ATTACHMENT 2 - Architectural Plans

DEVELOPMENT APPLICATION

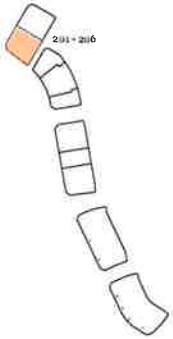
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 201 - 206

Drawing Index

Drawing No.	Drawing Name
DA103/1	Cover Page
DA103/2	Ground Floor
DA103/3	First Floor
DA103/4	Roof Plan
DA103/5	Elevations 01
DA103/6	Elevations & Section 02

LOCATION KEY



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Accreditation no.: 20884
Certificate date: 04 June 2018
Dwelling Address
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2565

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LOT 201 - 206

NatHERS & BASIX Summary

WATER – minimum requirements - **TYPICAL**

RAINWATER TANK
- Minimum 2,400ltr rainwater tank to collect run-off from at least 80% of roof area connected to Laundry tap and at least one outdoor tap

WELL WATER RATING
- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 4Star Rated Toilets
- 3Star Rated Taps to Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

THERMAL COMFORT - minimum requirements - **TYPICAL**

INSULATION
- R2.5 insulation to all exterior walls with foil backing, anti-glare external face, reflective internal
- R2.5 insulation to externally exposed First Floor frame
- R2.5 insulation to ceiling
- Provide R2.5 foil and batts to underside of roofing "CSR Anticon" or similar (anti-glare up, reflective side down)
- Shaftliner system + R2.5 insulation to party walls

WINDOWS & GLAZING
- Aluminium framed with clear glazing to all windows and doors (Awnings: U= 6.7 & SHGC= 0.57 | (Sliding/Fixed: U= 6.2, SHGC 0.52)
- Weather strips to all windows and doors.

FLOOR COVERINGS
- Tile flooring to living & wet areas and carpet to bedrooms

CEILING PENETRATIONS
- Assessed with downlights. Provide cover seals to any downlights where used
- Exhaust fans to rangehood, ensuites, bathrooms, WC & laundry

ENERGY - minimum requirements – **3 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Non-ducted artificial ventilation to min. One Bathroom – manual switch on/off
- Ducted rangehood to kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING
- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements – **2 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 5 Star HWS

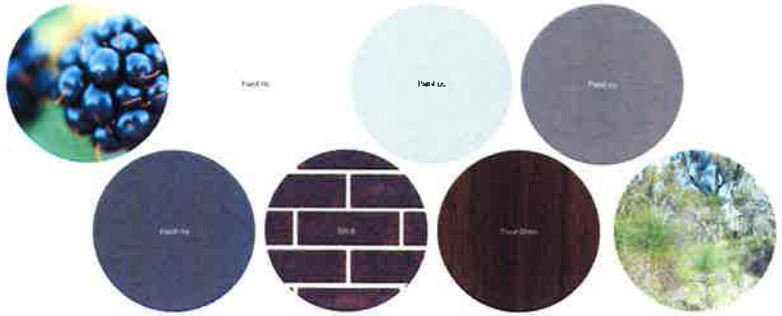
HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM
- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven

Blackberry
Exterior Scheme



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Builder/Contractor shall verify job dimensions before any job commences.
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A	[illegible]	JF	DR	Development Application
B	[illegible]	MB	DR	Development Application
C	[illegible]	RN	DR	Development Application

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House Type
A1_a
Elevation Type

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NSW Nominated Architects
Koos de Keijzer 5767 &
Davic Randerson 8542

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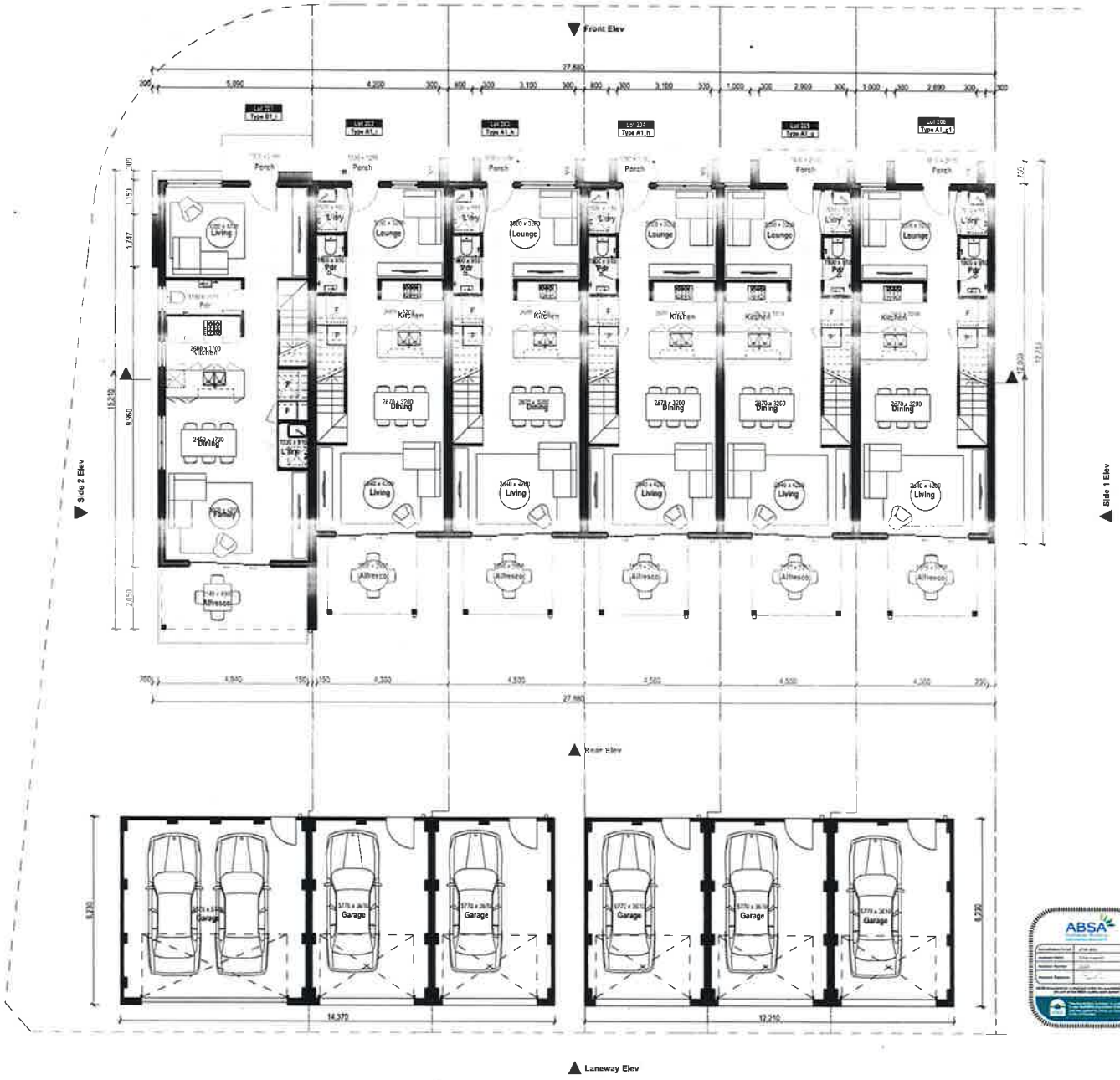
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 201 - 206
Drawing Name	Cover Page
Drawing Number	DA103/1
Revision	C



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Accreditation no.: 20884
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C	[illegible]	LN	[illegible]	[illegible]

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A1_a
Sheet size
Design type

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Project Name	Willowdale MD	Drawing Series	Lot 201 - 206
Project Number	11743		
Project Address	Denham Court, NSW, 2565	Drawing Name	Ground Floor
Drawn By	MB, PDP, SV		
Checked By	DR, JF	Drawing Number	DA103/2
Date	8/06/2018	Revision	C
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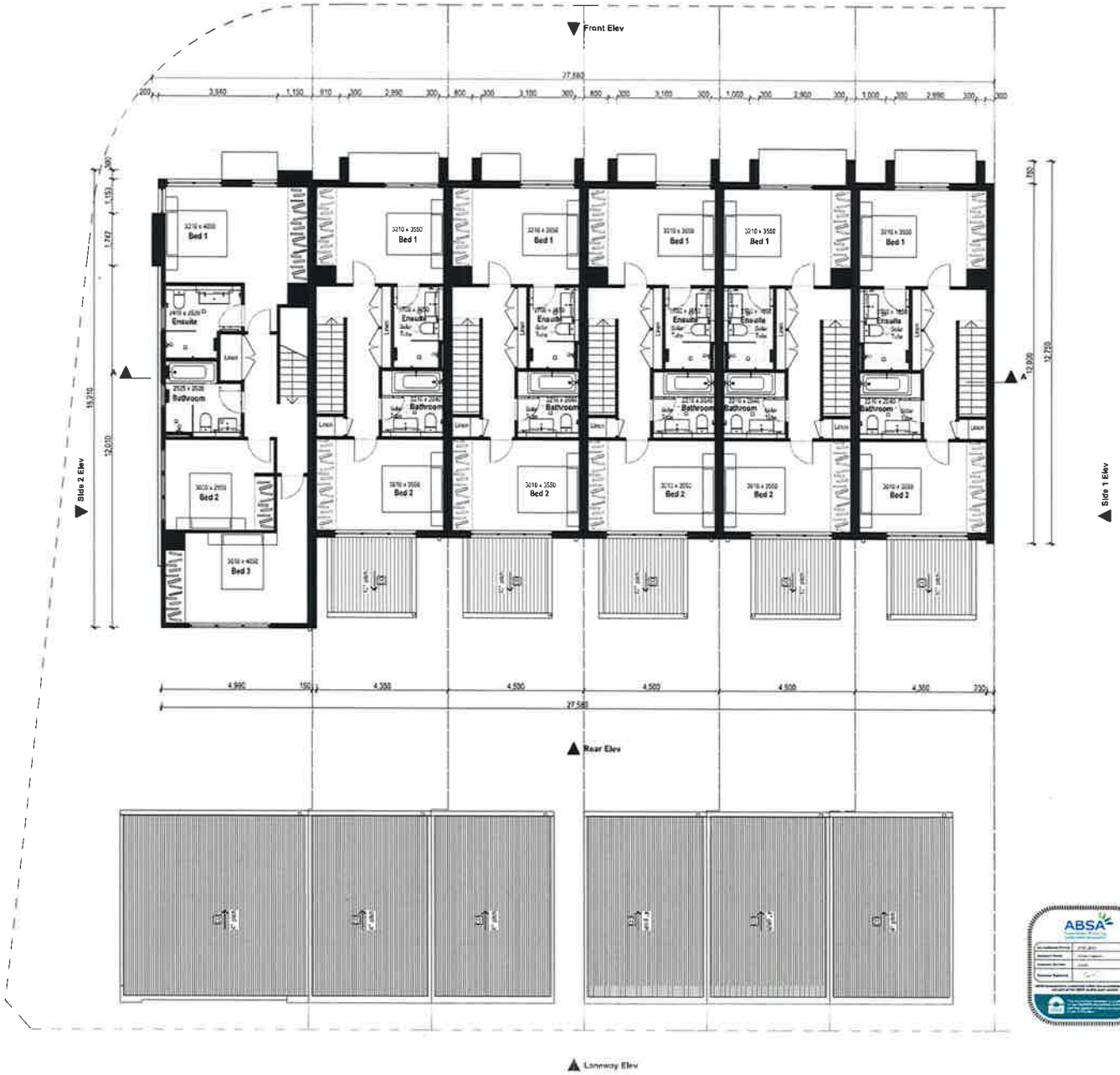

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House Type
A1_a

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 201 - 206
Drawing Name	First Floor
Drawn By	MB, PDP, SW
Checked By	DR, JF
Date	8/06/2018
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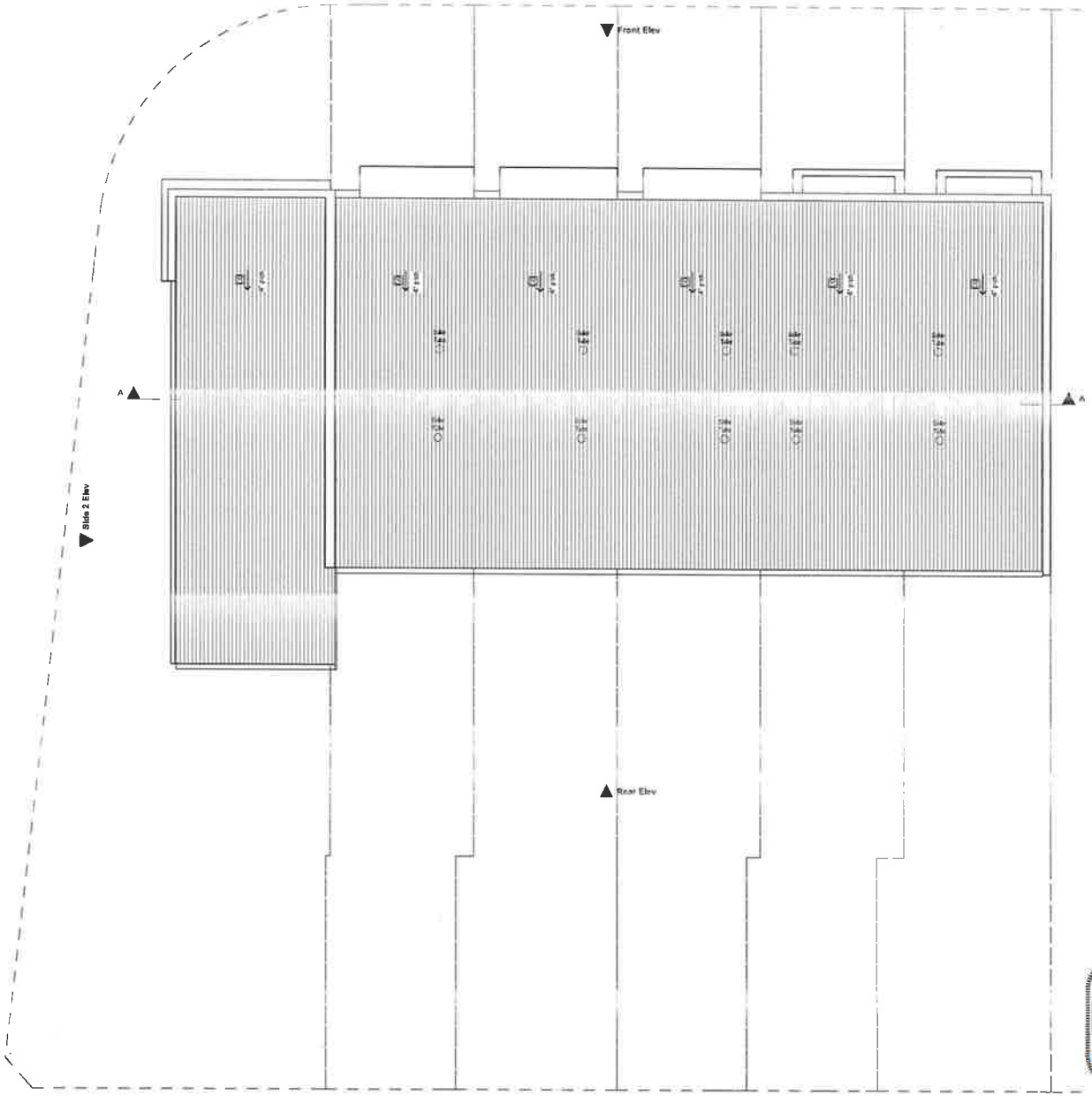
Drawing Number	DA103/3
Revision	C



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Accreditation no.	20884
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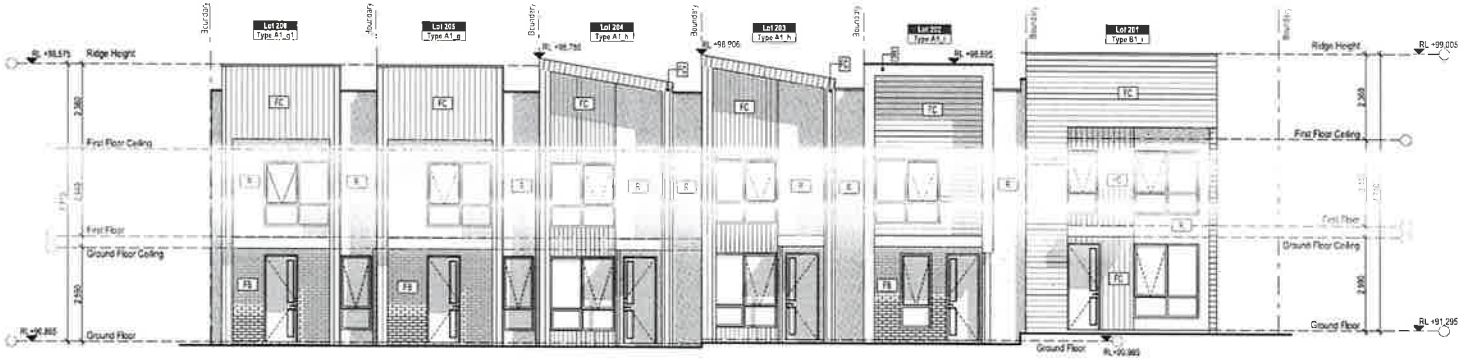
Project Name	Willowdale MD	Drawing Series	Lot 201 - 206
Project Number	11743	Drawing Name	Roof Plan
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDF, SV	Drawing Number	DA103/4
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



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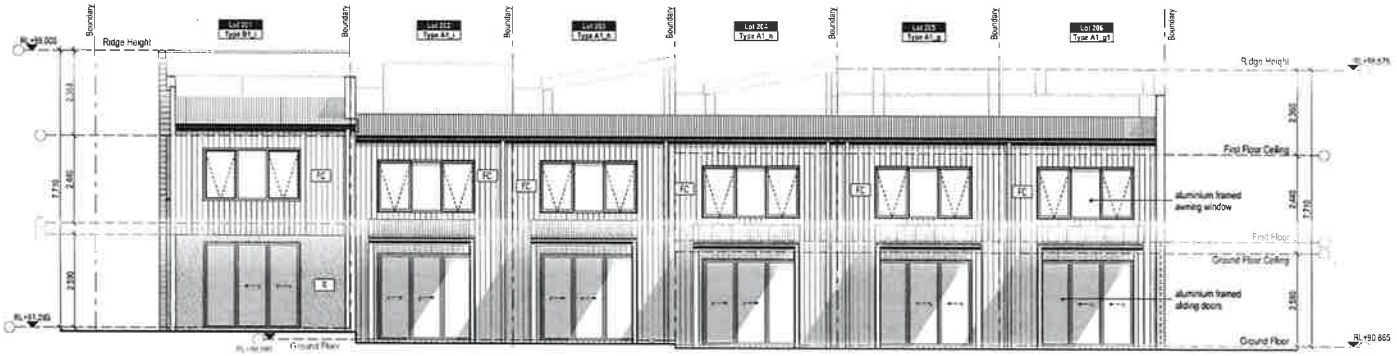

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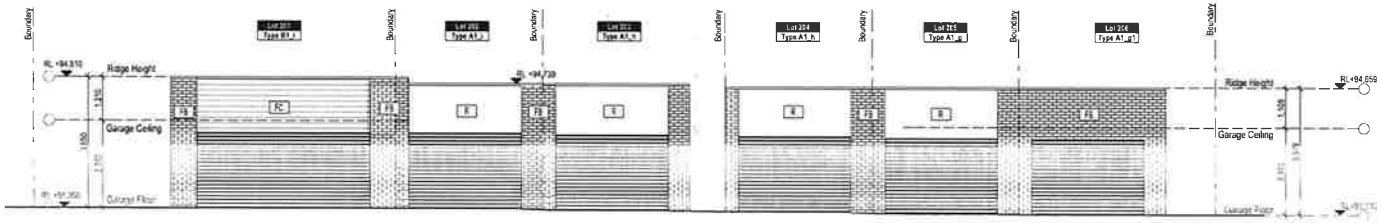

3 Laneway Elev
1:100

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Project Name	Willowdale MD	Drawing Series	Lot 201 - 206
Project Number	11743	Drawing Name	Elevations 01
Project Address	Denham Court, NSW, 2565		
Drawn By	MR, PDP, SV	Drawing Number	DA103/5
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

1 Side 1 Elev
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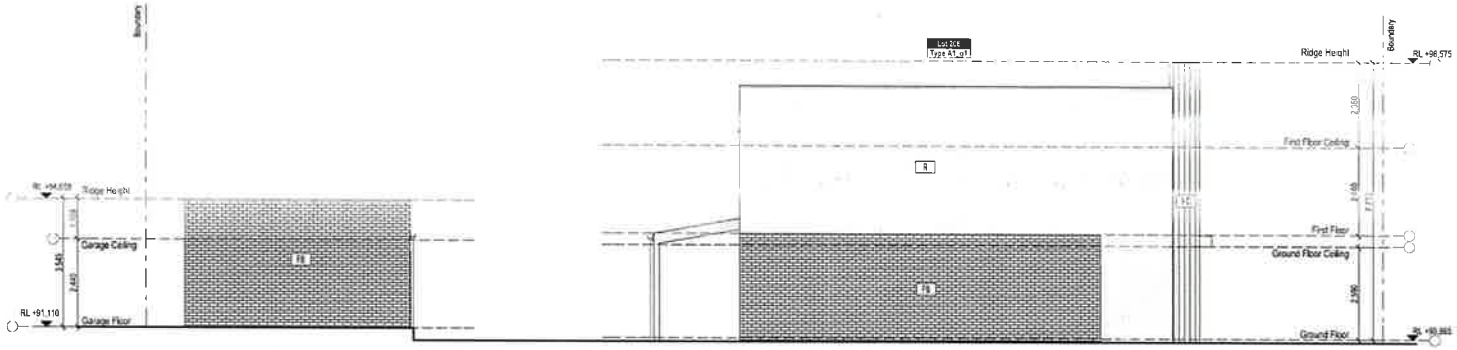

2 Side 2 Elev
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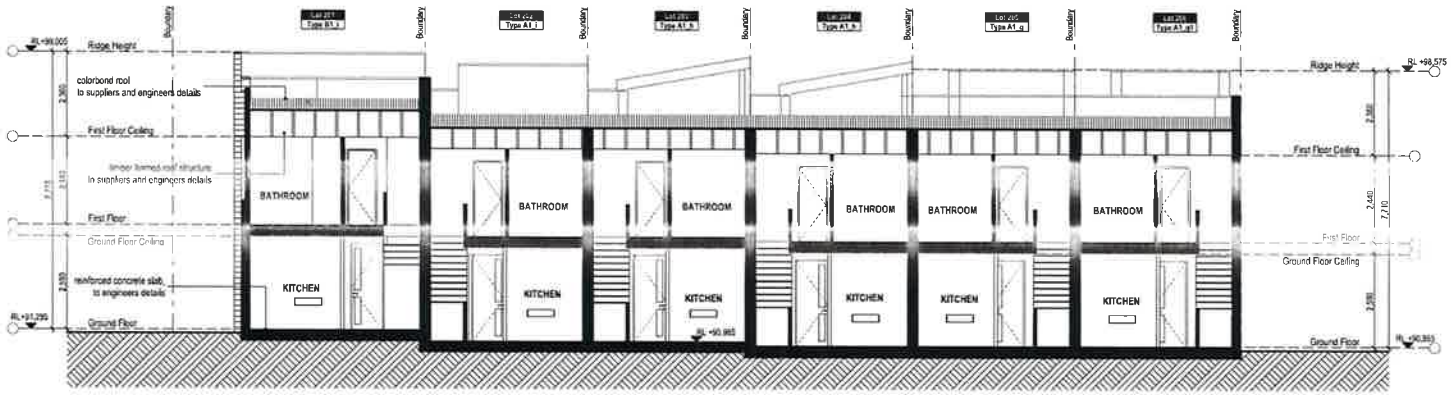

3 Section A-A
1:100

LEGEND
MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

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Assessor Name:	Zoltan Lipovschi
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House Type
Elevation Type

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 201 - 206
Drawing Name	Elevations & Section 02
Drawing Number	DA103/6
Revision	C

DEVELOPMENT APPLICATION

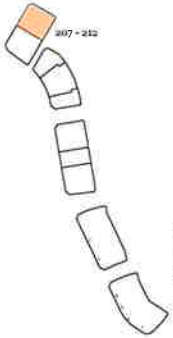
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 207 - 212

Drawing Index

Drawing No.	Drawing Name
DA104/1	Cover Page
DA104/2	Ground Floor
DA104/3	First Floor
DA104/4	Roof Plan
DA104/5	Elevations 01
DA104/6	Elevations & Section 02

LOCATION KEY



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Certificate date 04 June 2018
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2565

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LOT 207 - 212

NatHERS & BASIX Summary

WATER – minimum requirements - **TYPICAL**

RAINWATER TANK
- Minimum 2,000L rainwater tank to collect run off from at least 80% of roof area connected to laundry tap and at least one outdoor tap

WELS WATER RATING
- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 4Star Rated Toilets
- 3Star Rated Taps to Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

THERMAL COMFORT - minimum requirements - **TYPICAL**

INSULATION
- R2.5 insulation to all external walls with foil lamina, anti-glare external face, reflective internal
- R2.5 insulation to externally exposed First Floor frame
- R2.5 insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "Cliff Ambush" or similar lamy-glare up, reflective side down)
- Shadliner system + R2.0 insulation to party walls

WINDOWS & GLAZING
- Aluminium framed with clear glazing to all windows and doors (Average: U= 6.7 & SHGC= 0.57 (Sliding/Fixed; U: 6.7, SHGC 0.70)
- Weather strips to all windows and doors

FLOOR COVERINGS
- Tile flooring to living & wet areas and carpet to bedrooms

CEILING PENETRATIONS
- Assessed with downlights. Provide cover seals to any downlights where used
- Exhaust fans to range hood, ensuite, bathrooms, WC & laundry

ENERGY - Minimum requirements – **3 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Non-ducted artificial ventilation to min. One Bathroom – manual switch on/off
- Ducted range hood to kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING
- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - Minimum requirements – **2 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 6 Star HWS

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Ducted artificial ventilation to min. One Bathroom
- Ducted range hood to kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM
- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven

Eucalyptus
Exterior Scheme

NOT FOR CONSTRUCTION

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A1_a

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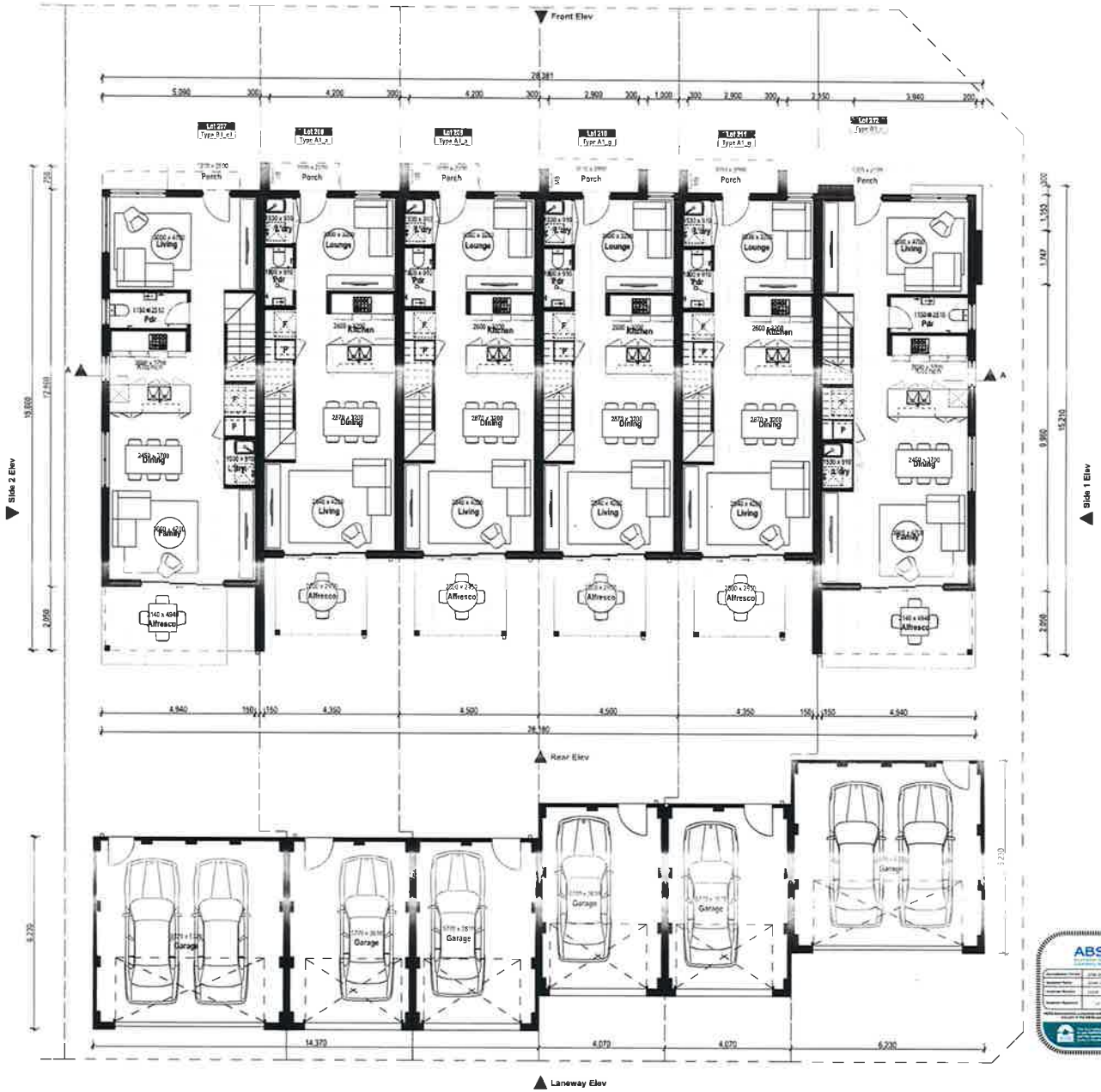
Project Name	Willowdale MD	Drawing Series	Lot 207 - 212
Project Number	11743	Drawing Name	Cover Page
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA104/1
Checked By	DR, JP	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		



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Accreditation no.	20884
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C	08.06.2018	EN	DR	Development Application

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A1_a
Master type
Elevation type

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NSW Nominated Architects
Koos de Keijzer 5767 &
David Randerson 8542

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 207 - 212
Drawing Name	Ground Floor
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA104/2
Revision	C

Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20684
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C	08.05.2018	EN	DR	Development Application

Stockland
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Plot Type
A1_a

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NSW Nominated Architects
Kees de Kruijff 5767 X
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DKO

Project Name	Willowdale MD	Drawing Series	Lot 207 - 212
Project Number	11743	Drawing Name	First Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA104/3
Checked By	DR, JF	Revision	C
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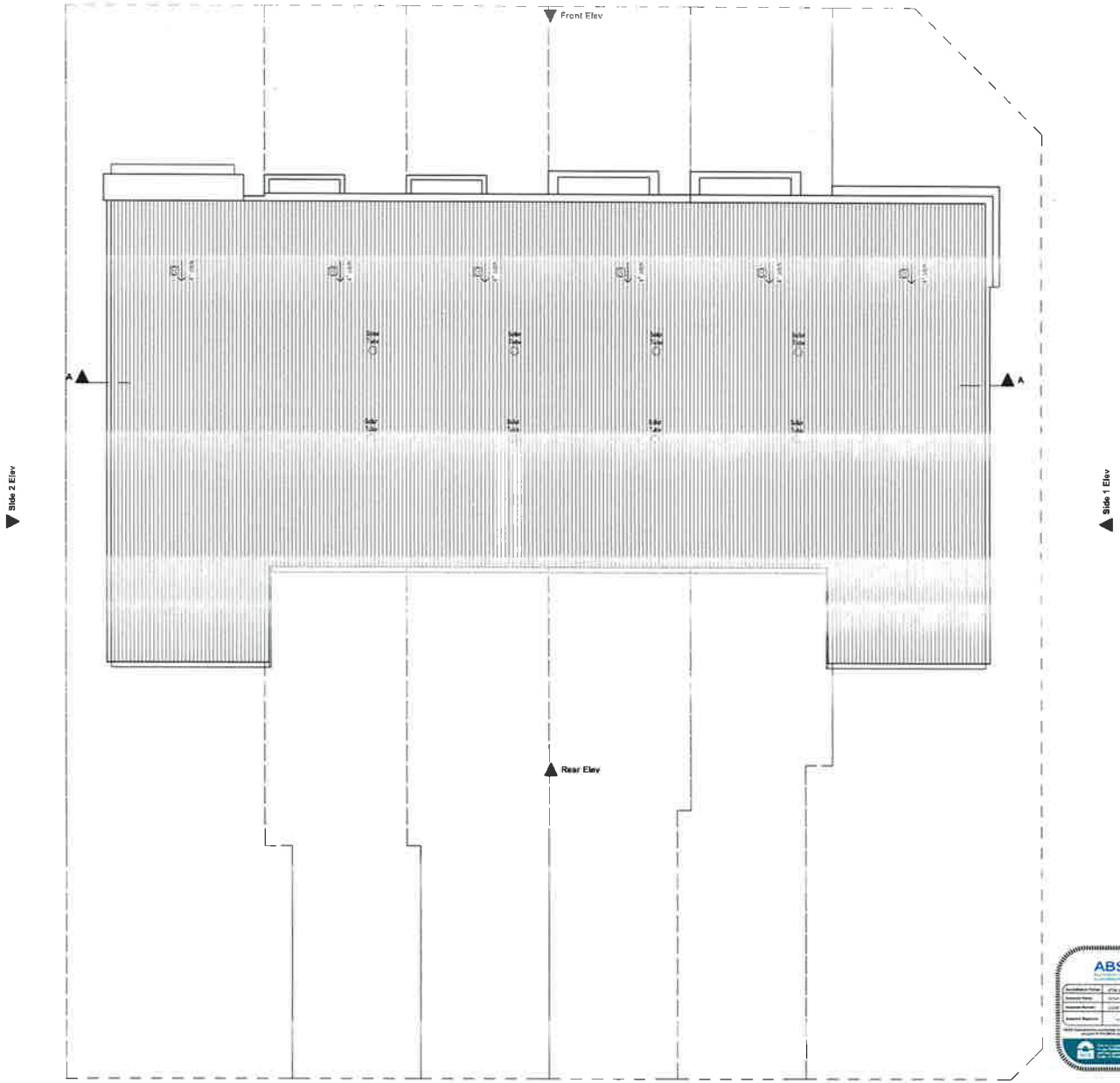

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Accreditation no. 20884
Certificate date 04 June 2018
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C	[illegible]	[illegible]	DR	Development Application

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A1_a

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NSW Nominated Architects
Koos de Keijzer 5767 &
David Randerson 8542

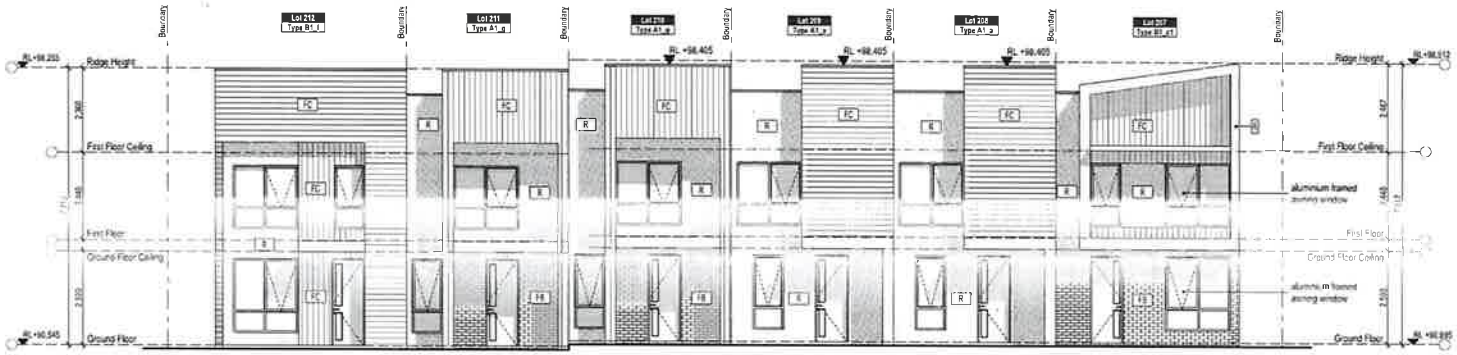
DKO

Project Name	Willowdale MD	Drawing Series	Ltd 207 - 212
Project Number	11743	Drawing Name	Roof Plan
Project Address	Denham Court, NSW, 2565		
Drawn By	MR, PDR, SV	Drawing Number	DA104/4
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

LEGEND

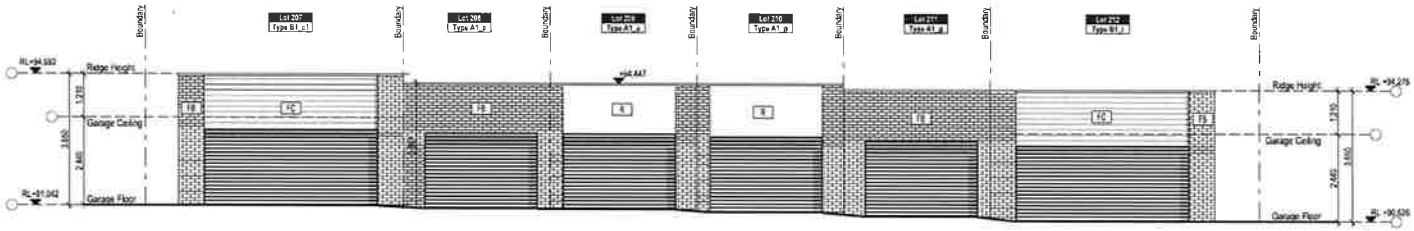
MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



1 Front Elev
1:100

2 Rear Elev
1:100



3 Laneway Elev
1:100

Certificate no.:	0002809490
Assessor Name:	Zoltan Lipovschi
Accreditation no.:	20884
Certificate date:	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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Rev.	Date	By	Ckd	Description
A	27.10.2017	JF	DR	Development Application
B	20.03.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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House Type
A1_a
Elevation Type

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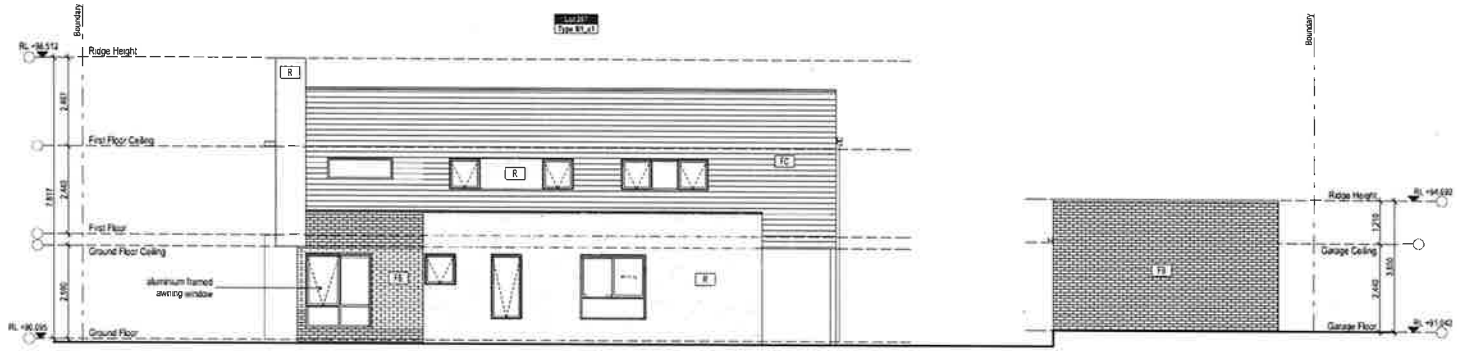
DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW 2565
Drawing Series	Lot 207 - 212
Drawing Name	Elevations 01
Drawn By	MB, PDP, SY
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA104/5
Revision	C

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



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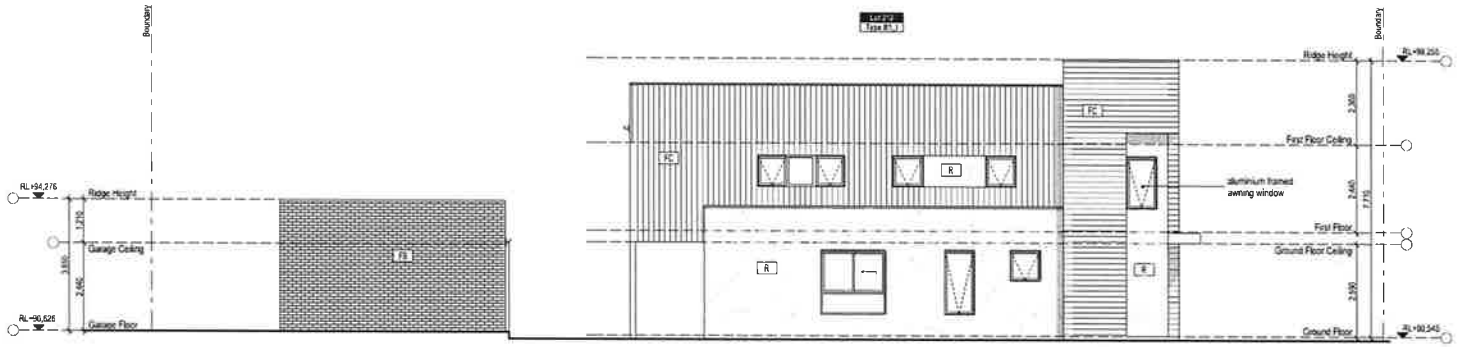

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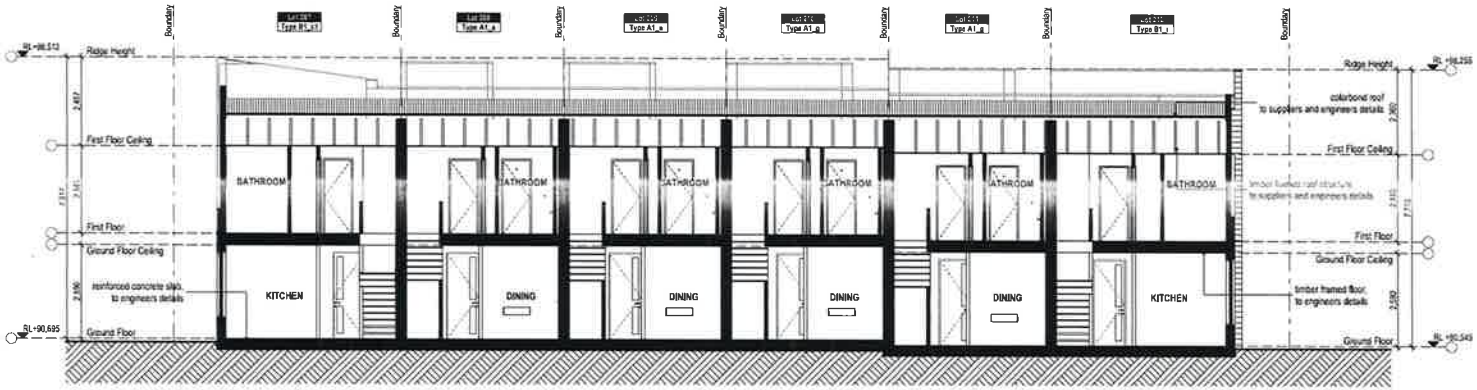
1:100



3 Section A-A
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NOT FOR CONSTRUCTION

Rev.	Date	By	Ckd	Description
A	27.10.2017	JF	DR	Development Application
B	20.02.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a — Elevation Type

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David Randerson 8542

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ABSA

6.8 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME
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Certificate no.:	0002609490
Assessor Name:	Zoltan Lipovschi
Accreditation no.:	20884
Certificate date:	04 June 2018
Dwelling Address:	Passiflora Avenue Denham Court, NSW 2565

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 207 - 212
Drawing Name	Elevations & Section 02
Drawn By	MB, PDF, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA104/6
Revision	C

DEVELOPMENT APPLICATION

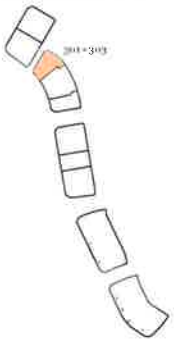
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 301 - 303

Drawing Index

Drawing No.	Drawing Name
DA105/1	Cover Page
DA105/2	Ground Floor
DA105/3	First Floor
DA105/4	Roof Plan
DA105/5	Elevations 01
DA105/6	Elevations & Section 02

LOCATION KEY



Certificate no.	0002809490
Assessor Name:	Zoltan Lipovschi
Accreditation no.	20884
Certificate date:	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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NatHERS & BASIX Summary

WATER – minimum requirements - **TYPICAL**

RAINWATER TANK

- Minimum 2,000L rainwater tank to collect run-off from at least 60% of roof area connected to Laundry tap and at least one outdoor tap

WATER RATING

- Floor Waste in Laundry
- 3Star Rated Taps in Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

THERMAL COMFORT - minimum requirements - **TYPICAL**

INSULATION

- R1.5 Insulation to all external walls with foil sarking, anti glare external face, reflective internal
- R2.5 Insulation to externally exposed First Floor frame
- R2.5 Insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "CSR Amicon" or similar (anti-glare up, reflective side down)
- Shaftliner system + R2.5 insulation to party walls

CEILING PENETRATIONS

- Adjustable whole ceiling fan to Living & adjacent bedrooms
- Exhaust fans to rangehood, ensuites, bathrooms, W/C & laundry

ENERGY - minimum requirements - **3 Bedrooms**

HOT WATER SYSTEM

- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be on 1.5 night zone between Bedroom & Living areas

VENTILATION

- Non-ducted artificial ventilation to min. One Bathroom – manual switch on/off
- Ducted rangehood to Kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING

- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements - **2 Bedrooms**

HOT WATER SYSTEM

- Gas Instantaneous 5.5Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedroom(zone)
- The A/C system is to be on 1.5 night zone between Bedroom & Living areas

VENTILATION

- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to Kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM

- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven

LOT 301 - 303

Eucalyptus
Exterior Scheme

NOT FOR CONSTRUCTION

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Rev.	Date	By	Chkd	Description
A	17.10.2017	JP	DR	Development Application
B	20.03.2018	MB	DR	Development Application
C	08.06.2018	SV	DR	Development Application

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House Type: A1_a

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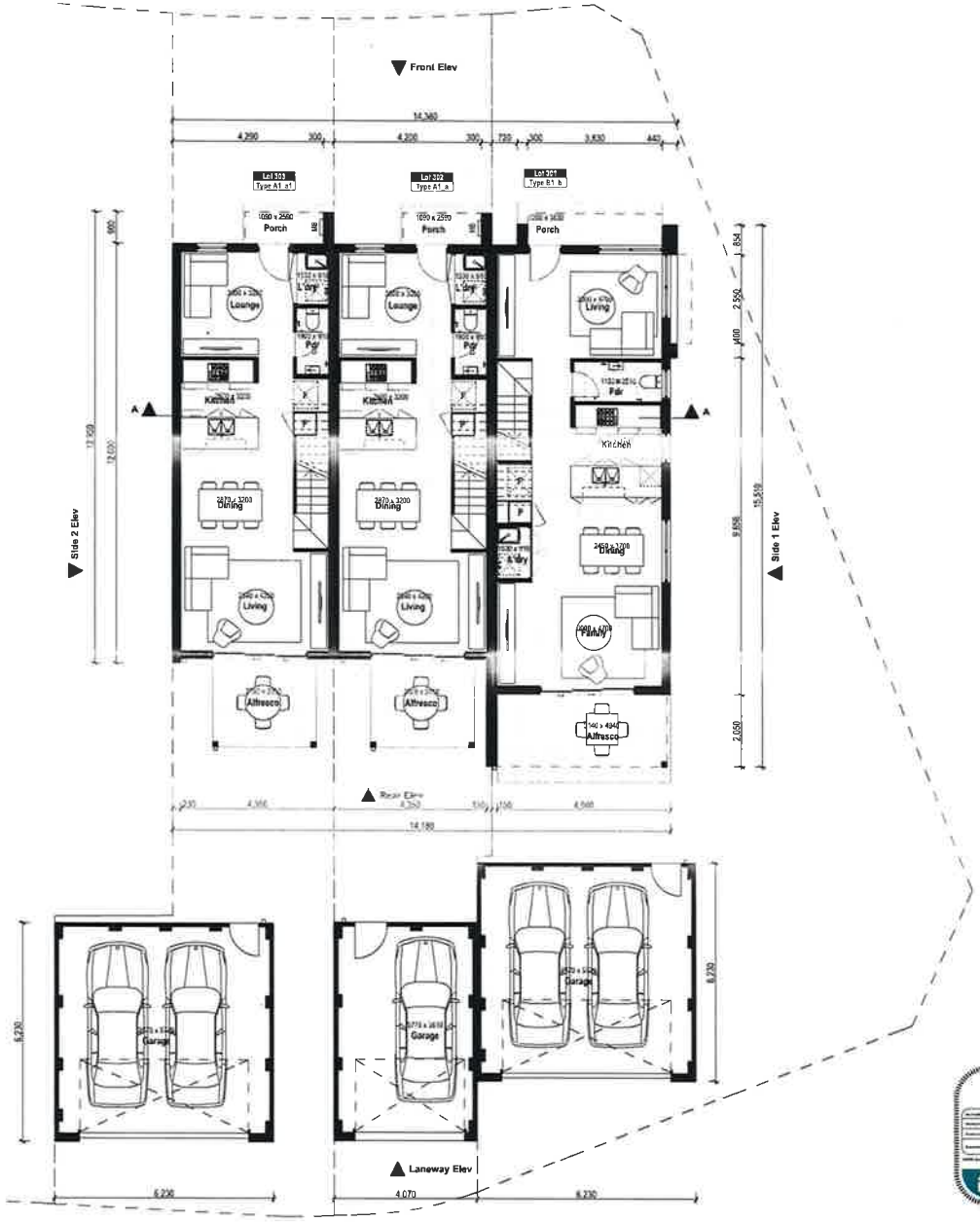
NSW Nominated Architects
Koos de Keijzer 5767 &
David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 301 - 303
Drawing Name	Cover Page
Drawn By	MB, PDP, SV
Checked By	DR, JP
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA105/1
Revision	C



Certificate no.: 0002809490
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 04 June 2018
Dwelling Address:
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A	27.10.2017	JF	DR	Development Application
B	29.05.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a
House Type
Elevation Type

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David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 301 - 303
Drawing Name	Ground Floor
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA105/2
Revision	C

Certificate no.: 0002809490
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 04 June 2018
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Rev.	Date	By	Ckd	Description
A	[illegible]	JF	DR	Development Application
B	[illegible]	MB	DR	Development Application
C	[illegible]	EN	DR	Development Application

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A1_a

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David Ramberson 8542

DKO

Project Name	Willowdale MD	Drawing Series	Lot 301 - 303
Project Number	11743	Drawing Name	First Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA105/3
Checked By	DR, JJ	Revision	C
Date	8/06/2018		
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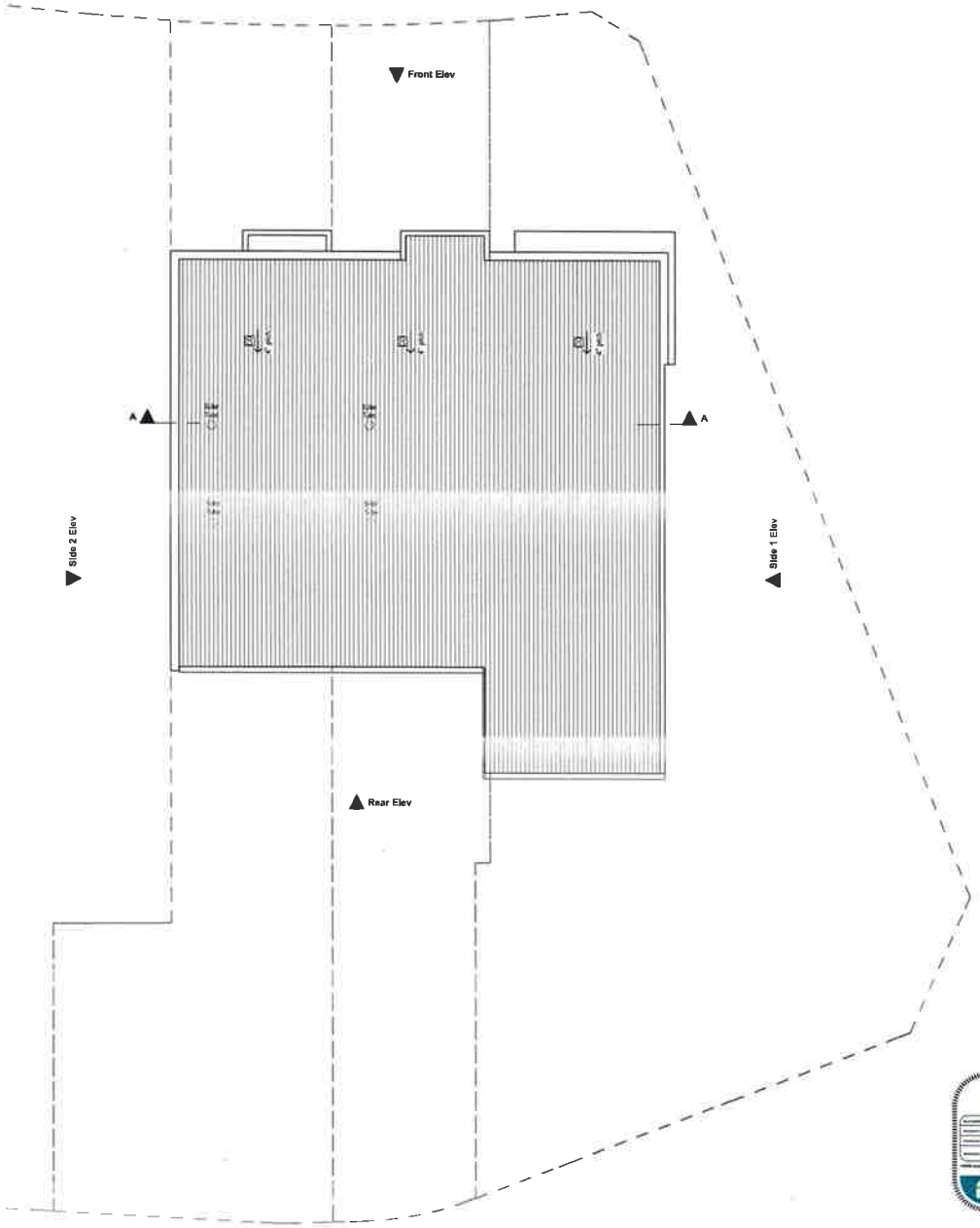

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Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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A1_a
House Type
Elevation Type

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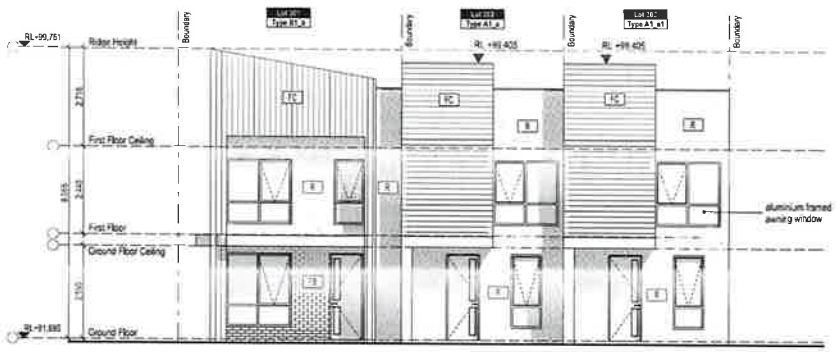
DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 301 - 303
Drawing Name	Roof Plan
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA105/4
Revision	C

LEGEND

MATERIALS & FINISHES

CD	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



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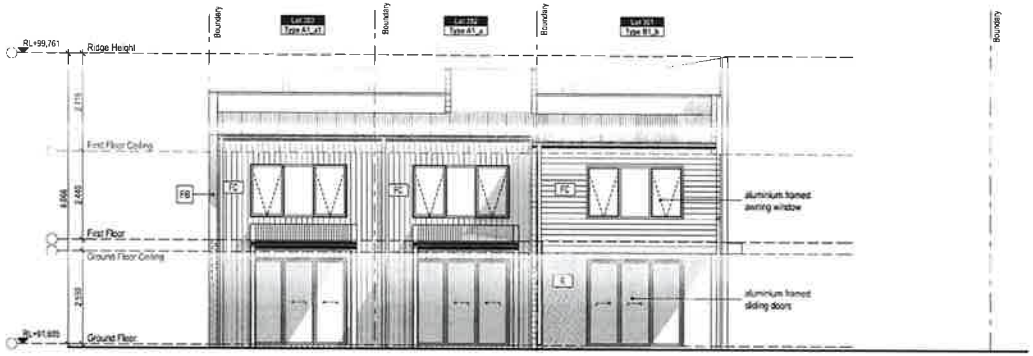
1:100



2 Rear Elev
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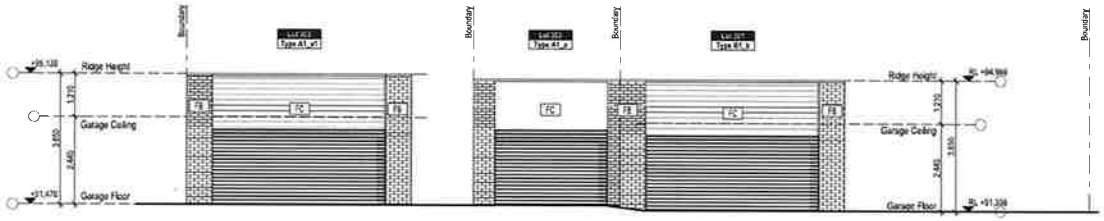

3 Laneway Elev
1:100

Certificate no. 0002809490
Assessor Name Zoltan Lipovschi
Accreditation no. 20884
Certificate date 04 June 2018
Dwelling Address Passiflora Avenue Denham Court NSW 2565

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B	29.03.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a
House Type
Elevation Type

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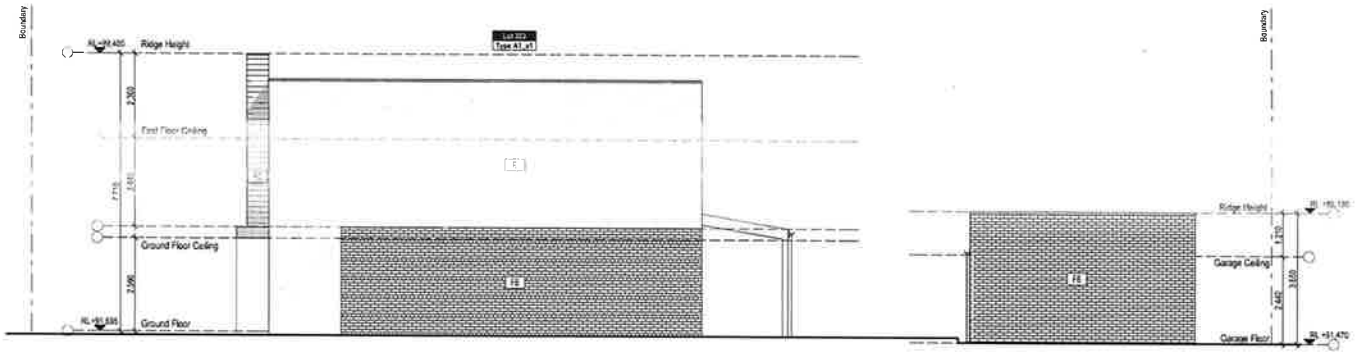
David Randersun 8542

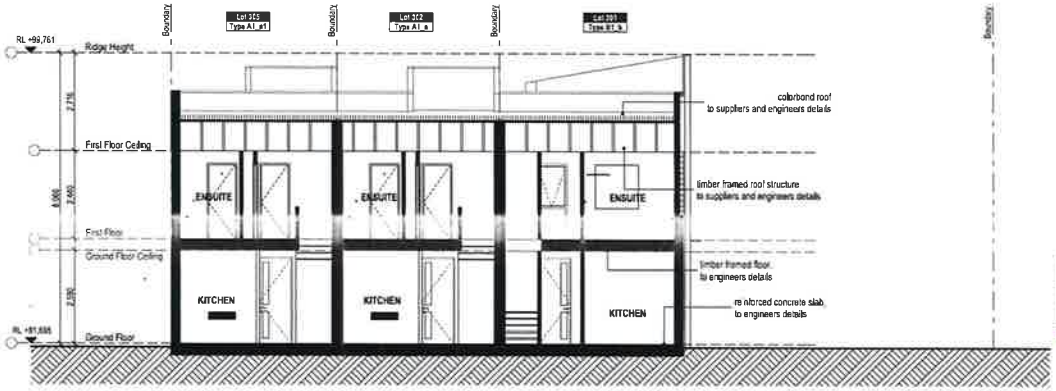
DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 301 - 303
Drawing Name	Elevations 01
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA105/5
Revision	C



1 Side 1 Elev
1:100

2 Side 2 Elev
1:100



3 Section A-A
1:100

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

NOT FOR CONSTRUCTION

Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
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Rev.	Date	By	Chkd	Description
A	[illegible]	JF	DR	Development Application
B	[illegible]	MB	DR	Development Application
C	[illegible]	EN	DR	Development Application

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David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 301 - 303
Drawing Name	Elevations & Section 02
Drawn By	MB, PDF, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA105/6
Revision	C

DEVELOPMENT APPLICATION

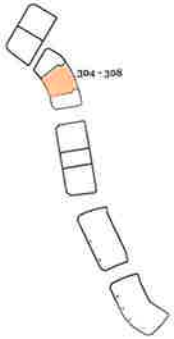
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 304 - 308

Drawing Index

Drawing No.	Drawing Name
DA106/1	Cover Page
DA106/2	Ground Floor
DA106/3	First Floor
DA106/4	Roof Plan
DA106/5	Elevations 01
DA106/6	Elevations & Section 02

LOCATION KEY



ABSA

6.8
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME

Certificate no. 0002609490
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date 04 June 2018
Dwelling Address:
Passiflora Avenue
Denham Court, NSW
2565

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LOT 304 - 308

NatHERS & BASIX Summary

WATER – minimum requirements - **TYPICAL**

RAINWATER TANK
- Minimum 2,400lt rainwater tank to collect run-off from at least 60% of roof area connected to Laundry tap and at least one outdoor tap

WELL WATER RATING
- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 3Star Rated Toilets
- [illegible]
- [illegible]

THERMAL COMFORT – minimum requirements - **TYPICAL**

INSULATION
- R2.5 Insulation to all external walls with foil (sarking, anti glare external face, reflective internal
- R2.5 Insulation to externally exposed First Floor frame
- R2.5 Insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "Cliff Profile" or similar (anti glare up, reflective side down)
- Shaftliner system + R2.0 insulation to party walls

WINDOWS & GLAZING
- Aluminium frames with clear glazing to all windows and fixed (Awnings U= 6.7 & SHGC= 0.57 | (Sliding/Fixed: U: 6.7, SHGC: 0.5)
- Weather strips to all windows and doors.

FLOOR COVERINGS
- Tile flooring to living & wet areas and carpet to bedrooms

[illegible]
- [illegible]
- [illegible]

ENERGY - minimum requirements – **3 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom 5, Living areas

VENTILATION
- Non-ducted artificial ventilation to one One Bedroom – manual switch on/off
- Ducted rangehood to Kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING
- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements – **2 Bedrooms**

HOT WATER SYSTEM
- Gas Instantaneous 3 Star HWS

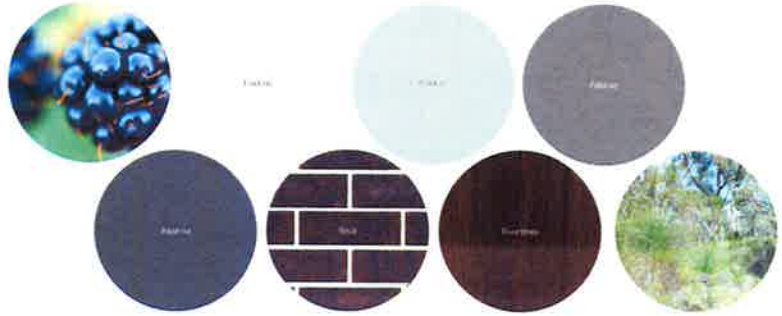
HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedroom zones
- The A/C system is to be day & night zoned between Bedroom 5, Living areas

VENTILATION
- Ducted artificial ventilation to One Bedroom
- Ducted rangehood to Kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM
- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven

Blackberry
Exterior Scheme



NOT FOR CONSTRUCTION

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A	27.10.2017	JF	DR	Development Application
B	29.03.2018	KLB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a

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www.dko.com.au
ABN: 81 956 706 590
NSW Nominated Architects
Knos Le Roijcor 5767 &
David Randerson 8542

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Project Name	Willowdale MD	Drawing Series	Lot 304 - 308
Project Number	11743	Drawing Name	Cover Page
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA106/1
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

DEVELOPMENT APPLICATION

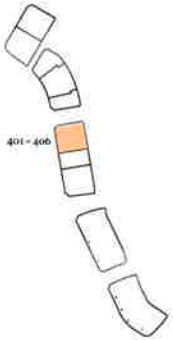
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 401 - 406

Drawing Index

Drawing No.	Drawing Name
DA108/1	Cover Page
DA108/2	Ground Floor
DA108/3	First Floor
DA108/4	Roof Plan
DA108/5	Elevations 01
DA108/6	Elevations & Section 02

LOCATION KEY



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Assessor Name Zoltan Lipoveschi
Accreditation no. 20884
Certificate date 04 June 2018
Dwelling Address
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2565

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LOT 401 - 406

NatHERS & BASIX Summary

WATER – *minimum requirements* - **TYPICAL**

THERMAL COMFORT - minimum requirements - TYPICAL

ENERGY - minimum requirements – 3 Bedrooms

HOT WATER SYSTEM
- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater in Living/Bedroom zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Non-ducted artificial ventilation to min. One Bathroom - manual switch on/off
- Ducted rangehood to Kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING
- Provide efficient lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Halways

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements – 2 Bedrooms

HOT WATER SYSTEM
- Gas Instantaneous 5 Star HWS

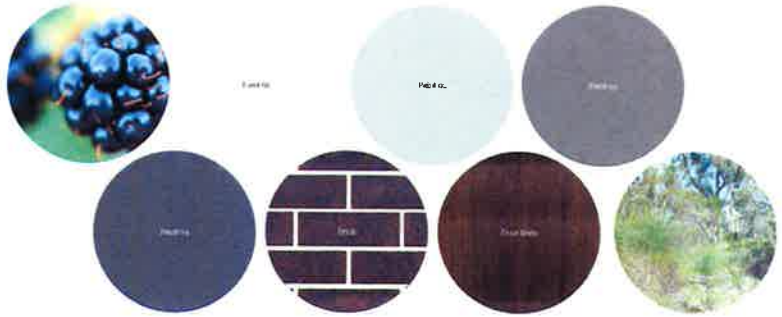
HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater in Living/Bedroom zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to Kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM
- Provide a 2kW photovoltaic system

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven

Blackberry
Exterior Scheme



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NSW Nominated Architects
Kees de Keijzer 5767 &
David Randerson 8542

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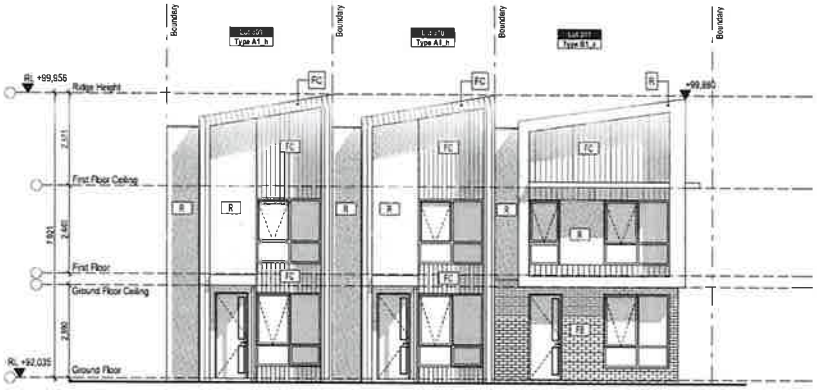
Project Name	Willowdale MD	Drawing Series	Lot 401 - 406
Project Number	11743	Drawing Name	Cover Page
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA108/1
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



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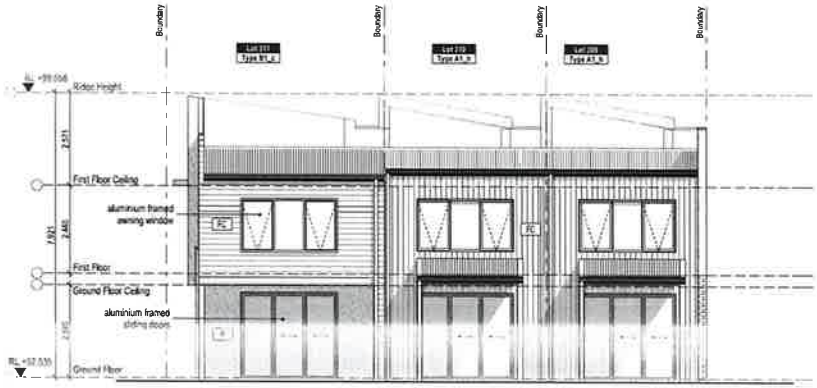
1:100



2 Rear Elev
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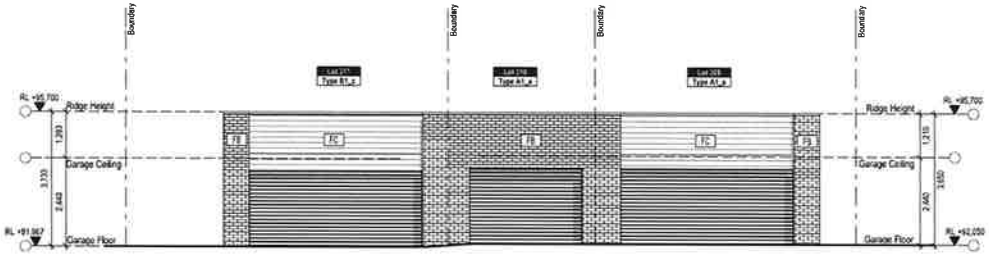

3 Laneway Elev
1:100

Certificate no.	0002809490
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Accreditation no.	20884
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A	27 10 2017	JF	DR	Development Application
B	29 03 2018	NB	DR	Development Application
C	08 06 2018	EN	DR	Development Application

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House type
Elevation type

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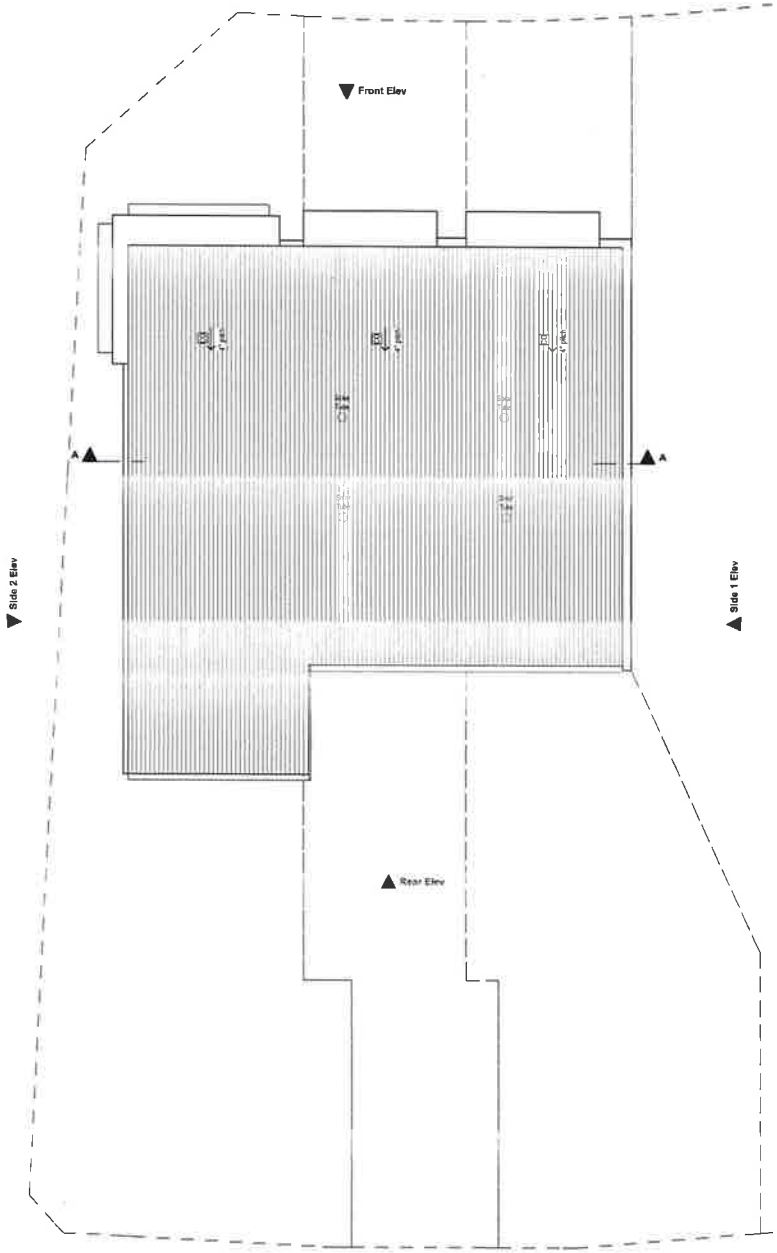
NSW Nominated Architects
Koos de Keijzer 5767 &
David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 309 - 311
Drawing Name	Elevations 01
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA107/5
Revision	C



Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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House Type
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Document Type

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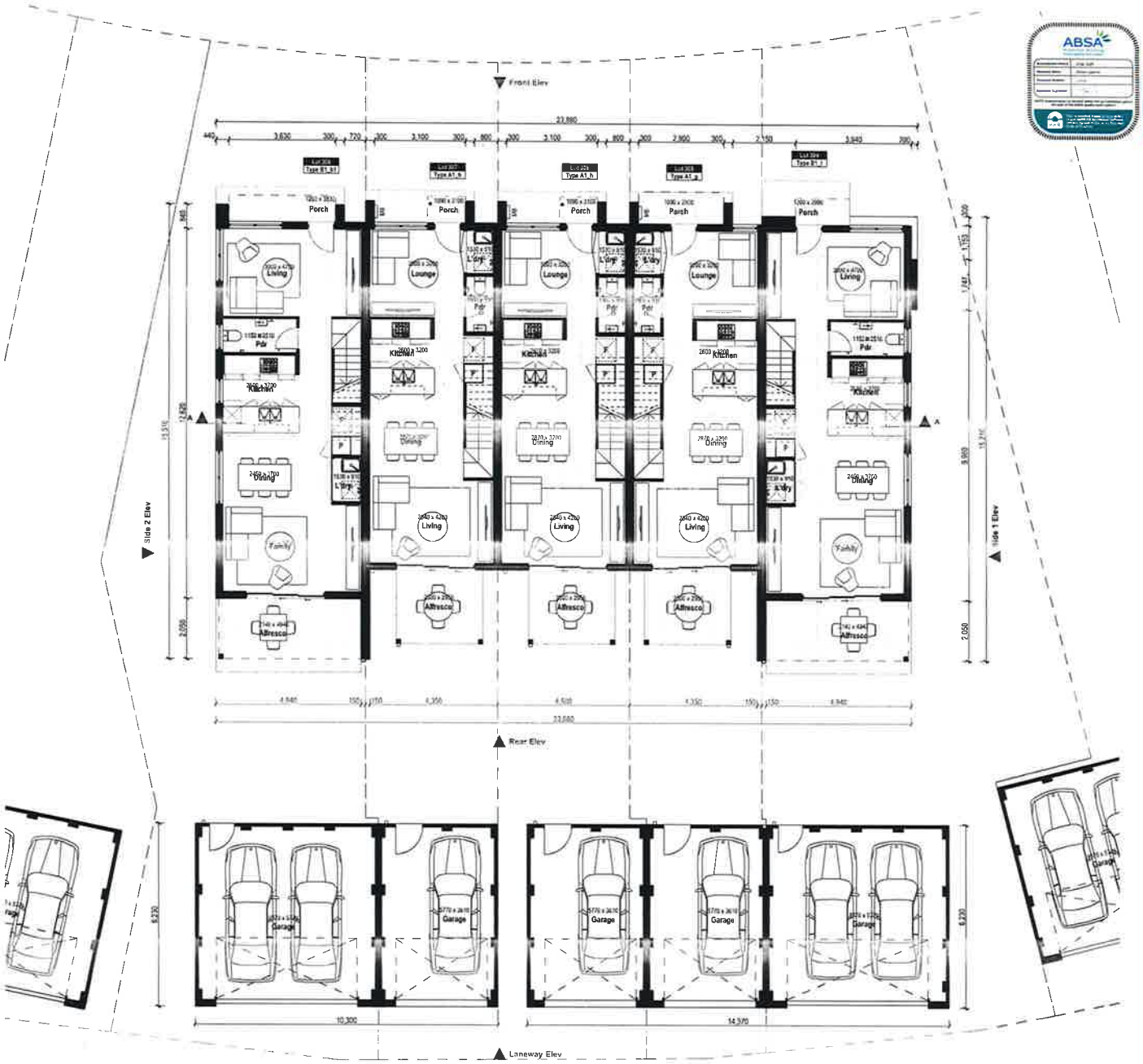
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 309 - 311
Drawing Name	Roof Plan
Drawn By	MB, PDB, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA107/4
Revision	C



Certificate no.. 0002809490
Assessor Name Zoltan Lipovschi
Accreditation no.. 20884
Certificate date 04 June 2018
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Elevation Type

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David Randerson 8542

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Project Name	Willowdale MD	Drawing Series	1st 304 - 308
Project Number	11743	Drawing Name	Ground Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, FDP, SV	Drawing Number	DA106/2
Checked By	DR, JF	Revision	C
Date	8/06/2018		
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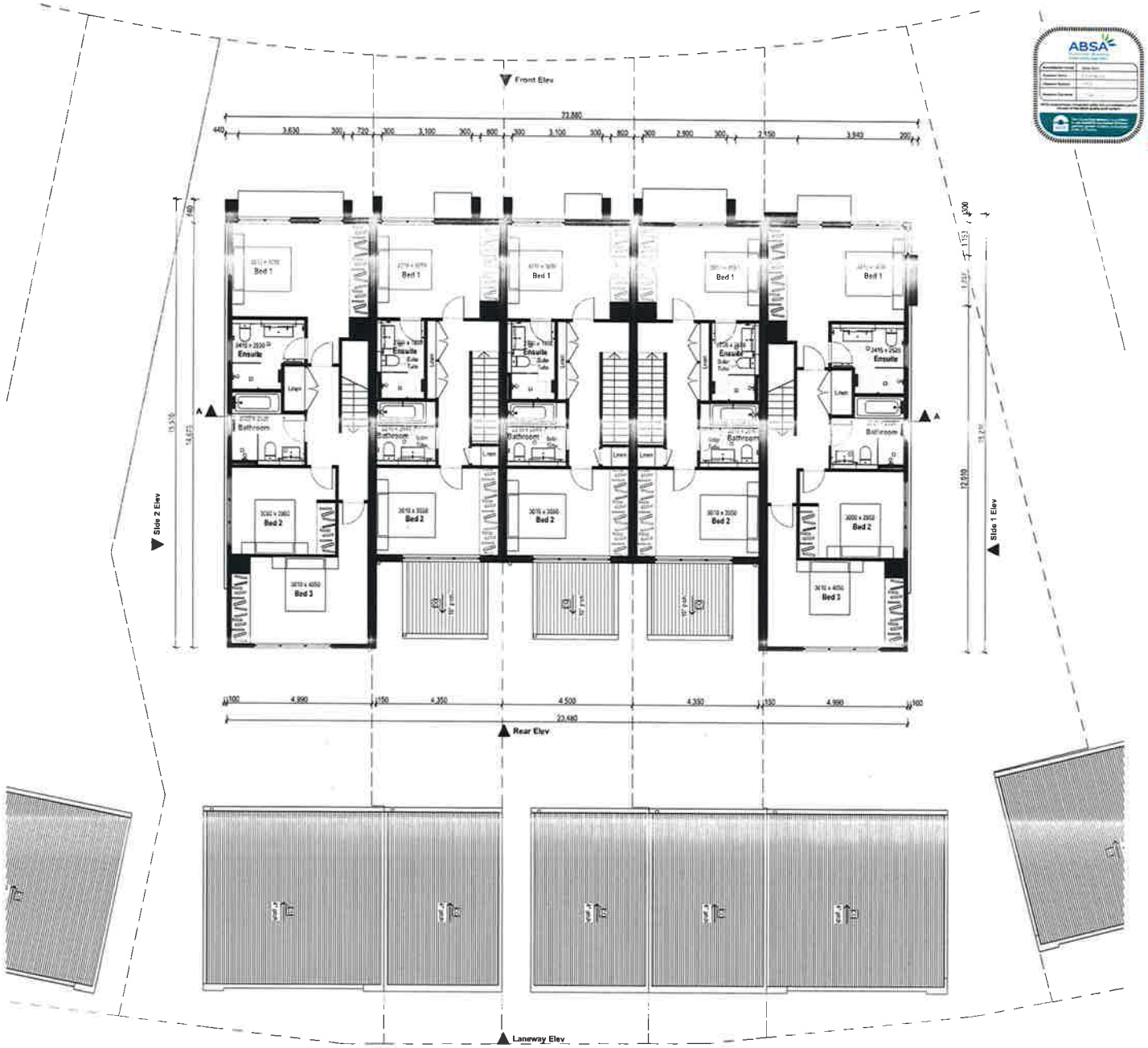

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6.8 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 304 - 308
Drawing Name	First Floor
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
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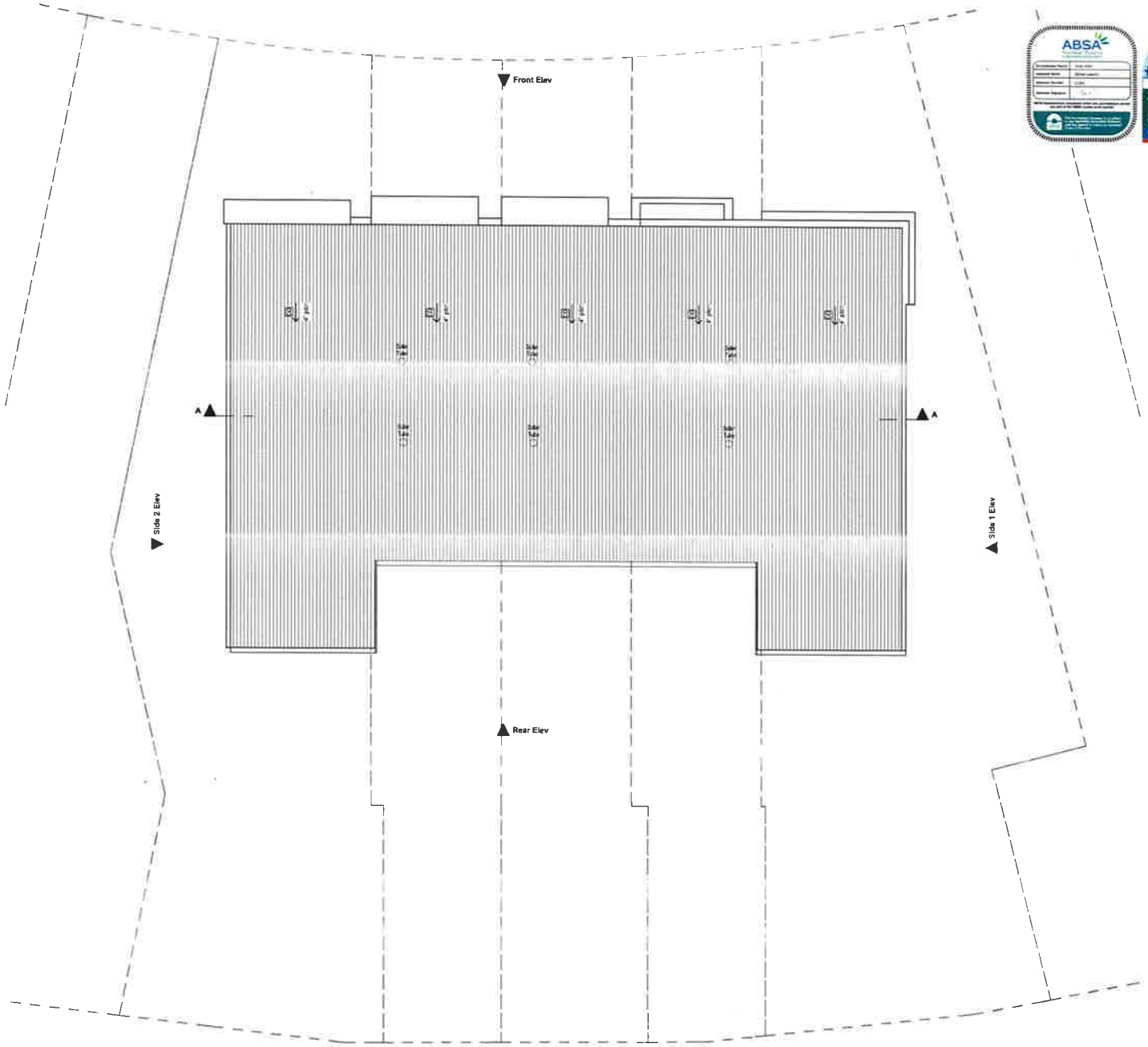
Drawing Number	DA106/3
Revision	C



Certificate no.	0002809490
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6.8 Average star rating

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
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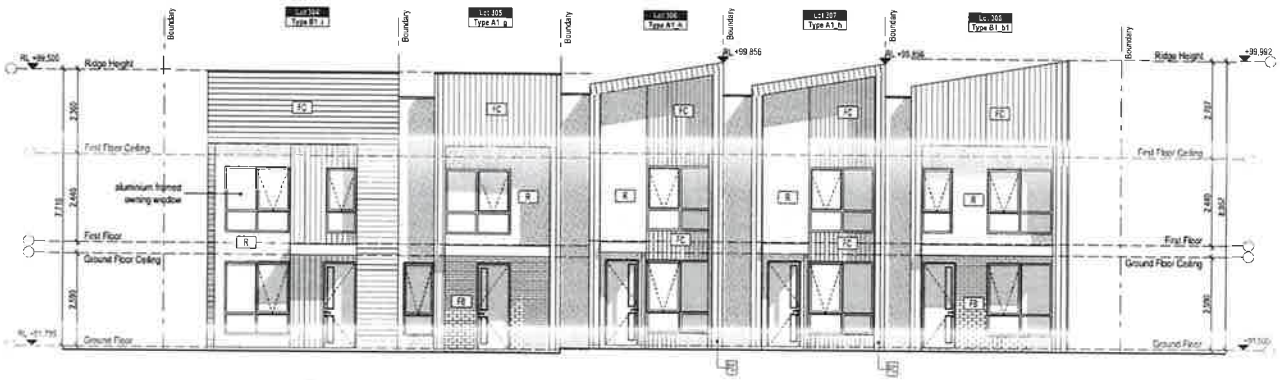
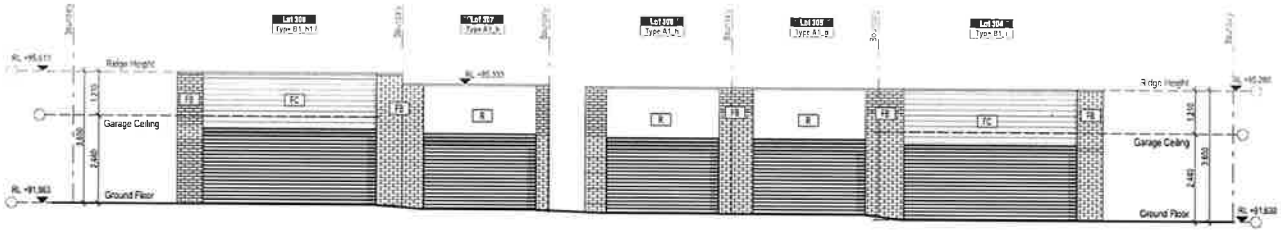
Drawing Series	Lot 304 - 308
Drawing Name	Roof Plan
Drawing Number	DA106/4
Revision	C



1 Front Elev
1:100

2 Rear Elev
1:100



3 Laneway Elev
1:100

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

Certificate no. 0002809490
Assessor Name Zoltan Lipovschi
Accreditation no. 20884
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Model Type
Elevation Type

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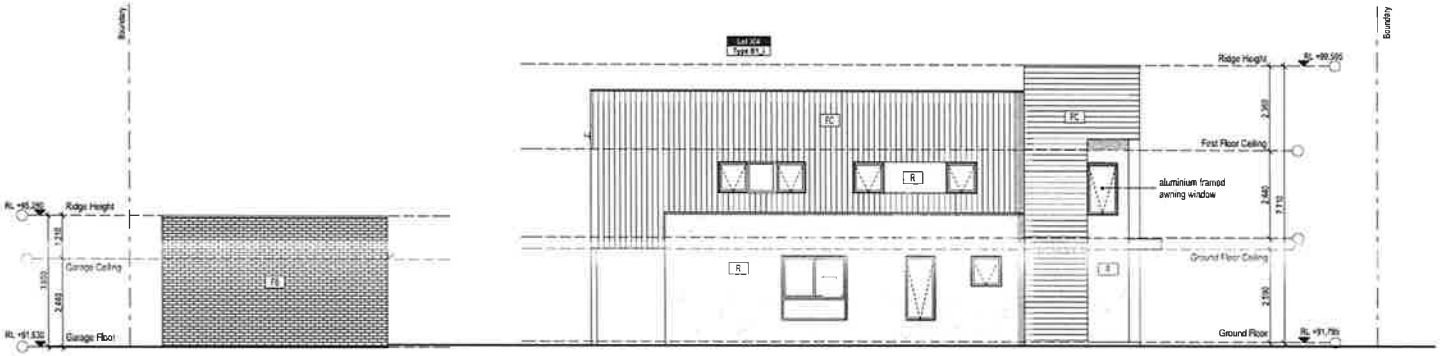
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 304 - 308
Drawing Name	Elevations 01
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA106/5
Revision	C

1 Side 1 Elev
1:100



2 Side 2 Elev
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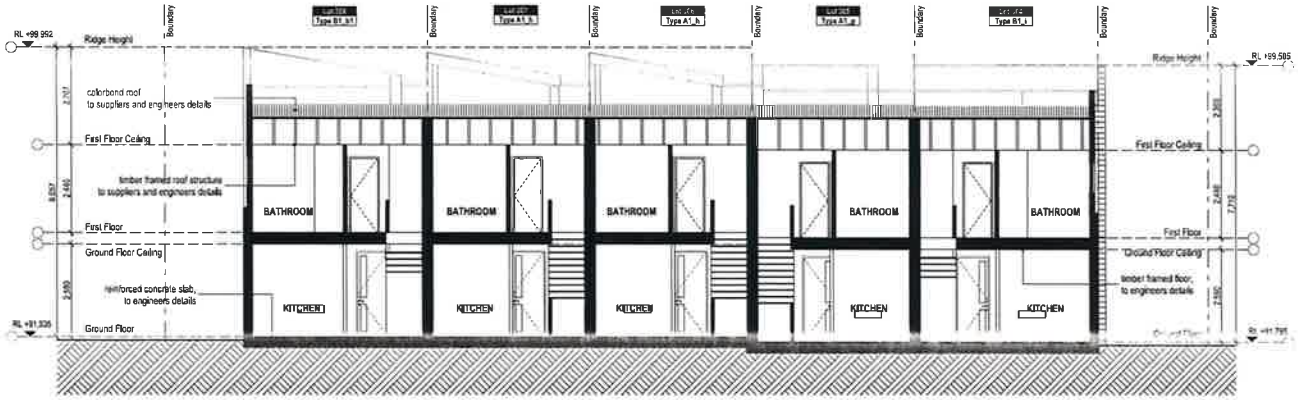

3 Section A-A
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LEGEND
MATERIALS & FINISHES
CO COLORBOND
FB FACE BRICK
FC LIGHTWEIGHT CLADDING
R RENDER

NOT FOR CONSTRUCTION

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Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court NSW 2565

6.8 Average star rating
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A1_a House Type / Elevation Type

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NSW Nominated Architects
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David Randerson 8542

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Project Name	Willowdale MD	Drawing Series	Lot 304 - 308
Project Number	11743		
Project Address	Denham Court, NSW, 2565	Drawing Name	Elevations & Section 02
Drawn By	MB, PDP, SV	Drawing Number	DA106/6
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

DEVELOPMENT APPLICATION

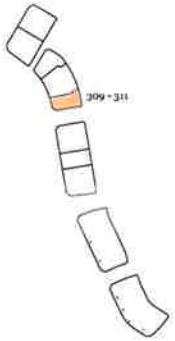
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 309 - 311

Drawing Index

Drawing No.	Drawing Name
DA107/1	Cover Page
DA107/2	Ground Floor
DA107/3	First Floor
DA107/4	Roof Plan
DA107/5	Elevations 01
DA107/6	Elevations & Section 02

LOCATION KEY



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Accreditation no.: 20884
Certificate date: 04 June 2018
Dwelling Address
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2565

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LOT 309 - 311

NatHERS & BASIX Summary

WATER - minimum requirements - **TYPICAL**

RAINWATER TANK

- Minimum 2,000ltr connected tank to collect min 20% of roof area connected to laundry cold and at least one outdoor tap

HOT WATER SYSTEM

- 3Star Rated (>7.5 but <9.5Hrs) Showerhead to all showers
- 4Star Rated Toilets
- 3Star Rated Taps to Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

THERMAL COMFORT - minimum requirements - **TYPICAL**

INSULATION

- R1.5 Insulation to all external walls with foil backing, anti-glare external face, reflective internal
- R2.5 Insulation to externally exposed First Floor frame
- R2.5 Insulation to ceiling
- Provide R2.0 bulk and batts to underside of skylight "CFM Element" or similar (anti-glare cap, reflective side down)
- Skylight system: R2.0 insulation to each side

WINDOWS & GLAZING

- Aluminium framed with clear glazing to all windows and doors (Awning: U= 6.7 & SHGC= 0.57 | (Sliding/Fixed: U: 6.7, SHGC 0.70)
- Weather strips to all windows and doors.

FLOOR COVERINGS

- Tile flooring to living & wet areas and carpet to bathrooms

CEILING PENETRATIONS

- Assessed with downlights. Provide cover seals to any downlights where used
- Exhaust fans to rangehood, ensuites, bathrooms, WC & laundry

ENERGY - minimum requirements - **3 Bedrooms**

HOT WATER SYSTEM

- Gas Instantaneous 5.5 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION

- Non ducted artificial ventilation to min. One Bathroom – manual switch on/off
- Ducted rangehood to Kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING

- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements - **2 Bedrooms**

HOT WATER SYSTEM

- Gas Instantaneous 3 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION

- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to Kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM

- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven

Eucalyptus
Exterior Scheme

NOT FOR CONSTRUCTION

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Rev.	Date	By	Chk	Description
A	27.10.2017	JP	DR	Developmental Application
B	09.03.2018	MB	DR	Developmental Application
C	08.06.2018	EN	DR	Developmental Application

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David Randerson 8542

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Project Name	Willowdale MD	Drawing Series	Lot 309 - 311
Project Number	11743	Drawing Name	Cover Page
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA107/1
Checked By	DR, JP	Revision	C
Date	8/06/2018		
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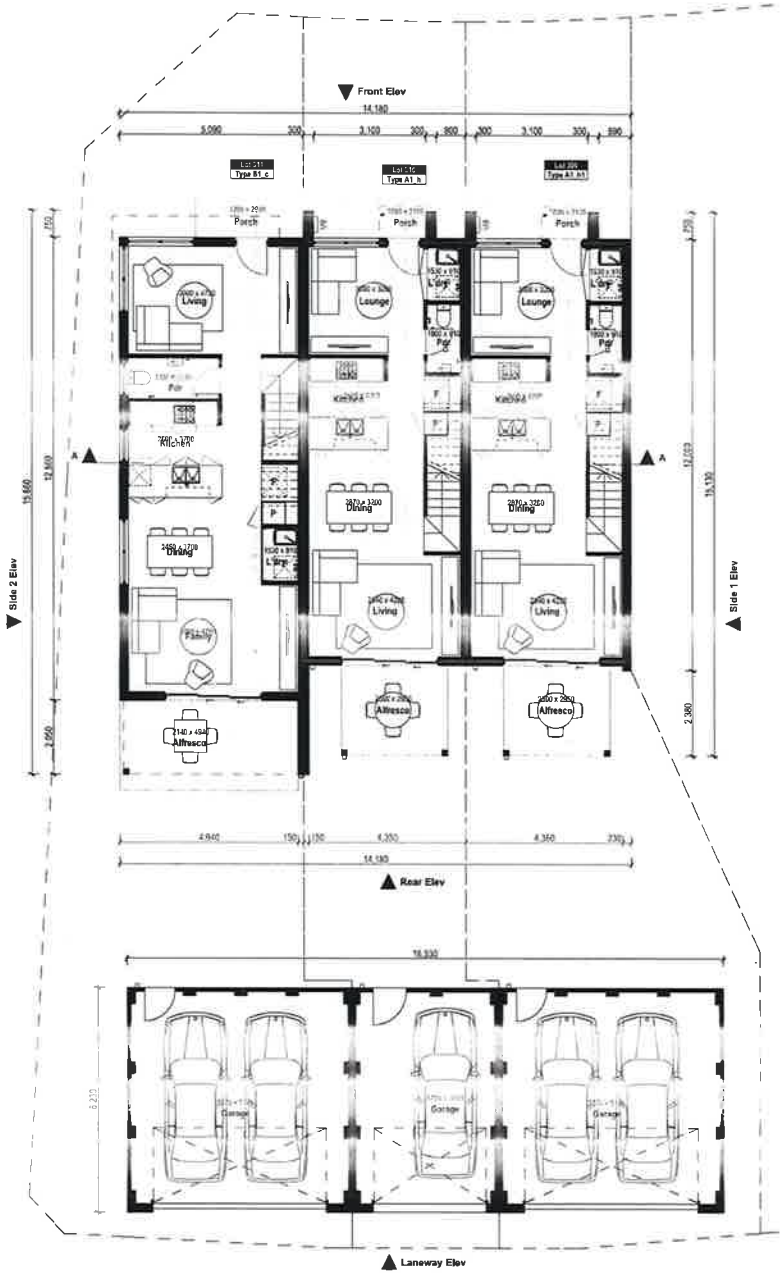

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Rev.	Date	By	Ckd	Description
A	27.10.2017	JF	DR	Development Application
B	29.03.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a
House Type
Elevation Type

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ABN: 81 956 706 590

NSW Nominated Architects
Koos de Keijzer 5767 &
David Randerson 8542

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Project Name	Willowdale MD	Drawing Series	Lot 309 - 311
Project Number	11743		
Project Address	Denham Court, NSW, 2565	Drawing Name	Ground Floor
Drawn By	MB, PDP, SV		
Checked By	DR, JF	Drawing Number	DA107/2
Date	8/06/2018	Revision	C
Scale	1:100 @ A2		

ABSA

6.8
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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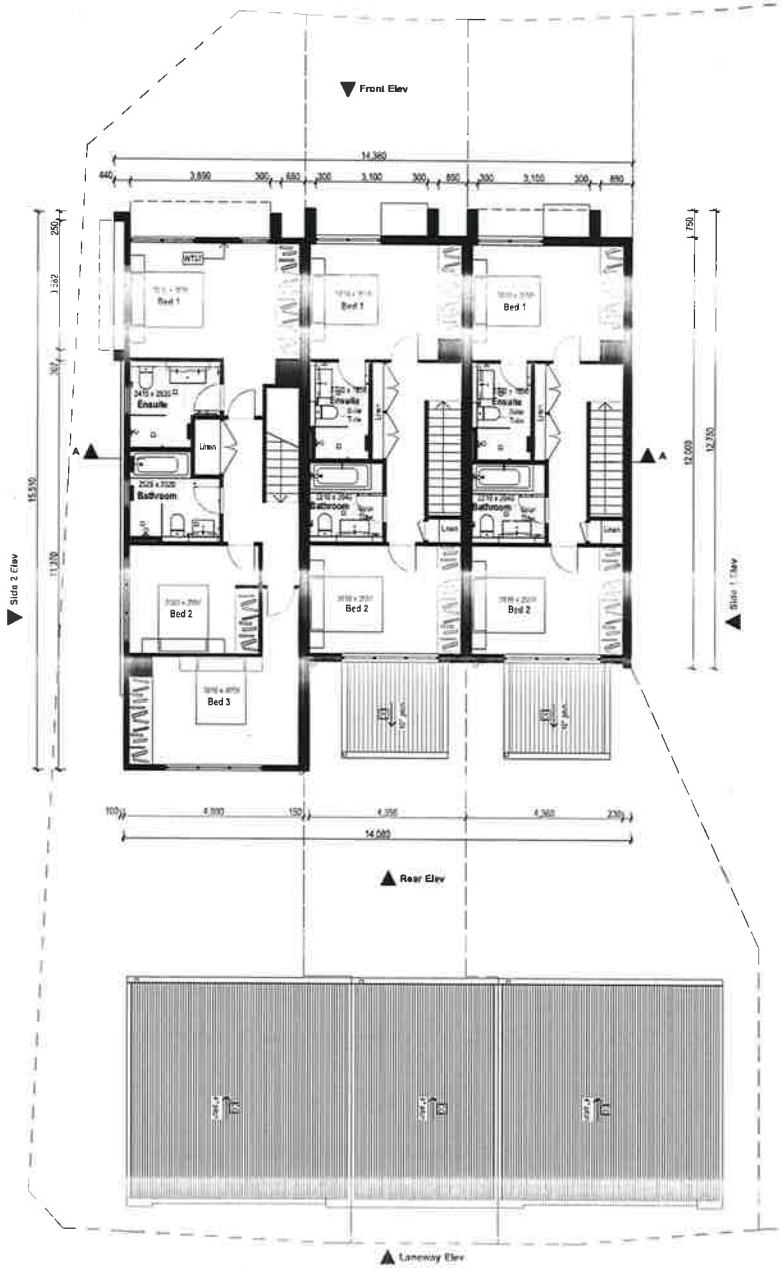

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David Randelson 8542

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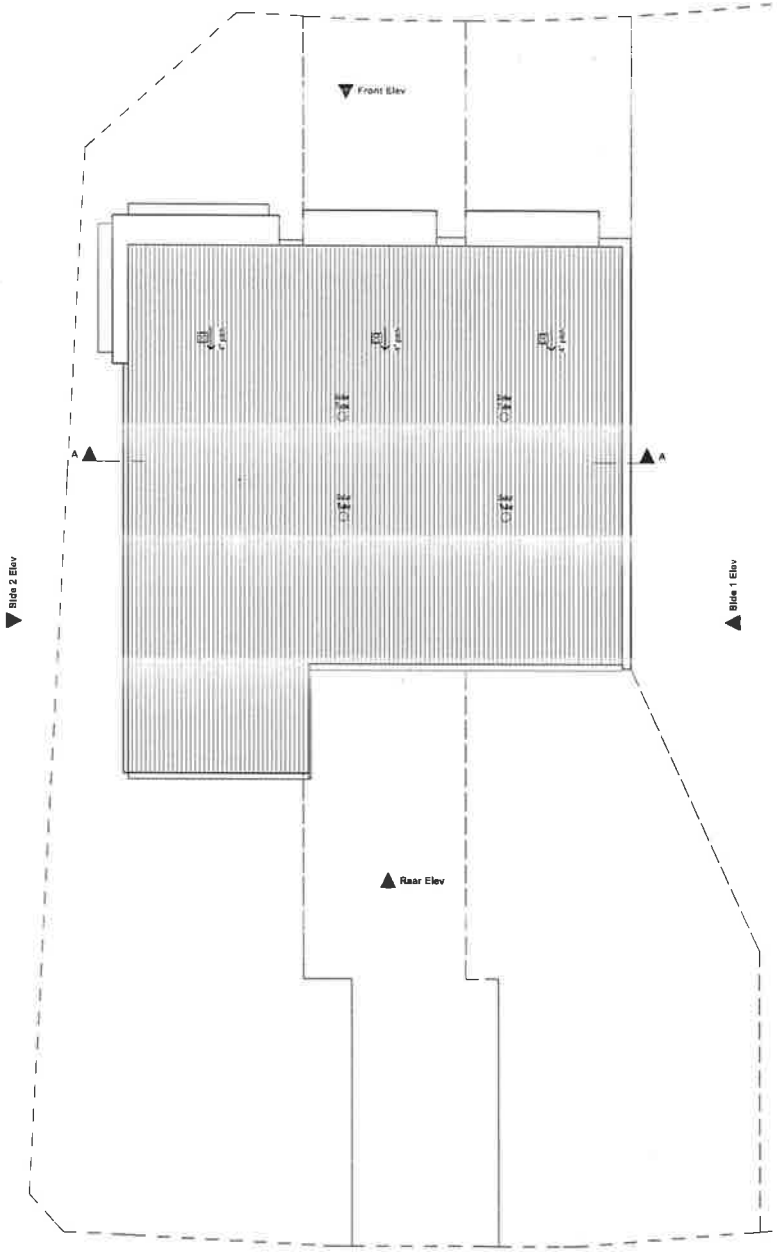
Project Name	Willowdale MD	Drawing Series	Lot 309 - 311
Project Number	11743		
Project Address	Denham Court, NSW, 2565	Drawing Name	First Floor
Drawn By	MB, PDF, SV	Drawing Number	DA107/3
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		



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Dwelling Address
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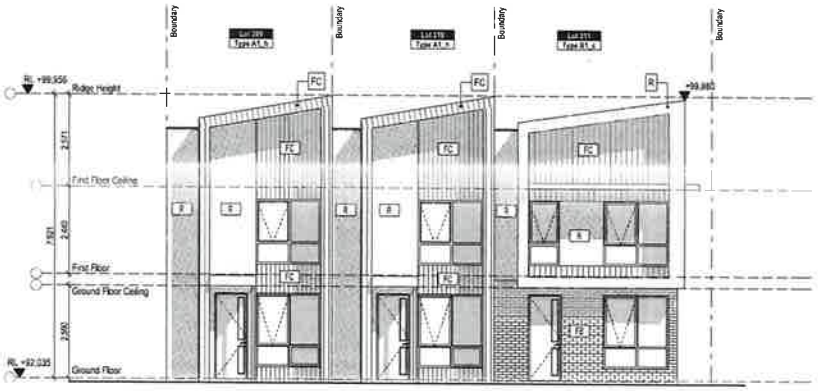
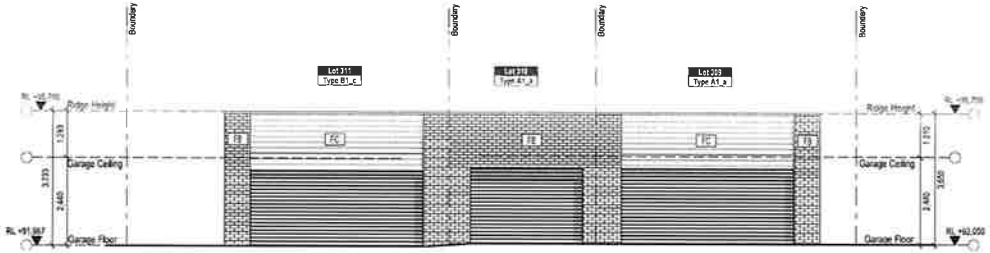
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDH, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 309 - 311
Drawing Name	Roof Plan
Drawing Number	DA107/4
Revision	C



1 Front Elev
1:100

2 Rear Elev
1:100



3 Laneway Elev
1:100

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

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Accreditation no.	20884
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Elevation Type

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David Randerson 8542

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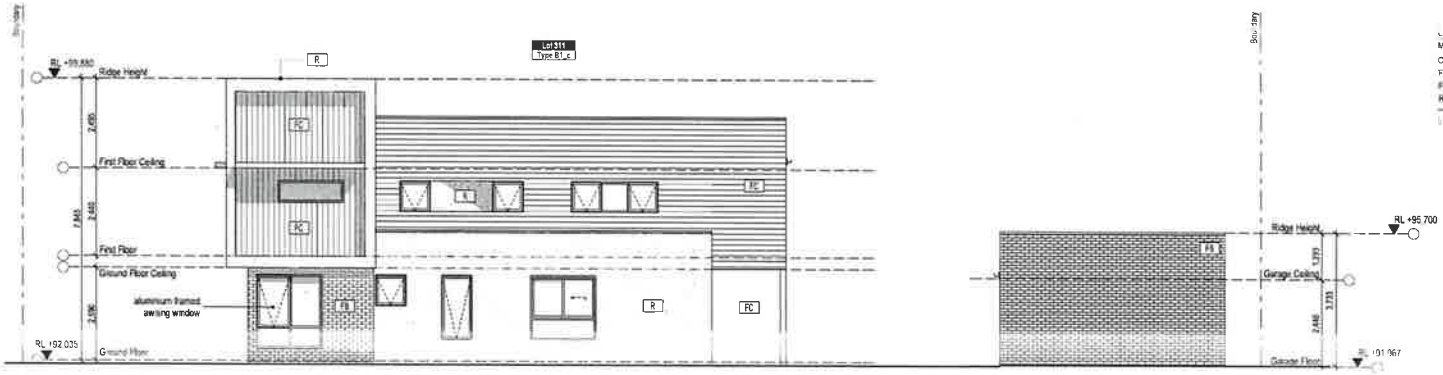
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 309 - 311
Drawing Name	Elevations 01
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA107/5
Revision	C



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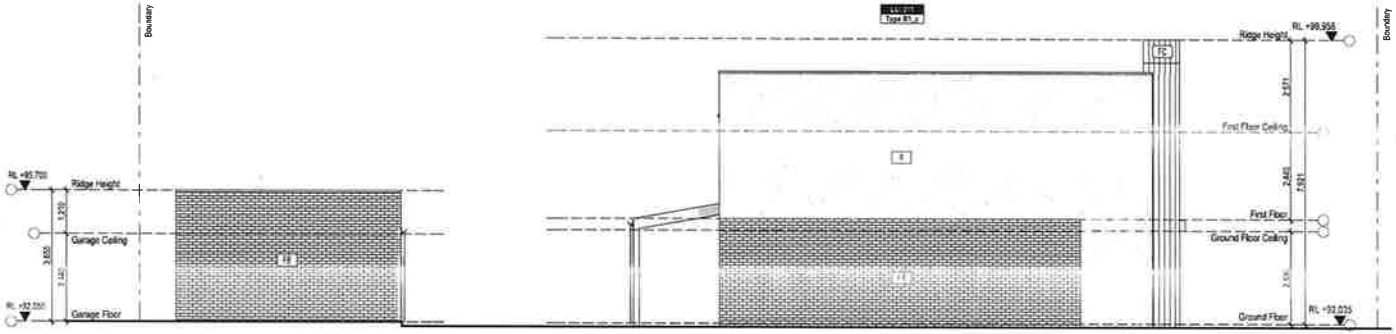
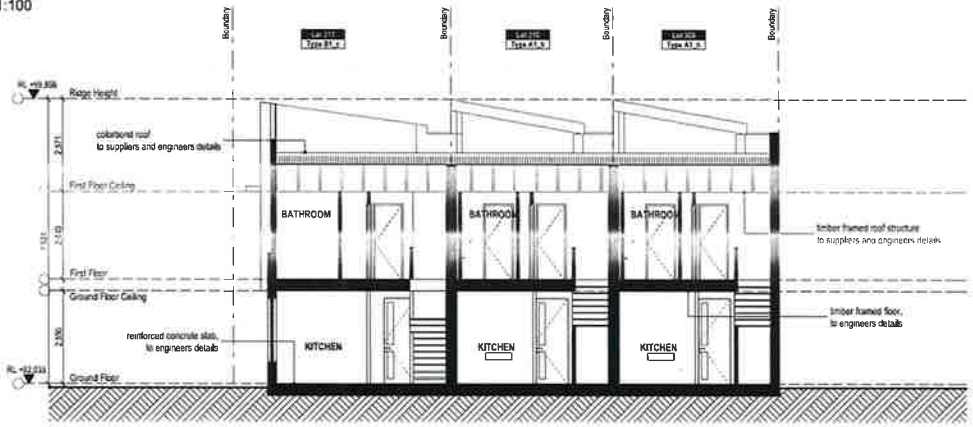
1:100



2 Side 2 Elev
1:100



3 Section A-A
1:100

LEGEND
MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

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ABN: 81 956 706 590
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Koos de Keijzer 5767 &
David Randerson 8542

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 309 - 311
Drawing Name	Elevations & Section 02
Drawn By	MB, FDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA107/6
Revision	C

DEVELOPMENT APPLICATION

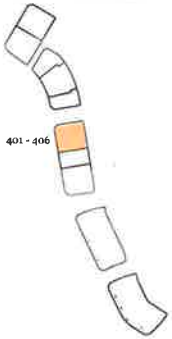
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 401 - 406

Drawing Index

Drawing No.	Drawing Name
DA108/1	Cover Page
DA108/2	Ground Floor
DA108/3	First Floor
DA108/4	Roof Plan
DA108/5	Elevations 01
DA108/6	Elevations & Section 02

LOCATION KEY



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LOT 401 - 406

NatHERS & BASIX Summary

WATER – minimum requirements - **TYPICAL**

RAINWATER TANK

- Minimum 2,400lit rainwater tank to collect run-off from at least 80% of roof area connected to Laundry tap and at least one outdoor tap

WELL WATER RATING

- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 4Star Rated Toilets
- 3Star Rated Taps to Kitchen
- 3Star Rated Taps to Bathrooms / Ensuite

THERMAL COMFORT - minimum requirements - **TYPICAL**

INSULATION

- R1.5 Insulation to all external walls with foil lamina, anti-glare external face, reflective internal
- R2.5 Insulation to externally exposed First Floor frame
- R2.5 Insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "CSR Ambient" or similar (anti-glare up, reflective side down)
- Shahtiner system + R2.0 insulation to party walls

WINDOWS & GLAZING

- Aluminium framed with clear glazing to all windows and doors (Average: U=5.7 & SHGC=0.57) (Sliding Fixed: U=6.7, SHGC=0.6)
- Weather seals to all windows and doors

DOOR FOOTINGS

- Tile flooring to living & wet areas and carpet to bedrooms

CEILING PENETRATIONS

- Provided with downlights. Provide cover seals to any downlights where used
- Exhaust fans to range hood, ensuite, bathrooms, WC & laundry

ENERGY - minimum requirements – **3 Bedrooms**

HOT WATER SYSTEM

- Gas instantaneous 5.5 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION

- Non ducted artificial ventilation to min. One Bathroom – manual switch on/off
- Ducted range hood to kitchen – manual switch on/off
- Ducted artificial ventilation to Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING

- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements – **2 Bedrooms**

HOT WATER SYSTEM

- Gas instantaneous 5.5Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION

- Ducted artificial ventilation to min. One Bathroom
- Ducted range hood to kitchen
- Ducted artificial ventilation to Laundry

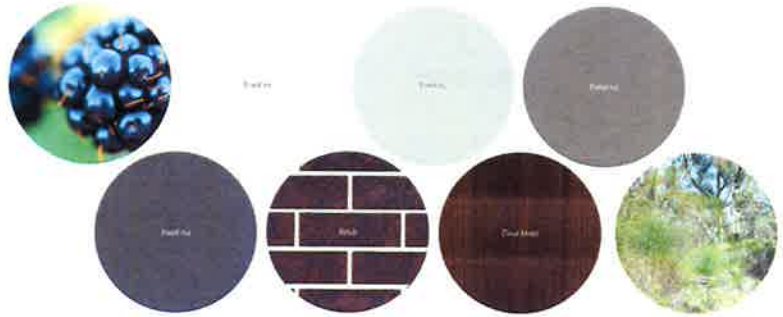
PHOTOVOLTAIC SYSTEM

- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven

Blackberry
Exterior Scheme



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Rev.	Date	By	Ckd	Description
A	27.10.2017	JF	DR	Development Application
B	29.03.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a
Model Type
Elevation Type

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David Randerson 8542

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 401 - 406
Drawing Name	Cover Page
Drawing Number	DA108/1
Revision	C

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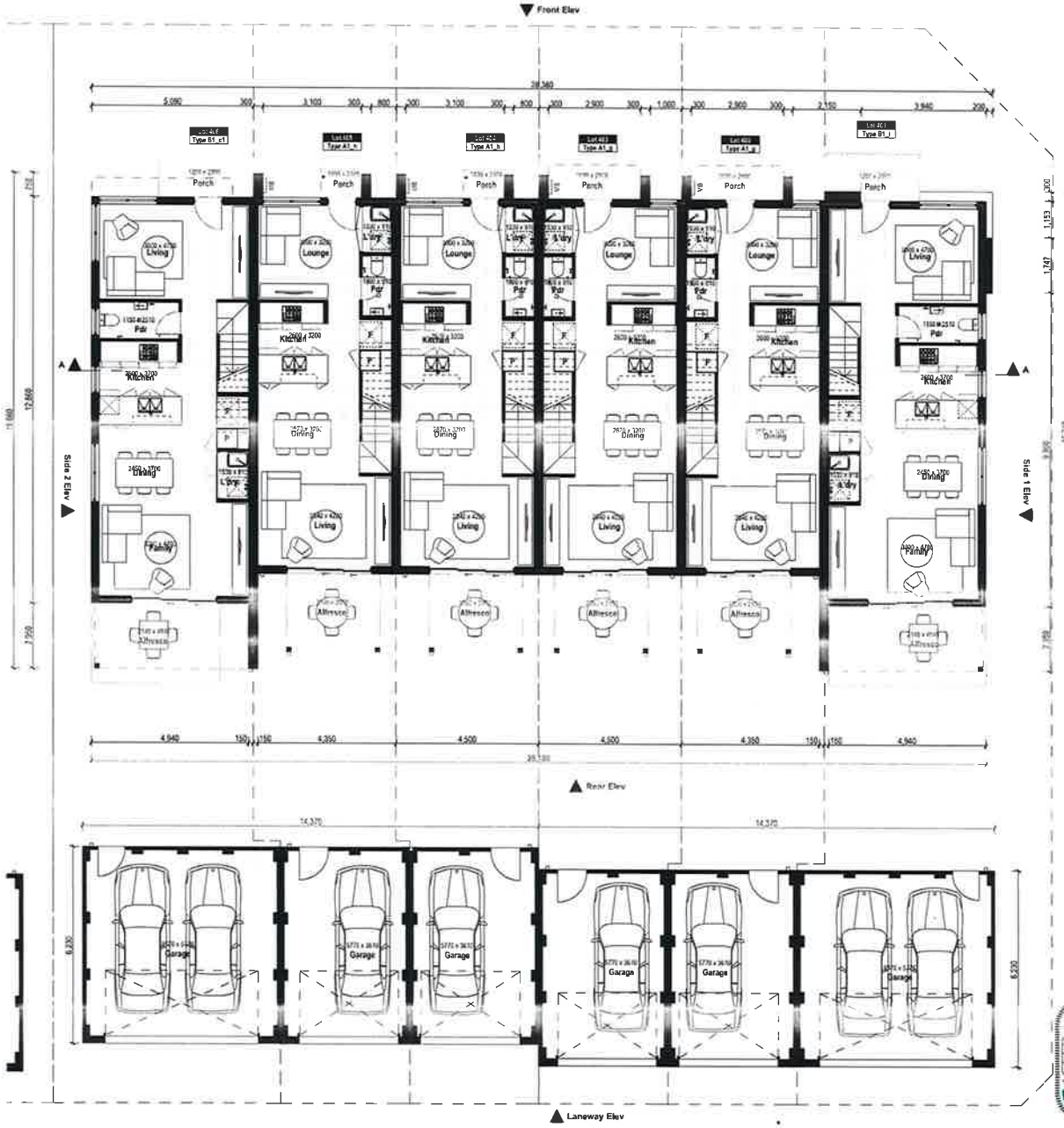

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A	27.10.2017	JF	DR	Development Application
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Project Name	Willowdale MD	Drawing Series	Lot 401 - 406
Project Number	11743	Drawing Name	Ground Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MR, PDP, SV	Drawing Number	DA108/2
Checked By	DR, JF	Revision	C
Date	8/06/2018		
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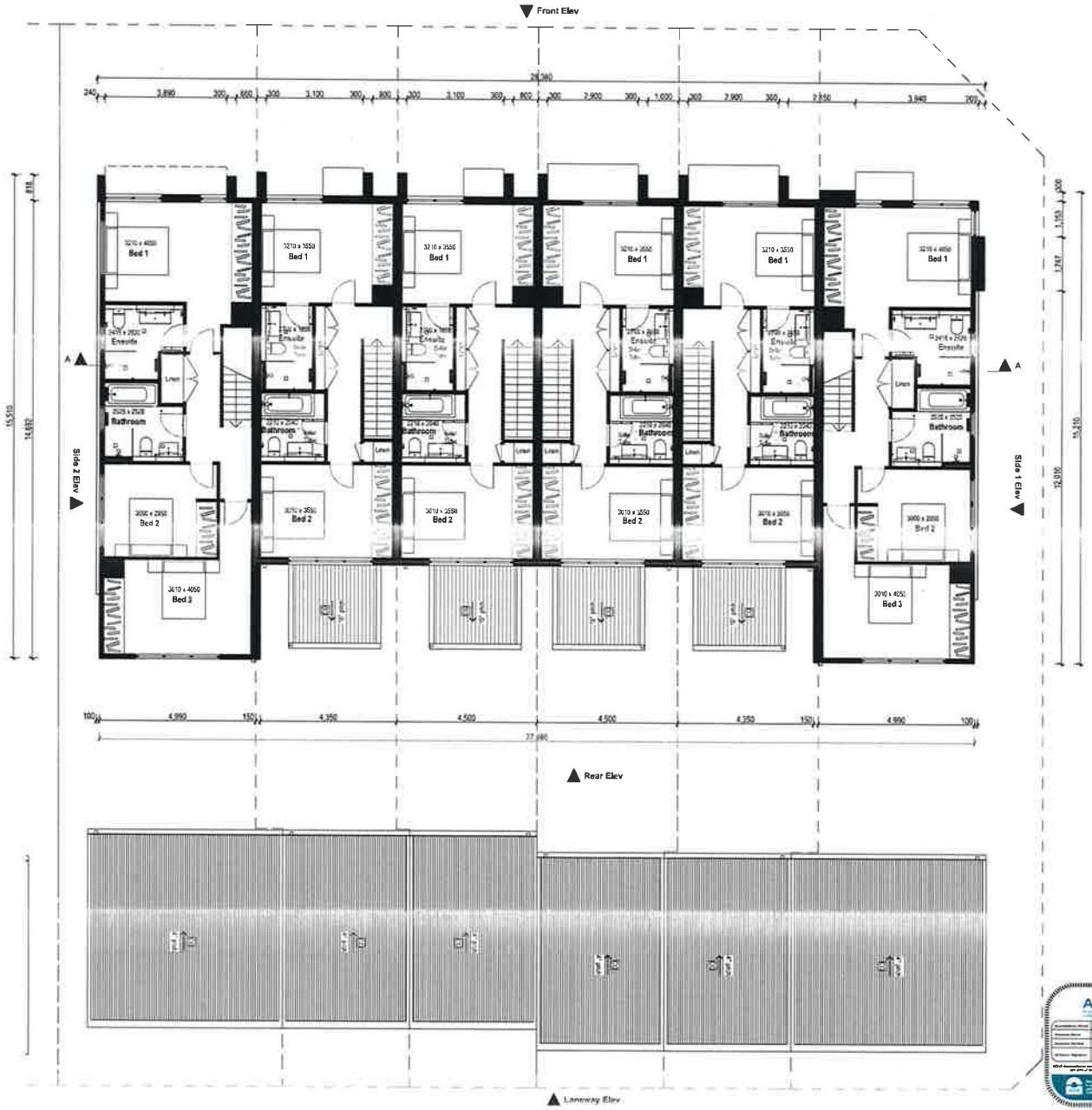

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Rev.	Date	By	Ckd	Description
A	[illegible]	JF	DR	Development Application
B	[illegible]	MB	DR	Development Application
C	[illegible]	RN	DR	Development Application

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Project Name	Willowdale MD	Drawing Series	Lot 401 - 406
Project Number	11743	Drawing Name	First Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA108/3
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A3		

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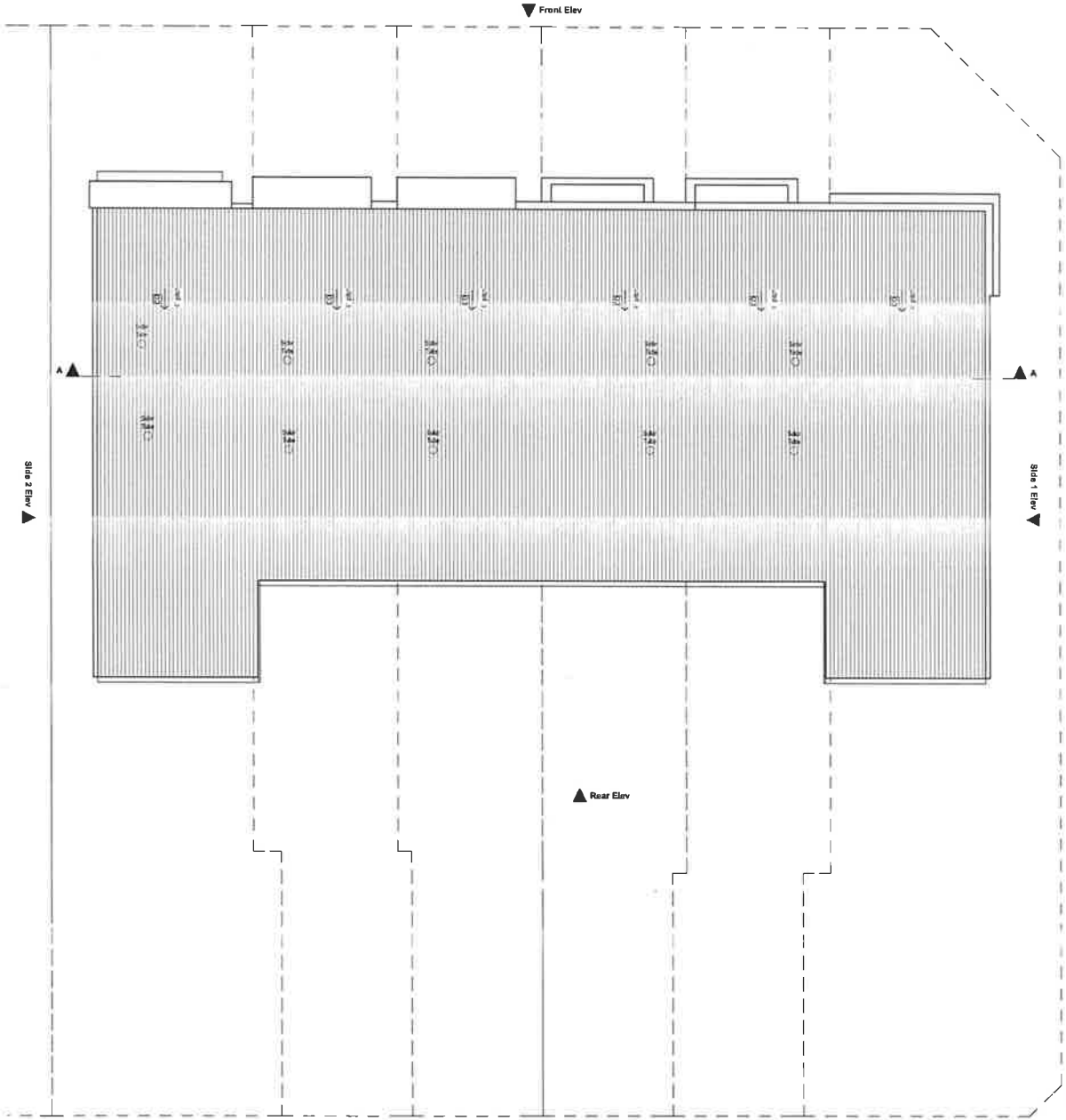

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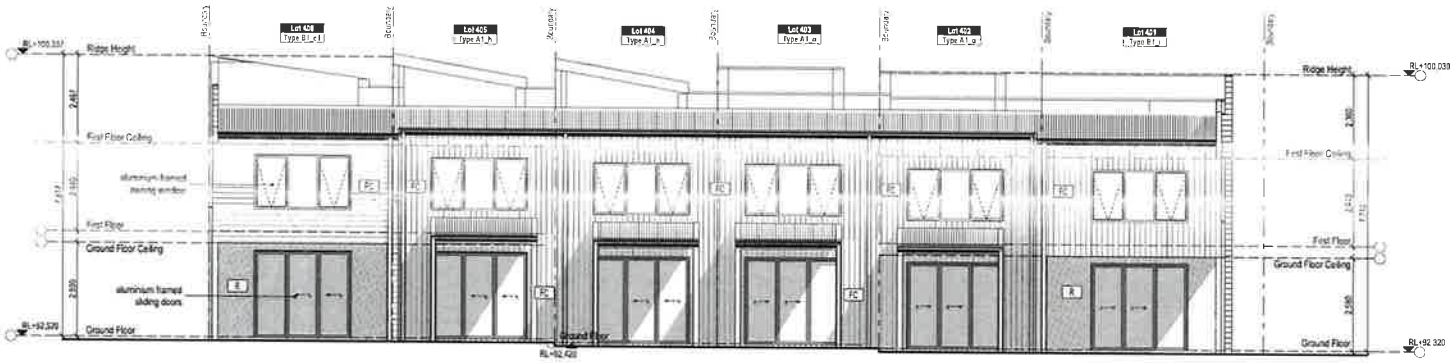
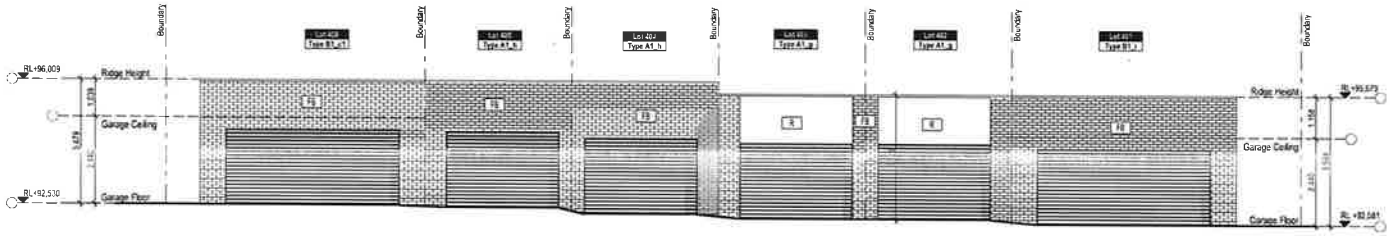
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 401 - 406
Drawing Name	Roof Plan
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA108/4
Revision	C

1 Front Elev
1:100



2 Rear Elev
1:100



3 Laneway Elev
1:100

LEGEND
MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

NOT FOR CONSTRUCTION

Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
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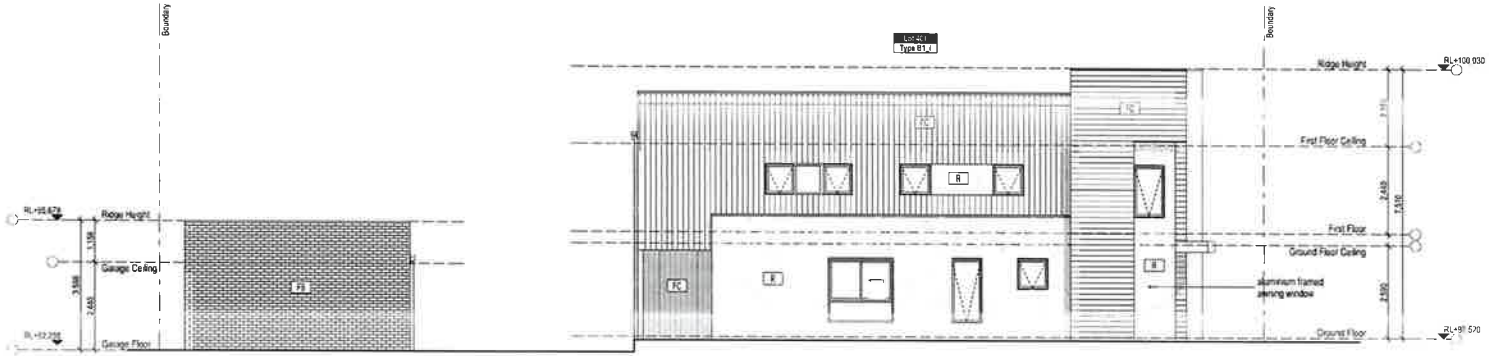
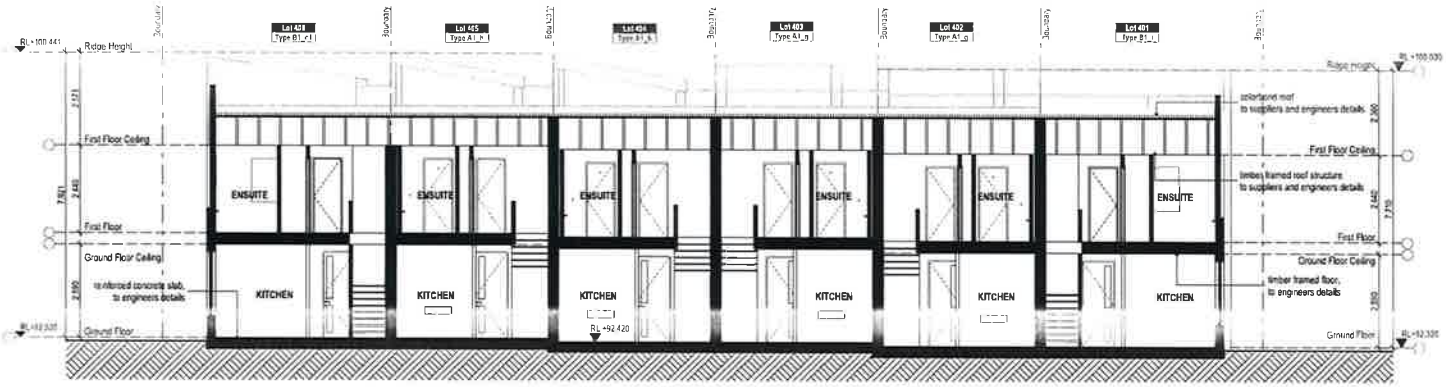
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 401 - 406
Drawing Name	Elevations
Drawing Number	DA108/5
Revision	C

1 Side 1 Elev
1:100



2 Side 2 Elev
1:100



3 Section A-A
1:100

LEGEND

MATERIALS & FINISHES

CD	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

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A	27.10.2017	JT	DR	Development Application
B	29.03.2018	NB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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A1_a

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ABN: 81 956 706 590

NSW Nominated Architects
Knos de Keijzer 5767 &
David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 401 - 406
Drawing Name	Elevations & Section 02
Drawing Number	DA108/6
Revision	C

DEVELOPMENT APPLICATION

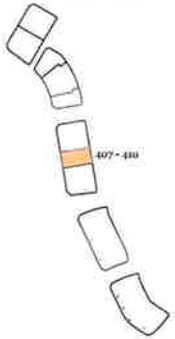
Willowdale MD P8 - Lots 8165, 8166, 8167

Lot 407 - 410

Drawing Index

Drawing No.	Drawing Name
DA109/1	Cover Page
DA109/2	Ground Floor
DA109/3	First Floor
DA109/4	Roof Plan
DA109/5	Elevations 01
DA109/6	Elevations & Section 02

LOCATION KEY



Certificate no.: 0002808490
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 04 June 2018
Dwelling Address: Passiflora Avenue Denham Court, NSW 2565

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LOT 407 - 410

NatHERS & BASIX Summary

WATER – minimum requirements – **TYPICAL**

RAINWATER TANK

- Minimum 2,000L rainwater tank to collect run-off from at least 80% of roof area connected to laundry tap and at least one outdoor tap

WELS WATER RATING

- Water Rated 6-7.5 Star (9.1/min) Showerheads to all showers
- Water Rated Taps
- Water Rated Taps to Kitchen
- Water Rated Taps to Bathrooms (Typical)

THERMAL COMFORT – minimum requirements – **TYPICAL**

INSULATION

- R1.5 Insulation in all external walls with foil ceiling and light colour roof tiles reflective internal
- R2.5 Insulation in externally exposed first floor frame
- R2.5 Insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "CSR Anticon" or similar (anti glare up, reflective side down)
- Shaftliner system + R2.0 insulation to party walls

WINDOWS & GLAZING

- Aluminium framed with clear glazing to all windows and doors (Awnings: U= 6.7 & SHGC= 0.57 | (Sliding, Fixed: U= 6.7, SHGC = 70)
- Weather strips to all windows and doors

FLOOR COVERINGS

- Tile flooring to living & wet areas and carpet to bedrooms

CEILING PENETRATIONS

- Recessed downlights (Provide cover cap to any downlights – Check size)
- Exhaust fans to ringlock, ensuite, bathrooms, WC & laundry

ENERGY – minimum requirements – **3 Bedrooms**

HOT WATER SYSTEM

- Gas instantaneous 5.5 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

LIGHTING

- Non-ducted artificial ventilation in the Bathrooms – manual switch on/off
- Ducted ringlock in Kitchen – manual switch on/off
- Ducted artificial vent in Laundry – manual switch on/off

FLUORESCENT OR LED LIGHTING

- Provide efficient lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY – minimum requirements – **2 Bedrooms**

HOT WATER SYSTEM

- Gas instantaneous 5 Star HWS

HEATING AND COOLING

- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION

- Ducted artificial ventilation to min. One Bathroom
- Ducted ringlock to Kitchen
- Ducted artificial ventilation to Laundry

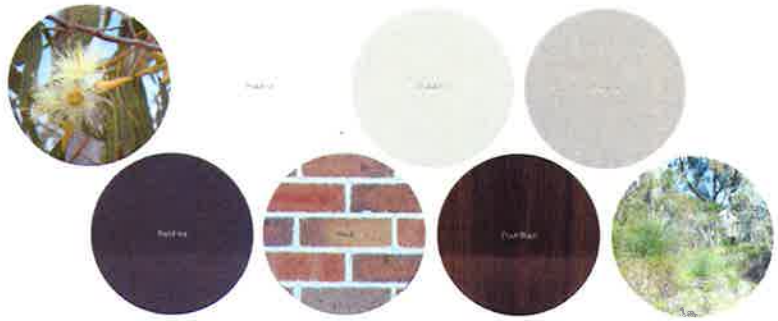
PHOTOVOLTAIC SYSTEM

- Provide a 2kW photovoltaic system

DESIGN ENHANCEMENTS

- Gas cooktop & electric oven

Eucalyptus
Exterior Scheme



NOT FOR CONSTRUCTION

Builder/Contractor shall verify job dimensions before any job commences.
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings must be referred to the Architect, consultant, and manufacturer shall not commence work on the fabrication of shop drawings unless the Architect is satisfied.

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Rev.	Date	By	Ckd	Description
A	27.10.2017	JP	DR	Development Application
B	29.03.2018	MB	DR	Development Application
C	04.06.2018	EN	DR	Development Application

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House type: A1_a
Elevation type:

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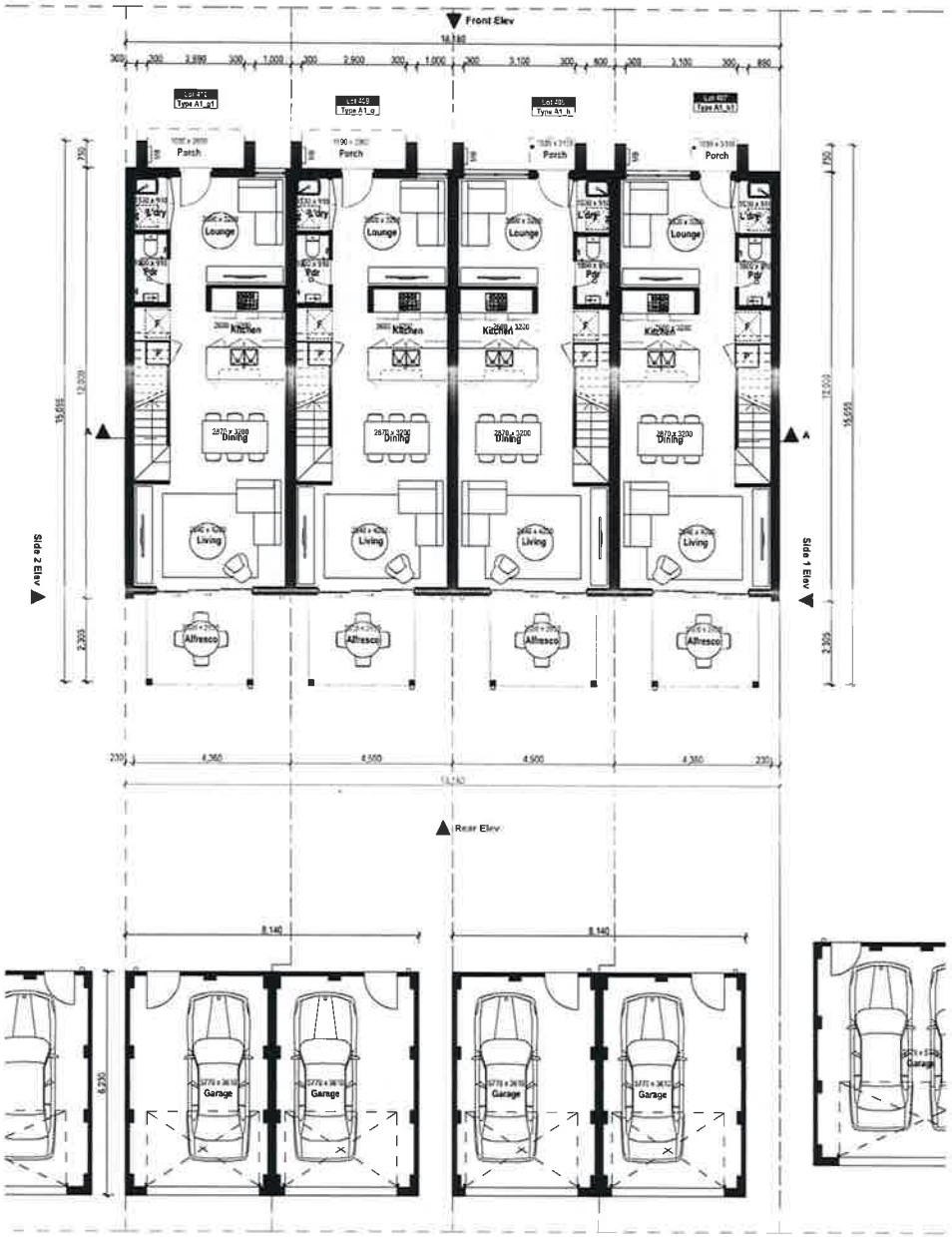
DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JP
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 407 - 410
Drawing Name	Cover Page
Drawing Number	DA109/1
Revision	C



Certificate no. 0002809490
Assessor Name: Zoltan Lipovschi
Accreditation no. 20884
Certificate date 04 June 2018
Dwelling Address
Passiflora Avenue
Denham Court, NSW
2565

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Builder/Contractor shall verify job dimensions before any job commences.
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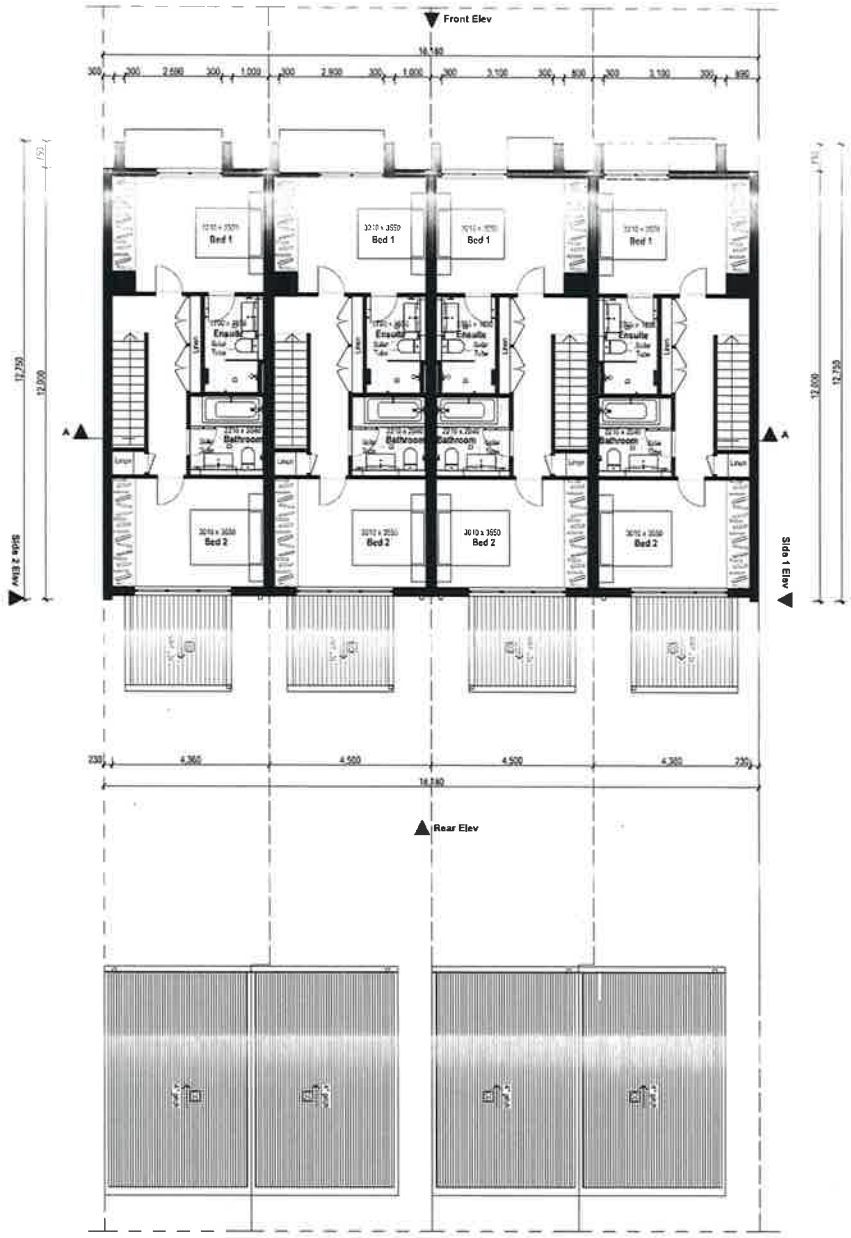
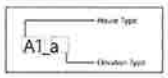
David Randerson 8542

DKO

Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 407 - 410
Drawing Name	Ground Floor
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA109/2
Revision	C





Rev.	Date	By	Chd	Description
A	27.10.2017	JF	DR	Development Application
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Project Name	Willowdale MD	Drawing Series	Lot 407 - 410
Project Number	11743	Drawing Name	First Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA109/3
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

ABSA

6.8 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Accreditation no.:	20884
Certificate date	04 June 2018
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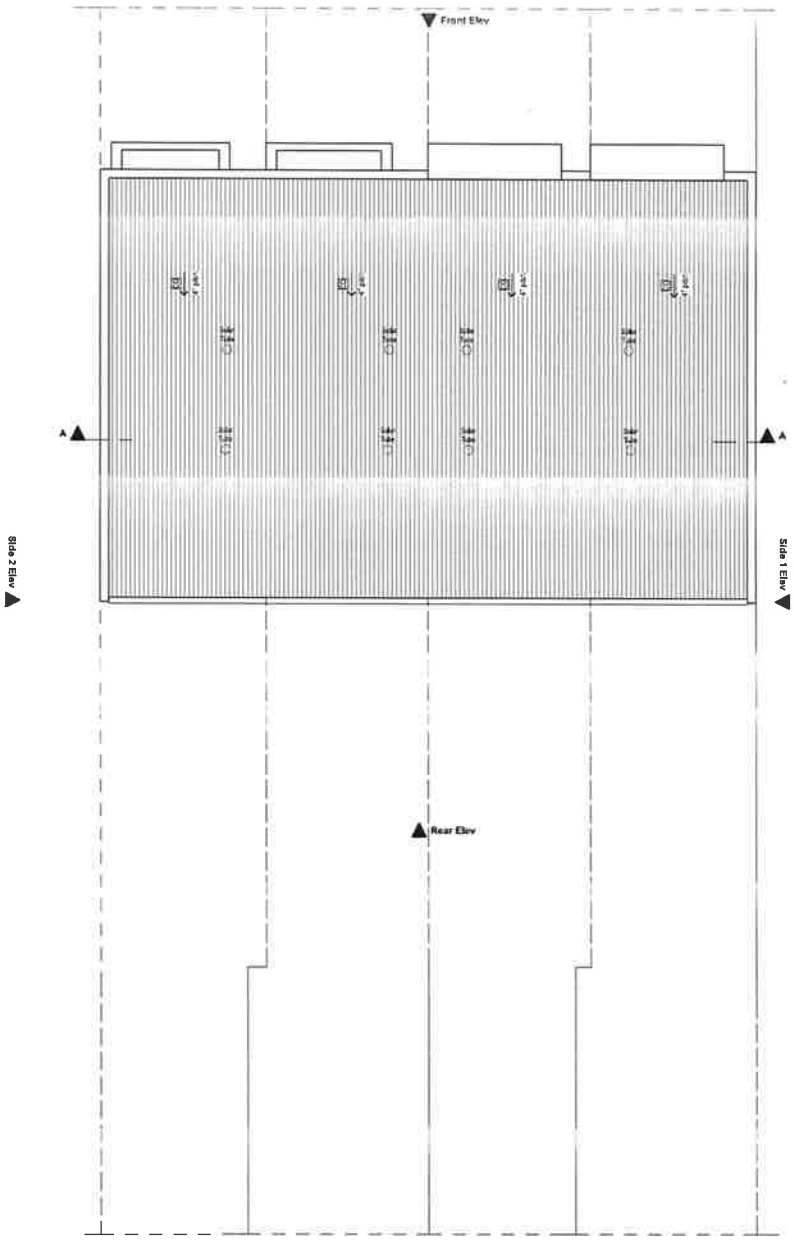

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Accreditation no. 20884
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House Type
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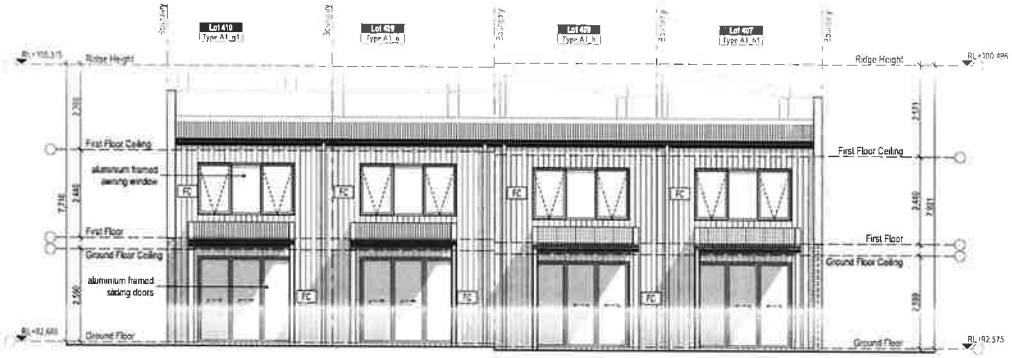
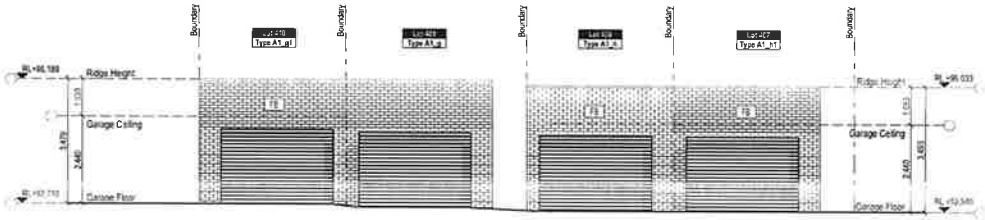
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MR, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 407 - 410
Drawing Name	Roof Plan
Drawing Number	DA109/4
Revision	C

1 Front Elev
1:100



2 Rear Elev
1:100



3 Laneway Elev
1:100

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

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Assessor Name: Zollan Lipovschi
Accreditation no. 20864
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Dwelling Address
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2565

6.8 Average star rating

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ABN: 81 956 706 590

NSW Nominated Architects
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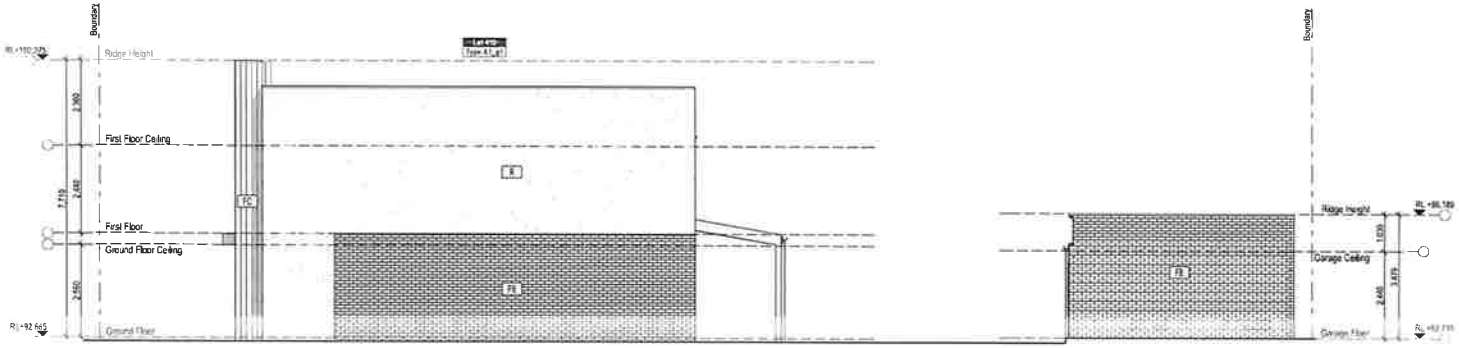
Project Name	Willowdale MD	Drawing Series	Lot 407 - 410
Project Number	11743	Drawing Name	Elevations 01
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA109/5
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER



1 Side 1 Elev
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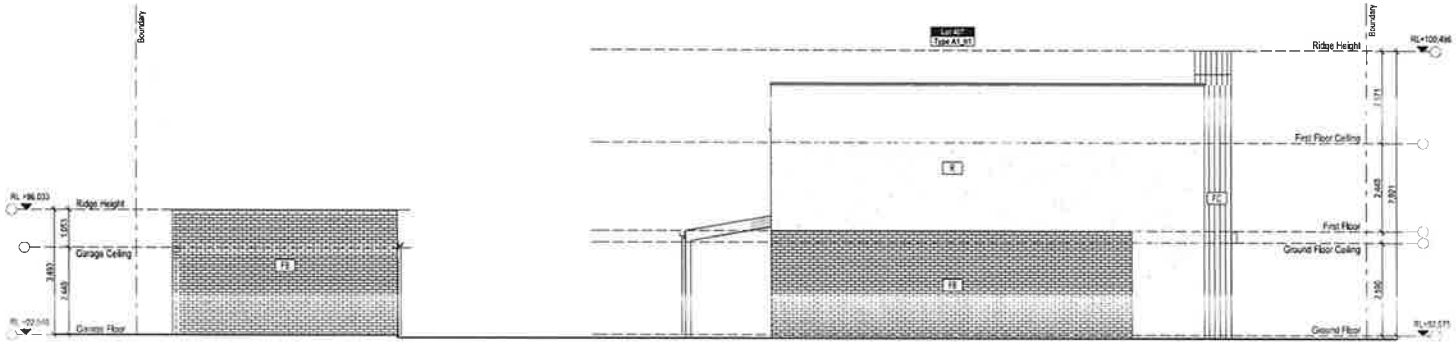
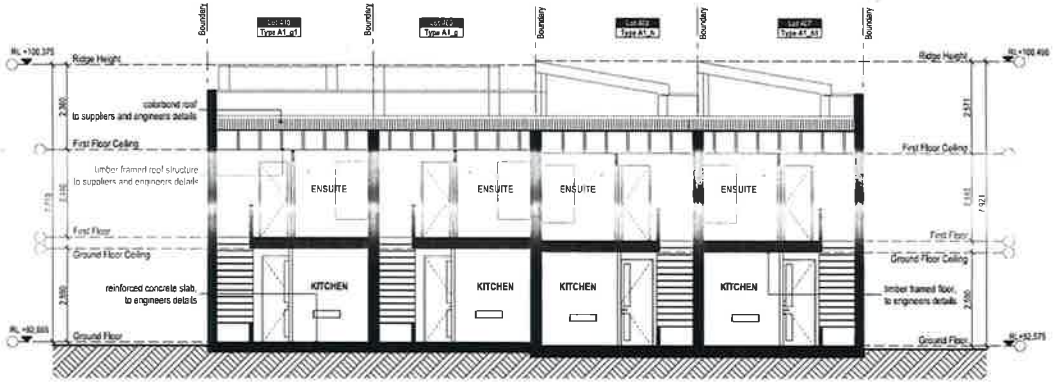


2 Side 2 Elev
1:100



3 Section A-A
1:100

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Koos de Keijzer 5767 &
David Randerson 8542

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Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 407 - 410
Drawing Name	Elevations & Section 02
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA109/6
Revision	C

DEVELOPMENT APPLICATION

Willowdale MD P8 - Lots 8165, 8166, 8167

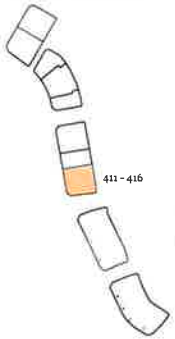
Lot 411 - 416

Drawing Index

Drawing No.	Drawing Name
DA110/1	Cover Page
DA110/2	Ground Floor
DA110/3	First Floor
DA110/4	Roof Plan
DA110/5	Elevations 01
DA110/6	Elevations & Section 02

LOT 411 - 416

LOCATION KEY



Certificate no. 0002809490
Assessor Name Zoltan Lipovschi
Accreditation no. 20884
Certificate date 04 June 2018
Dwelling Address
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2565

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NatHERS & BASIX Summary

WATER - minimum requirements - TYPICAL

HOT WATER RATING
- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 4Star Rated Toilets
- 3Star Rated Taps to Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

THERMAL COMFORT - minimum requirements - TYPICAL

INSULATION
- R2.5 Insulation to all external walls with foil backing, anti-glare external face, reflective internal
- R2.5 Insulation to externally exposed First Floor Frame
- R2.5 Insulation to ceiling
- Provide R2.0 foil and batts to underside of roofing "ESP Anticom" or similar (anti-glare up, reflective side down)
- Shaftliner system + R2.0 insulation to party walls

WINDOWS & GLAZING
- Aluminium framed with clear glazing to all windows and doors (drawings: U= 6.7 & SHGC= 0.77 (Sliding Fixed: U= 6.7, SHGC = 0.70))
- Weather strips to all windows and doors

FLOOR COVERINGS
- Tile flooring to living & wet areas and carpet to bedrooms

CEILING PENETRATIONS
- Assessed with downlights. Provide cover seals to any downlights where used
- Exhaust fans to rangehood, ensuites, bathrooms, WC & laundry

ENERGY - minimum requirements - 3 Bedrooms

HOT WATER SYSTEM
- Gas Instantaneous 5.5 Star WSF

HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Non-ducted artificial ventilation to min. One Bathroom - manual switch on/off
- Ducted rangehood to Kitchen - manual switch on/off
- Ducted artificial ventilation to Laundry - manual switch on/off

FLUORESCENT OR LED LIGHTING
- Provide efficient Lighting to Bedrooms, Living Rooms, Dining Rooms, Kitchen, Bathrooms, Toilets, Ensuite, Laundry, Hallways

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven
- Ventilated fridge space
- Outdoor clothes drying line

ENERGY - minimum requirements - 2 Bedrooms

HOT WATER SYSTEM
- Gas Instantaneous 3 Star WSF

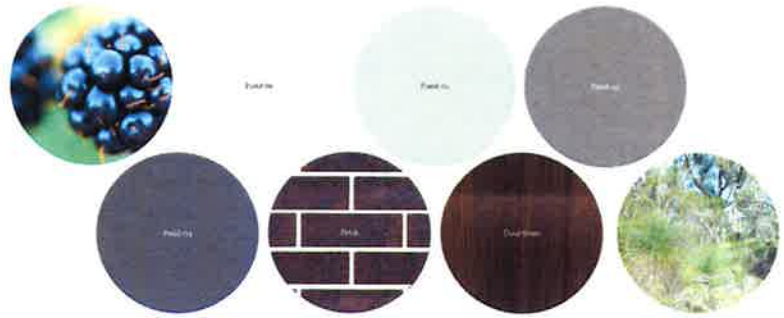
HEATING AND COOLING
- Single phase Air Conditioner with 3Star rating or greater to Living/Bedrooms zones
- The A/C system is to be day & night zoned between Bedroom & Living areas

VENTILATION
- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to Kitchen
- Ducted artificial ventilation to Laundry

PHOTOVOLTAIC SYSTEM
- Provide a 1kW photovoltaic system

DESIGN ENHANCEMENTS
- Gas cooktop & electric oven

Blackberry
Exterior Scheme



NOT FOR CONSTRUCTION

Builder/Contractor shall verify job dimensions before any job commences
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant

Rev.	Date	By	Ckd	Description
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A1_a
House Type
Elevation Type

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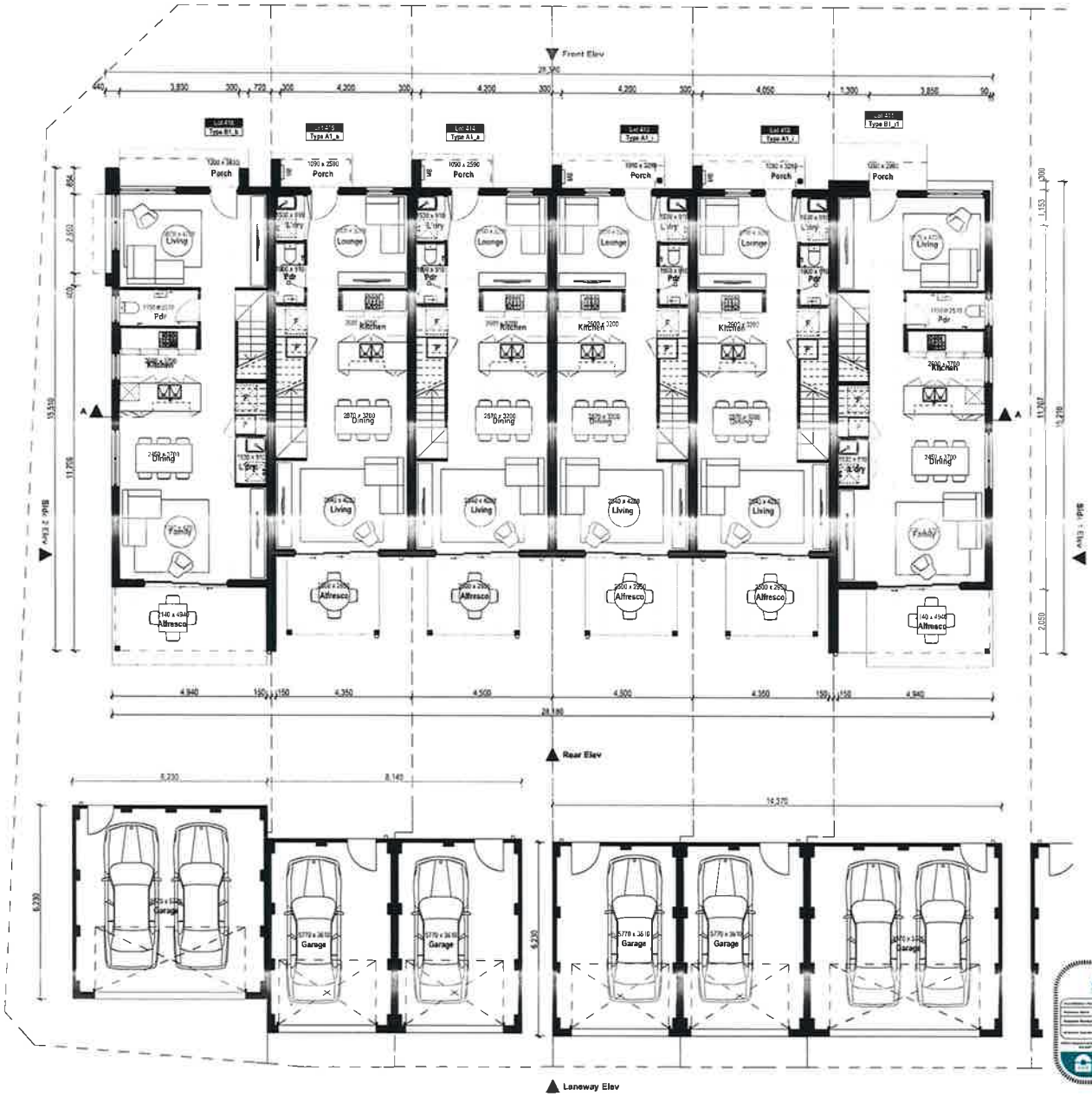
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Series	Lot 411 - 416
Drawing Name	Cover Page
Drawing Number	DA110/1
Revision	C



Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

NOT FOR CONSTRUCTION

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As-built drawings shall be submitted to the Architect/Consultant and remain the shall be a contractual plan in addition to approved shop drawings by the Architect/Consultant.

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Rev.	Date	By	Ckd	Description
A	[illegible]	JF	DR	Development Application
B	[illegible]	SR	DR	Development Application
C	[illegible]	KN	DR	Development Application

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House type A1_a
Elevation Type

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David Randerson 8542

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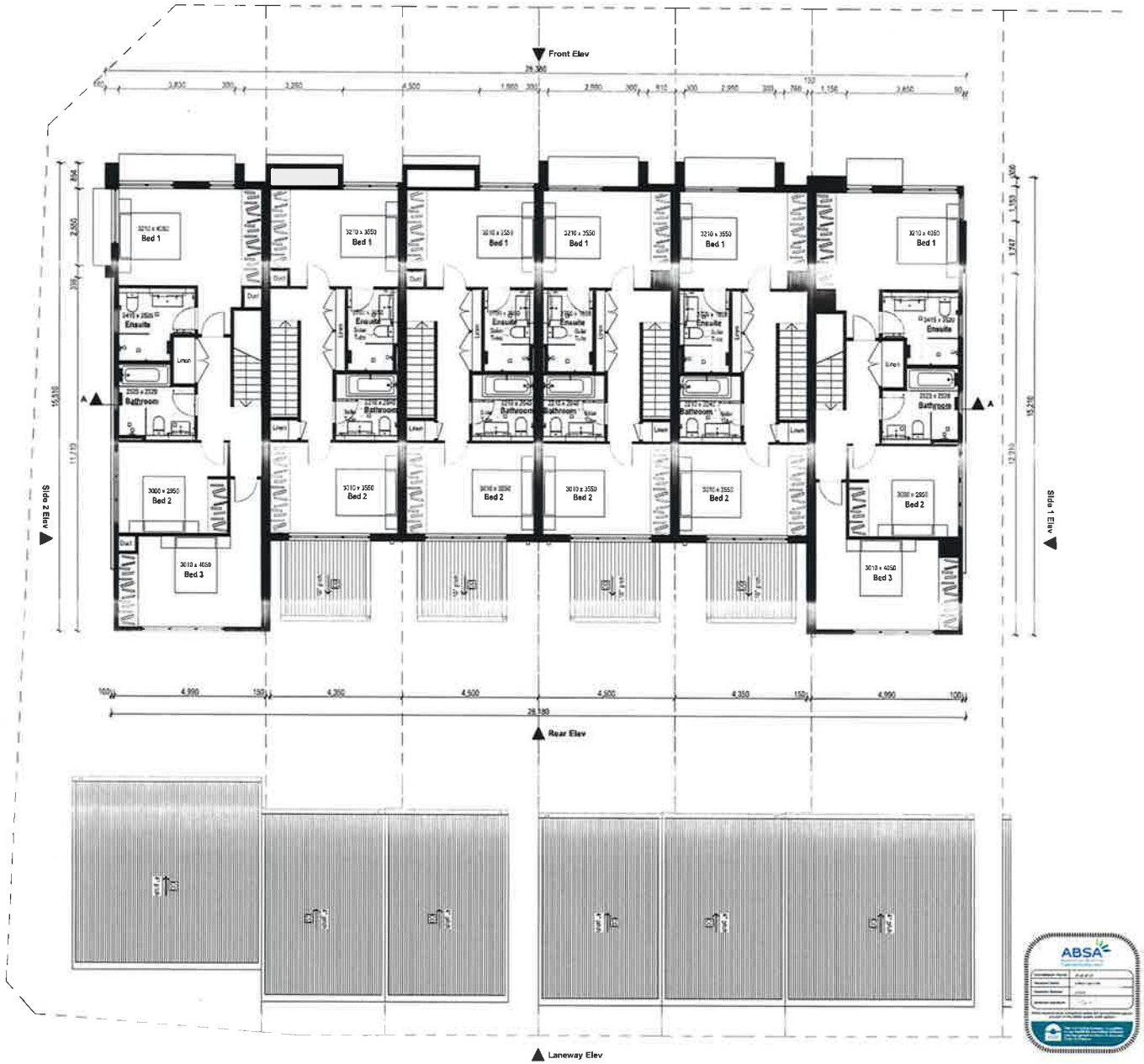
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 410 - 416
Drawing Name	Ground Floor
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA110/2
Revision	C



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All shop drawings shall be submitted to the Architect/Consultant, and no work shall be commenced prior to return of inspected shop drawings by the Architect/Consultant

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Rev.	Date	By	Ckd	Description
A	27.10.2017	JF	DR	Development Application
B	29.03.2018	MB	DR	Development Application
C	08.06.2018	EN	DR	Development Application

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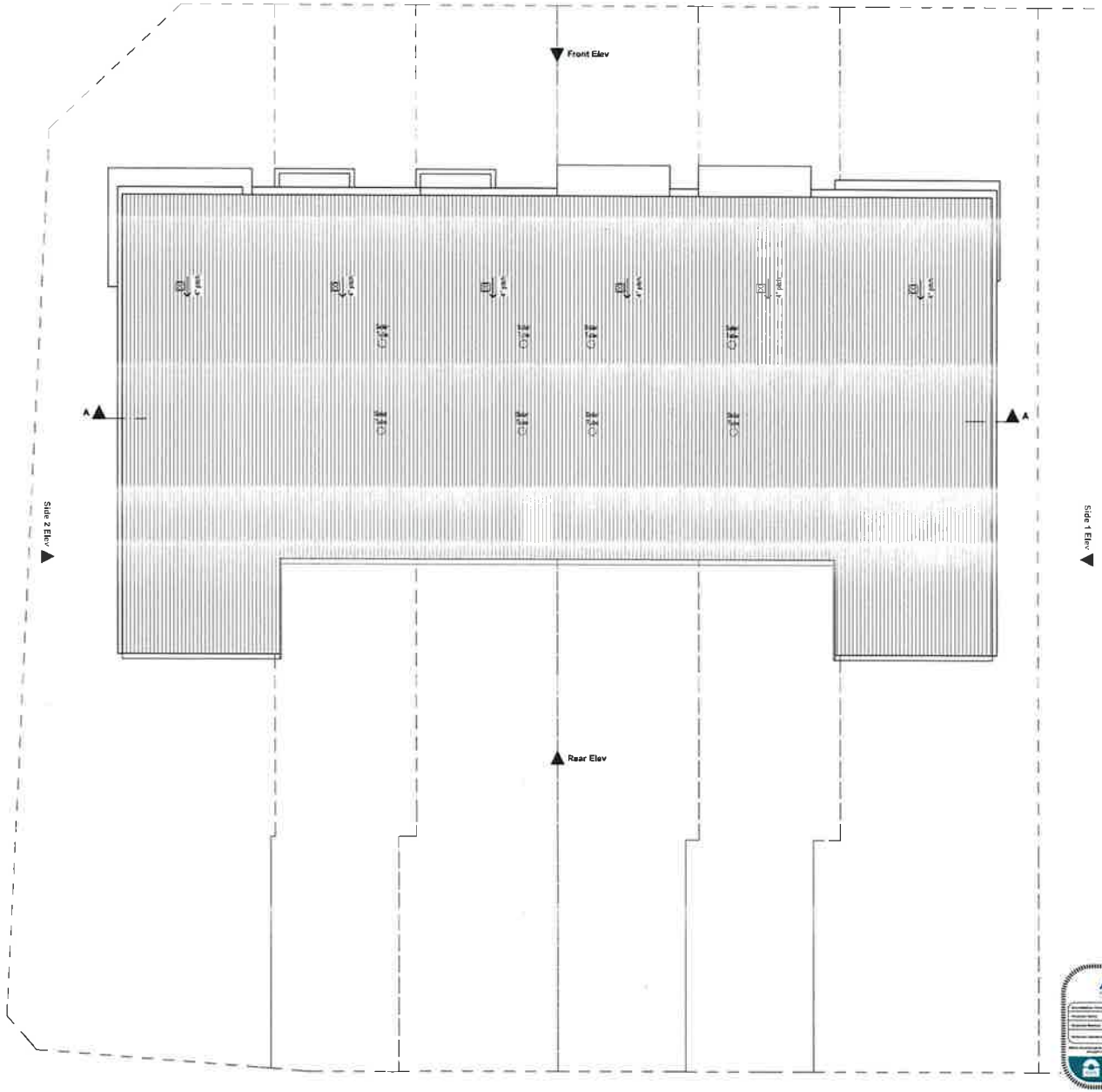
Koos de Keijzer 5767 &
David Randerson 8542

DKO

Project Name	Willowdale MD	Drawing Series	Lot 411 - 416
Project Number	11743	Drawing Name	First Floor
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA110/3
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		



Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20864
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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Rev.	Date	By	Ckd	Description
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C	08.06.2018	EN	DR	Development Application

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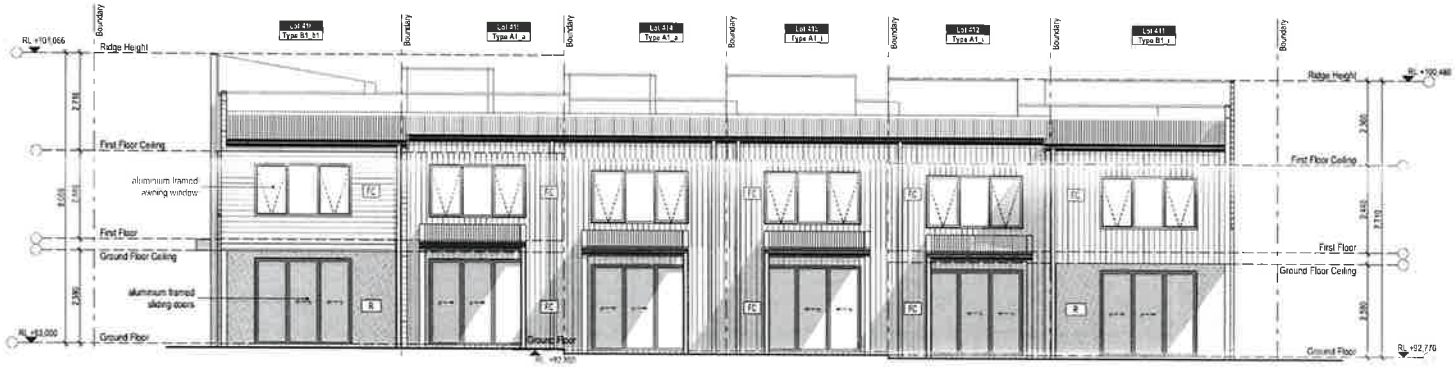
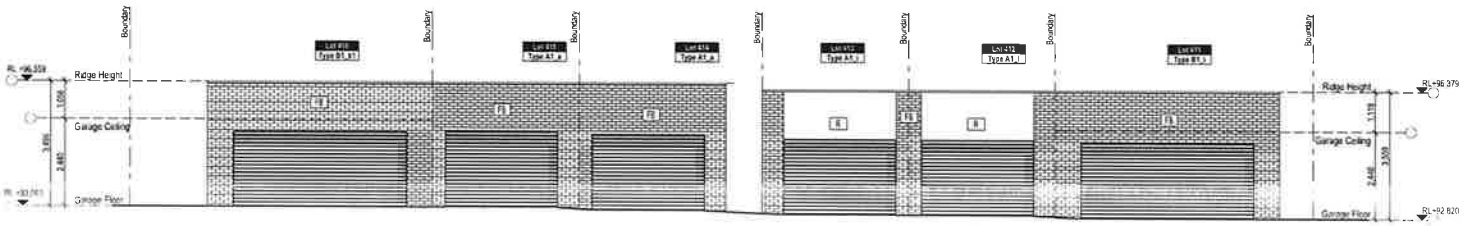
Project Name	Willowdale MD
Project Number	11743
Project Address	Denham Court, NSW, 2565
Drawing Series	Lot 411 - 416
Drawing Name	Roof Plan
Drawn By	MB, PDP, SV
Checked By	DR, JF
Date	8/06/2018
Scale	1:100 @ A2
Drawing Number	DA110/4
Revision	C

1 Front Elev
1:100



2 Rear Elev
1:100



3 Laneway Elev
1:100

LEGEND
MATERIALS & FINISHES
CO COLORBOND
FB FACE BRICK
FC LIGHTWEIGHT CLADDING
R RENDER

Certificate no. 0002809490
Assessor Name: Zoltan Lipovschi
Accreditation no. 20884
Certificate date: 04 June 2018
Dwelling Address:
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Denham Court, NSW
2565

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Rev.	Date	By	Chkd	Description
A	[illegible]	[illegible]	[illegible]	Development Application
B	[illegible]	[illegible]	[illegible]	Development Application
C	[illegible]	[illegible]	[illegible]	Development Application

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David Randerson 8542

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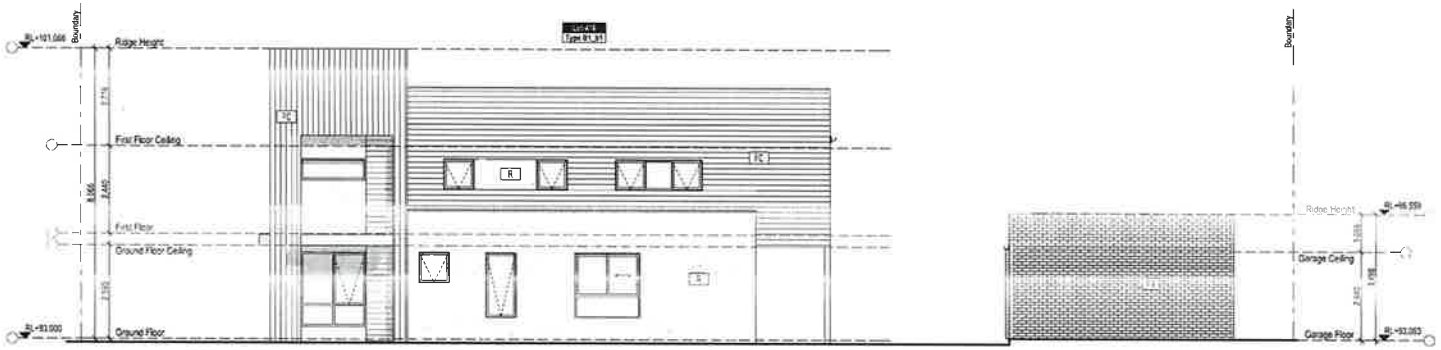
Project Name	Willowdale MD	Drawing Series	Lot 411 - 416
Project Number	11743	Drawing Name	Elevations on
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA110/5
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		



1 Side 1 Elev
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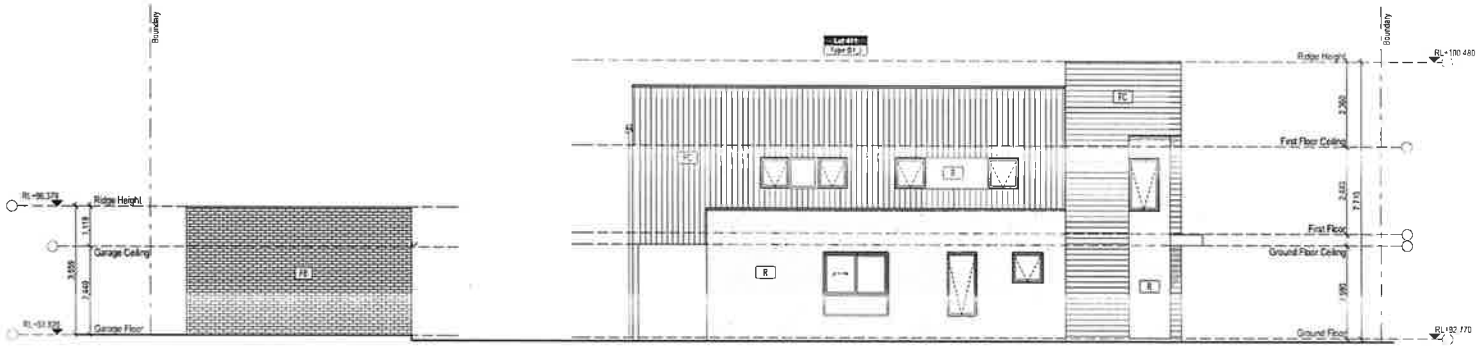
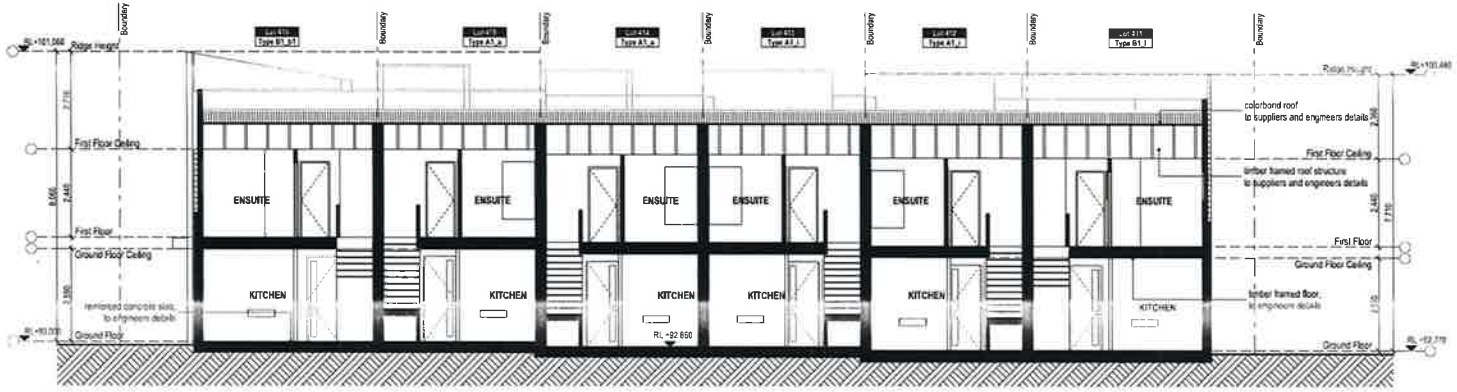


2 Side 2 Elev
1:100



3 Section A-A
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LEGEND

MATERIALS & FINISHES

CO	COLORBOND
FB	FACE BRICK
FC	LIGHTWEIGHT CLADDING
R	RENDER

Certificate no.	0002809490
Assessor Name	Zoltan Lipovschi
Accreditation no.	20884
Certificate date	04 June 2018
Dwelling Address	Passiflora Avenue Denham Court, NSW 2565

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A	27.03.2018	JF	DR	Development Application
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C	08.06.2018	EN	DR	Development Application

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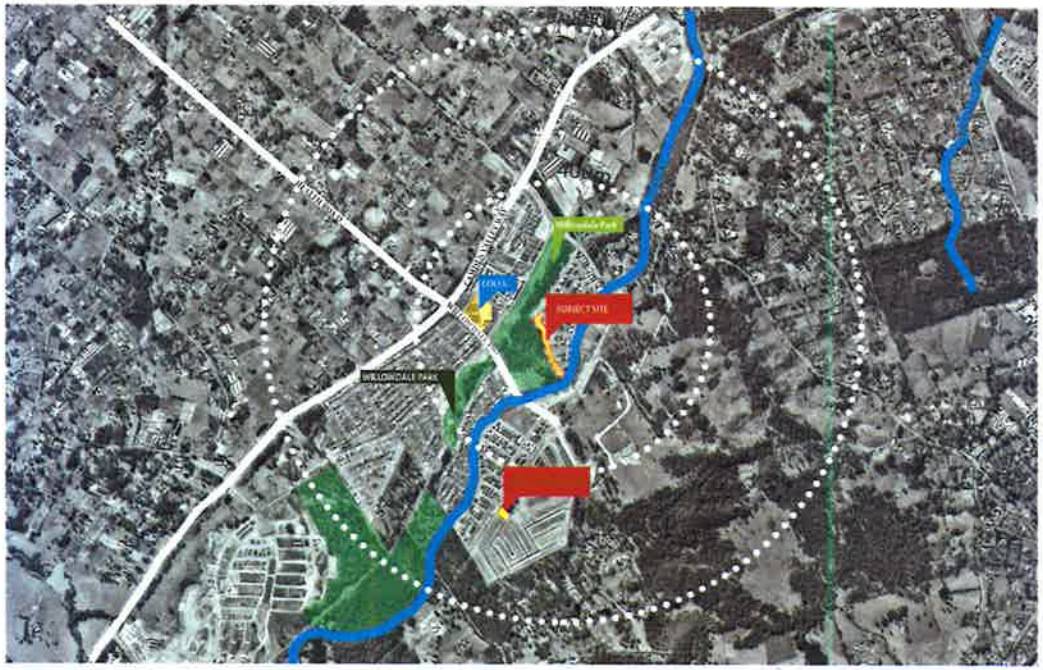
Project Name	Willowdale MD	Drawing Series	Lot 411 - 416
Project Number	11743	Drawing Name	Elevations & Section 02
Project Address	Denham Court, NSW, 2565		
Drawn By	MB, PDP, SV	Drawing Number	DA110/6
Checked By	DR, JF	Revision	C
Date	8/06/2018		
Scale	1:100 @ A2		

DEVELOPMENT APPLICATION

Willowdale MD Precinct 8 Lot 8165, 8166, 8167



Willowdale MD P8 & 1766 Drawing List

Number	Drawing Type	Drawing Name	Scale
000	Cover Pages	DWG List + COMPLIANCE	
100	Site Series	Site Analysis & Site Plans	
200	Floor Plans	Floor Plans	
300	Elevations & Sections	Street scape	
400	Supporting Drawings	Shadows	

List Area Schedule

Lot 201	274.77	B1_i	SCHEME B
Lot 202	158.17	A1_i	SCHEME B
Lot 203	157.58	A1_h	SCHEME B
Lot 204	158.29	A1_h	SCHEME B
Lot 205	150.33	A1_g	SCHEME B
Lot 206	163.11	A1_g1	SCHEME B
Lot 207	220.87	B1_c1	SCHEME A
Lot 208	150.26	A1_e	SCHEME A
Lot 209	150.26	A1_e	SCHEME A
Lot 210	146.78	A1_g	SCHEME A
Lot 211	148.54	A1_g	SCHEME A
Lot 212	225.36	B1_c	SCHEME A
Lot 301	303.23	B1_b	SCHEME A
Lot 302	148.83	A1_e	SCHEME A
Lot 303	164.90	A1_e1	SCHEME A
Lot 304	294.84	B1_i	SCHEME B
Lot 305	150.69	A1_g	SCHEME B
Lot 306	157.94	A1_h	SCHEME B
Lot 307	149.91	A1_h	SCHEME B
Lot 308	261.01	B1_b1	SCHEME B
Lot 309	191.89	A1_k1	SCHEME A
Lot 310	158.34	A1_h	SCHEME A
Lot 311	231.63	B1_c	SCHEME A
Lot 401	242.51	B1_i	SCHEME B
Lot 402	158.16	A1_g	SCHEME B
Lot 403	150.16	A1_g	SCHEME B
Lot 404	149.87	A1_h	SCHEME B
Lot 405	149.88	A1_h	SCHEME B
Lot 406	[illegible]	[illegible]	[illegible]
Lot 407	155.76	A1_h	SCHEME A
Lot 408	155.24	A1_h	SCHEME A
Lot 409	137.36	A1_g	SCHEME A
Lot 410	132.64	A1_g1	SCHEME A
Lot 411	221.21	B1_f1	SCHEME B
Lot 412	150.24	A1_i	SCHEME B
Lot 413	150.23	A1_i	SCHEME B
Lot 414	137.69	A1_e	SCHEME B
Lot 415	150.13	A1_e	SCHEME B
Lot 416	252.33	B1_b	SCHEME B

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Rev.	Date	By	Chd	Description
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B	[illegible]	MB	DS	[illegible]
C	[illegible]	EM	DS	[illegible]

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[illegible]
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T [illegible]
[illegible]

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Project Name	Willowdale MD	Project Number	1766
Project Address	Denham Court, NSW, 2560	Drawing Name	DWG List + COMPLIANCE
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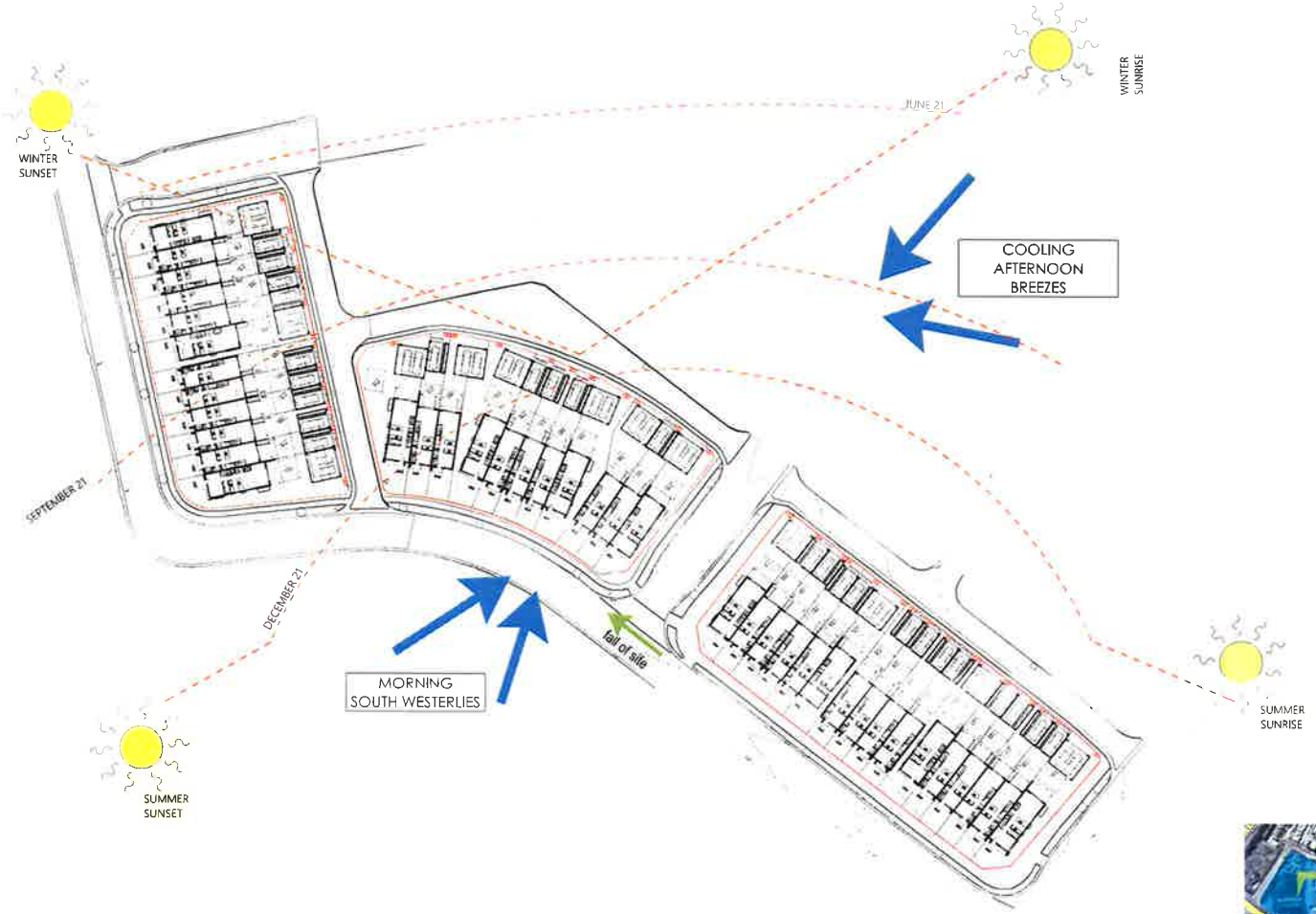
Client	Stockland	Date	[illegible]
		Drawing Number	000
		Revision	C

NOT FOR CONSTRUCTION



Site Plan
1:500

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Rev.	Date	By	Chk	Description
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B	[illegible]	[illegible]	[illegible]	Development Application
C	[illegible]	[illegible]	[illegible]	Development Application

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[illegible]
ABN: [illegible]
NSW Nominated Architects
[illegible]
[illegible]

[illegible]

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Project Name	Willowdale Hill
Project Address	Bayfield Lot[illegible], NSW, [illegible]
Client	Stockland
Project Number	[illegible]
Drawing Name	Site Analysis Sitter Plan [illegible]
Scale	[illegible]
Date	[illegible]
Drawing Number	100
Revision	C

1 Ground Floor Plan
1:200

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Rev	Date	By	Chk	Description
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B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] (ASX: [illegible]) Ltd
[illegible] Redfern NSW [illegible]
T +61 2 9749 [illegible]
[illegible]
ABN [illegible]
NSW Nominated Architect
Russell Bryant [illegible], Daniel Raymond [illegible]
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[illegible]
Drawing may be [illegible]

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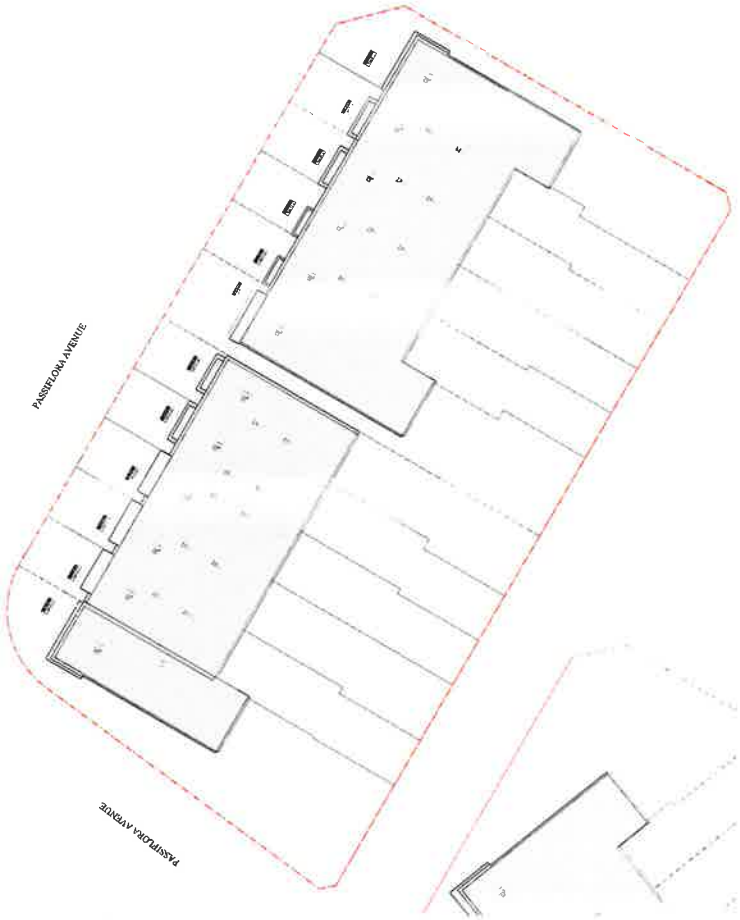
Project Address
[illegible] Redfern NSW [illegible]

Client
Stockland

Drawing Name
Scale
[illegible]

Drawing Number 200
Revision C

1 First Floor Plan
1:200



2 Roof Plan
1:200

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Rev.	Date	By	Chkd	Description
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B	[illegible]	MB	DK	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]

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ABN [illegible]
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Project Name	Willowdale MD
Project Address	Denham Court, NSW, 2565
Client	Stockland
Project Number	1174J
Drawing Name	Floor Plans & elS
Scale	[illegible]
Date	[illegible]
Drawing Number	201
Revision	C

1 Ground Floor Plan
1:200

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Rev.	Date	By	Chk	Description
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B	[illegible]	AB	GR	[illegible]
C	[illegible]	LN	GR	[illegible]

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T +61 2 9241 2300
sydney@dko.com.au www.dko.com.au

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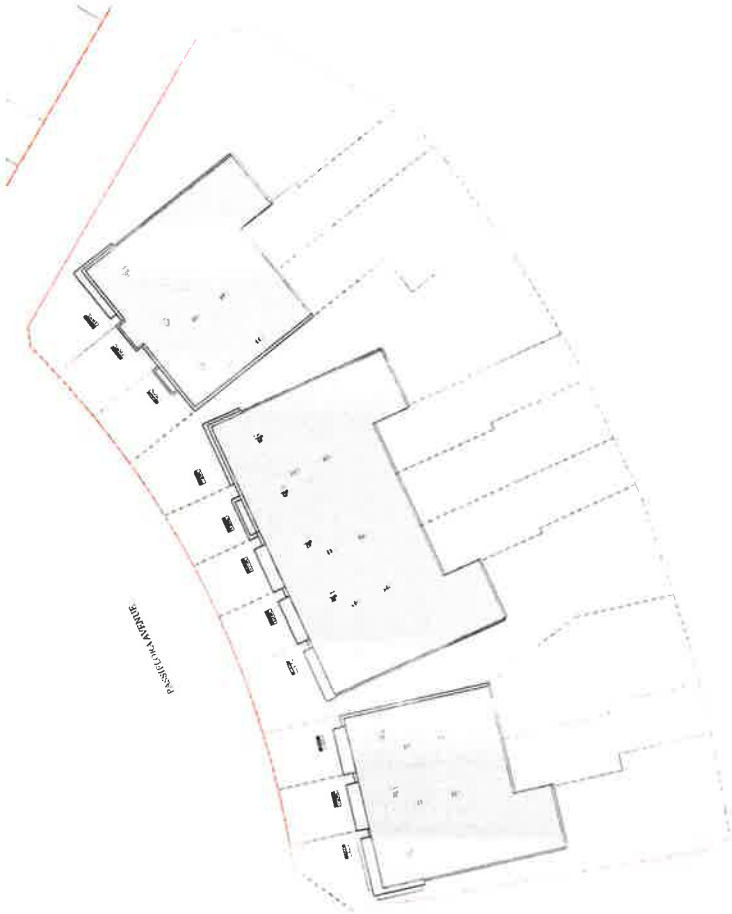
Project Name	Willowdale MD
Project Address	Denham Court, NSW, 2565
Project Number	17142
Drawing Name	Ground Floor Plan Bldg
Scale	1:200 @ A1
Date	8/06/2018
Drawing Number	202
Revision	C

1 First Floor Plan
1:200



2 Roof Plan
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Rev.	Date	By	Ch'd	Description
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B	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]@dko.com.au, www.dko.com.au
ABN: [illegible]
NSW [illegible]

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Project Name	Willowdale Mill
Project Address	Denham Court, NSW, 2565
Client	Stockland
Project Number	17-12
Drawing Name	Floor Plans Bldg
Scale	1:200 @ A1
Date	8/06/2018
Drawing Number	203
Revision	C

1 Ground Floor Plan
1:200

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Rev.	Date	By	Chkd	Description
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B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]

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Project Name	Willoughby MU	Project Number	[illegible]
Project Address	Dunkum Court, NSW, 2065	Drawing Name	Ground Floor Plan Sub-Precinct
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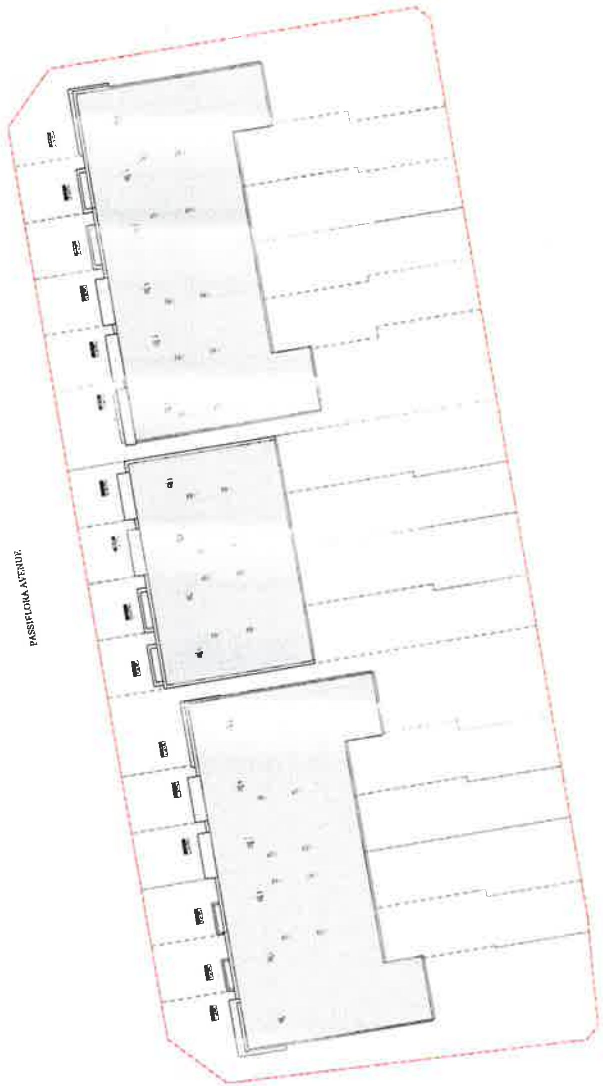
		Date	[illegible]
Client	Stockland	Drawing Number	204
		Revision	C

1 First Floor Plan 1:200



2 Roof Plan 1:200

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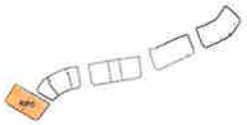
Project Name
Project Address

Client

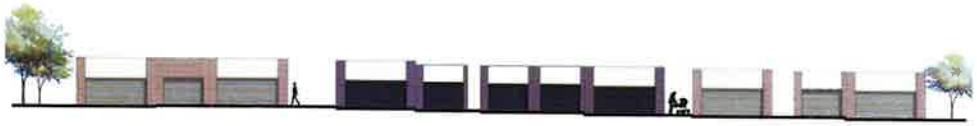
Drawing Number 205
Revision C

LOT 8165 STREETSCAPE ELEVATION

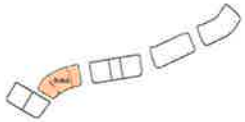


Lot 8165 Laneway Elevation

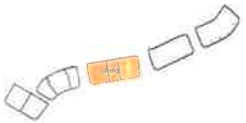
LOT 8166 STREETSCAPE ELEVATION



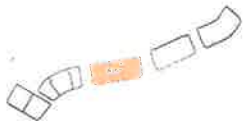
Lot 8166 Laneway Elevation



LOT 8167 STREETSCAPE ELEVATION



Lot 8167 Laneway Elevation



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Rev.	Date	By	Chd	Description
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B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]

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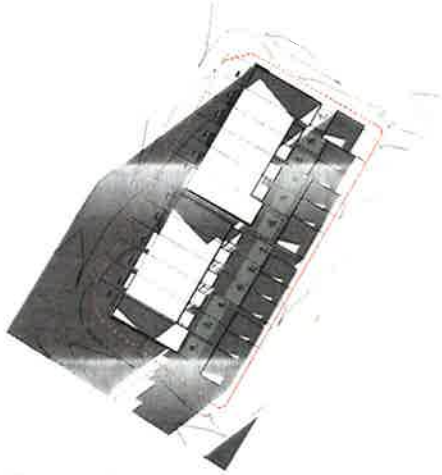
Project Name	Willowdale MD	Project Number	17043
Project Address	Durham Court, NSW, 2563	Drawing Name	Street scape
		Scale	1:200 @ A1
		Date	[illegible]
Client	Stockland	Drawing Number	300
		Revision	C



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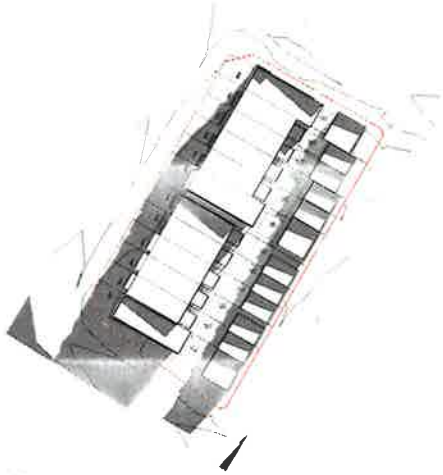

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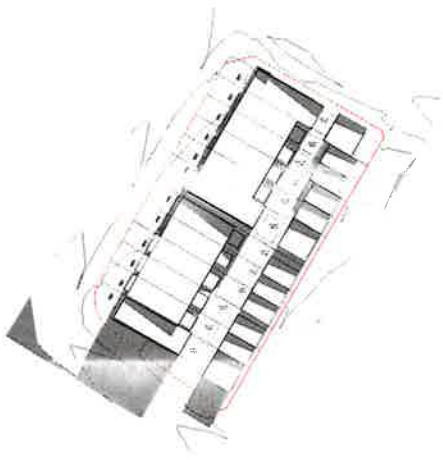

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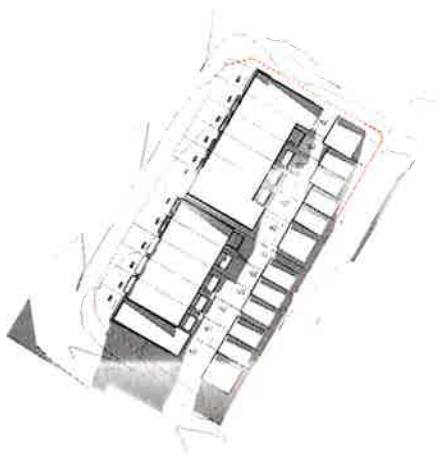

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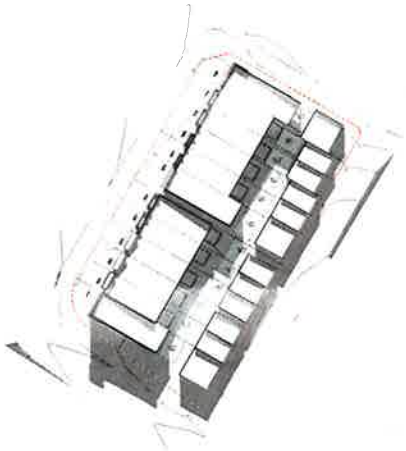

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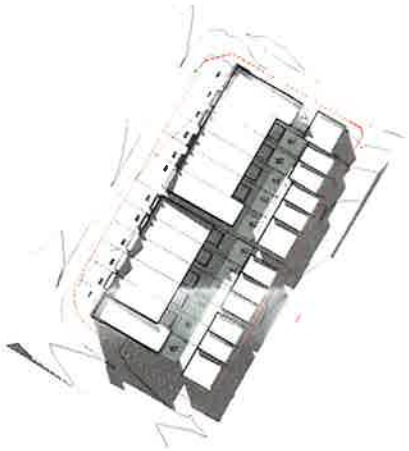

21 jun 2-pm
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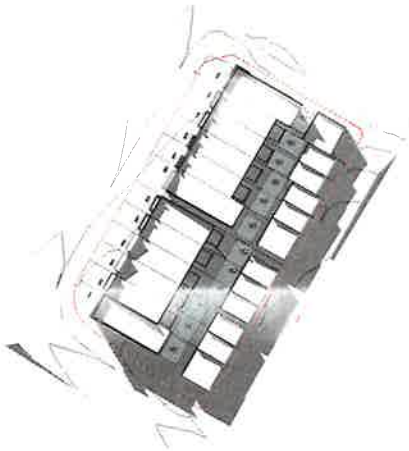

21 jun 3-pm
1:500

DKO

Willowdale Superlot 8165 Lot 201 - 212

Current as of: 03/10/2017

Total Lots 12	Required 100%	Percentage of Lots w/ 3hrs	[illegible]
	Achieved 100%	2-3h	[illegible]
		1-2h	[illegible]
		0-1h	[illegible]

Stage	Lot Number	Solar Access Compliance Y/N	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTAL
	201	Y								3
	202	Y								3
	203	Y								3
	204	Y								3
	205	Y								3
	206	Y								3
	207	Y								3
	208	Y								3
	209	Y								3
	210	Y								3
	211	Y								3
	212	Y								3

Solar Access
No Solar Access

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Rev.	Date	by	Chd	Description
A	[illegible]	JW VK HA	DK	[illegible]
B	[illegible]	JW	DK	[illegible]
C	[illegible]	LN	DK	[illegible]

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Sydney, NSW 2000
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info@dko.com.au, www.dko.com.au
[illegible]

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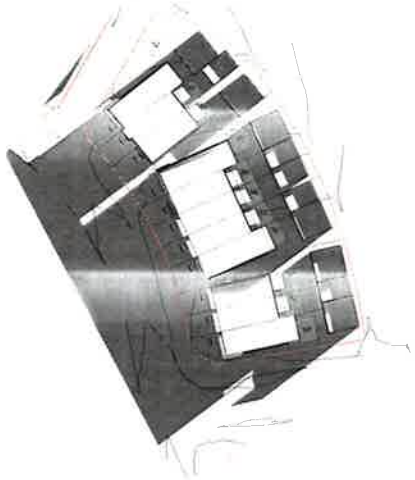
Project Name	Willowdale MD	Project Number	17-[illegible]
Project Address	Bonham Street, NSW, 2360	Drawing Name	Shadow study Amp
		Scale	As Shown @ A1
		Date	[illegible]
Client	Stockland	Drawing Number	400
		Revision	C



21 jun 9-am
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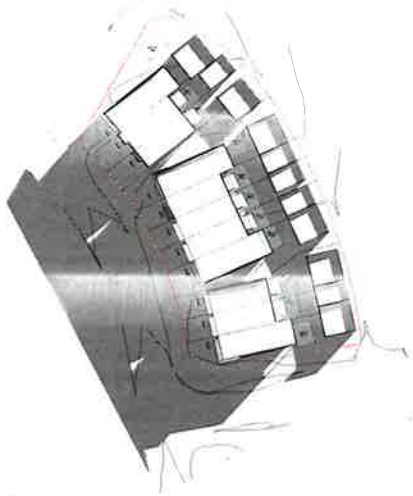

21 jun 10-am
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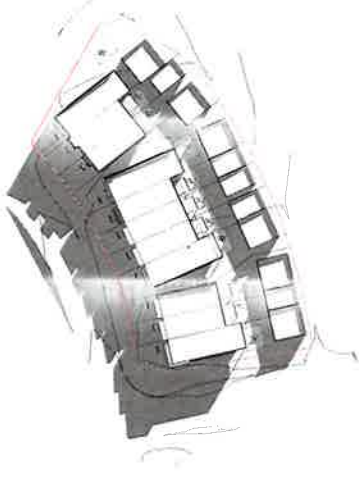
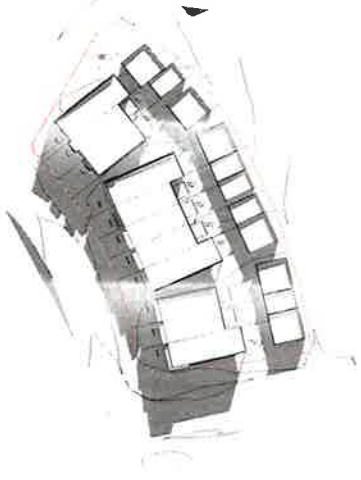
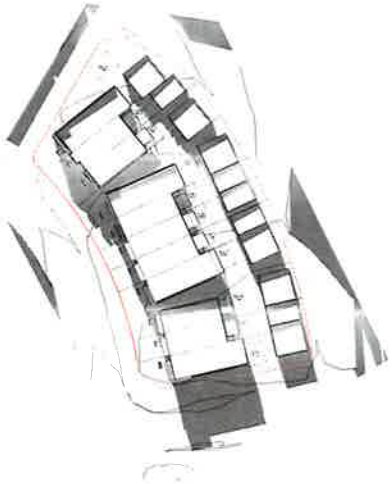


21 jun 11-am
1:500



21 jun 12-pm
1:500

21 jun 1-pm
1:500



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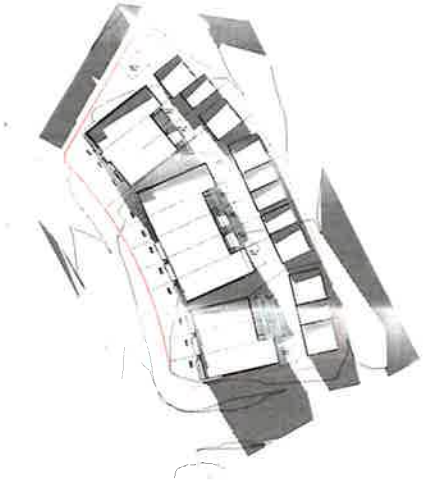

21 jun 3-pm
1:500

DKO

Willowdale Superlot 8166 Lot 301 - 311

Current as of 8/11/2017

Total Lots 11	Required: 100%	Percentage of Lots w/ 3hrs	100.0%
	Achieved: 100%	2-3h	0.0%
		1-2h	0.0%
		0-1h	0.0%

Stage	Lot Number	Solar Access Compliance Y/N	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
	301	Y								6
	302	Y								5
	303	Y								4
	304	Y								4
	305	Y								3
	306	Y								3
	307	Y								3
	308	Y								4
	309	Y								3
	310	Y								3
	311	Y								4

Solar Access
No Solar Access

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Rev	Date	By	Chkd	Description
A	[illegible]	[illegible]	[illegible]	Development Application
B	[illegible]	[illegible]	[illegible]	Development Application
C	[illegible]	[illegible]	[illegible]	Development Application

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NSW Registered Architects
Ken Orr Reg: 5363 & David Kembrey Reg: [illegible]
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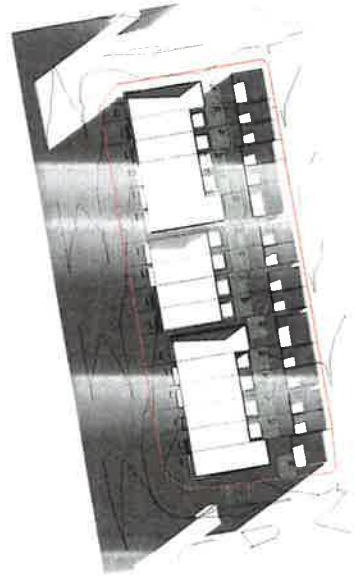
DKO

Project Name: Willowdale SSD
Project Address: Bandiana Camp, NSW 2640

Client: Stockland

Drawing Number: 401
Revision: C



21 jun 9-am
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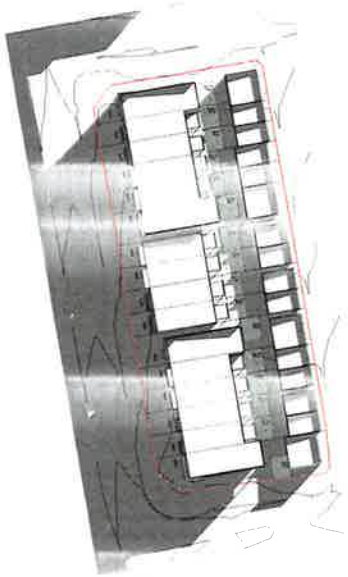

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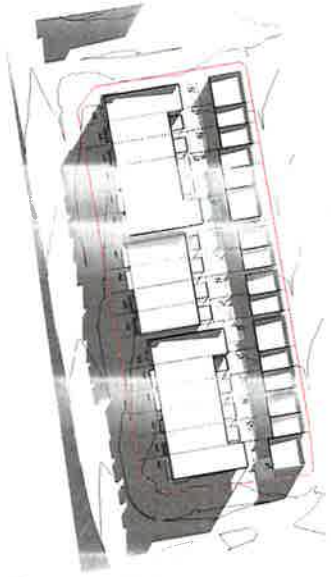

21 jun 11-am
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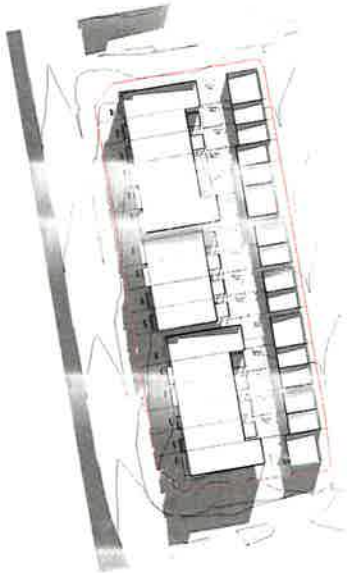

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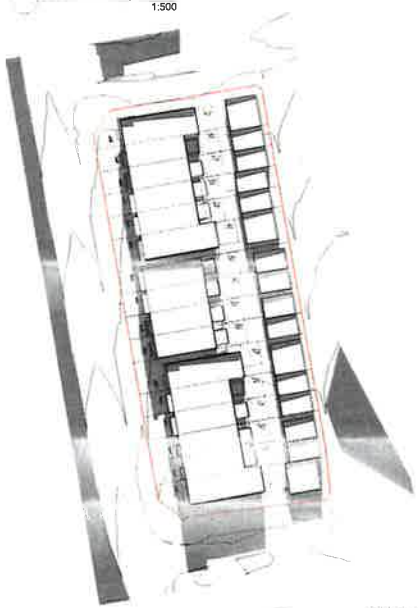

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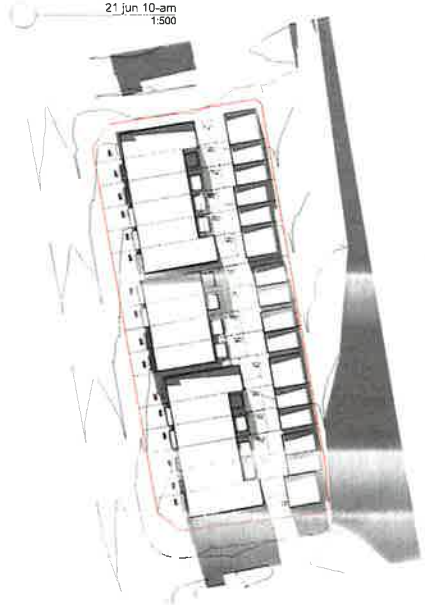

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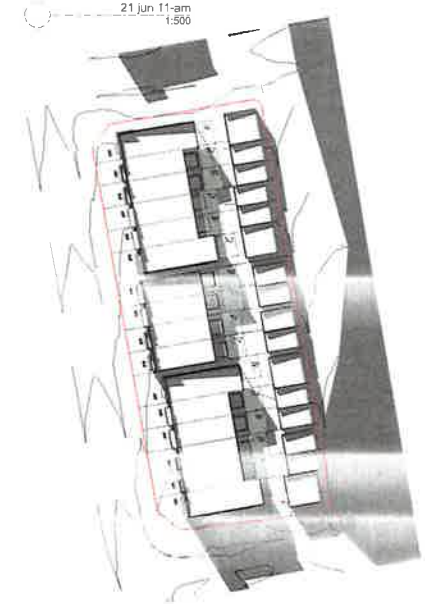

21 jun 3-pm
1:500

DKO

Willowdale Superlot 8167 Lot 401 - 416

Current as of 03/11/2017

			100.0%
Total Lots 16	Required: 100%	Percentage of Lots w/ 3hrs	100.0%
	Achieved: 100%	2-3h	0.0%
		1-2h	0.0%
		0-1h	0.0%

Stage	Lot Number	Solar Access Compliance Y/N	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
	401	Y								6
	402	Y								5
	403	Y								5
	404	Y								6
	405	Y								6
	406	Y								6
	407	Y								5
	408	Y								5
	409	Y								5
	410	Y								5
	411	Y								5
	412	Y								5
	413	Y								5
	414	Y								5
	415	Y								5
	416	Y								5

Solar Access
No Solar Access

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Rev.	Date	By	Chkd	Description
A	[illegible]	[illegible]	DK	Development Application
B	[illegible]	[illegible]	DK	Development Application
C	[illegible]	[illegible]	DK	Development Application

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[illegible]
ABN [illegible]
[illegible]

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[illegible]

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Project Name	Willowdale MD Development	Project Number	17143
Project Address	Willowdale Court, NSW, [illegible]	Drawing Name	Shadows - LOT 8167
		Scale	As Shown on A1
Client	Stockland	Date	[illegible]
		Drawing Number	402
		Revision	C