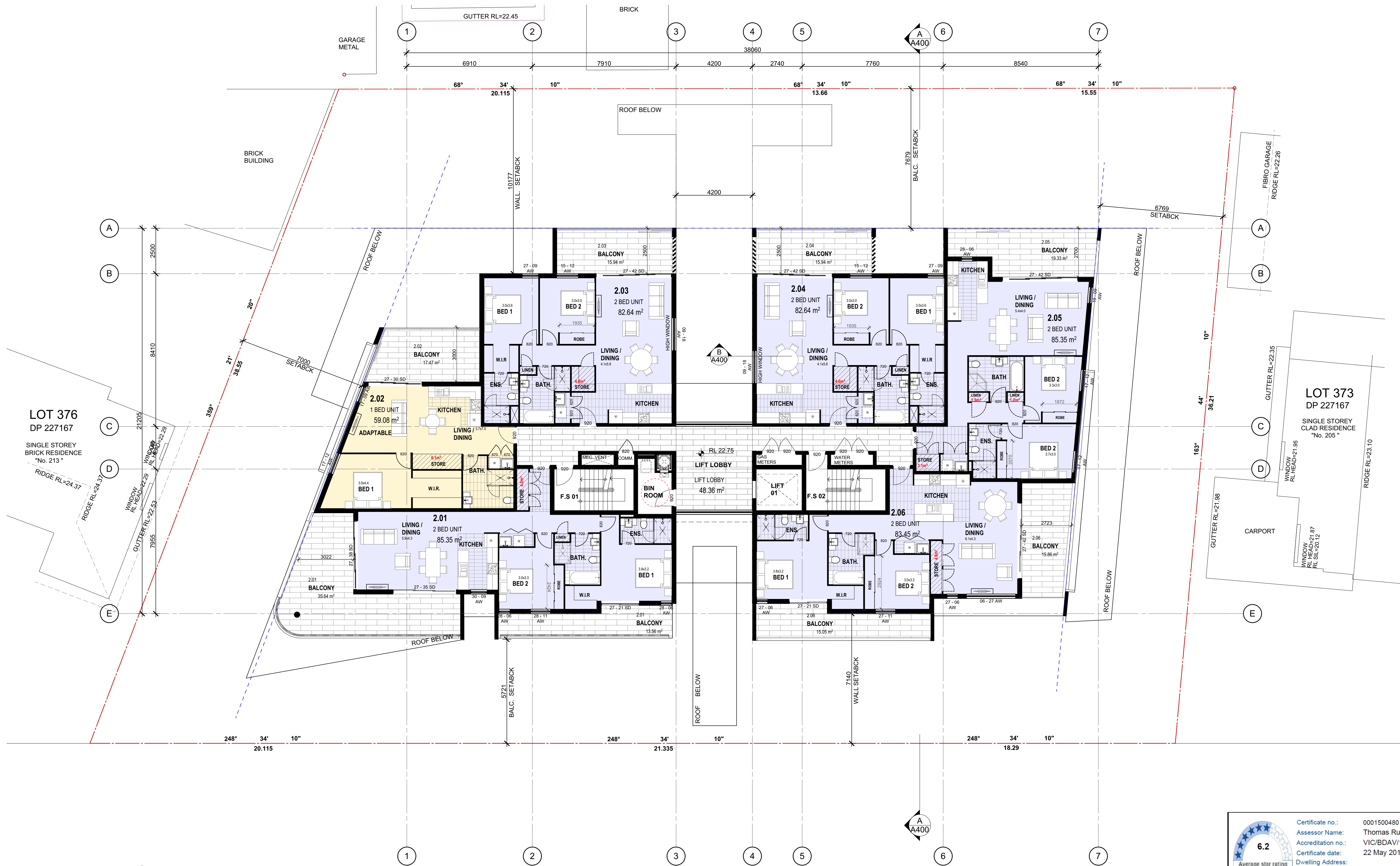


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Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT
Client
Raad Property Group & Adouni Property Group P/ L
Title
GROUND FLOOR LEVEL

Drawn
N.Z.
Checked
CZ
Date
AUG 2016
Activity Type
DA
Job #
DA1376-16
Scale @ A1
1:200 @ A3
1:100
Project #
P4724
Sheet #
A201
Issue
E



1st Floor Level

Scale 1:100

6.2
Average star rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME
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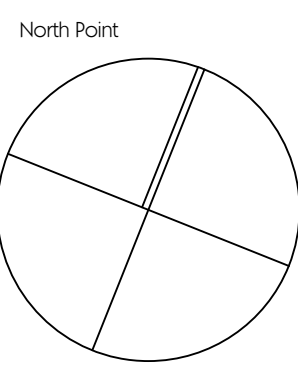
Certificate no.: 0001500480
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDAY/12/1456
Certificate date: 22 May 2017
Dwelling Address: 207-211 Hoxton Park Road
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| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z. | CZ |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z. | CZ |
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client
Raad Property Group & Adouni Property Group P/ L

Title
1st FLOOR LEVEL

| | | |
|---------------------|--------------------|----------------------------------|
| Drawn N.Z. | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:100 |
| Project # P4724 | Sheet # A202 | Issue D |



2nd Floor Level
Scale 1:100

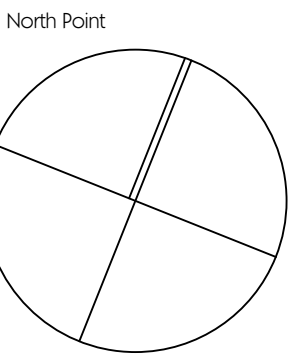
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Average star rating
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| A | FOR DA | 13.04.2017 | N.Z. | CZ |
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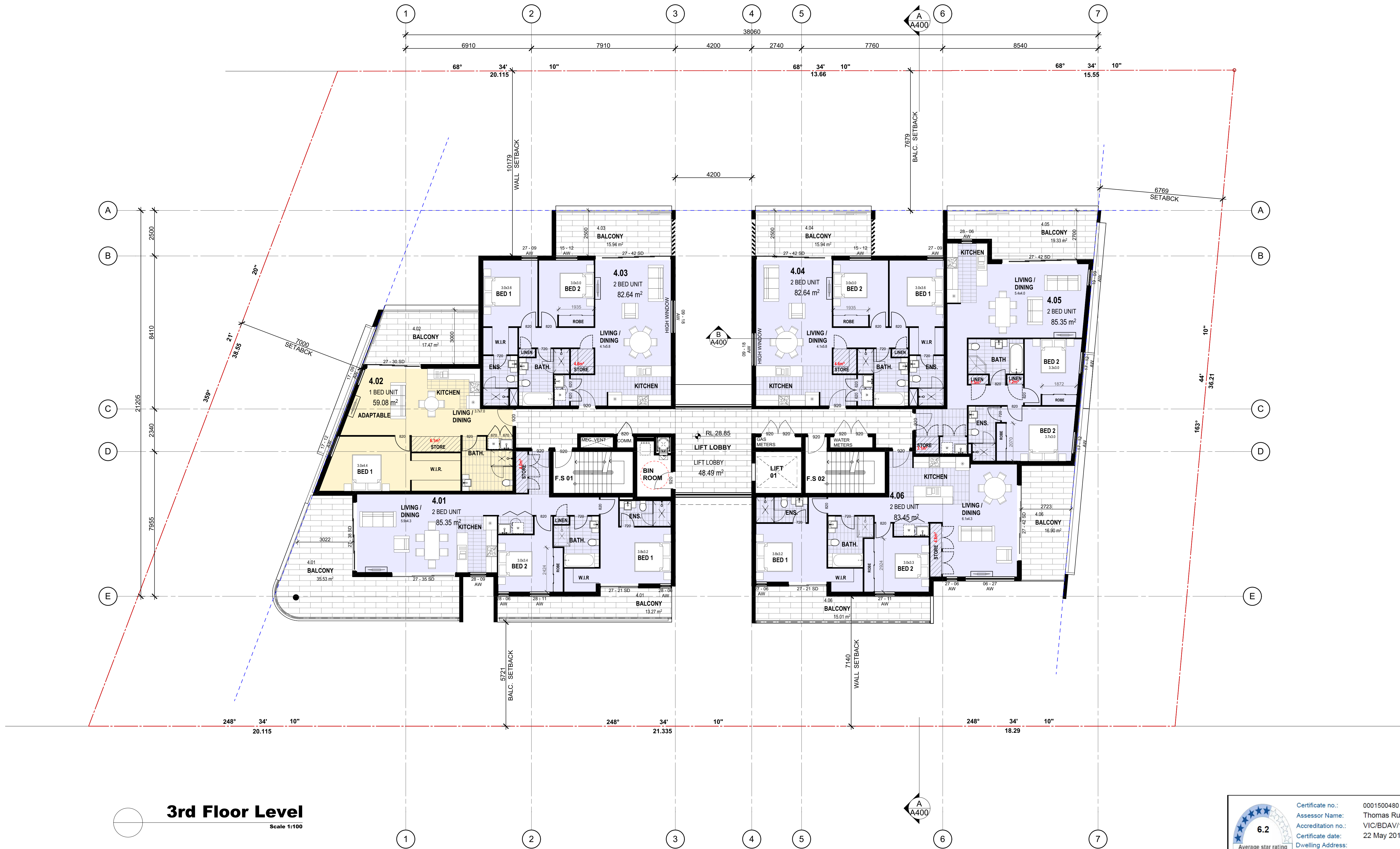


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Project
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No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT
Client
Raad Property Group & Adouni Property Group P/ L
Title
2nd FLOOR LEVEL

| | | |
|---------------------|--------------------|-----------------------------------|
| Drawn N.Z. | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:100 |
| Project # P4724 | Sheet # A203 | Issue D |



3rd Floor Level
Scale 1:100

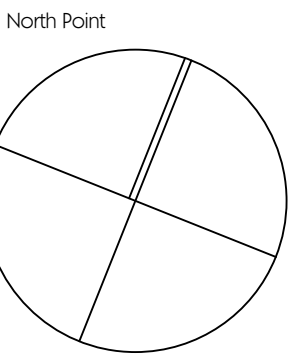
6.2
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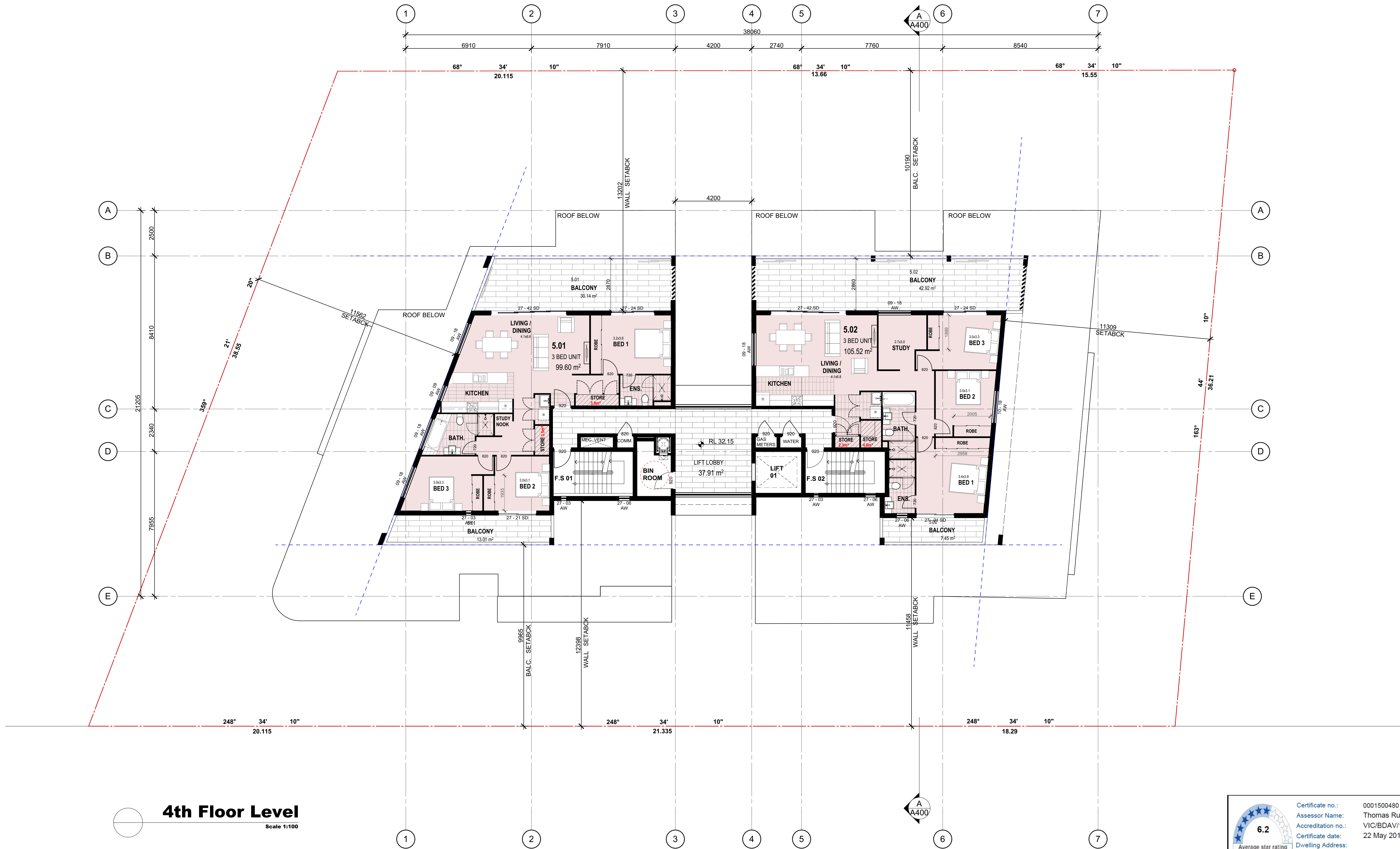
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client
Raad Property Group & Adouni Property Group P/ L

Title
3rd FLOOR LEVEL

| | | |
|---------------------|--------------------|----------------------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:100 |
| Project # P4724 | Sheet # A204 | Issue D |



4th Floor Level
Scale 1:100



Average star rating
6.2

www.nathers.gov.au

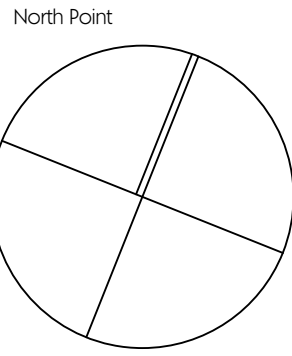
Certificate no.: 0001500480
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDAY/12/1456
Certificate date: 22 May 2017
Dwelling Address:
207-211 Hoxton Park Road
Cartwright, NSW
2168
www.nathers.gov.au



| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z. | CZ |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z. | CZ |
| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z. | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z. | CZ |

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ABN: 27 085 744 958

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w www.algorryzappia.com.au

ABN 43 064 952 692

Project

PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client

Raad Property Group & Adouni Property Group P/ L

Title

4th FLOOR LEVEL

Drawn
N.Z.

Checked
CZ

Date
AUG 2016

Activity Type
DA

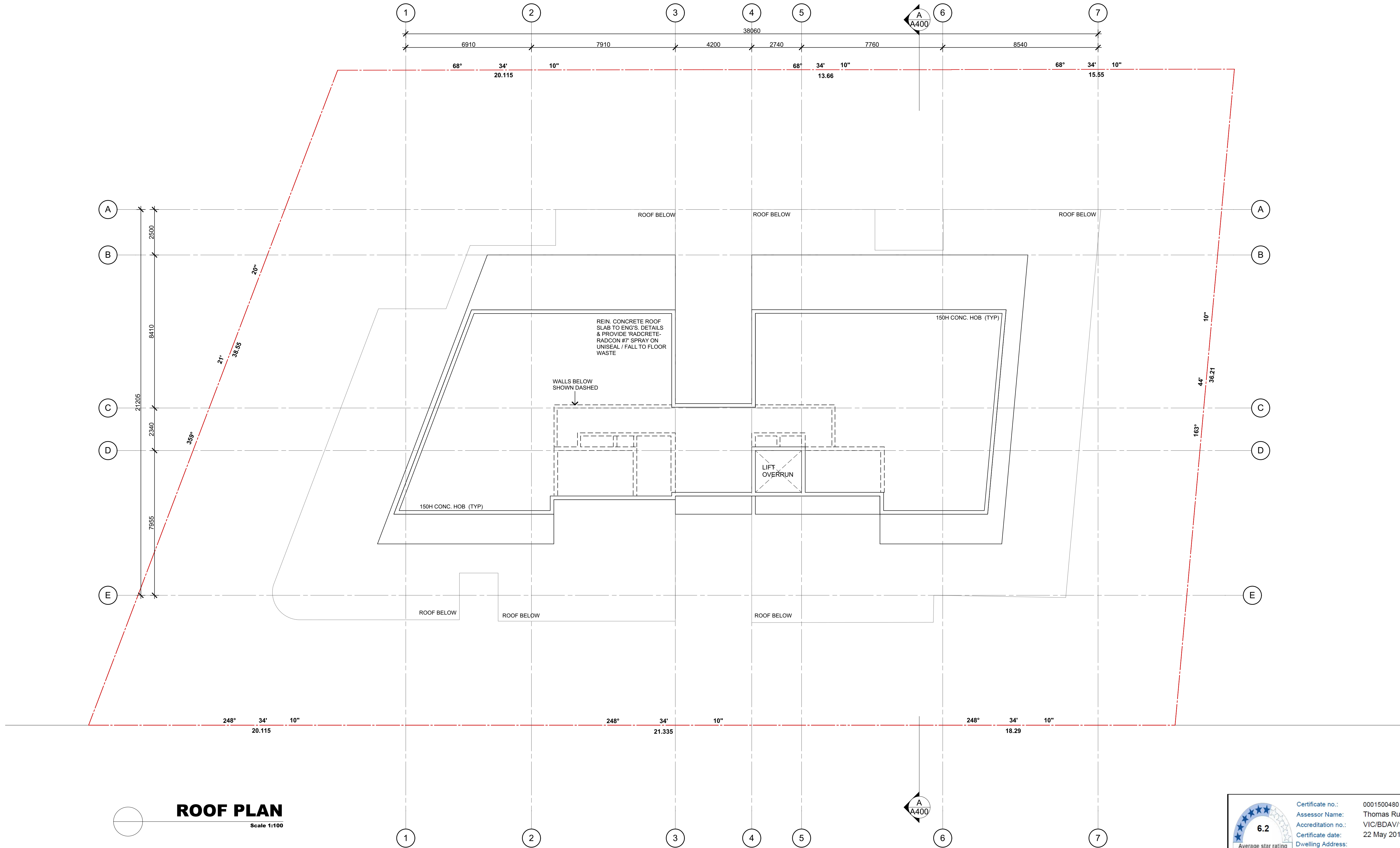
Job #
DA1376-16

Scale @ A1 | 1:200 @ A3
1:100

Project #
P4724

Sheet #
A205

Issue
D





Average star rating
6.2

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Certificate no.: 0001500480
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDV/12/1456
Certificate date: 22 May 2017
Dwelling Address:
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Cartwright, NSW
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| Issue | Description | Date | Drawn | Issued | | | | | |
|-------|----------------------|------------|-------|--------|--|--|--|--|--|
| A | FOR DA | 13.04.2017 | N.Z | CZ | | | | | |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z | CZ | | | | | |
| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ | | | | | |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ | | | | | |

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North Point



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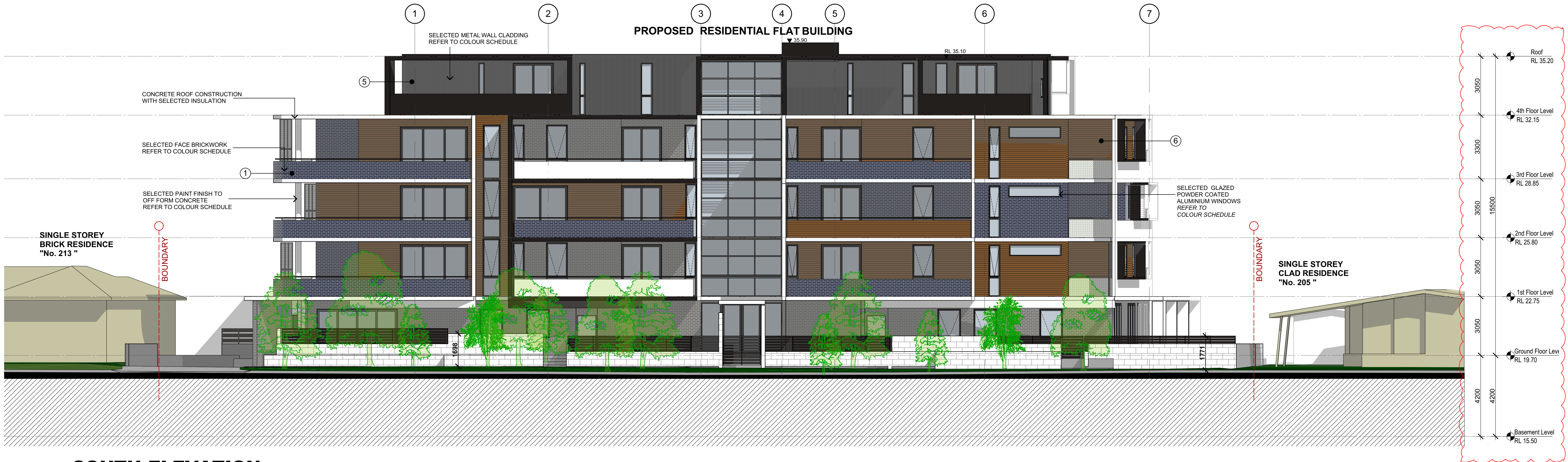
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client
Raad Property Group & Adouni Property Group P/ L

Title
ROOF PLAN

| | | |
|---------------------|--------------------|---------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:100 |
| Project # P4724 | Sheet # A206 | Issue D |



SOUTH ELEVATION

HOXTON PARK ROAD STREETSCAPE ELEVATION

Scale 1:100



EAST ELEVATION

Scale 1:100

EXTERNAL FINISHES SCHEDULE

- 1 FACE BRICKWORK - PEWTER PGH BRICKS
- 2 PAINTED CONCRETE - DULUX TAUPE WHITE
- 3 BALCONY BALUSTRADES - POWDER COATED FRAME - COLORBOND WOODLAND GREY TINTED BLACK GLASS INFILLS
- 4 ALUMINIUM FRAMED GLAZING - COLORBOND WOODLAND GREY
- 5 METAL CLADDING - WOODLAND GREY
- 6 CLADDING - BIOWOOD - COLOUR GOLDEN OAK
- 7 BALCONY CEILING SOFFITS - DULUX TAUPE WHITE
- 8 METAL SCREENS - COLORBOND - WOODLAND GREY

6.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

0001500480

Thomas Ruck

VIC/BDAY/12/1456

22 May 2017

207-211 Hoxton Park Road
Cartwright, NSW
2168

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| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |
| E | AMENDED FOR COUNCIL | 08.02.2018 | N.Z | CZ |

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Project

PROPOSED RESIDENTIAL DEVELOPMENT

LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client

Raad Property Group & Adouni Property Group P/ L

Title

ELEVATIONS / EXTERNAL FINISHES

Drawn
N.Z

Checked
CZ

Date
AUG 2016

Activity Type

DA

Job #

DA1376-16

Scale @ A1 | 1:200 @ A3

1:100

Project #

P4724

Sheet #

A300

Issue

E



NORTH ELEVATION

Scale 1:100



WEST ELEVATION

Scale 1:100

EXTERNAL FINISHES SCHEDULE

- 1 FACE BRICKWORK - PEWTER PGH BRICKS
- 2 PAINTED CONCRETE - DULUX TAUPE WHITE
- 3 BALCONY BALUSTRADES - POWDER COATED FRAME - COLORBOND WOODLAND GREY TINTED BLACK GLASS INFILLS
- 4 ALUMINIUM FRAMED GLAZING - COLORBOND WOODLAND GREY
- 5 METAL CLADDING - WOODLAND GREY
- 6 CLADDING - BIOWOOD - COLOUR GOLDEN OAK
- 7 BALCONY CEILING SOFFITS - DULUX TAUPE WHITE
- 8 METAL SCREENS - COLORBOND - WOODLAND GREY



| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z | CZ |
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| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |
| E | AMENDED FOR COUNCIL | 08.02.2018 | N.Z | CZ |

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ABN 43 064 952 692

Project

PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client

Raad Property Group & Adouni Property Group P/ L

Title

ELEVATIONS / EXTERNAL FINISHES

Drawn
N.Z

Checked
CZ

Date
AUG 2016

Activity Type

DA

Job #

DA1376-16

Scale @ A1

1:200 @ A3

Project #

P4724

Sheet #

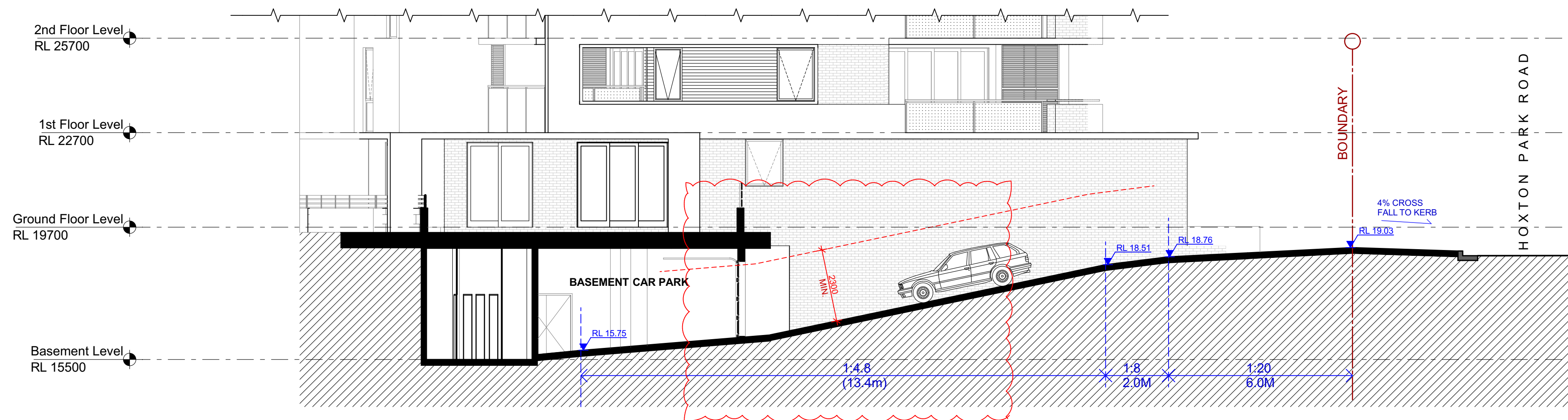
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Issue

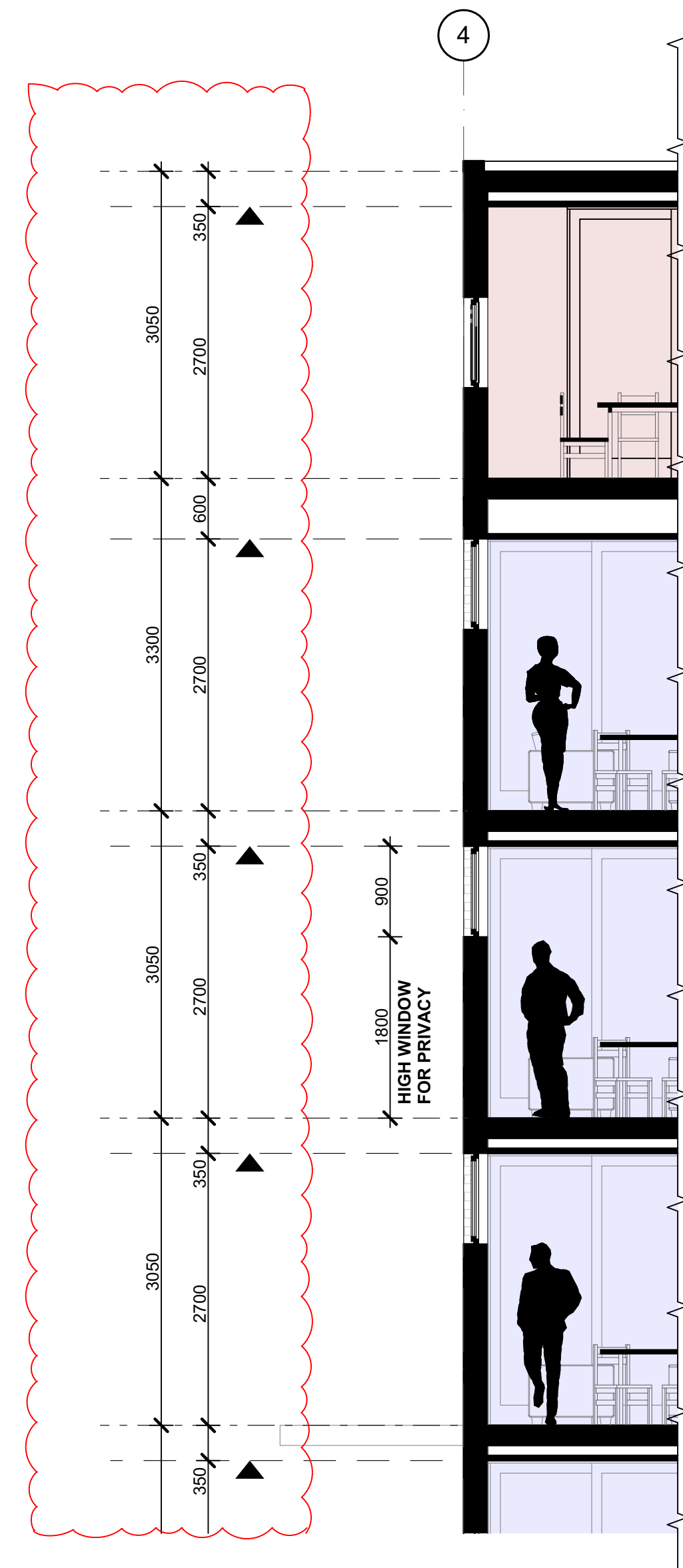
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SECTION A-A
Scale 1:100



SECTION C-C
Scale 1:100
RAMP SECTION



SECTION B-B
Scale 1:50

6.2
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0001500480
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDAY/12/1456
Certificate date: 22 May 2017
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Project
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LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT
Client
Raad Property Group & Adouni Property Group P/ L
Title
SECTIONS

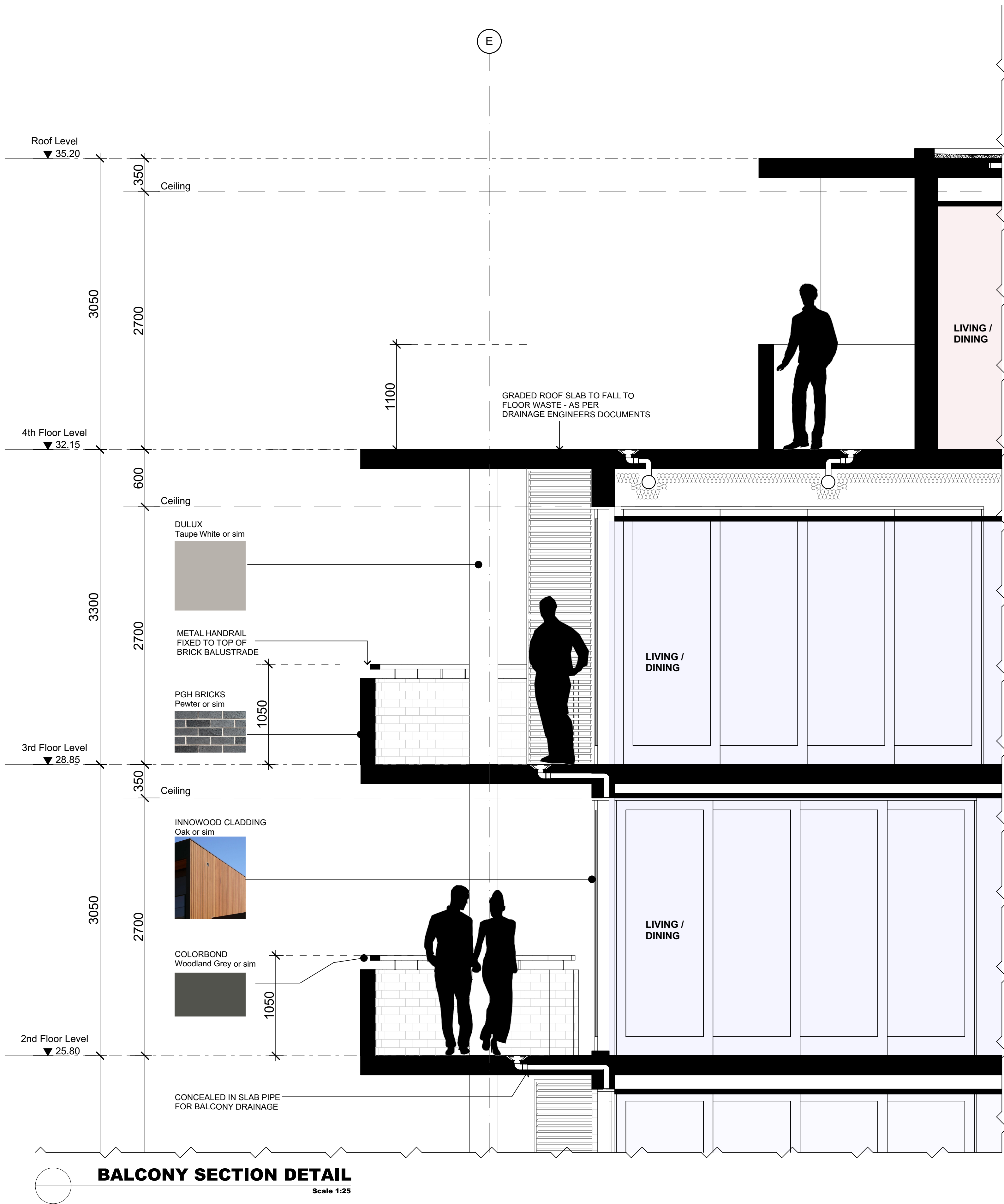
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| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 @ A3 1:100, 1:50 |
| Project # P4724 | Sheet # A400 | Issue E |



6.2
Average star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client
Raad Property Group & Adouni Property Group P/ L

Title
BALCONY SECTION DETAIL

| | | |
|---------------------|--------------------|--------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:25 |
| Project # P4724 | Sheet # A401 | Issue E |

| | | |
|-----------|---------|-------|
| Project # | Sheet # | Issue |
| P4724 | A500 | D |

LEGEND

NOT VENTILATED

CROSS VENTILATED

SEPP65 OBJECTIVE 4B-3

At least **60%** of apartments are naturally cross ventilated.

TOTAL APT - **26**

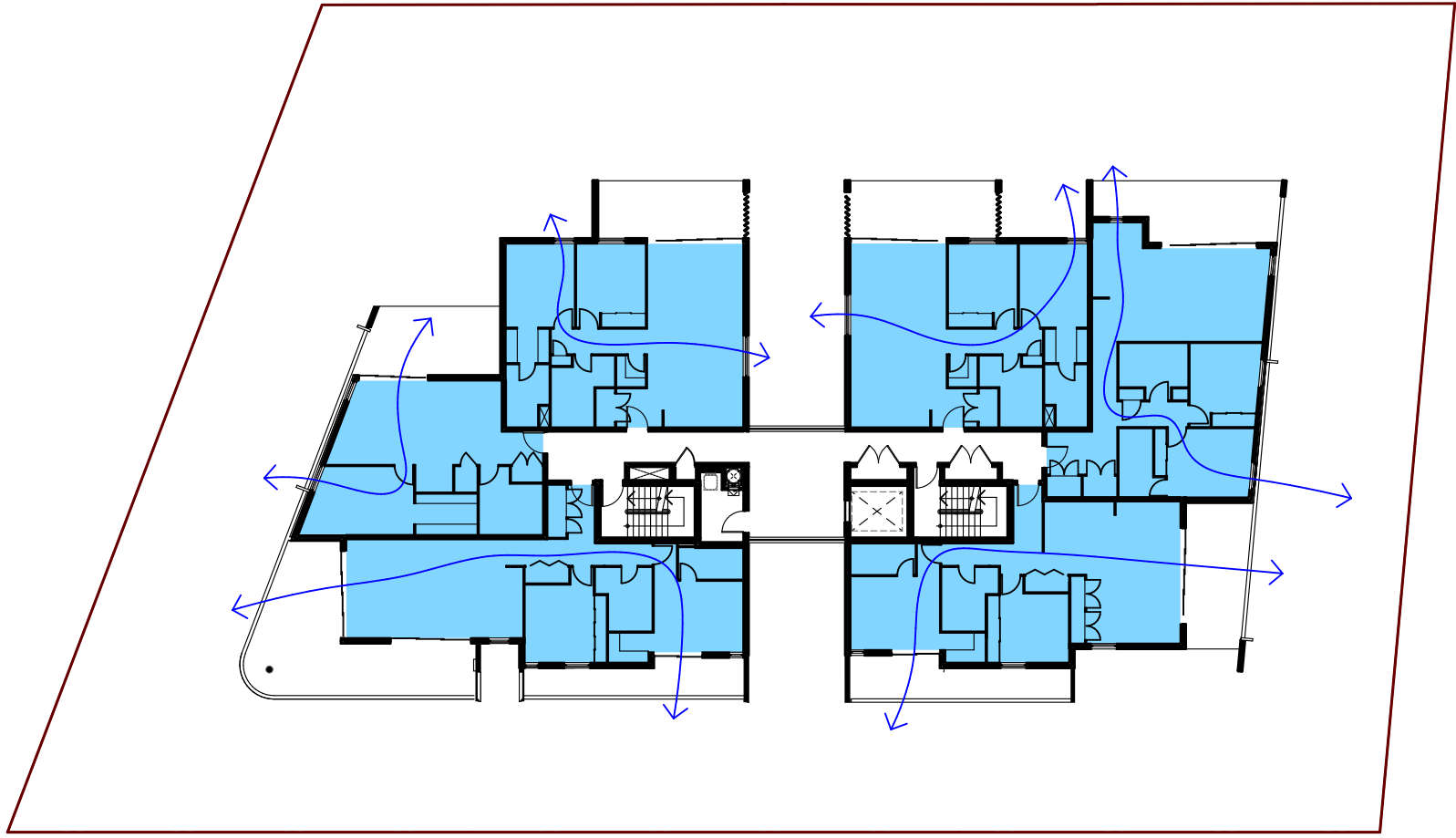
TOTAL COMPLIANT APT - **23**

88% OF APARTMENTS ACHEIVE CROSS FLOW

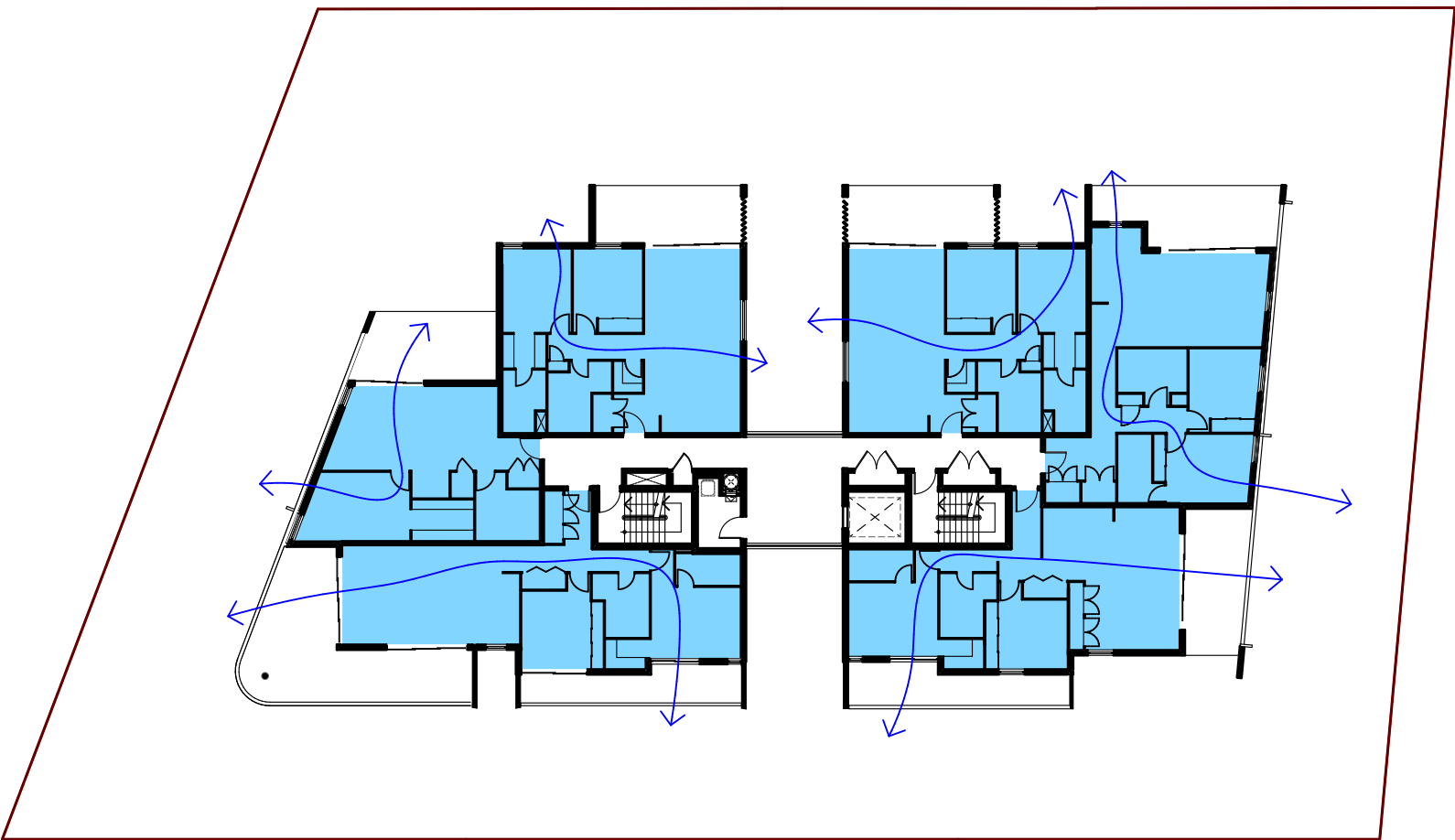
REQUIRED BY SEPP65 MIN. 60%



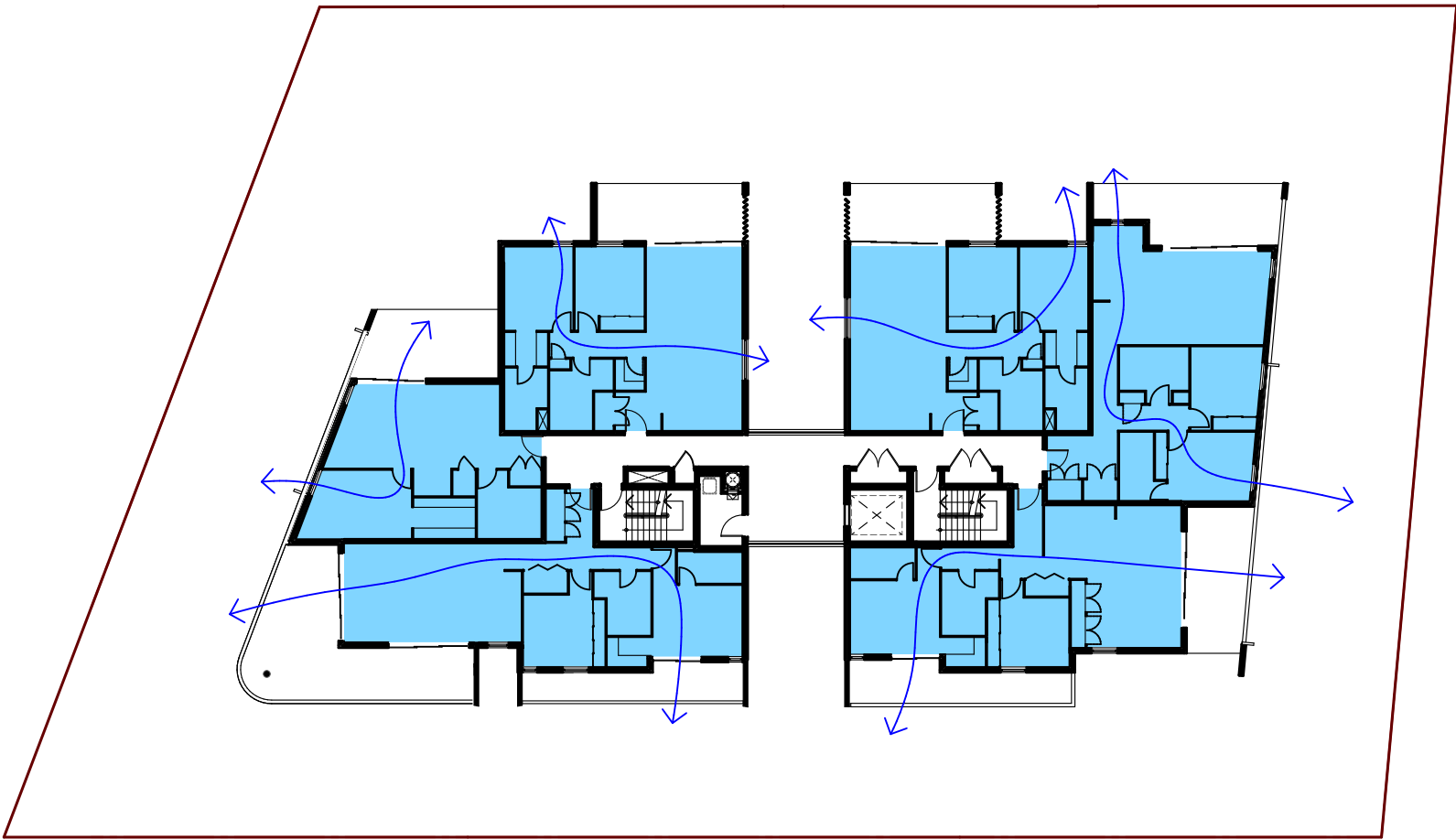
GROUND FLOOR VENT
Scale 1:300



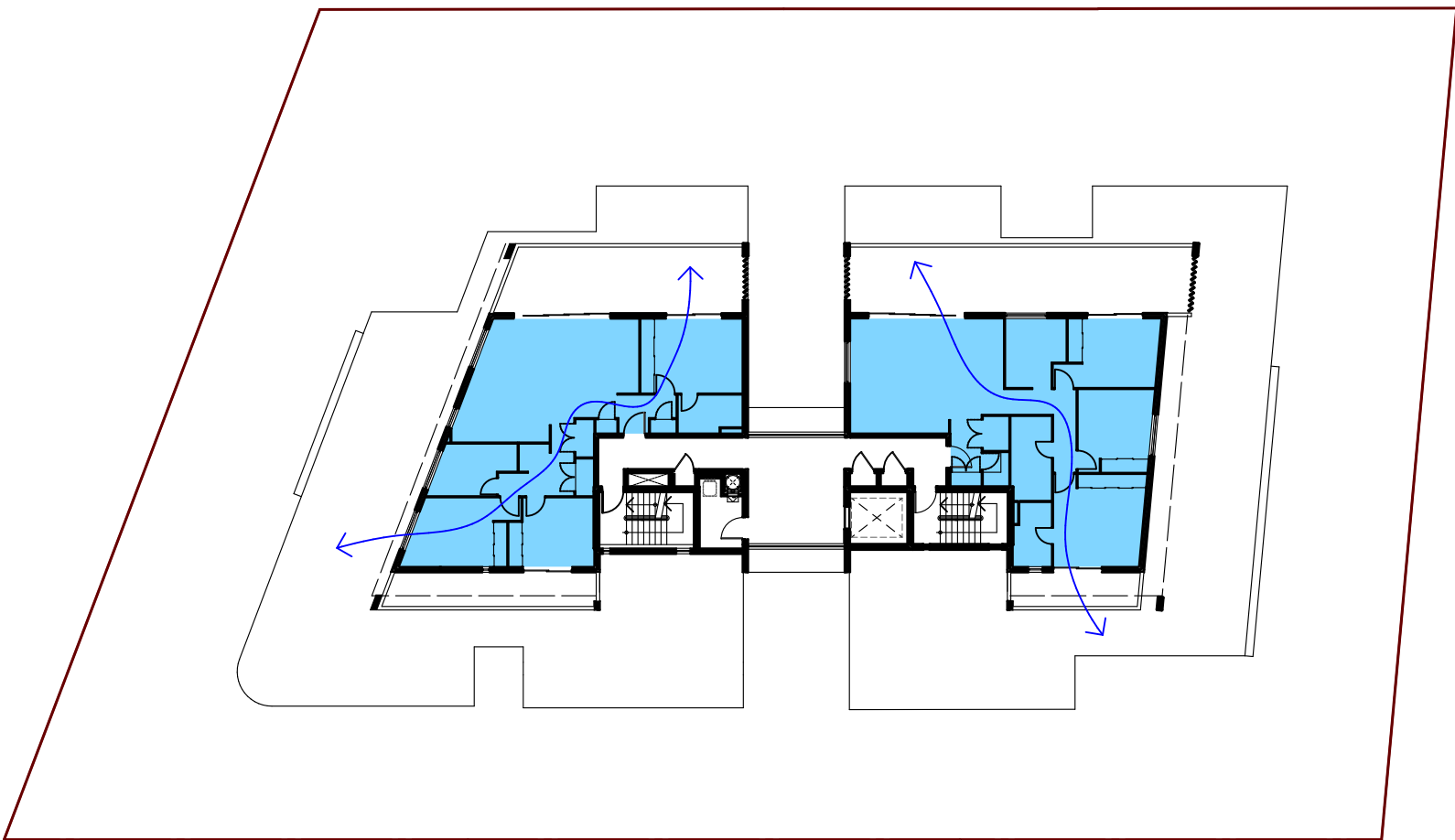
1st FLOOR VENT
Scale 1:300



2nd FLOOR VENT
Scale 1:300



3rd FLOOR VENT
Scale 1:300



4th FLOOR VENT
Scale 1:300

6.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

207-211 Hoxton Park Road

Cartwright, NSW

2168

www.nathers.gov.au

0001500480

Thomas Ruck

VIC/BDAY/12/1456

22 May 2017

QR CODE

LEGEND

MIN. 3 HOURS SOLAR ACCESS
21ST JUNE

MIN. 1 HOUR SOLAR ACCESS
21ST JUNE

NO SOLAR ACCESS
21ST JUNE

21ST JUNE SOLAR ACCESS

TOTAL APT - 26

TOTAL COMPLIANT APT - 22

85% OF APARTMENTS ACHEIVE A MIN.
OF 3 HOURS SOLAR ACCESS BETWEEN 9AM & 3PM

REQUIRED BY SEPP65 MIN. 70%

MAX 11.5% OF APARTMENTS RECEIVE NO
DIRECT SUNLIGHT BETWEEN 9AM & 3PM

MAX ALLOWED BY SEPP65 15%

A detailed floor plan of the ground floor showing solar access. Most apartment units are shaded in orange, indicating they receive a minimum of 3 hours of solar access on 21st June. Some units are shaded in grey, indicating no solar access. The diagram includes internal corridors, stairs, and common areas.

GROUND FLOOR SOLAR
Scale 1:300

A detailed floor plan of the first floor showing solar access. Most apartment units are shaded in orange, indicating they receive a minimum of 3 hours of solar access on 21st June. Some units are shaded in grey, indicating no solar access. The diagram includes internal corridors, stairs, and common areas.

1st FLOOR SOLAR
Scale 1:300

A detailed floor plan of the second floor showing solar access. Most apartment units are shaded in orange, indicating they receive a minimum of 3 hours of solar access on 21st June. Some units are shaded in grey, indicating no solar access. The diagram includes internal corridors, stairs, and common areas.

2nd FLOOR LEVEL
Scale 1:300

A detailed floor plan of the third floor showing solar access. Most apartment units are shaded in orange, indicating they receive a minimum of 3 hours of solar access on 21st June. Some units are shaded in yellow, indicating they receive a minimum of 1 hour of solar access. Some units are shaded in grey, indicating no solar access. The diagram includes internal corridors, stairs, and common areas.

3rd FLOOR LEVEL
Scale 1:300

A detailed floor plan of the fourth floor showing solar access. Most apartment units are shaded in orange, indicating they receive a minimum of 3 hours of solar access on 21st June. Some units are shaded in grey, indicating no solar access. The diagram includes internal corridors, stairs, and common areas.

4th FLOOR LEVEL
Scale 1:300

6.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0001500480

Assessor Name: Thomas Ruck

Accreditation no.: VIC/BDAY/12/1456

Certificate date: 22 May 2017

Dwelling Address: 207-211 Hoxton Park Road
Cartwright, NSW
2168

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North Point

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ABN: 27 085 744 958

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e admin@algorryzappia.com.au
w www.algorryzappia.com.au

ABN 43 064 952 692

Project

PROPOSED RESIDENTIAL DEVELOPMENT
LOTS 374 & 375 in DP227167 & LOT 1 in DP796901
No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

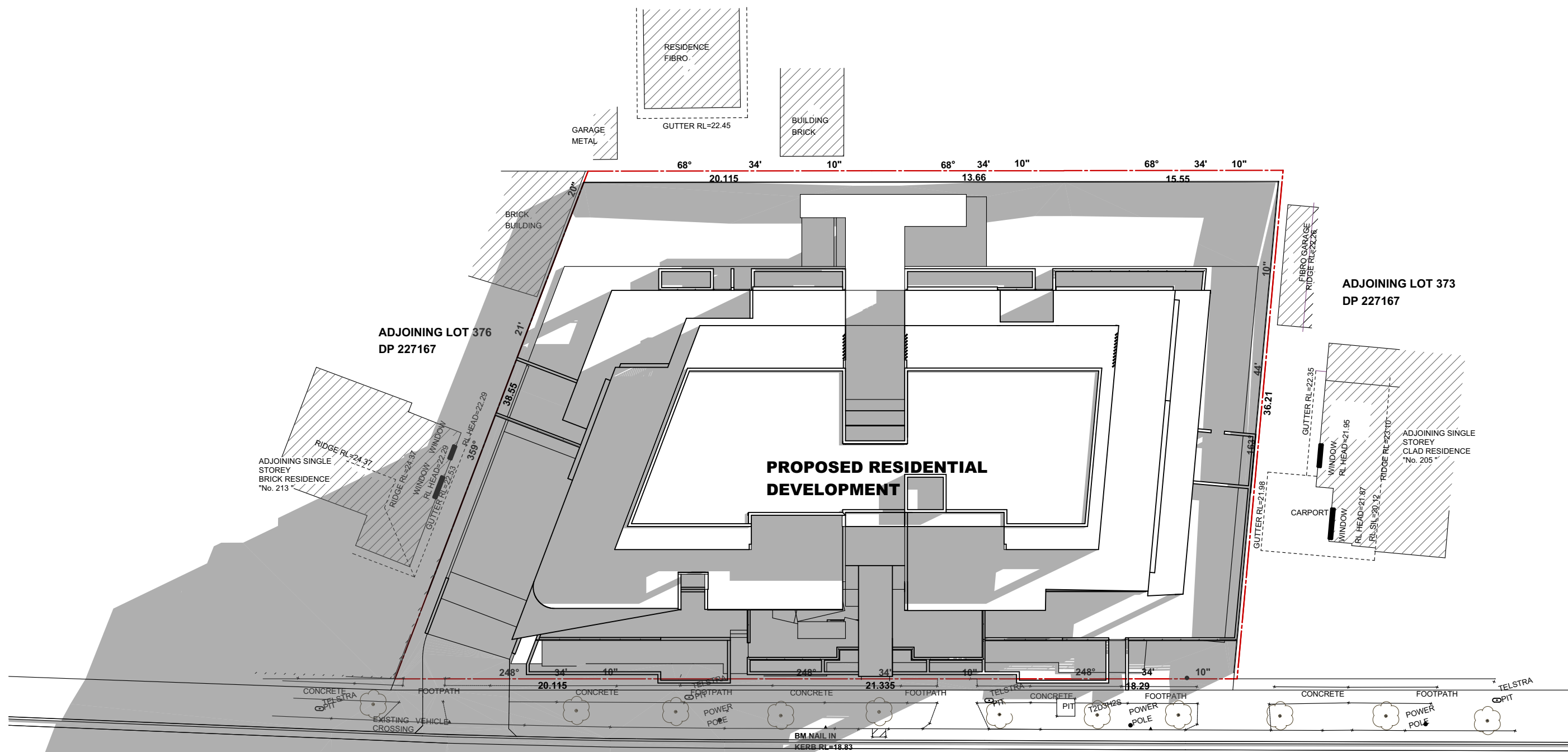
Client

Raad Property Group & Adouni Property Group P/ L

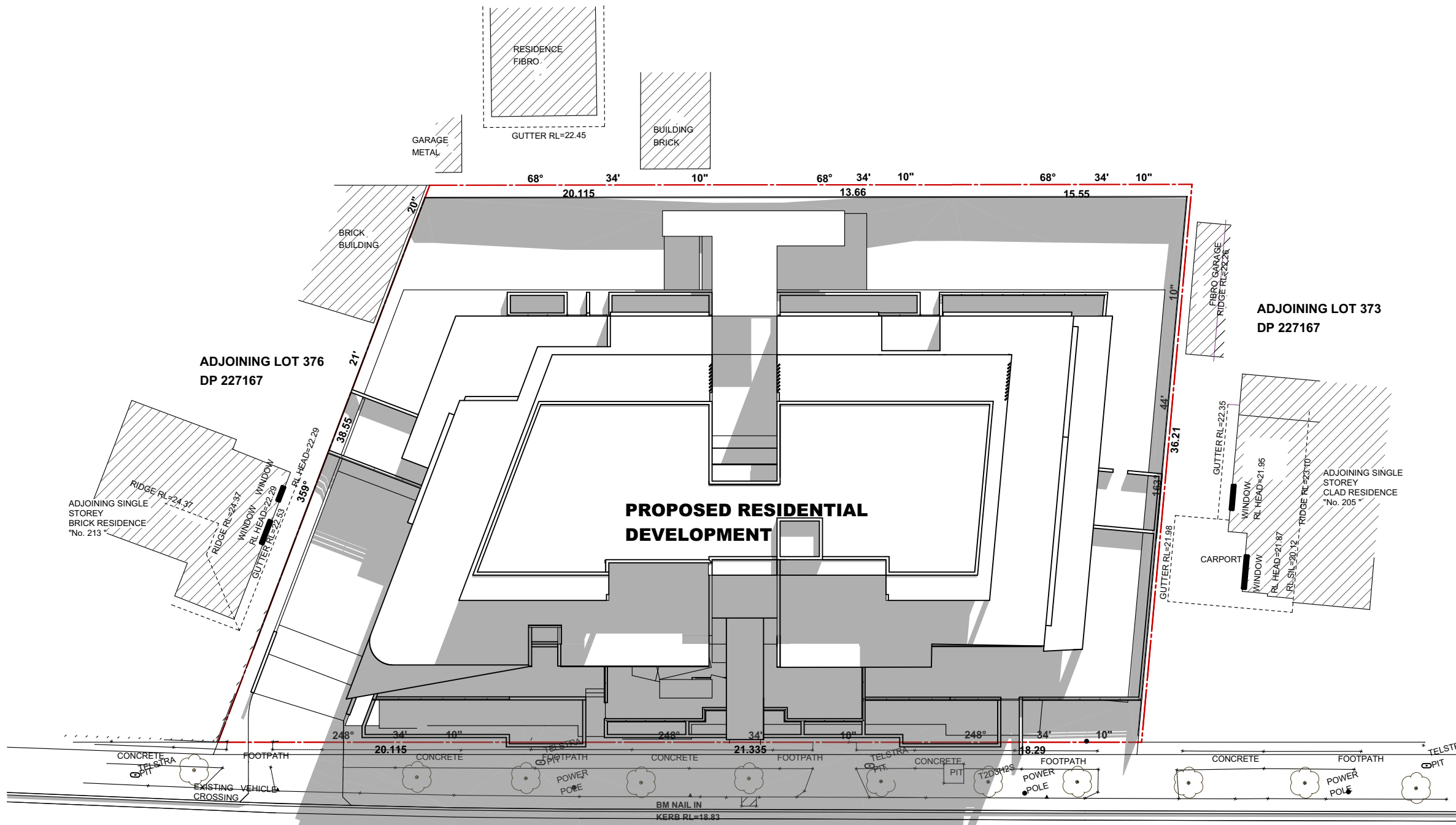
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SOLAR ANALYSIS

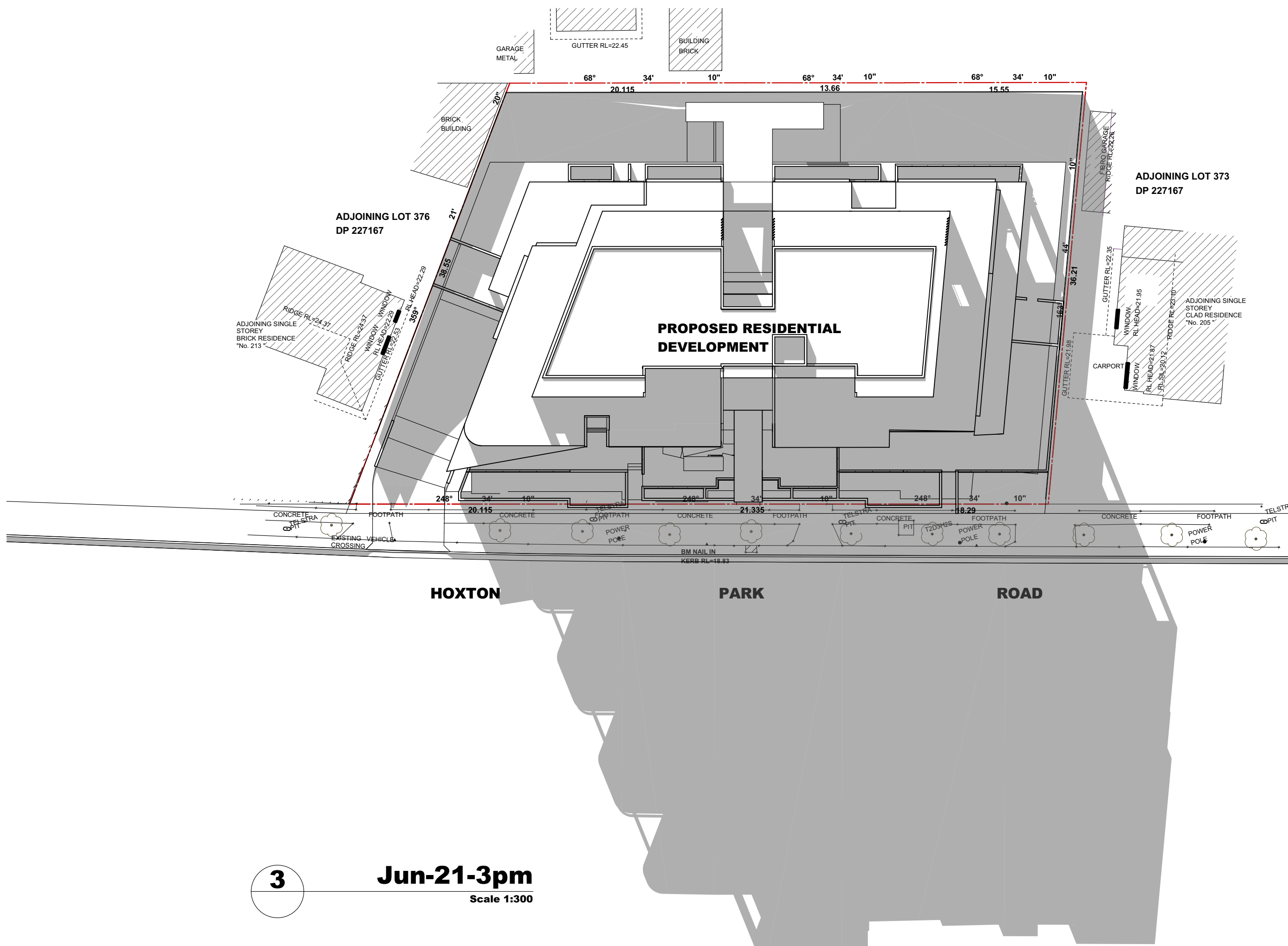
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| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:300 |
| Project # P4724 | Sheet # A502 | Issue D |



1 Jun-21-9am
Scale 1:300



2 Jun-21-12noon
Scale 1:300



3 Jun-21-3pm
Scale 1:300

6.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0001500480

Assessor Name: Thomas Ruck

Accreditation no.: VIC/BDAY/12/1456

Certificate date: 22 May 2017

Dwelling Address: 207-211 Hoxton Park Road
Cartwright, NSW
2168

www.nathers.gov.au

QR Code

| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z | CZ |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z | CZ |
| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |

General Notes:

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- 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
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- 6) Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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Project

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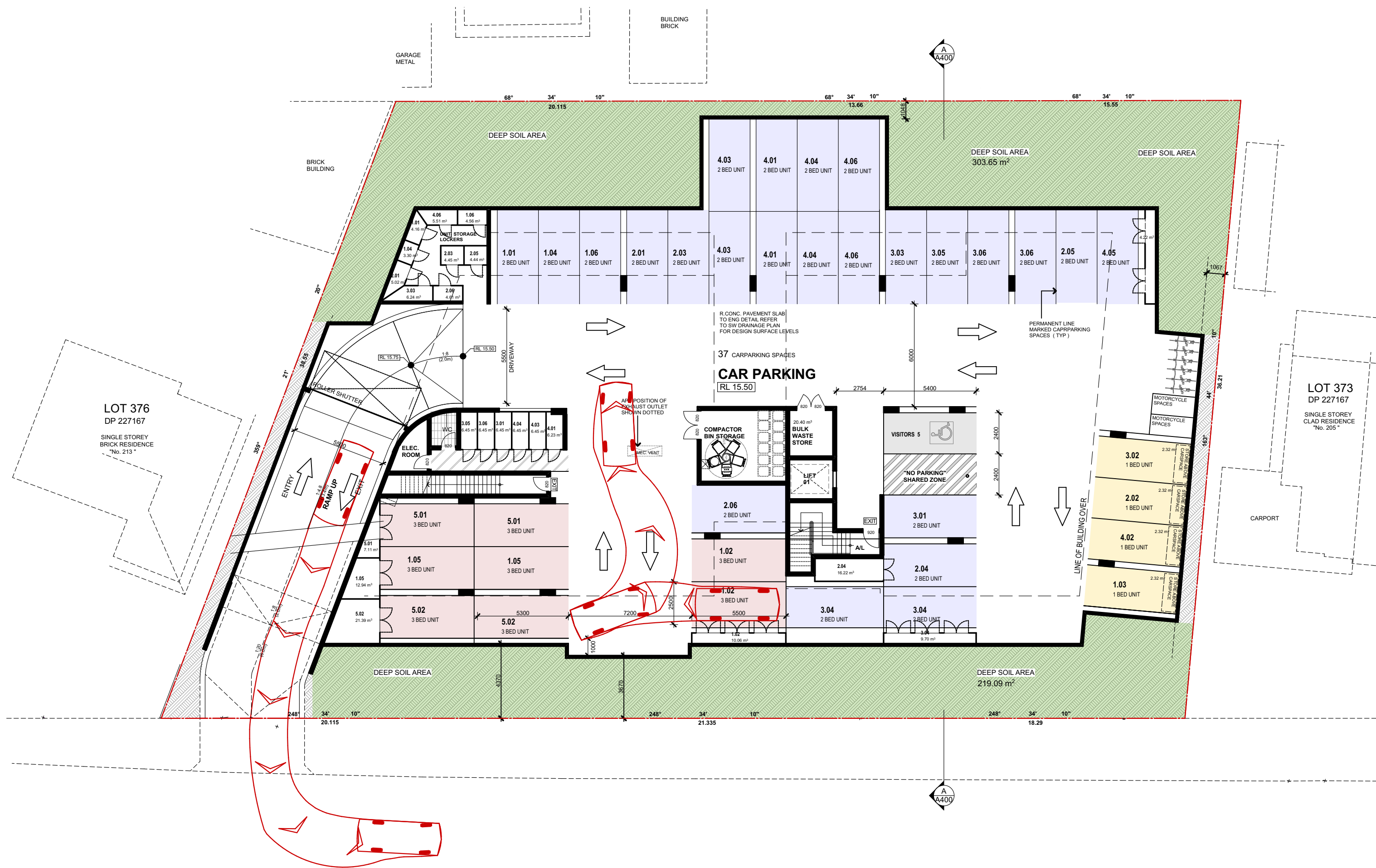
Client

Raad Property Group & Adouni Property Group P/ L

Title

SHADOW DIAGRAMS

| | | |
|---------------------|--------------------|---------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:300 |
| Project # P4724 | Sheet # A503 | Issue D |



CARSACE EXIT PATH
Scale 1:200



CARSACE ENTRY PATH
Scale 1:200

Certificate no.: 0001500480
 Assessor Name: Thomas Ruck
 Accreditation no.: VIC/BDAY/12/1456
 Certificate date: 22 May 2017
 Dwelling Address:
 207-211 Hoxton Park Road
 Cartwright, NSW
 2168
www.nathers.gov.au

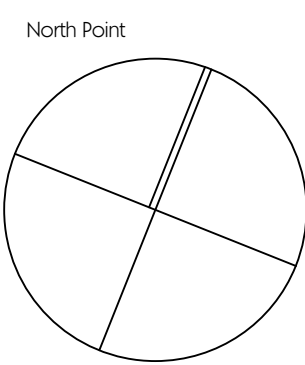
Average star rating
6.2
 NATIONWIDE
 HOUSE
 ENERGY RATING SCHEME
www.nathers.gov.au

| Issue | Description | Date | Drawn | Issued |
|-------|----------------------|------------|-------|--------|
| A | FOR DA | 13.04.2017 | N.Z | CZ |
| B | AMENDED ISSUE FOR DA | 17.05.2017 | N.Z | CZ |
| C | AMENDED ISSUE FOR DA | 22.06.2017 | N.Z | CZ |
| D | AMENDED ISSUE FOR DA | 07.07.2017 | N.Z | CZ |
| E | AMENDED FOR COUNCIL | 08.02.2018 | N.Z | CZ |

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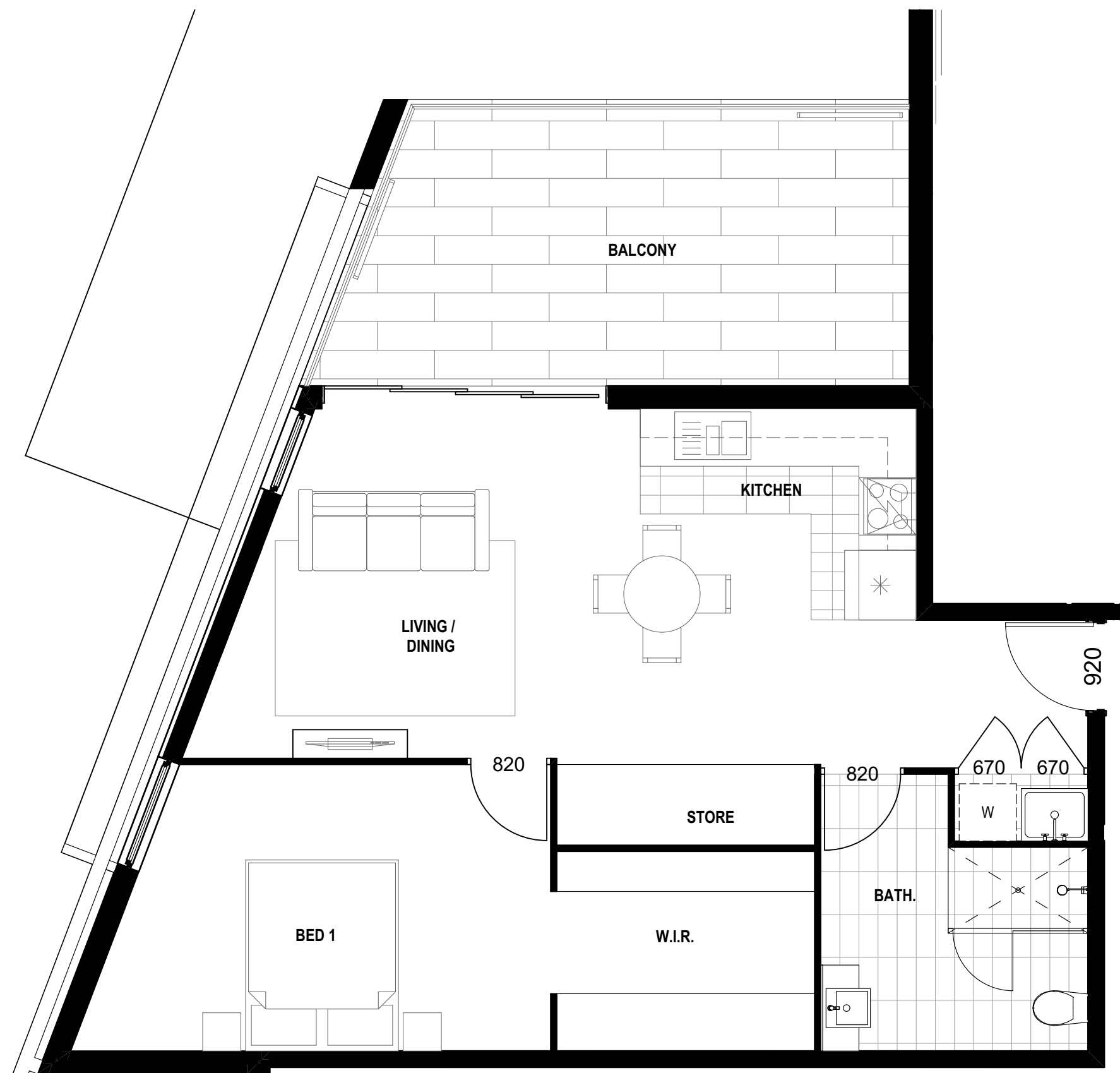
ABN 43 064 952 692

Project
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 No. 207, 209, 211 Hoxton Park Road
 CARTWRIGHT

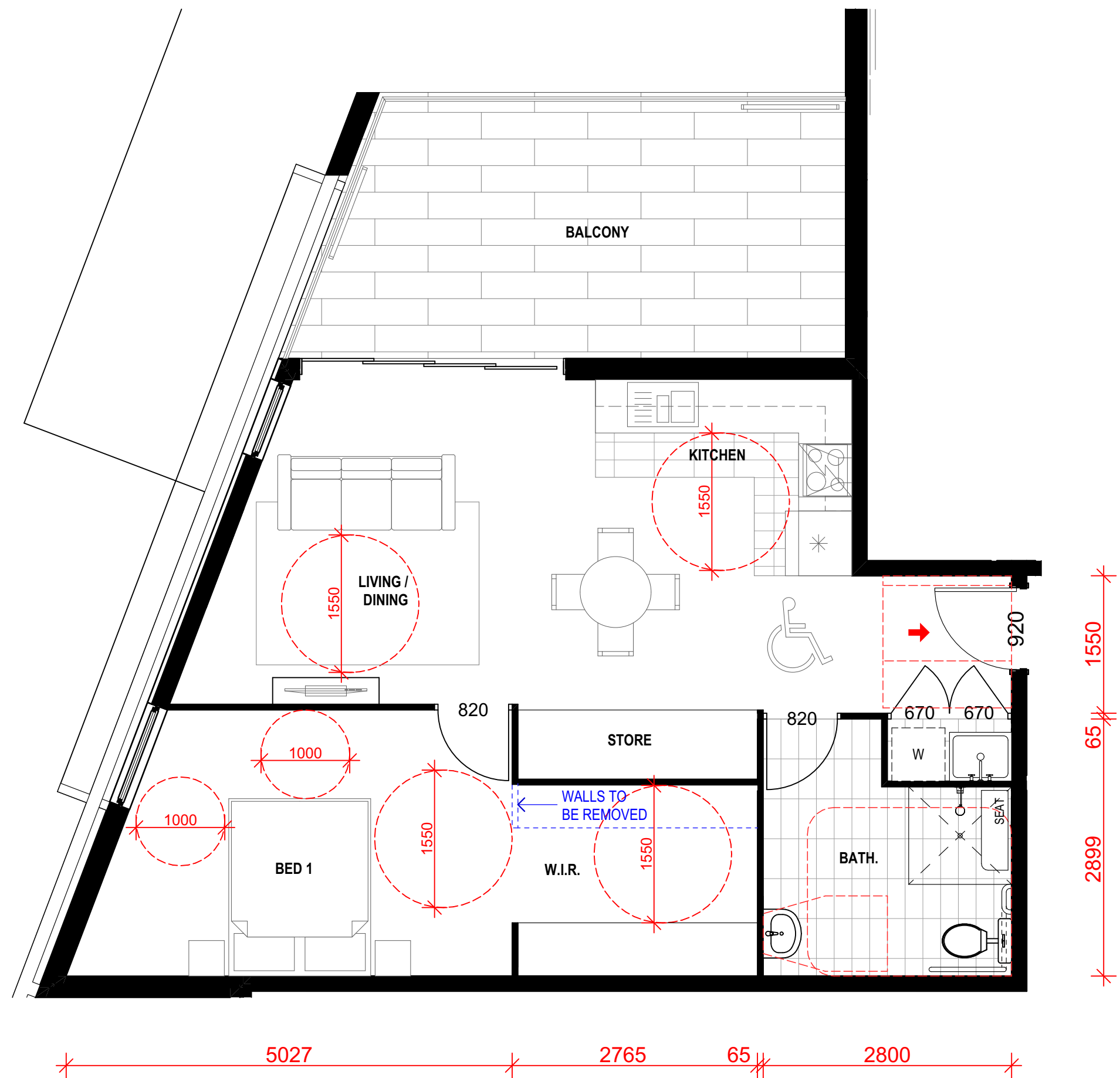
Client
Raad Property Group & Adouni Property Group P/ L

Title
TURNING TEMPLATES

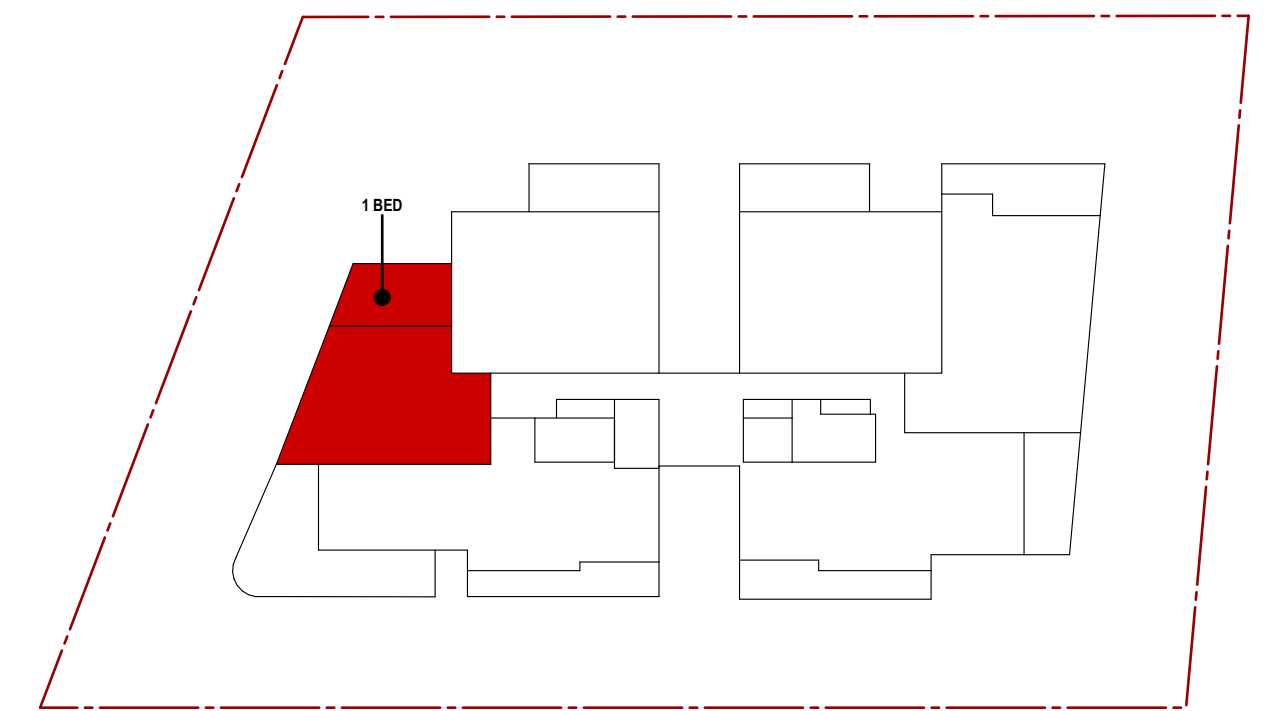
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| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:200 |
| Project # P4724 | Sheet # A504 | Issue E |



TYP ACCESSIBLE UNIT PLAN
PRE



TYP UNIVERSAL HOUSING UNIT PLAN
POST



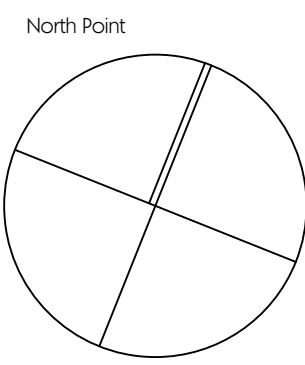
ACCESSIBLE UNIT LOCATION PLAN
1st - 2nd - 3rd FLOOR PLAN

| Issue | Description | Date | Drawn | Issued |
|-------|-------------|------------|-------|--------|
| A | FOR DA | 08.02.2018 | N.Z | CZ |

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No. 207, 209, 211 Hoxton Park Road
CARTWRIGHT

Client
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Title
ADAPTABLE UNIT

| | | |
|---------------------|--------------------|--------------------|
| Drawn N.Z | Checked CZ | Date AUG 2016 |
| Activity Type DA | Job # DA1376-16 | Scale @ A1 1:50 |
| Project # P4724 | Sheet # A505 | Issue A |