

ESTIMATED DEVELOPMENT COST (EDC) REPORT (Not for Bank Use)



Source: Google Maps

Project: Proposed Mixed-Use Development
At. 896 Woodville Road,
Villawood NSW 2163

Proponent Name: ABA Pty Ltd

Builder: Developer Managed

Job code: Q24C067

Report Date: 16 December 2024

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1. Executive Summary

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing an objective calculation of the **Estimated Development Cost (EDC) of the identified development proposal**.

This Report has been prepared by Michael Dakhouli (*FAIQS Reg. No. 3618*), tel. 02 9633 9233, email michael@constructionconsultants.net.au, in conjunction with other staff members of Construction Consultants (QS).

1.1. Summary of the Value of EDC

A summary of the value of Estimated Development Cost (EDC), using the *PS-24-002 Changes to how development costs are calculated for planning purposes* (the Planning Circular) is presented as follows:

Description	Amount
Estimated Development Cost (Excl. GST)	73,560,513
Add GST	7,356,051
Estimated Development Cost (Incl. GST)	80,916,564

It is important to note that this estimate could not be strictly completed in accordance with the Planning Circular Requirements as the 'Environmental Impact Statement' (EIS) was not provided by the date of this report.

Demarcation of the EDC for Commercial Component & Residential Component:

	Retail	Residential	Total
Estimated Development Cost (Excl. GST)	\$8,413,839	\$65,146,673	\$73,560,513
Note:	<i>Shared proportion % (Basement) is based on the proportion of the Superstructure GFA for the Residential vs Retail, to the aggregate of the total combined superstructure area</i>		

1.2. Estimated Development Cost (EDC) Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as:

The estimated cost of carrying out the development, including the following:

- The design and erection of a building and associated infrastructure
- The carrying out of works
- The demolition of a building or work
- Fixed or mobile plant and equipment.

But does not include:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the ep&a act, division 7.1 or 7.2 or a planning agreement
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval
- Land costs, including costs of marketing and selling land
- Costs of the ongoing maintenance or use of the development
- Goods and services tax (GST).

1.3. EDC Report Summary

Project Description	The proposal comprises the construction of a Mixed-Use development with associated basement car parking
Project Location	896 Woodville Rd, Villawood NSW 2163
Project Stage	T.B.C
Date of Assessment	16 December 2024

ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
DEMOLITION AND REMEDIATION	\$ Incl. in Item A	Demolition Included in Item A
CONSTRUCTION (ITEM A)	\$ 64,127,179	Elemental measure and rates build up
MITIGATION OF IMPACT ITEMS	\$ N/A	Comparable projects were considered
CONSULTANT FEES	\$ 2,603,789	3.90% of Construction or as otherwise justified
AUTHORITIES FEES (LSLL)	\$ 160,318	0.25% of Construction Cost
PLANT & EQUIPMENT (ITEM B)	Incl. in Item A	To Maximise operational and/or extraction capacity
FURNITURE, FITTINGS & EQUIPMENT	Incl. in Item A	Comparable projects were considered
CONTINGENCY	\$ 3,206,359	5% of Construction Cost
ESCALATION	\$ 3,462,868	The potential escalation cost from now to the anticipated construction commencement in December 2025, assuming 5.4% p.a. escalation rate
TOTAL EDC (EXCL. GST)	\$ 73,560,513	
GST	\$ 7,356,051	
TOTAL EDC (INCL. GST)	\$ 80,916,564	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY – PRACTICE NOTE
GFA m2 (AIQS)	30,415m ²	
Construction Cost Only \$/m2 GFA (AIQS)	\$ 2,108	Assessed based on Construction Cost and Plant and Equipment Only - items A & B above

2. Basis of Preparation

This report has been prepared in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP), the Planning Circular and the AIQS standard practice.

Construction Consultants (QS) and its employees have no association with the Owner and the Design Team, nor any interest in the subject Development.

2.1. Documentation

Our Cost Estimate was based on the following:

- Architectural Drawings prepared by *Tony Owen Partners*, Job No. 1051, Drawing No. A100 – A110, REV.D; Dated November 2024.

Please refer to *Appendix D* for a reduced copy of part of the Architectural drawings.

2.2. Statement of Limitations

Our Cost Estimate does not include the following:

The following are excluded from the Cost Estimate – these items are typically defined as Developer's expenses or soft costs and do not pertain to actual construction or physical project works. Such items are generally considered for the purposes of obtaining Finance by Lending Institutions:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Taxes, levies and charges.

The following have been generally excluded from our cost plan:

- Amendments to plans, incomplete documentation;
- Loose furniture;
- Flyscreens / Blinds;
- Solar Panels;
- Aboriginal objects;
- Authorities Fees (Incl. S7.12 Contribution).

3. Scope of the Estimated Development Cost (EDC)

The proposal comprises the construction of a Residential development with associated basement car parking, at 896 Woodville Road, Villawood. The proposed Development consists of:

- Two hundred and fifty-seven (257) x Car Parking Spaces within Basement 1 Mezzanine – Basement 3.
 - One hundred and forty-four (144) x Residential Car Parking
 - Fifteen (15) x Accessible Residential Parking
 - Thirty-six (36) x Visitor Parking
 - One (1) x Accessible Visitor Parking
 - Sixty (60) x Retail parking
 - One (1) x Retail Accessible Parking
- 2,909m² area of Retail on Ground Floor
- One hundred and Fifty (148) x Residential Apartments Within Level 1 – Level 10.
 - Twenty-eight (28) x One bed units
 - Ninety-three (93) x Two bed units
 - Twenty-seven (27) x Three-bedroom units

Typically, each residential unit comprises of a bathroom, ensuite, bedrooms, laundry, living/dining, kitchen, and a balcony.

3.1. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented in Appendix C.

3.2. Quality of Finishes

The proposed finishes for the Development may be considered of standard quality, as described in the attached Schedule of Finishes (*Appendix B*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

4. Calculation Schedule that Supports the EDC

At this stage, Construction Consultants (QS) has prepared an indicative budget estimate as follows:

Total Construction Cost (excl. GST)	64,127,179
Add Consultants Fees	2,603,789
Total Development & Design Cost (excl. GST)	66,730,968
Authorities Fees 0.25%	160,318
Add Construction Contingency 5%	3,206,359
Add Escalation Contingency (Assumed 5.4% p.a. based on the anticipated construction commencement in December 2025) (excl. GST)	3,462,868
Total Development Cost (excl. GST)	73,560,513
Add GST	7,356,051
Total Development Cost (incl. GST)	80,916,564

It is important to note that this estimate could not be strictly completed in accordance with the Planning Circular Requirements as the 'Environmental Impact Statement' (EIS) was not provided by the date of this report.

Please refer to *Appendix A* for an Elemental Cost Estimate Summary.

Our Construction Cost Estimate may be considered at mid-range of recent costs, based on the proposed level of finishes and in the absence of structural and services drawings.

4.1. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigations during the course of construction or bulk excavation;
- Structural and services documentation normally provided during the advanced CC stage;
- Head Building Contract conditions between the Developing Firm and Building Firm;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- Final DA Conditions.

Construction Consultants (QS) reserves the right to revise this report following any amendments or changes to the current design and finishes schedule.

4.2. Contingency Allowances

The following Contingency Allowances available at this preliminary stage of development as defined under the NSW Government Planning Circular PS24-002 for Calculation of Estimated Development Cost has been included in the EDC Calculation:

- Adequate construction contingency (5%) of \$ 3,206,359 excl. GST, and
- An escalation contingency (5.4% per annum) to account for the actual construction commencement date: \$ 3,462,868 (an escalation contingency of \$ 3,462,868 excl. GST for the potential escalation cost from now to the anticipated construction commencement in December 2025, assuming 5.4% p.a. escalation rate).

5. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2021 (EPA)*, *State Environmental Planning Policies (SEPP)*, *the Planning Circular* and must NOT be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact Construction Consultants (QS) directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS CQS MAIB MCIOB ICECA*
FAIQS Reg. No. 3618

Indicative Budget Estimate

[Q24C067] 896 Woodville Rd, Villawood NSW 2163

Code	Item	%	Cost (\$) / m2	CCQS Budget Estimate incl. Builder's Margin
PR	Preliminaries	13.34	293	8,900,676
AR	Demolition	0.16	4	108,439
XP	Site Preparation	0.07	1	43,376
SB	Substructure (Shoring, Excavation & Basement structure)	19.59	430	13,074,867
CL	Columns	4.66	102	3,109,521
UF	Upper floors	6.05	133	4,036,071
SC	Staircases	0.58	13	387,544
RF	Roof	1.09	24	729,097
EW	External Walls	7.84	172	5,232,897
WW	Windows	4.50	99	3,002,241
ED	External Doors	0.78	17	520,506
NW	Internal Walls	2.42	53	1,614,476
NS	Internal Screens	0.20	4	130,127
ND	Internal Doors	1.97	43	1,315,651
WF	Wall Finishes	2.52	55	1,681,028
FF	Floor Finishes	2.61	57	1,738,986
CF	Ceiling Finishes	2.28	50	1,522,108
FT	Fitments	2.58	57	1,719,365
PB	Hydraulic Services (incl. External Services)	3.80	83	2,532,566
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	2.45	54	1,635,704
FP	Fire Services	2.99	66	1,997,218
LP	Electrical Services	4.47	98	2,985,011
TS	Transportation Services (Lifts)	0.49	11	325,317
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.36	8	240,877
XL	Landscaping and Improvements	1.72	38	1,149,841
BM	Builder's Margin	6.58	144	4,393,669
	Total Construction Cost (excl. GST)			64,127,179
	Add Consultants Fees	3.90	86	2,603,789
	Total Construction & Design Cost (excl. GST)	100.00	2,194	66,730,968
	Authorities Fees 0.25%			160,318
	Add Construction Contingency 5%			3,206,359
	Add Escalation Contingency (Assumed 5.4% p.a. based on the anticipated construction commencement in December 2025) (excl. GST)			3,462,868
	Total Development Cost (excl. GST)			73,560,513
	Add GST			7,356,051
	Total Development Cost (incl. GST)			80,916,564

Proposed Mixed-Use Development
[Q24C067] 890 Woodville Rd, Villawood NSW 2163
ASSUMED SCHEDULE OF FINISHES

FIXTURES AND FINISHES

Kitchen appliances

Cooktop	Gas cooktop - <i>Smeg S/S</i>
Wall Oven	Electric multi-function - <i>Smeg S/S</i>
Rangehood	Re-circulating - <i>Smeg S/S</i>
Dishwasher	<i>Smeg SS</i>
Sink	<i>Clark Stainless Steel 1 & ½ bowl</i>

Laundry Fittings

Dryer	3.5kg - <i>Smeg</i>
Laundry Tub	45 Litre tub / Cabinet

Tapware

Kitchen	Single Lever Mixer / Chrome
Vanity	Single Lever Mixer / Chrome
Bath	Single Lever Mixer / Chrome
Shower	Single Lever Mixer / Chrome

Bathroom Fittings

Main Bathroom	<i>Caroma or equal</i>
Ensuite	<i>Caroma or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety
glass	
Mirror	Wall mounted BE mirror above each vanity unit

Bathroom Sanitary ware

Bath	Stylus acrylic bath
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	Laminated top with Semi-recessed basin

Internal finishes and Fittings

Cornices	Standard Cove
Internal Doors	Hollow core - plain
Unit Front Doors	Solid – fire rated
Door Handles	Lockset to entry doors
	Metal lever to internal doors
Kitchen	Stone benchtop and laminated doors
Wardrobes	Mirrored doors
Walls	Plasterboard lining / painted
Ceilings	Plasterboard lining with shadow angle trims /
Blinds	Vertical

Floor Finishes

Living / Dining / Kitchen
Bedrooms
Laundry
Bathroom / Ensuite
Balcony

Ceramic tiles
Carpet
Ceramic tiles
Ceramic tiles
Ceramic tiles

Fixtures

Hot water unit
Air conditioning
Security
Transportation

Rinnai Infinity gas or equal
Split system / 1 per unit
Audio intercom
Lifts

BUILDING EXTERIOR

External walls
Windows and sliding doors
Handrails / Balustrades
Main Basement door
Roof
Letterboxes

Refer to architectural drawings
Powdercoat aluminum framed
Powdercoated metal / glass infills
Overhead / Automatic
Refer to architectural drawings
Powder coated classic

Indicative Area Analysis

[Q24C067] 896 Woodville Rd, Villawood NSW 2163

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement 3	Carpark	3,367		3,367
Basement 2	Carpark	3,367		3,367
Basement 1	Carpark	3,367		3,367
Basement 1 Mezzanine	Carpark	1,769		1,769
Ground Floor	Common	2,706		2,706
Ground Floor	Retail	203		203
Level 1	Common	583		583
Level 1	Residential	931	142	1,073
Level 2	Common	234		234
Level 2	Residential	1,522	208	1,730
Level 3	Common	234		234
Level 3	Residential	1,522	208	1,730
Level 4	Common	246		246
Level 4	Residential	1,283	170	1,453
Level 5	Common	246		246
Level 5	Residential	1,283	170	1,453
Level 6	Common	246		246
Level 6	Residential	1,283	170	1,453
Level 7	Common	246		246
Level 7	Residential	1,283	170	1,453
Level 8	Common	188		188
Level 8	Residential	893	106	999
Level 9	Common	188		188
Level 9	Residential	893	106	999
Level 10	Common	232		232
Level 10	Residential	578	72	650
Total		28,893	1,522	30,415

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

Indicative Area Analysis

**** G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.*

The AIQS practice standard and AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method have been used as a basis for calculating the EDC.

FAIRFIELD CITY DCP
(Residential Flat Buildings and Shop Top Housing Parking Rate):
1 space per dwelling = 148
1 visitor space per 4 dwellings = 148 / 4 = 37
Retail (1 space / 40sqm) =1616/40 =40
Cafe (1 space/ 7sqm) =177/7 =25
250 PARKING SPACES IN TOTAL REQUIRED

PROPOSED PARKING **256 PARKING SPACES**
incl. 58 Retail & Cafe Parking Spaces
2 Accessible Retail & Cafe Parking Spaces
36 Visitor Parking Spaces
1 Accessible Visitor Parking Spaces
144 Residential Parking Spaces
15 Accessible Residential Parking Spaces
1 Residential Car Wash Bay

BENCHMARK SCHEME
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LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BASEMENT L3

100 CAR PARKING SPACES

INCL. 93 RESIDENTIAL PARKING SPACES

7 RESIDENTIAL ACCESSIBLE PARKING SPACES

78 STORAGES

BUILDING B(SOUTH)

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
D	DA SUBMISSION	ZS CK	NOVEMBER 2024

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Plot Style
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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.
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Legend

DRAWING LABEL

B3 FLOOR PLAN

ABA PTY. LTD.

Architects
today
plnr

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT
Project address
896 Woodville Road, Villawood
2163 NSW

Key plan
SITE

Scale 1:125 @ A1 1:250 @ A3
Drawing title
B3 FLOOR PLAN
Project no. 1051 Drawing no. A100
Drawn ZS CK
Drawing status
DA SUBMISSION

[illegible]

FAIRFIELD CITY DCP
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BUILDING A(NORTH)

B1 FLOOR PLAN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER'S INTENT TO OBTAIN A DA SUBMISSION. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			ABA PTY. LTD.	Architects	WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT	Key plan	Scale 1:125 @ A1 1:250 @ A3	Date NOV 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024										
C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024										
D	DA SUBMISSION	ZS CK	NOVEMBER 2024										

Project no.	1051	Drawing no.	A102
Drawn	ZS CK	Drawing status	DA SUBMISSION

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BENCHMARK SCHEME
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LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

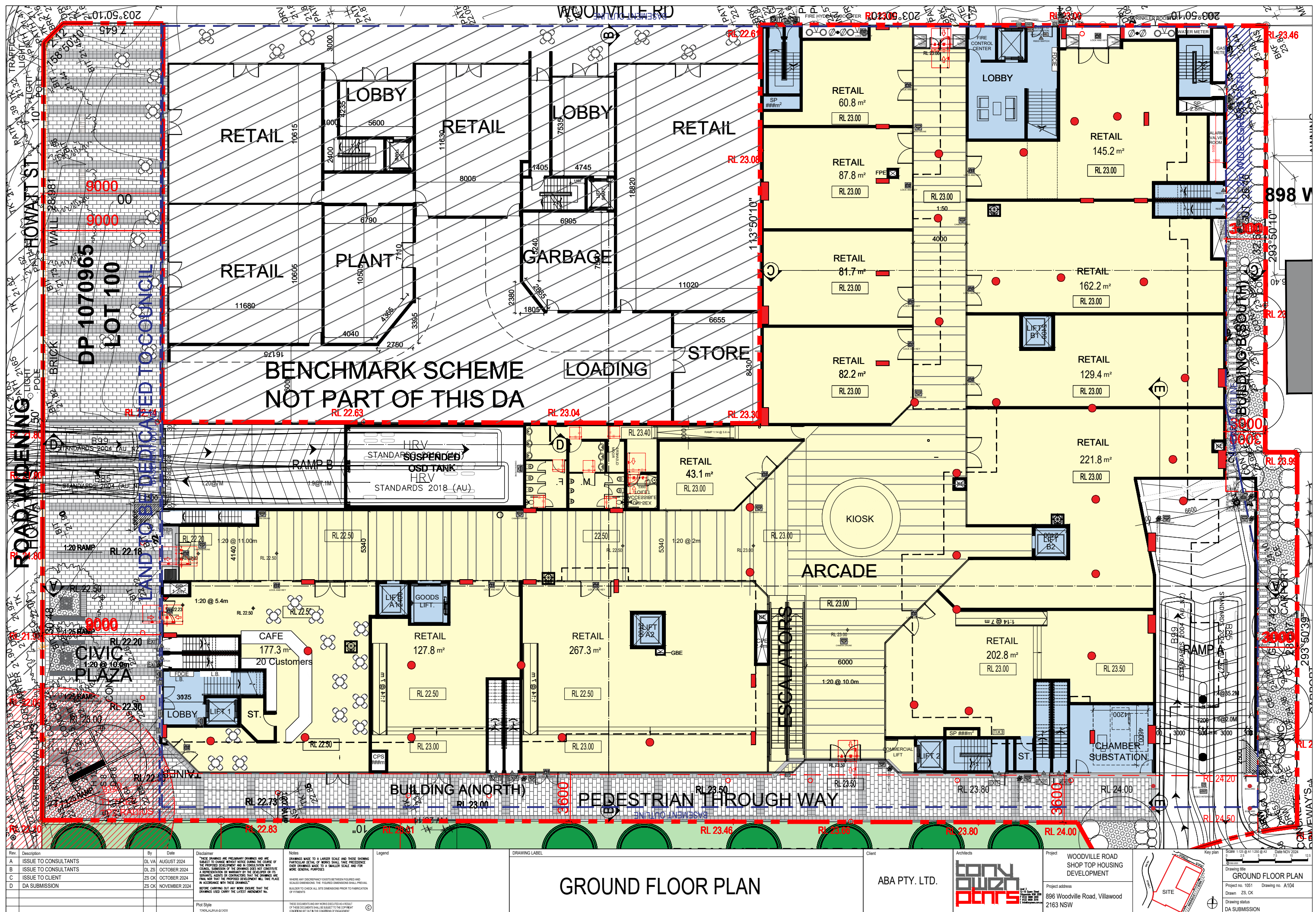
BASEMENT L1 MEZZANINE
20 CAR PARKING SPACES

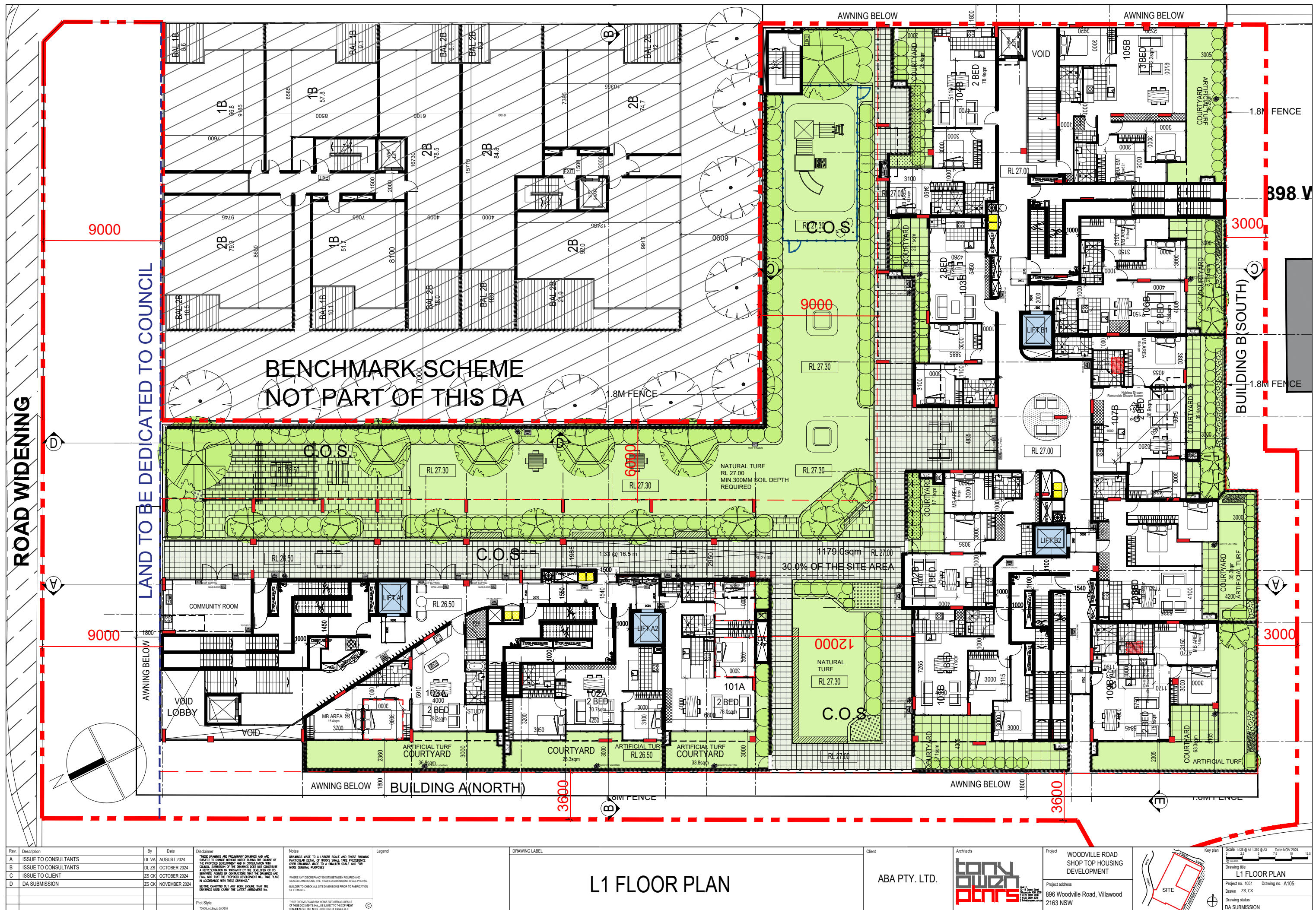
BUILDING B(SOUTH)

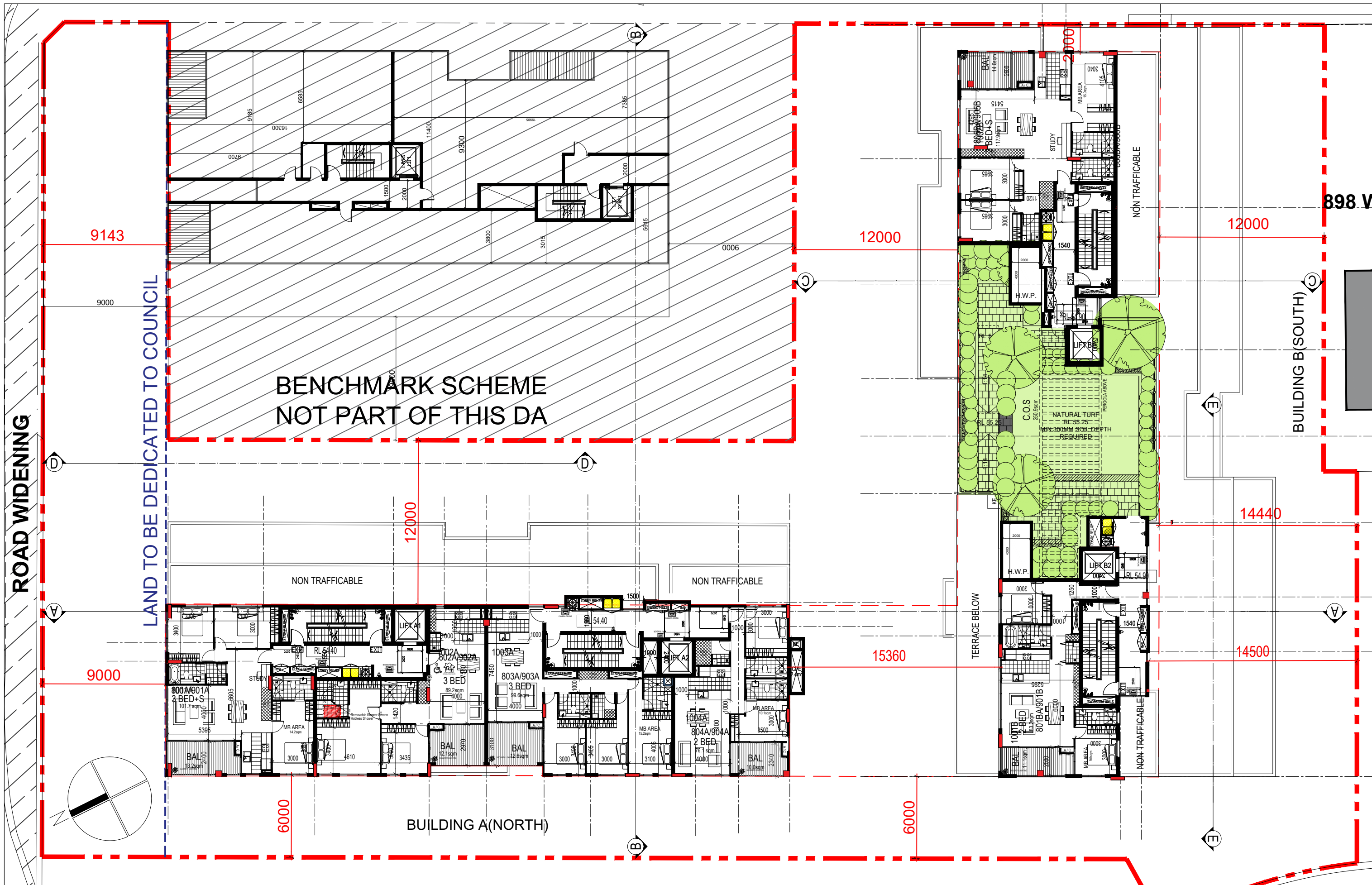
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024										
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B1 MEZZ FLOOR PLAN









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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH APPROVALS AND PERMITS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			ABA PTY. LTD.	WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT	896 Woodville Road, Villawood 2163 NSW		1:125 @ A1 1:250 @ A3	NOV 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024										
D	DA SUBMISSION	ZS CK	NOVEMBER 2024										

L10 FLOOR PLAN

ABA PTY. LTD.

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

896 Woodville Road, Villawood 2163 NSW

100% PLANS

Project address: 896 Woodville Road, Villawood 2163 NSW

Project no. 1051 Drawing no. A109

Drawn: ZS CK

Drawing status: DA SUBMISSION

