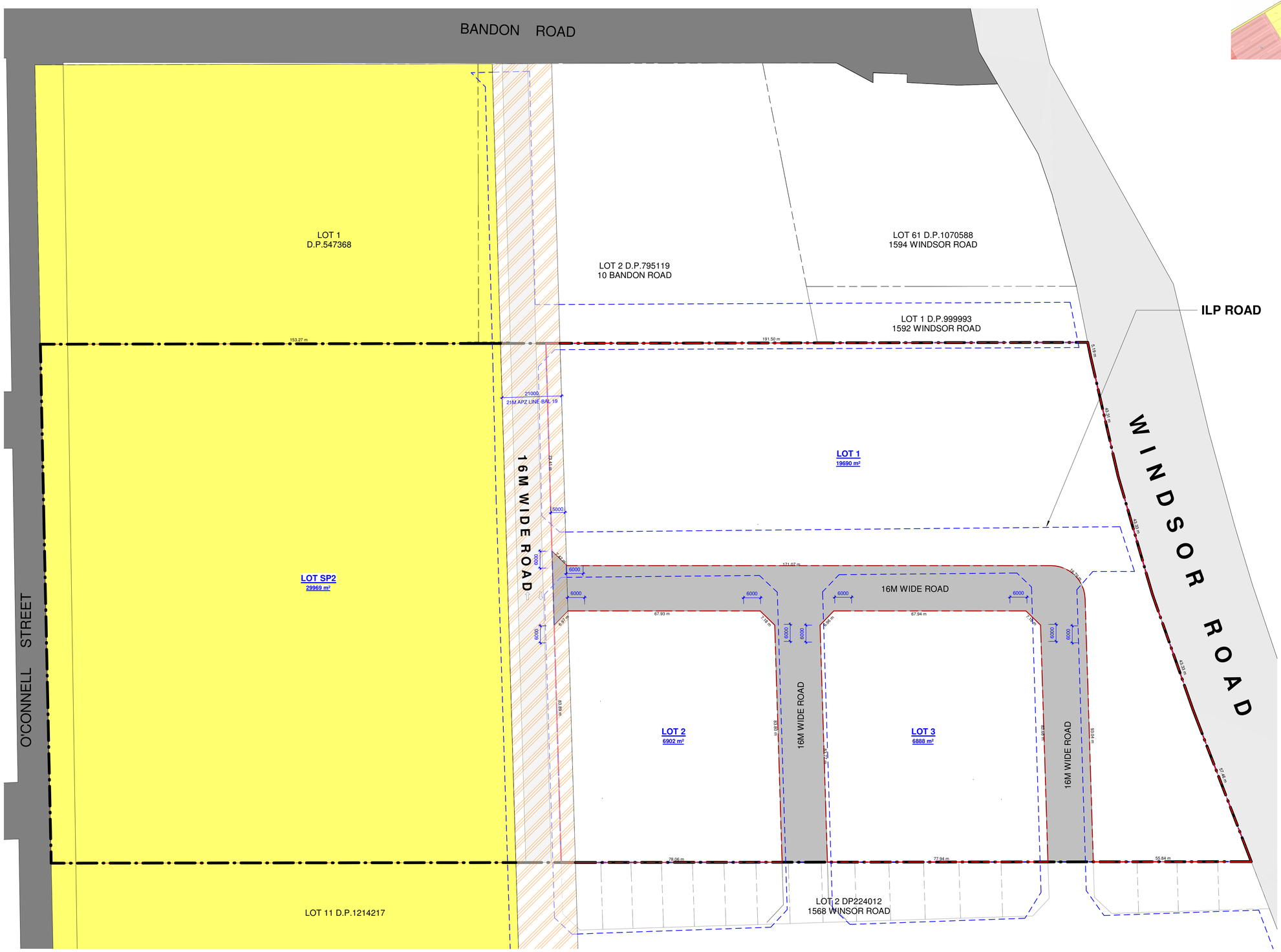




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SITE PLAN-400_WITH ILP ROAD

1 : 700

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1	07.02.2023	UPDATED AS PER RFI RECEIVED 06.02.2023	HR

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DO NOT SCALE

20 10 0 10 20 30 40 50 70mm

PROJECT:
1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD
LOT 2 D.P.657051, 1586 WINDSOR ROAD
LOT 2 D.P.224731, 1580 WINDSOR ROAD
LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:
SITE PLAN WITH ILP

DA ISSUE

NORTH:

DATE:	SCALE:	DRAWING No:
02/07/23	As indicated	DA 20
DRAWN BY:	CHECKED BY:	REV:
HR	Checker	1

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PROPOSED MULTIDWELLING DEVELOPMENT

ISSUED FOR DEVELOPMENT APPLICATION

1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

ARCHITECTURAL DRAWING SET

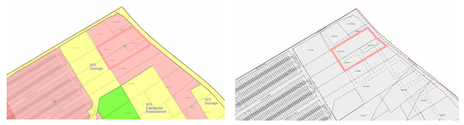
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SHEET NO	**SHEET NAME**	Current Revision Date	Current Revision
DA 00	COVER PAGE	21.12.2022	1
DA 01	SITE ANALYSIS	21.12.2022	1
DA 03	SITE PLAN	21.12.2022	1
DA 04	GROUND FLOOR PLAN - PART 1	21.12.2022	1
DA 05	GROUND FLOOR PLAN - PART 2	21.12.2022	1
DA 06	GROUND FLOOR PLAN - PART 3	21.12.2022	1
DA 07	GROUND FLOOR PLAN - PART 4	21.12.2022	1
DA 08	FIRST FLOOR PLAN - PART 1	21.12.2022	1
DA 09	FIRST FLOOR PLAN - PART 2	21.12.2022	1
DA 10	FIRST FLOOR PLAN - PART 3	21.12.2022	1
DA 11	FIRST FLOOR PLAN - PART 4	21.12.2022	1
DA 12	ELEVATIONS	21.12.2022	1
DA 13	ELEVATIONS	21.12.2022	1
DA 14	ELEVATIONS	21.12.2022	1
DA 15	ELEVATIONS & SECTIONS	21.12.2022	1
DA 16	SHADOW ANALYSIS 1	21.12.2022	1
DA 17	SHADOW ANALYSIS 2	21.12.2022	1
DA 18	TREE REMOVAL/RETENTION PLAN	21.12.2022	1
DA 19	TURNING PATH PLAN	21.12.2022	1

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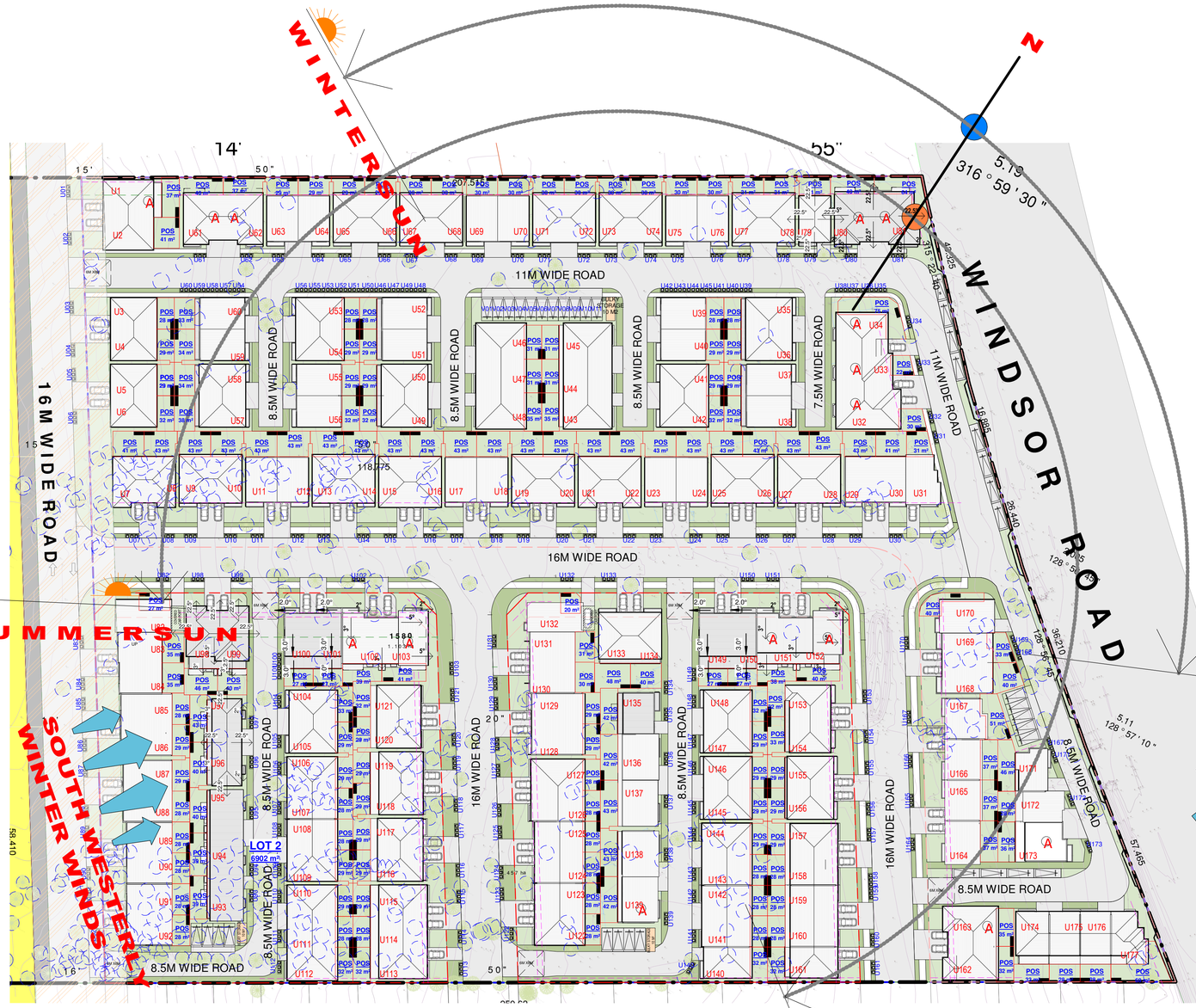


LOCATION PLAN



ZONING AND ILP ROAD PATTERN

NTS



1 / DA 01 SITE ANALYSIS

1 : 600

COMPLIANCE TABLE

1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD.

SITE AREA	39359.85 M²	177 DWELLINGS (INCLUDING 18 ADAPTABLE HOUSE) 5 BEDROOM DWELLINGS - 10 UNITS 4 BEDROOM DWELLINGS - 146 UNITS 3 BEDROOM DWELLINGS - 21 UNITS

CONTROL	REQUIRED	PROVIDED	COMPLIANCE
SITE COVERAGE	PERMITTED MAX. 50% OF SITE AREA = 19679.92 M²	PROPOSED = 15706.70 M² 39.90%	YES
LANDSCAPED AREA	MIN. 30% OF SITE AREA = 11807.95 M²	PROPOSED = 13740.15 M² 34.90%	YES
CAR PARKING	1 CAR SPACES PER DWELLING PLUS 0.5 SPACES PER 3 OR MORE BEDROOM DWELLING = 265.5 OR 266 CARS		YES
VISITOR CAR PARKING	1 VISITOR SPACE PER 5 DWELLINGS = 35.4 OR 36 CARS	37 CARS	YES

CONTROL	REQUIRED	PROVIDED	COMPLIANCE
FRONT SETBACK	4.5M	4.5M OR GREATER	YES
REAR SETBACK	4M	4M OR GREATER	YES
SIDE SETBACK	0.9M	0.9M OR GREATER	YES
CORNER SETBACK	2M	2M OR GREATER	YES
FENCING	1.8M HIGH	1.8M HIGH CBF	YES
PRINCIPAL PRIVATE OPEN SPACE	MIN.16M² WITH MIN. DIMENSION OF 3M OR 10M² PER DWELLING BALCONY OR ROOF TOP(WITH MIN. DIMENSION2.5M)	MIN 16M² P.O.S PER DWELLING OR GREATER	YES

- SITE BOUNDARY
- WIND DIRECTION
- (A) PROPOSED BUILDING
- (B) NEIGHBOURHOOD PROPERTIES
- (P) PRIVATE OPEN SPACE
- VEHICULAR MOVEMENT
- VEHICULAR ACCESS
- TREES TO BE RETAINED
- TREES TO BE REMOVED

REV	DATE	DESCRIPTION	BY
1	21.12.2022	ISSUED TO DA	HR

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DO NOT SCALE

20 10 0 10 20 30 40 50 70mm

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1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

LOT 2 D.P.657051, 1586 WINDSOR ROAD
LOT 2 D.P.224731, 1580 WINDSOR ROAD
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DRAWING TITLE:

SITE ANALYSIS

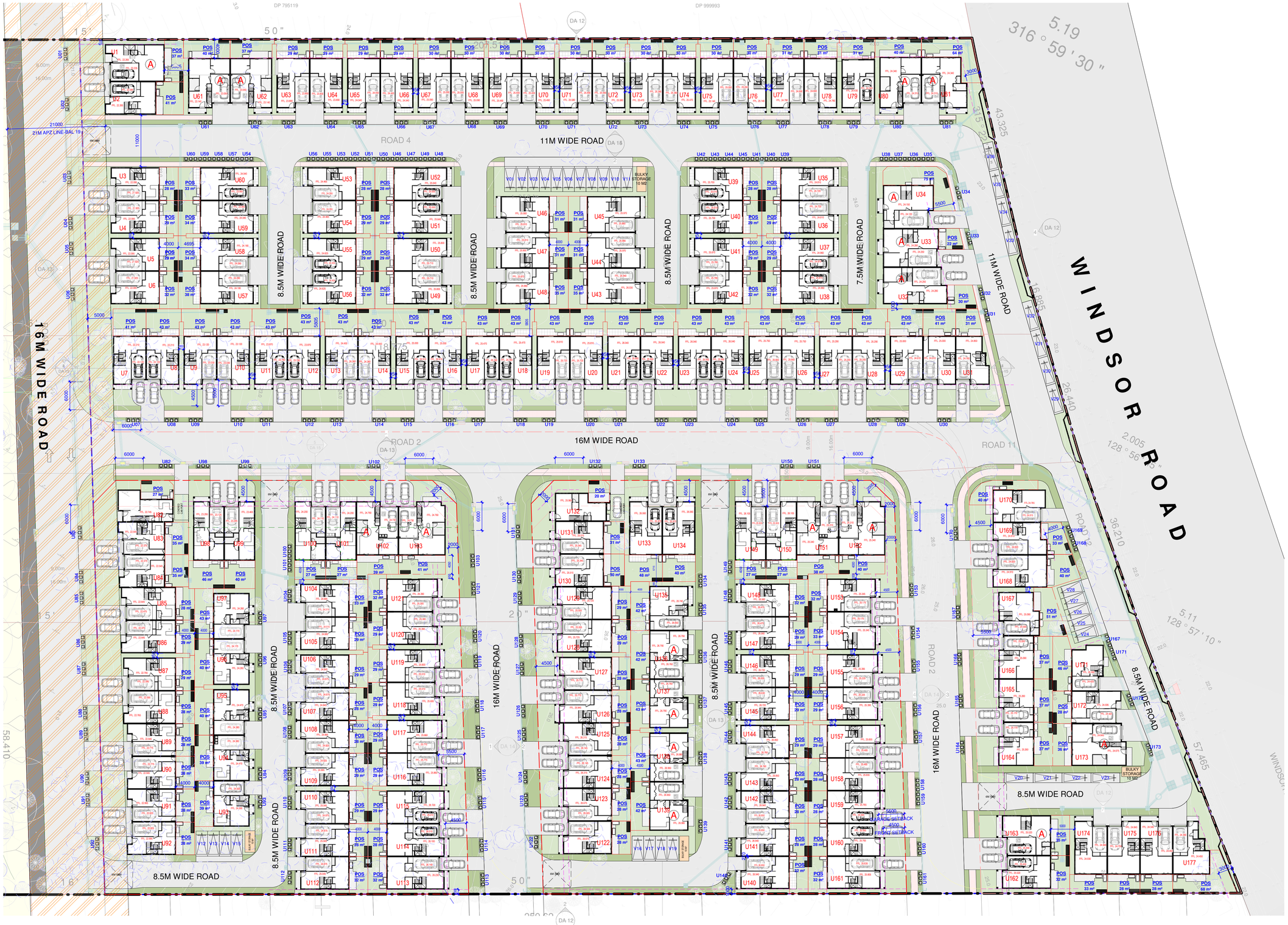
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	DRAWN BY: HR	CHECKED BY: Checker	REV: 1

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TREES TO BE RETAINED

TREES TO BE REMOVED

1 DA 03 SITE PLAN

1 : 400

DA ISSUE

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DRAWING TITLE:

SITE PLAN

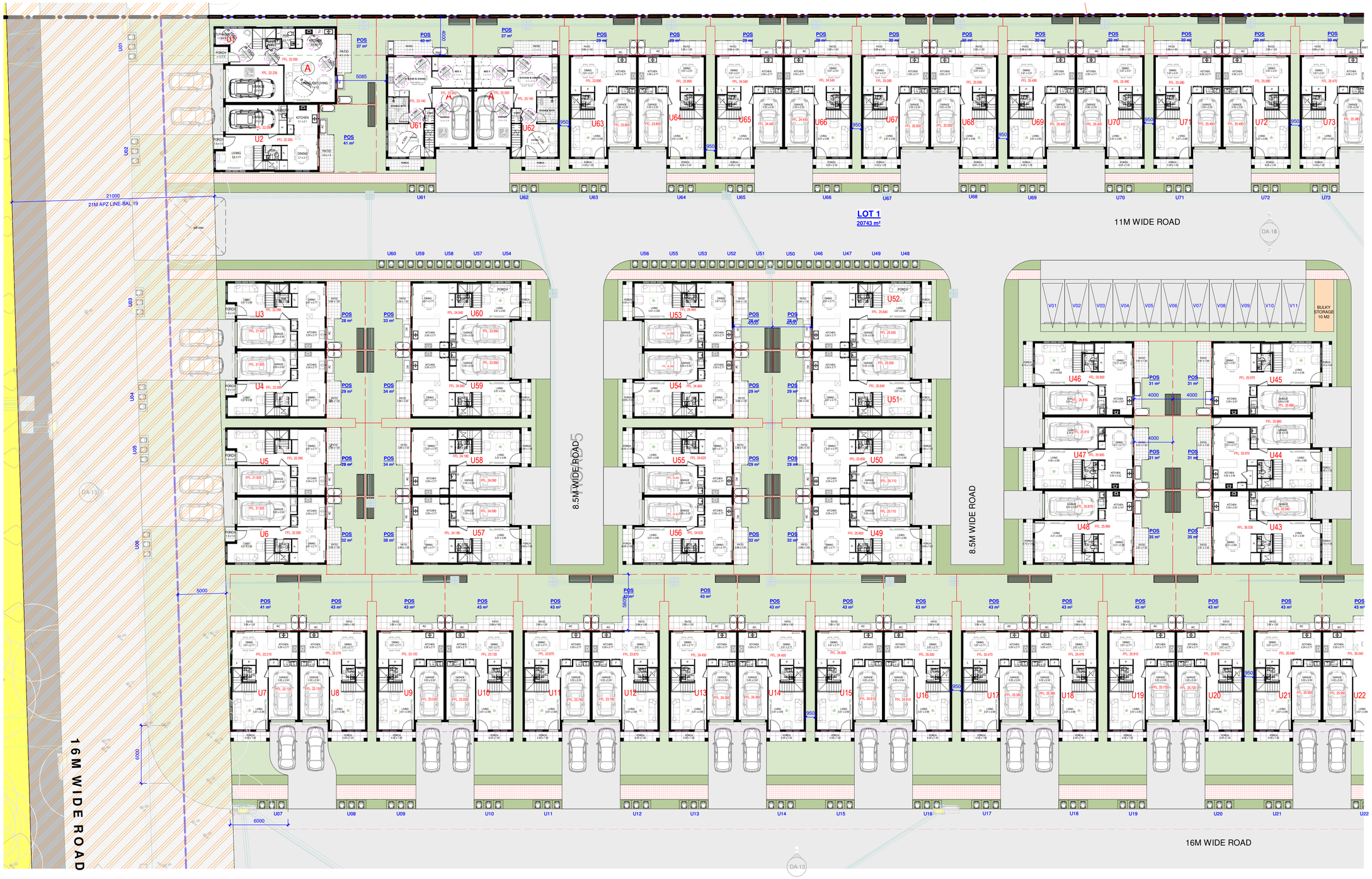
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LOT 1
20743 m²
11M WIDE ROAD
8.5M WIDE ROAD
8.5M WIDE ROAD
16M WIDE ROAD
16M WIDE ROAD
21000
21M APZ LINE BAL-19
5085
5000
6000
6000
4000
4000
4000
950
950
950



GROUND FLOOR - PART 2

1 : 200

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DRAWING TITLE:

GROUND FLOOR PLAN - PART 2

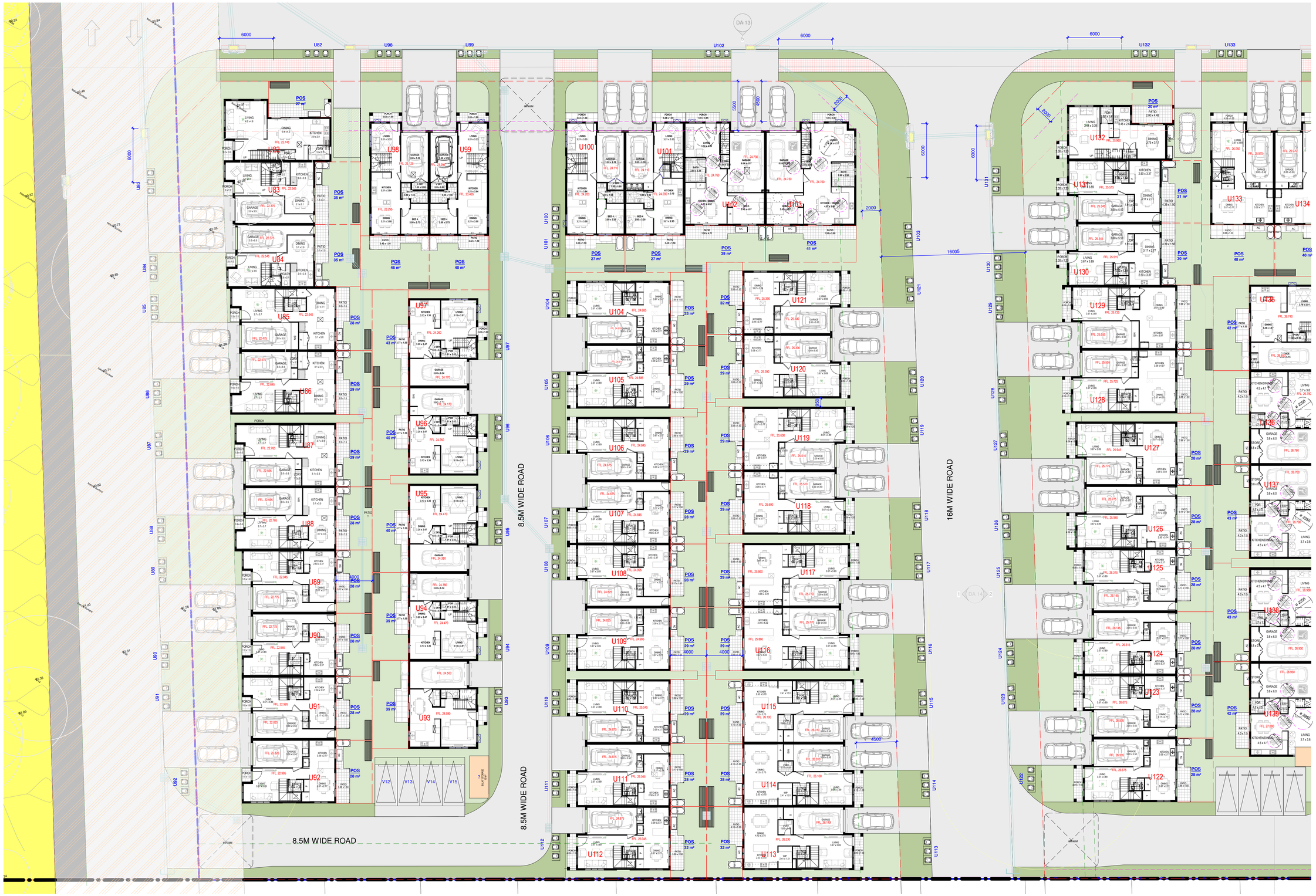
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GROUND FLOOR - PART 3

1 : 200

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LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:

GROUND FLOOR PLAN - PART 3

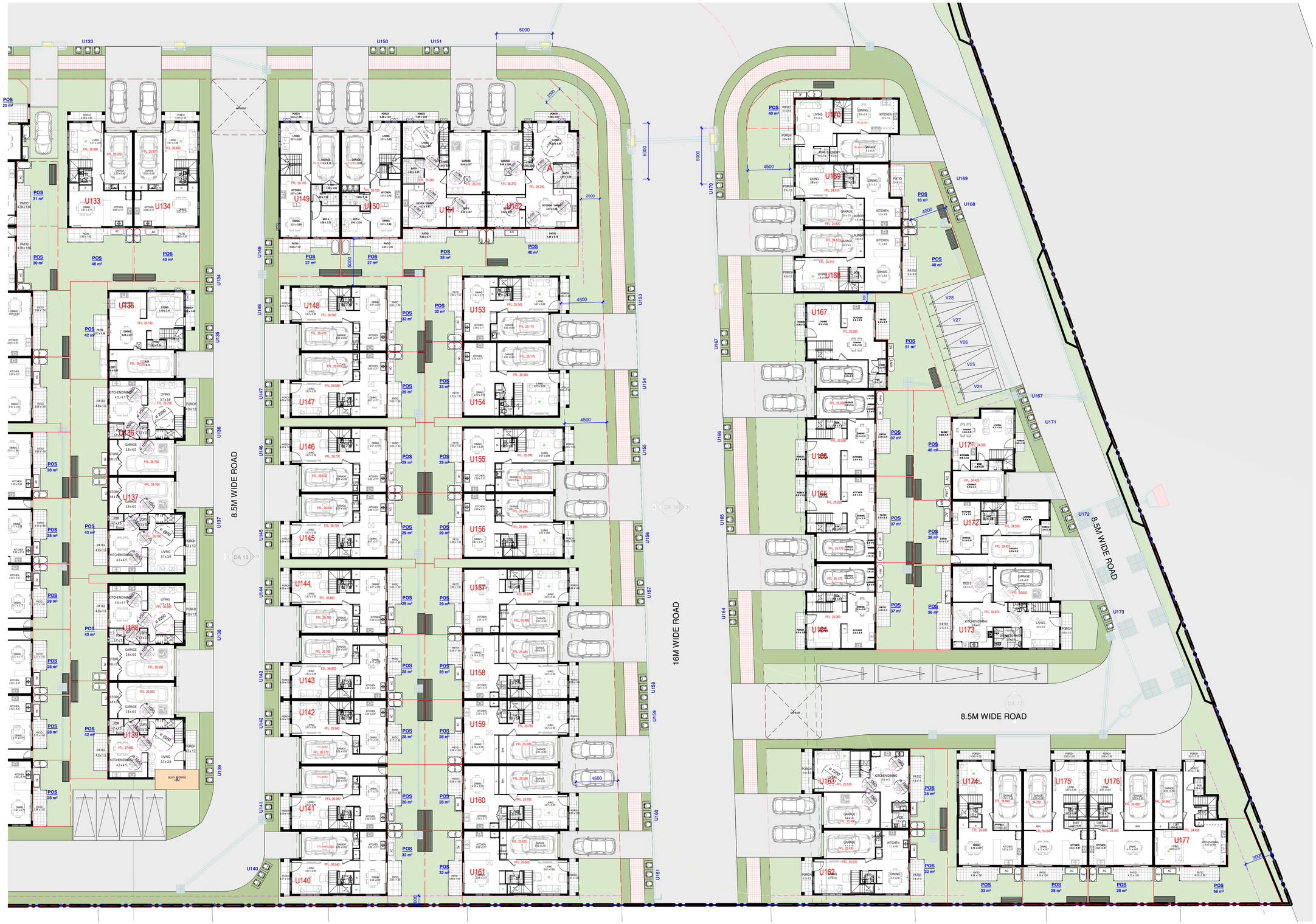
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GROUND FLOOR - PART 4

1 : 200

1 DA 07

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LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:

GROUND FLOOR PLAN - PART 4

DA ISSUE

NORTH:

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1 DA 08

FIRST FLOOR - PART 1

1 : 200

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DRAWING TITLE:

FIRST FLOOR PLAN - PART 1

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FIRST FLOOR - PART 2

1 : 200

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DRAWING TITLE:

FIRST FLOOR PLAN - PART 2

DA ISSUE

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1 DA 10

FIRST FLOOR - PART 3

1 : 200

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DRAWING TITLE:

FIRST FLOOR PLAN - PART 3

DA ISSUE

NORTH:

DATE:	SCALE:	DRAWING No:
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FIRST FLOOR - PART 4

1 / DA 11

1 : 200

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DO NOT SCALE

20 10 0 10 20 30 40 50 70mm

PROJECT:

1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

LOT 2 D.P.657051, 1586 WINDSOR ROAD
LOT 2 D.P.224731, 1580 WINDSOR ROAD
LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:

FIRST FLOOR PLAN - PART 4

DA ISSUE

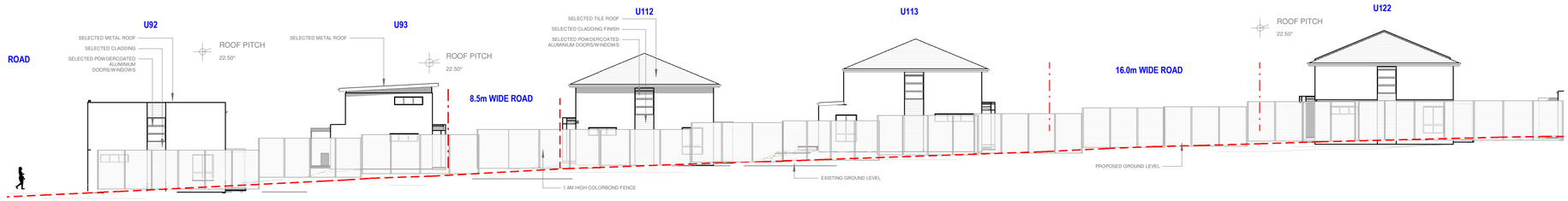
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DRAWN BY:	CHECKED BY:	REV:
HR	Checker	1

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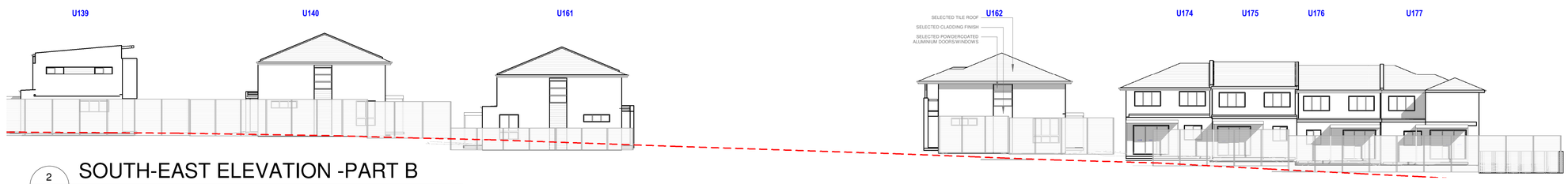
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1 DA 12

SOUTH-EAST ELEVATION -PART A

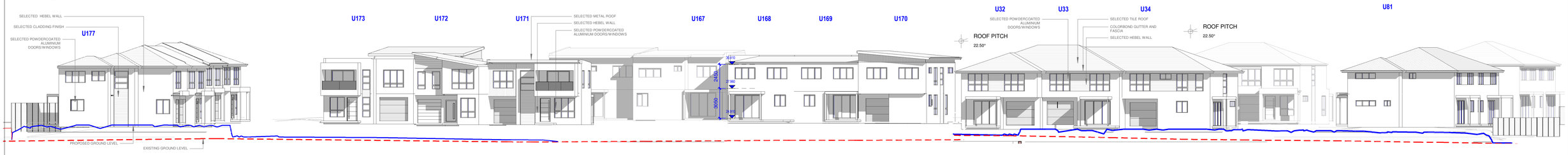
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2 DA 12

SOUTH-EAST ELEVATION -PART B

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3 DA 12

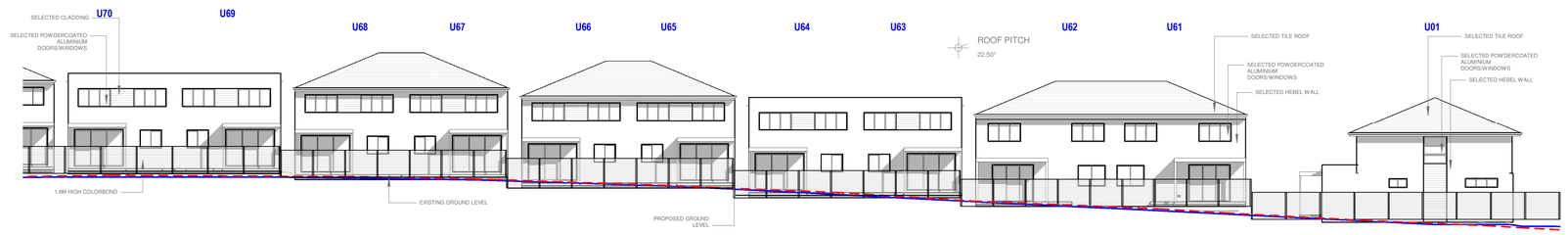
NORTH-EAST(WINDSOR RD) ELEVATION - PART A

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4 DA 12

NORTH-EAST(WINDSOR RD) ELEVATION - PART B

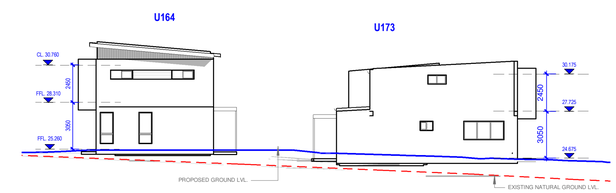
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5 DA 12

NORTH-WEST ELEVATION - PART A

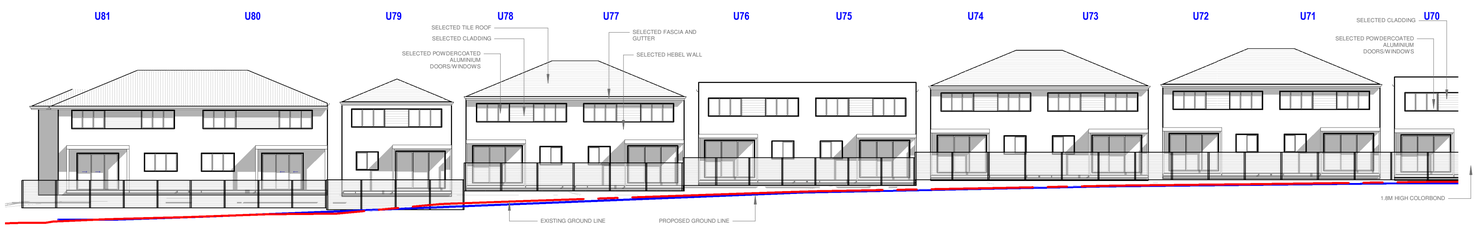
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8 DA 12

INTERNAL ELEVATION 8

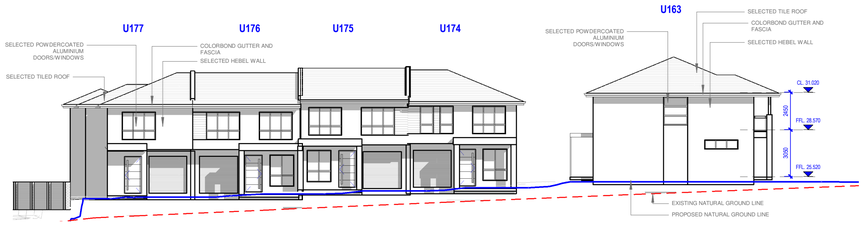
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6 DA 12

NORTH-WEST ELEVATION - PART B

1 : 200



7 DA 12

INTERNAL ELEVATION 7

1 : 200

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PROJECT:
1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

DRAWING TITLE:
ELEVATIONS

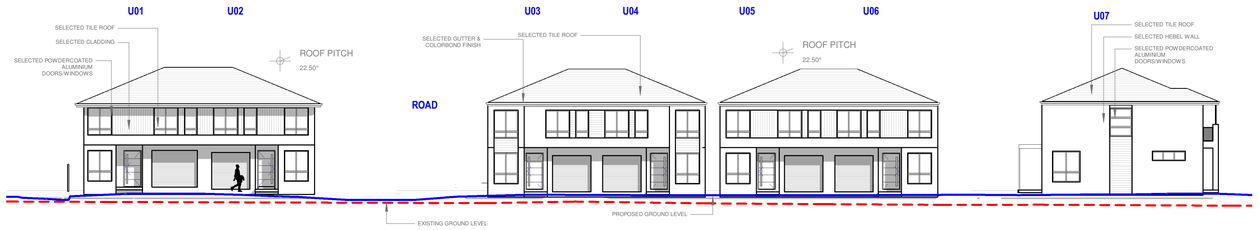
DA ISSUE

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AH & SM	Checker	1

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1 DA 13

SOUTH-WEST ELEVATION - PART A

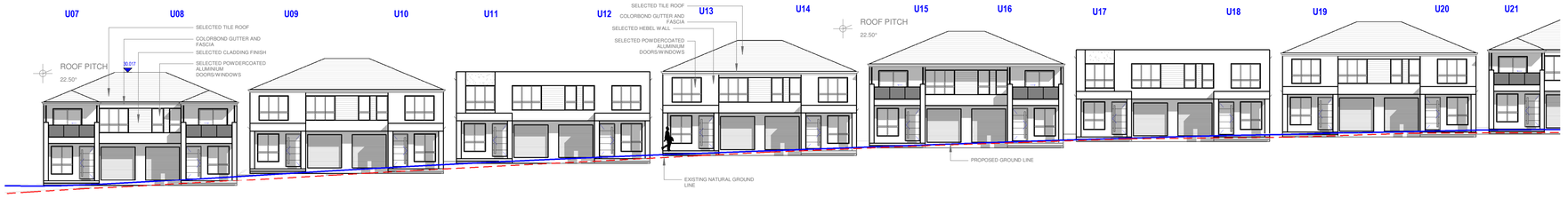
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2 DA 13

SOUTH-WEST ELEVATION - PART B

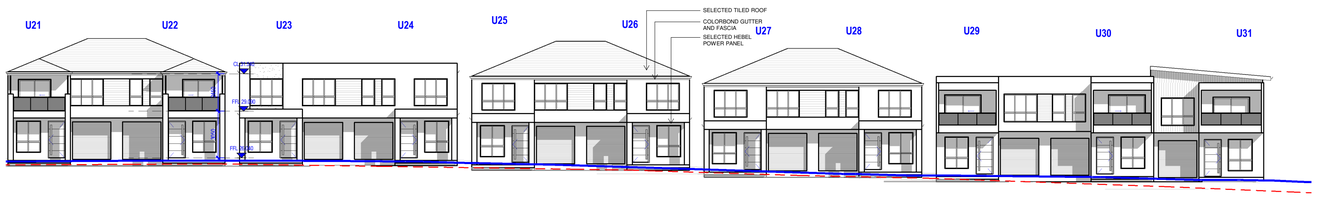
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3 DA 13

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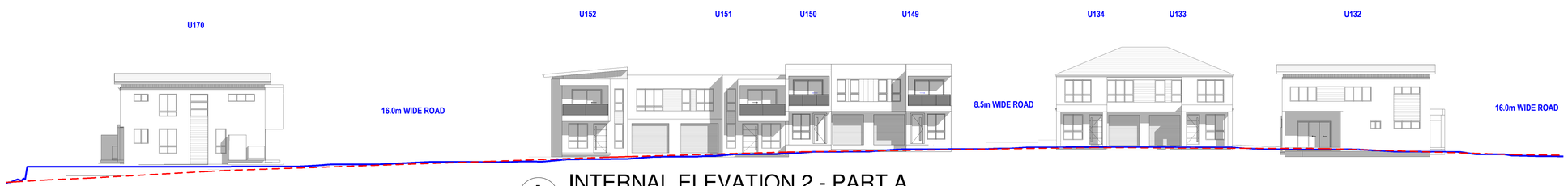
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4 DA 13

INTERNAL ELEVATION 1 - PART B

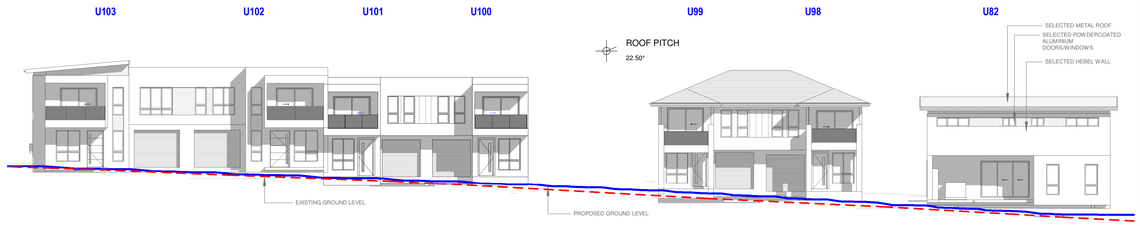
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5 DA 13

INTERNAL ELEVATION 2 - PART A

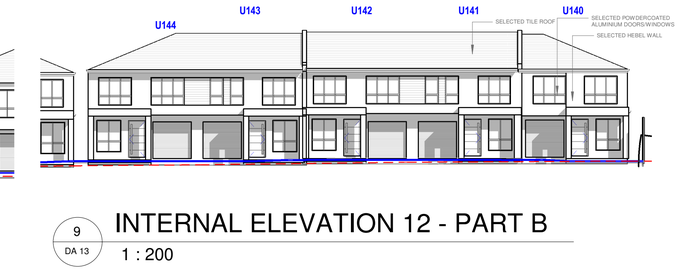
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6 DA 13

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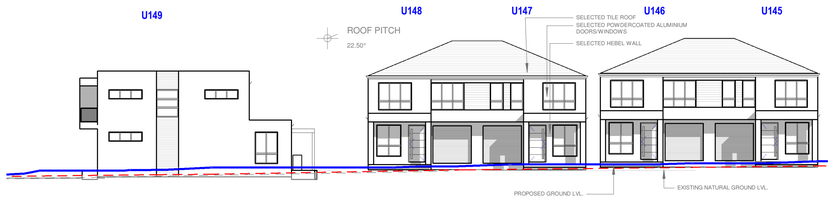
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9 DA 13

INTERNAL ELEVATION 12 - PART B

1 : 200



8 DA 13

INTERNAL ELEVATION 12 - PART A

1 : 200

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DO NOT SCALE

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PROJECT:
1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

DRAWING TITLE:
ELEVATIONS

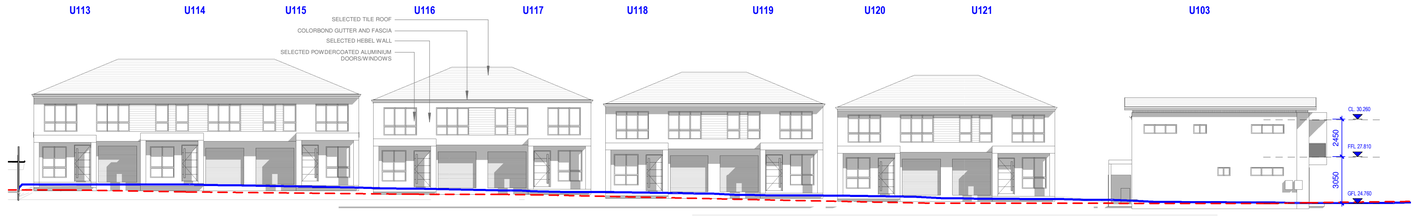
DA ISSUE

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DRAWN BY:	CHECKED BY:	REV:
AH & SM	Checker	1

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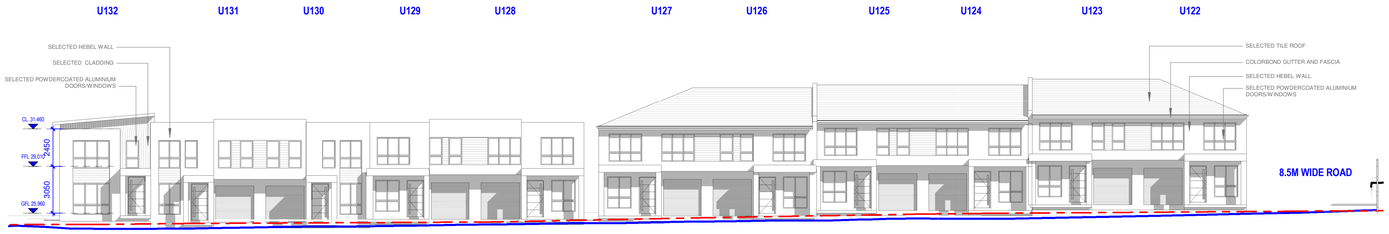
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1 DA 14

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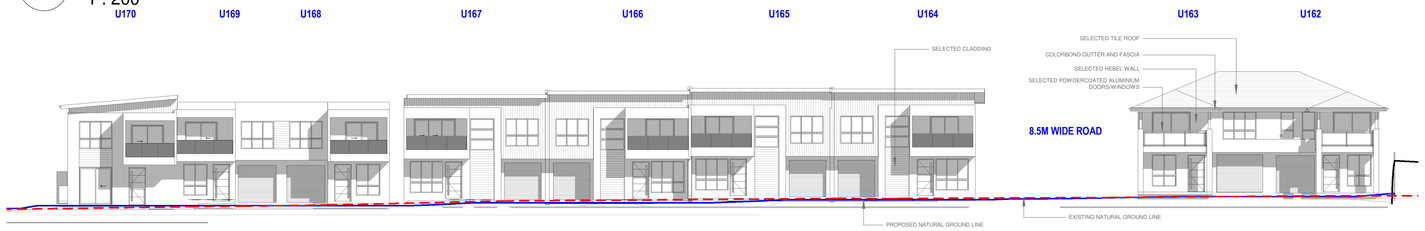
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2 DA 14

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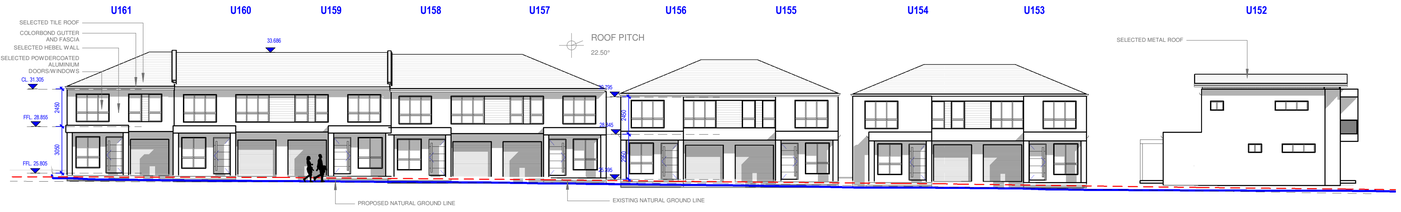
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3 DA 14

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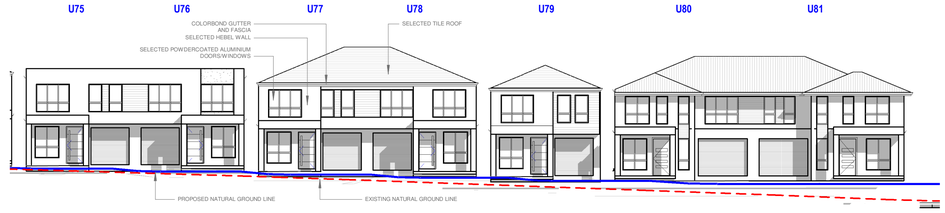
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4 DA 14

INTERNAL ELEVATION 6

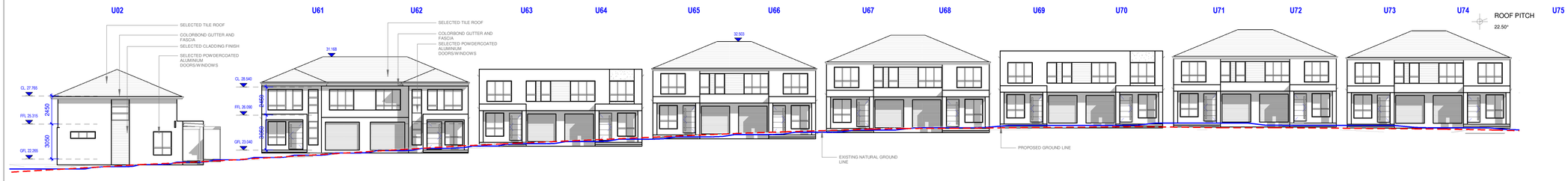
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6 DA 14

INTERNAL ELEVATION 10 - PART B

1 : 200



5 DA 14

INTERNAL ELEVATION 10 - PART A

1 : 200

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DO NOT SCALE

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PROJECT:
1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

DRAWING TITLE:
ELEVATIONS

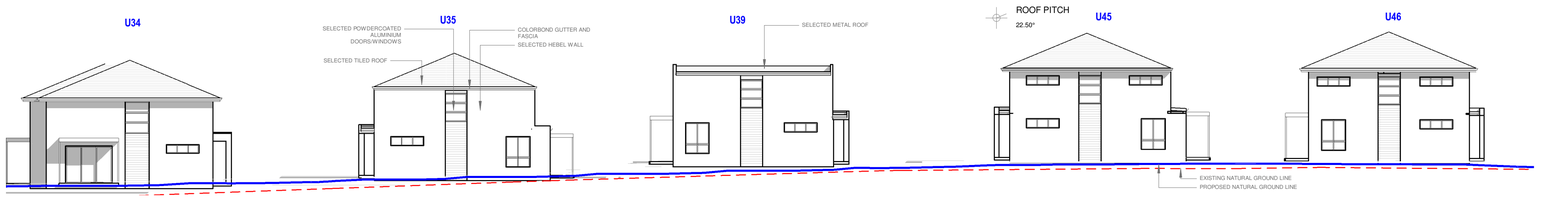
DA ISSUE

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AH & SM	Checker	1

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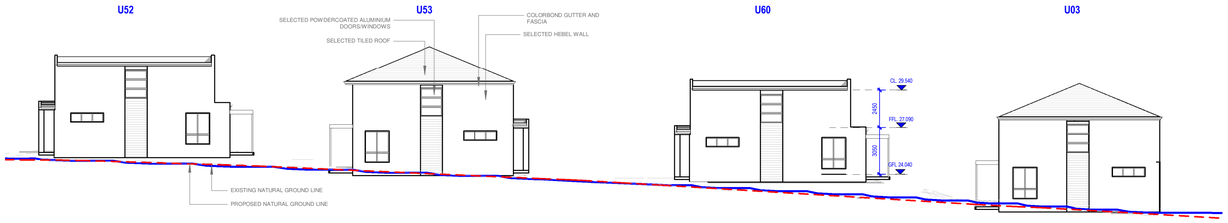
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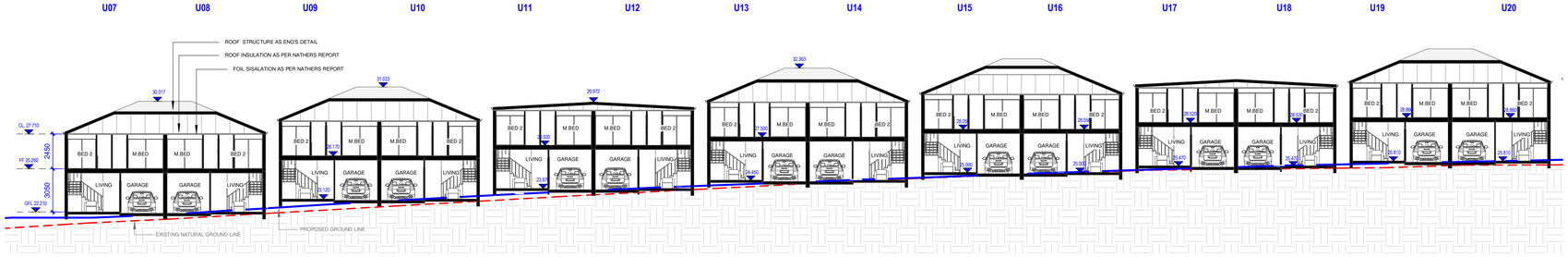
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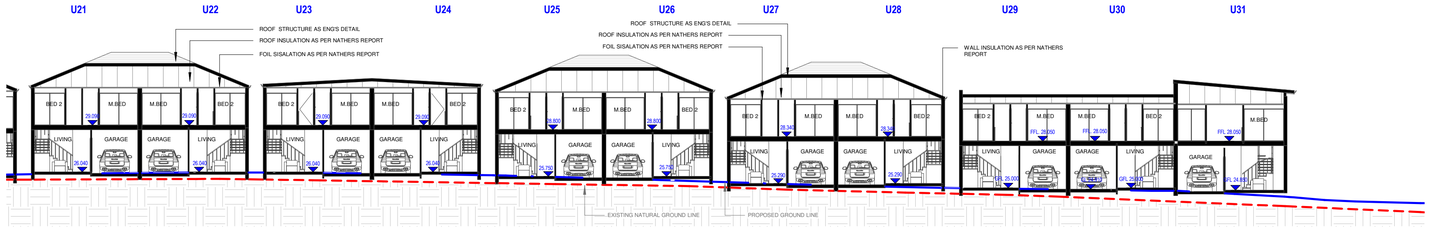
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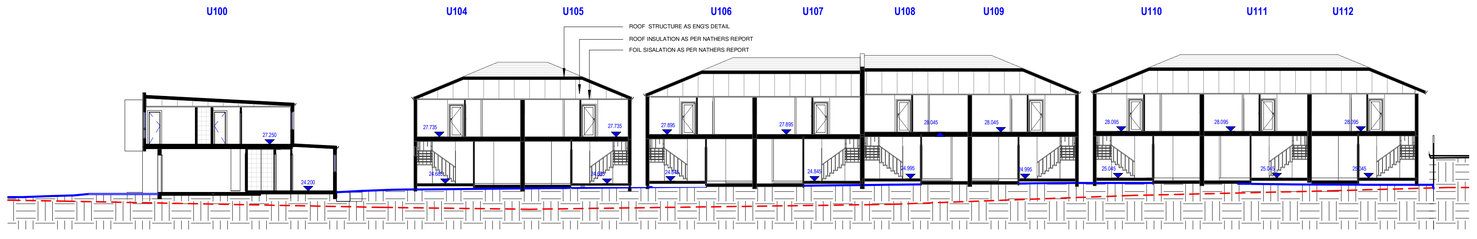
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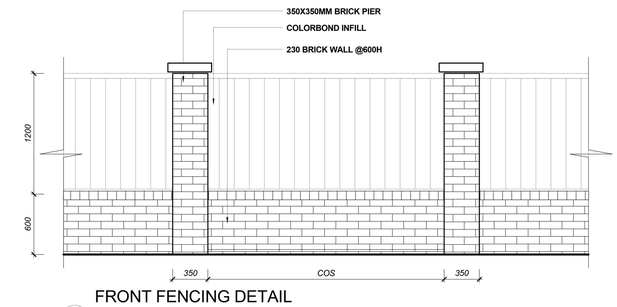
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5 / DA 15 SECTION BB

1 : 200



FRONT FENCING DETAIL

(ALONG WINDSOR ROAD AND 11M WIDE ROAD

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PROJECT:
1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

DRAWING TITLE:
ELEVATIONS & SECTIONS

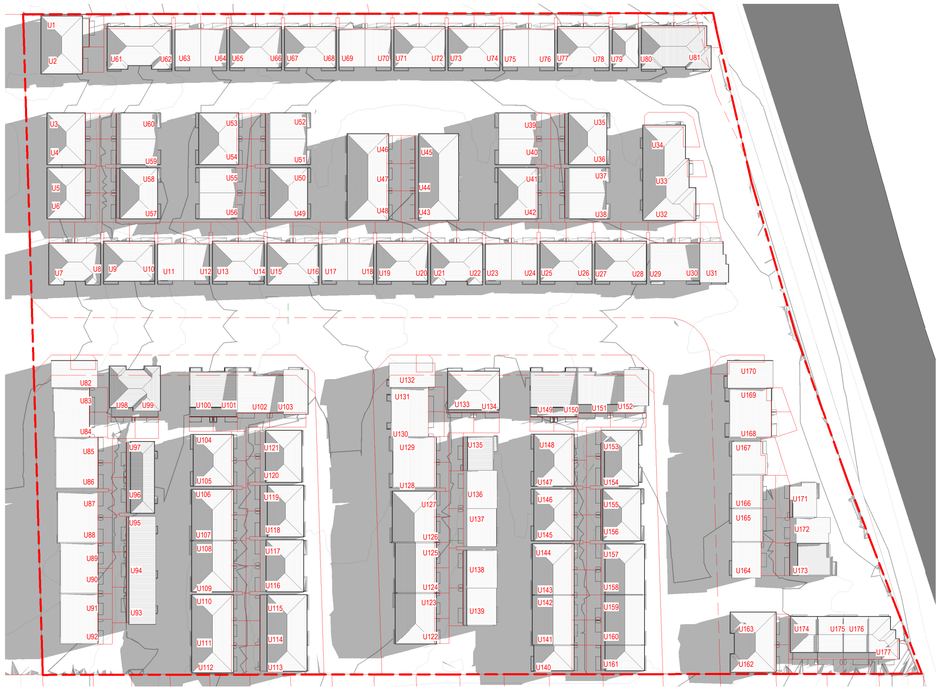
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AH & SM	Checker	1

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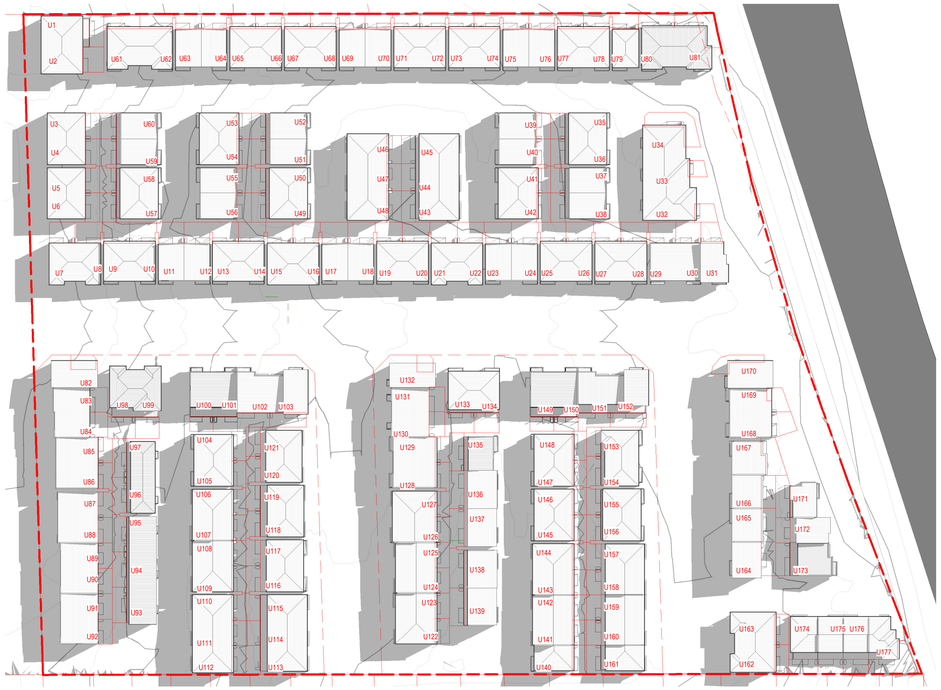
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1 DA 16

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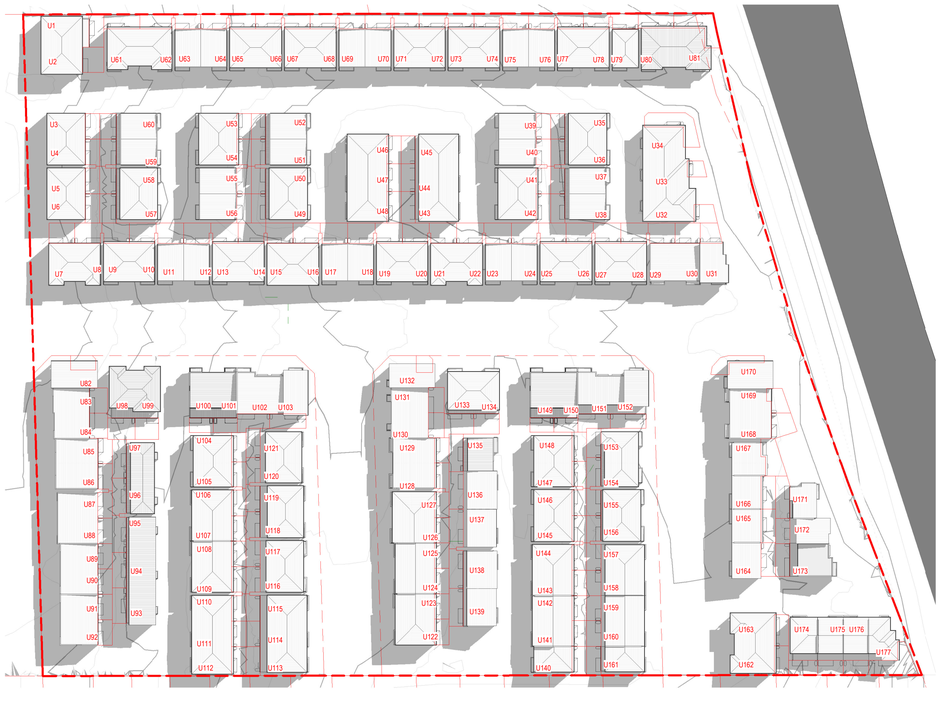
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2 DA 16

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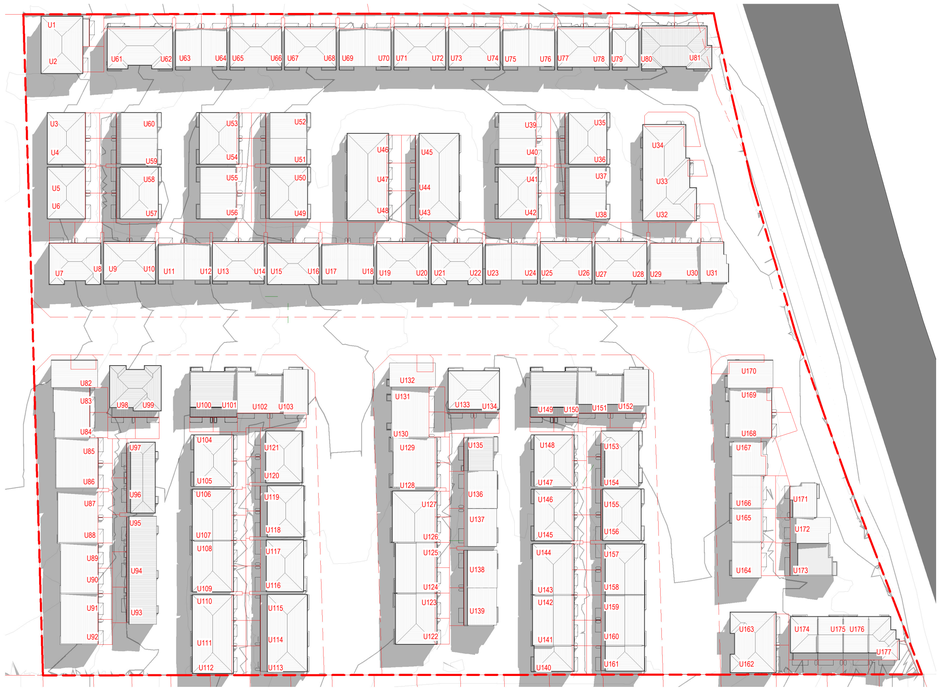
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3 DA 16

SHADOW ANALYSIS 11AM

1 : 850



4 DA 16

SHADOW ANALYSIS 12PM

1 : 850

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20 10 0 10 20 30 40 50 70mm

PROJECT:

1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

LOT 2 D.P.657051, 1586 WINDSOR ROAD
LOT 2 D.P.224731, 1580 WINDSOR ROAD
LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:

SHADOW ANALYSIS 1

DA ISSUE

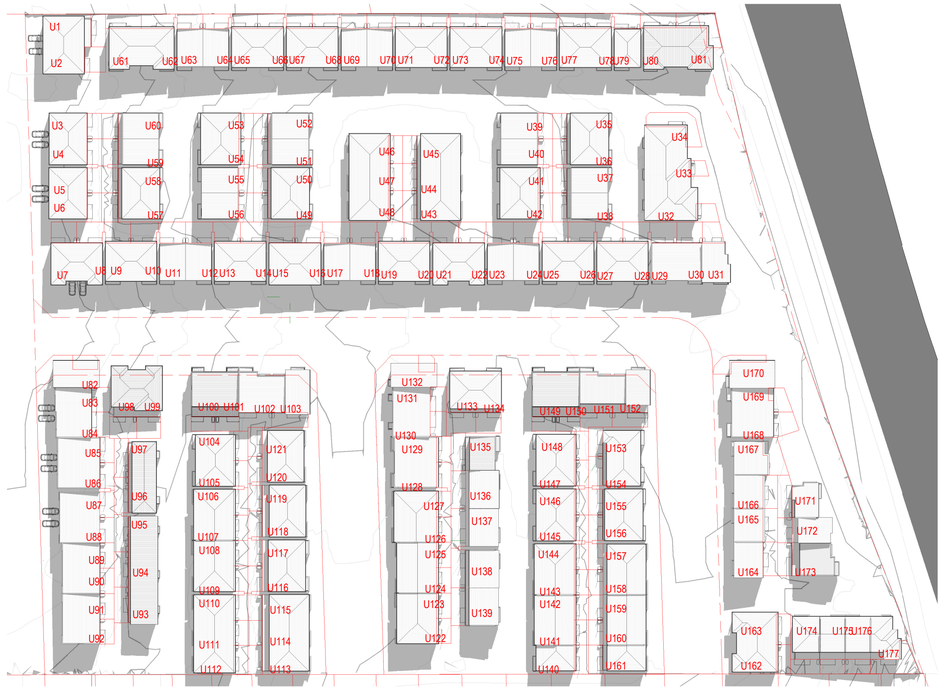
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DATE:	SCALE:	DRAWING No:
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HR	Checker	1

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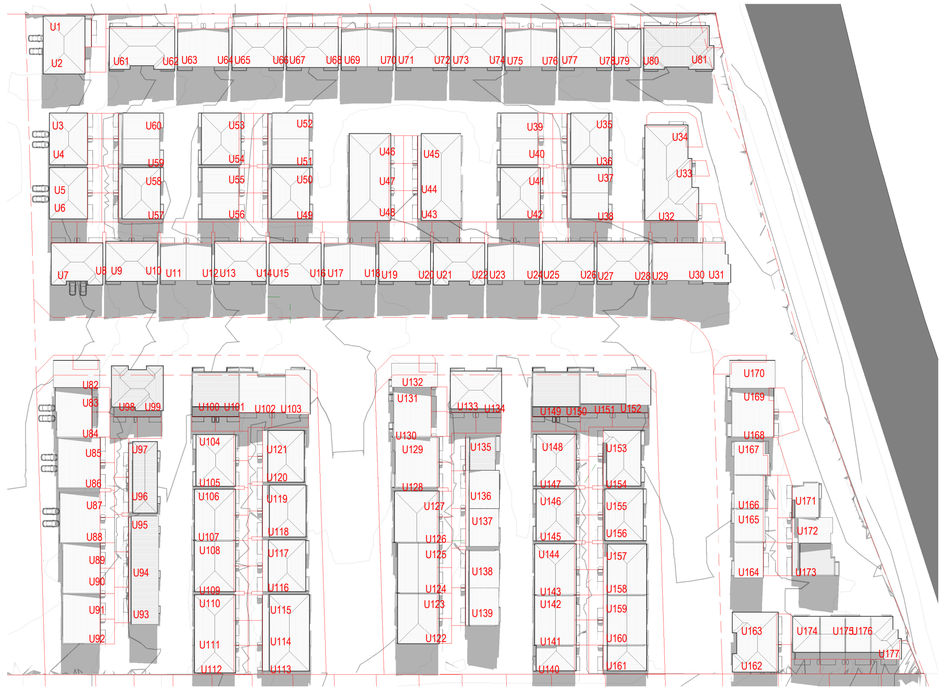
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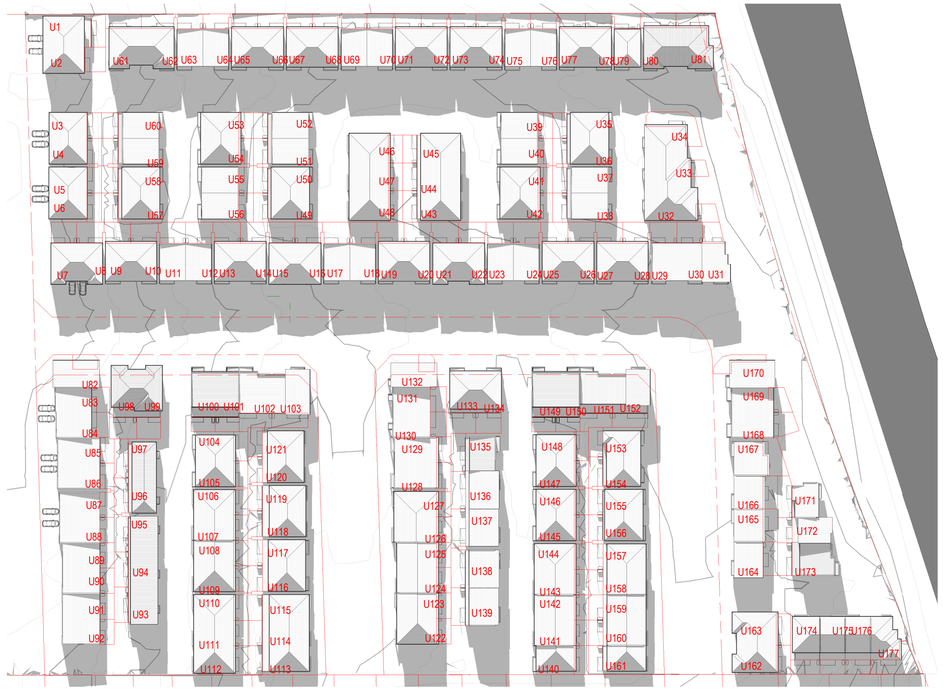
1 DA 17 SHADOW ANALYSIS 1PM

1 : 850



2 DA 17 SHADOW ANALYSIS 2PM

1 : 850



3 DA 17 SHADOW ANALYSIS 3PM

1 : 850

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DO NOT SCALE

20 10 0 10 20 30 40 50 70mm

PROJECT:

1578, 1580, 1584, 1586 WINDSOR ROAD VINEYARD

LOT 2 D.P.657051, 1586 WINDSOR ROAD
LOT 2 D.P.224731, 1580 WINDSOR ROAD
LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:

SHADOW ANALYSIS 2

DA ISSUE

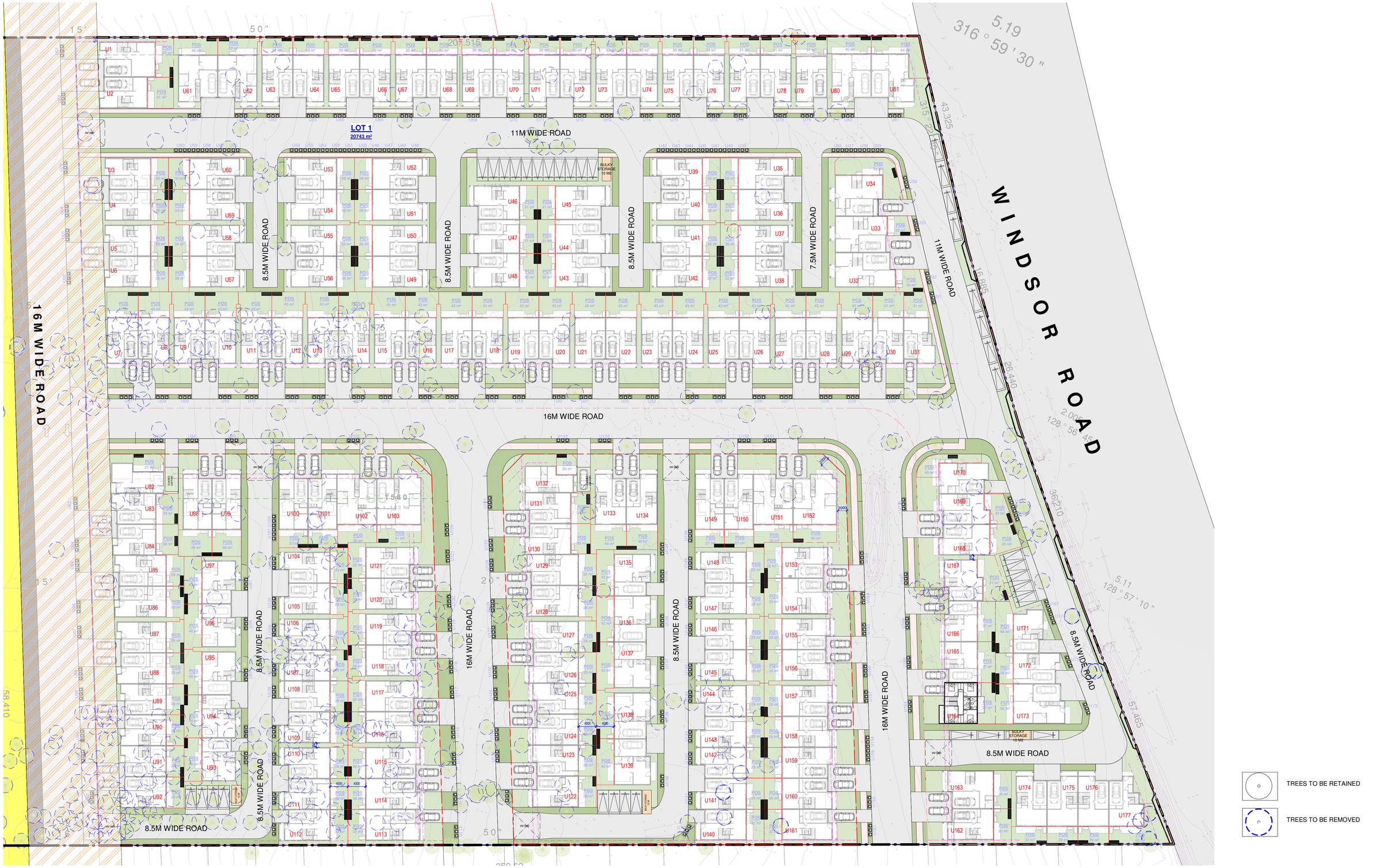
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TREE REMOVAL/RETENTION PLAN

1 / DA 18

1 : 400

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20 10 0 10 20 30 40 50 70mm

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LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:
TREE REMOVAL/RETENTION PLAN

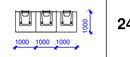
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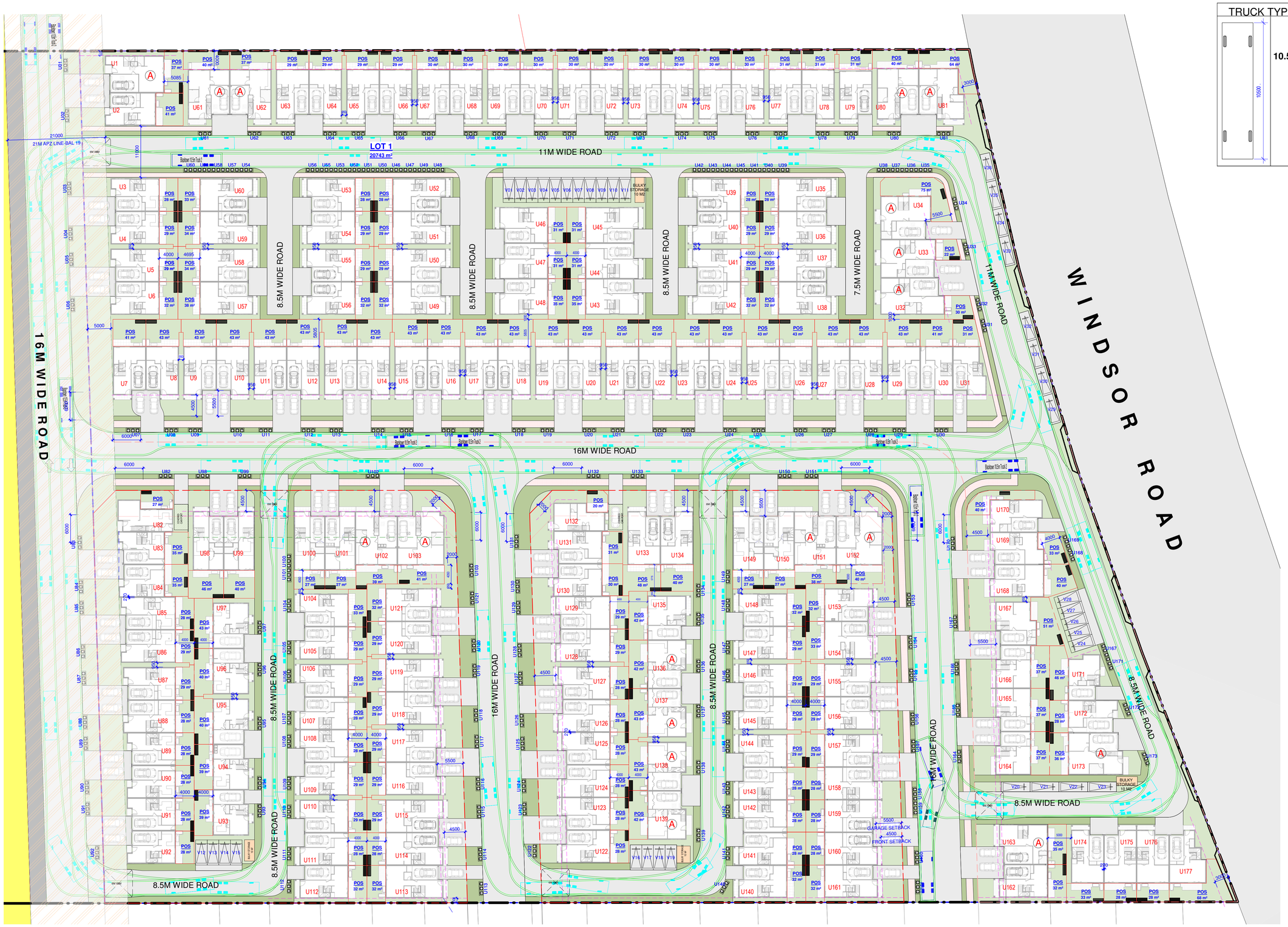
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TRUCK TYPE		BIN TYPE	
	10.5M LONG, LARGE RIGID WASTE COLLECTION VEHICLE		**240L**
		TOTAL UNITS	**177**



1
DA 19

TURNING PATH PLAN.

1 : 400

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PROJECT:

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DRAWING TITLE:

TURNING PATH PLAN

DA ISSUE

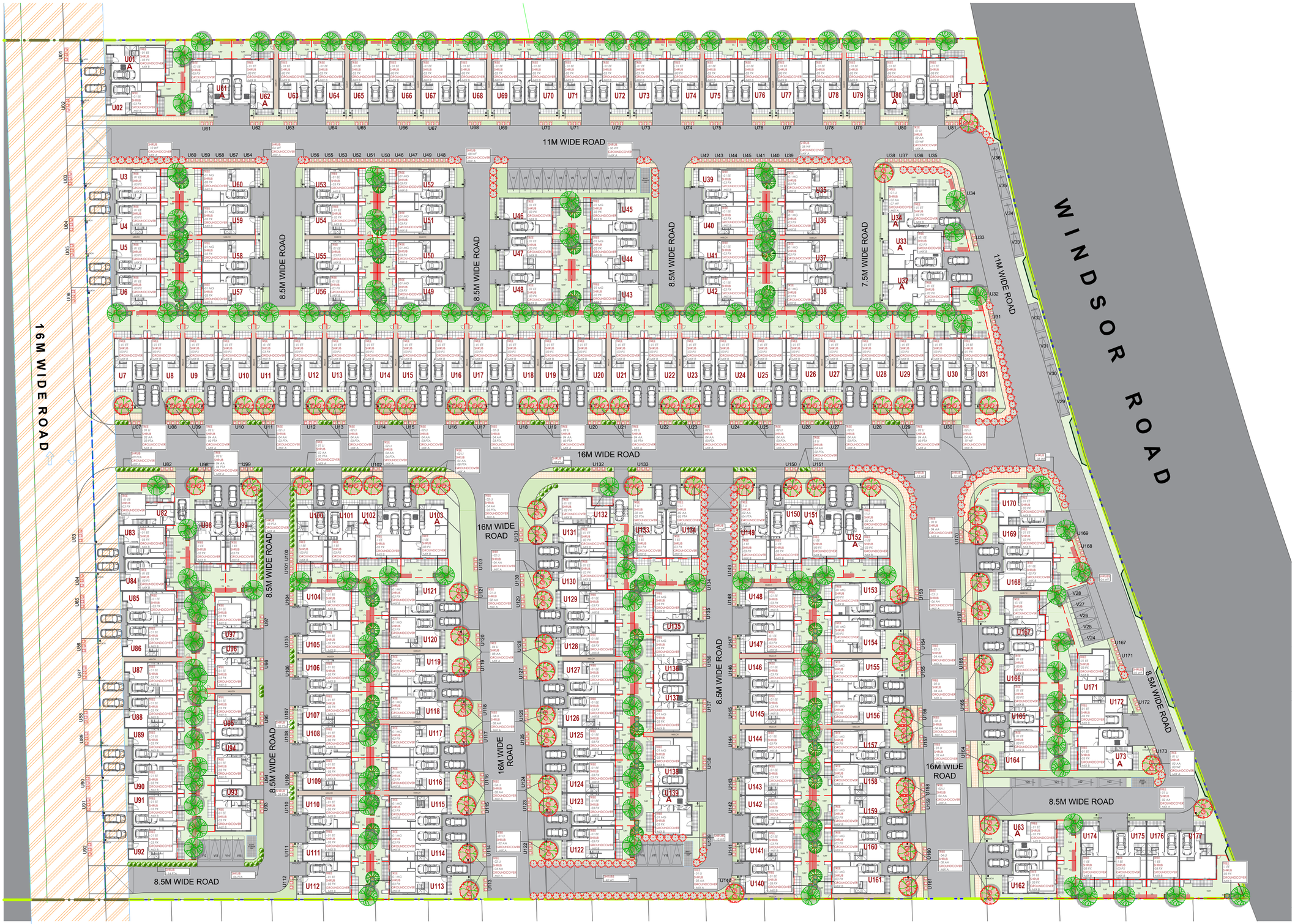
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DATE:	SCALE:	DRAWING No:
01/11/2022	As indicated	DA 19
DRAWN BY: HR	CHECKED BY: Checker	REV: 1

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1 LP-01 LANDSCAPE PLAN
1 : 400

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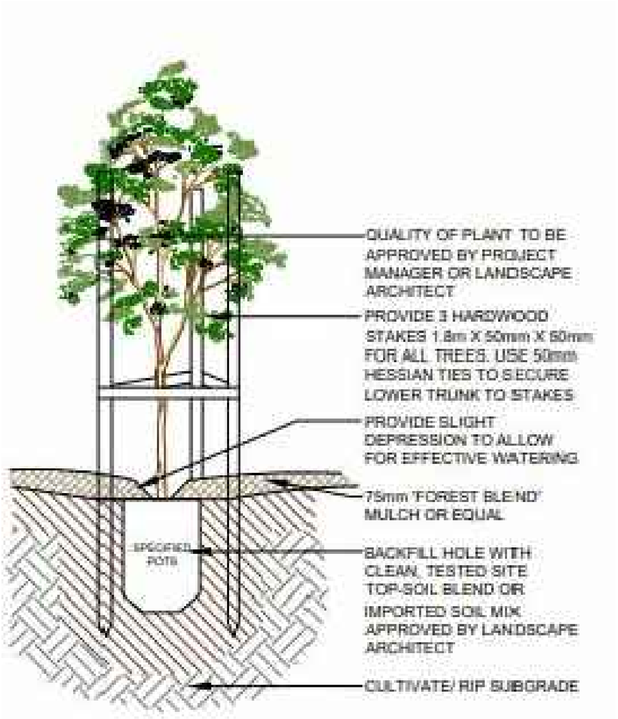
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LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:
LANDSCAPE PLAN

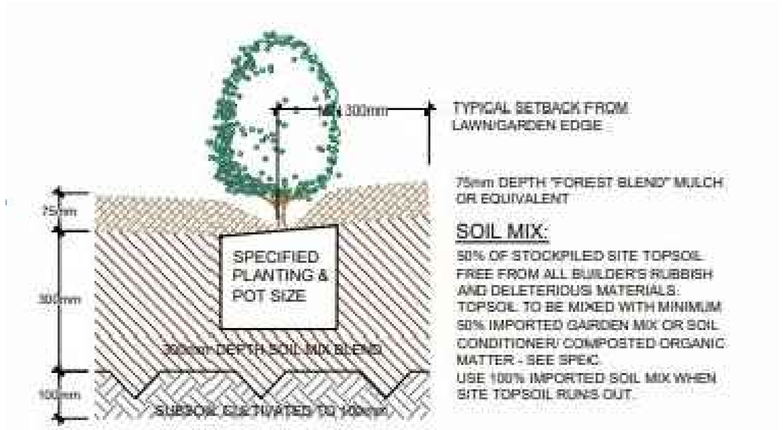
PROJECT No.	DATE: JAN.2023	DRAWING No: LP-01	REV: A
DRAWN BY: SSS	SCALE: As indicated		ISSUED BY: SSS

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Tree Planting Detail



Typical Garden Detail

PLANTING SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MATURE HT.	POT SIZE	NOS.
TREES						
MG		*Magnolia grandiflora*	Magnolia	4 X 3 M	75 L	38
LI		*Lagerstroemia indica*	Crepe Myrtle	6 X 4 M	100 L	81
EE		*Elaeocarpus eumundi*	Quandong	9 X 4 M	75 L	140
SHRUBS						
WF		*Westringia fruticosa*	Coastal Rosemary	1.5 X 1.5 M	300 MM	179
AA		*Agave attenuata*	Century Plant	1.0 X 1.0 M	300 MM	162
PX		*Philodendron 'Xanadu'*	Xanadu	1.0 X 1.0 M	300 MM	525
PTA		*Phormium tenax 'Atropurpureum'*	NZ Flax	1.0 X 1.0 M	300 MM	157
GROUND COVERS						
MIX A		*Hibbertia diffusa* *Lomandra longifolia* *Geranium solanderi* *Pimelea linifolia*		0.5 M	TUBE STOCK	TBC
MIX B		*Viola* *Stipa* *Poa* *Dianella revoluta*		0.6 M	TUBE STOCK	TBC

Legend

- MULCH
- TURF
- CL - CLOTH LINE
- TE - TIMBER EDGE

TREES


Magnolia grandiflora


Lagerstroemia indica


Elaeocarpus eumundi

GROUND COVER


Geranium Solanderi
Hibbertia Diffusa
Lomandra Longifolia
Pimelea Linifolia

MIX A


Dianella Revoluta
Poa
Stipa
Viola

MIX B

SHRUBS


Westringia fruticosa


Agave attenuata


Philodendron 'Xanadu'


Phormium tenax 'Atropurpureum'

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6.THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

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LOT 2 D.P.224731, 1580 WINDSOR ROAD
LOT 1 D.P.1042658, 1578 WINDSOR ROAD
LOT 1 D.P.224731, 1584 WINDSOR ROAD

DRAWING TITLE:
LANDSCAPE DETAILS

PROJECT No.	DATE: JAN.2023	DRAWING No: LP-02	REV: A
DRAWN BY: SSS	SCALE: As indicated		ISSUED BY: SSS

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1578, 1580, 1584, 1586 WINDSOR ROAD | VINEYARD

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	CS1	CS2	CS3	CS4
UNITS	1,2,11,12,15,16,19,20,29,30,31,37,38,46,47,48,55,56, 69,70,73,74,82,83,84,85,86,100,101,102,103,106, 107,108,109,113,114,115,122,123,124,125,126,127, 147,148,157,158,159,160,161,168,169,170.	3,4,7,8,17,18,25,26,39,40,51,52,65,66,75,76,80,81,93 ,94,95,110,111,112,120,121,128,129,130,131,132, 133,134,140,141,142,143,144,155,156,171,172,173.	5,6,9,10,23,24,27,28,41,42,59,60,63,64,71,72,77,78,8 7,88,89,90,91,92104,105,118,119,138,139,145,146,1 49,150,151,152,162,163,174,175,176,177.	13,14,21,22,32,33,34,35,36,43,44,45,49,50,53,54,57, 58,61,62,67,68,79,96,97,98,99,116,117,135,136,137, 153,154,169,165,166,167.
ROOF (ROOF TILES) (TRADITIONAL)	Material :Concrete Tile Finish :Elabana Colour :Barramundi	Material :Concrete Tile Finish :Elabana Colour :Babylon	Material :Concrete Tile Finish :Elabana Colour :Barramundi	Material :Concrete Tile Finish :Elabana Colour :Babylon
ROOF (COLORBOND)	Material :Colorbond steel Finish :Colorbond Colour :Shale Grey	Material :Colorbond steel Finish :Colorbond Colour :Shale Grey	Material :Colorbond steel Finish :Colorbond Colour :Shale Grey	Material :Colorbond steel Finish :Colorbond Colour :Shale Grey
GUTTER / FASCIA	Material :Colorbond steel Finish :Colorbond Colour :Monument	Material :Colorbond steel Finish :Colorbond Colour :Monument	Material :Colorbond steel Finish :Colorbond Colour :Monument	Material :Colorbond steel Finish :Colorbond Colour :Basalt
DOWN PIPE	Material :PVC Finish :Dulux Paint Colour :To match adjacent wall	Material :PVC Finish :Dulux Paint Colour :To match adjacent wall	Material :PVC Finish :Dulux Paint Colour :To match adjacent wall	Material :PVC Finish :Dulux Paint Colour :To match adjacent wall
RENDER 1	Material :Cement Render Finish :Dulux Paint Colour :Vivid White	Material :Cement Render Finish :Dulux Paint Colour :Casper White Quarter	Material :Cement Render Finish :Dulux Paint Colour :Vivid White	Material :Cement Render Finish :Dulux Paint Colour :Natural White
RENDER 2	Material :Cement Render Finish :Dulux Paint Colour :Stepney	Material :Cement Render Finish :Dulux Paint Colour :Ancient Ruin	Material :Cement Render Finish :Dulux Paint Colour :Stepney	Material :Cement Render Finish :Dulux Paint Colour :Feather Soft
RENDER 3	Material :Cement Render Finish :Dulux Paint Colour :Silkwort	N/A	Material :Cement Render Finish :Dulux Paint Colour :Silkwort	Material :Cement Render Finish :Dulux Paint Colour :Beige Royal
RENDER 4	Material :Cement Render Finish :Dulux Paint Colour :Raku	N/A	Material :Cement Render Finish :Dulux Paint Colour :Raku	N/A
CLADDING 1	Material :James Hardie Axon Grained Cladding Finish :Ecotone Panelwood Colour :Gol Duhn	Material :James Hardie Axon Grained Cladding Finish :Ecotone Panelwood Colour :Smoked 2	Material :James Hardie Axon Grained Cladding Finish :Ecotone Panelwood Colour :Black Parquet	Material :James Hardie Axon Grained Cladding Finish :Ecotone Panelwood Colour :Grey Powder
CLADDING 2 (IF APPLICABLE)	Material :James Hardie : Fine textured Finish :Dulux Paint Colour :Raku	Material :James Hardie : Fine textured Finish :Dulux Paint Colour :Raku	Material :James Hardie : Fine textured Finish :Dulux Paint Colour :Raku	Material :James Hardie : Fine textured Finish :Dulux Paint Colour :Raku
MAIN DOOR	Material :Selected Door Finish :Timber (Stain) Colour :Cedar	Material :Selected Door Finish :Timber (Stain) Colour :Smokey Haze	Material :Selected Door Finish :Timber (Stain) Colour :Black	Material :Selected Door Finish :Timber (Paint) Colour :Ancient Ruin
GARAGE DOOR	Material :Colorbond steel Finish :Colorbond Colour :Monument	Material :Colorbond steel Finish :Colorbond Colour :Woodland Grey	Material :Colorbond steel Finish :Colorbond Colour :Monument	Material :Colorbond steel Finish :Colorbond Colour :Dune
WINDOW FRAMES	Material :Aluminum Colour :Black	Material :Aluminum Colour :Black	Material :Aluminum Colour :Black	Material :Aluminum Colour :Black

NOTES:
1. For cladding orientation (horizontal/vertical), refer to elevation sheets on CD Drawings.
2. Refer soil assessment report to check for any special requirements for bricks, especially pertaining to salinity. Consult with designers, if conflicts encounter.
3. Colours used may vary from the original brushout.

COLOUR SCHEDULE | MATERIALS AND FINISHES

ISSUE A

21 DECEMBER 2022

1578, 1580, 1584, 1586 WINDSOR ROAD | VINEYARD



INTERNAL STREET ELEVATION (PART 1)



INTERNAL STREET ELEVATION (PART 2)

NOTES: 1. For cladding orientation (horizontal/vertical), refer to elevation sheets on CD Drawings.
2. Refer soil assessment report to check for any special requirements for bricks, especially pertaining to salinity. Consult with designers, if conflicts encounter.
3. Colours used may vary from the original brushout.

COLOUR SCHEDULE | STREET ELEVATIONS

ISSUE A

21 DECEMBER 2022



INTERNAL STREET ELEVATION 2 (PART 1)



INTERNAL STREET ELEVATION 2 (PART 2)

NOTES: 1. For cladding orientation (horizontal/vertical), refer to elevation sheets on CD Drawings.
2. Refer soil assessment report to check for any special requirements for bricks, especially pertaining to salinity. Consult with designers, if conflicts encounter.
3. Colours used may vary from the original brushout.

1578, 1580, 1584, 1586 WINDSOR ROAD | VINEYARD



STREET ELEVATION

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