Development Application

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



		Layout Name	Revision
Cover Pages			
	DA000	Cover Page	B
	DA001	Development Summary	B
	DA002	Car Parking Summary	B
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	C - WIP
	DA201	Ground Floor Plan	C - WIP
	DA202	Level 1 Plan	C - WIP
	DA203	Level 2 Plan	C - WIP
	DA204	Level 3 Plan	B
	DA205	Level 4 Plan	B
	DA206	Level 5 & 6 Typical Plan	B
	DA207	Level 7 Plan	B
	DA208	Level 8 -10 Typical Plan	B
	DA209	Roof Plan Plan	B
Elevations			
	DA300	N & E Elevations Building A	B
	DA301	S & W Elevations Building A	B
	DA302	N & E Internal Elevation Building A	B
	DA303	S Internal Elevation Building A	B
	DA304	N & E Elevation Building C	B
	DA305	S & W Elevation Building C	B
	DA306	N & E Internal Elevation Building C	B
	DA307	North & East Streetscape	B
	DA308	South & West Streetscape	B
	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	B
Shadow Diagrams			
	DA500	Shadow Diagrams	B
	DA501	COS Shadow Diagrams	A
	DA502	Public Park Shadow Study	A
	DA503	Eye of the Sun	B
Supporting Documents			
	DA600	Cross Vent Analysis	B
	DA601	Solar Analysis	B
	DA610	Communal Open Space	B
	DA611	Landscape Area	A
	DA612	GFA Calculations	B
	DA613	Apartment Mix	B
	DA617	Perspective - LEP Height Limit Building C	A
	DA618	Perspective - LEP Height Limit Building A	A
	DA620	Adaptable Units Allocation Plan	B
	DA621	Adaptable Units	B
	DA622	Adaptable Units	B
	DA623	Adaptable Units	A
DA7 Childcare			
	DA700	Childcare	A
Notification Plan			
	DA801	Notification Plan	B

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

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Sheet Set: 01 - DA Set
Sheet Issue Date: 2/08/2023
Sheet Name: DA000 Cover Page
Sheet Number: DA000
Revision: B

Project Name Villawood Stage 2/3
Development Summary

Site Area:	**10958**	m2
Maximum GFA	**27,395**	m2
Proposed GFA:	**25,833**	m2
Allowable FSR:	**2.5**	
Proposed FSR:	**2.36**	

LEVELS	Building A								Building C								TOTAL	GFA	Solar	No Solar	Cross Vent
	1B	2B	3B	Sub	GFA m²	Solar	No Solar	Cross V	1B	2B	3B	Sub	GFA m²	Solar	No Solar	Cross V		m²			
Ground	0	0	0	**0**	**3641**	**0**	**0**	**0**	0	4	2	**6**	**1636**	**1**	**2**	**2**	**6**	5277	1	2	2
Level 1	2	10	4	**16**	**1662**	**11**	**0**	**4**	0	5	3	**8**	**883**	**4**	**0**	**3**	**24**	2545	15	0	7
Level 2	2	10	4	**16**	**1662**	**11**	**0**	**4**	0	5	3	**8**	**883**	**4**	**0**	**3**	**24**	2545	15	0	7
Level 3	3	17	4	**24**	**2158**	**14**	**5**	**15**	3	6	3	**12**	**1068**	**9**	**2**	**9**	**36**	3226	23	7	24
Level 4	3	17	4	**24**	**2158**	**16**	**4**	**15**	3	6	3	**12**	**1068**	**9**	**1**	**9**	**36**	3226	25	5	24
Level 5	3	12	2	**17**	**1511**	**12**	**2**	**12**	3	6	1	**10**	**847**	**9**	**1**	**7**	**27**	2358	21	3	19
Level 6	3	12	2	**17**	**1511**	**12**	**2**	**12**	3	6	1	**10**	**847**	**9**	**1**	**7**	**27**	2358	21	3	19
Level 7	2	7	2	**11**	**994**	**8**	**0**	**10**	1	3	0	**4**	**322**	**4**	**0**	**3**	**15**	1316	12	0	13
Level 8	2	7	2	**11**	**994**	**8**	**0**	**10**									**11**	994	8	0	10
Level 9	2	7	2	**11**	**994**	**9**	**0**										**11**	994	9	0	
Level 10	2	7	2	**11**	**994**	**9**	**0**										**11**	994	9	0	
Subtotal	24	106	28	**158**	**18279**	**110**	**13**	**82**	13	41	16	**70**	**7554**	**49**	**7**	**43**	**228**	**25,833**	**159**	**20**	**125**
Achieved Mix	15%	67%	18%	100%	m²	70%	8%	60%	19%	59%	23%	100%	m²	70%	10%	61%		m²	70%	9%	61%
					136													206			

Unit Mix Total	1B	2B	3B	Total
Proposed	37	147	44	228
	16%	64%	19%	100%
Target	23	171	34	228
	10%	75%	15%	100%

GFA Total	**25833**
Solar Total %	**70%**
No Solar Total %	**9%**
Cross Vent Total %	**61%**

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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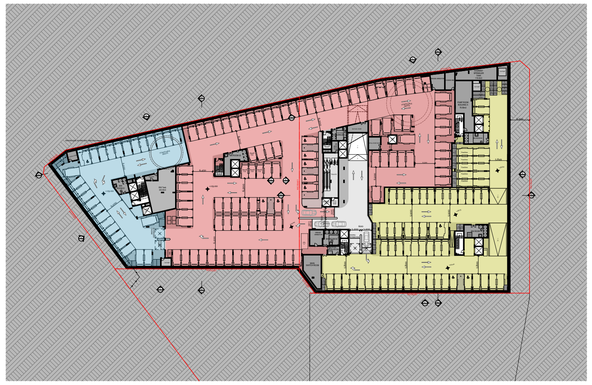
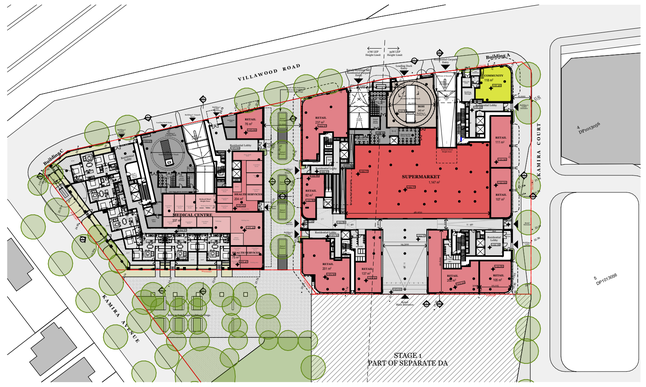
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Project Number: 00012870
Drawing Name: Development Summary
Scale: @A1
Date: February 2022
Drawing Number: **DA001**
Revision: **B**



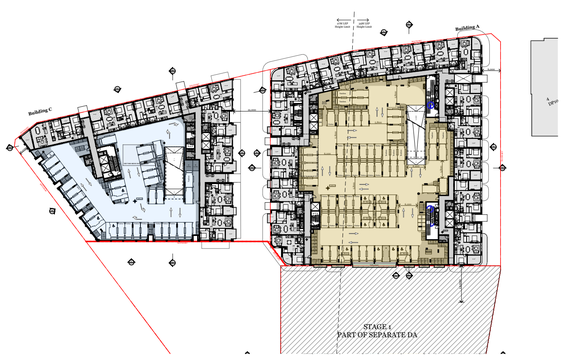
Basement Level: 189 spaces

Building A residential Car Parking: 64
Building C residential Car Parking : 27
Retail and supermarket car parking : 98



Ground Floor Level:

No parking



Level 1: 100 spaces

Building A residential Car parking: 68
Building C residential Car parking: 32



Level 2: 111 spaces

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

DCP Rates Building C			
Apartments	Qty	Rates	Total Car Spaces Req
1 Bed	13	1	13
2 Bed	41	1	41
3 Bed	16	1	16
Sub Total	**70**		**70**
Visitor	1 per 4	18	18
Total Required			**88**

RMS Rates Building C			
Apartments	Qty	Rates	Total Car Spaces Req
1 Bed	13	0.4	5.2
2 Bed	41	0.7	28.7
3 Bed	16	1.2	19.2
Sub Total	**70**		**53.1**
Visitor	1 per 7	10	10
Total Required			**63**

Proposed Building C	
Level	Car Spaces
Basement	27
Level 01	32
Level 02	36
Total Proposed	**95**
Visitors	10
Subtotal	**85**

DCP Rates Building A			
Apartments	Qty	Rates	Total Car Spaces Req
1 Bed	24	1	24
2 Bed	106	1	106
3 Bed	28	1	28
Sub Total	**158**		**158**
Visitor	1 per 4	40	40
Total Required			**198**

RMS Rates Building A			
Apartments	Qty	Rates	Total Car Spaces Req
1 Bed	24	0.4	9.6
2 Bed	106	0.7	74.2
3 Bed	28	1.2	33.6
Sub Total	**158**		**117.4**
Visitor	1 per 7	23	23
Total Required			**140**

Proposed Building A	
Level	Car Spaces
Basement	64
Level 01	68
Level 02	75
Total Proposed	**207**
Visitors	23
Subtotal	**184**

DCP Rates Non Residential Use			
	SQM	Rates per Sqm	Total Car Spaces Req
Medical + Health Related Services	531		24
Retail / Neighbourhood Shops	143	1 per 40 sqm	4
Supermarket	1147	1 per 40 sqm	29
Café/ Restaurant	519	1 per 25 sqm	21
Speciality Retail	662	1 per 40 sqm	17
Community	118	1 per 40 sqm	3
Total Required			**98**

Proposed Non Residential Use	
Level	Car Spaces
Basement	98
Total	**98**

400

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Client: Traders in Purple
Project Number: 00012870
Drawing Name: Car Parking Summary
Scale: 1:1000, 1:1@A1
Date: February 2022
Drawing Number: **DA002**
Revision: **B**

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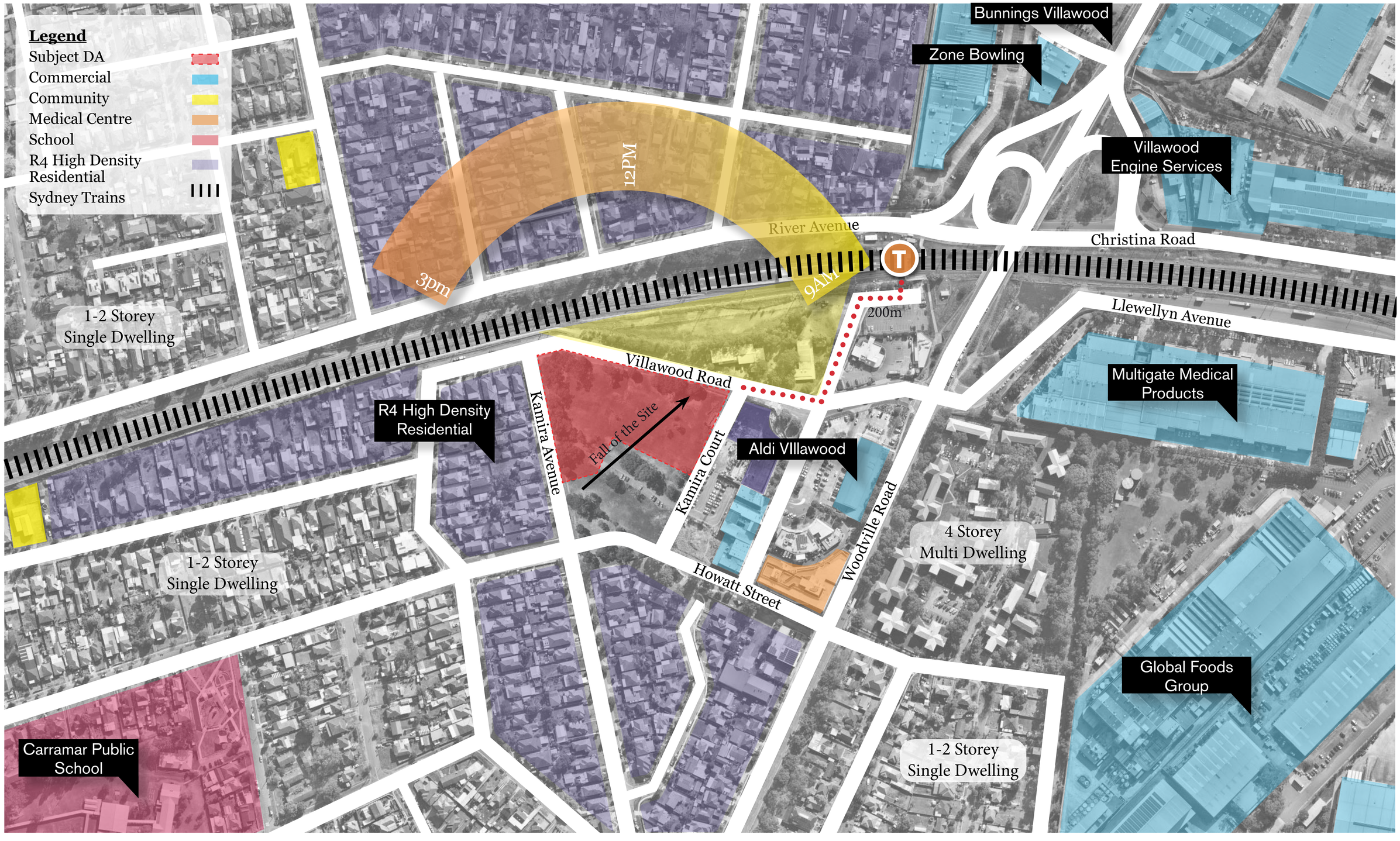

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Project Number: 00012870
Drawing Name: Site Analysis Plan
Scale: @A1
Date: February 2022
Drawing Number: DA100
Revision: A

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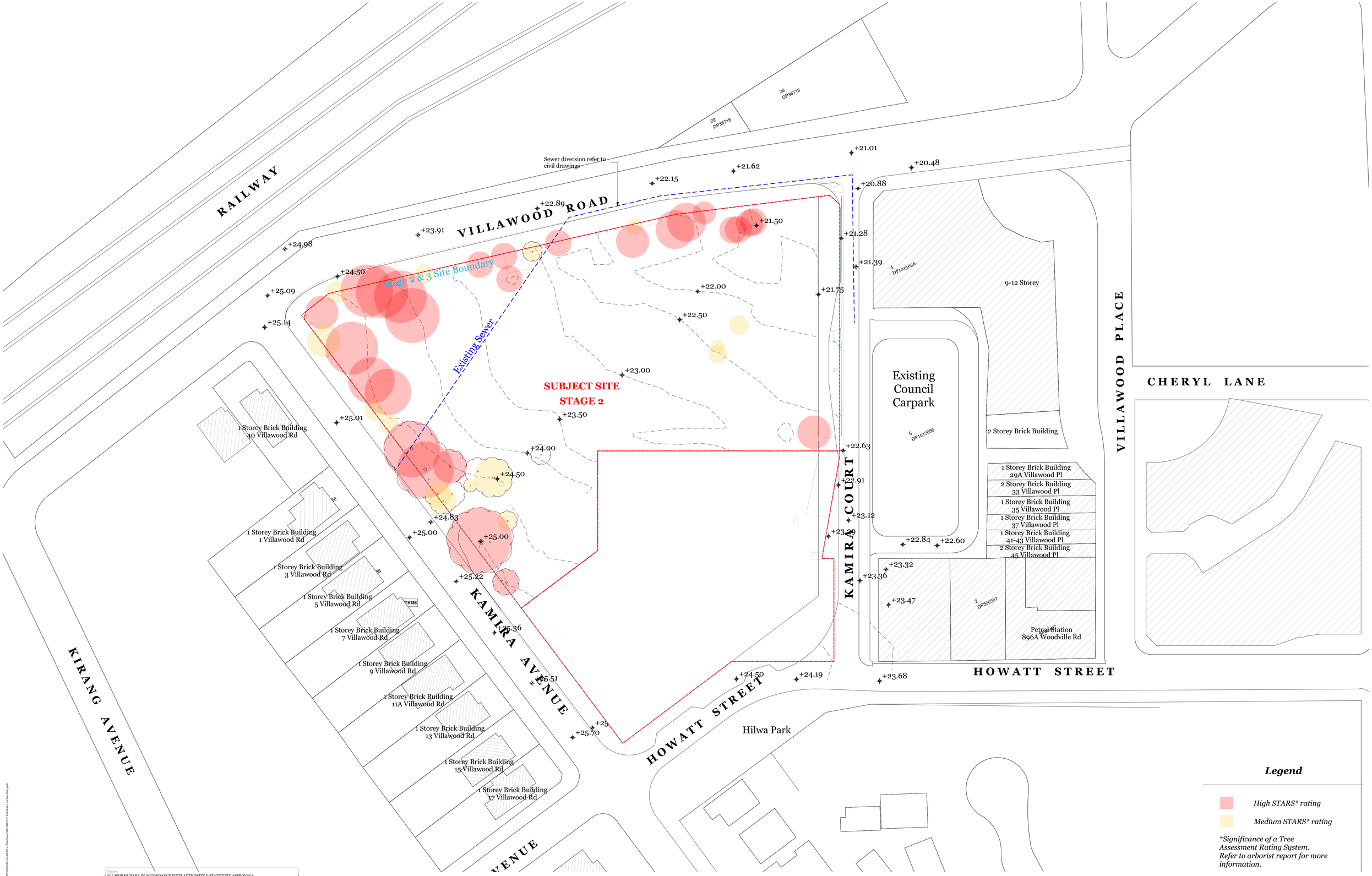

Legend

High STARS* rating

Medium STARS* rating

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

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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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DKO

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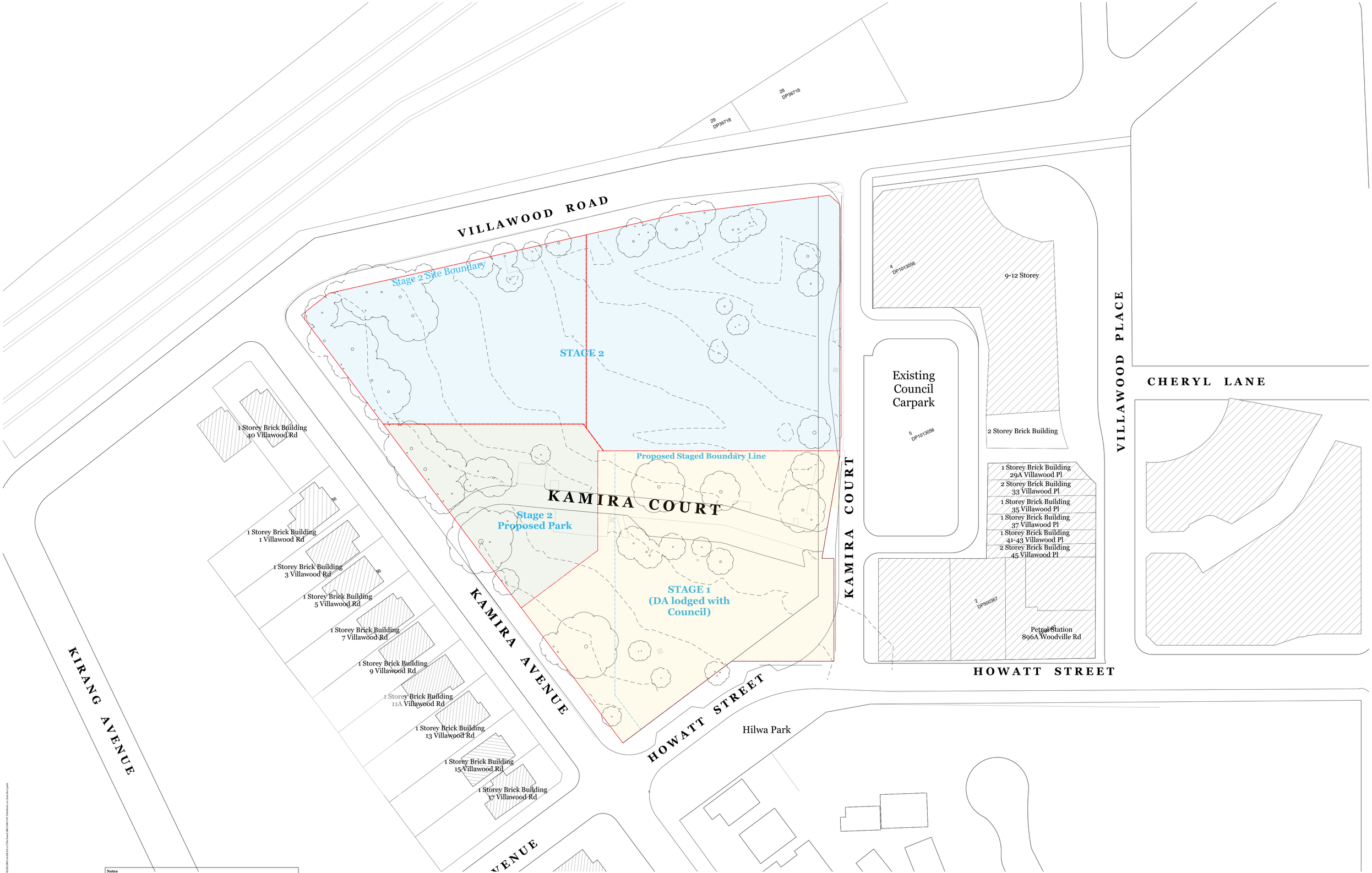
Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Demolition Plan
Scale	@A1
Date	February 2022
Drawing Number	DA103
Revision	A



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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

Notes
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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
41-43 Villawood Pl
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Petrol Station
896A Woodville Rd

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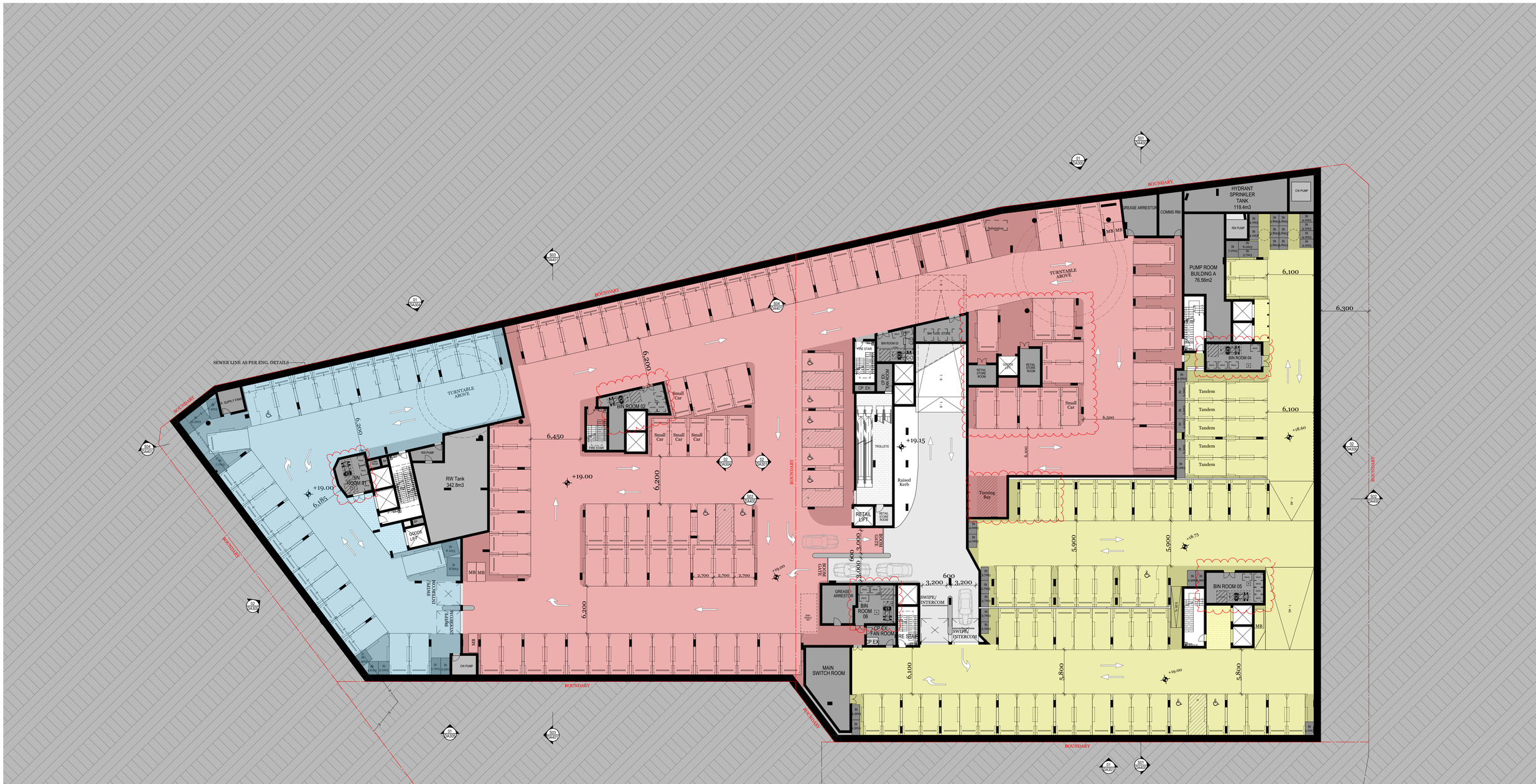
Project Name	Villawood Stage 2
Project Address	2 Kamira Ave, Villawood, NSW 2163
Client	Traders in Purple
Project Number	00012870
Drawing Name	Proposed Site Plan and Surve
Scale	@A1
Date	February 2022
Drawing Number	DA106
Revision	



Parking Space

Retail, Medical & Supermarket
98 car spaces, 4 MB spaces
7 Accessible (incl.)

Residential Building C
27 car spaces

Residential Building A
64 car spaces, 1 MB space
5 Tandem (incl.)
2 Accessible (incl.)
1 Adaptable (incl.)

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07	5/03/2022	TM MW	SO	Issued to client for sign off
A	28/04/2022	TM MW	SO	Issued for DA
B	2/08/2023	TM		Issued for Revised DA
C - WIP	Work in Progress	TM	SO	Issued for Revised 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: C - WIP

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

RETAIL 76 m² +23.00

RETAIL 238 m² +22.37

RETAIL 82 m² +22.86

RETAIL 201 m² +23.30

RETAIL 137 m² +23.30

RETAIL 111 m² +21.90

RETAIL 107 m² +22.00

RETAIL 200 m² +23.20

RETAIL 105 m² +22.85

SUPERMARKET 999 m² +22.77

COMMUNITY 118 m² +21.40

BOH 237 m² Building A Loading Dock

MEDICAL CENTRE 305 m² +24.37

HEALTH SERVICES 204 m² +23.23

HEALTH SERVICES 75 m² +23.47

Residential Lobby +23.00

Residential Lobby +22.37

Residential Lobby +23.30

Residential Lobby +22.36

Residential Lobby +21.40

Retail Main Entrance

Refer to Landscape Architects Dwgs.

STAGE 1
PART OF SEPARATE DA

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B	2/08/2023	TM		Issued for Revised DA
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Project Name	Villawood Stage 2	Project Number	00012870
Project Address	2 Kamira Ave, Villawood, NSW 2163	Drawing Name	Ground Floor Plan
		Scale	1:250@A1
Client	Traders in Purple	Date	February 2022
		Drawing Number	DA201
		Revision	C - WIP

Printed: 6/03/2023 10:06:37 PM
FILENAME: P:\12870 Villawood Stage 2\Revit\12870 Villawood Stage 2_CENTRAL_TM.rvt Plotted: 2023/03/06 10:06:37 Drawn: TM Checked: MW Author: Koos de Keijzer

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

OSD BELOW ABOVE SHOWN DASHED

OSD 130M BELOW/ABOVE DASHED

4 DP1013056

14,950

6,000

12,000

7,800

8,400

6,100

5,800

3,800

3,000

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
08	9/03/2022	TM MW	SO	Issued to Traffic and Landscape
A	28/04/2022	TM MW	SO	Issued for DA
B	2/08/2023	TM		Issued for Revised DA
C - WIP	Work in Progress	TM	SO	Issued for Revised 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: **C - WIP**

Plotted:Nov/2022, 10:47 PM
File:H:\Projects\00012870 Villawood Stage 2\Revit\Stage 2 Villawood_v22_CAS TEMPLATE FILES\DKO Architecture_v22 TEMPLATE FILES\DKO Architecture_v22 Tile Panel_dRUSH TO TESSbrush_v22.rvt Author: Revit_work



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
08	9/03/2022	TM MW	SO	Issued to Traffic and Landscape
A	28/04/2022	TM MW	SO	Issued for DA
B	2/08/2023	TM		Issued for Revised DA
C - WIP	Work in Progress	TM	SO	Issued for Revised 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	C - WIP

Plotted:Nov/15/2022 4:44 PM
File:K:\2021\00012870 Villawood Stage 2\Revit\Level 2 Plan_Part of Stage 1 DA_v22_TEMPLATE FILE.rvt Model:Site to Title Panel: ARCHITECTURAL Role:Architect Use:Basic Revit work



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Rev	Date	By	Chk	Description
04	18/02/22	TM MW	SO	Issued to Client for review
05	22/02/22	TM MW	SO	Issued to Consultant
06	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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 3 Plan
Scale: 1:250@A1
Date: February 2022
Drawing Number: DA204
Revision: B

Legend
Adaptable Apartments
Livable Apartments

Plotted: 6/07/2023, 3:09:37 PM
FILE PATH: C:\Users\tmw\Documents\22012870_2 Kamira Ave_tmw@dko.com.au_CA3_STAGE1.rvt

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

BOUNDARY

27M LEP Height Limit

39M LEP Height Limit

3,000

12,000

3,000

2,000

6,000

9,100

6,000

8,000

23,000

15,200

4 DP1013056

STAGE 1
PART OF SEPARATE DA

Legend

Adaptable Apartments

Livable Apartments

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Rev	Date	By	Chk	Description
04	18/02/22	TM MW	SO	Issued to Client for review
05	22/02/22	TM MW	SO	Issued to Consultant
06	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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 4 Plan
Scale: 1:250@A1
Date: February 2022

Drawing Number: **DA205**
Revision: **B**

VILLAWOOD ROAD

KAMIRA AVENUE

KAMIRA COURT

Building A

Building C

27M LEP Height Limit

39M LEP Height Limit

BOUNDARY

3,000

12,000

2,000

8,800

9,000

RETAIL AC PLANT AS PER ENGINEERS SPECIFICATION

SUPERMARKET AC PLANT AS PER ENGINEERS SPECIFICATION

LIFT OVERRUN

FIRE STAIR

GPEX

Planter on Level 5 Only

4 DP1013056

STAGE 1
PART OF SEPARATE DA

Legend

Adaptable Apartments

Livable Apartments

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Rev	Date	By	Chk	Description
04	18/02/22	TM MW	SO	Issued to Client for review
05	22/02/22	TM MW	SO	Issued to Consultant
06	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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 5 & 6 Typical Plan
Scale	1:250@A1
Date	February 2022
Drawing Number	**DA206**
Revision	**B**

Plotted: 6/03/2023, 10:09 PM
FILE NAME: P:\00012870 - Villawood Stage 2\Revit Files\00012870 - Villawood Stage 2_CENTRAL_TM.rvt



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Rev	Date	By	Chk	Description
04	18/02/22	TM MW	SO	Issued to Client for review
05	22/02/22	TM MW	SO	Issued to Consultant
06	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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 7 Plan
Scale: 1:250@A1
Date: February 2022
Drawing Number: DA207
Revision: B

Plotted: 6/07/2023, 10:09 PM
FILE NAME: P:\00012870 - 2 Kamira Ave, Villawood\Revit\00012870_DA_CENTRAL_v23_Tim.rvt
TEMPLATE FILE (IF ANY): C:\Users\TimMcGrath\Documents\Revit Projects\00012870_DA_CENTRAL_v23_Tim_TM.rvt



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FILE: V:\2021\21012\Models\Villawood Stage 2 Kamira Ave_central_21012_TM.rvt | TEMPLATE FILE: DKO - Arch DA v2 - STAGE 1.rvt | Sheet: A01.DA.SO1 VIEW: 3 | Model: Rev 05.rvt

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Rev	Date	By	Chk	Description
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05	22/02/22	TM MW	SO	Issued to Consultant
06	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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 8 -10 Typical Plan
Scale: 1:250@A1
Date: February 2022
Drawing Number: **DA208**
Revision: **B**

Legend

Adaptable Apartments

Livable Apartments

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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04	22/02/22	TM MW	SO	Issued to Consultant
05	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised DA

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Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Scale: 1:250@A1
Date: February 2022
Project Number: 00012870
Drawing Name: Roof Plan Plan
Drawing Number: DA209
Revision: B

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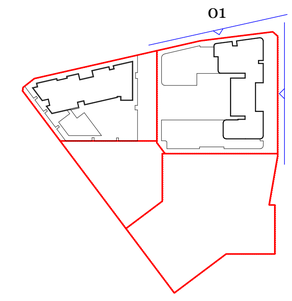
Plotted By:Tom Mackenzie



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-17** Cream Blockwork
- **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 Stack Bond
- **EF-14** Dark Brick 2
- **EF-15** Light Grey Finish
- **EF-16** Exterior Textured Finish Light Grey
- **EF-18** Exterior Wall Finish Beige 02

Notes
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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: N & E Elevations Building A
Scale: 1:200@A1
Date: February 2022
Drawing Number: DA300
Revision: B

Plotted:6/02/2023, 9:09 PM
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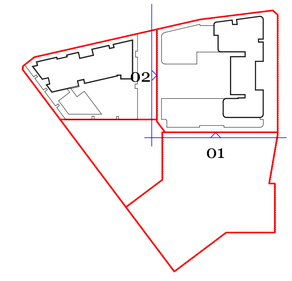
01 SOUTH ELEVATION BUILDING A
1:200



02 WEST 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-17** Cream Blockwork
- **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 Stack Bond
- **EF-14** Dark Brick 2
- **EF-15** Light Grey Finish
- **EF-16** Exterior Textured Finish Light Grey
- **EF-18** Exterior Wall Finish Beige 02

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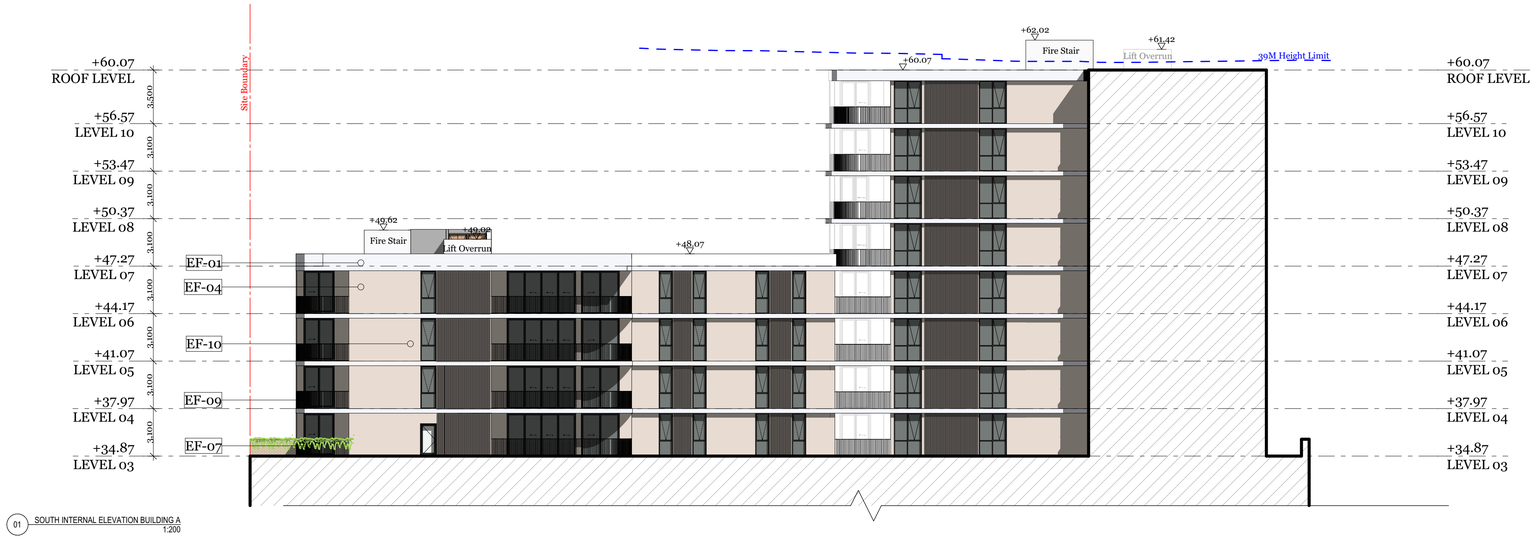
Project Name
Villawood Stage 2
Project Address
2 Kamira Ave,
Villawood, NSW 2163

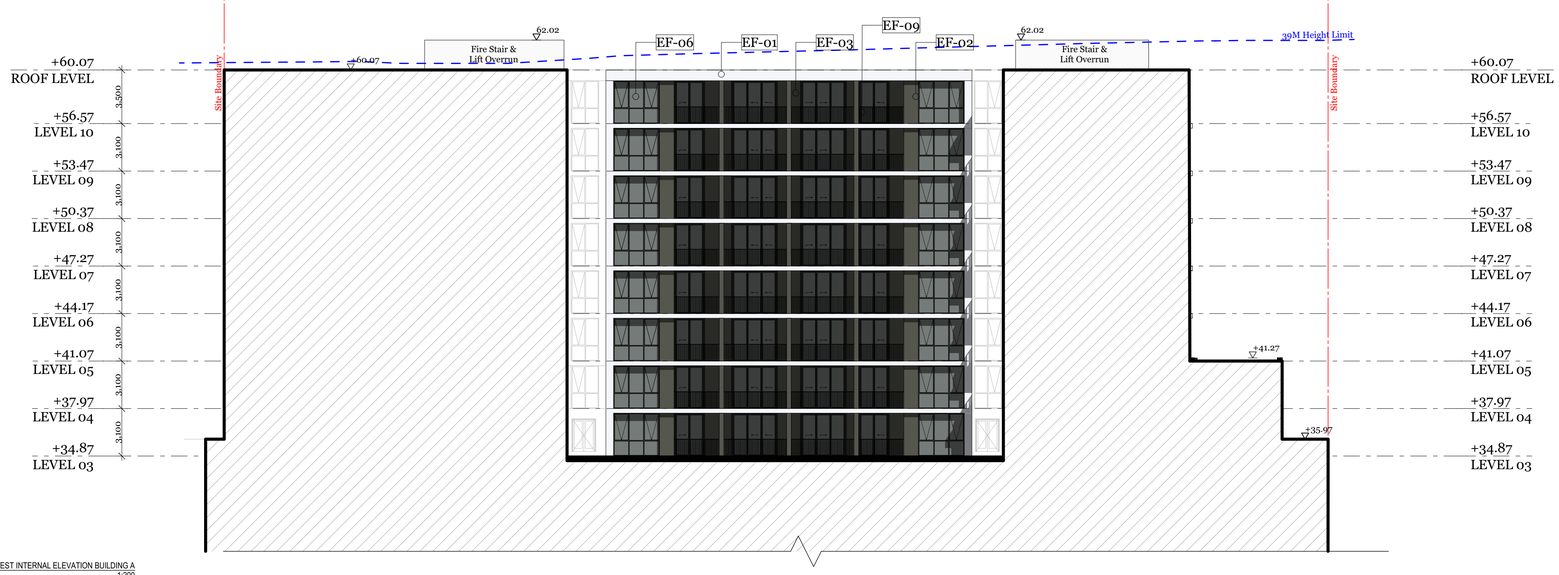
Client
Traders in Purple

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

Drawing Number **DA301**
Revision **B**



01 SOUTH INTERNAL ELEVATION BUILDING A
1:200



02 WEST 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-17 Cream Blockwork

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 Stack Bond

EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey

EF-18 Exterior Wall Finish Beige 02

02
01

Permit & NOT FOR ISSUE
DRAWING STORED IN DKO ARCHITECTURE Date Plotted: 28/2/2023 9:00:58 AM by: Pawel.BIEDRZYCKI Drawing Name: 00012870-DA302-B-Elevations Building A.pln

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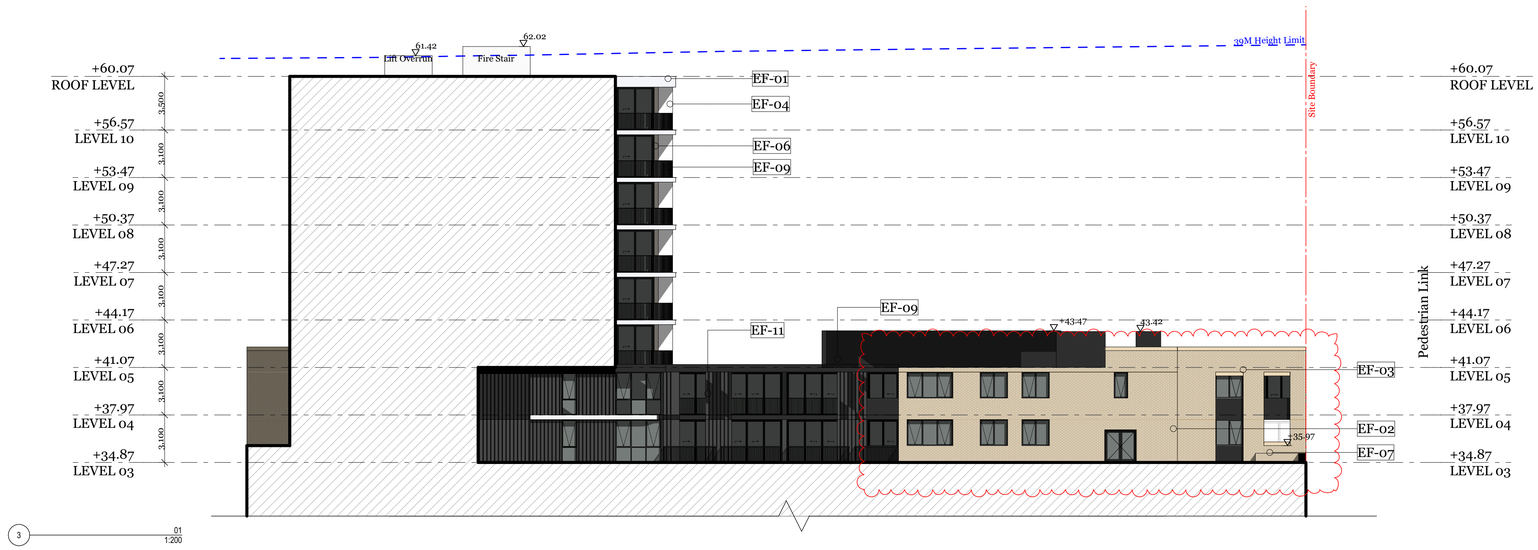
David Randerson 8542

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: B



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-17 Cream Blockwork

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 Stack Bond

EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey

EF-18 Exterior Wall Finish Beige 02

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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: S Internal Elevation Building
Scale: 1:200@A1
Date: February 2022
Drawing Number: DA303
Revision: B

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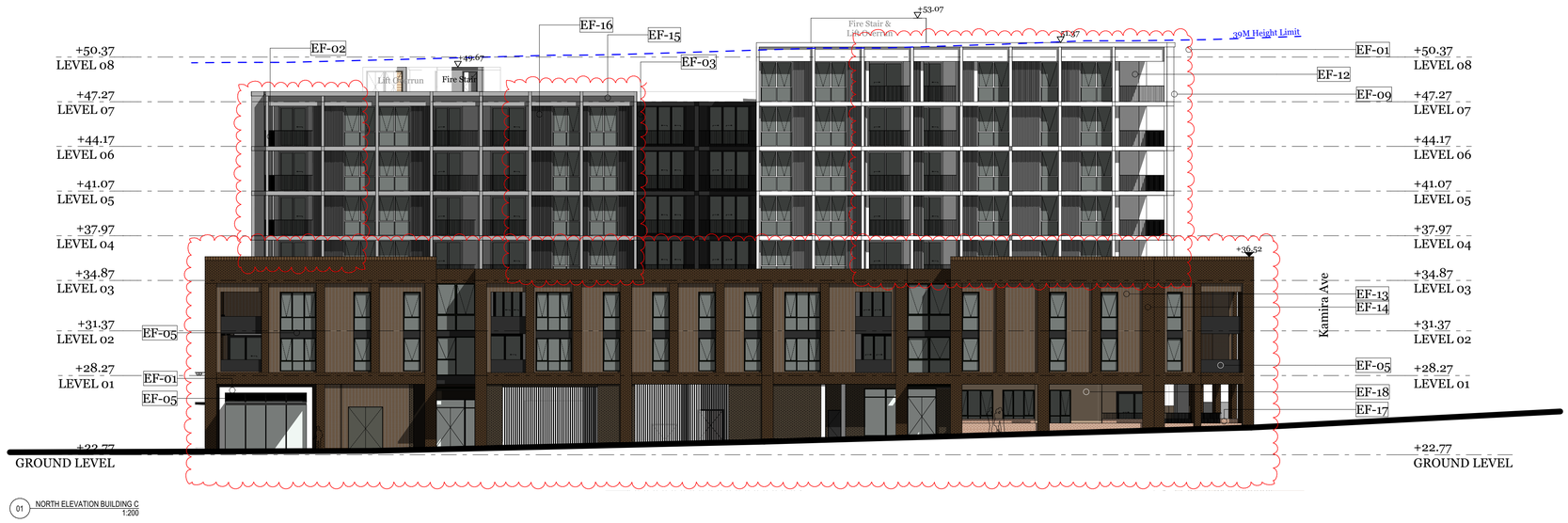

01 NORTH ELEVATION BUILDING C
1:200



02 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-17 Cream Blockwork

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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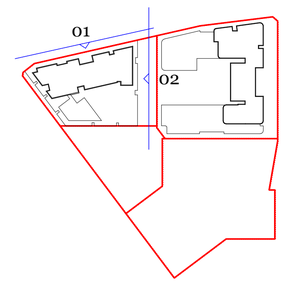
EF-14 Dark Brick 2

EF-15 Light Grey Finish

EF-16 Exterior Textured Finish Light Grey

EF-18 Exterior Wall Finish Beige 02



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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: **B**

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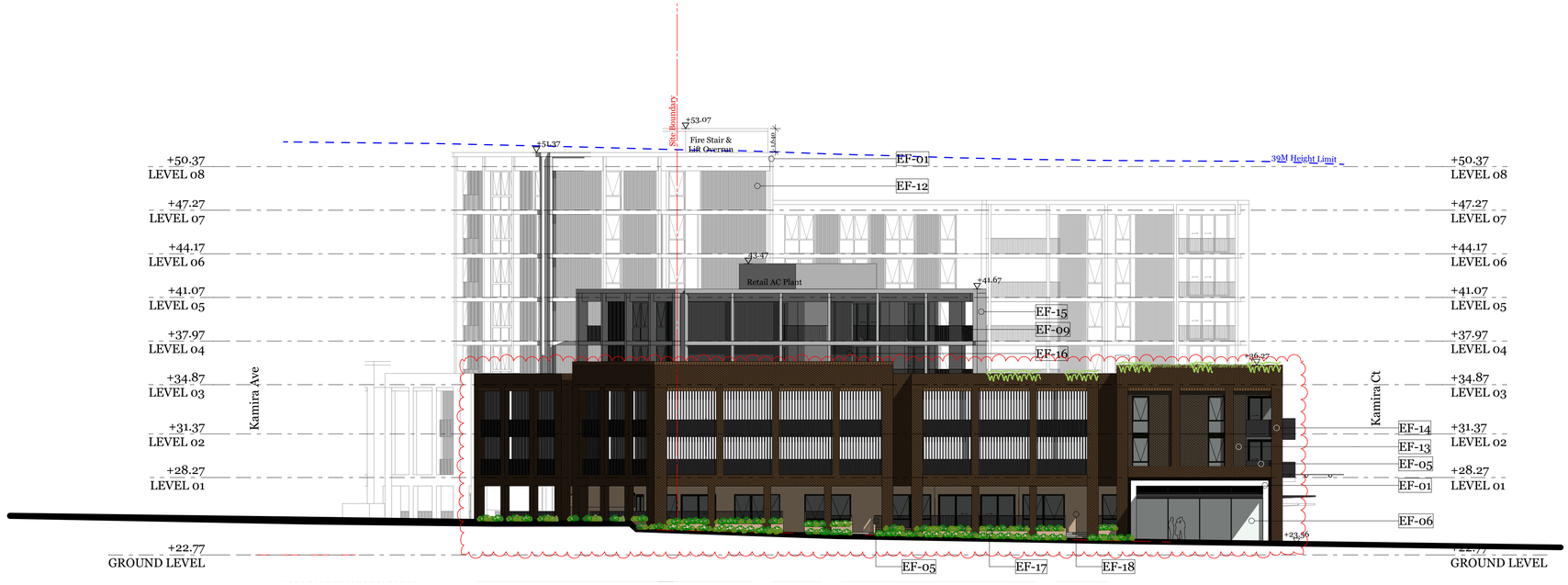

01 SOUTH ELEVATION BUILDING C
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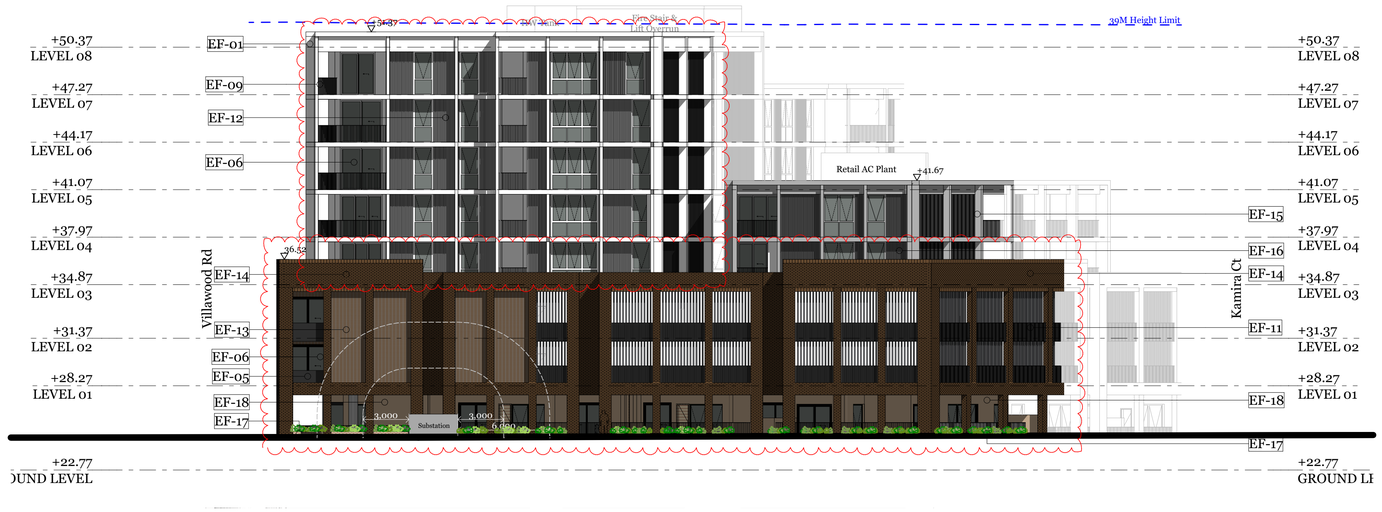

02 WEST ELEVATION BUILDING C
1:200

- **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
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- **EF-17** Cream Blockwork
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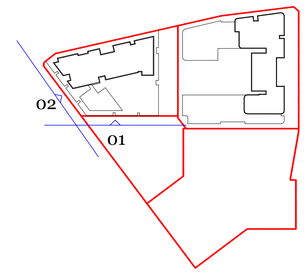
- **EF-11** Exterior Textured Finish Black
- **EF-12** Exterior Textured Finish White
- **EF-13** Dark Brick 1 Stack Bond
- **EF-14** Dark Brick 2
- **EF-15** Light Grey Finish
- **EF-16** Exterior Textured Finish Light Grey
- **EF-18** Exterior Wall Finish Beige 02



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02	18/02/22	TM MW	SO	Issued to Client for review
03	22/02/22	TM MW	SO	Issued to Consultant
04	05/03/22	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: S & W Elevation Building C
Scale: @A1
Date: February 2022
Drawing Number: DA305
Revision: B

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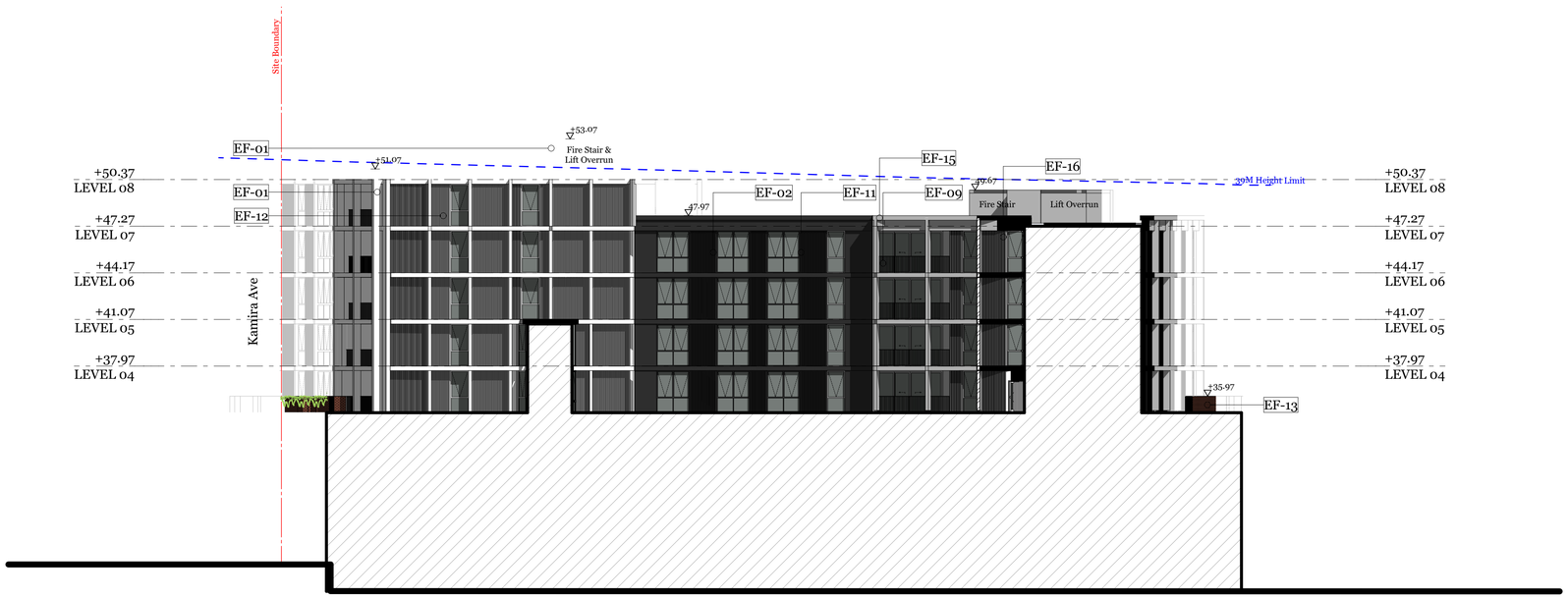

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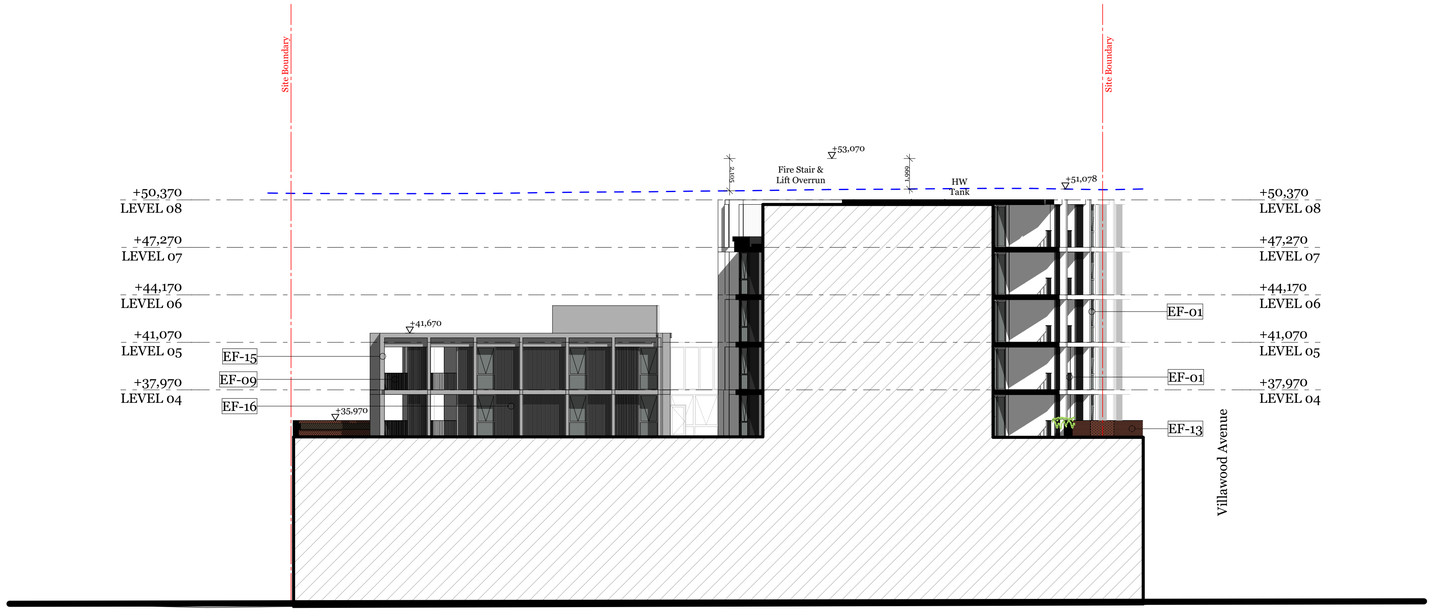

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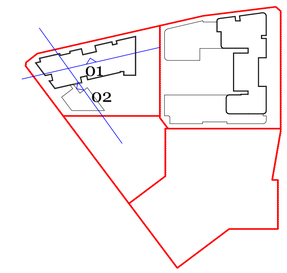

EF-01 White Finish

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

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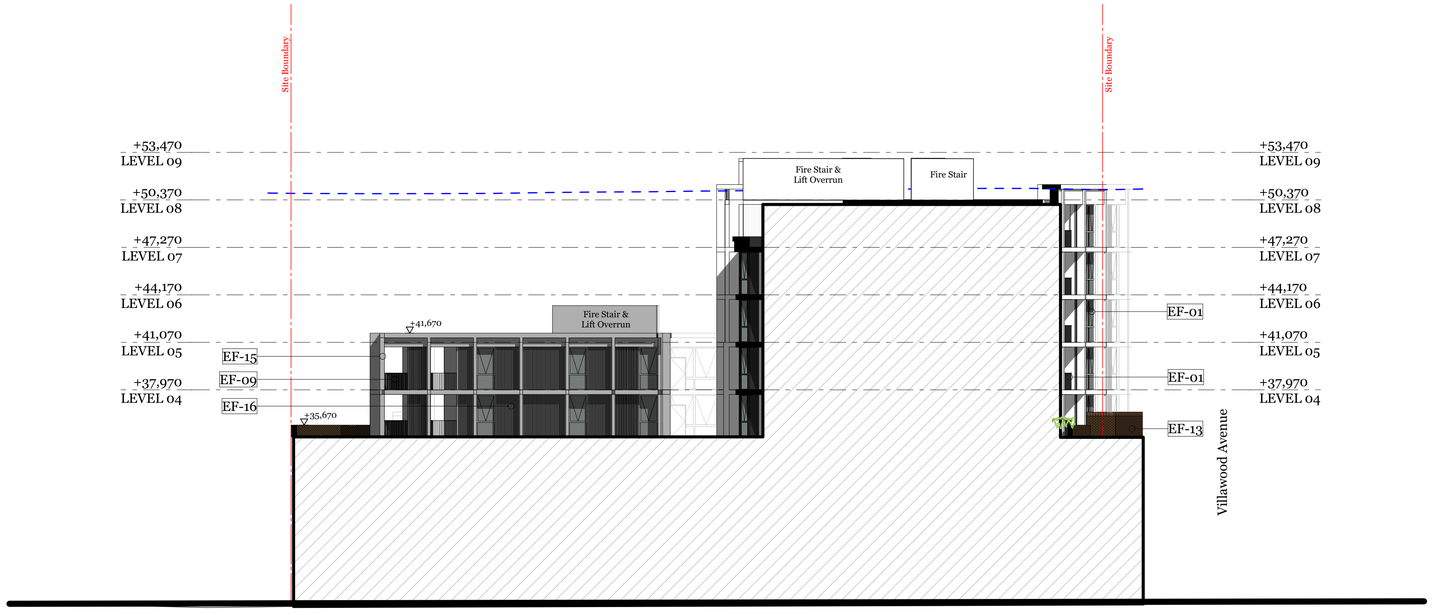
David Randerson 8542

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 SOUTH INTERNAL ELEVATION BUILDING C
1:200



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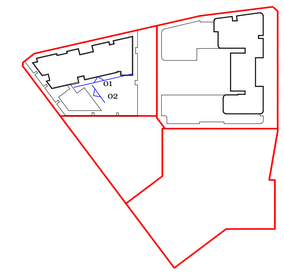

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EF-01 White Finish
EF-02 Dark Grey Finish
EF-03 Black Finish
EF-04 Light Finish
EF-05 Powdercoat Black
EF-06 Glazing
EF-07 Light brick
EF-08 Cream Brick
EF-09 Metal Black Finish
EF-10 Exterior Textured Finish Cream
EF-11 Exterior Textured Finish Black
EF-12 Exterior Textured Finish White
EF-13 Dark Brick 1 Stack Bond
EF-14 Dark Brick 2
EF-15 Light Grey Finish
EF-16 Exterior Textured Finish Light Grey
EF-17 Cream Blockwork
EF-18 Exterior Wall Finish Beige 02

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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 Internal Elevation Buil
Scale: @A1
Date: February 2022
Drawing Number: DA306
Revision: B

Plotted: 6/02/2023, 9:09 PM
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1 STREET NORTH ELEVATION
1:300



2 STREET EAST ELEVATION
1:322.58

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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: North & East Streetscape
Scale: @A1
Date: February 2022
Drawing Number: DA307
Revision: B

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1 STREET SOUTH ELEVATION
1:300

2 STREET WEST ELEVATION
1:300

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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: South & West Streetscape
Scale: @A1
Date: February 2022
Drawing Number: DA308
Revision: B

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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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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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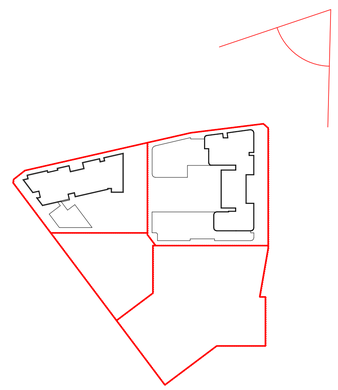

Perspective 1

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Koos de Keijzer 5767
David Randerson 8542

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

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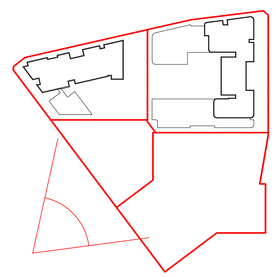
Perspective 2



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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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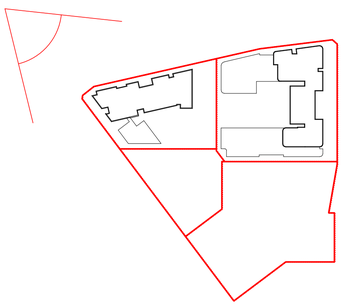

Perspective 3

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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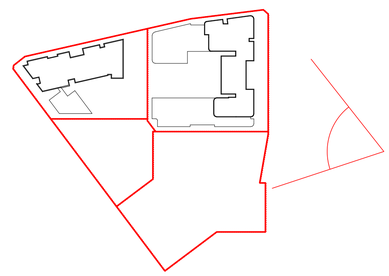

Perspective 4

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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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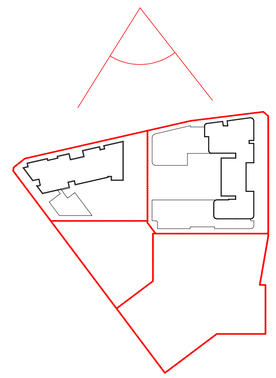

Perspective 5

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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 5
Scale: @A1
Date: February 2022
Drawing Number: DA314
Revision: A

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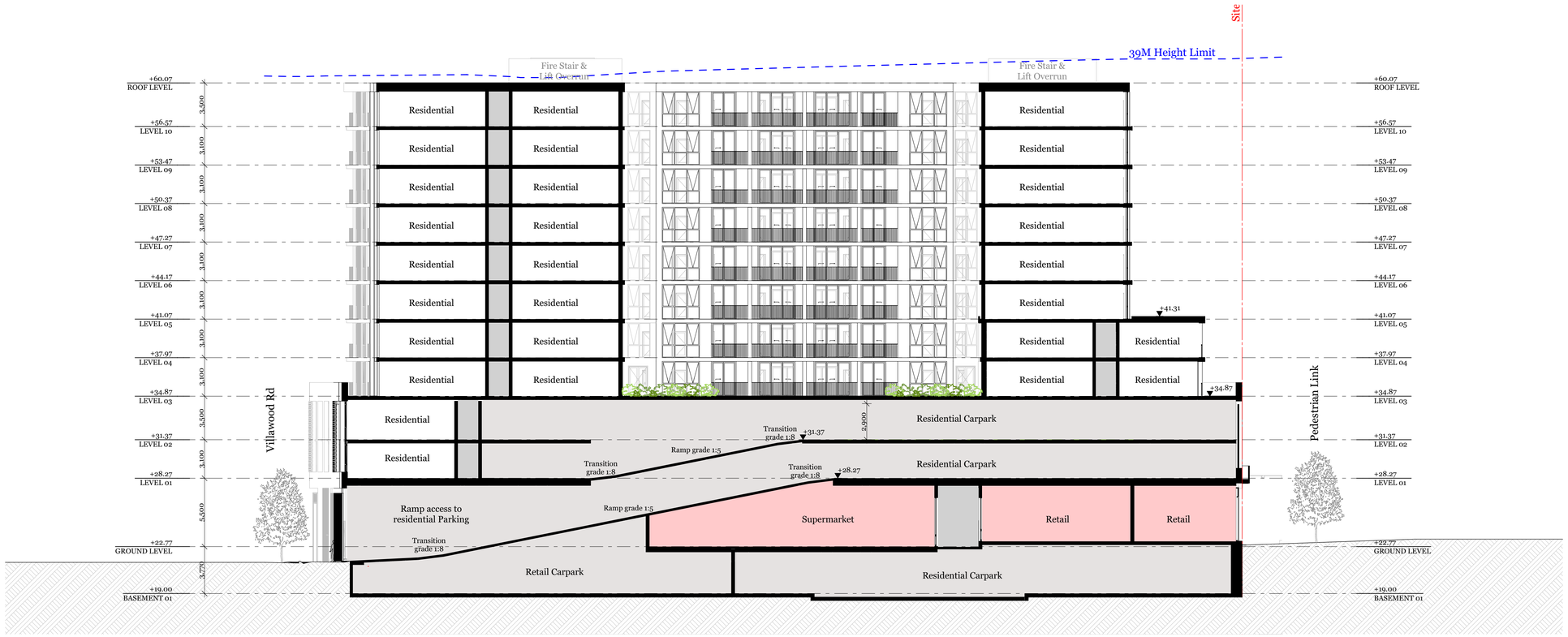

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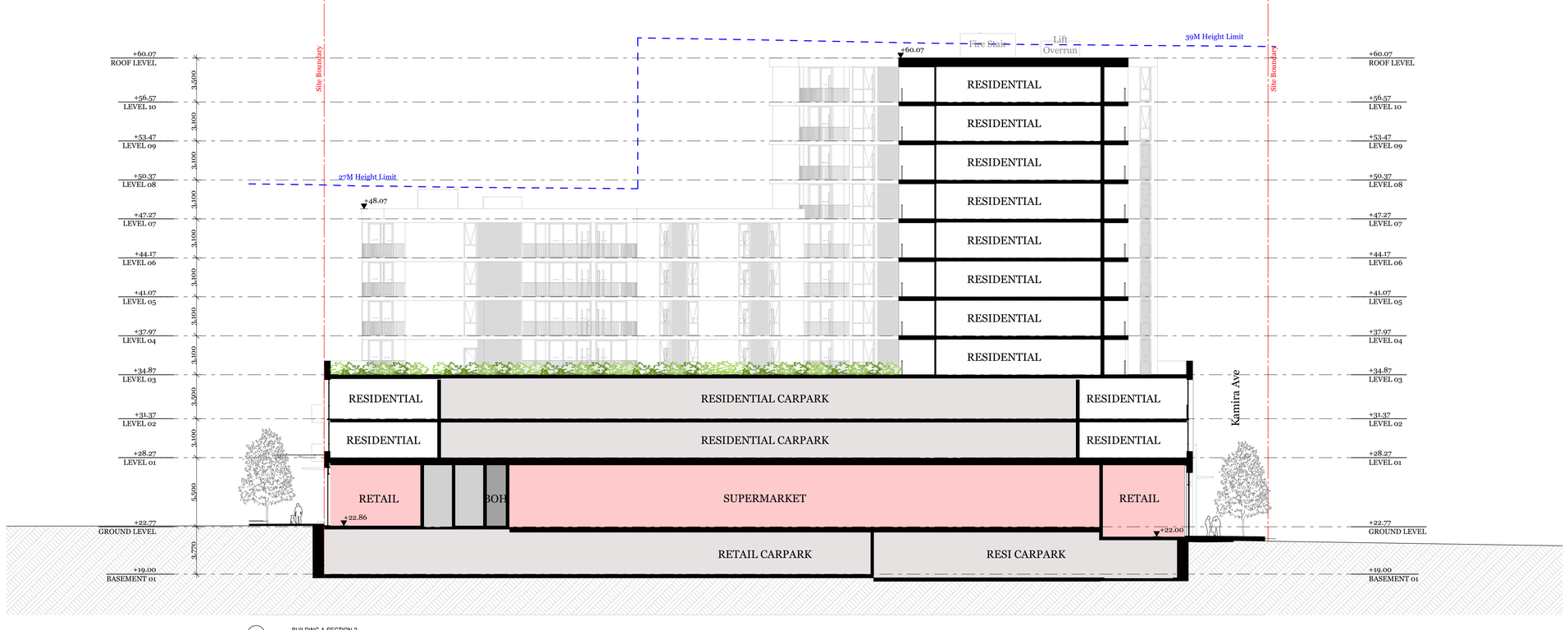

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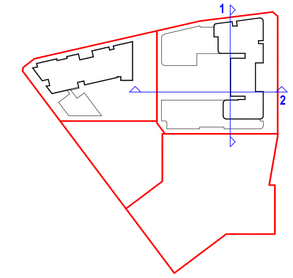

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Rev	Date	By	Chk	Description
01	18/02/2022	TM MW	SO	Issued to Client for review
02	22/02/2022	TM MW	SO	Issued to Consultant
03	5/03/2022	TM MW	SO	Issued to client for sign off
A	14/04/2022	TM MW	SO	Issued for DA

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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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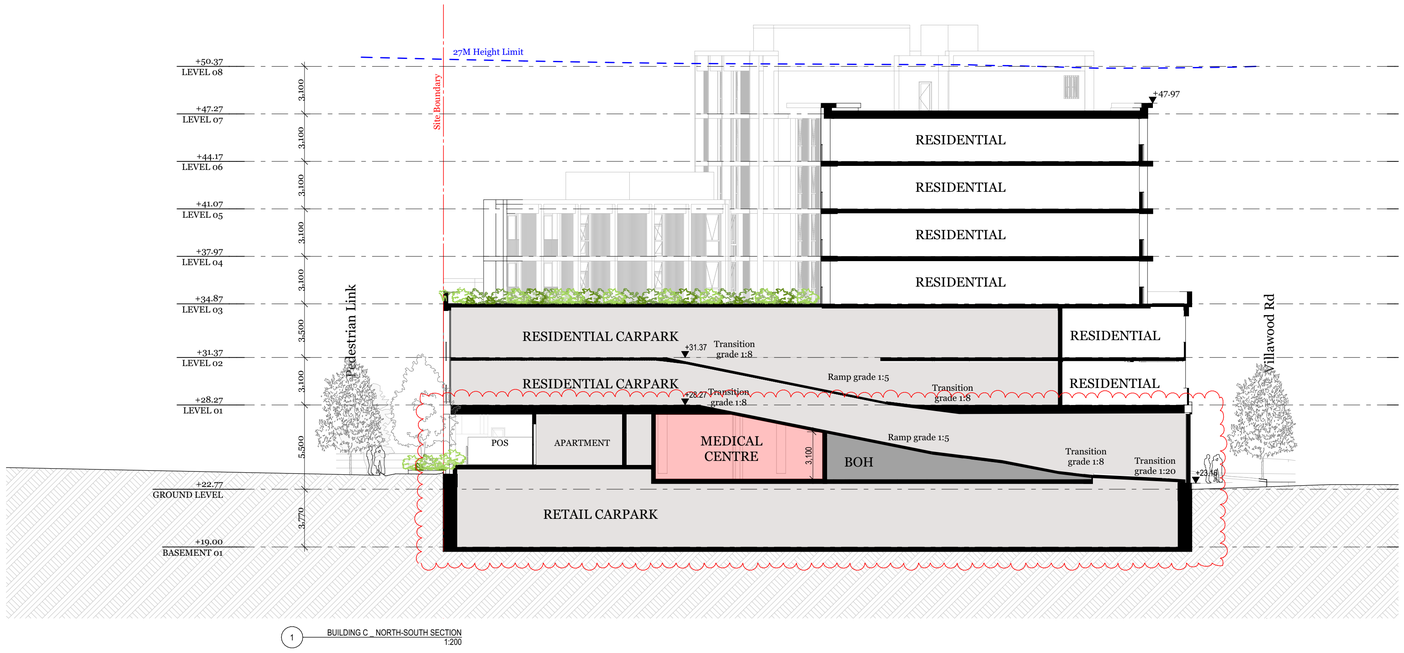

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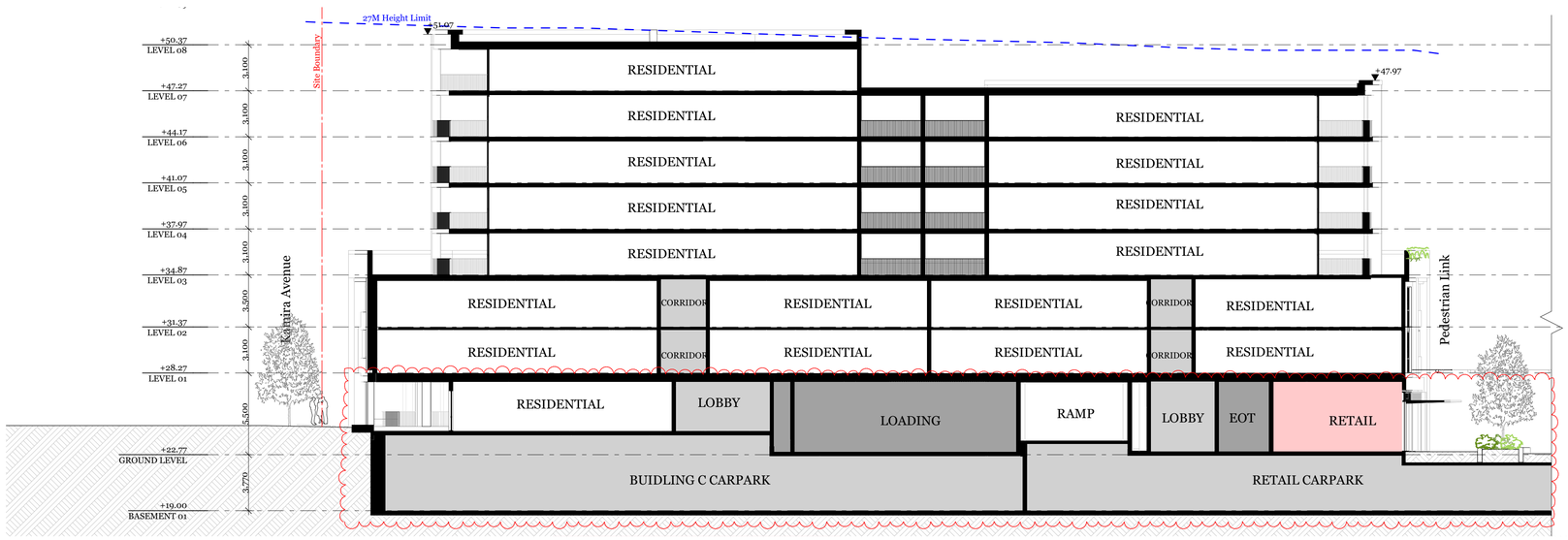

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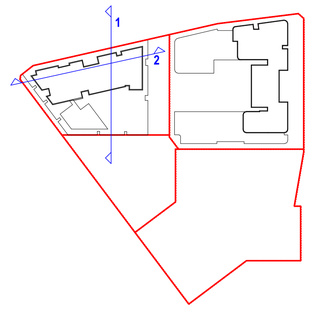

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01	18/02/22	TM MW	SO	Issued to Client for review
02	22/02/22	TM MW	SO	Issued to Consultant
03	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised DA

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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 C
Scale: @A1
Date: February 2022
Drawing Number: DA401
Revision: B

Plotted:3/07/2023 3:09 PM
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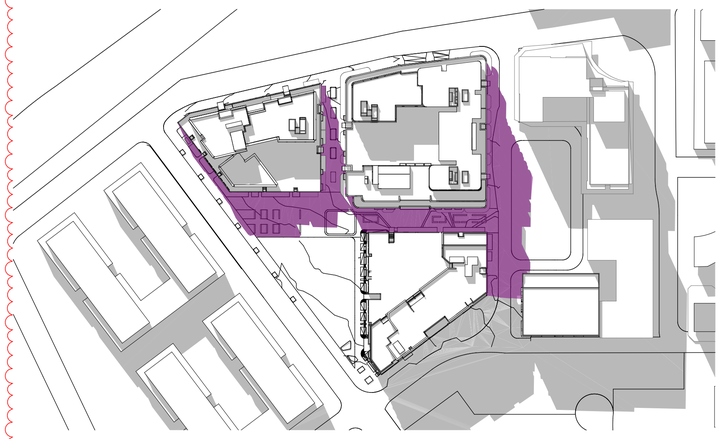
9am - June 21



10am - June 21



11am - June 21



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1pm - June 21



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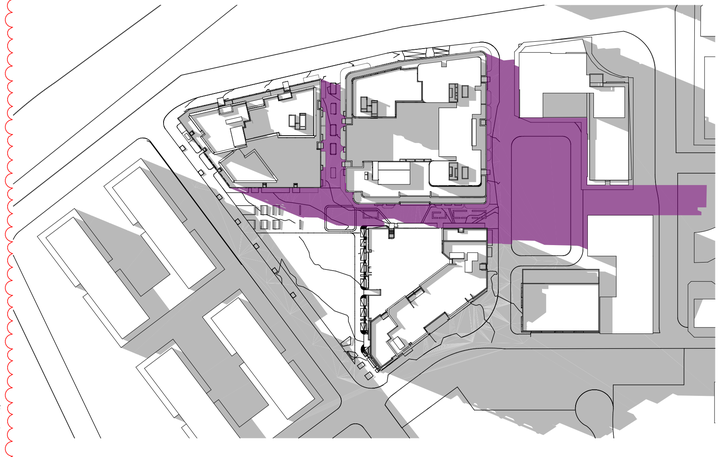

3pm - June 21

Shadow Analysis

Building A & C Shadows

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01	18/02/22	TM MW	SO	Issued to Client for review
02	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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: Shadow Diagrams
Scale: @A1
Date: February 2022

Drawing Number: **DA500**
Revision: **B**

Plotted:6/07/2023, 9:09 PM
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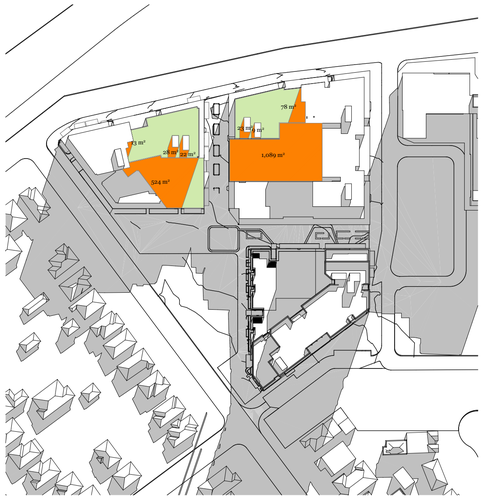
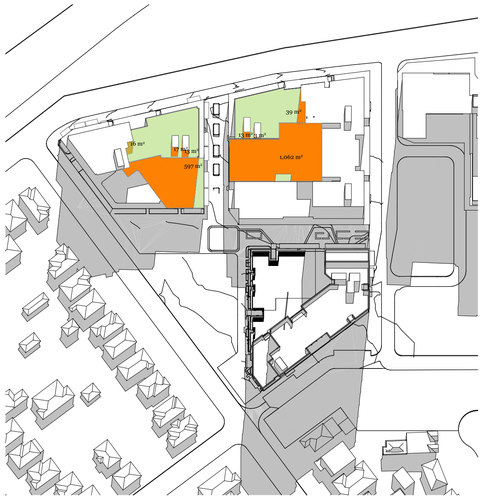


9am - June 21 1:1500



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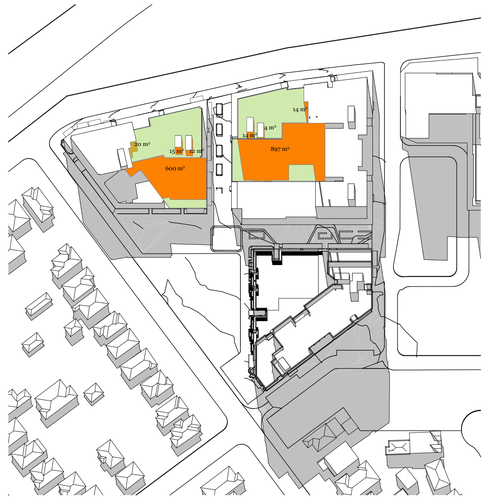

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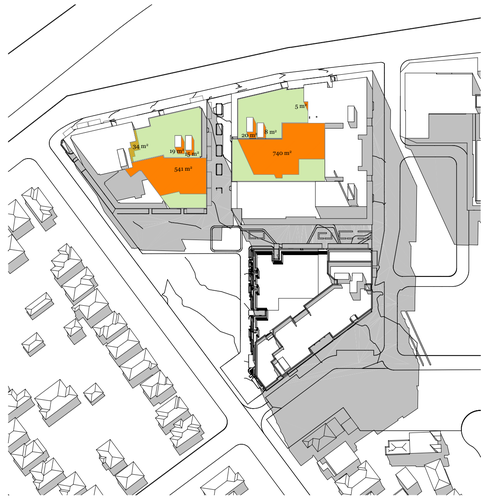
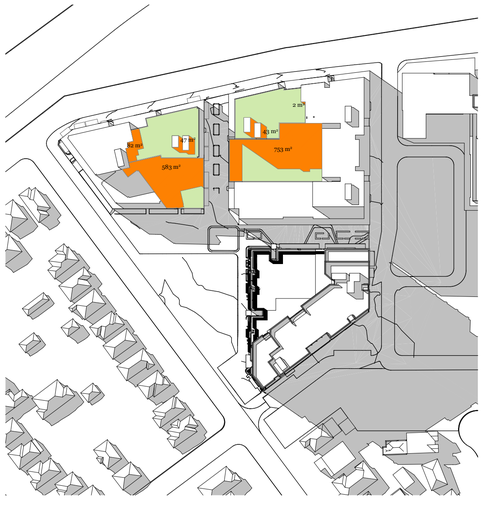


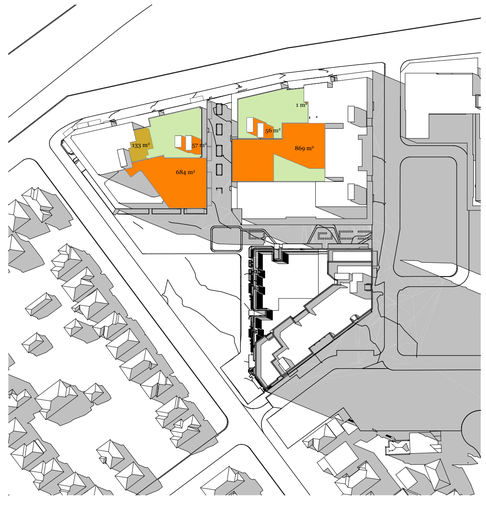
12pm - June 21 1:1500



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*

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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
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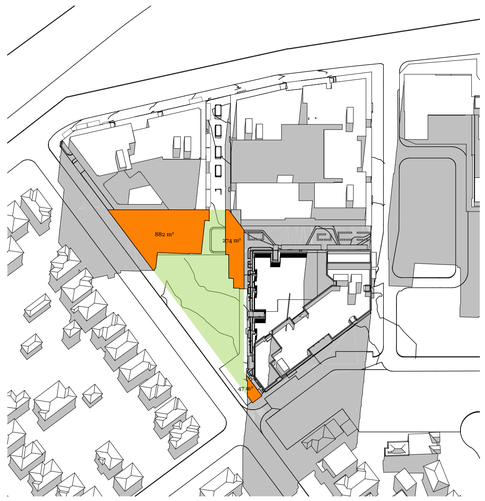
Plot Date/Time: 6/07/2022 3:09:17 PM
Plot By: Matthew Wong



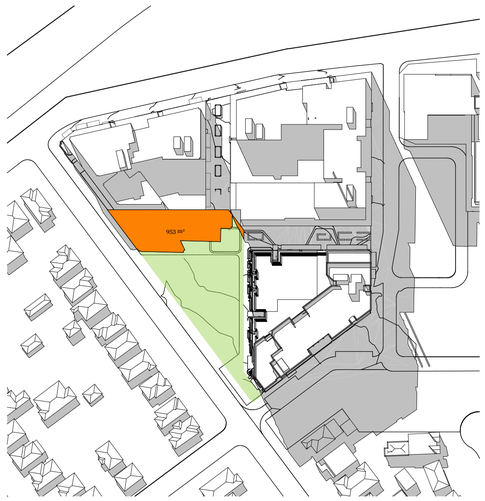
1 June 21_9am 1:1500



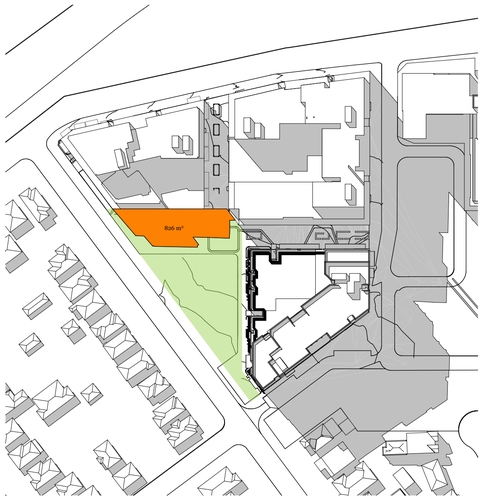
2 June 21_10am 1:1500



3 June 21_11am 1:1500



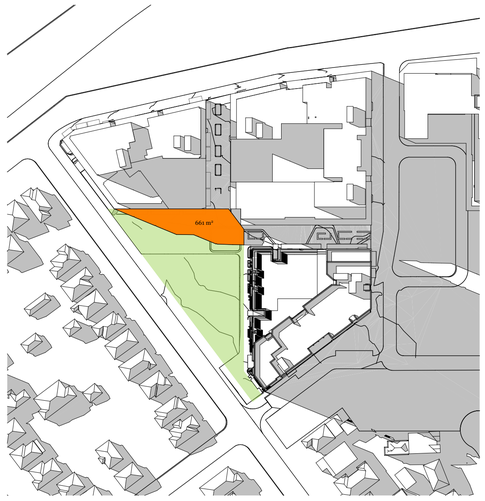
4 June 21_12pm 1:1500



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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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
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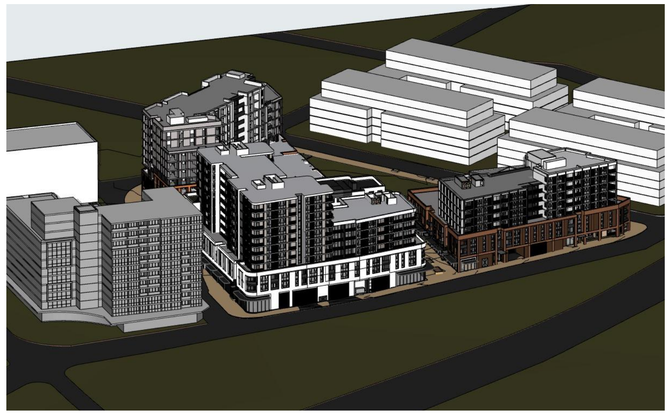
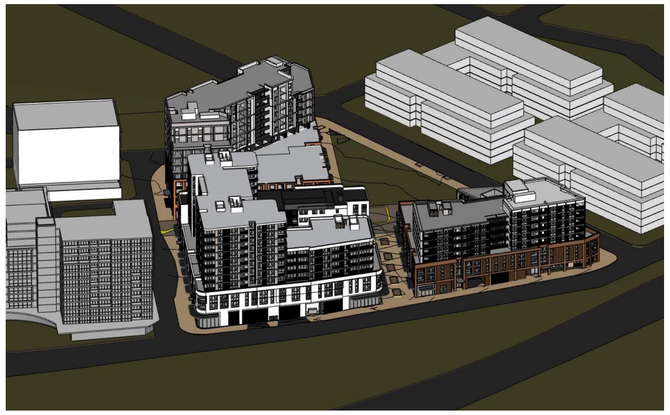


1 - 9am - June 21 1:200



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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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: Eye of the Sun
Scale: @A1
Date: February 2022
Drawing Number: DA503
Revision: B

Printed: 5/07/2023 10:01 PM
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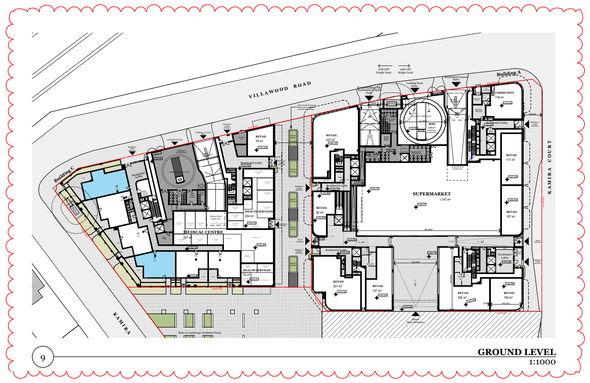
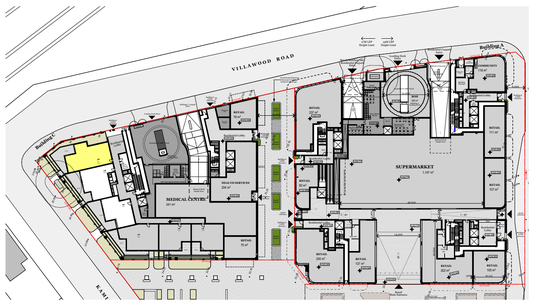
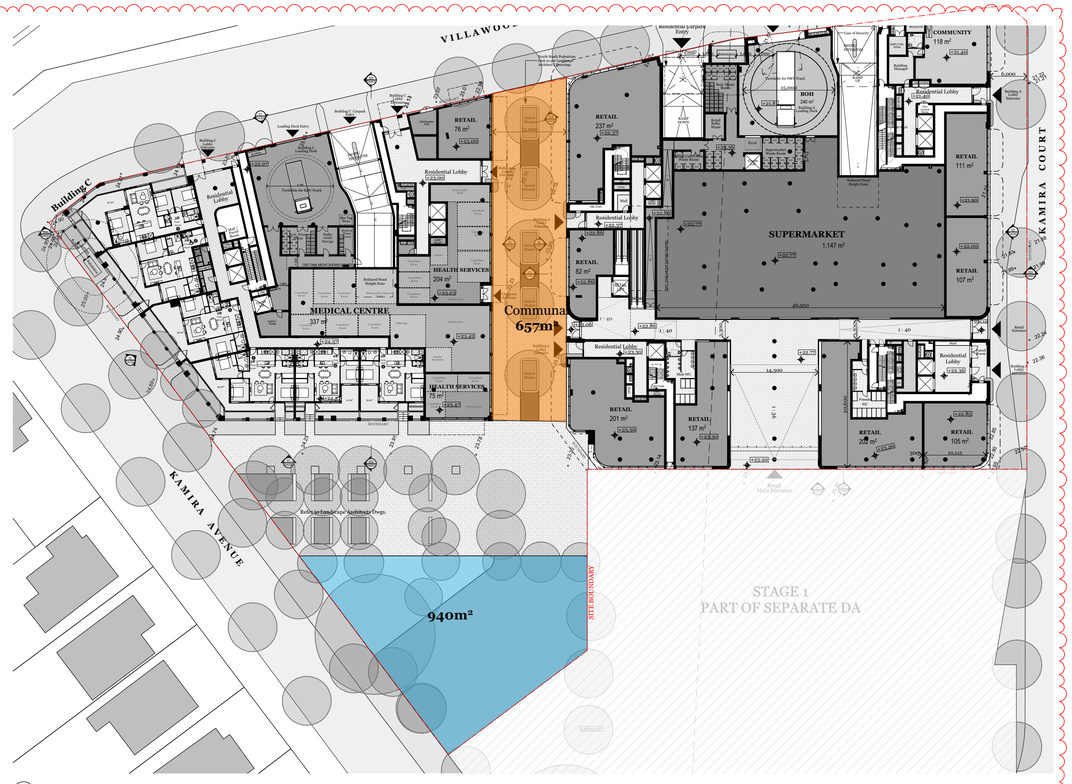
Author: Tim Purple


VILLAWOOD ROAD
KAMIRA COURT
KAMIRA
Building A
Building C
SUPERMARKET
1,747 m²
MEDICAL CENTRE
RETAIL
RETAIL
RETAIL


VILLAWOOD ROAD
Building C
Building A
SUPERMARKET
1,747 m²
MEDICAL CENTRE
RETAIL
RETAIL
RETAIL



1 **LEVEL 03**
1:500



3 **GROUND LEVEL**
1:500



2 **LEVEL 07**
1:500

Communal Open Space & Deep Soil Area

Communal Open Space

Deep Soil Area

Site Area: ***10958 m²***

ADG - Required COS: 2740m² (25%)

DCP - Required COS: 3288m² (30 %)

Required Deep Soil: 767m² (7%)

Ground Level Communal Open Space

657m²

Building A Communal Open Space

L3	L7	
1067m²	515m²	**1582m²**

Building C Communal Open Space

L3	L7	
666m²	496m²	**1162m²**

Overall Communal Open Spae	TOTAL
31%	**3401 m²**

Deep Soil Area

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

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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	**B**

Plotted:3/07/2023 3:02 PM
File:N:\Projects\00012870 Villawood Stage 2\Revit\00012870 Villawood Stage 2_Koos.rvt Author: Mei-Lynch
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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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Koos de Keijzer 5767
David Randerson 8542

DKO

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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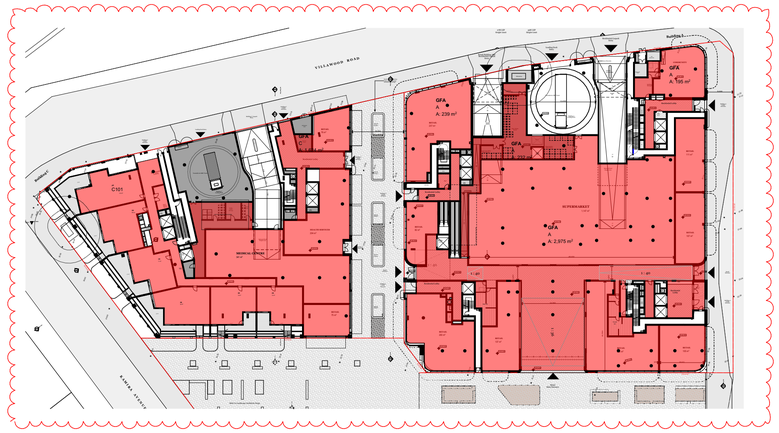


Ground Floor
GFA: 5225m²



Level 1-2
GFA: 2547m²



Level 1-2
GFA: 2547m²



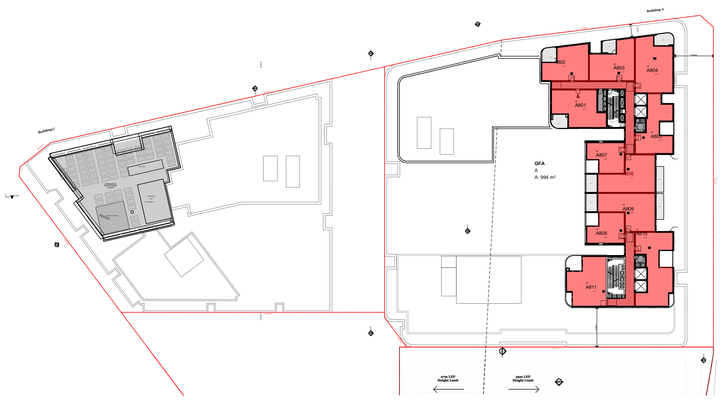
Level 3-4
GFA: 3253m²



Level 5-6
GFA: 2387m²



Level 7
GFA: 1319m²



Level 8-10
GFA: 994m²

GFA Calculations

AREAS COUNTED TOWARDS GFA

Ground	**5277m²**
Level 1	**2545m²**
Level 2	**2545m²**
Level 3	**3226m²**
Level 4	**3226m²**
Level 5	**2358m²**
Level 6	**2358m²**
Level 7	**1316m²**
Level 8	**994m²**
Level 9	**994m²**
Level 10	**994m²**
TOTAL GFA	**25833m²**
SITE AREA	**10958m²**
Allowable FSR	**2.5:1**
Proposed FSR	**2.36:1**

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Notes
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Rev	Date	By	Chk	Description
01	18/02/22	TM MW	SO	Issued to Client for review
02	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised DA

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DKO

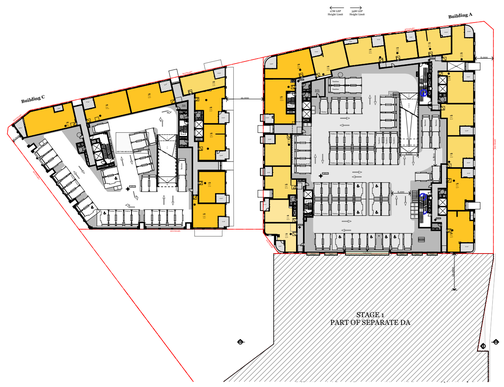
Project Name: Villawood Stage 2
Project Address: 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple

Project Number: 00012870
Drawing Name: GFA Calculations
Scale: @A1
Date: February 2022
Drawing Number: **DA612**
Revision: **B**

Printed:Nov/15th, 2023 PM
File:N:\Projects\00012870 Lots 8&9 Kamira Av, ...\GA TEMPLATE FILES\DKO ArchiCAD 25 TEM Panel v.BOARD VICTORIA.tpl Date:Nov/15th, 2023 Author:Mark Lynch



Ground Level



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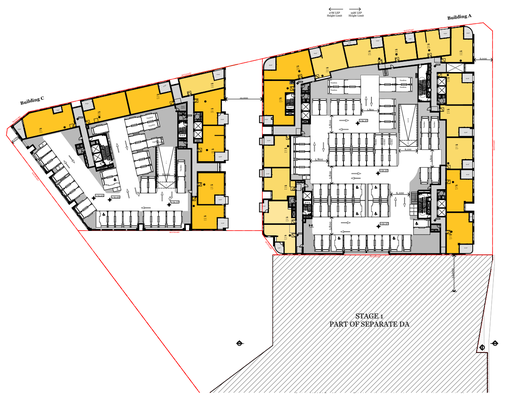

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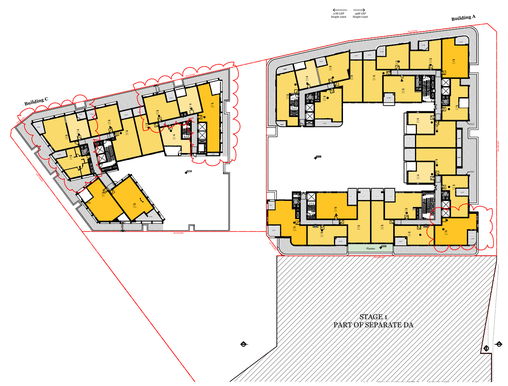


Level 3



Level 4



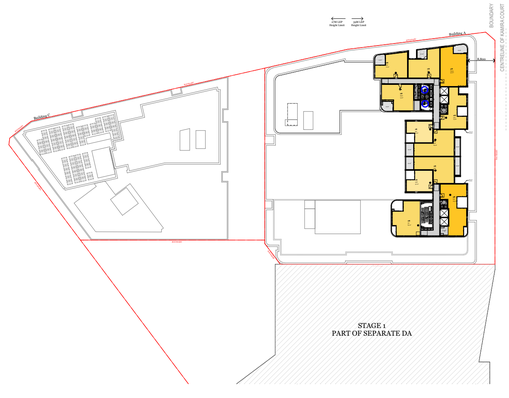
Level 5



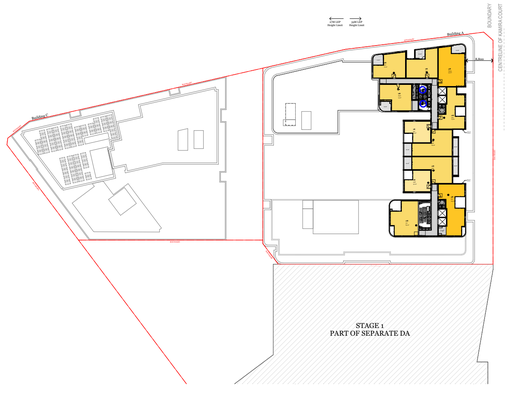
Level 6



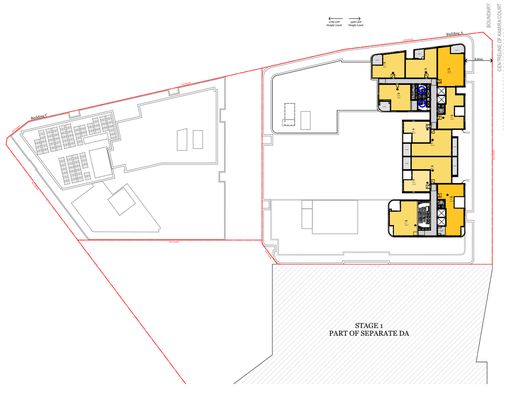
Level 7



Level 8



Level 9



Level 10

Unit Mix

Building A			
	1 Bed	*24/158*	*15%*
	2 Bed	*106/158*	*67%*
	3 Bed	*28/158*	*18%*
Building C			
	1 Bed	*13/70*	*19%*
	2 Bed	*41/70*	*59%*
	3 Bed	*16/70*	*23%*
Total			
	1 Bed	*37/228*	*13%*
	2 Bed	*147/228*	*64%*
	3 Bed	*34/228*	*19%*

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Rev	Date	By	Chk	Description
01	18/02/22	TM MW	SO	Issued to Client for review
02	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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: Apartment Mix
Scale: @A1
Date: February 2022
Drawing Number: DA613
Revision: B

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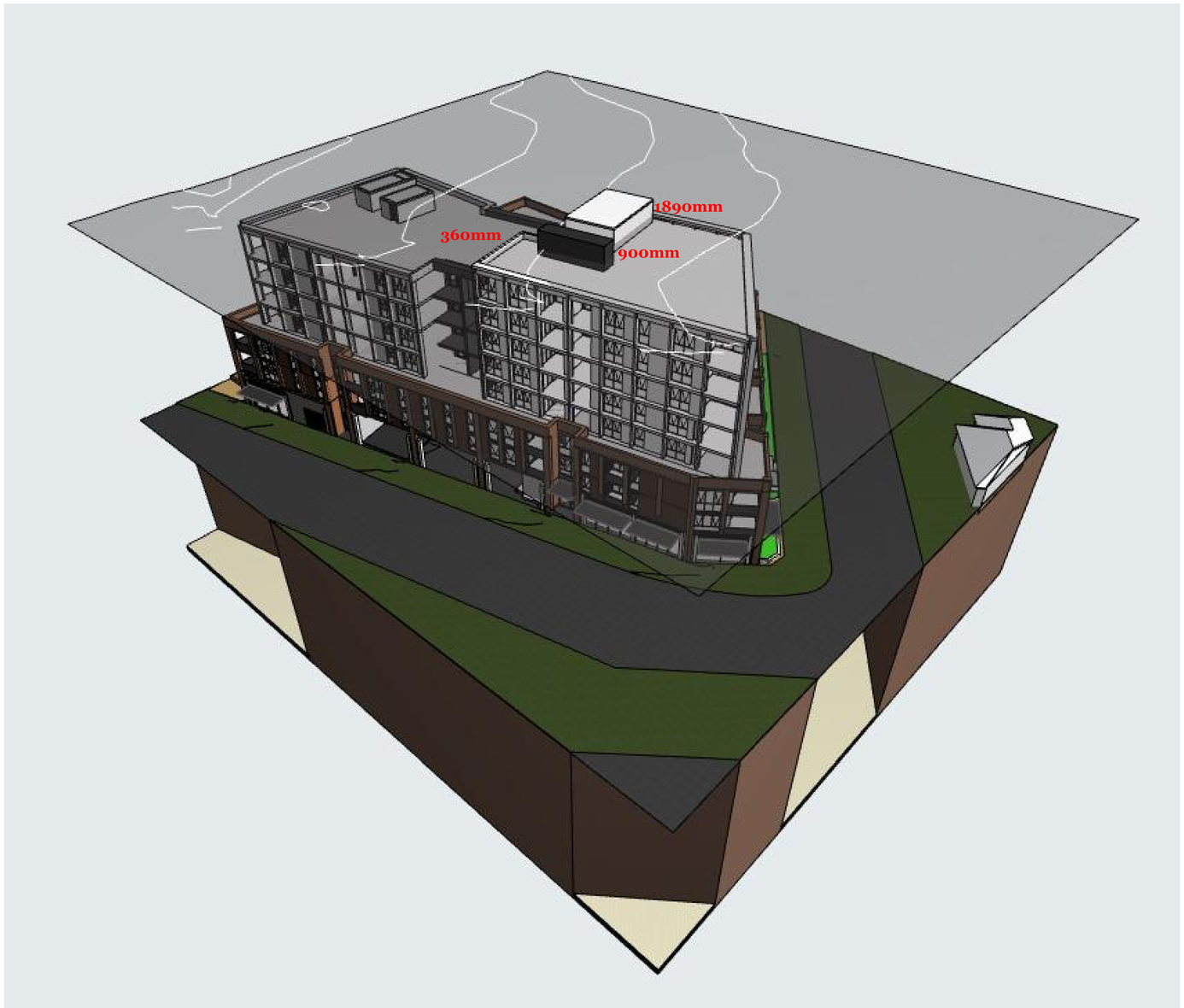

Generic Perspective Building C

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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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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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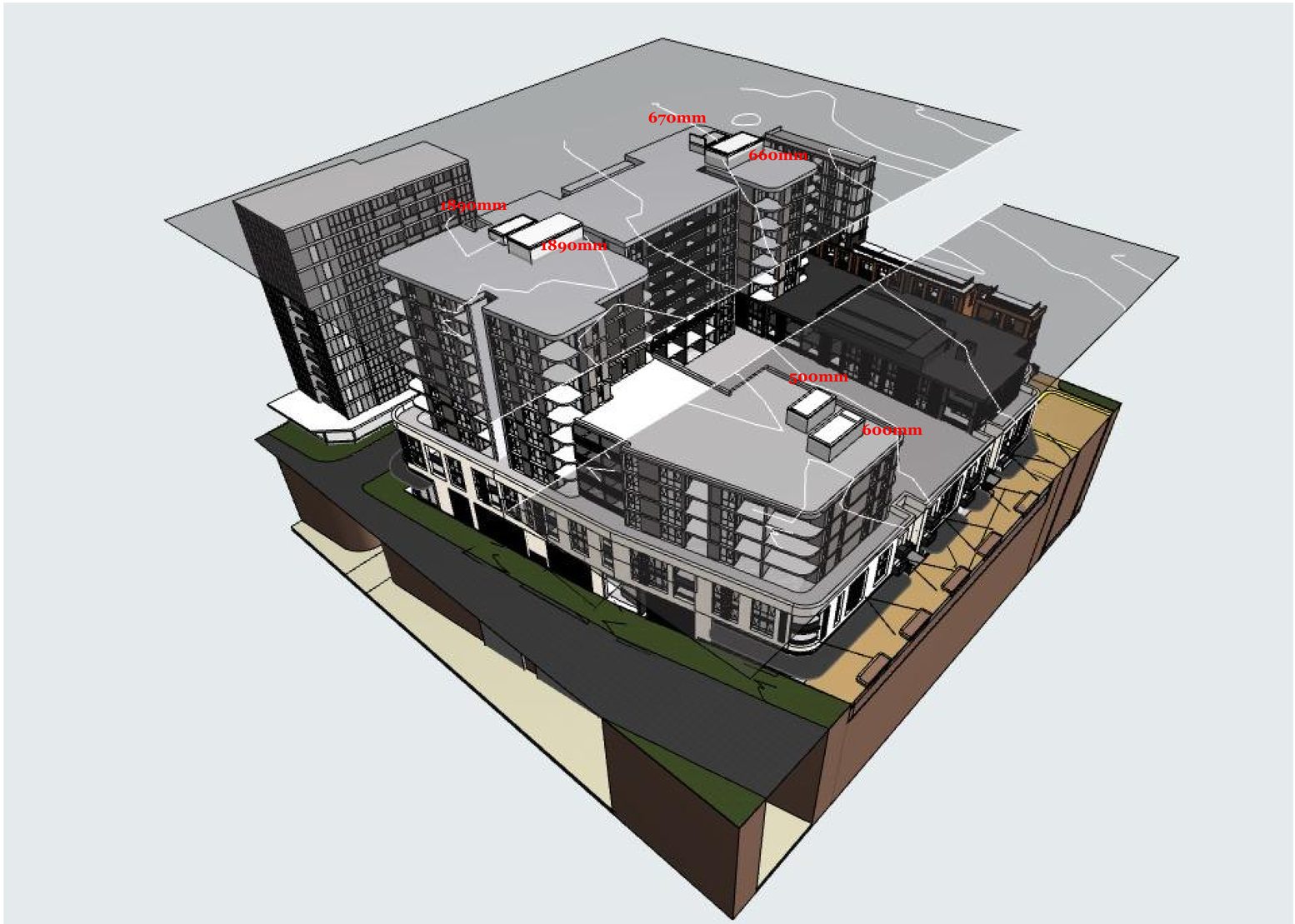

Generic Perspective Building A

Notes
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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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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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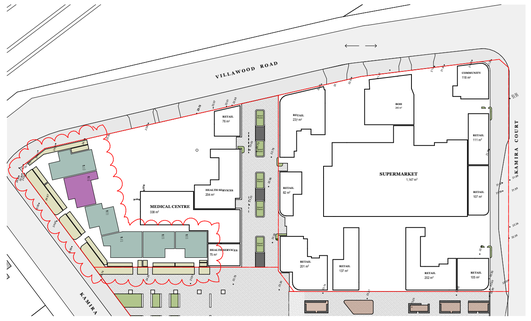
VILLAWOOD ROAD
KAMIRA COURT
SUPERMARKET
1,200 m²
MEDICAL CENTRE
230 m²
RETAIL
70 m²
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RETAIL
111 m²
RETAIL
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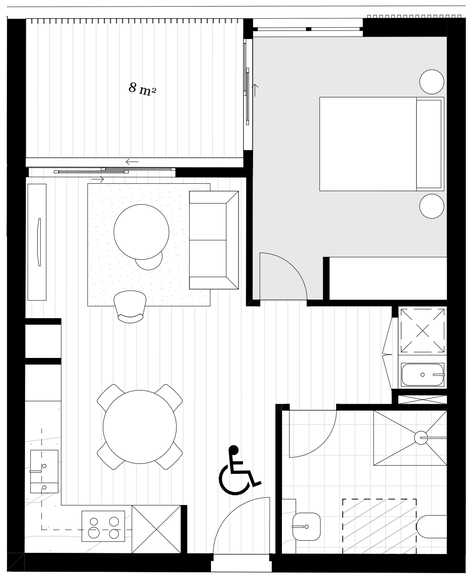
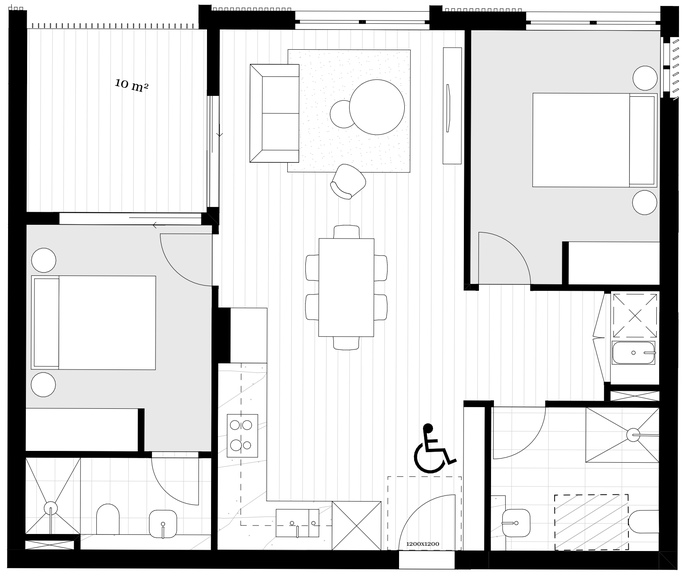


1A

Pre Adaptable Unit

1 BED UNIT - A302, A402, A502, A602



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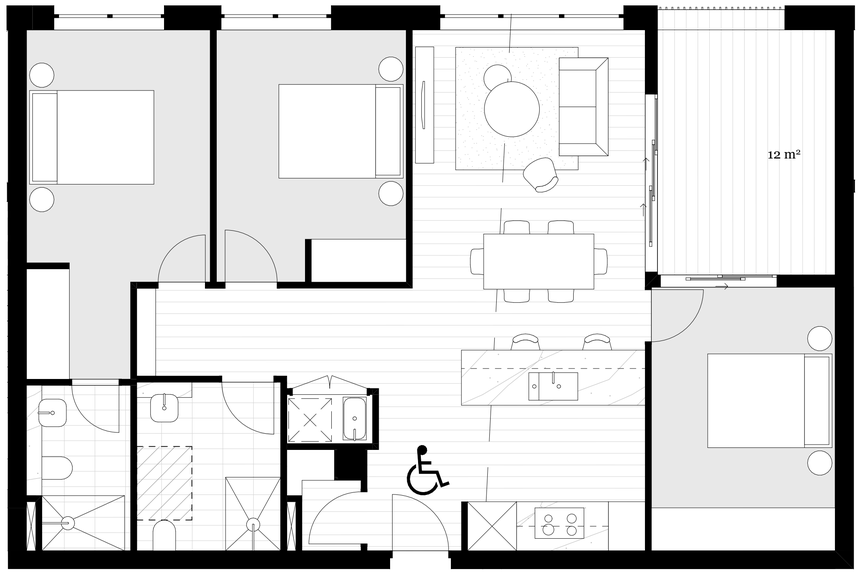
Pre Adaptable Unit

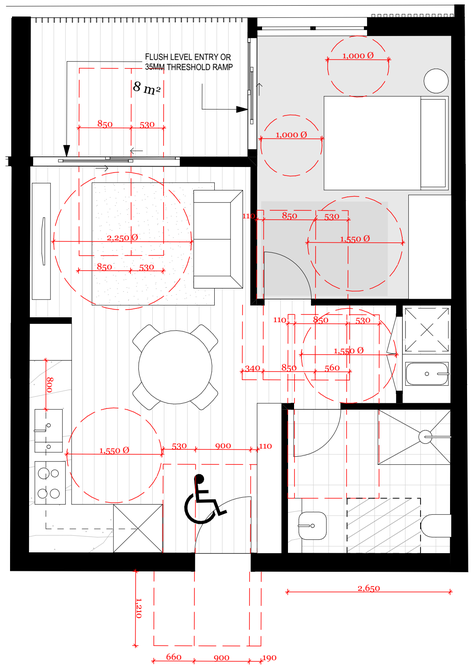
2 BED UNIT - C304, C404, C504, C604, C704



3A

Pre Adaptable Unit

3 BED UNIT - A321, A421



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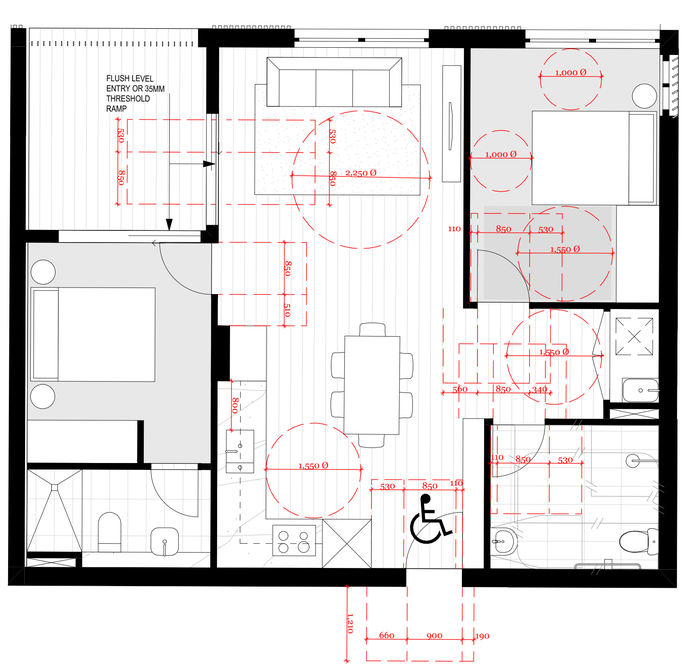
Post Adaptable Unit

1 BED UNIT - A302, A402, A502, A602



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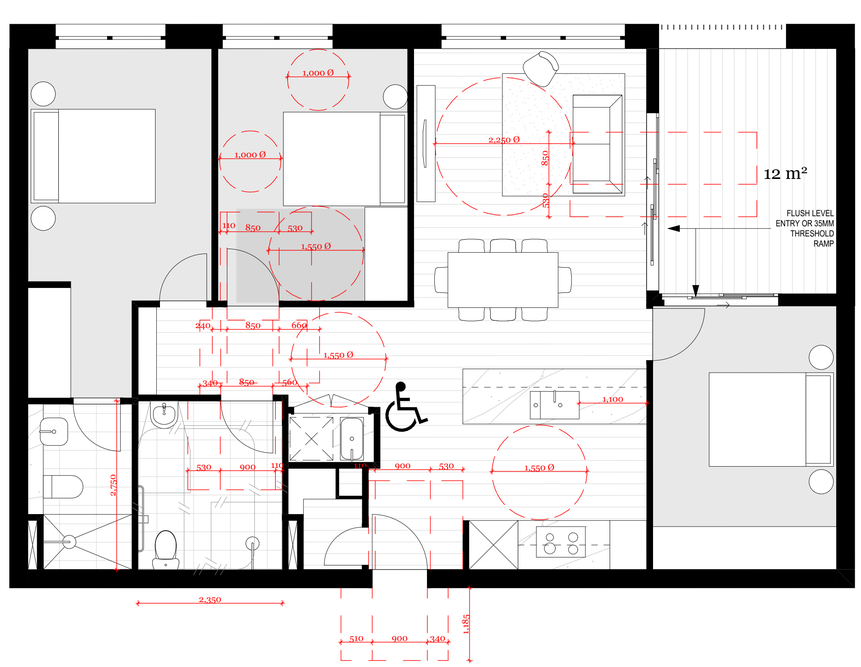
Post Adaptable Unit

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



3B

Post Adaptable Unit

3 BED UNIT - A321, A421

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Rev	Date	By	Chk	Description
01	19/01/22	MW	TM	Issued to Access Consultant
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NSW: Nominated Architects
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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: Adaptable Units
Scale: @A1
Date: February 2022
Drawing Number: DA621
Revision: B

Plotted: 6/07/2023, 10:02 PM
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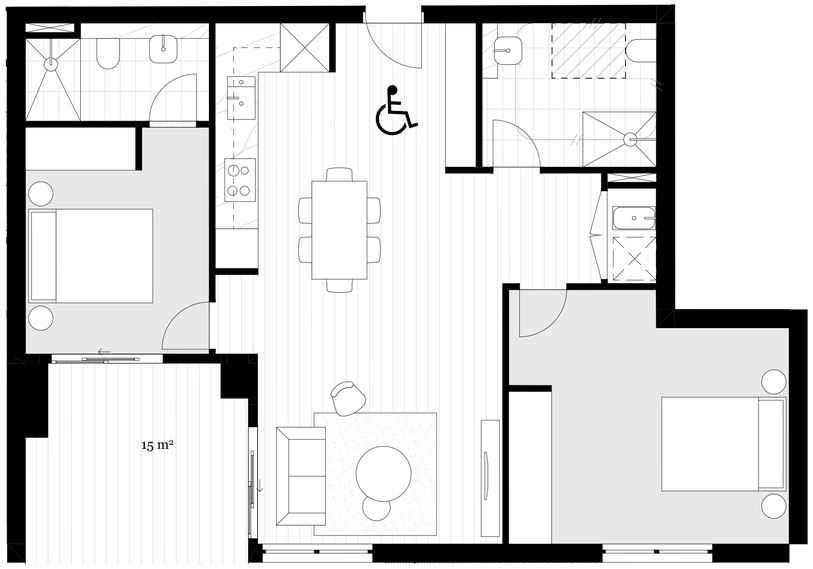
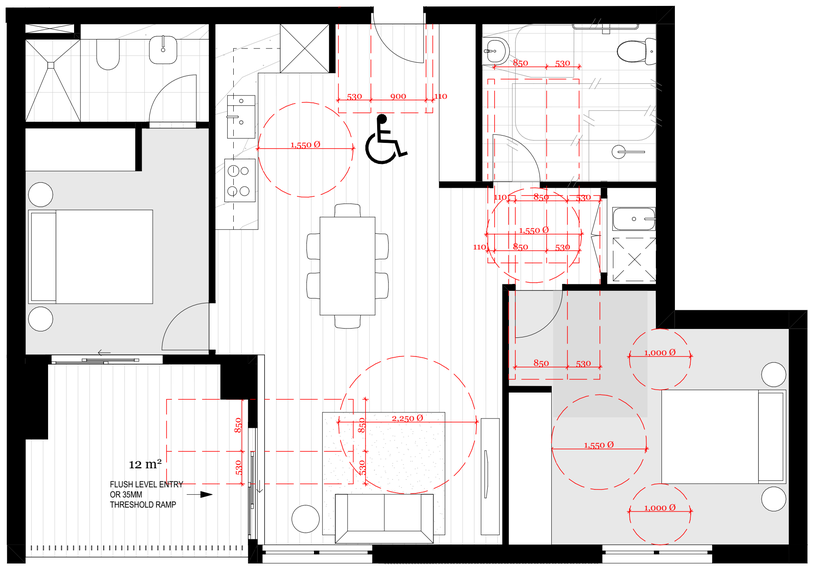


4A

Pre Adaptable Unit

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



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Post Adaptable Unit

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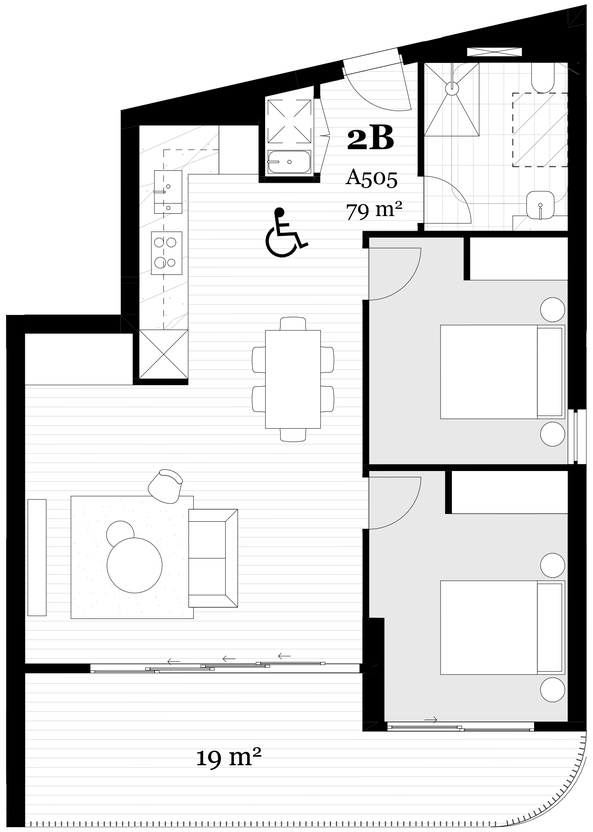
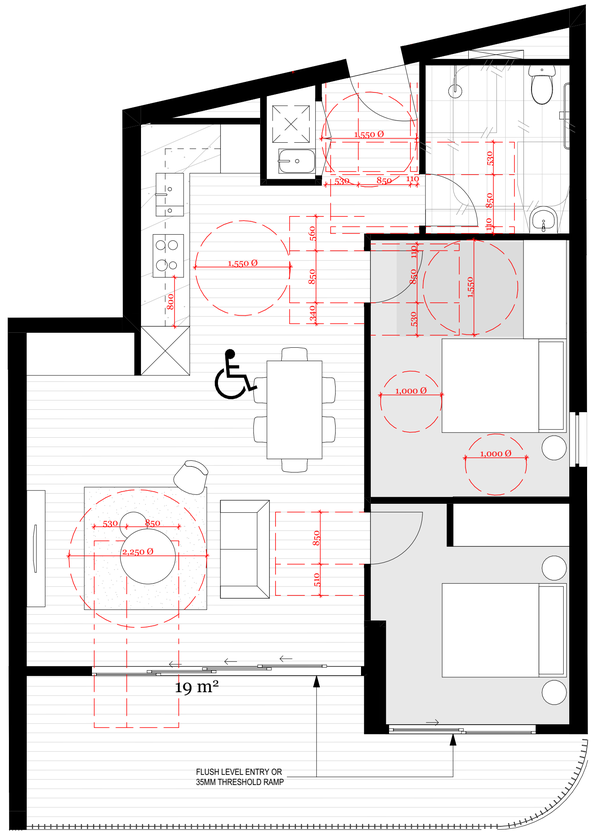


5A

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	18/02/22	TM MW	SO	Issued to Client for review
02	05/03/22	TM MW	SO	Issued to client for sign off
A	28/04/22	TM MW	SO	Issued for DA
B	02/08/23	TM		Issued for Revised 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
Scale: @A1
Date: February 2022
Drawing Number: DA622
Revision: B

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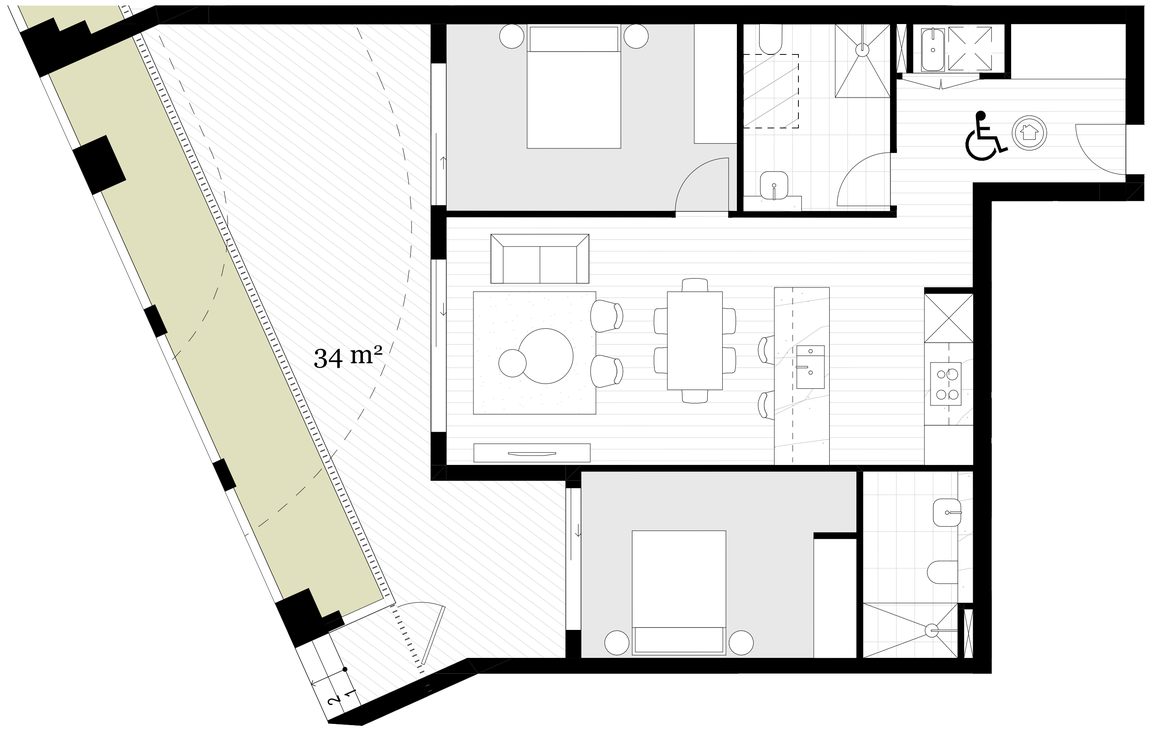
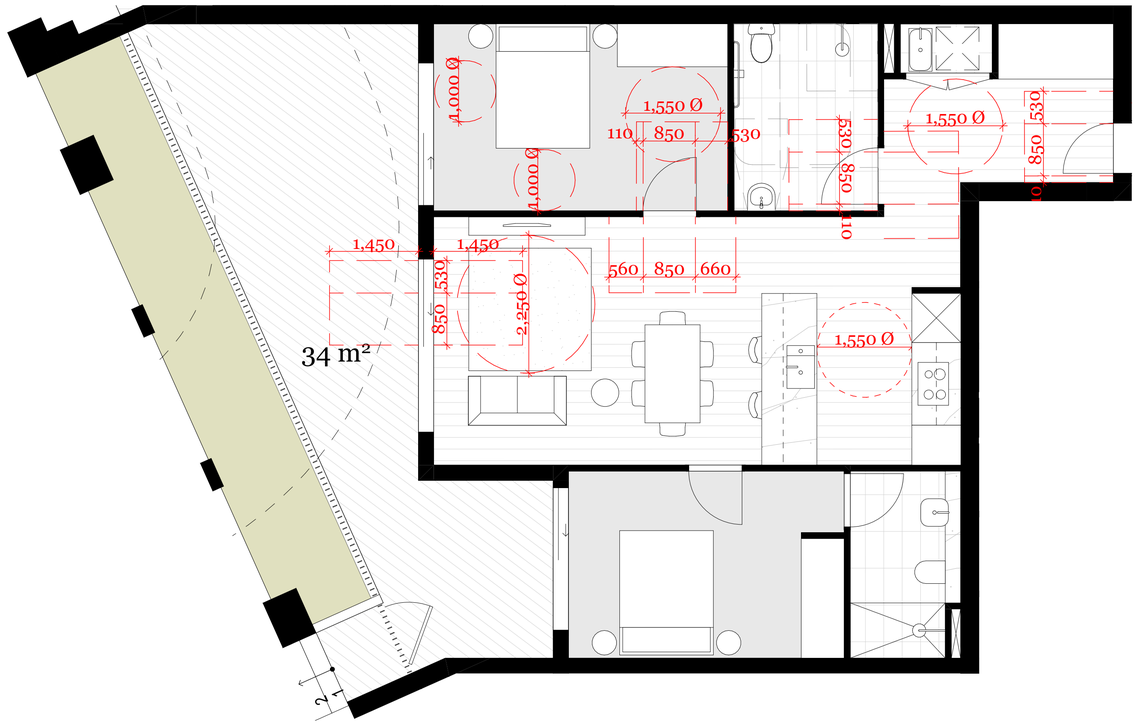


5A **Post Adaptable Unit**

2 BED UNIT - C002



5A **Post Adaptable Unit**

2 BED UNIT - C002

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STATUS: Preliminary not for construction

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Rev	Date	By	Chk	Description
A	02/08/23	TM		Issued for Revised DA

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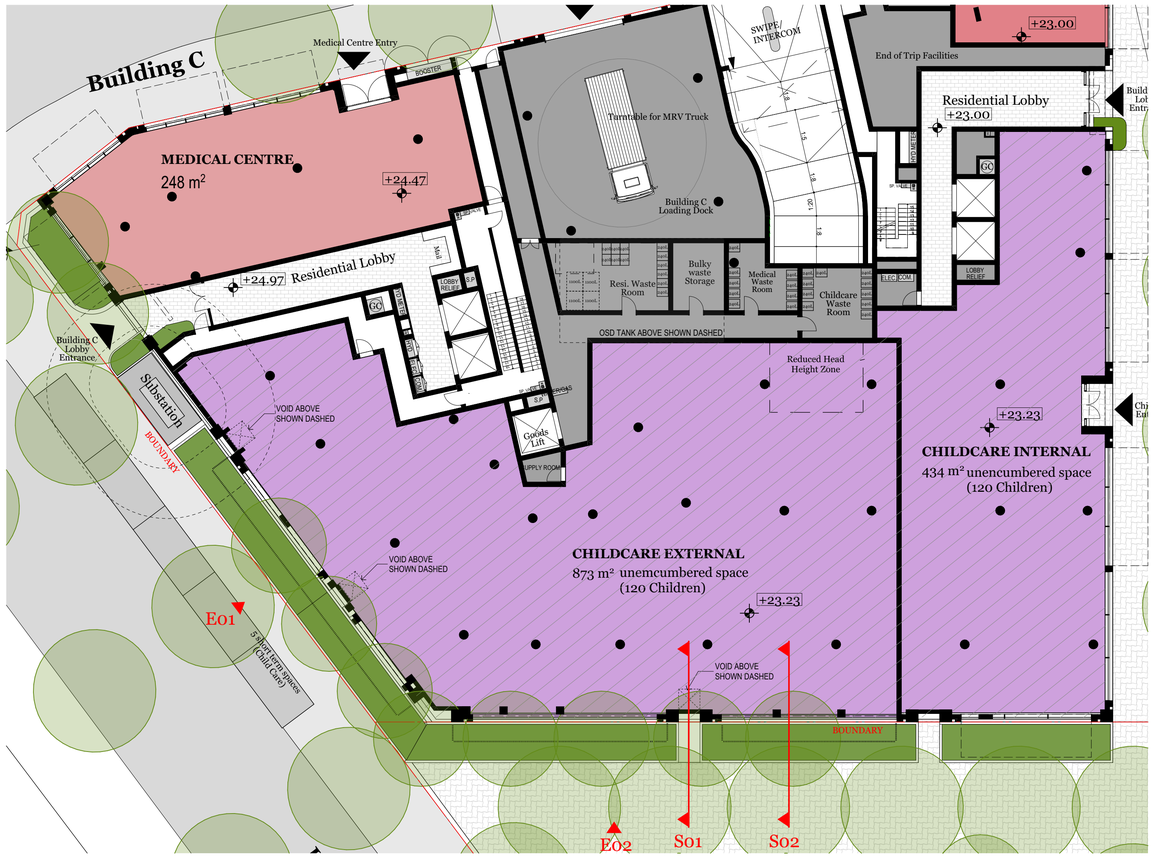
DKO

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

Project Number: 00012870
Drawing Name: Adaptable Units
Scale: @A1
Date: February 2022
Drawing Number: **DA623**
Revision: **A**



1 GROUND LEVEL
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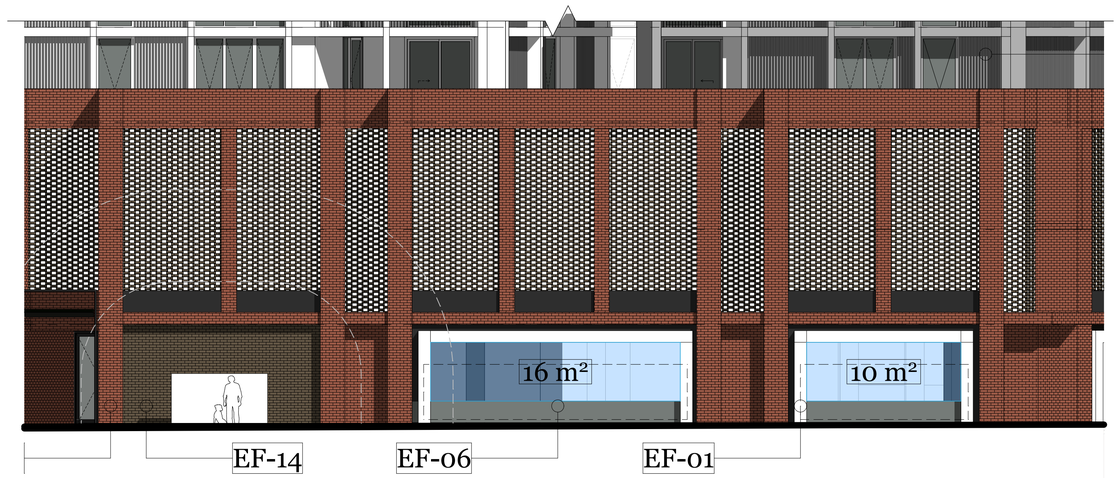
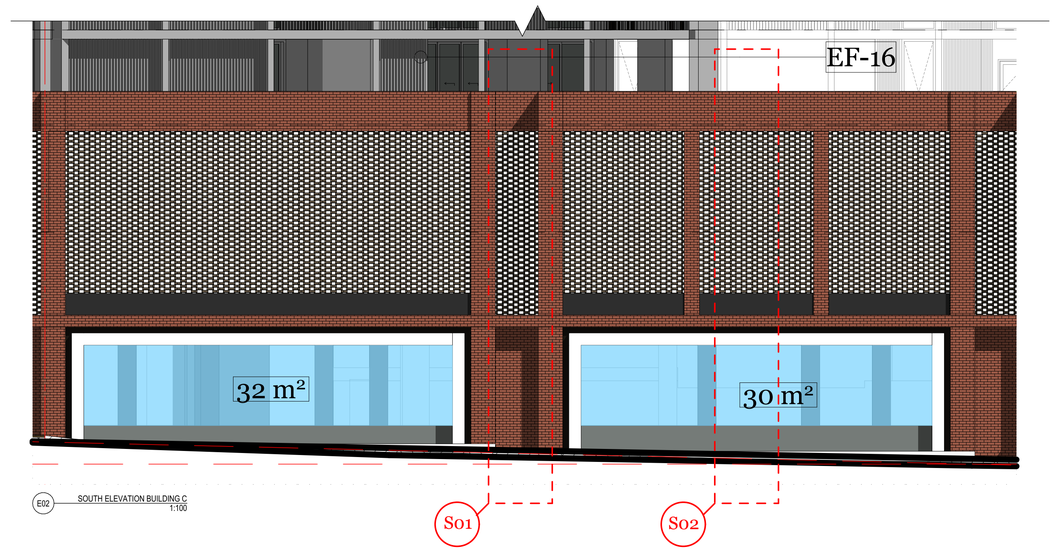


E01 WEST ELEVATION BUILDING C
1:100



E02 SOUTH ELEVATION BUILDING C
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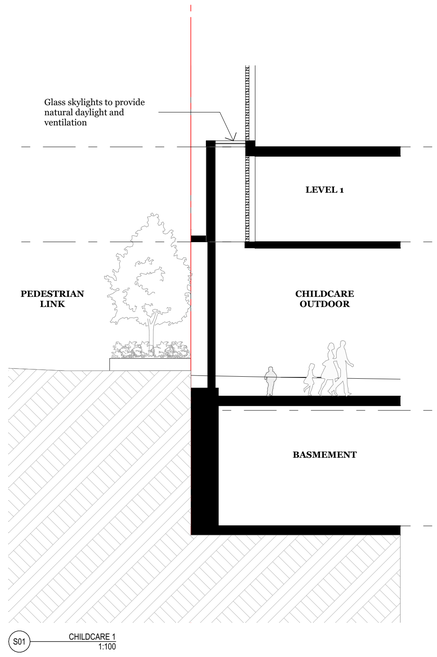

S01 CHILDCARE 1
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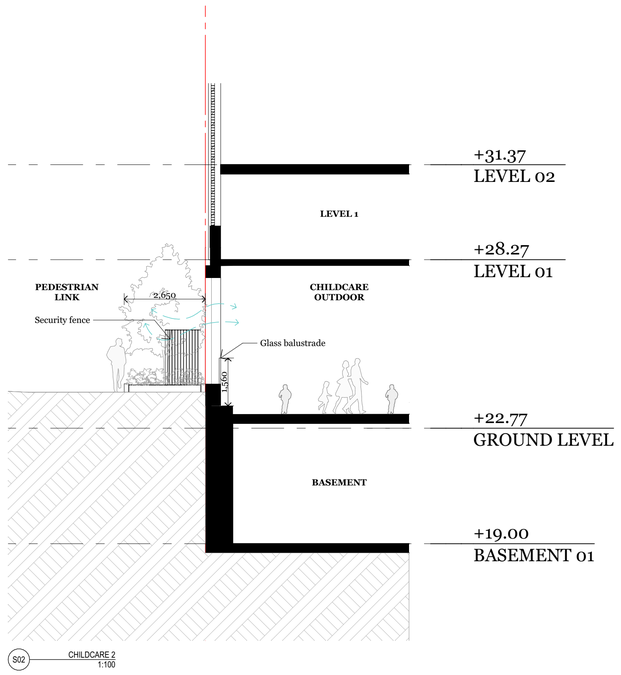

S02 CHILDCARE 2
1:100

Open Area & Daylight Calulation - 88 sqm

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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	Childcare
Scale	@A1
Date	February 2022
Drawing Number	**DA700**
Revision	**A**

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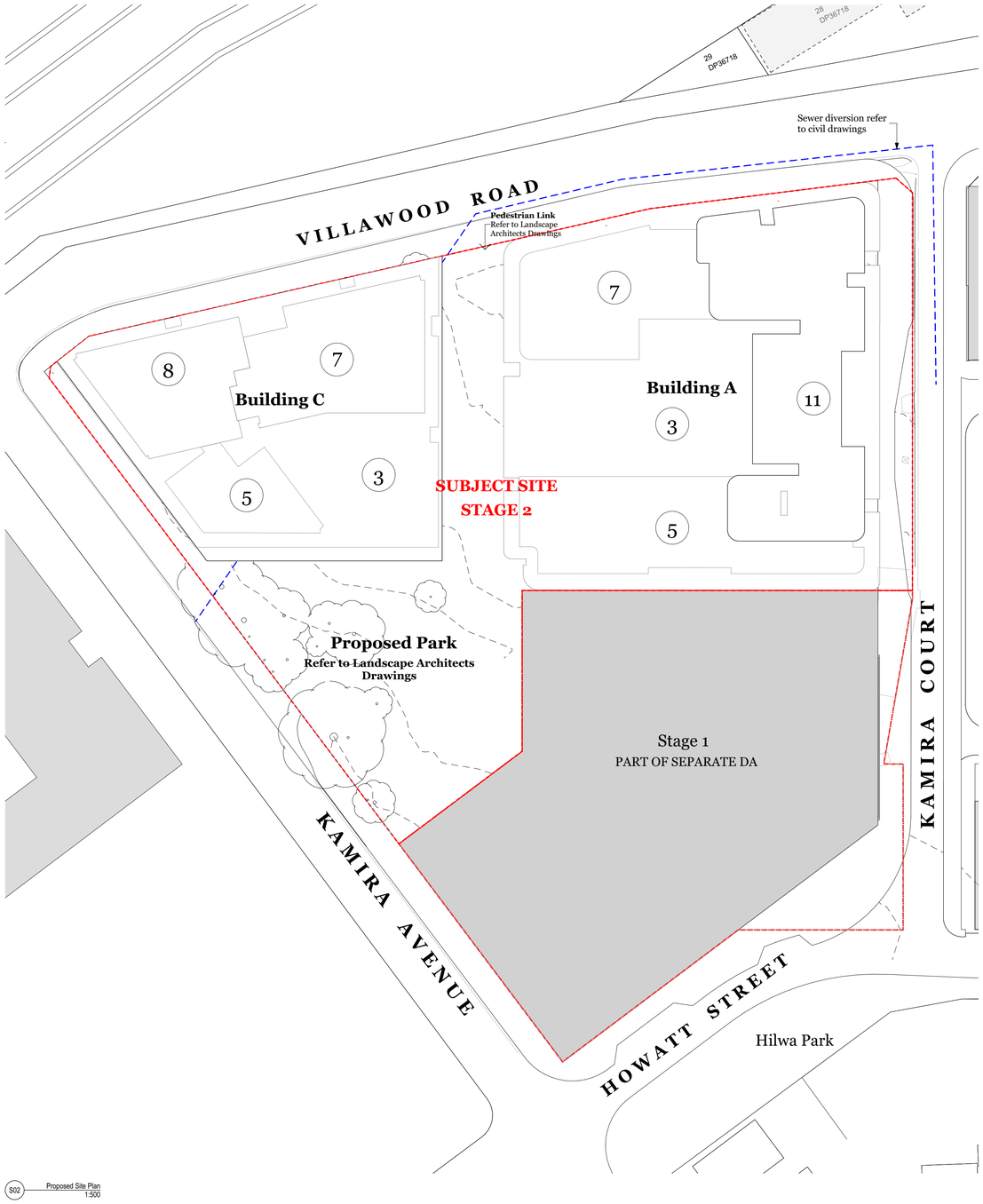
Plotted By: Tim Wood



S02 Proposed Site Plan
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2 STREET NORTH ELEVATION
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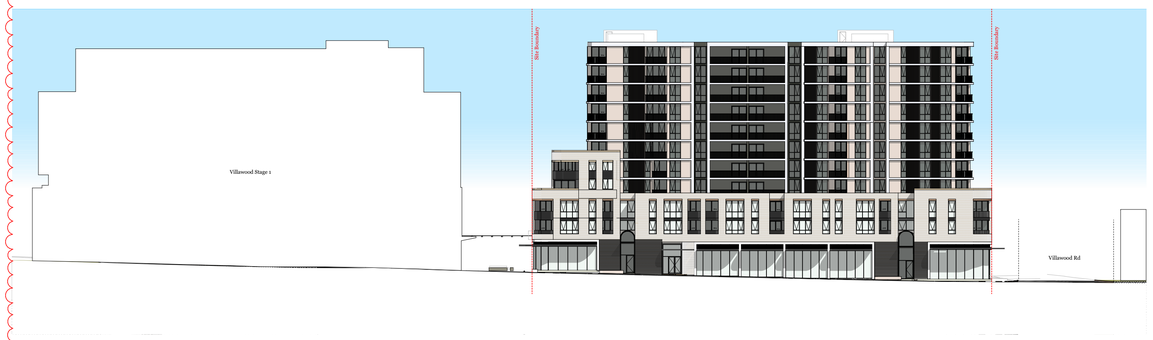

3 STREET EAST ELEVATION
1:500



4 STREET SOUTH ELEVATION
1:500



5 STREET WEST ELEVATION
1:500

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Project Name / Project Address: Villawood Stage 2, 2 Kamira Ave, Villawood, NSW 2163
Client: Traders in Purple
Drawing Number: DA801
Revision: B
Project Number: 00012870
Drawing Name: Notification Plan
Scale: @A1
Date: February 2022