Development Application

New Mixed Used Development
Villawood Stage 2
2 Kamira Ave, Villawood NSW

		Layout Name	Revision
Cover Pages			
	DA000	Cover Page	A
	DA001	Development Summary	A
	DA002	Car Parking Summary	A
Site			
	DA100	Site Analysis Plan	A
	DA102	Existing Trees Site Analysis	A
	DA103	Demolition Plan	A
	DA104	Staging Plan	A
	DA105	Proposed Site Plan	A
Plans			
	DA200	Basement Plan	A
	DA201	Ground Floor Plan	A
	DA202	Level 1 Plan	A
	DA203	Level 2 Plan	A
	DA204	Level 3 Plan	A
	DA205	Level 4 Plan	A
	DA206	Level 5 & 6 Typical Plan	A
	DA207	Level 7 Plan	A
	DA208	Level 8 -10 Typical Plan	A
	DA209	Roof Plan Plan	A
Elevations			
	DA300	N & E Elevations Building A	A
	DA301	S & W Elevations Building A	A
	DA302	N & E Internal Elevation Building A	A
	DA303	S Internal Elevation Building A	A
	DA304	N & E Elevation Building C	A
	DA305	S & W Elevation Building C	A
	DA306	N & E Internal Elevation	A
	DA307	North & East Streetscape	A
	DA308	South & West Streetscape	A
	DA309	External Material Finishes Schedule	A
	DA310	Perspective 1	A
	DA311	Perspective 2	A
	DA312	Perspective 3	A
	DA313	Perspective 4	A
	DA314	Perspective 5	A
Section			
	DA400	Sections Building A	A
	DA401	Sections Building C	A
Shadow Diagrams			
	DA500	Shadow Diagrams	A
	DA501	COS Shadow Diagrams	A
	DA502	Public Park Shadow Study	A
	DA503	Eye of the Sun	A
Supporting Documents			
	DA600	Cross Vent Analysis	A
	DA601	Solar Analysis	A
	DA610	Communal Open Space	A
	DA611	Landscape Area	A
	DA612	GFA Calculations	A
	DA613	Apartment Mix	A
	DA617	Perspective - LEP Height Limit Building C	A
	DA618	Perspective - LEP Height Limit Building A	A
	DA620	Adaptable Units Allocation Plan	A
	DA621	Adaptable Units	A
	DA622	Adaptable Units	A
DA7 Childcare			
	DA700	Childcare	A

NatHERS Thermal Performance Specification - Villawood			
External Walls			
Wall Type	***Insulation***	***Colour***	***Comments***
Brick Veneer	R2.5	Light - SA < 0.475	As per Elevations
Brick Veneer	R2.5	Med - SA 0.475 - 0.7	As per Elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	***Insulation***	***Comments***	
Plaster board on Stud	None	Internally in units	
Concrete + Plaster on stud	R2.5	Shared walls with carpark	
Hebel + Plater on Studs	None	Party walls	
Concrete Panel + Plaster on Studs	None	Shared walls with lobby/stairs/lift	
Floors			
Floor Type	***Insulation***	***Comments***	
Concrete	R1.2	All units with suspended slab over carpark/air	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	***Insulation***	***Comments***	
Plasterboard	None	Unit above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	***Insulation***	***Colour***	***Comments***
Concrete	R2.5	Med - SA 0.475 - 0.7	External to Roof above
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Possible Glazing & Frame Type***
Sliding + Fixed (Throughout)	4.3	0.53	Single glazed Low E Aluminium frame
Awning (Throughout)	4.3	0.47	Single glazed Low E Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Cover Page
Scale: NTS @A1
Date: February 2022
Drawing Number: DA000
Revision: A

Plotted: 5/03/2022 3:04:47 PM
File Path: V:\12 Projects\00012870 Kamira Ave\Cad\Arch_...CAD T\RMS\ARTISAN\Artisan_v23_DKO_Default.rmt

Project Name Villawood Stage 2/3
Development Summary

Site Area:	**10958** m2
Maximum GFA	**27,395** m2
Proposed GFA:	**25,834** m2
Allowable FSR:	**2.5**
Proposed FSR:	**2.36**

	Building A										Building C										TOTAL	*NLA	*NSA	GFA	Solar	No Solar	Cross Vent
	1B	2B	3B	Sub	GFA	NLA	NSA	Solar	No Solar	Cross V	1B	2B	3B	Sub	GFA	NLA	NSA	Solar	No Solar	Cross V							
					m²	m²	m²								m²	m²	m²					m²	m²	m²			
Ground	0	0	0	**0**	**3383**	**2790**		**0**	**0**	**0**	0	0	0	**0**	**1802**	**941**		**0**	**0**	**0**	**0**	**3731**	0	5185	0	0	0
Level 1	2	10	4	**16**	**1634**		**1231**	**11**	**0**	**4**	0	5	3	**8**	**885**		**713**	**4**	**0**	**3**	**24**		1944	2519	15	0	7
Level 2	2	10	4	**16**	**1634**		**1237**	**11**	**0**	**4**	0	5	3	**8**	**885**		**713**	**4**	**0**	**3**	**24**		1950	2519	15	0	7
Level 3	3	18	3	**24**	**2158**		**1840**	**14**	**5**	**15**	1	9	2	**12**	**1095**		**986**	**9**	**2**	**9**	**36**		2826	3253	23	7	24
Level 4	3	18	3	**24**	**2158**		**1840**	**16**	**4**	**15**	1	9	2	**12**	**1095**		**986**	**10**	**1**	**9**	**36**		2826	3253	26	5	24
Level 5	3	12	2	**17**	**1511**		**1293**	**12**	**2**	**12**	1	9	0	**10**	**877**		**986**	**8**	**1**	**7**	**27**		2279	2388	20	3	19
Level 6	3	12	2	**17**	**1511**		**1293**	**12**	**2**	**12**	1	9	0	**10**	**877**		**744**	**8**	**1**	**7**	**27**		2037	2388	20	3	19
Level 7	2	7	2	**11**	**994**		**806**	**8**	**0**	**10**	0	4	0	**4**	**353**		**314**	**4**	**0**	**3**	**15**		1120	1347	12	0	13
Level 8	2	7	2	**11**	**994**		**806**	**8**	**0**	**10**											**11**		806	994	8	0	10
Level 9	2	7	2	**11**	**994**		**806**	**9**	**0**												**11**		806	994	9	0	
Level 10	2	7	2	**11**	**994**		**806**	**9**	**0**												**11**		806	994	9	0	
																							0	0	0	0	
Subtotal	24	108	26	**158**	**17965**	**2790**	**11958**	**110**	**13**	**82**	4	50	10	**64**	**7869**	**941**	**5442**	**47**	**5**	**41**	**222**	**3,731**	**17,400**	**25,834**	**157**	**18**	**123**
Achieved Mix	15%	68%	16%	100%	m²	m²	m²	70%	8%	60%	6%	78%	16%	100%	m²	m²	m²	73%	11%	64%		m²	m²	m²	71%	8%	62%
										136										200							

LEVELS

Unit Mix Total	1B	2B	3B	Total
Proposed	28	158	36	222
	13%	71%	16%	100%
Target	22	167	33.30	222
	10%	75%	15%	100%

NLA Total	**3731**
NSA Total	**17400**
GFA Total	**25834**
Solar Total %	**71%**
No Solar Total %	**8%**
Cross Vent Total %	**62%**

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council,
hence may be subject to change once advice is received.
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.
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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Development Summary
Scale: @A1
Date: February 2022
Drawing Number: **DA001**
Revision: **A**

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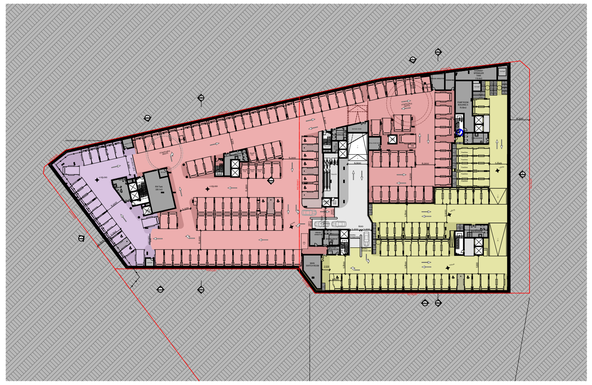
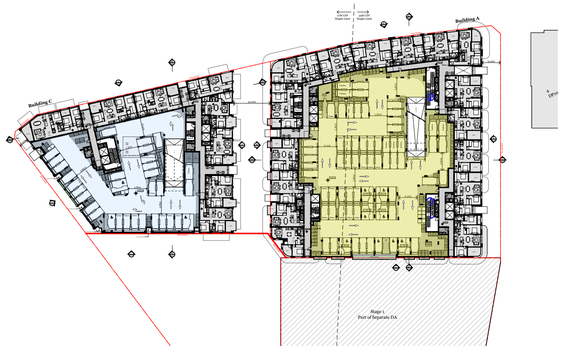


Basement Level: 189 spaces

Building A residential Car Parking: 57
Building C residential Car Parking : 0
Childcare Parking :18
Retail and supermarket car parking : 114

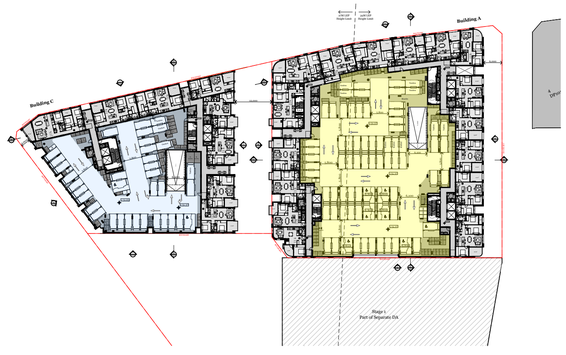
Ground Floor Level:

No parking



Level 1: 100 spaces

Building A residential Car parking: 70
Building C residential Car parking: 32



Level 2: 111 spaces

Building A residential Car parking : 75
Building C residential Car parking : 36

RMS Car Parking Rate - Building C						
Type	**Unit/Area**	**RMS Rate**		**Required**	**Proposed**	
1 Bed	4	0.4		2	Basement 1	
2 Bed	50	0.7		35	Ground Floor	0
3 Bed	10	1.2		12	Level 1	32
Vistor		1/7 unit		9	Level 2	36
Total				58	Total	68

RMS Car Parking Rate - Building A						
Type	**Unit/Area**	**RMS Rate**		**Required**	**Proposed**	
1 Bed	24	0.4		10	Basement 1	57
2 Bed	108	0.7		76	Ground Floor	0
3 Bed	26	1.2		31.2	Level 1	68
Vistor		1/7 unit		23	Level 2	75
Total				139	Total	200

TOTAL RESIDENTIAL			**197**		**268**

DCP Car Parking Rate - Commercial/Retail/Office						
Type	**Area (m2)**	**DCP Rate**		**Required**	**Proposed**	
Supermarket	1188	1/40 m2		30	Basement 1	
Retail	1263	1/40 m2		32	Basement 1	114
Medical	254	1/25 m2		10.16	Basement 1	
Total				71	Total	114

Childcare Guidelines Parking Rate - Childcare					
Type	**No. of Kids**	**Childcare Guideline Rate**	**Required**	**Proposed**	
Childcare	120	1/10 kids + 5 Staff	17	Basement 1	18
Total			17	Total	18

TOTAL COMMERCIAL/RETAIL/OFFICE			**88**		**132**

TOTAL CAR PARKING OVERALL			**285**		**400**

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Car Parking Summary
Scale: 1:1000@A1
Date: February 2022
Drawing Number: DA002
Revision: A

Plotted: 6/07/2022 3:09 PM
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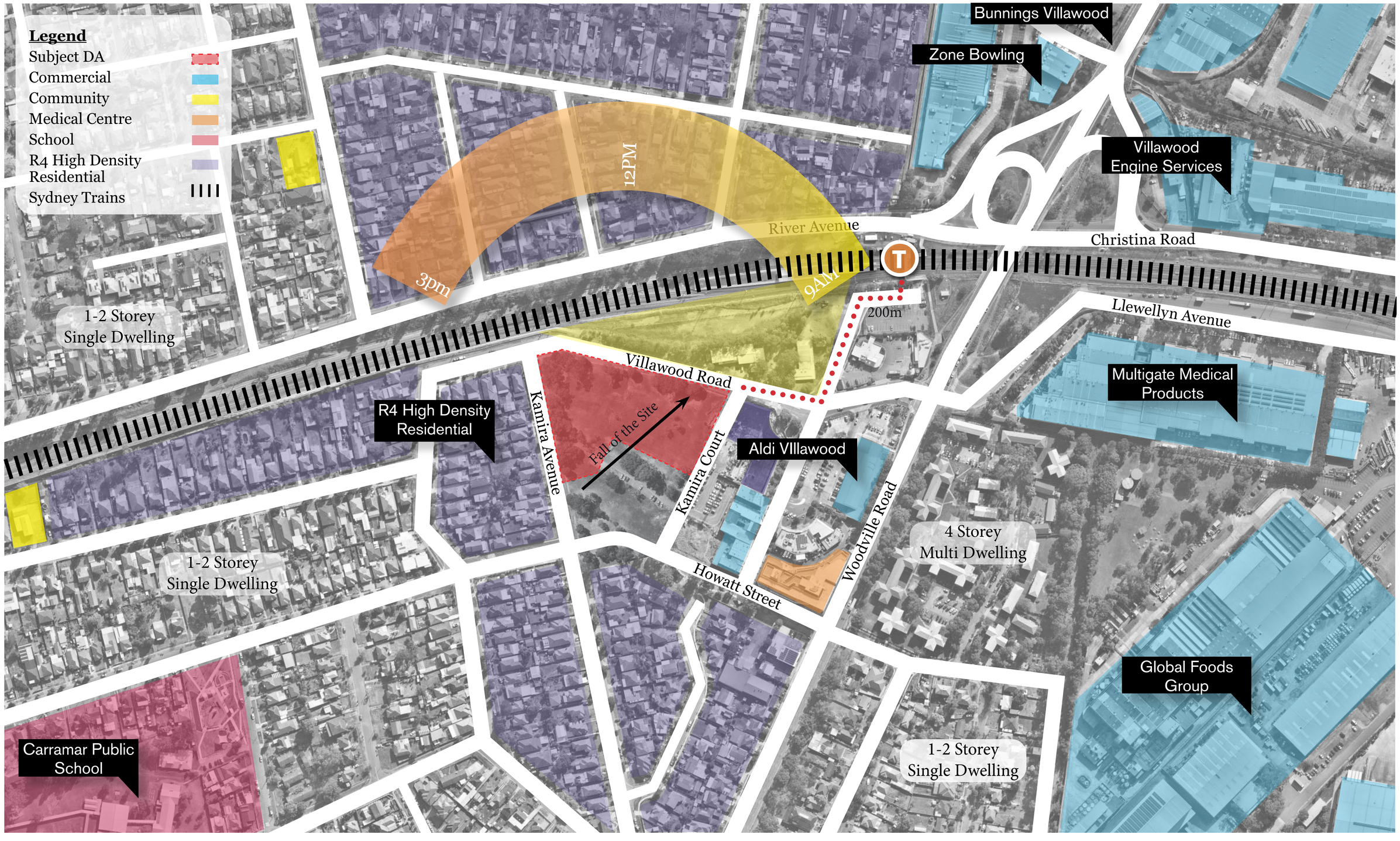

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Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Site Analysis Plan
Scale: @A1
Date: February 2022
Drawing Number: DA100
Revision: A

Printed: 6/07/2022 10:06:38 PM
FILE NAME: P:\00012870 - 2 Kamira Ave, Villawood\02 DRAWINGS\01 - CAD TEMPLATE FILE\DKO-Arch-Cad-20-Title Panel.dwt
DKO VICTORIA Pty Ltd ABN 86 605 395 512

RAILWAY

VILLAWOOD ROAD

Sewer diversion refer to civil drawings

+21.01 +20.48 +21.62 +22.15 +20.88 +22.89 +23.91 +21.50 +21.28 +24.98 +21.39 +24.50 +25.09 +22.00 +21.75 +25.14 +22.50

Stage 2 & 3 Site Boundary

Existing Sewer

+23.00

SUBJECT SITE
STAGE 2

+23.50 +25.01 +22.63 +24.00 +22.91 +24.50 +23.12 +24.83 +23.29 +25.00 +25.00 +22.84 +22.60 +25.22 +23.32 +23.36 +23.47 +25.36 +23.68 +26.51 +24.50 +24.19 +25 +25.70

28 DP36718

29 DP36718

4 DP1013056

5 DP1013056

2 DP500367

9-12 Storey

Existing Council Carpark

2 Storey Brick Building

1 Storey Brick Building 29A Villawood Pl

2 Storey Brick Building 33 Villawood Pl

1 Storey Brick Building 35 Villawood Pl

1 Storey Brick Building 37 Villawood Pl

1 Storey Brick Building 41-43 Villawood Pl

2 Storey Brick Building 45 Villawood Pl

Petrol Station 896A Woodville Rd

1 Storey Brick Building 10 Villawood Rd

1 Storey Brick Building 1 Villawood Rd

1 Storey Brick Building 3 Villawood Rd

1 Storey Brick Building 5 Villawood Rd

1 Storey Brick Building 7 Villawood Rd

1 Storey Brick Building 9 Villawood Rd

1 Storey Brick Building 11A Villawood Rd

1 Storey Brick Building 13 Villawood Rd

1 Storey Brick Building 15 Villawood Rd

1 Storey Brick Building 17 Villawood Rd

96

16186

KAMIRA COURT

KAMIRA AVENUE

KIRANG AVENUE

HOWATT STREET

VILLAWOOD PLACE

CHERYL LANE

Hilwa Park

Legend

High STARS rating*

Medium STARS rating*

**Significance of a Tree Assessment Rating System. Refer to arborist report for more information.*

rating = Significance of a Tree Assessment Rating System. Refer to arborist report for more information.

Notes
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Rev	Date	By	Chk	Description
01	18/02/2022		SO	Issued to Client for review
02	5/03/2022		SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Existing Trees Site Analysis
Scale: @A1
Date: February 2022
Drawing Number: DA102
Revision: A

DEMOLISH AND REMOVE FROM SITE:
All WALLS, FLOORS, ROOF STRUCTURES, FOOTINGS, REDUNDANT PIPEWORK BELOW NATURAL GROUND LEVEL AND VEGETATION.

DEMOLITION NOTES:
1. REFERENCE IS TO BE MADE TO SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF DEMOLITION WORKS. THE POSITION OF UNDERGROUND SERVICES ARE TO BE VERIFIED
ON SITE AND ABUTTING SITES AND VERIFIED WITH RELEVANT SERVICE AUTHORITIES.
2. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND DETERMINE THE FULL EXTENT OF DEMOLITION AND REMOVAL OF EXISTING MASONRY RUBBLE AND SOIL FOR THE EXCAVATION.

RAILWAY

VILLAWOOD ROAD

KAMIRA COURT

KAMIRA AVENUE

KIRANG AVENUE

HOWATT STREET

VILLAWOOD PLACE

CHERYL LANE

Stage 2 & 3 Site Boundary

Existing Sewer

Sewer diversion refer to civil drawings

SUBJECT SITE
STAGE 2

Existing Council Carpark

9-12 Storey

2 Storey Brick Building

1 Storey Brick Building
29A Villawood Pl

2 Storey Brick Building
33 Villawood Pl

1 Storey Brick Building
35 Villawood Pl

1 Storey Brick Building
37 Villawood Pl

1 Storey Brick Building
41-43 Villawood Pl

2 Storey Brick Building
45 Villawood Pl

Petrol Station
896A Woodville Rd

1 Storey Brick Building
40 Villawood Rd

1 Storey Brick Building
1 Villawood Rd

1 Storey Brick Building
3 Villawood Rd

1 Storey Brick Building
5 Villawood Rd

1 Storey Brick Building
7 Villawood Rd

1 Storey Brick Building
9 Villawood Rd

1 Storey Brick Building
11A Villawood Rd

1 Storey Brick Building
13 Villawood Rd

1 Storey Brick Building
15 Villawood Rd

1 Storey Brick Building
17 Villawood Rd

Hilwa Park

+23.91 +24.98 +24.50 +25.09 +25.14 +25.01 +24.00 +24.50 +24.83 +25.00 +25.00 +25.22 +25.36 +25.51 +25.70 +25 +22.89 +22.15 +21.62 +21.01 +20.48 +20.88 +21.50 +21.28 +21.39 +21.75 +22.00 +22.50 +23.00 +23.50 +22.63 +22.91 +23.12 +23.29 +22.84 +22.60 +23.32 +23.36 +23.47 +23.68 +24.50 +24.19

Legend

- *Trees to be removed*
- *Proposed Stage 2/3 site works and clearing*
- *Road to be closed*
- +25.09 *Existing RLs*

Notes
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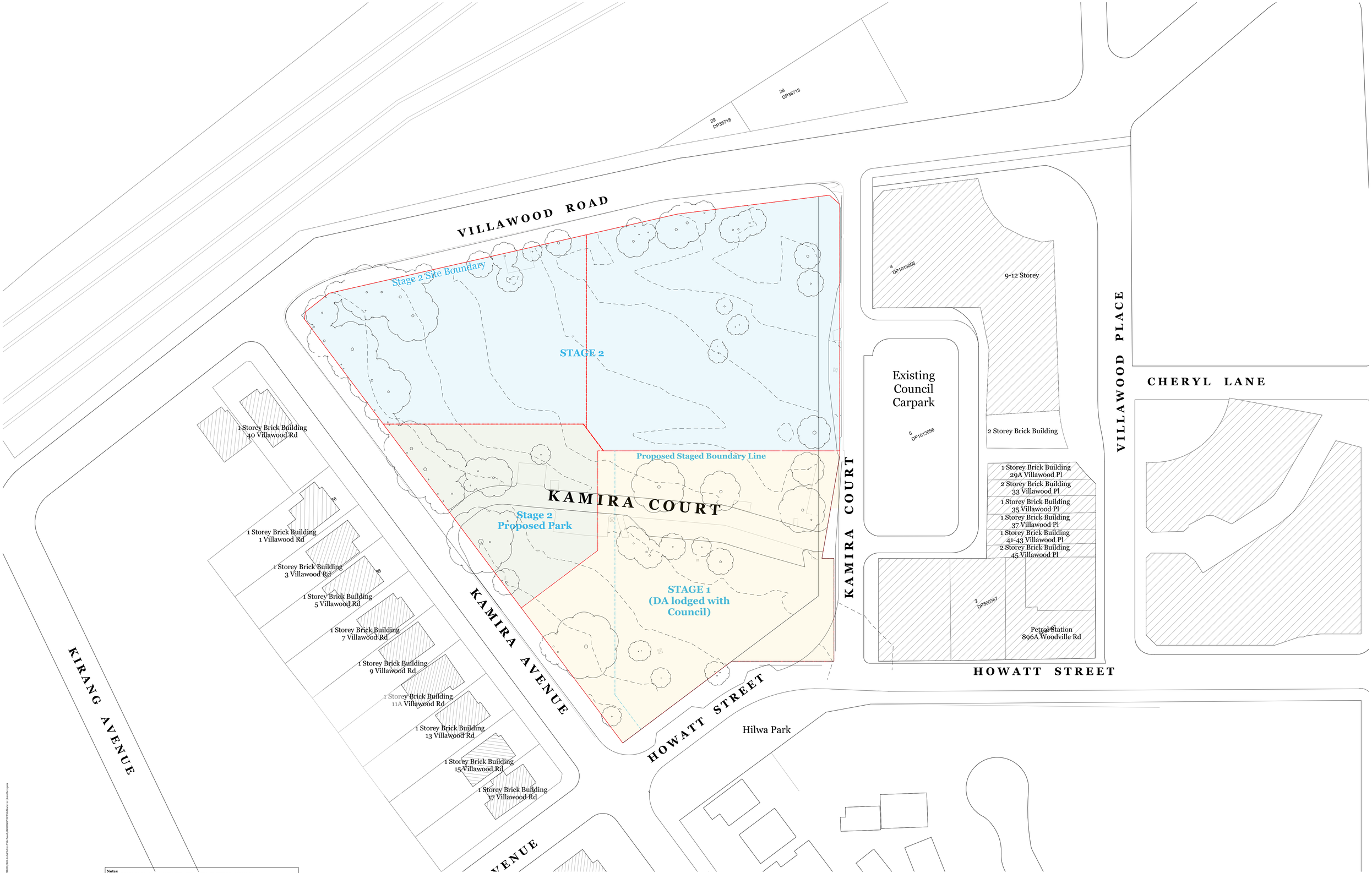
Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Demolition Plan
Scale	@A1
Date	February 2022
Drawing Number	DA103
Revision	A



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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Staging Plan
Scale	@A1
Date	February 2022
Drawing Number	DA104
Revision	A

Plotted: 6/07/2022 3:09 PM
FILE PATH: C:\Users\tmaher.dko\Documents\22012870 Villawood Stage 2_tmaher.dko.rvt or C:\Users\tmaher.dko\Documents\22012870 Villawood Stage 2_tmaher.dko.rvt

RAILWAY

VILLAWOOD ROAD

Sewer diversion refer to civil drawings

Pedestrian Link
Refer to Landscape Architects Drawings

28 DP36718

29 DP36718

4 DP1013056

9-12 Storey

Existing Council Carpark

5 DP1013056

2 Storey Brick Building

1 Storey Brick Building
29A Villawood Pl

2 Storey Brick Building
33 Villawood Pl

1 Storey Brick Building
35 Villawood Pl

1 Storey Brick Building
37 Villawood Pl

1 Storey Brick Building
41-43 Villawood Pl

2 Storey Brick Building
45 Villawood Pl

2 DP500367

Petrol Station
896A Woodville Rd

VILLAWOOD PLACE

CHERYL LANE

KAMIRA COURT

HOWATT STREET

Building C

8

7

5

3

7

Building A

3

11

5

SUBJECT SITE
STAGE 2

Proposed Park
Refer to Landscape Architects Drawings

Stage 1
PART OF SEPARATE DA

1 Storey Brick Building
10 Villawood Rd

96

1 Storey Brick Building
1 Villawood Rd

1 Storey Brick Building
3 Villawood Rd

96

1 Storey Brick Building
5 Villawood Rd

1 Storey Brick Building
7 Villawood Rd

1 Storey Brick Building
9 Villawood Rd

1 Storey Brick Building
11A Villawood Rd

1 Storey Brick Building
13 Villawood Rd

1 Storey Brick Building
15 Villawood Rd

1 Storey Brick Building
17 Villawood Rd

KIRANG AVENUE

KAMIRA AVENUE

HOWATT STREET

Hilwa Park

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A	14/04/2022	TM MW	SO	Issued for DA

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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Proposed Site Plan
		Scale	@A1
		Date	February 2022
Client	Traders in Purple	Drawing Number	DA105
		Revision	A

RAILWAY

VILLAWOOD ROAD

Sewer diversion refer to civil drawings

Pedestrian link
Refer to Landscape Architects Drawings

Building C

Building A

PROPOSED STAGES 2 & 3

SUBJECT SITE
STAGE 2

PROPOSED STAGING BOUNDARY

Proposed Park
Refer to Landscape Architects Drawings

Stage 1
PART OF SEPARATE DA

PROPOSED STAGE 1

Existing Council Carpark

9-12 Storey

2 Storey Brick Building

1 Storey Brick Building
29A Villawood Pl
2 Storey Brick Building
33 Villawood Pl
1 Storey Brick Building
35 Villawood Pl
1 Storey Brick Building
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1 Storey Brick Building
15 Villawood Rd

1 Storey Brick Building
17 Villawood Rd

Hilwa Park

KIRANG AVENUE

KAMIRA AVENUE

KAMIRA COURT

VILLAWOOD PLACE

CHERYL LANE

HOWATT STREET

HCWATT STREET

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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Proposed Site Plan and Surve
Scale	@A1
Date	February 2022
Drawing Number	DA106
Revision	

Parking Space

Childcare

18 car spaces
2 Accessible (incl.)

Retail, Medical & Supermarket

114 car spaces, 4 MB spaces
7 Accessible (incl.)

Residential

57 car spaces, 1 MB space
5 Tandem (incl.)
2 Accessible (incl.)
1 Adaptable (incl.)

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Rev	Date	By	Chk	Description
04	7/02/2022	TM	MW	Issued to BCA, Traffic, Hydraulics and Mechanical
05	18/02/2022	TM	MW	SO	Issued to Client for review
06	22/02/2022	TM	MW	SO	Issued to Consultant
07	5/03/2022	TM	MW	SO	Issued to client for sign off
A	14/04/2022	TM	MW	SO	Issued for DA

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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Basement Plan
Scale	1:250@A1
Date	February 2022
Drawing Number	**DA200**
Revision	**A**

Plotted: 14/04/2022, 10:04 PM
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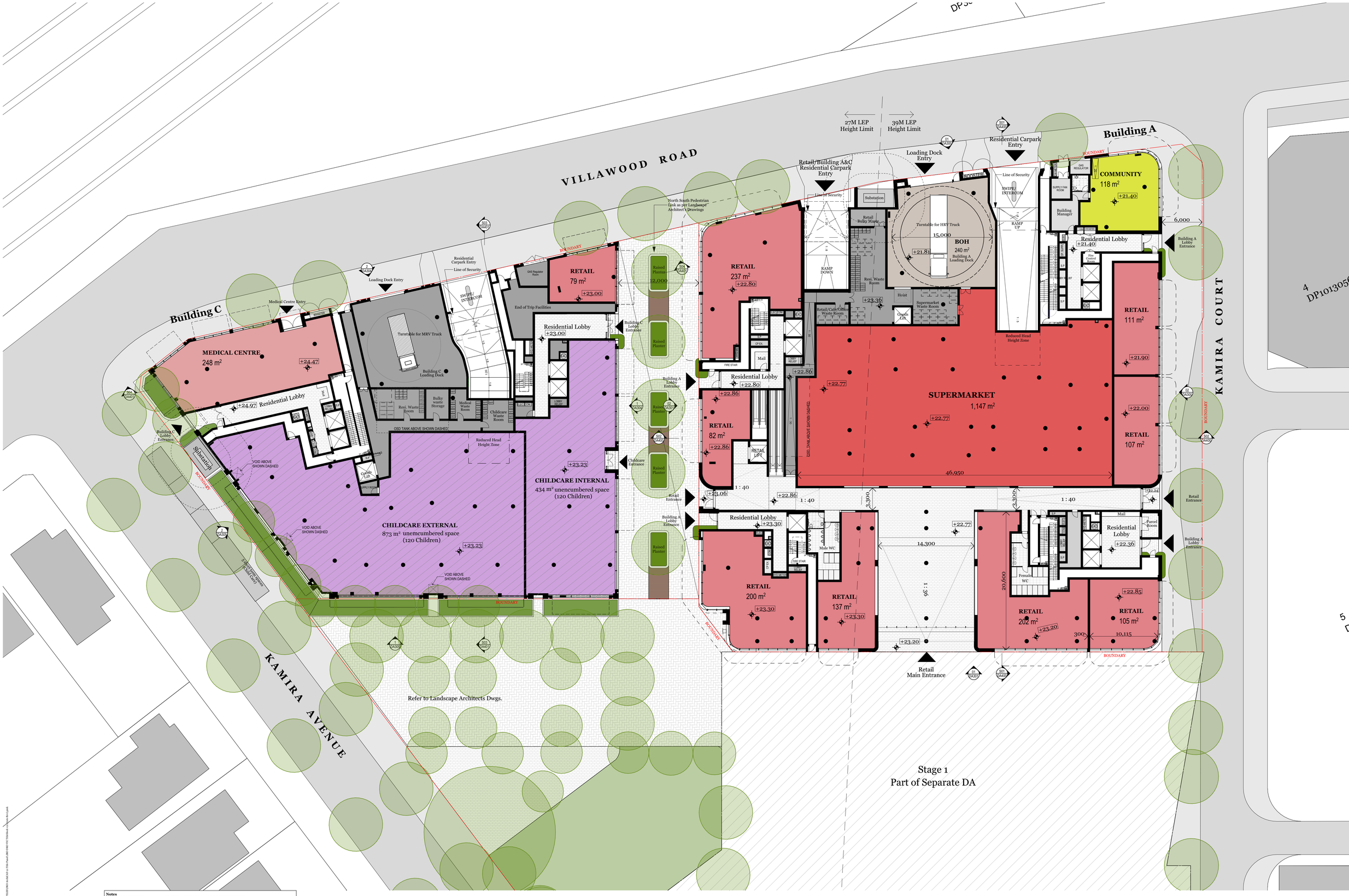

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DRAWING TITLE Villawood Stage 2 Ground Floor Plan.pln — DATE TIMES FOR FILE DRAWN modified 22 Feb 2022 BEING VICTORIAN Victoria Australia (East) park

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Rev	Date	By	Chk	Description
05	18/02/2022	TM MW	SO	Issued to Client for review
06	22/02/2022	TM MW	SO	Issued to Consultant
07	5/03/2022	TM MW	SO	Issued to client for sign off
08	9/03/2022	TM MW	SO	Issued to Traffic and Landscape
A	14/04/2022	TM MW	SO	Issued for DA

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David Randerson 8542

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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Ground Floor Plan
Scale	1:250@A1
Date	February 2022
Drawing Number	DA201
Revision	A

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

4 DP1013056

Stage 1
Part of Separate DA

Legend

Adaptable Apartments

Livable Apartments

Building A Car Park

68 car spaces, 6 MB spaces, 13 bicycles, 7 Tandem (incl.)
2 Accessible (incl.) , 6 Adaptable (incl.)

Building C Car Park

32 car spaces, 2 MB spaces
1 Tandem (incl.)
3 Adaptable (incl.)

Notes
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Rev	Date	By	Chk	Description
05	18/02/2022	TM MW	SO	Issued to Client for review
06	22/02/2022	TM MW	SO	Issued to Consultant
07	5/03/2022	TM MW	SO	Issued to client for sign off
08	9/03/2022	TM MW	SO	Issued to Traffic and Landscape
A	14/04/2022	TM MW	SO	Issued for DA

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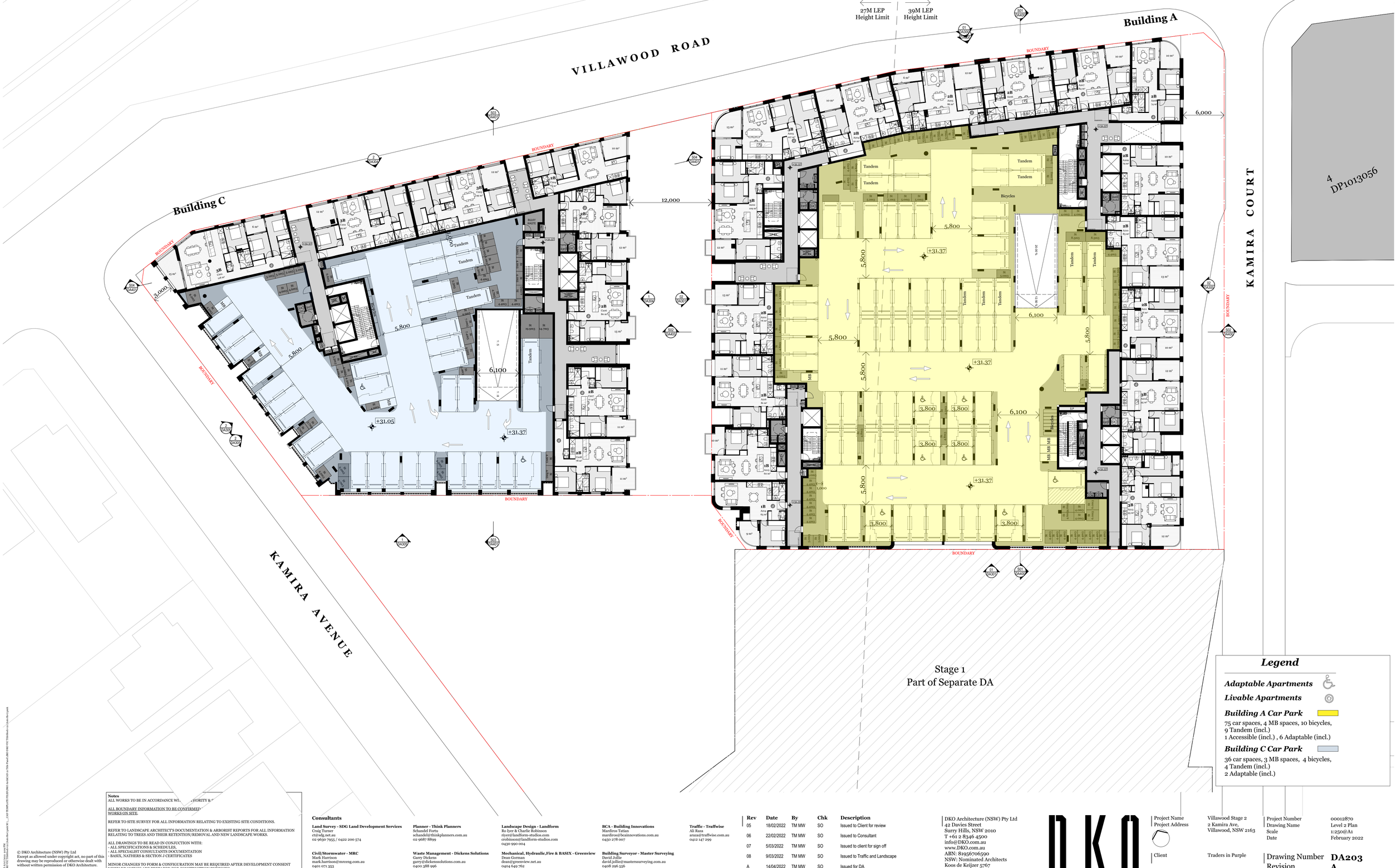
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Level 1 Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA202**
Revision: **A**

Plotted: 4/07/2022, 10:05 PM
FILE NAME: P:\00012870 - Villawood Stage 2\Revit files (part 3)\...\DA TEMPLATE FILE (DO NOT OPEN) - to SAVE AS 22 Dec Proof_2021 DO NOT DELETE_VICTORIA 2.1.2 (Jamie Revit).rvt



Legend

Adaptable Apartments

Livable Apartments

Building A Car Park

75 car spaces, 4 MB spaces, 10 bicycles,
9 Tandem (incl.)
1 Accessible (incl.) , 6 Adaptable (incl.)

Building C Car Park

36 car spaces, 3 MB spaces, 4 bicycles,
4 Tandem (incl.)
2 Adaptable (incl.)

Notes
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WORKS ON SITE.

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Rev	Date	By	Chk	Description
05	18/02/2022	TM MW	SO	Issued to Client for review
06	22/02/2022	TM MW	SO	Issued to Consultant
07	5/03/2022	TM MW	SO	Issued to client for sign off
08	9/03/2022	TM MW	SO	Issued to Traffic and Landscape
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Level 2 Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA203**
Revision: **A**

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

3,000

6,000

9,100

12,000

8,000

REFER TO LANDSCAPE ARCHITECTS DWGS:

REFER TO LANDSCAPE ARCHITECTS DWGS

Planter

Stage 1
Part of Separate DA

4 DP1013056

NON TRAFFICABLE ROOF PEBBLE FINISH

PRIVACY SCREEN

FIRE STAIR

Legend

Adaptable Apartments

Livable Apartments

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Rev	Date	By	Chk	Description
03	7/02/2022	TM MW		Issued to BCA, Traffic, Hydraulics and Mechanical
04	18/02/2022	TM MW	SO	Issued to Client for review
05	22/02/2022	TM MW	SO	Issued to Consultant
06	5/03/2022	TM MW	SO	Issued to client for sign off
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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Level 3 Plan
		Scale	1:250@A1
		Date	February 2022
Client	Traders in Purple	Drawing Number	DA204
		Revision	A

Plotted: 6/07/2022, 9:09 PM
FILE PATH: N:\Projects\00012870 - Villawood Stage 2\Revit\00012870 - Villawood Stage 2_CENTRAL_FILE_R2021.rvt

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

3,000

12,000

6,000

9,100

8,000

4 DP1013056

Legend

Adaptable Apartments

Livable Apartments

Notes
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Rev	Date	By	Chk	Description
03	7/02/2022	TM MW		Issued to BCA, Traffic, Hydraulics and Mechanical
04	18/02/2022	TM MW	SO	Issued to Client for review
05	22/02/2022	TM MW	SO	Issued to Consultant
06	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Level 4 Plan
		Scale	1:250@A1
		Date	February 2022
Client	Traders in Purple	Drawing Number	DA205
		Revision	A

Plotted: 6/07/2022, 9:06 PM
FILE PATH: P:\12870 Villawood Stage 2\Drawings\Revit Local\00012870_VILLAWOOD_STAGE2_KDES-164362.rvt

Legend

Adaptable Apartments

Livable Apartments

Notes
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Rev	Date	By	Chk	Description
03	7/02/2022	TM MW		Issued to BCA, Traffic, Hydraulics and Mechanical
04	18/02/2022	TM MW	SO	Issued to Client for review
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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Level 5 & 6 Typical Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA206**
Revision: **A**

Plotted: 6/07/2022, 10:06:37PM
FILE NAME: P:\00012870 - 2 Kamira Ave, Villawood\Revit\Stage 2\00012870_Stage 2_CENTRAL_R21.rvt

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

REFER TO LANDSCAPE ARCHITECTS DWGS:

6,000

3,000

12,000

3,000

2,000

8,800

6,000

4 DP1013056

STAGE 1
PART OF SEPARATE DA

Legend

Adaptable Apartments

Livable Apartments

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Level 7 Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA207**
Revision: **A**

Plotted: 6/07/2022, 10:06:37PM
FILE NAME: P:\00012870 - 2 Kamira Ave, Villawood\Revit\00012870 - 2 Kamira Ave, Villawood_CENTRAL_TM.rvt

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

3,000

8,800

6,000

HW TANK

INDICATIVE SOLAR PANEL LAYOUT

FIRE STAIR AND LIFT OVERRUN

4 DP1013056

STAGE 1
PART OF SEPARATE DA

Legend

Adaptable Apartments

Livable Apartments

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David Randerson 8542

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Level 8 -10 Typical Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA208**
Revision: **A**

Plotted: 6/07/2022, 10:02 PM
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VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

INDICATIVE SOLAR PANEL LAYOUT

HW PLANT

LIFT OVERRUN

HW TANK

FIRE STAIR AND LIFT OVERRUN

9.000

4 DP1013056

STAGE 1
PART OF SEPARATE DA

Notes
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Rev	Date	By	Chk	Description
02	7/02/2022	TM MW		Issued to BCA, Traffic, Hydraulics and Mechanical
03	18/02/2022	TM MW	SO	Issued to Client for review
04	22/02/2022	TM MW	SO	Issued to Consultant
05	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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David Randerson 8542

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Roof Plan Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA209**
Revision: **A**

Plotted:3/03/2022, 10:07 PM
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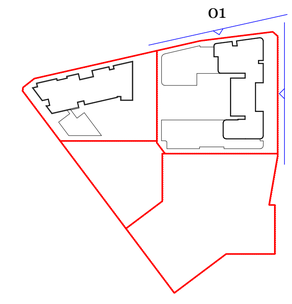
01 NORTH ELEVATION BUILDING A
1:200

02 EAST ELEVATION BUILDING A
1:200



LEGEND OF FINISHES

- **EF-01** White Finish
- **EF-02** Dark Grey Finish
- **EF-03** Black Finish
- **EF-04** Light Finish
- **EF-05** Powdercoat Black
- **EF-06** Glazing
- **EF-07** Light brick
- **EF-08** Cream Brick
- **EF-09** Metal Black Finish
- **EF-10** Exterior Textured Finish Cream
- **EF-11** Exterior Textured Finish Black
- **EF-12** Exterior Textured Finish White
- **EF-13** Dark Brick 1
- **EF-14** Dark Brick 2
- **EF-15** Light Grey Finish
- **EF-16** Exterior Textured Finish Light Grey

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David Randerson 8542

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Project Name
Project Address

Villawood Stage 2
2 Kamira Ave,
Villawood, NSW 2163

Client

Traders in Purple

Project Number 00012870
Drawing Name N & E Elevations Building A
Scale 1:200@A1
Date February 2022

Drawing Number **DA300**
Revision **A**

Plotted:4/05/2022 3:09 PM
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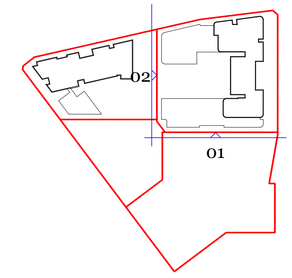
01 SOUTH ELEVATION BUILDING A
1:200

02 WEST ELEVATION BUILDING A
1:200



EF-01 White Finish
EF-02 Dark Grey Finish
EF-03 Black Finish
EF-04 Light Finish
EF-05 Powdercoat Black
EF-06 Glazing
EF-07 Light brick
EF-08 Cream Brick
EF-09 Metal Black Finish
EF-10 Exterior Textured Finish Cream
EF-11 Exterior Textured Finish Black
EF-12 Exterior Textured Finish White
EF-13 Dark Brick 1
EF-14 Dark Brick 2
EF-15 Light Grey Finish
EF-16 Exterior Textured Finish Light Grey

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Project Name
Project Address

Client

Villawood Stage 2
2 Kamira Ave,
Villawood, NSW 2163

Traders in Purple

Project Number 00012870
Drawing Name S & W Elevations Building A
Scale @A1
Date February 2022

Drawing Number **DA301**
Revision **A**

Plotted: 6/07/2022, 3:09 PM
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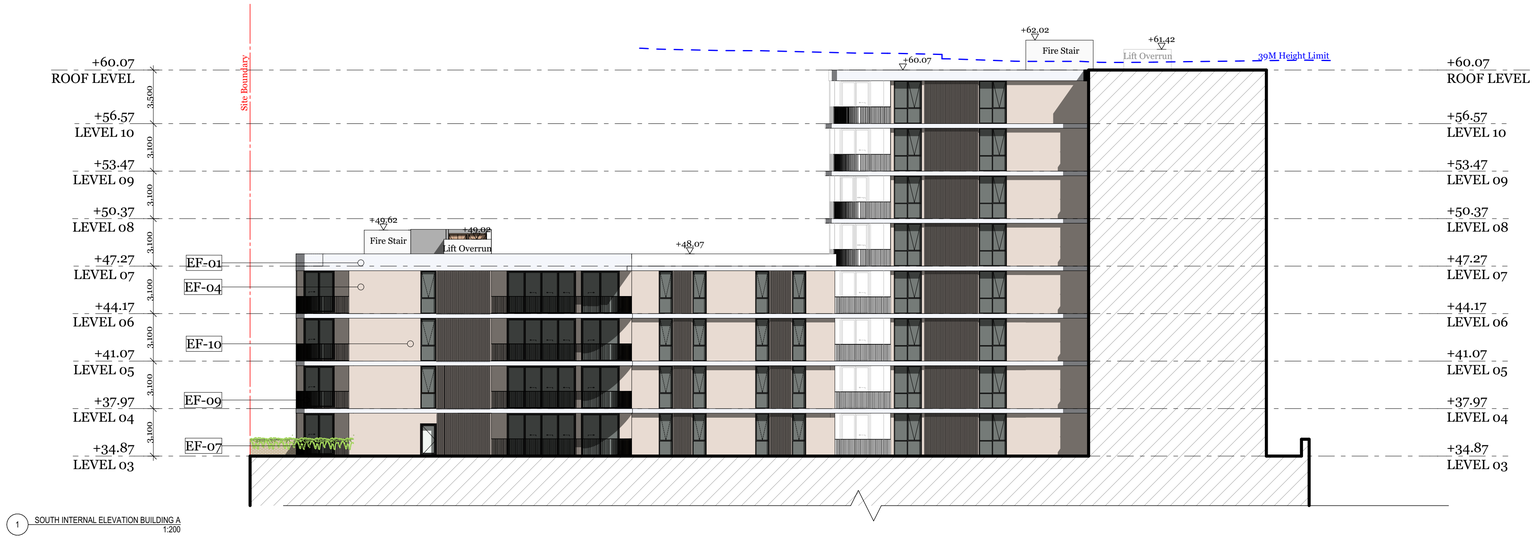

1 SOUTH INTERNAL ELEVATION BUILDING A
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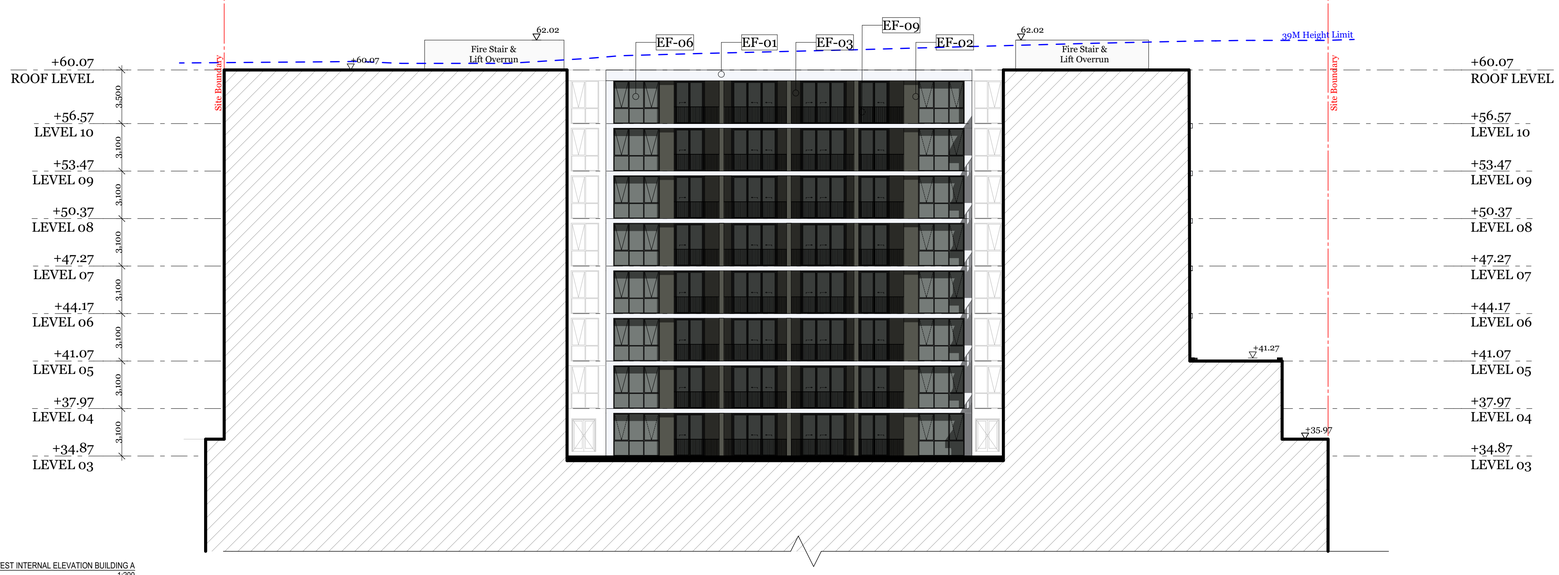

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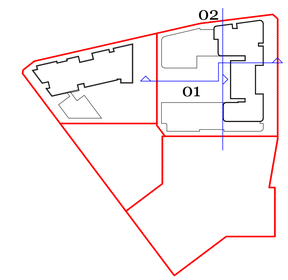
1:200



EF-01 White Finish

EF-02 Dark Grey Finish

EF-03 Black Finish

EF-04 Light Finish

EF-05 Powdercoat Black

EF-06 Glazing

EF-07 Light brick

EF-08 Cream Brick

EF-09 Metal Black Finish

EF-10 Exterior Textured Finish Cream

EF-11 Exterior Textured Finish Black

EF-12 Exterior Textured Finish White

EF-13 Dark Brick 1

EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey

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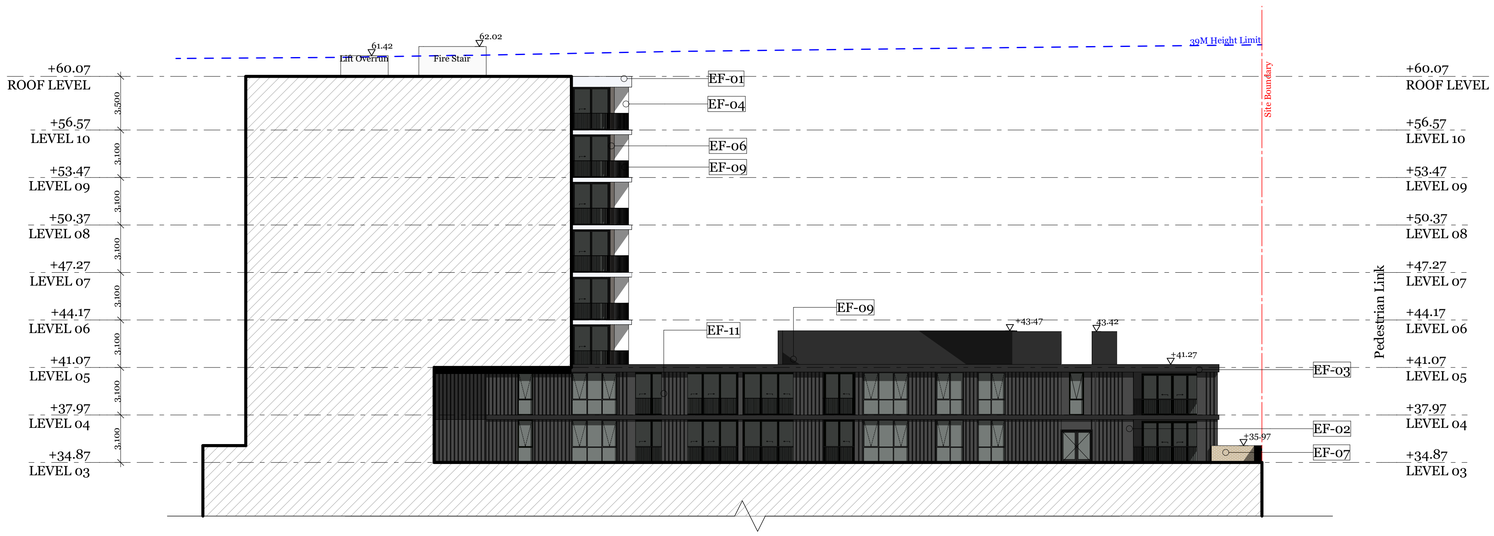
David Randerson 8542

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: N & E Internal Elevation Buil
Scale: 1:200@A1
Date: February 2022
Drawing Number: DA302
Revision: A



NORTH INTERNAL ELEVATION BUILDING A
1:200

EF-01 White Finish

EF-02 Dark Grey Finish

EF-03 Black Finish

EF-04 Light Finish

EF-05 Powdercoat Black

EF-06 Glazing

EF-07 Light brick

EF-08 Cream Brick

EF-09 Metal Black Finish

EF-10 Exterior Textured Finish Cream

EF-11 Exterior Textured Finish Black

EF-12 Exterior Textured Finish White

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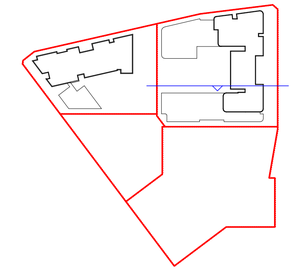
EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey



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Project Name
Project Address

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Villawood, NSW 2163

Client

Traders in Purple

Project Number
Drawing Name
Scale
Date

00012870
S Internal Elevation Building
@A1
February 2022

Drawing Number
Revision

DA303
A

Plotted: 6/07/2022, 3:09 PM
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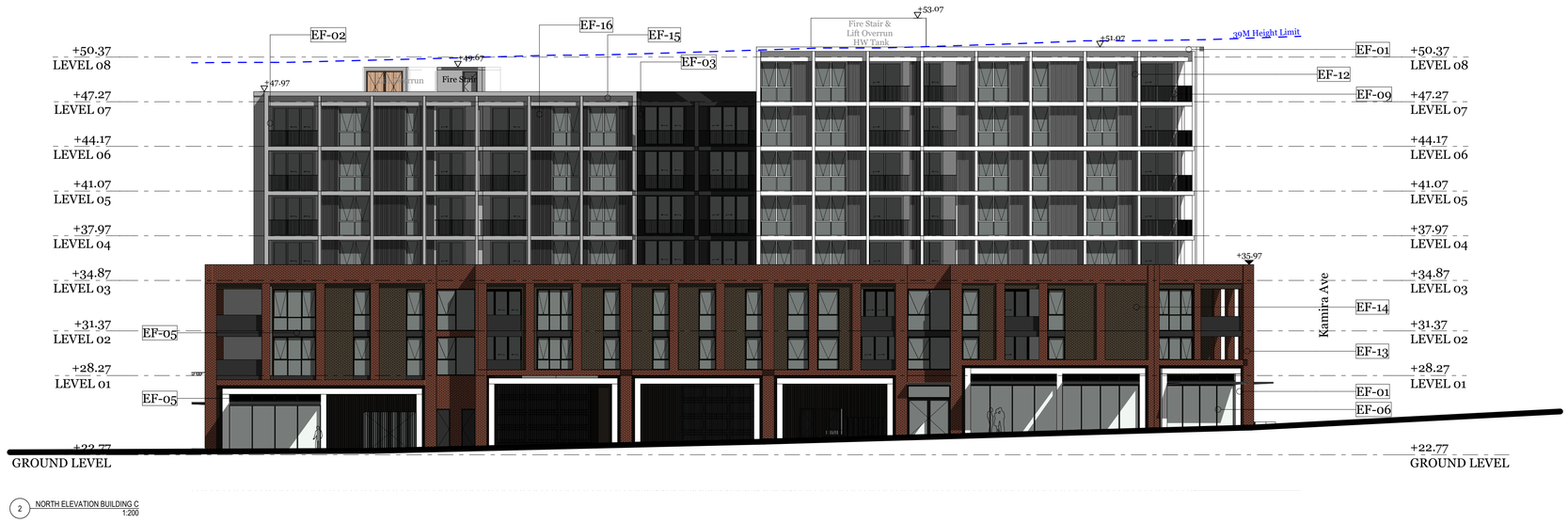

2 NORTH ELEVATION BUILDING C
1:200

1 EAST ELEVATION BUILDING C
1:200

EF-01 White Finish

EF-02 Dark Grey Finish

EF-03 Black Finish

EF-04 Light Finish

EF-05 Powdercoat Black

EF-06 Glazing

EF-07 Light brick

EF-08 Cream Brick

EF-09 Metal Black Finish

EF-10 Exterior Textured Finish Cream

EF-11 Exterior Textured Finish Black

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EF-14 Dark Brick 2

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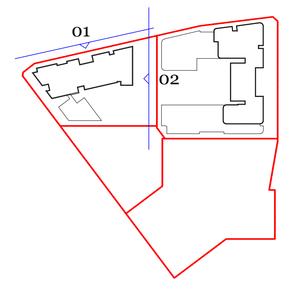
EF-16 Exterior Textured Finish Light Grey



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Koos de Keijzer 5767
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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: N & E Elevation Building C
Scale: @A1
Date: February 2022

Drawing Number: **DA304**
Revision: **A**

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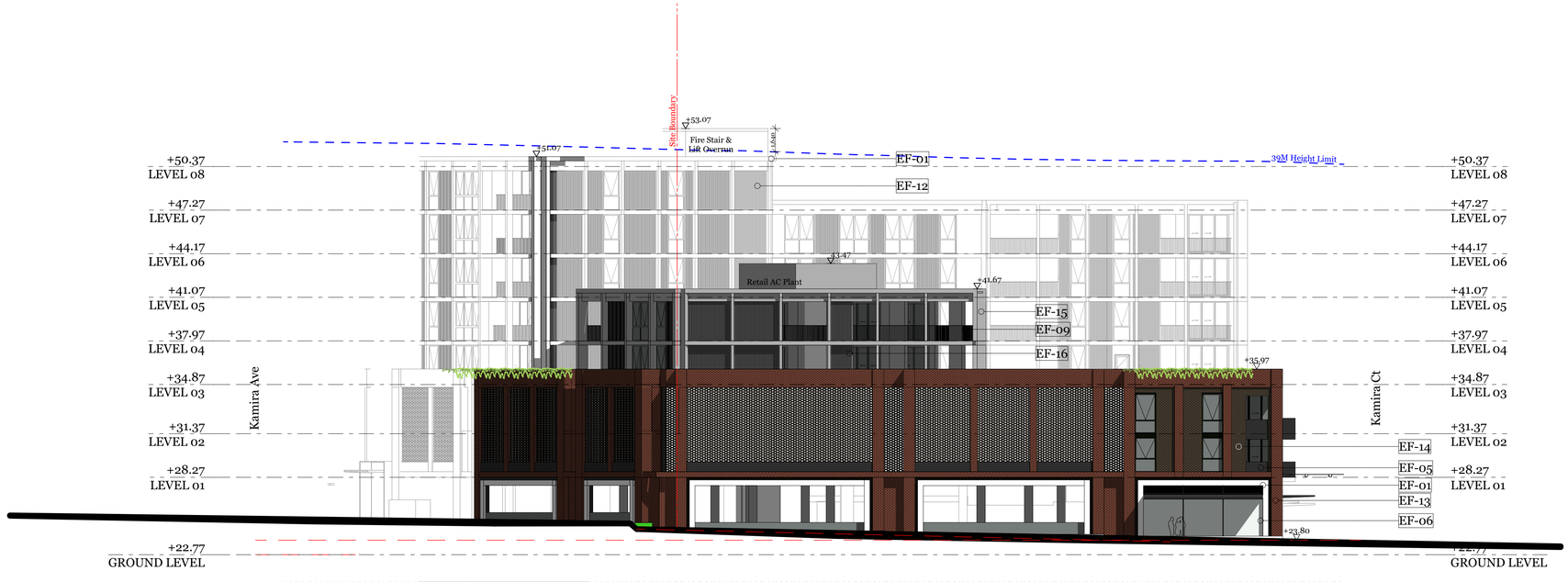


SOUTH ELEVATION BUILDING C
1:200

EF-01 White Finish

EF-02 Dark Grey Finish

EF-03 Black Finish

EF-04 Light Finish

EF-05 Powdercoat Black

EF-06 Glazing

EF-07 Light brick

EF-08 Cream Brick

EF-09 Metal Black Finish

EF-10 Exterior Textured Finish Cream

EF-11 Exterior Textured Finish Black

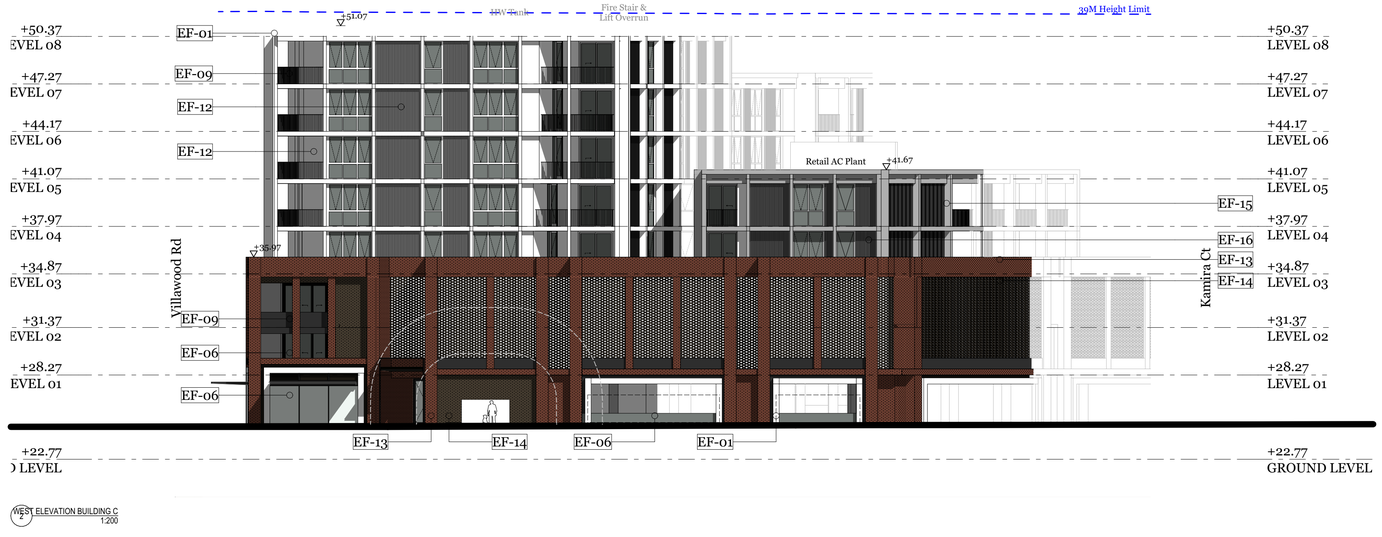
EF-12 Exterior Textured Finish White

EF-13 Dark Brick 1

EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey



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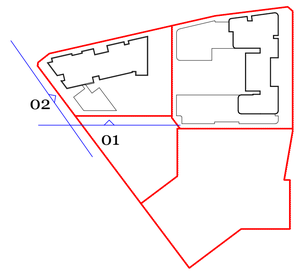
1:200



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Rev	Date	By	Chk	Description
01	24/01/2022		TM	Issued to Client and Planner
02	18/02/2022	TM MW	SO	Issued to Client for review
03	22/02/2022	TM MW	SO	Issued to Consultant
04	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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David Randerson 8542

Project Name
Villawood Stage 2
Project Address
2 Kamira Ave,
Villawood, NSW 2163

Client
Traders in Purple

Project Number 00012870
Drawing Name S & W Elevation Building C
Scale @A1
Date February 2022

Drawing Number **DA305**
Revision **A**

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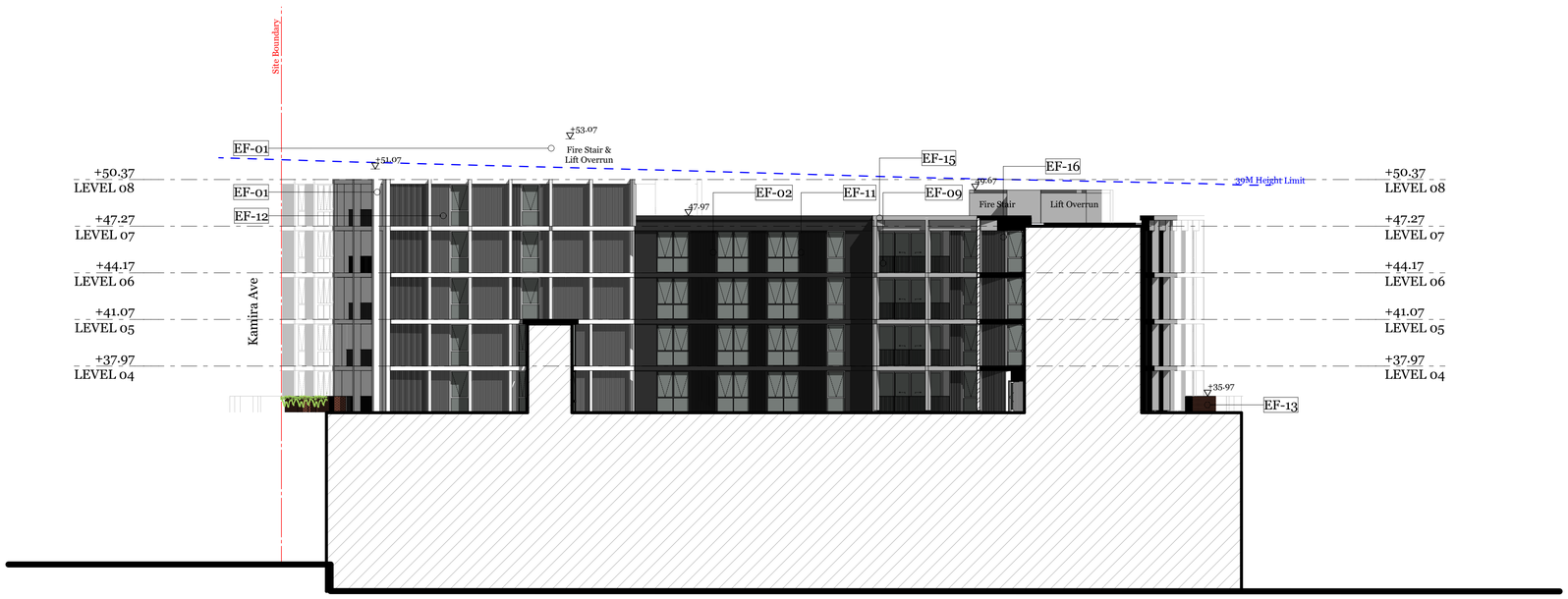

1 SOUTH INTERNAL ELEVATION BUILDING C
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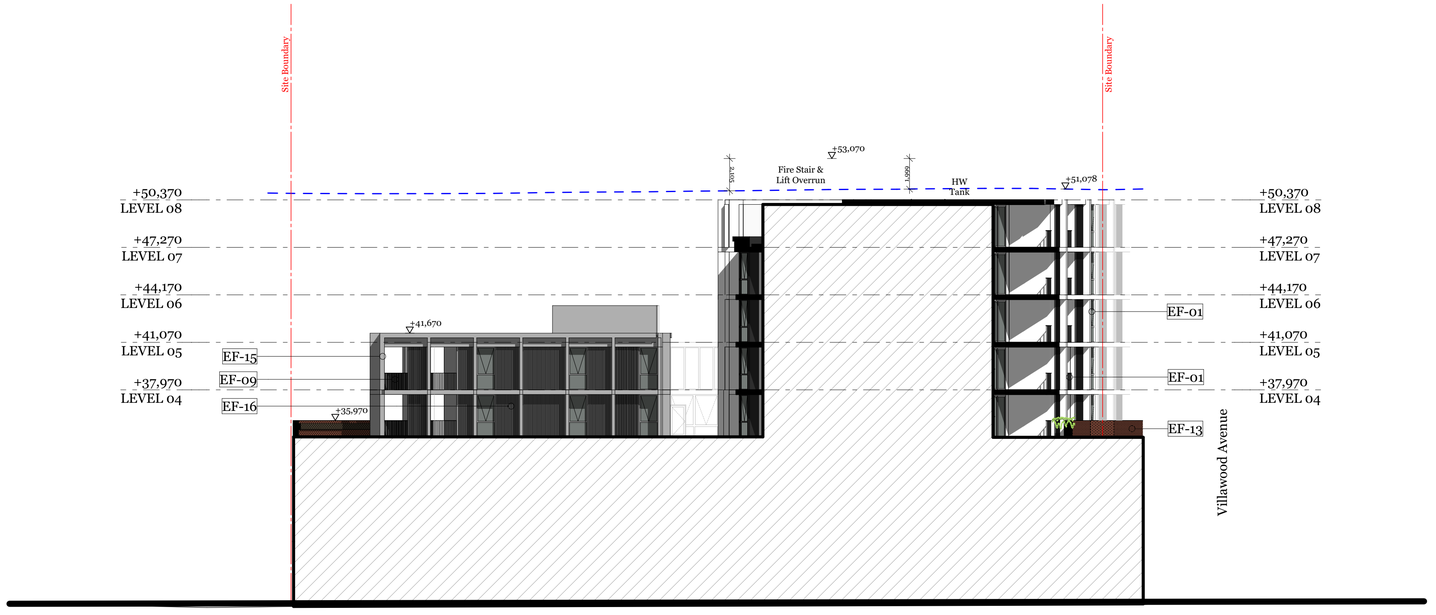

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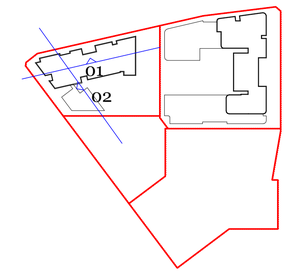

EF-01 White Finish

EF-02 Dark Grey Finish

EF-03 Black Finish

EF-04 Light Finish

EF-05 Powdercoat Black

EF-06 Glazing

EF-07 Light brick

EF-08 Cream Brick

EF-09 Metal Black Finish

EF-10 Exterior Textured Finish Cream

EF-11 Exterior Textured Finish Black

EF-12 Exterior Textured Finish White

EF-13 Dark Brick 1

EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	22/02/2022	TM MW	SO	Issued to Consultant
03	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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David Randerson 8542

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: N & E Internal Elevation
Scale: @A1
Date: February 2022
Drawing Number: DA306
Revision: A

1 STREET NORTH ELEVATION
1:300

2 STREET EAST ELEVATION
1:322.58

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Rev	Date	By	Chk	Description
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A	28/04/2022	TM MW	SO	Issued for DA

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Project Name
Project Address
Villawood Stage 2
2 Kamira Ave,
Villawood, NSW 2163

Client
Traders in Purple

Project Number 00012870
Drawing Name North & East Streetscape
Scale @A1
Date February 2022

Drawing Number **DA307**
Revision **A**

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1 STREET SOUTH ELEVATION
1:300

2 STREET WEST ELEVATION
1:300

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
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03	5/03/2022	TM MW	SO	Issued to client for sign off
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Project Name
Project Address
Villawood Stage 2
2 Kamira Ave,
Villawood, NSW 2163

Client
Traders in Purple

Project Number 00012870
Drawing Name South & West Streetscape
Scale @A1
Date February 2022

Drawing Number **DA308**
Revision **A**

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EF-01 White Finish		**EF-09** Metal Black Finish	
EF-02 Dark Grey Finish		**EF-10** Exterior Textured Finish Cream	
EF-03 Black Finish		**EF-11** Exterior Textured Finish Black	
EF-04 Light Finish		**EF-12** Exterior Textured Finish White	
EF-05 Powdercoat Black		**EF-13** Dark Brick 1	
EF-06 Glazing		**EF-14** Dark Brick 2	
EF-07 Light brick		**EF-15** Light Grey Finish	
EF-08 Cream Brick		**EF-16** Exterior Textured Finish Light Grey	

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Rev	Date	By	Chk	Description
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name
Project Address

Villawood Stage 2
2 Kamira Ave,
Villawood, NSW 2163

Client

Traders in Purple

Project Number
Drawing Name
Scale
Date

00012870
External Material Finishes Sc
@A1
February 2022

Drawing Number
Revision

DA309
A

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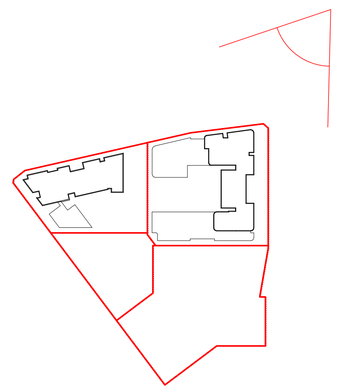

Perspective 1

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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Perspective 1
		Scale	@A1
		Date	February 2022
Client	Traders in Purple	Drawing Number	DA310
		Revision	A

Plotted: 5/07/2022 3:07 PM
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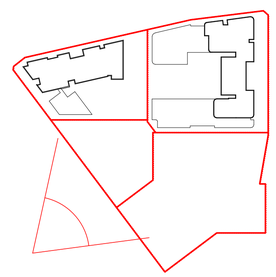
Perspective 2



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Rev	Date	By	Chk	Description
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Perspective 2
		Scale	@A1
Client	Traders in Purple	Date	February 2022
		Drawing Number	**DA311**
		Revision	**A**

Plotted: 6/07/2022 3:05 PM
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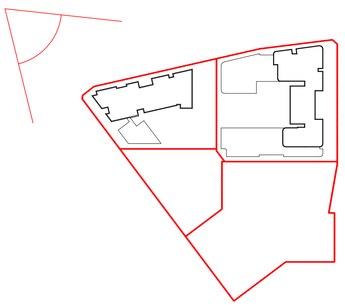

Perspective 3

Notes
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Rev	Date	By	Chk	Description
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Perspective 3
Scale: @A1
Date: February 2022
Drawing Number: DA312
Revision: A

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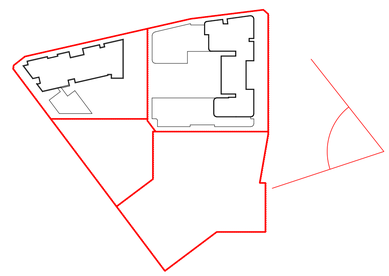

Perspective 4

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Project Name — Villawood Stage 2
Project Address — 2 Kamira Ave, Villawood, NSW 2163
Client — Traders in Purple

Project Number — 00012870
Drawing Name — Perspective 4
Scale — @A1
Date — February 2022
Drawing Number — DA313
Revision — A

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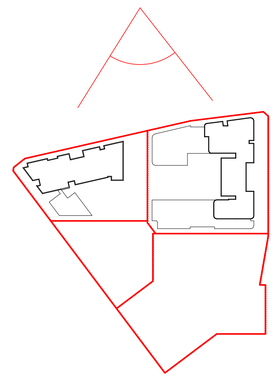

Perspective 5

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Perspective 5
Scale: @A1
Date: February 2022
Drawing Number: DA314
Revision: A

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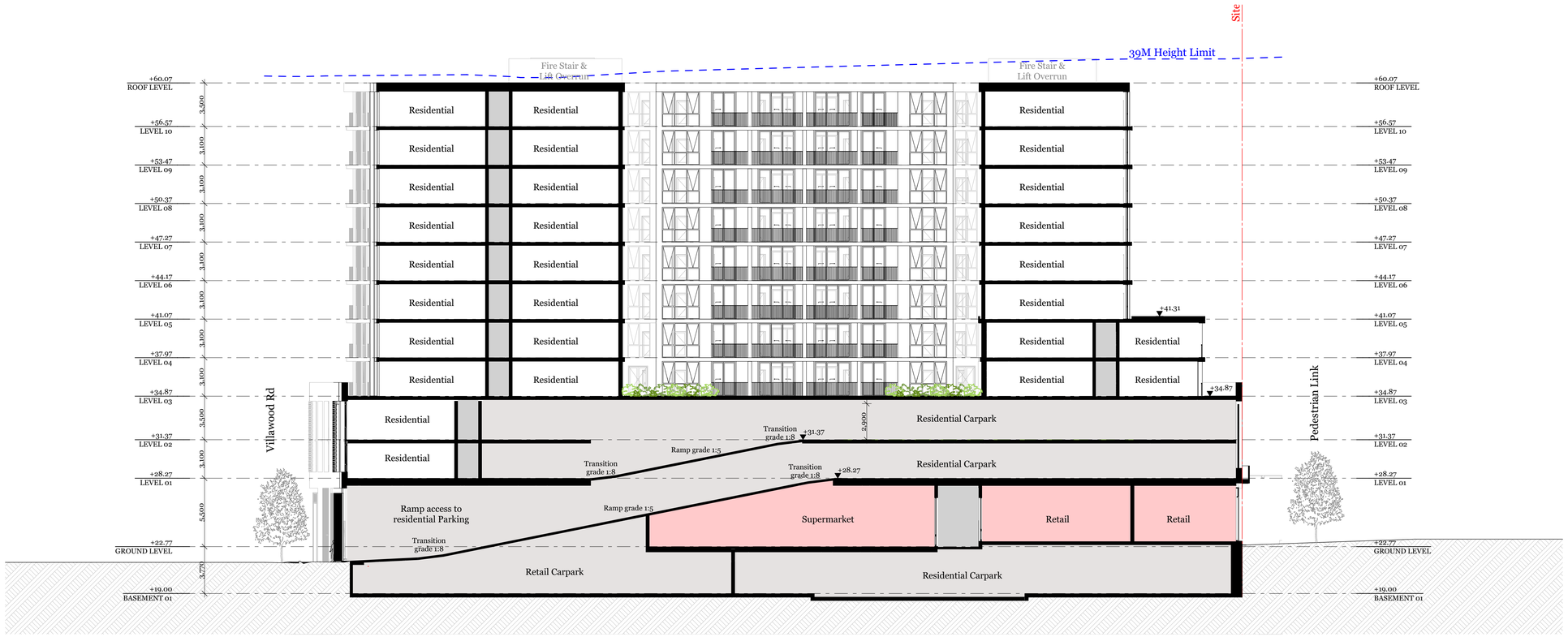

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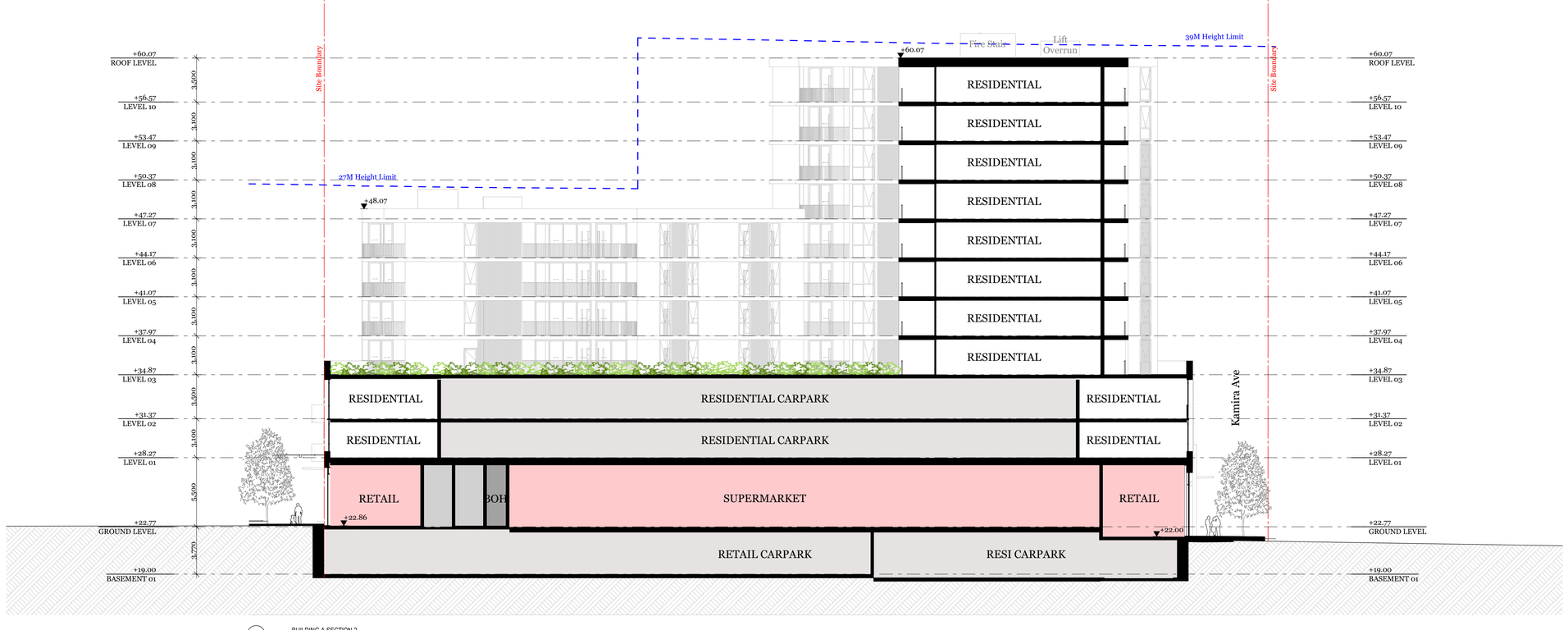

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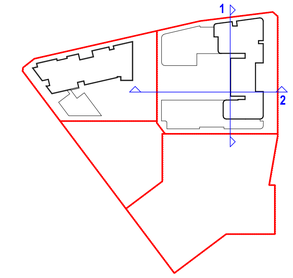

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A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Sections Building A
Scale: @A1
Date: February 2022
Drawing Number: DA400
Revision: A

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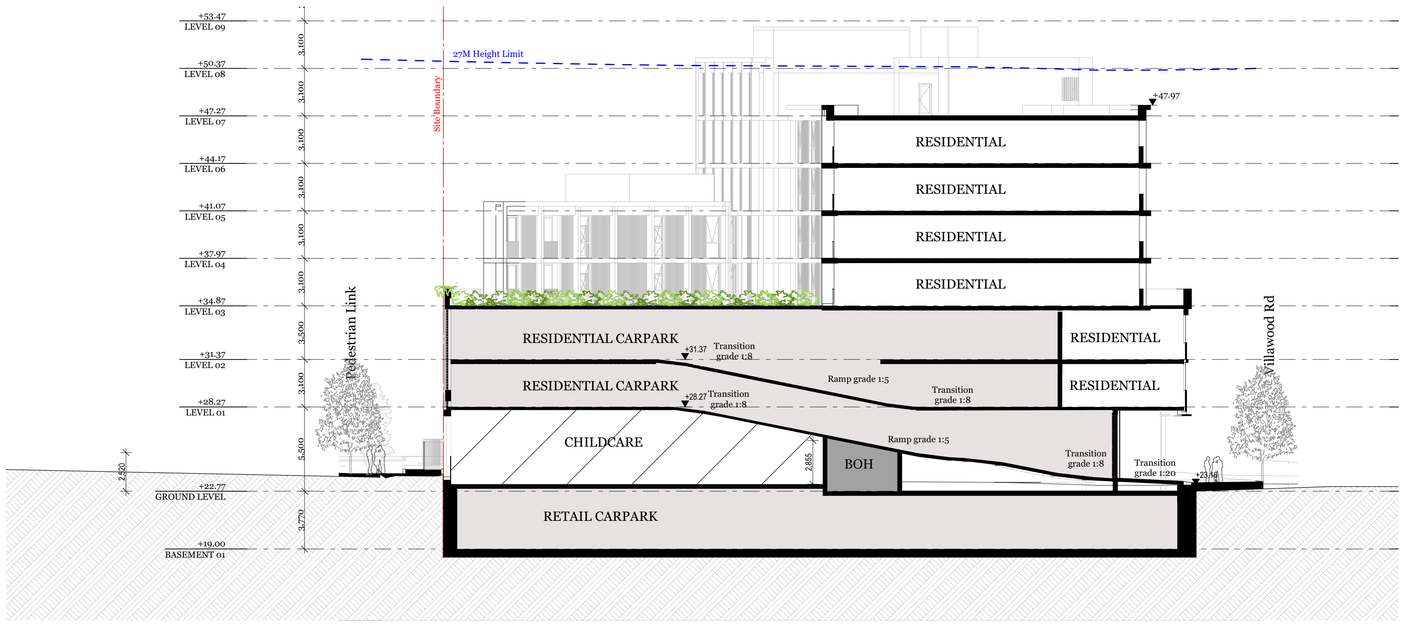

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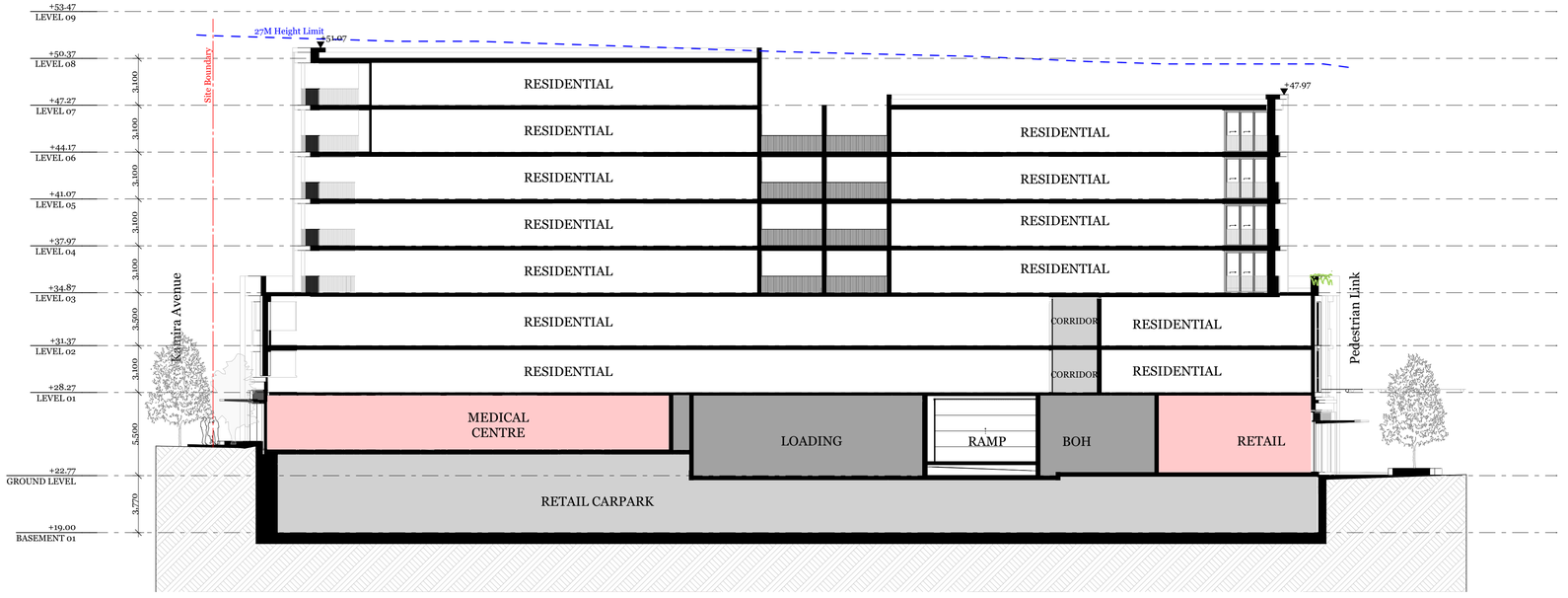

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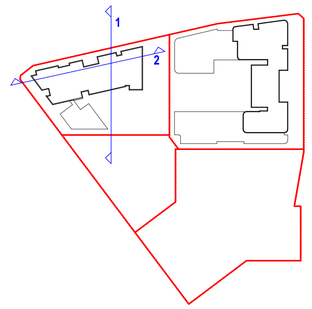

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03	5/03/2022	TM MW	SO	Issued to client for sign off
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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Sections Building C
Scale: @A1
Date: February 2022
Drawing Number: DA401
Revision: A

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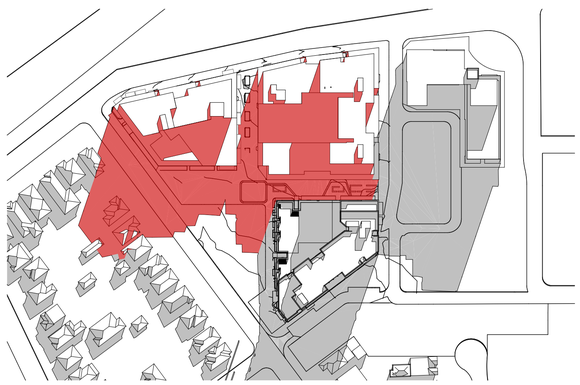

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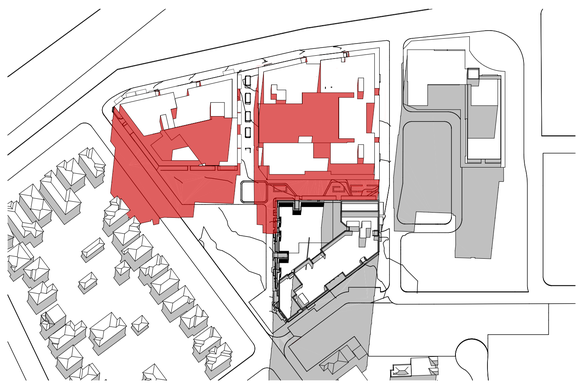

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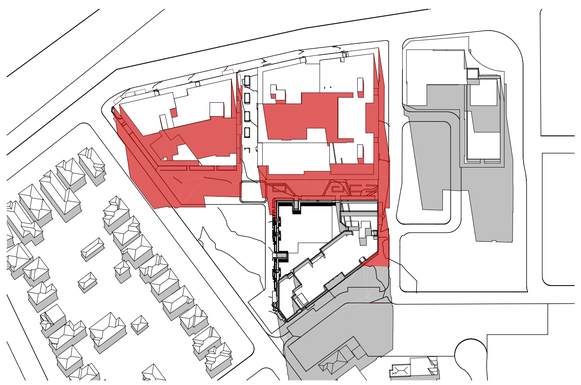

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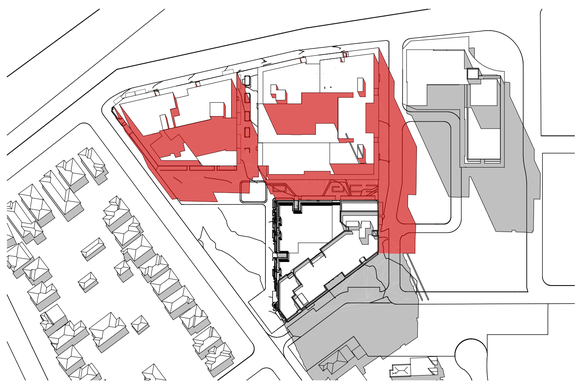

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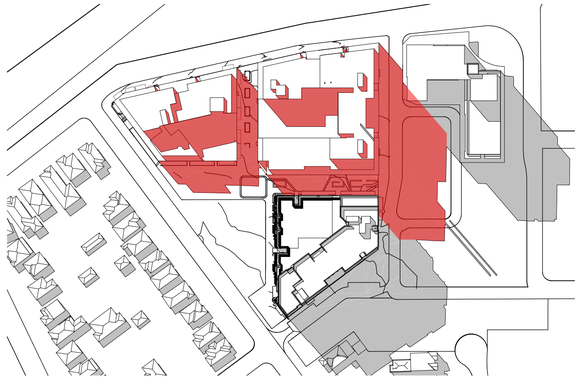
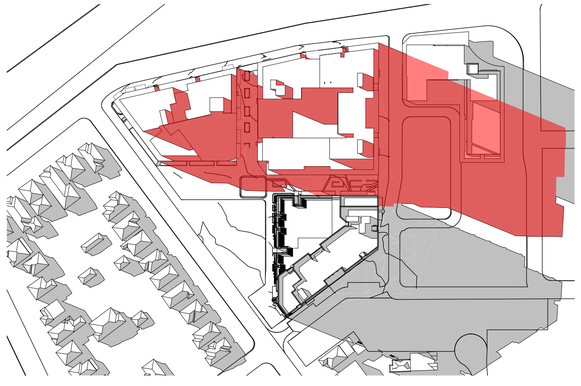


1pm - June 21

2pm - June 21



3pm - June 21

Shadow Analysis

Building A & C Shadows

Building B Shadows

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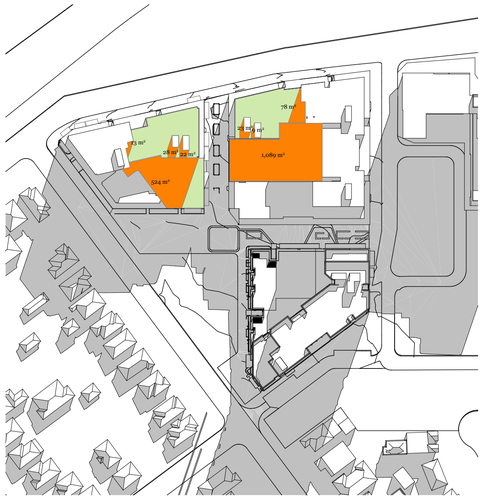
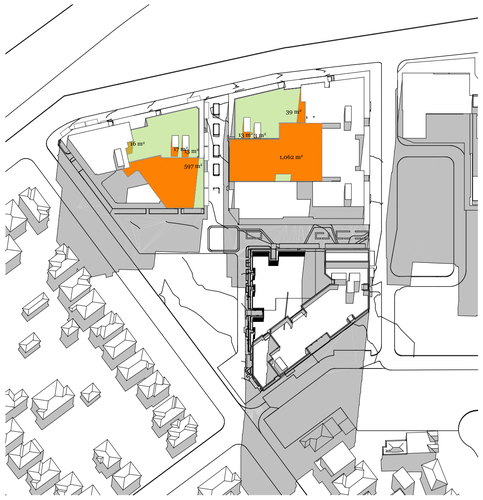
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Shadow Diagrams
Scale: @A1
Date: February 2022
Drawing Number: DA500
Revision: A

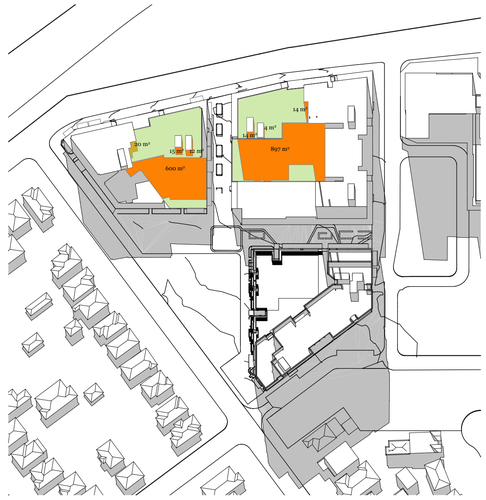
Plotted: 4/07/2022, 10:09:47 PM
FILE PATH: C:\Users\tmw\Documents\22-0187-Villawood-Res_tmw.rvt_-_CAD TEMPLATE FILE (DO NOT DELETE)_tmw.rvt 3D View: {3D} DO NOT DELETE or ALTER Panel: {3D} DO NOT DELETE or ALTER Sheet: Shadow Diagrams



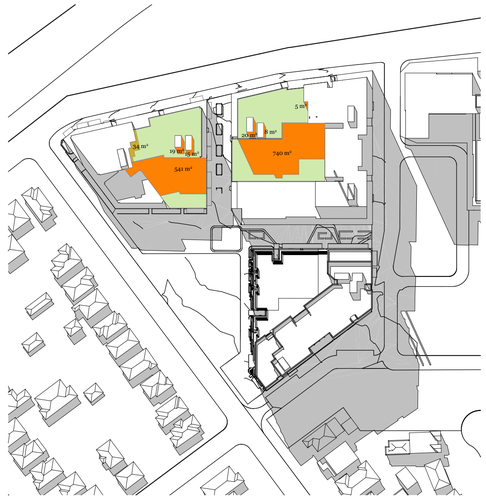
9am - June 21 1:1500



10am - June 21 1:1500

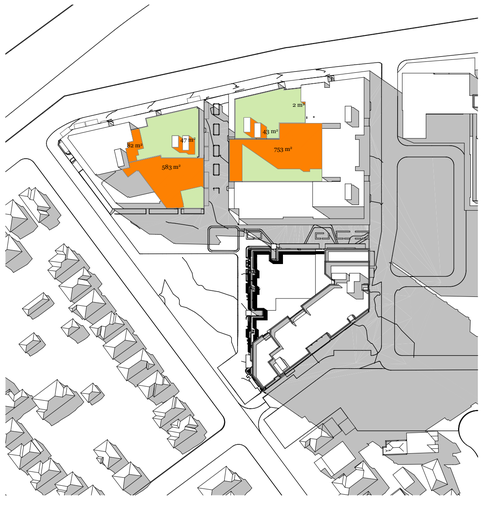


11am - June 21 1:1500

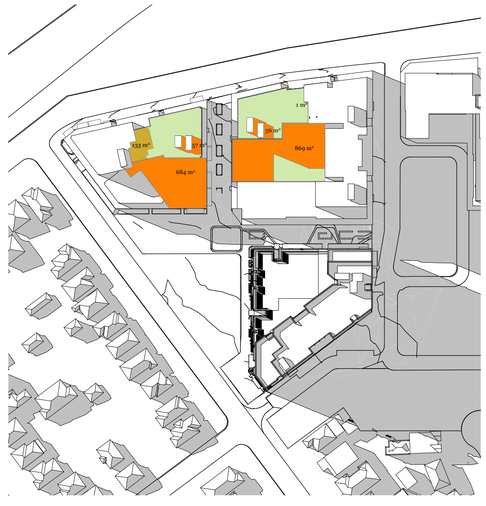


12pm - June 21 1:1500

1pm - June 21 1:1500



2pm - June 21 1:1500



3pm - June 21 1:1500

Proposed Massing Shadows

Overshadowing by proposed buildings

Communal Open Space (3,025m2)

- Building A Communal Open Space (1,701m2)
- Building C Communal Open Space (1,324m2)

Building A Direct Solar

9am	10am	11am	12pm	1pm	2pm	3pm
30%	**34%**	**45%**	**55%**	**58%**	**53%**	**46%**

Building C Direct Solar

9am	10am	11am	12pm	1pm	2pm	3pm
56%	**51%**	**51%**	**54%**	**54%**	**46%**	**44%**

Total Direct Solar

9am	10am	11am	12pm	1pm	2pm	3pm
41%	**42%**	**48%**	**54%**	**56%**	**50%**	**40%**

**Building B COS is not overshadowed by Stage 2 & 3 from 12pm onwards*

Notes
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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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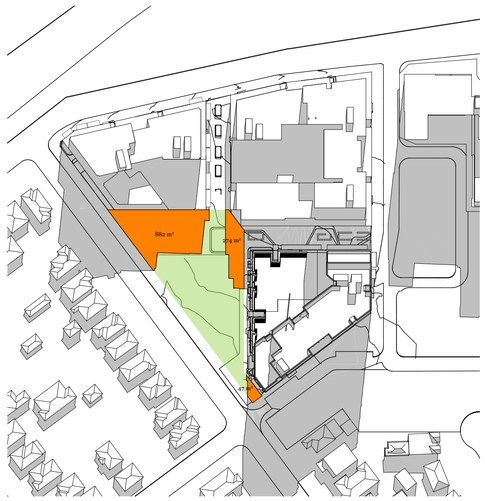
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: COS Shadow Diagrams
Scale: @A1
Date: February 2022
Drawing Number: **DA501**
Revision: **A**

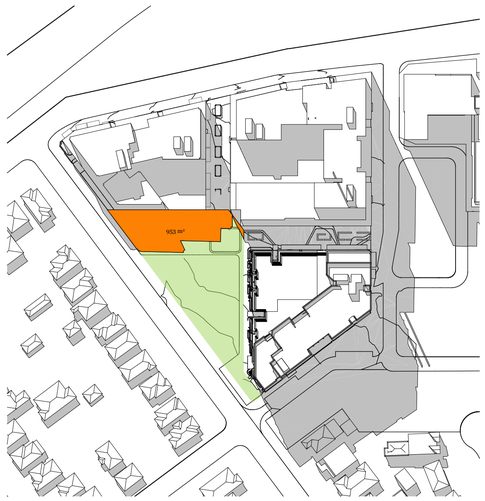
Plotted: 6/07/2022 3:09:17 PM
File: \\DKO-FS01\Projects\00012870 Villawood Stage 2\Revit\00012870 Villawood Stage 2_CA_TEMP_MW_KdK.rvt
Plot Date/Time: 6/07/2022 3:09:17 PM
Plot By: Matthew Wong

1 June 21_9am 1:1500



2 June 21_10am 1:1500

3 June 21_11am 1:1500



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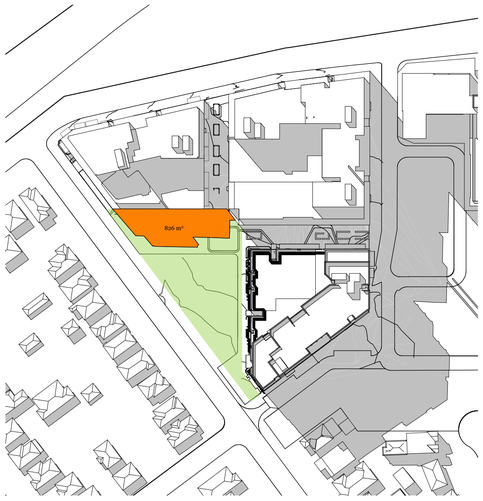
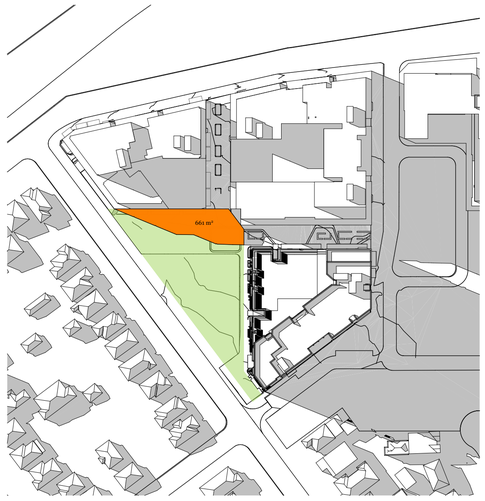


5 June 21_1pm 1:1500

6 June 21_2pm 1:1500



7 June 21_3pm 1:1500

Proposed Massing Shadows

Overshadowing by proposed buildings

Public Open Space (3,000m2)

Direct Solar

9am	10am	11am	12pm	1pm	2pm	3pm
25%	**60%**	**68%**	**68%**	**73%**	**74%**	**78%**

Previous Masterplan

9am	10am	11am	12pm	1pm	2pm	3pm
29%	**59%**	**68%**	**72%**	**76%**	**77%**	**82%**

Villawood Town Centre DCP

9am	10am	11am	12pm	1pm	2pm	3pm
36%	**52%**	**58%**	**58%**	**63%**	**60%**	**60%**

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Rev	Date	By	Chk	Description
01	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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DKO

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Public Park Shadow Study
Scale: @A1
Date: February 2022

Drawing Number: **DA502**
Revision: **A**

Plotted: 6/07/2022, 3:09 PM
DO NOT SCALE DRAWING - Use figured dimensions only
Z:\01 Projects\00012870 Villawood Stage 2\Revit\00012870 Villawood Stage 2_CENTRAL_R22.rvt

1 - 9am - June 21 1:200

2 - 10am - June 21 1:200

3 - 11am - June 21 1:200

4 - 12pm - June 21 1:200

5 - 1pm - June 21 1:200

6 - 2pm - June 21 1:200

7 - 3pm - June 21 1:200

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Eye of the Sun
Scale: @A1
Date: February 2022
Drawing Number: DA503
Revision: A

Plotted: 6/07/2022 3:09 PM
DO NOT SCALE DRAWING - Use figured dimensions only
DESIGN BY: TM MW | DRAWN BY: TM MW | CHECKED BY: SO

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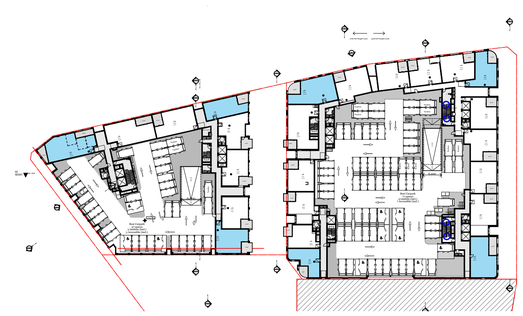

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3 **LEVEL 03**
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4 **LEVEL 04**
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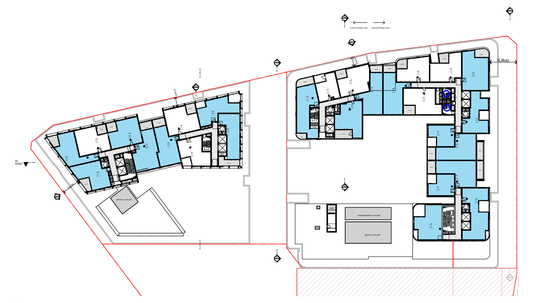

7 **LEVEL 05**
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8 **LEVEL 06**
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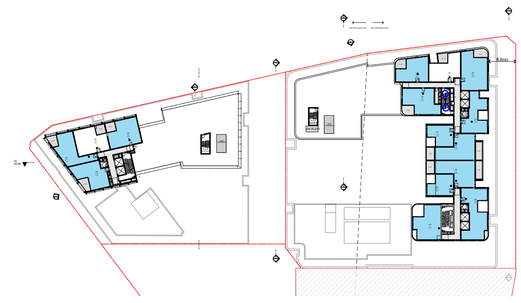

5 **LEVEL 07**
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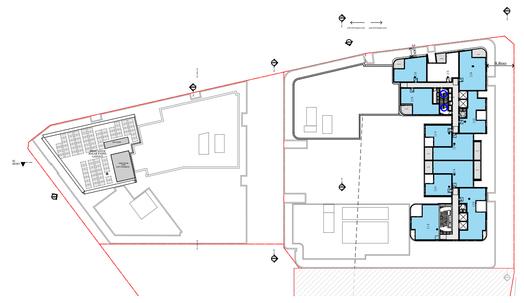

6 **LEVEL 08**
1:1000

Cross Ventilation Analysis

Units with Cross Ventilation
Units without Cross Ventilation

Cross Ventilation Building A

**First nine storeys*

82/136
60%

Cross Ventilation Building C

41/64
64%

Total Cross Ventilation

123/200
62%

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David Randerson 8542

DKO

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Cross Vent Analysis
Scale: @A1
Date: February 2022
Drawing Number: **DA600**
Revision: **A**

Plotted: 6/07/2022, 3:09 PM
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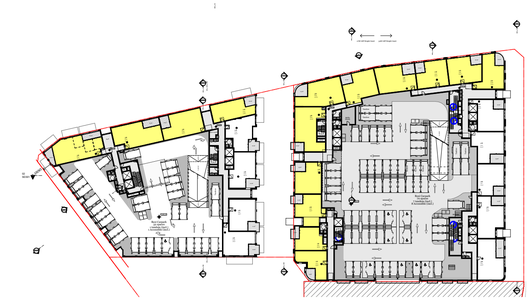

1 **LEVEL 01**
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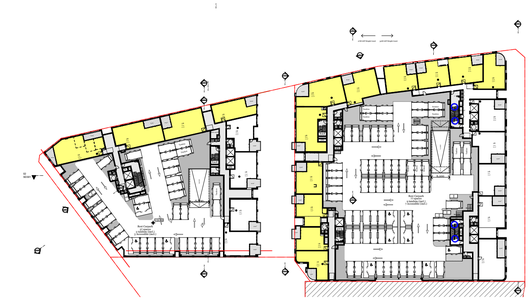

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3 **LEVEL 03**
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4 **LEVEL 04**
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5 **LEVEL 05**
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6 **LEVEL 06**
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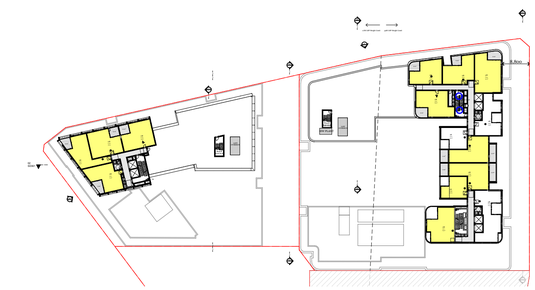

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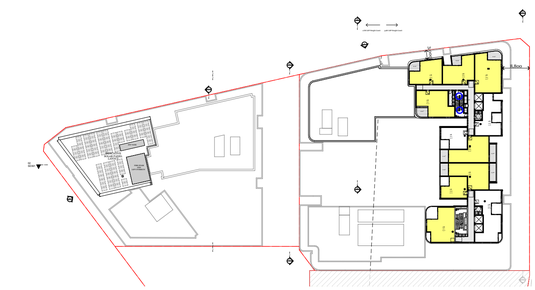

8 **LEVEL 08**
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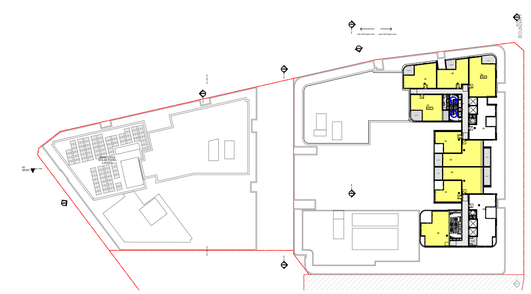

9 **LEVEL 09**
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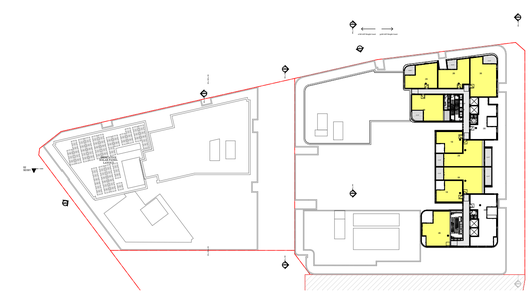

10 **LEVEL 10**
1:1000

Solar Analysis

Solar access to units (min. 2 hours)
No solar access to units

Solar Building A

110/158
70%

Solar Building C

47/64
73%

Total Solar

157/222
71%

Total No Solar

Building A No Solar: 13/158 (8%)
Building C No Solar: 5/64 (11%)

Total No Solar: 18/222
8%

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Solar Analysis
Scale: @A1
Date: February 2022
Drawing Number: **DA601**
Revision: **A**

Plotted: 6/07/2022, 9:05 PM
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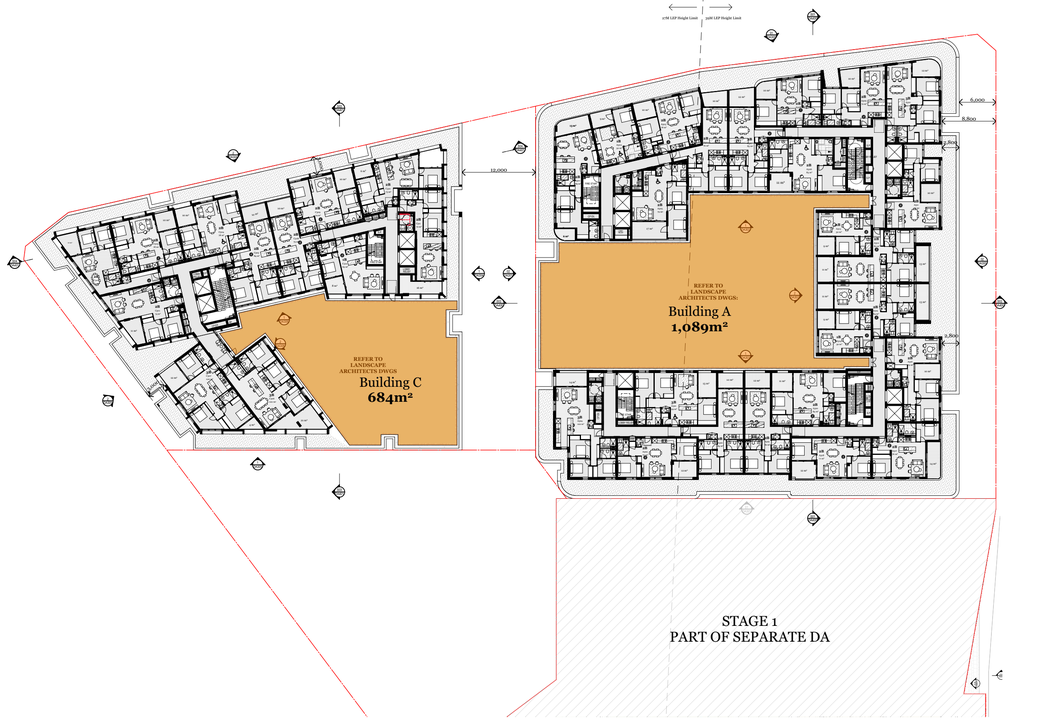
Plot Style: DKO_Colour.ctb Layout: A1



1 **LEVEL 03**
1:500

2 **LEVEL 07**
1:500

Communal Open Space & Deep Soil Area

Communal Open Space
Deep Soil Area

Site Area: ***10958 m²***

Required COS: 2740m² (25%)

Required Deep Soil: 767m² (7%)

Building A Communal Open Space

L3	L7	TOTAL
1089m²	612m²	**1701m²**

Building C Communal Open Space

L3	L7	TOTAL
684m²	640m²	**1324m²**

Overall Communal Open Spae

28%	**3025m²**

Deep Soil Area

Deep Soil Coverage of whole site	TOTAL
9%	**940m²**

Notes
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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Communal Open Space
		Scale	@A1
		Date	February 2022
Client	Traders in Purple	Drawing Number	**DA610**
		Revision	**A**

Plotted: 8/07/2022 3:06 PM
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SITE AREA: **10958 m²**

LANDSCAPED AREA

Building A
L3: **1089m²**
L7: **612m²**
Total: **1701m²**

Building C
L3: **684m²**
L7: **640m²**
Total: **1324m²**

Ground Floor
Total: **2000m²**

Landscape Coverage of whole site: **5295m2**
48%

Landscape Area

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Project Name / Project Address: Villawood Stage 2, 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Landscape Area
Scale: @A1
Date: February 2022
Drawing Number / Revision: **DA611 A**

Plotted:4/04/2022, 3:09 PM
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Plot Date/Time: 4/04/2022 3:09:00 PM

Ground Floor
GFA: 5225m²

Level 1-2
GFA: 2547m²

Level 3-4
GFA: 3253m²

Level 5-6
GFA: 2387m²

Level 7
GFA: 1319m²

Level 8-10
GFA: 994m²

GFA Calculations

Individual Units	
Common Areas ie. hallways	
Ground	**5225m²**
Level 1	**2547m²**
Level 2	**2547m²**
Level 3	**3253m²**
Level 4	**3253m²**
Level 5	**2387m²**
Level 6	**2387m²**
Level 7	**1319m²**
Level 8	**994m²**
Level 9	**994m²**
Level 10	**994m²**
TOTAL GFA	**25900m²**
SITE AREA	**10958m²**
Allowable FSR	**2.5:1**
Proposed FSR	**2.36:1**

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	GFA Calculations
Scale	@A1
Date	February 2022
Drawing Number	**DA612**
Revision	**A**

Plotted: 6/07/2022, 4:06 PM
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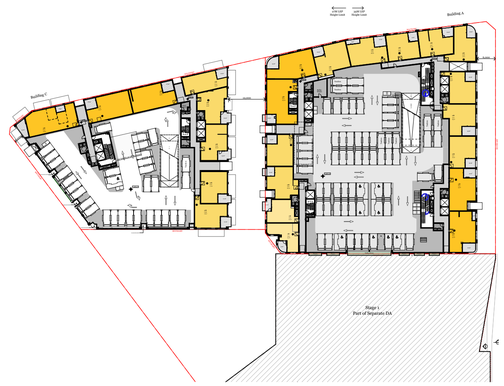


Level 1

Level 2

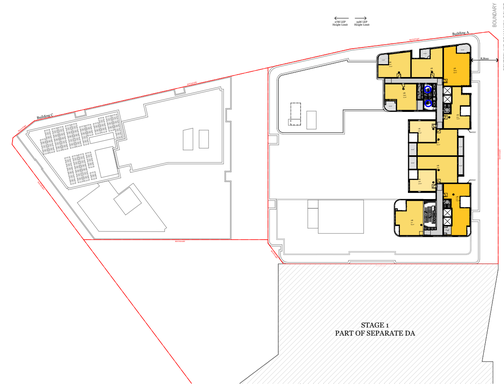
Level 3

Level 4

Level 5

Level 6

Level 7



Level 8

Level 9

Level 10

Unit Mix

Building A			
	1 Bed	*24/158*	*15%*
	2 Bed	*108/158*	*68%*
	3 Bed	*26/158*	*16%*
Building C			
	1 Bed	*4/64*	*6%*
	2 Bed	*50/64*	*78%*
	3 Bed	*10/64*	*16%*
Total			
	1 Bed	*28/222*	*13%*
	2 Bed	*158/222*	*71%*
	3 Bed	*36/222*	*16%*

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Plotted: 5/07/2022, 10:05 PM
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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
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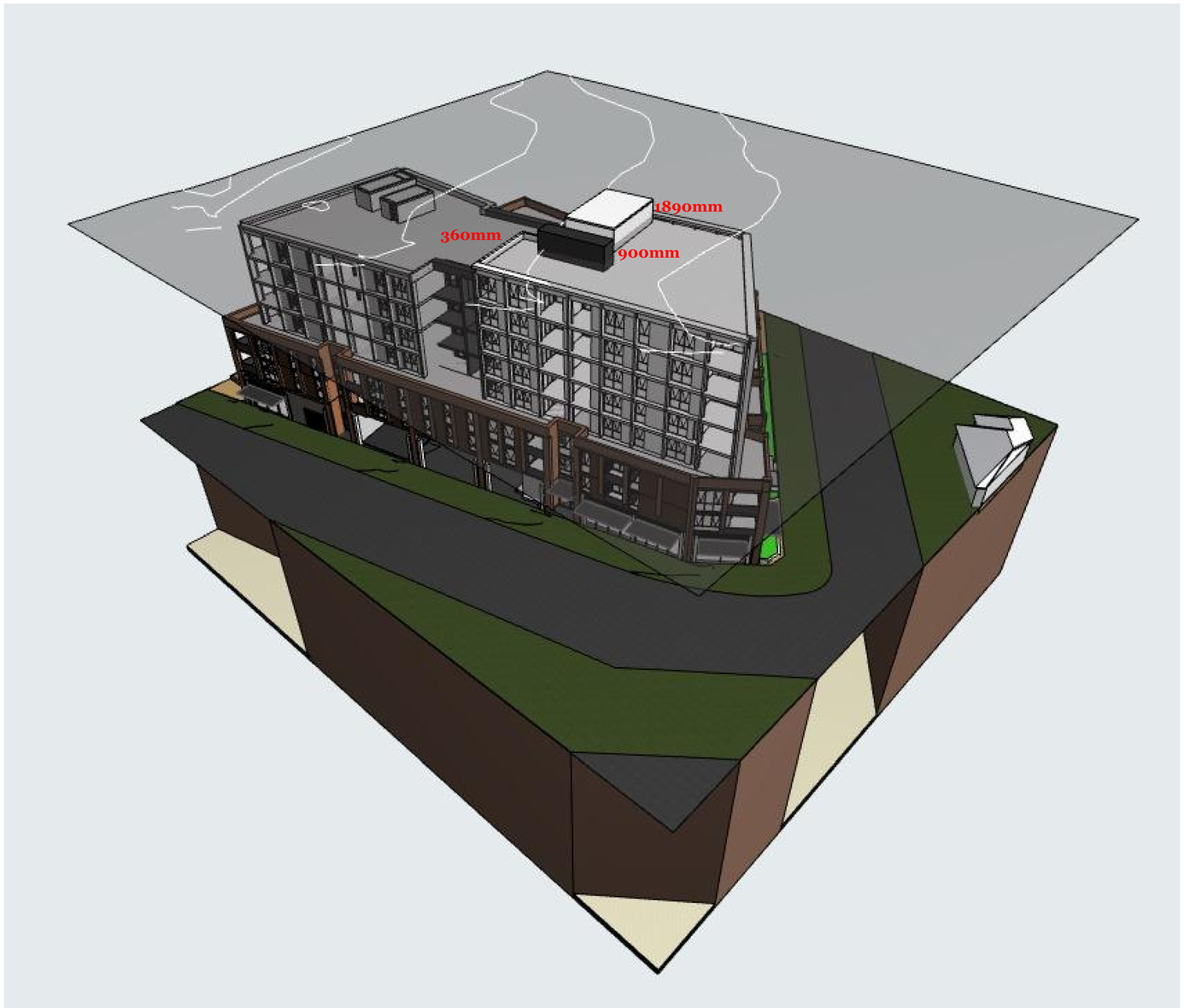
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Apartment Mix
Scale: @A1
Date: February 2022
Drawing Number: DA613
Revision: A



Generic Perspective Building C

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Drawing Name: Perspective - LEP Height Lin
Scale: @A1
Date: February 2022
Project Number: 00012870
Drawing Number: DA617
Revision: A

Plotted: 6/07/2022, 4:06 PM
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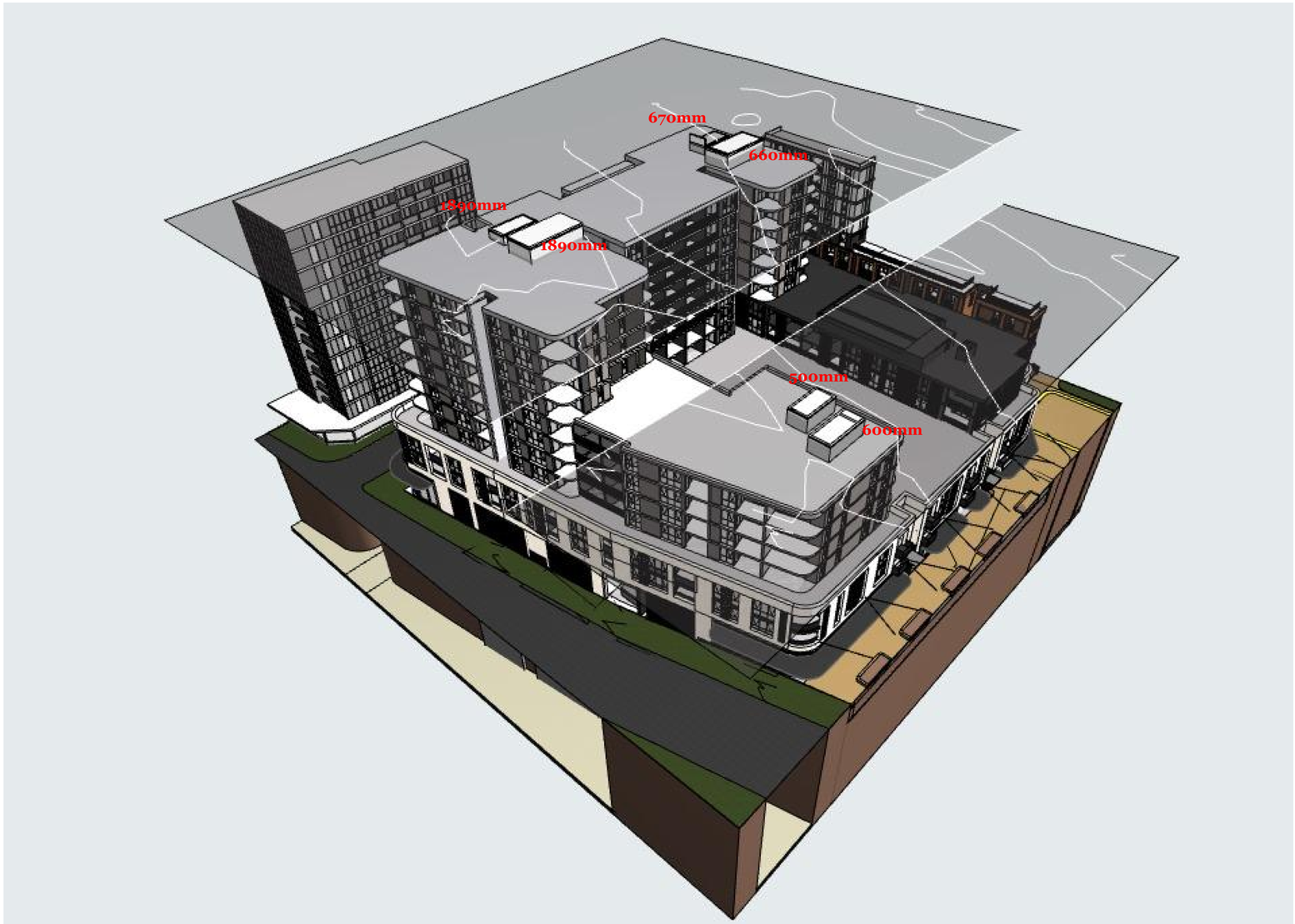

Generic Perspective Building A

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Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Perspective - LEP Height Lin
Scale	@A1
Date	February 2022
Drawing Number	DA618
Revision	A

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Plotted By: Tim Mackenzie

LEVEL 01

Liveable silver 18/24
Adaptable 0/24

LEVEL 02

Liveable silver 18/24
Adaptable 0/24

LEVEL 03

Liveable silver 22/36
Adaptable 4/36

LEVEL 04

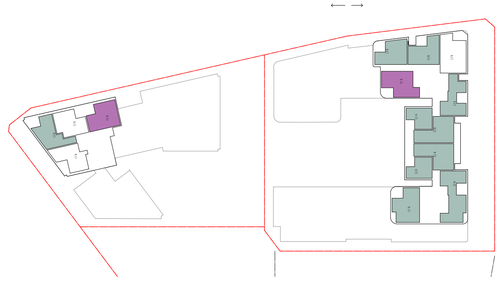
Liveable silver 21/36
Adaptable 5/36

LEVEL 05

Liveable silver 18/27
Adaptable 4/27

LEVEL 06

Liveable silver 18/27
Adaptable 4/27



LEVEL 07

Liveable silver 10/15
Adaptable 2/15

LEVEL 08

Liveable silver 9/11
Adaptable 1/11

LEVEL 09

Liveable silver 9/11
Adaptable 1/11

LEVEL 10

Liveable silver 9/11
Adaptable 1/11

Adaptable & Livable Unit Mix

Total Adaptable Units

22/222
10%

Livable Units Silver Level

152/222
68%

Improved Liveability *

Silver Level Liveable Units Allocated

Level 01 - A101, A104, A105, A106, A107, A108, A109, A111, A112, A113, C101, C102,C105, C106, C107, C108
Level 02 - A201, A204, A205, A206, A207, A208, A209, A211, A212, A213, C201, C102, C205, C206, C207, C208
Level 03 - A301, A303, A305, A307, A308, A309, A311, A312, A313, A314, A315, A316, A317, A318, A320, A323, C302, C305, C308, C309, C311, C312
Level 04 - A401, A403, A407, A408, A409, A411, A412, A413, A414, A415, A417, A418, A420, A423, C402, C405, C408, C409, C411, C412
Level 05 - A501, A503, A507, A508, A509, A511, A512, A513, A514, A515, A516, A517, C502, C505, C506, C507, C509, C510
Level 06 - A601, A603, A607, A608, A609, A611, A612, A613, A614, A615, A616, A617, C602, C606, C606, C607, C609, C610
Level 07 - A702, A703, A705, A706, A707, A708, A709, A710, A711, C702
Level 08 - A802, A803, A805, A806, A807, A808, A809, A810, A811
Level 09 - A902, A903, A8905, A906, A907, A908, A909, A910, A911
Level 10 - A1002, A1003, A1005, A1006, A1007, A1008, A1009, A1010, A1011

Adaptable & Liveable Units Allocated

Level 03 - A302, A306, A321, C304
Level 04 - A402, A405, A406, A421, C404
Level 05 - A502, A505, A506, C504
Level 06 - A602, A605, A606, C604
Level 07 - A701, C704
Level 08 - A801
Level 09 - A901
Level 10 - A1001

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01	19/01/2022	MW	TM	Issued to Access Consultant
02	20/01/2022	MW	TM	Issued to Access Consultant
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04	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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David Randerson 8542

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163

Client: Traders in Purple

Project Number: 00012870
Drawing Name: Adaptable Units Allocation P
Scale: @A1
Date: February 2022

Drawing Number: **DA620**
Revision: **A**

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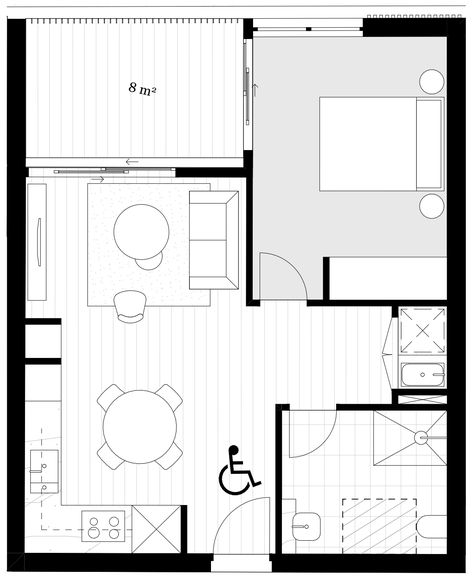


1A

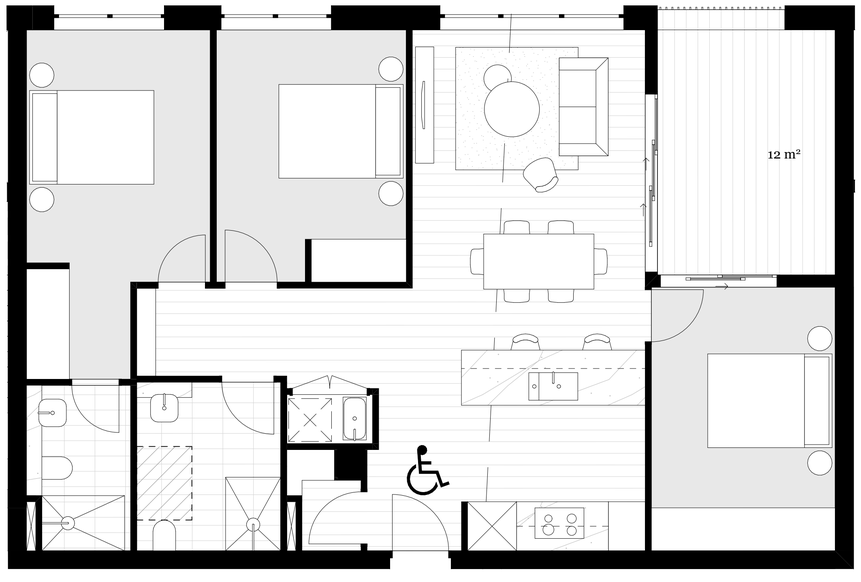
Pre Adaptable Unit

1 BED UNIT - A302, A402, A502, A602

2A

Pre Adaptable Unit

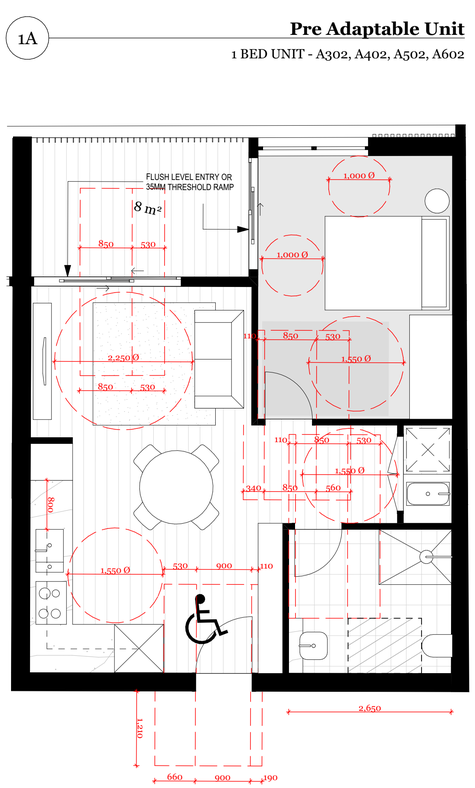
2 BED UNIT - C304, C404, C504, C604, C704



3A

Pre Adaptable Unit

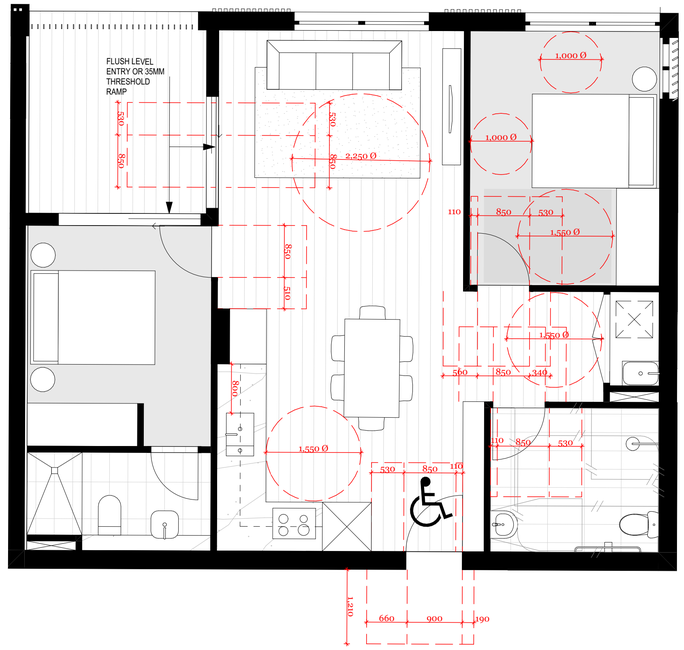
3 BED UNIT - A321, A421



1B

Post Adaptable Unit

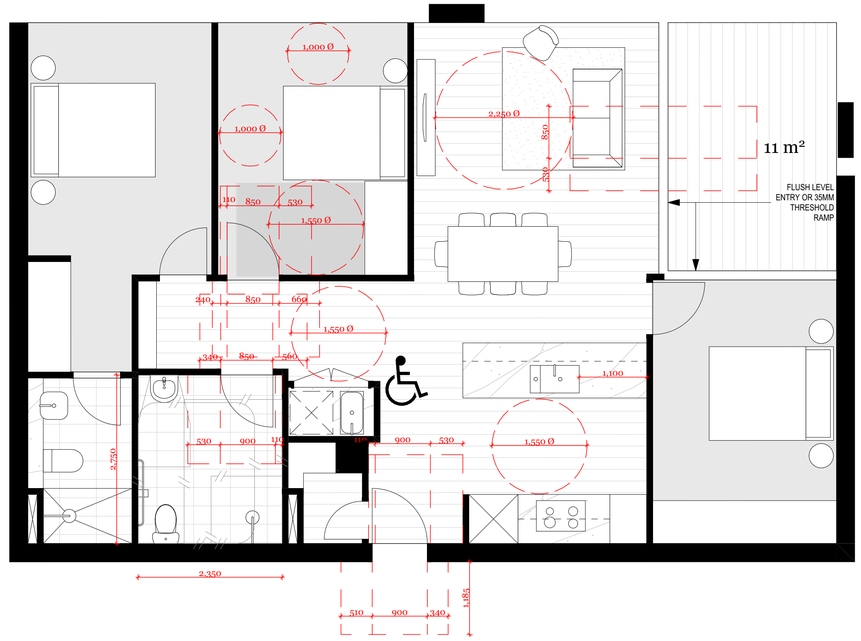
1 BED UNIT - A302, A402, A502, A602



2B

Post Adaptable Unit

2 BED UNIT - C304, C404, C504, C604, C704



3B

Post Adaptable Unit

3 BED UNIT - A321, A421

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DKO

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Adaptable Units
Scale: @A1
Date: February 2022
Drawing Number: DA621
Revision: A

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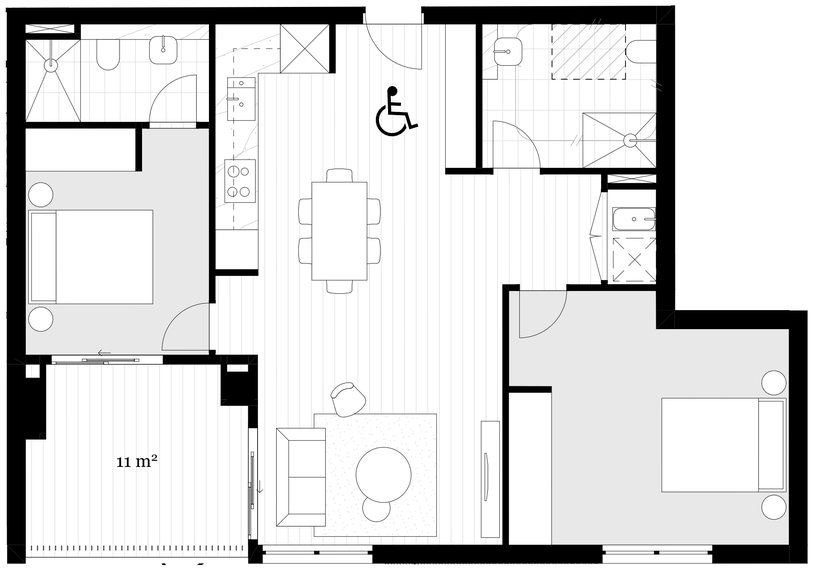
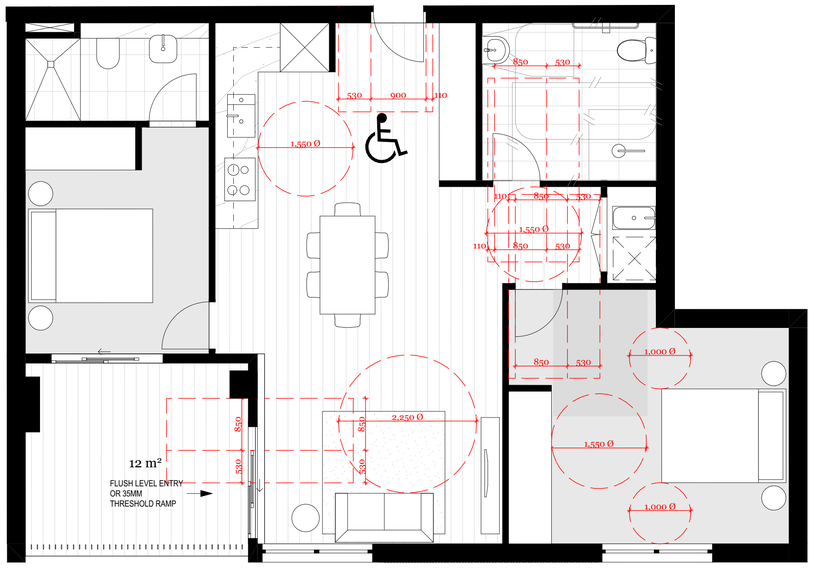


4A

Pre Adaptable Unit

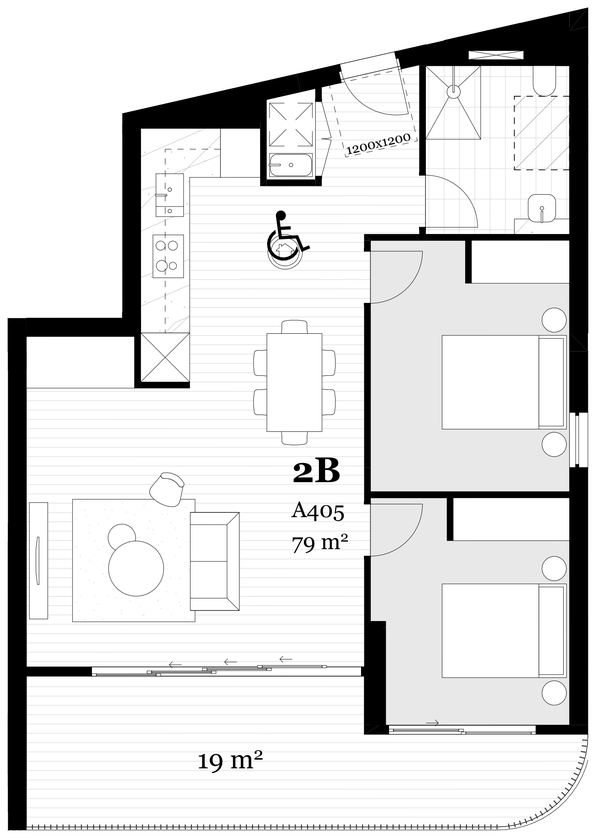
2 BED UNIT - A306, A406, A506, A606, A701, A801, A901, A1001



4B

Post Adaptable Unit

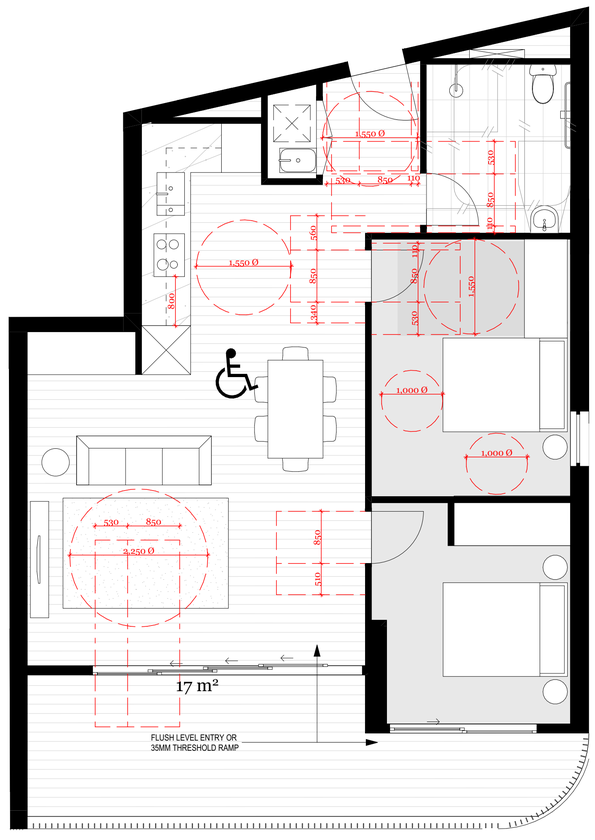
2 BED UNIT - A306, A406, A506, A606, A701, A801, A901, A1001



5A

Pre Adaptable Unit

2 BED UNIT - A405, A505, A605



5B

Post Adaptable Unit

2 BED UNIT - A405, A505, A605

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	5/03/2022	TM MW	SO	Issued to client for sign off
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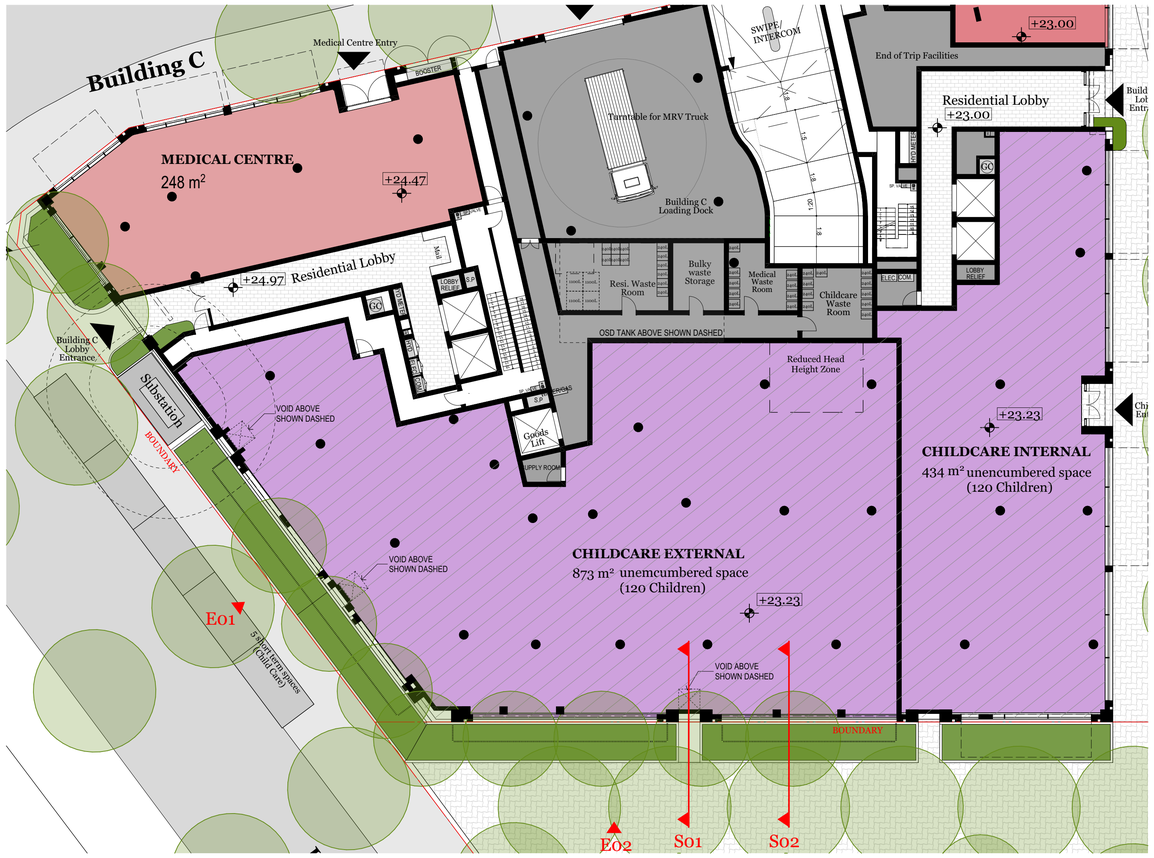
DKO

Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Drawing Name: Adaptable Units
Scale: @A1
Date: February 2022
Project Number: 00012870
Drawing Number: DA622
Revision: A

Plotted: 6/07/2022, 10:05 PM
DO NOT SCALE DRAWING - USE FIGURED DIMENSIONS ONLY - CHECK ALL DIMENSIONS ON SITE - ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE - DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS - DKO TEMPLATE REVISION 5 - 16 DEC 2021 - C:\Users\tmw\Documents\22-00012870-DA-Adaptable Units_tmw.rvt



1 GROUND LEVEL
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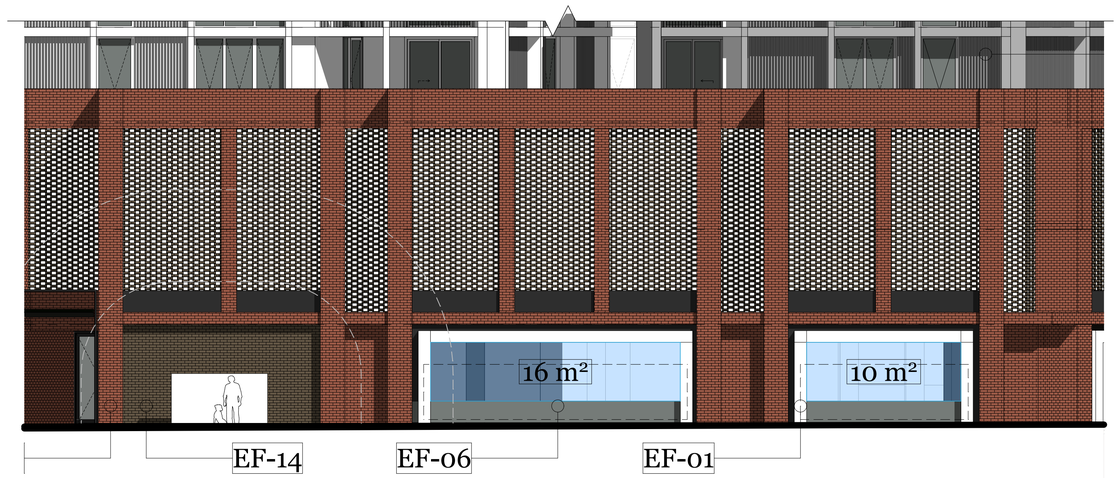
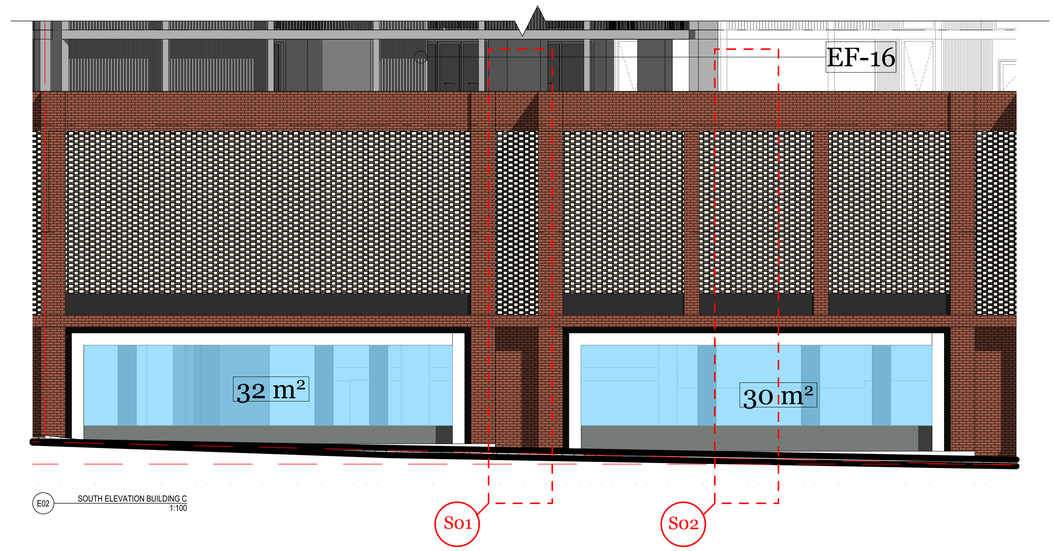
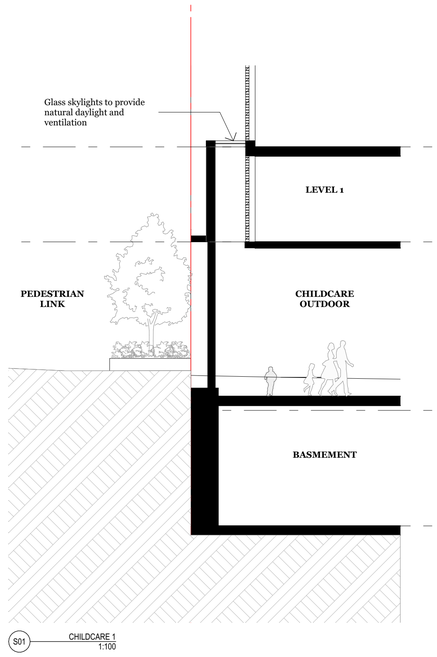


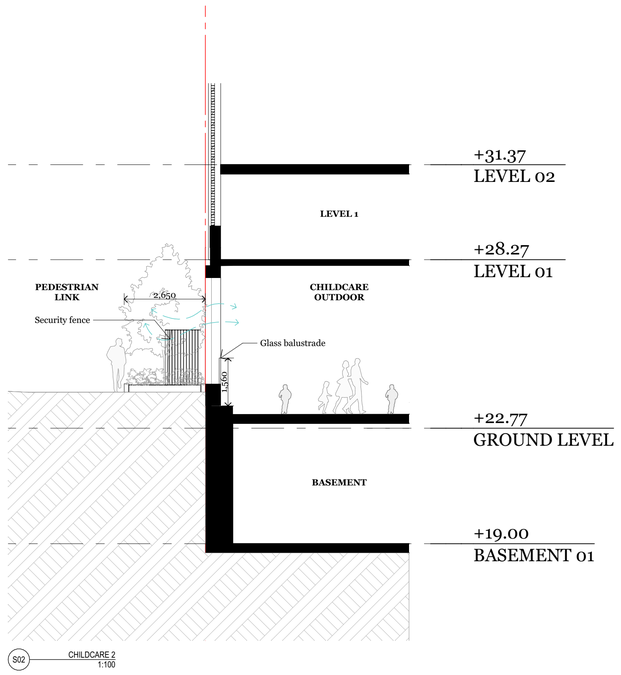
E01 WEST ELEVATION BUILDING C
1:100



E02 SOUTH ELEVATION BUILDING C
1:100



S01 CHILDCARE 1
1:100



S02 CHILDCARE 2
1:100

Open Area & Daylight Calulation - 88 sqm

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DKO

Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Childcare
Scale	@A1
Date	February 2022
Drawing Number	**DA700**
Revision	**A**

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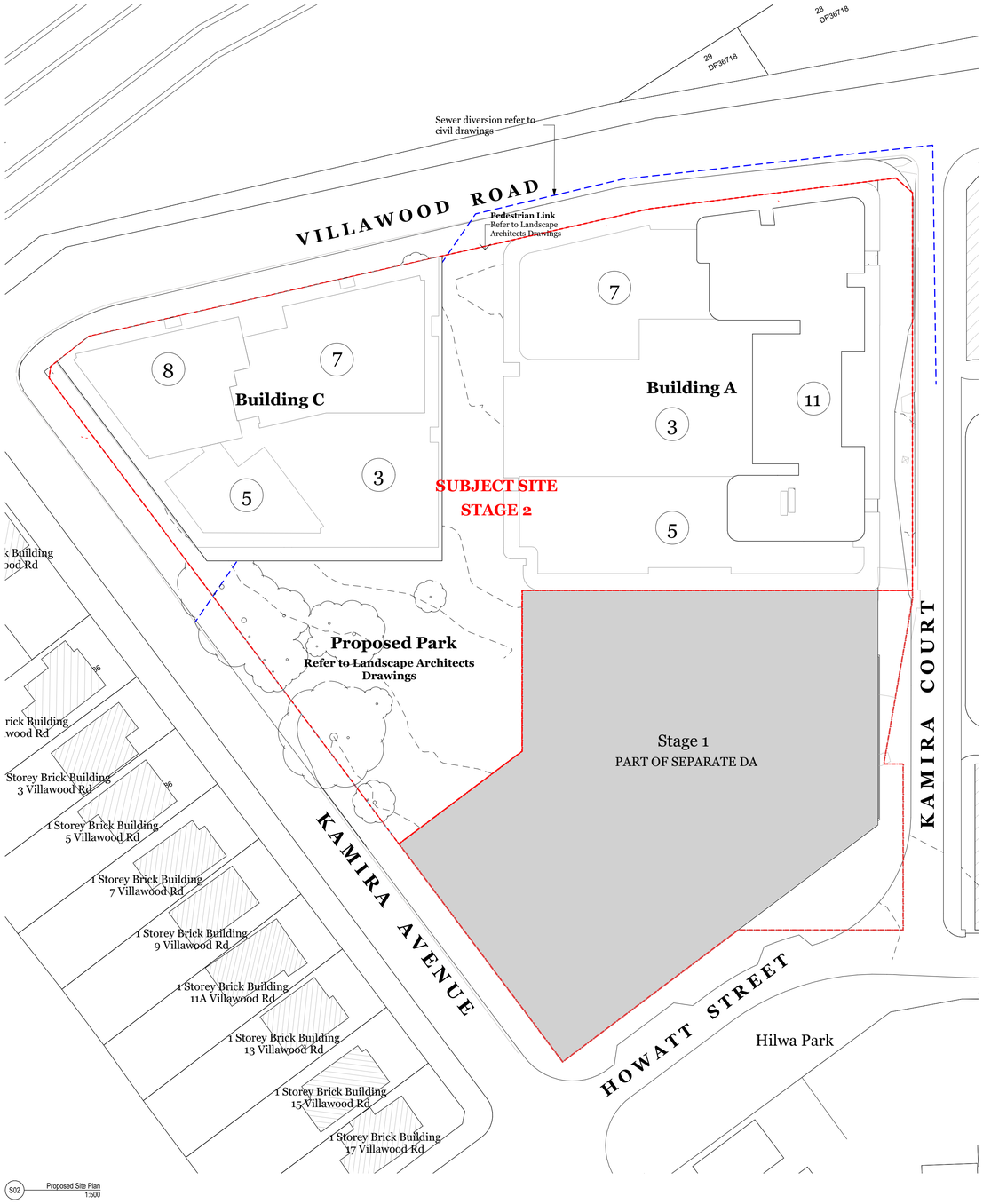
Plotted By: Tim Wood



S02 Proposed Site Plan
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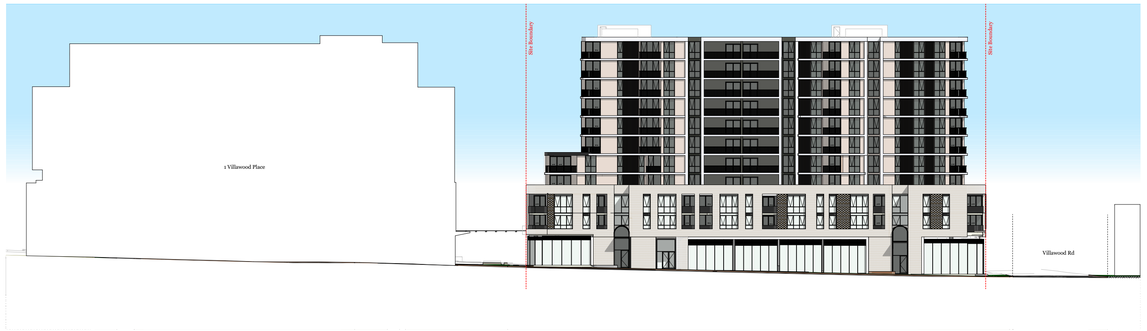
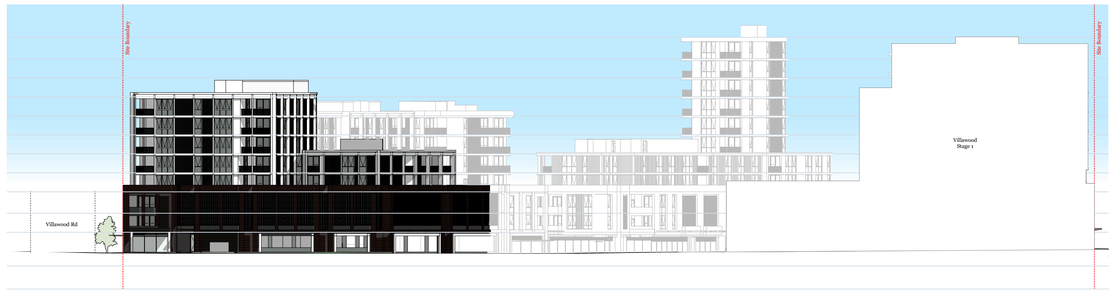
2 STREET NORTH ELEVATION
1:500



3 STREET EAST ELEVATION
1:500

4 STREET SOUTH ELEVATION
1:500



5 STREET WEST ELEVATION
1:500

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A	28/04/2022	TM MW	SO	Issued for DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: Notification Plan
Scale: @A1
Date: February 2022

Drawing Number: DA801
Revision: A