BASIX Assessment Report

Project:

896 Woodville Rd, Villawood NSW

Prepared for:

ABA Pty. Ltd.

Job Number: 135-2499

Rev 1.0 – 17 December 2024

Eco Engineering Group Pty Ltd
ABN 11 153 980 842
ACN 153 980 842

Suite 56, 94 Alfred St
Milsons Point NSW 2061
P.O. Box 1886
North Sydney NSW 2059

Phone: +61 430 108 801
Web: www.ecoeng.com.au
Email: info@ecoeng.com.au

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Email: info@ecoeng.com.au

Document Control

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CONTENTS

1. Executive Summary 4
2. Introduction 5
3. Building Description 6
3.1. Information Used 6
4. BASIX Water Section 7
5. BASIX Thermal Comfort Section 8
5.1. Modelling Assumptions 8
6. BASIX Energy Section 9
7. Disclaimer 11
8. Summary & Conclusion 12
Appendix A – Building A BASIX Certificate 13
Appendix B – Building B BASIX Certificate 14
Appendix C – Referenced Architectural Drawings 15

1. Executive Summary

EEG has been commissioned to assess the interaction of the residential area of the proposed development at 896 Woodville Rd, Villawood NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Building A Certificate No. 1778239M & Building B Certificate No 1778238M).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

Building A achieves the following targets:

- Water Efficiency: 40% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 60% reduction (minimum requirements under BASIX: 60%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

Building B achieves the following targets:

- Water Efficiency: 41% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 63% reduction (minimum requirements under BASIX: 60%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. Introduction

BASIX is an NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation, and appliances. The BASIX Energy target requires the development to use 60% less energy than the NSW average.

The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3. Building Description

The proposed development will be located at 896 Woodville Rd, Villawood NSW.

3.1. Information Used

The assessment is based on the following architectural drawings by Tony Owen Partners Architects in December 2024 (Table 1).

Table 1. Architectural drawing list.

Drawing title	Drawing number
B3 Floor Plan	A100
B2 Floor Plan	A101
B1 Floor Plan	A102
B1 Mezzanine Floor Plan	A103
Ground Floor Plan	A104
L1 Plan	A105
L2-L3 Plan	A106
L4-L7 Plan	A107
L8-L9 Plan	A108
L10 Plan	A109
Roof Plan	A110
Building A & B - West Elevation	A200
Building A & B - East Elevation	A201
Building B - North Elevation	A202
Building B - South Elevation	A203
Building A - North Elevation	A204
Building A - South Elevation	A205
Section A-A	A300
Section A-A	A301
Section B-B	A302
Section C-C	A303

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to Building A Certificate No. 1778239M & Building B Certificate No 1778238M.

Table 2. Water Commitments.

Common Areas and Central Systems	
Common areas	• No common showerhead facility. • 4-star (water rated) toilet for building A only. • 4-star (water rated) tap. • No common laundry facility.
Central Systems	• Fire Sprinkler systems for both building A & B.
Private Dwellings	
Fixtures	• 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. • 4-star (Water Rating) toilets. • 5-star (Water Rating) kitchen taps. • 5-star (Water Rating) bathroom taps. • 4-star (Water Rating) dishwashers. • On demand hot water recirculation

5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using FirstRate5 software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1. Modelling Assumptions

FirstRate5 software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 3 below. Please note the estimated requirements below are based on the nominated construction materials by the architect

Table 3. Building Fabric Requirements.

Element	Insulation/glazing
External walls	Minimum added R2.5 insulation.
Internal walls	Party walls between units and Walls to corridors, lifts, etc.: • Minimum added R1.5 insulation. Any other Walls: • Stud, plasterboard with no added insulation.
Floor	Where unconditioned area below: • Suspended Concrete Slab Floor with minimum added R2.0 thermal insulation. All other Units: • Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: • Concrete slab with added R4.0 thermal insulation.
Roof	Concrete with no added insulation (ceiling insulation).
Ceiling Penetrations	• Sealed LED downlights and exhaust fans. • 1400mm Ceiling Fan for living area and bedrooms.
Glazing	Maximum total system U-Value of 2.1 and SHGC of 0.40 +5%.

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6. BASIX Energy Section

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 60% as long as the energy commitments detailed in Table 4 are installed.

Table 4. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lift Bank	Building A: • Lift Bank 1 & 2 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 13 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg • Lift Bank 3 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 1 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 2 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg • Lift Bank 4 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 2 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 3 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg Building B: • Lift Bank 1 & 2 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 13 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 14 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg • Lift Bank 3 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 1 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 2 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg • Lift Bank 4 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 3 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 Number of lifts: 1 Lift load capacity: >= 1001 kg but <= 1500kg

	Swimming pool / Sauna	• N/A.
	Ventilation	• Carpark: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. • Lift motor room: ventilation (supply & exhaust), Thermostatically controlled. • Switch room: ventilation (supply & exhaust), Thermostatically controlled. • Garbage room: ventilation exhaust only. • Community room: ventilation (supply & exhaust), Time clock or BMS controlled. • Plant or service rooms: ventilation (supply & exhaust). Thermostatically controlled. • Ground floor lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. • Hallway areas: ventilation (supply & exhaust), Time clock or BMS controlled.
	Lighting	• Carpark: LED lighting with motion sensors. • Lift Banks: LED lighting, connected to lift call button. • Lift motor room: LED lighting with manual on / manual off. • Switch room: LED lighting with manual on / manual off. • Garbage room: LED lighting with motion sensors. • Plant or service rooms: LED lighting with manual on / manual off. • Community room: LED lighting with motion sensors. • Ground floor lobby type: LED lighting with time clock and motion sensors. • Hallways areas: LED lighting with time clock and motion sensors.
	Hot Water	• Central gas-fired storage (manifolded) with R0.6 insulation to the pipes.
	Alternative Energy Supply	Building A: • 18W Solar PV system. Building A: • 11kW Solar PV system.
	Cooling to living and bedroom areas	Variable refrigerant volume units • Energy source: electric driven compressor • Heat rejection method: air cooled condenser • Unit efficiency (min): medium – COP 3.5 – 5.5
	Heating to living and bedroom areas	Variable refrigerant volume units • Energy source: electric driven compressor + air sourced evaporator • Unit efficiency medium – COP 3.5 – 5.5
Private Dwellings	Ventilation	• Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. • Bathroom Exhaust: Individual fan, ducted to façade or roof, interlocked to light with timer off. • Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.
	Lighting	• Fluorescent or LED lights with dedicated fittings.
	Appliances	• Gas cooktops and electric ovens. • 4-star (energy rating) dishwashers. • 5-star (energy rating) clothes dryers.

7. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst EEG has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact EEG for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, EEG does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omissions. EEG and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. This draft BASIX assessment and certification have been prepared based on the preliminary architectural and building services design with the view to conducting a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC applicable to the development; specific applications may vary during the design development of the project.

8. Summary & Conclusion

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to Building A Certificate No. 1778239M & Building B Certificate No 1778238M provided.

Appendix A – Building A BASIX Certificate

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1778239M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 17 December 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	896 Woodville Rd, Villawood NSW-Bldg A
Street address	896 WOODVILLE RAOD VILLAWOOD 2163
Local Government Area	FAIRFIELD
Plan type and plan number	Deposited Plan DP1070965
Lot no.	100
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	61
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	60	Target 60
Materials	✔	-73	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:
- Project reference: 896 Woodville Rd, Villawood NSW 2163
- Contact number: 0430 108 801

Certificate Prepared by
Name / Company Name: Eco Engineering Group Pty Ltd
ABN (if applicable): 11153980842

Description of project

Project address	
Project name	896 Woodville Rd, Villawood NSW-Bldg A
Street address	896 WOODVILLE RAOD VILLAWOOD 2163
Local Government Area	FAIRFIELD
Plan type and plan number	Deposited Plan DP1070965
Lot no.	100
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	61
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	4137.4
Roof area (m²)	562
Non-residential floor area (m²)	-
Residential car spaces	82
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	406
Common area garden (m²)	712
Area of indigenous or low water use species (m²)	-

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	0009018433
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	60	Target 60
Materials	✔	-73	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 61 dwellings, 11 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1001A	3	114.4	0.0	0.0	0.0
101A	2	78	0.0	33.8	0.0
202A	1	50	0.0	0.0	0.0
206A	2	90	0.0	0.0	0.0
301A	1	58	0.0	0.0	0.0
305A	2	80	0.0	0.0	0.0
309A	2	80.3	0.0	0.0	0.0
404A	2	89.3	0.0	0.0	0.0
501A	1	58.1	0.0	0.0	0.0
505A	2	80.1	0.0	0.0	0.0
602A	2	85	0.0	0.0	0.0
606A	1	58	0.0	0.0	0.0
703A	2	86.7	0.0	0.0	0.0
707A	2	80.3	0.0	0.0	0.0
804A	2	86.2	0.0	0.0	0.0
904A	2	86.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1002A	2	102.7	0.0	0.0	0.0
102A	2	70.7	0.0	28.3	0.0
203A	2	81.1	0.0	0.0	0.0
207A	2	89	0.0	0.0	0.0
302A	1	58	0.0	0.0	0.0
306A	2	90	0.0	0.0	0.000
401A	1	58.1	0.0	0.0	0.0
405A	2	80.1	0.0	0.0	0.0
502A	2	85	0.0	0.0	0.0
506A	1	5	0.0	0.0	0.0
603A	2	86.7	0.0	0.0	0.0
607A	2	80.3	0.0	0.0	0.0
704A	2	89.3	0.0	0.0	0.0
801A	3	114.4	0.0	0.0	0.0
901A	3	114.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1003A	3	113.4	0.0	0.0	0.0
103A	2	119.2	0.0	36.8	0.0
204A	1	67.6	0.0	0.0	0.0
208A	1	58	0.0	0.0	0.0
303A	2	81.1	0.0	0.0	0.0
307A	2	89	0.0	0.0	0.0
402A	2	85	0.0	0.0	0.0
406A	1	58	0.0	0.0	0.0
503A	2	86.7	0.0	0.0	0.0
507A	2	80.3	0.0	0.0	0.0
604A	2	89.3	0.0	0.0	0.0
701A	1	58.1	0.0	0.0	0.0
705A	2	80.1	0.0	0.0	0.0
802A	2	102.7	0.0	0.0	0.0
902A	2	102.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1004A	2	90.1	0.0	0.0	0.0
201A	1	58	0.0	0.0	0.0
205A	2	80	0.0	0.0	0.0
209A	2	80.3	0.0	0.0	0.0
304A	1	67.6	0.0	0.0	0.0
308A	1	58	0.0	0.0	0.0
403A	2	86.7	0.0	0.0	0.0
407A	2	80.3	0.0	0.0	0.0
504A	2	89.3	0.0	0.0	0.0
601A	1	58.1	0.0	0.0	0.0
605A	2	80	0.0	0.0	0.0
702A	2	85	0.0	0.0	0.0
706A	1	58	0.0	0.0	0.0
803A	3	112.8	0.0	0.0	0.0
903A	3	112.7	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area	5100	Lift motor room	16	Switch room	27
Garbage room	140	Community room	30	Plant or service room	318
Ground floor lobby type	33	Hallway/lobby type	580	Lift bank (No. 1)	-
Lift bank (No. 2)	-	Lift bank (No. 3)	-	Lift bank (No. 4)	-

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	2000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	800	-	-
floors above habitable rooms, frame: suspended concrete slab	7149	-	-
suspended floor above garage, frame: suspended concrete slab	1200	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	2500	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 2	framed (metal clad),frame:light steel frame	1600	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	cavity brick wall, frame:light steel frame	1200	-
Internal wall type 2	plasterboard, frame:light steel frame	3000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - metal roof, frame: light steel frame	546	-	-

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	920	-	920	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	5 star	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All dwellings	15	10	25.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Lift motor room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Community room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	-

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 13 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 13 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 1 number of levels from the bottom of the lift shaft to the top of the lift shaft: 2 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 2 number of levels from the bottom of the lift shaft to the top of the lift shaft: 3 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency medium – COP 3.5 – 5.5

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 18 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Appendix B – Building B BASIX Certificate

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1778238M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 17 December 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	896 Woodville Rd, Villawood NSW-Bldg B
Street address	896 WOODVILLE ROAD VILLAWOOD 2163
Local Government Area	FAIRFIELD
Plan type and plan number	Deposited Plan DP208677
Lot no.	3
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	87
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	41	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	63	Target 60
Materials	✔	-43	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:
- Project reference: 896 Woodville Rd, Villawood NSW 2163
- Contact number: 0430 108 801

Certificate Prepared by
Name / Company Name: Eco Engineering Group Pty Ltd
ABN (if applicable): 11153980842

Description of project

Project address	
Project name	896 Woodville Rd, Villawood NSW-Bldg B
Street address	896 WOODVILLE ROAD VILLAWOOD 2163
Local Government Area	FAIRFIELD
Plan type and plan number	Deposited Plan DP208677
Lot no.	3
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	87
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	4137.4
Roof area (m²)	365
Non-residential floor area (m²)	-
Residential car spaces	79
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	500
Common area garden (m²)	712
Area of indigenous or low water use species (m²)	-

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	0009212580
Climate zone	56

Project score			
Water	✔	41	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	63	Target 60
Materials	✔	-43	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 87 dwellings, 11 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1001B	2	96.4	0	0	0
103B	2	90.1	0	12	0
107B	2	122.4	0	23	0
202B	2	92.7	0	0	0
206B	1	74.2	0	0	0
210B	2	95.1	0	0	0
302B	2	92.7	0	0	0
306B	1	74.2	0	0	0
310B	2	95.1	0	0	0
402B	2	92.7	0	0	0
406B	2	80.6	0	0	0
410B	2	93.9	0	0	0
504B	2	86.2	0	0	0
508B	2	92.9	0	0	0
602B	2	92.8	0	0	0
606B	2	80.1	0	0	0
610B	2	93.9	0	0	0
704B	2	86.2	0	0	0
708B	2	92.9	0	0	0
802B	3	125.6	0	0	0
806B	2	85.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1002B	3	132.6	0	0	0
104B	2	145.6	0	10.7	0
108B	2	115.5	0	35.3	0
203B	2	93.1	0	0	0
207B	2	80.4	0	0	0
211B	2	87	0	0	0
303B	2	93.1	0	0	0
307B	2	80.4	0	0	0
311B	2	87	0	0	0
403B	3	107	0	0	0
407B	2	80.4	0	0	0
501B	3	107.2	0	0	0
505B	1	62	0	0	0
509B	2	87.4	0	0	0
603B	3	107	0	0	0
607B	2	80.6	0	0	0
701B	3	107.2	0	0	0
705B	1	62	0	0	0
709B	2	87.4	0	0	0
803B	2	85.1	0	0	0
901B	3	114	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
101B	2	112.1	0	0	0
105B	3	145.9	0	36.2	0
109B	2	138.4	0	63.3	0
204B	2	96.9	0	0	0
208B	1	61.3	0	0	0
212B	2	85.1	0	0	0
304B	2	96.9	0	0	0
308B	1	61.3	0	0	0
312B	2	85.1	0	0	0
404B	2	86.7	0	0	0
408B	2	92.9	0	0	0
502B	2	92.8	0	0	0
506B	2	80.1	0	0	0
510B	2	107.2	0	0	0
604B	2	86.2	0	0	0
608B	2	92.9	0	0	0
702B	2	92.8	0	0	0
706B	2	80.1	0	0	0
710B	2	93.9	0	0	0
804B	1	58	0	0	0
902B	3	107.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
102B	2	92.1	0	5.5	0
106B	2	102.7	0	27.1	0
201B	3	107	0	0	0
205B	1	61.9	0	0	0
209B	2	89.6	0	0	0
301B	3	107	0	0	0
305B	1	61.9	0	0	0
309B	2	89.6	0	0	0
401B	3	107	0	0	0
405B	1	61.9	0	0	0
409B	2	87.4	0	0	0
503B	3	107	0	0	0
507B	2	80.6	0	0	0
601B	3	107.2	0	0	0
605B	1	62	0	0	0
609B	2	87.4	0	0	0
703B	3	107	0	0	0
707B	2	80.6	0	0	0
801B	3	157.8	0	0	0
805B	2	97.2	0	0	0
903B	2	85	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
904B	1	58	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
905B	2	97.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
906B	2	85.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Undercover car park area	4910
Plant or service room	318
Lift bank (No. 1)	-
Lift bank (No. 5)	-

Common area	Floor area (m²)
Lift motor room	16
Ground floor lobby type	40
Lift bank (No. 2)	-

Common area	Floor area (m²)
Garbage room	206
Hallway/lobby type	480
Lift bank (No. 3)	-

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	3000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	6000	-	-
floors above habitable rooms, frame: suspended concrete slab	1600	-	-
suspended floor above garage, frame: suspended concrete slab	2400	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	1200	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 2	framed (metal clad),frame:light steel frame	1000	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	cavity brick wall, frame:light steel frame	1600	-
Internal wall type 2	plasterboard, frame:light steel frame	1900	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m^3)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m^2)**	**Roof Insulation**	**Ceiling Insulation**
framed - metal roof, frame: light steel frame	378	-	-

Glazing types			Frame types				
Single glazing (m^2)	**Double glazing (m^2)**	**Triple glazing (m^2)**	**Aluminium frames (m^2)**	**Timber frames (m^2)**	**uPVC frames (m^2)**	**Steel frames (m^2)**	**Composite frames (m^2)**
-	800	-	800	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	5 star	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All dwellings	17	12	29.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Lift motor room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	-

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 13 number of levels from the bottom of the lift shaft to the top of the lift shaft: 14 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 13 number of levels from the bottom of the lift shaft to the top of the lift shaft: 14 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 1 number of levels from the bottom of the lift shaft to the top of the lift shaft: 2 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency medium – COP 3.5 – 5.5

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 11.00 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Appendix C – Referenced Architectural Drawings

ARCHITECTURAL DRAWING SET

ISSUE DATE (FOR DA SUBMISSION): DECEMBER 2024

DRAWING NO - DRAWING TITLE

A000 - Cover Sheet

Site Analysis

A001 - Location Plan
A002 - Site Aerial View
A003 - Survey Drawings by Urbanex Surveyors
A004 - Site Photos 1
A005 - Site Photos 2
A006 - Neighbor Buildings
A007 - Site Analysis Diagrams
A008 - LEP Planning Controls
A009 - LEP Maps
A010 - DCP Vision 1
A011 - DCP Vision 2
A012 - DCP Maps
A013 - DCP Building Depth and Setback
A014 - Completed Buildings
Current LEP/DCP Height Map
+30% Affordable Housing Bonus
A015 - Completed Buildings
Current LEP/DCP Height Map
+30% Affordable Housing Bonus - 3D
A016 - DCP Current Status - Streetscape
A017 - DCP Current Status - Open Space
A018 - DCP Current Status - Circulation Space
A019 - DCP Current Status - Traffic Circulation
A020 - DCP Current Status - Retail Activation
A021 - DCP Current Status - Land Use
A022 - Design Principles - Opportunities
A023 - Design Principles - Constraints
A024 - Design Principles - Ground Floor
A025 - Design Principles - Access
A026 - Design Principles - Massing & Green Space
A027 - Design Principles - Building Massing
A028 - Design Principles - Building Heights
A029 - Proposed Building Envelope - Setbacks

Floor Plans
scale 1:100@A3; 1:200@A1

A100 - B3 Floor Plan
A101 - B2 Floor Plan
A102 - B1 Floor Plan
A103 - B1 Mezzanine Floor Plan
A104 - Ground Floor Plan
A105 - L1 Plan
A106 - L2-L3 Plan
A107 - L4-L7 Plan
A108 - L8-L9 Plan
A109 - L10 Plan
A110 - Roof Plan

Affordable Housing

A111 - Affordable Housing Schedule

Facade Studies And Photomontage

A150 - Building Articulation
- Vertical Division
A151 - Building Articulation
- Facade Expression by Orientation
A152 - Facade Generation Process
- North & East
A153 - Facade Generation Process
- West & South
A154 - Facade Concepts - Option 1
A155 - Facade Concepts - Option 2
A156 - Facade Concepts - Option 3
A157 - Facade Concepts - Option 4
A158 - Perspective 1
A159 - Perspective 2
A160 - Perspective 3

Elevations
scale 1:250@A3; 1:125@A1

A200 - Building A & B - West Elevation
A201 - Building A & B - East Elevation
A202 - Building B - North Elevation
A203 - Building B - South Elevation
A204 - Building A - North Elevation
A205 - Building A - South Elevation

Sections
scale 1:400@A3; 1:200@A1

A300 - Section A-A

scale 1:250@A3; 1:125@A1

A301 - Section A-A
A302 - Section B-B
A303 - Section C-C
A304 - Ramp A Section E-E
A305 - Ramp B Section D-D

Adaptable & Silver Units
scale 1:100@A3; 1:50@A1

A400 - Adaptable Units 1
A401 - Adaptable Units 2
A402 - Adaptable Units 3
A403 - Adaptable Units 4
A404 - Adaptable Units 5
A405 - Silver Unit

Diagrams

A500 - Site Coverage Diagram
A501 - Communal Open Space Diagram
A502 - Landscape Diagram
A503 - Deep Soil Diagram

Shadow Diagrams

A600 - Shadow Diagram Existing Conditions - 9AM
A601 - Shadow Diagram Existing Conditions - 10AM
A602 - Shadow Diagram Existing Conditions - 11AM
A603 - Shadow Diagram Existing Conditions - 12PM
A604 - Shadow Diagram Existing Conditions - 1PM
A605 - Shadow Diagram Existing Conditions - 2PM
A606 - Shadow Diagram Existing Conditions - 3PM
A607 - Shadow Diagram w/ Potential Building - 9AM
A608 - Shadow Diagram w/ Potential Building - 10AM
A609 - Shadow Diagram w/ Potential Building - 11AM
A610 - Shadow Diagram w/ Potential Building - 12PM
A611 - Shadow Diagram w/ Potential Building - 1PM
A612 - Shadow Diagram w/ Potential Building - 2PM
A613 - Shadow Diagram w/ Potential Building - 3PM
A630 - Performance Analysis Conclusion
A631 - Southern Neighbors Future Development Plan
A632 - Overshadowing of Southern Neighbors 1
A633 - Overshadowing of Southern Neighbors 2
A634 - Overshadowing of Southern Neighbors 3
A635 - Overshadowing of Southern Neighbors 4

Solar Diagrams

A650 - Solar Diagram Existing Conditions - L1
A651 - Solar Diagram Existing Conditions - L2-L3
A652 - Solar Diagram Existing Conditions - L4-L7
A653 - Solar Diagram Existing Conditions - L8-L9
A654 - Solar Diagram Existing Conditions - L10
A655 - Solar Diagram Existing Conditions - 3D - 9AM-12PM
A656 - Solar Diagram Existing Conditions - 3D - 1PM-3PM
A657 - Solar Diagram w/ Potential Building - L1
A658 - Solar Diagram w/ Potential Building - L2-L3
A659 - Solar Diagram w/ Potential Building - L4-L7
A660 - Solar Diagram w/ Potential Building - L8-L9
A661 - Solar Diagram w/ Potential Building - L10
A662 - Solar Diagram w/ Potential Building - 3D - 9AM-12PM
A663 - Solar Diagram w/ Potential Building - 3D - 1PM-3PM
A664 - Solar Diagram for Future Development - L1
A665 - Solar Diagram for Future Development - L2-L3
A666 - Solar Diagram for Future Development - L4-L7
A667 - Solar Diagram for Future Development - L8-L9
A668 - Solar Diagram for Future Development - L10
A669 - Solar Diagram for Future Development - 3D - 9AM-12PM
A670 - Solar Diagram for Future Development - 3D - 1PM-3PM
A671 - COS Solar Diagram 1
A672 - COS Solar Diagram 2

Ventilation Diagrams

A680 - Ventilation Diagram - L1
A681 - Ventilation Diagram - L2-L3
A682 - Ventilation Diagram - L4-L7
A683 - Ventilation Diagram - L8-L9
A684 - Ventilation Schedule

Waste Diagrams

A690 - On-going Waste Management Plan
A691 - Construction Waste Management Plan

FSA Diagrams

A700 - Ground Floor FSA Diagram
A701 - L1 FSA Diagram
A702 - L2-3 FSA Diagram
A703 - L4-7 FSA Diagram
A704 - L8-9 FSA Diagram
A705 - L10 FSA Diagram

Schedules

A800 - Area & Unit Mix Schedule
A801 - Unit Breakdown Schedule
A802 - Height Plane Diagram
A803 - External Finishes Schedule

896 WOODVILLE ROAD, VILLAWOOD, NSW 2163
ZONING: E1 – LOCAL CENTRE - SHOP TOP HOUSING

SITE AREA	4,412.7 m^2
HEIGHT (PERMISSIBLE) (AFFORABLE HOUSING SCHEME)	35.1 m(27.0m LEPX130%)
HEIGHT (PROPOSED)	36.2 m
FSR (PERMISSIBLE)	N/A
FSR (PROPOSED)	3.47 : 1
LAND USE	E1 - LOCAL CENTRE
TOTAL CAR SPACES REQUIRED	250
TOTAL CAR SPACES PROVIDED	256
RESIDENTIAL PARKING	159
COMMERCIAL PARKING	60
UNITS	148



896 WOODVILLE ROAD, VILLAWOOD
DEVELOPMENT APPLICATION

tony owen ptnrs



2.1 Site Description

The subject site is located south of Villawood station; south of new Villawood CBD precinct. A piano store and a factory with its loading facilities, and two detached dwellings are in the subject site. A fuel station is located across the woodville road next to the site. Aldi is North of the site across the Villawood Rd.

TOWN CENTER LOCATION PLAN

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

Disclaimer
"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE, WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL AND OTHER AUTHORITIES. NO WARRANTY OR REPRESENTATION IS MADE OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style
TONDM_A1_BW.ctb @ CADS

Notes
DRAWINGS 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

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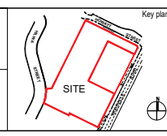
DRAWING LABEL
LOCATION PLAN

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
54-56 Penn Street
Hampton VIC 3188
T (03) 9598 3900
F (03) 9598 3910
mail@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPEMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale 1:1000 @ A1 1:2000 @ A3 Date NOV 2024
0 5 10 15 20 25
1:500.000

Drawing title
LOCATION PLAN

Project no. 1051 Drawing no. A001

Drawn ZS, CK

Drawing status
DA SUBMISSION



2.2 Site Aerial Photo

The site is generally flat. The datum levels are measured higher on the southern corner at RL 23.34 and gradually fall to the north most corner of RL 21.90. The site is regular C shaped and its south-east side the longest frontage facing Woodville Rd sharing common boundaries with adjacent fuel station.

CURRENT SITE AERIAL VIEW

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style

TONIN_M_BW.ctb @ CAD5

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DRAWING LABEL

SITE AERIAL VIEW

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

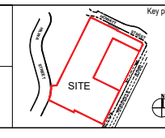
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



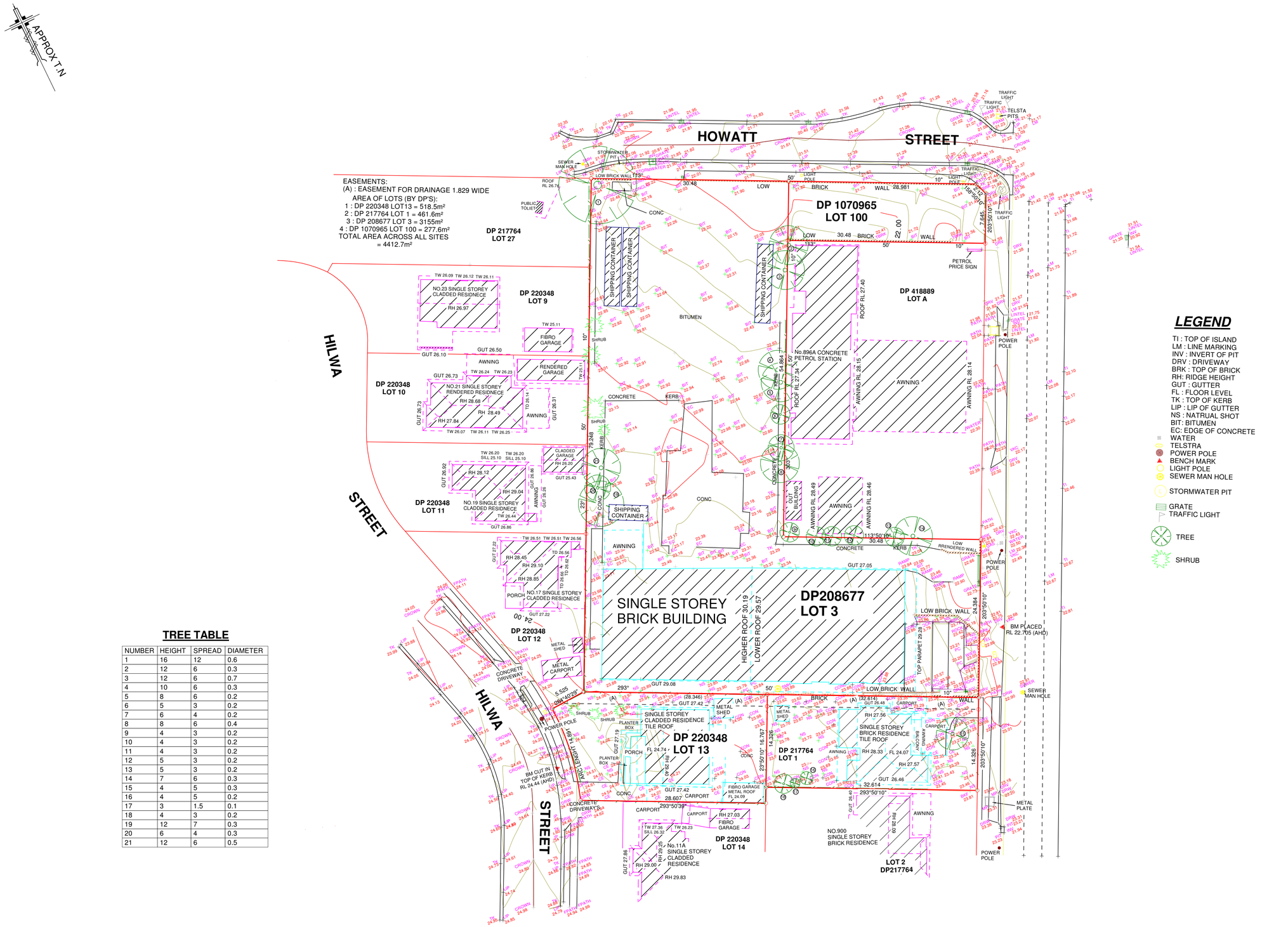
Scale 1:1000 @ A1 1:2000 @ A3 Date NOV 2024

Drawing title: SITE AERIAL VIEW

Project no. 1051 Drawing no. A002

Drawn ZS, CK

Drawing status: DA SUBMISSION



TREE TABLE

NUMBER	HEIGHT	SPREAD	DIAMETER
1	16	12	0.6
2	12	6	0.3
3	12	6	0.7
4	10	6	0.3
5	8	6	0.2
6	5	3	0.2
7	6	4	0.2
8	8	6	0.4
9	4	3	0.2
10	4	3	0.2
11	4	3	0.2
12	5	3	0.2
13	5	3	0.2
14	7	6	0.3
15	4	5	0.3
16	4	5	0.2
17	3	1.5	0.1
18	4	3	0.2
19	12	7	0.3
20	6	4	0.3
21	12	6	0.5

LEGEND

TI : TOP OF ISLAND
LM : LINE MARKING
INV : INVERT OF PIT
DRV : DRIVEWAY
BRK : TOP OF BRICK
RH: RIDGE HEIGHT
GUT : GUTTER
FL : FLOOR LEVEL
TK : TOP OF KERB
LIP : LIP OF GUTTER
NS : NATRUAL SHOT
BIT: BITUMEN
EC: EDGE OF CONCRETE
WATER
TELSTRA
POWER POLE
BENCH MARK
LIGHT POLE
SEWER MAN HOLE
STORMWATER PIT
GRATE
TRAFFIC LIGHT
TREE
SHRUB

AMENDMENTS	
DATE:	DESCRIPTION:

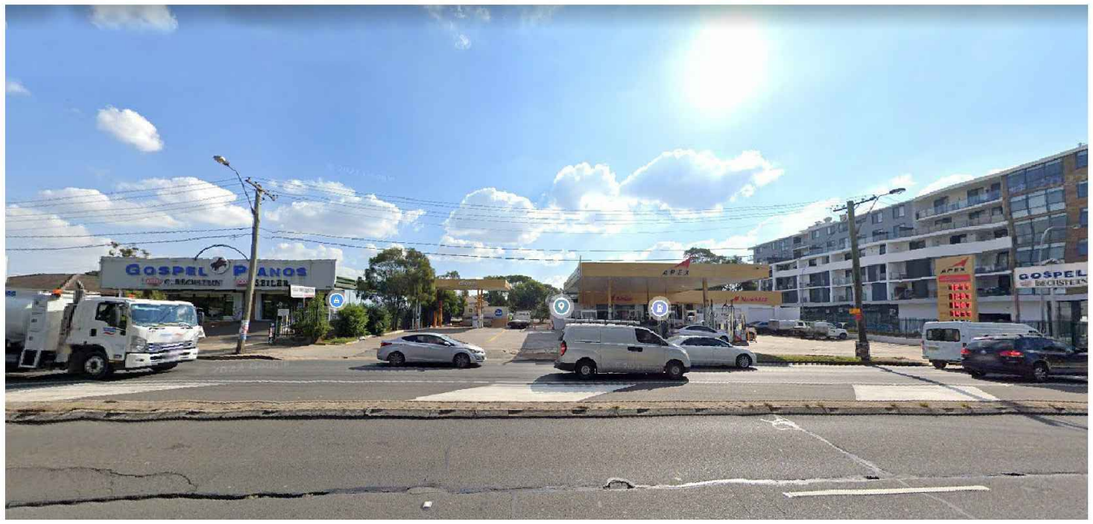
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ANY POINT CRITICAL TO THE PREPARATION OF PLANS AND/OR CONSTRUCTION SHOULD BE CHECKED BY THE BUILDER BEFORE ANY WORK COMMENCING. ALL SERVICES ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST. ALL TREES ARE APPROXIMATE LOCATION AND SIZE ONLY.
DIAL BEFORE YOU DIG SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION WORK ON 1100. PRIOR TO THE COMPLETION OF ANY PLANS AND/OR CONSTRUCTION FURTHER FIELD WORK SHOULD BE UNDERTAKEN.

URBANEX SURVEYORS
PH: 9786 6734
SHOP 1 103 CANN ST BASS HILL 2197
EMAIL: survey@urbanex.net.au

CLIENT:
CLIENT ADDRESS:
JOB ADDRESS: 896-898 WOODVILLE ROAD, VILLAWOOD 2163
JOB No: 80-2022
DATE: 05.07.2022
SCALE: 1:300 ON A1
LEVELS: AHD LEVLS DERIVED FROM PM 3347



Site Looking North on Woodville Road



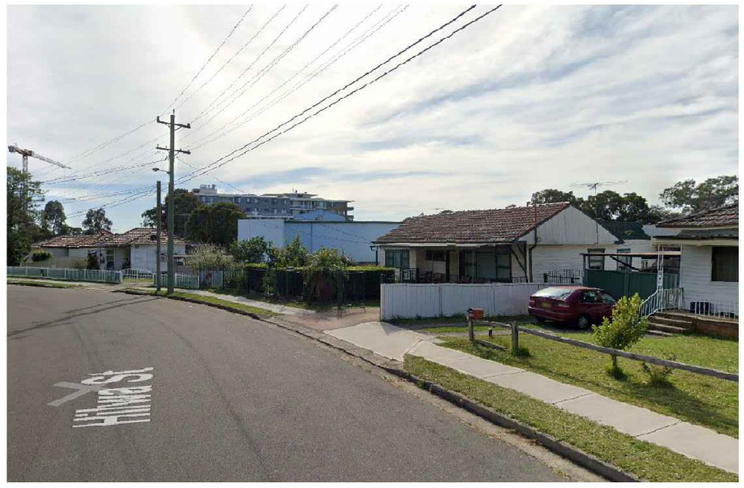
Site Looking West on Woodville Road



Site Looking East on Howatt Street



Site Looking South on Woodville Road



Site Looking East on Hilwa Street

2.4.1 Physical Characteristics

The site has an area of approximately 3225m2. This consists of a large rectangular block on the corner of Woodville Road and Howatt Street between Hilwa St and Woodville Road. It contains the current Gospel Pianos Store. It does not include a portion of this rectangular site containing the Apex Petrol Station, as it is not possible to acquire this site. It also contains 2 adjoining sites to the south of this block known as 898 Woodville Road and 15 Hilwa Street. The site is almost 100m long and 60m wide at is longest points. The site has an approx. 40m frontage to Woodville Road and 30m to Howatt Street. The site contains a 1 storey commercial building over part of the site, with the majority being open stand parking. The adjoining petrol station is also 1 storey.

2.4.2 Context and Neighbourhood Character

Current Character

The area is generally characterized by 1-2 storey detached houses to the south, east and west, with 3 storey walk ups to the east and some commercial premises such as those located on the site. The majority of the site is located within the Villawood Town Centre DCP 2020. The areas north of the site are within the Villawood Town Centre DCP 2020 with a large portion of the sites already developed based on these controls. As such the current and future character of the area is determined by the DCP. The area to the north contains a range of mixed use developments consisting of 6-12 storey mixed use apartment buildings with ground floor retail and commercial spaces, areas of parking and retail and commercial including an ALDI store and a number of restaurant and fast food outlets. The site is within 300m of Villawood Station.

The site is served by the nearby ALDI supermarket and retail commercial premises within the Town Centre commercial core.

Future Character

The LEP and Town Centre DCP contains controls which has established the future. This will consist of a range of new and recent residential flat buildings from 6-12 storeys.

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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

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Legend

DRAWING LABEL

SITE PHOTOS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-16 Queen Street
Chatswood, NSW, 2067
T (02) 9906 3855
F (02) 9906 3855
E info@tonyowen.com.au

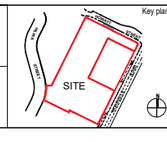
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

SITE PHOTOS

Project no. 1051 Drawing no. A004

Drawn ZS, CK

Drawing status

DA SUBMISSION



WOODVILLE ROAD LOOKING NORTH



HOWATT STREET LOOKING EAST



HOWATT STREET LOOKING EAST



WOODVILLE ROAD LOOKING SOUTH

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SITE PHOTOS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15 Help Street
Chatswood NSW 2067
T (02) 9906 3855
F (02) 9906 3676
E mail@tonyowen.com.au

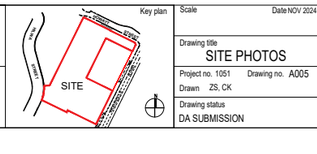
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

SITE PHOTOS

Project no. 1051 Drawing no. A005

Drawn ZS, CK

Drawing status

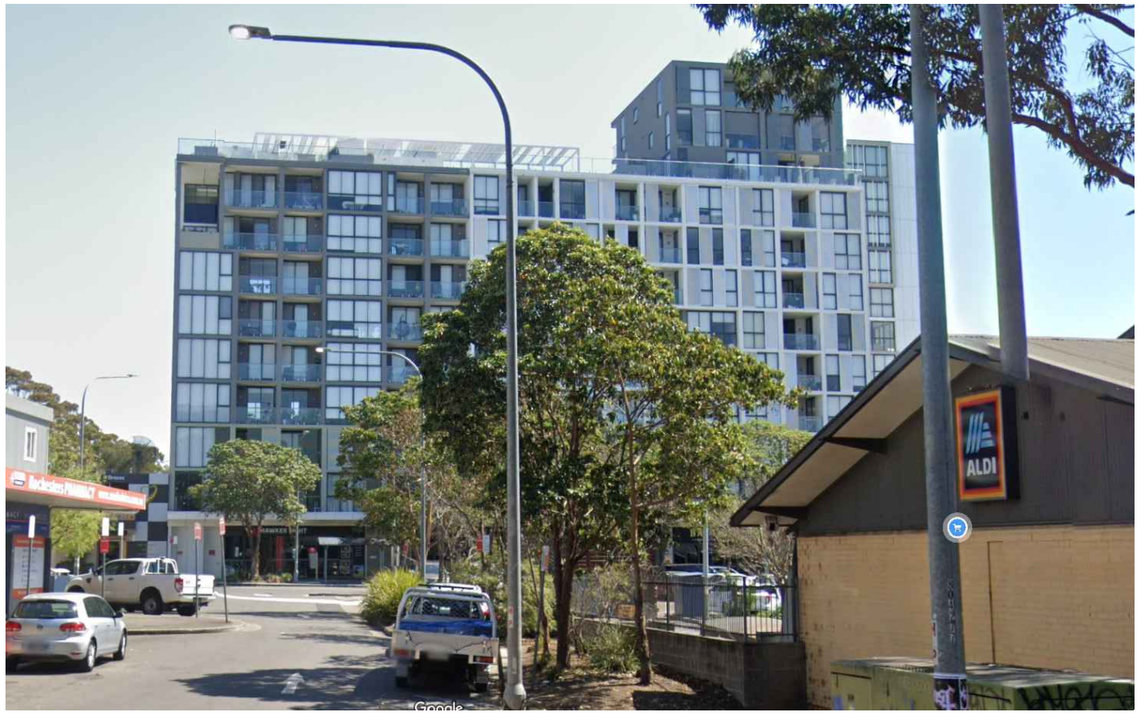
DA SUBMISSION



882 WOODVILLE ROAD



882 WOODVILLE ROAD



1 VILLAWOOD PLACE



1 VILLAWOOD PLACE

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style

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DRAWING LABEL

NEIGHBOR BUILDINGS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
19-21 Boom Street
Potts Point NSW 2011
T (02) 9380 5322
F (02) 9380 5311
tonyowenpartners.com.au

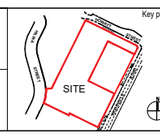
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

NEIGHBOR BUILDINGS

Project no. 1051 Drawing no. A006

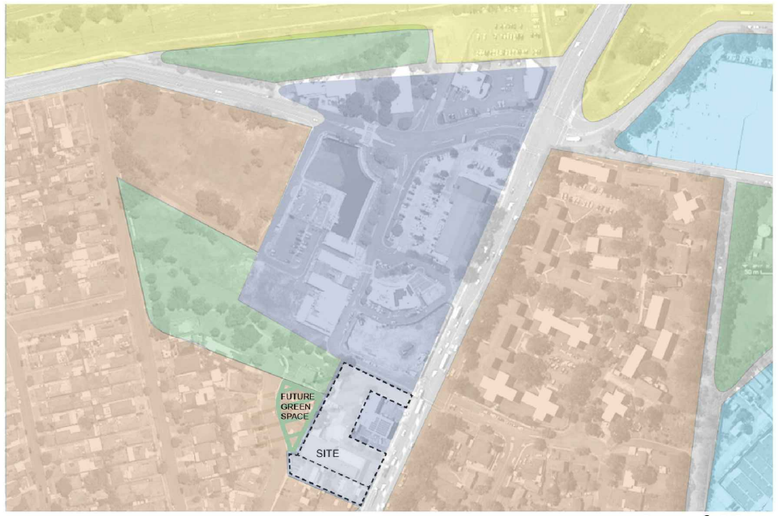
Drawn ZS, CK

Drawing status

DA SUBMISSION



Green Space



Land Use

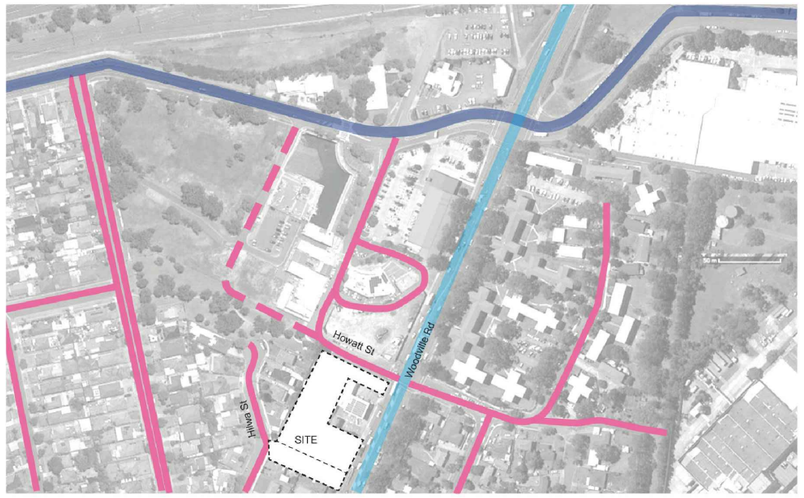
- Green Space
- Light Industrial
- Residential
- Rail Uses
- Mixed use - Residential/ Commercial

2.5.1 Green Open Space

The site is close to a range of parks and is well served by open space – see green space analysis.
This includes Kamira park which will be expanded when site east of Hilwa street are incorporated and portions of the subject site are included as a green connection to the park. There is a large area of green space east of Urana Street and areas of green space south of the station.

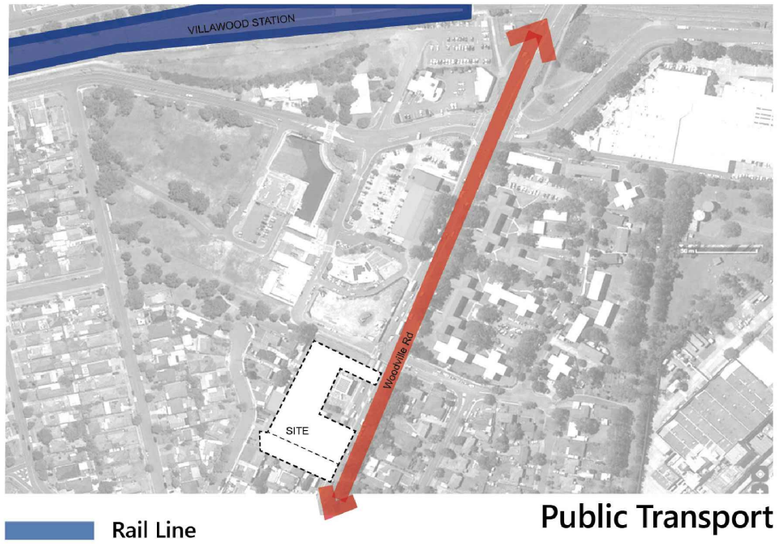
2.5.2 Land Use

The area is generally characterized by 1-2 storey detached houses and also 3 storey walk ups such as those east of the site , with some commercial premises on Woodville Road. As stated above the Town Centre indicates high density mixed us development to the south of the site including 6-12 storey RFBs above mixed use retail podiums. Large Areas to the east of the site contain light industrial uses and warehousing.



Road Hierarchy

- Secondary Roads
- Main Road
- Local Roads



Public Transport

- Rail Line
- Bus Route

2.5.3 Road Hierarchy

Woodville Road is a main road. The precinct is bounded by main roads Woodville Road to the east, Villawood Road to the South and Woodville Place which is a secondary Road. The proposed character local roads within the MP are defined within the MP DCP.
The MP envisages Villawood Place as the main street which includes a central town square. Villawood Road is the main east west vehicular route. The main north south pedestrian spine will be Villawood Place and a new east west spine is created between Cherry Lane and Kamira Avenue.

2.5.4 Public Transport

The site is well served by transport as it is within 300m of Villawood Station. It is also located on Woodville Road which is a major bus route and near Villawood Road to the North.

N

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style
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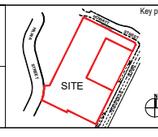
DRAWING LABEL
SITE ANALYSIS DIAGRAMS

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 74-76 Oxford Street, Paddington NSW 2021
T (02) 9380 5900
F (02) 9380 5911
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale
Date NOV 2024
Drawing title
SITE ANALYSIS DIAGRAMS
Project no. 1051
Drawing no. A007
Drawn ZS. CK
Drawing status
DA SUBMISSION

3.0 Planning Controls
- LEP 2013

Rev.	Description	By	Date
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Plot Style

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LEP PLANNING CONTROLS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-85 Oxford Street
Bondi Junction NSW 2022
P (02) 9386 3500
E info@tonyowen.com.au

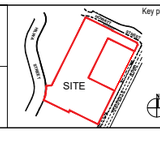
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

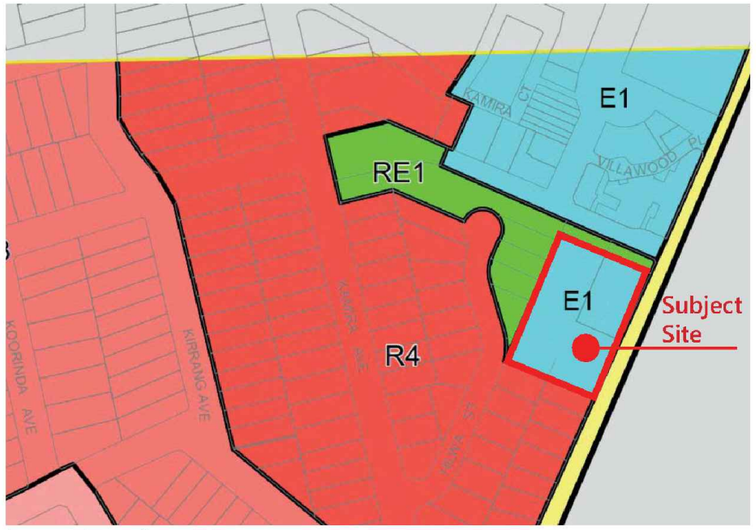
LEP PLANNING CONTROLS

Project no. 1051 Drawing no. A008

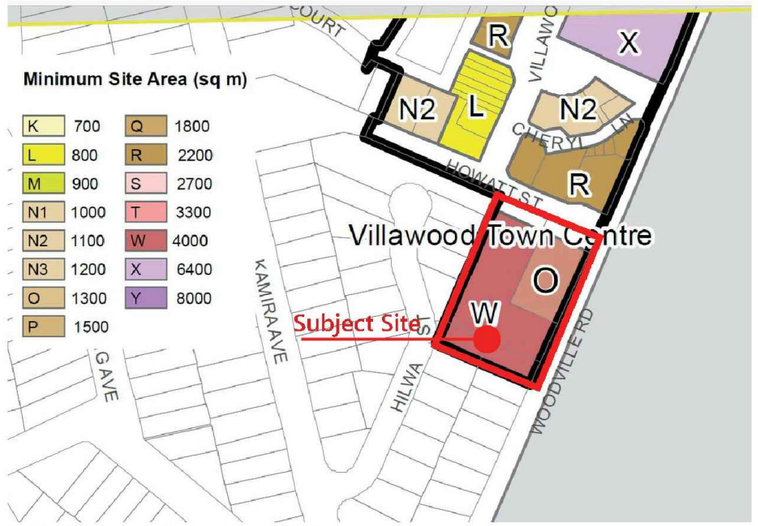
Drawn ZS. CK

Drawing status

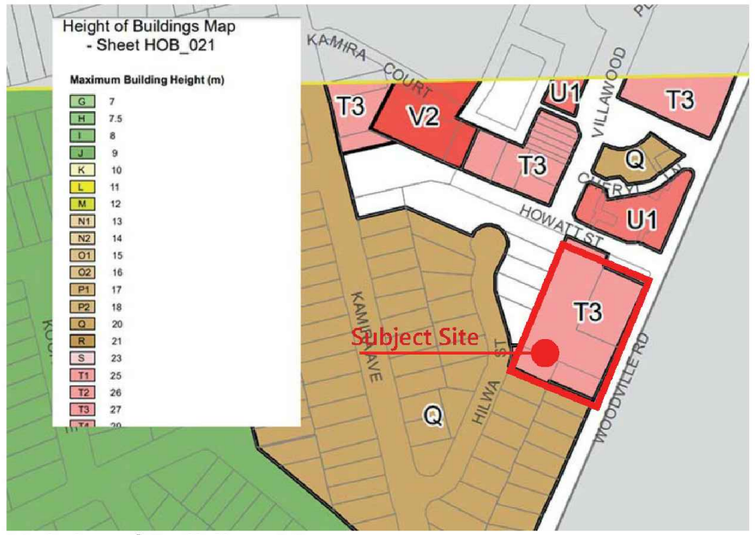
DA SUBMISSION



Land Zoning Map



Minimum Site Area Map



Height of Building Map

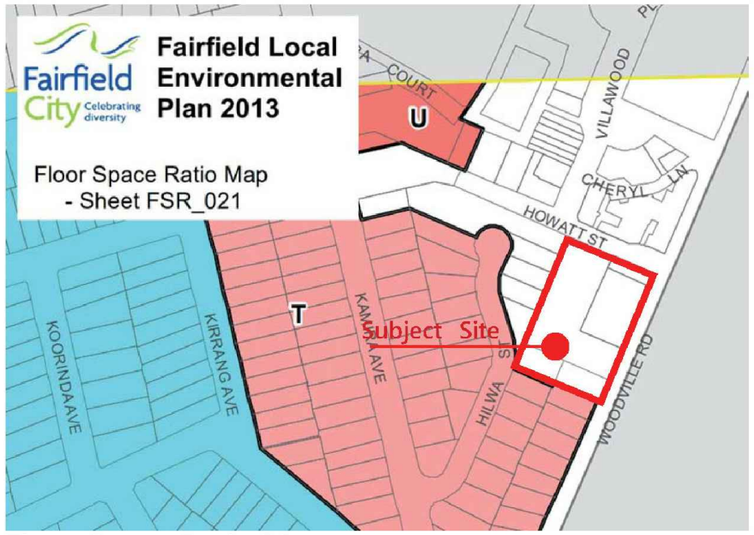
3.1.1 Building Height

Objectives

a) To provide reasonable daylight access to all developments and the public domain
b) To provide a massing framework for the development of identified key sites
c) To guide development seeking design excellence
d) To guide identified building typologies such as east commercial site and west residential sites.

Development Controls

1. The maximum building height must be in accordance with the provisions of the Fairfield LEP 2013.
2. The maximum height of building is shown in Figure above.



Floor Space Ratio Map

3.1.2 Floor Space Ratio

Business Precinct

Fairfield Local Environmental Plan 2013 does not apply a Floor Space Ratio to land zoned E1 Local centre in the Villawood Town Centre. The maximum floor space of a development is guided by the maximum height of building in Fairfield LEP 2013 and the provisions of this DCP.

Residential Precinct

Fairfield Local Environmental Plan 2013 applies a Floor Space Ratio to land zoned R4 High Density Residential within in the Villawood Town Centre. The Land and Housing Corporation (LAHC) site to the west of Kamira Court has a maximum floor space ratio of 2.5:1.

3.1.3 Built Form Controls:

Fairfield LEP 2013

Existing Controls:
The site falls under the Fairfield LEP. Under the LEP it has the following controls:

896 Woodville Road:
Zoning = E1 – Local Centre
Height = 27m or 8 storeys
FSR = N/A
Minimum Lot Size for bonus controls = 4000m2.

898 Woodville Road and 15 Hilwa Street:
Zoning = R4 – High Density Residential
Height = 27m or 8 storeys
FSR = N/A
Minimum Lot Size for bonus controls=4000m2.

N

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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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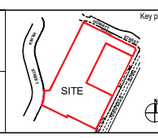
DRAWING LABEL
LEP MAPS - SUBJECT SITE

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2 15-17 Young Street Parramatta NSW 2150
T (02) 9689 6333 F (02) 9689 3015
info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale
Date NOV 2024
Drawing title
LEP MAPS
Project no. 1051
Drawing no. A009
Drawn ZS, CK
Drawing status
DA SUBMISSION

3.2 DCP - 2020

The 2020 DCP MP outlines in detail the vision of future Villawood CBD by establishing the planning principles as followed

- Vehicle access and parking
- Active Street Frontages and connectivity
- Key destinations and pedestrian links
- Green space
- building setbacks and building depth
- Building height
- Bulk and scale

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DCP VISION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-84 Queen Street
Parramatta NSW 2150
T (02) 9689 3742
F (02) 9689 3743
E info@tonyowen.com.au

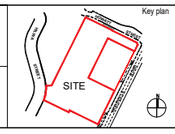
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

DCP VISION

Project no. 1051

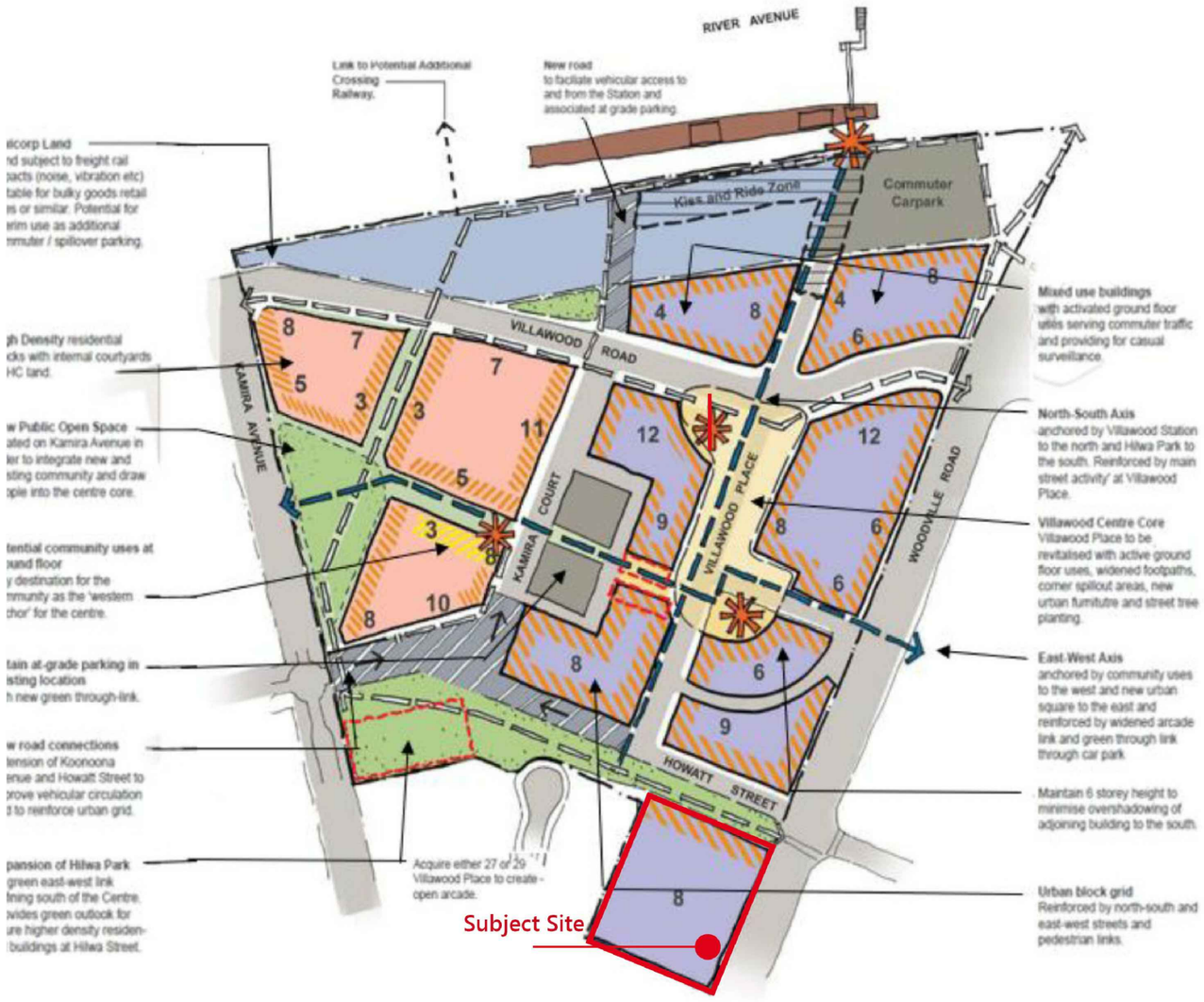
Drawing no. A010

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Drawing status

DA SUBMISSION

Desired Character Villawood Town Centre



3.4.1 Strategic Importance

Regional Context

The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

This Western City District Plan is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The District Plan sets targets for infrastructure and community services including transport, schools, health and community facilities, and recreation. The Western City District also sets a housing target of 3,050 dwellings for Fairfield City for the period 2016-2021. The Villawood DCP and associated urban design study provide a mechanism to assist Council in achieving this target as well as economic growth for the town centre.

3.4.2 Local Amenities

Desired Future Character

Ideally, Villawood will become an active, vibrant Town Centre in which people can enjoy spending business and leisure time. The desired development for the Town Centre is a retailing and commercial activity, supported by necessary larger operations such as the Aldi supermarket.

Existing and additional R4 High Density Residential zones, together with multi storey B2 Local Centre zones will increase population and provide opportunities for mix use developments and dwelling types. The R4 High Density Residential zoned land with a total area of 17,350m² and a maximum height of building of twelve (12) storeys will provide opportunities for approximately 360-400 apartment units to benefit from the redeveloped and revitalised B2 Local Centre shops and services. The B2 Local Centre with a total area of 25,270m² will also increase the surrounding open space; interconnection between the pedestrian network and new shop top housing.

This Plan aims to build on the opportunities of the Town Centre to achieve an active commercial hub will deliver a vibrant, attractive and safe Town Centre that will provide the daily needs, recreation, and socialising to the residents of Villawood.

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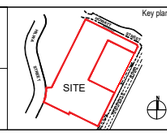
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DCP VISION

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
79-86 Queen Street
Morningside QLD 4170
(07) 3852 3000
info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan


Scale
Date NOV 2024

Drawing title
DCP VISION

Project no. 1051
Drawing no. A011

Drawn ZS, CK

Drawing status
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Figure5. Vehicular Access and Car Parking in Villawood Town Centre

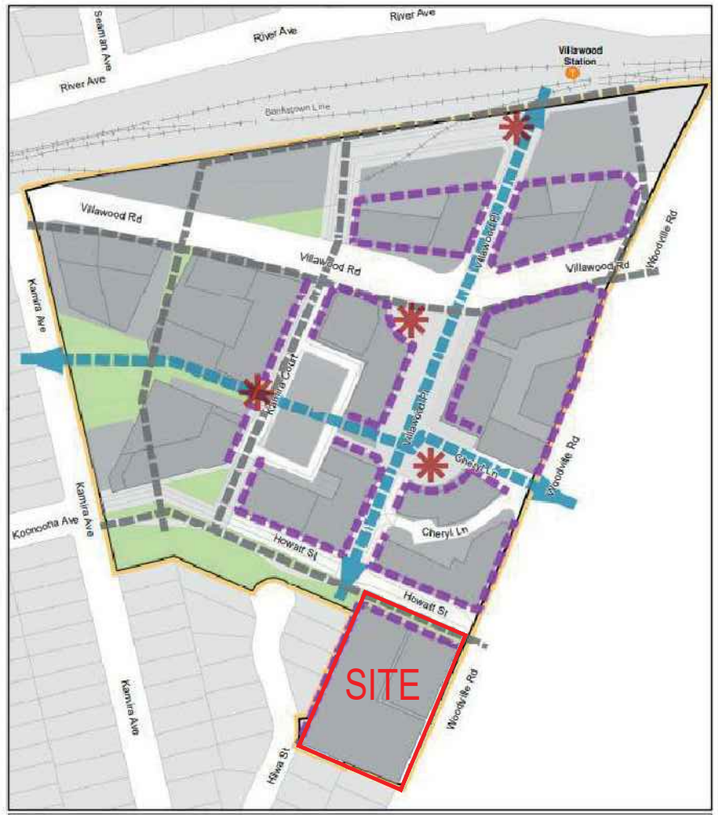


Figure6. Active Street Frontage and Pedestrian Connectivity



Figure4. Villawood Town Centre - Setbacks

4.8 Vehicle Access and Parking

The DCP establishes locations for centralised car parks and preferred vehicle access points. This PP envisages maintaining the outcomes as set out in the MP. It is noted that the proponent is currently developing, or has already developed 4 sites within the MP including 1 Villawood Place, 47 Villawood Place and 894 Woodville Road. As such they are the pricipal entity driving the realisation of the MP. In the course of this work, we are undertaking a detailed traffic analysis of the precinct. This study may throw up some additional opportunities to achieve the objectives of the MP. These initiatives will form part of further discussions with the council.

4.14 Active Street Frontages and Connectivity

The MP outlines locations for street frontages and preferred pedestrian links. In this way it establishes the structure plan for the circulation through-out the site. The MP envisages a central pedestrian spine running north south along Villawood Place with a central town square. It creates a new east west pedestrian spine running between Cherry Lane, through the Department of Housing site to Kamira Avenue.

4.6 Building Setbacks

Objectives
a) To establish the desired spatial proportions of the street and define the street edge.
b) To provide an area of landscape buffer between the development and adjacent residential and commercial land uses.
c) To minimise the impact of development on sunlight, privacy and outlook for neighbouring apartment buildings and the public domain.
d) To provide for a pedestrian friendly and activated centre core within the town centre.

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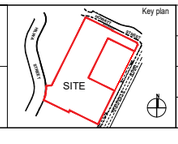
DRAWING LABEL
DCP MAPS

Client
ABA PTY. LTD.

Architects
tony owen partners
Level 2
19-21 Grosvenor Street
Potts Point NSW 2011
T (02) 9368 0100
F (02) 9368 0200
info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan


Scale
Date NOV 2024

Drawing title
DCP MAPS

Project no. 1051
Drawing no. A012
Drawn ZS, CK

Drawing status
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DCP - Building Setback Map



4.5 Building Depth

Objectives

a) To provide reasonable solar access and cross ventilation the developments in accordance with the Apartment Design Guide.

Development Controls

a) East-west facing apartments shall have a maximum depth of 18 metres from glass line to glass line.
b) North-south facing apartments shall apply a maximum depth of 12-18 metres from glass line to glass line in.
c) Calculation of building depth is to include the internal floor plate, external walls, balconies and external circulation and articulation such as steps in plan and section.
d) Any variation from the controls above must be consistent with the Apartment Design Guidelines.

4.6 Building Setbacks

Objectives

a) To establish the desired spatial proportions of the street and define the street edge.
b) To provide an area of landscape buffer between the development and adjacent residential and commercial land uses.
c) To minimise the impact of development on sunlight, privacy and outlook for neighbouring apartment buildings and the public domain.
d) To provide for a pedestrian friendly and activated centre core within the town centre.
Note: Building setbacks only apply should the site be redeveloped holistically or for a mixed use redevelopment.

Development Controls

1. The minimum setback requirements are shown in Figure 4 below.
2. Additional basement level setbacks are required for 896 – 898 Woodville Road and 15 Hilwa Street as follows:
a. 1 metre basement setback to western boundary (Hilwa Park)
b. 3 metre basement setback to southern boundary

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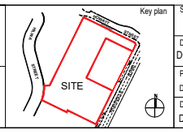
DRAWING LABEL
DCP - BUILIDNG DEPTH AND SETBACK

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-16 Queen Street, Chippendale, NSW, 2008
T (02) 9698 3845
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale
Date NOV 2024
Drawing title
DCP - BUILIDNG DEPTH AND SETBACK
Project no. 1051
Drawing no. A013
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Affordable Housing Bonus

Recent changes to the Housing SEPP allow for a 30% bonus in height and floor space in return for the provision of 15% affordable housing within a development. The following pages indicate how this may affect the proposed development and also the potential increase in the surrounding unbuilt envelopes should the bonus be applied.

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COMPLETED BUILDINGS
-CURRENT LEP/DEP HEIGHT MAP
+30% AFFORDABLE HOUSING BONUS

Client: ABA PTY. LTD.

Architects: tony owen ptnrs

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan: SITE

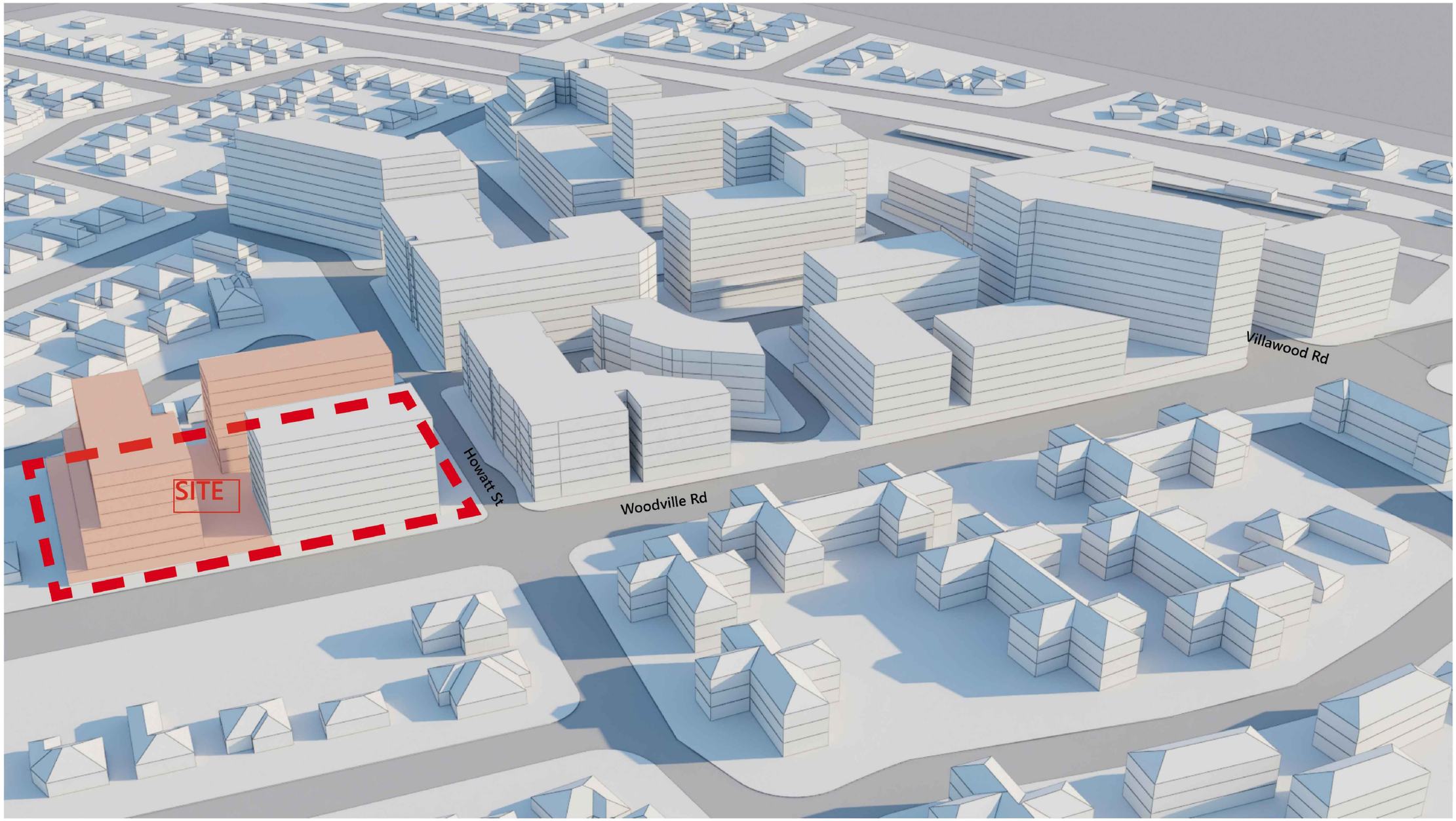
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COMPLETED BUILDINGS -CURRENT DCP HEIGHT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
13-15 Green Street
Chippendale NSW 2008
T (02) 9698 3845
F (02) 9699 3845
E info@tonyowen.com.au

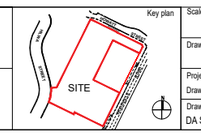
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale — Date NOV 2024

Drawing title: COMPLETED BUILDINGS -CURRENT DCP HEIGHT

Project no. 1051 — Drawing no. A015

Drawn ZS, CK

Drawing status: DA SUBMISSION



Corner Of Kamira Avenue And Villawood Road - 2 Kamira Avenue



Corner Of Woodville Place And Villawood Road - 1 Villawood Place



Corner Of Kamira Avenue And Villawood Road - 1 Villawood Road - Previous Draft



Corner Of Kamira Avenue And Villawood Road



Corner Howatt Street And Kamira Court - 47 Villawood Place



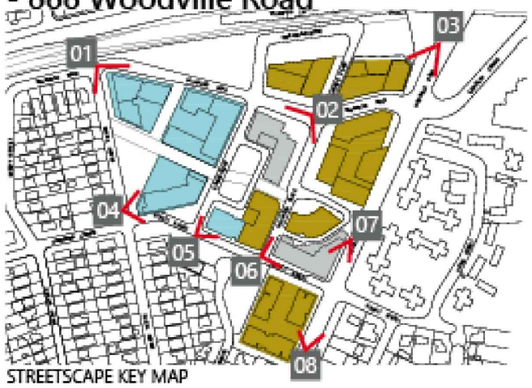
Corner Of Villawood Place And Howatt Street - 888 Woodville Road



Woodville Road North To South View - 888 Woodville Road



Woodville Road South To North View - 896 Woodville Road



STREETSCAPE KEY MAP

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Plot Style

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DRAWING LABEL

DCP CURRENT STATUS STREETSCAPE

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-16 Queen Street
Chippendale NSW 2008
T (02) 9698 2290
F (02) 9699 3993
tonyowenptnrs.com.au

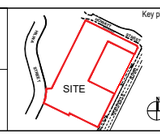
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

DCP CURRENT STATUS STREETSCAPE

Project no. 1051

Drawing no. A016

Drawn ZS, CK

Drawing status

DA SUBMISSION



Open Space and Public Domain

The MP establishes a series of existing and proposed public green spaces. It also identifies the major pedestrian public spaces along the major axes. This culminates in the central plaza as a shared zone. It identifies key nodes as focal points. We have developed this further identifying new focal points and gateways.

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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

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DCP CURRENT STATUS - OPEN SPACE

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-17 Young Street
Parramatta NSW 2150
T (02) 9689 3333
F (02) 9689 3010
mail@tonyowen.com.au

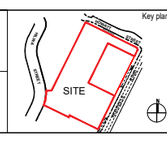
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

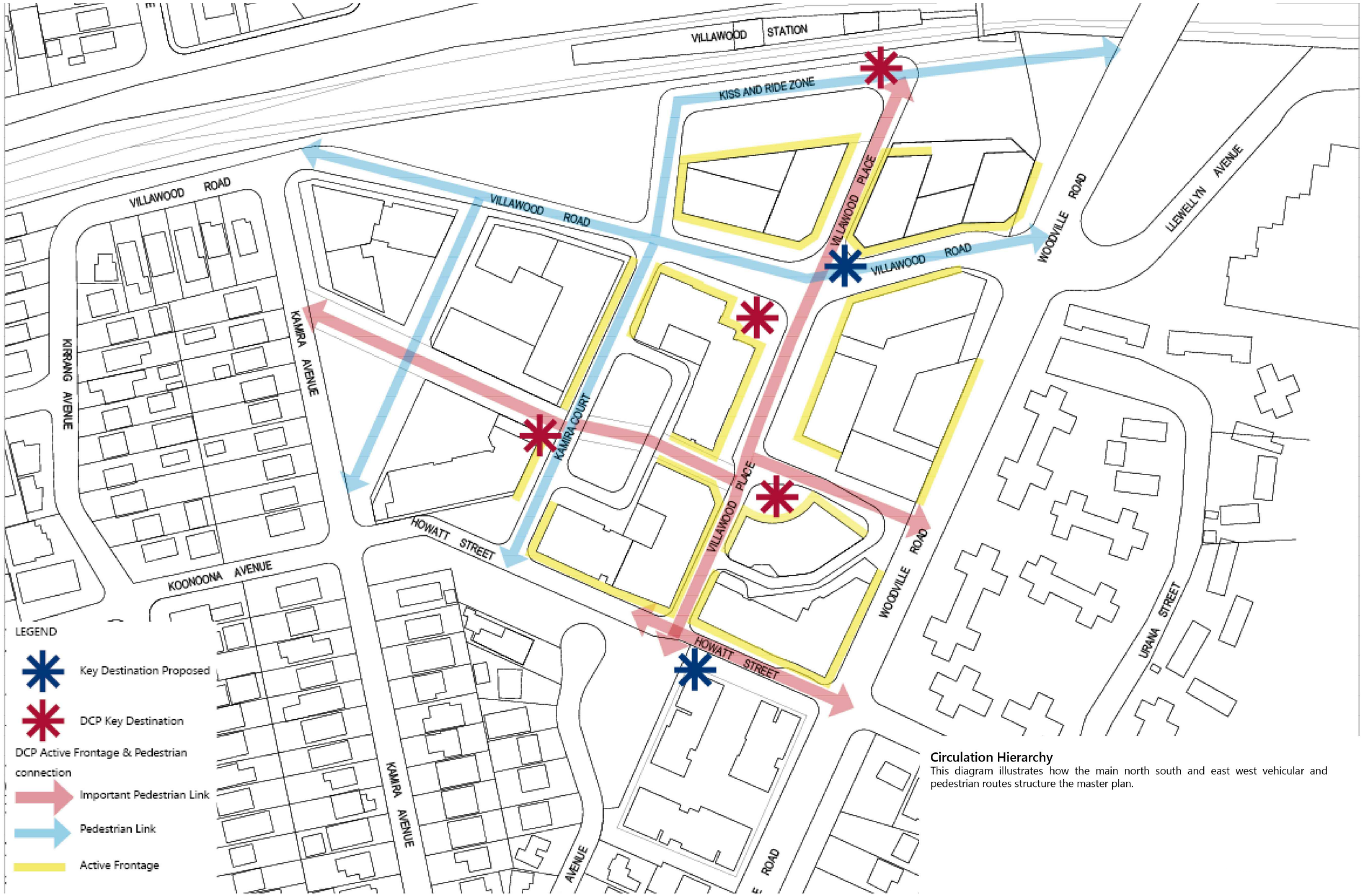
DCP CURRENT STATUS - OPEN SPACE

Project no. 1051 Drawing no. A017

Drawn ZS, CK

Drawing status

DA SUBMISSION



Circulation Hierarchy

This diagram illustrates how the main north south and east west vehicular and pedestrian routes structure the master plan.

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Plot Style

TONKIN_AU_BLUE.@CAT25

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Client

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Architects

tony owen ptnrs
Level 2, 15-16 Queen Street, Chippendale NSW 2008
T (02) 9698 2445
E info@tonyowenptnrs.com.au

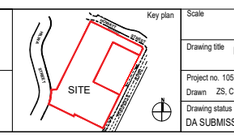
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title DCP CURRENT STATUS -CIRCULATION SPACE

Project no. 1051 Drawing no. A018

Drawn ZS, CK

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Plot Style

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DCP CURRENT STATUS -TRAFFIC CIRCULATION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 79-81 Crown Street
Woolloomooloo NSW 2011
T (02) 9368 0100
F (02) 9368 0101
sydney@tonyowen.com.au

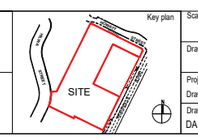
Project

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Key plan



Scale

Date NOV 2024

Drawing title DCP CURRENT STATUS -TRAFFIC CIRCULATION

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Retail Hierarchy

This diagram plots the planned and resultant retail areas. They show retail activation has followed and defined the main pedestrian axes.

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Plot Style

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DCP CURRENT STATUS -RETAIL ACTIVATION

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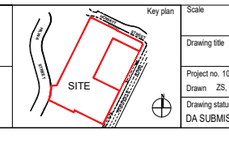
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title DCP CURRENT STATUS -RETAIL ACTIVATION

Project no. 1051 Drawing no. A020

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Land Use Diagram
This diagram plots resultant ground floor land use. It shows retail activation along the axes and how service spaces are located to the rear, with address points addressingmain throughfares.

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Plot Style
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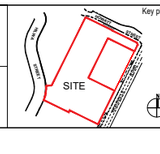
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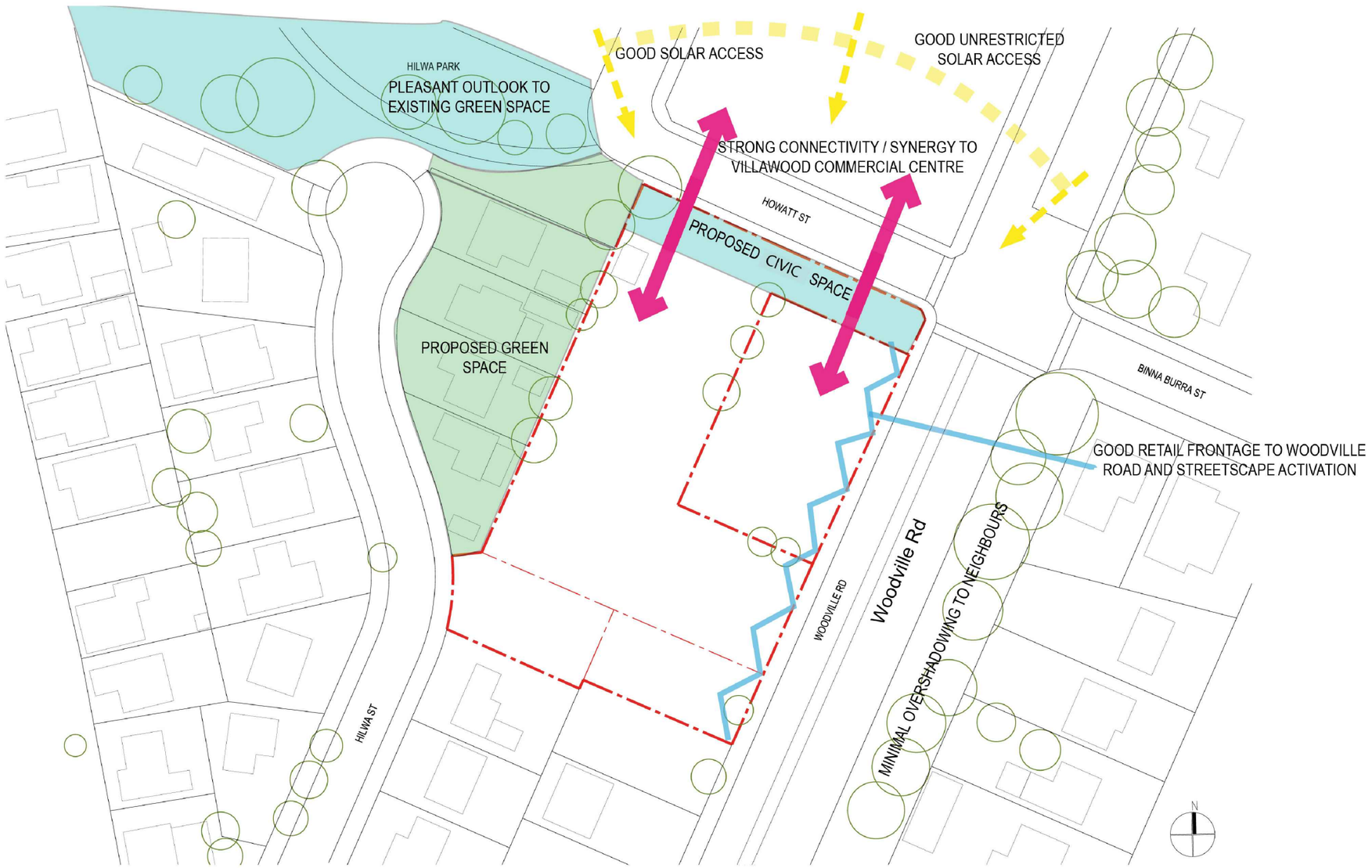
Architects
tony owen ptnrs
Level 2, 15-19 Bowen Street, Woollahra NSW 2025
T (02) 9362 3826 F (02) 9362 3576
E design@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale
Date NOV 2024
Drawing title DCP CURRENT STATUS -LAND USE
Project no. 1051 Drawing no. A021
Drawn ZS, CK
Drawing status
DA SUBMISSION



4.1.1 Opportunities

Connectivity
The site fronts onto the town centre on Howatt Street allowing good connectivity to the commercial centre. This is enhanced with the potential green space designated to the north of the site.

Overshadowing
As the site is on the northern side of Woodville Rd the impact of shadows on neighbours to the south is minimal if at all.

Access
The site enjoys 3 street frontages to facilitate access. As Woodville Road is a busy street, access from here will be challenging. There is also potential for access from Hilwa and Howatt Streets subject to traffic review.

Solar Access
As the site is facing north, there is good potential for solar amenity

Frontage
The site has a retail and streetscape frontage on Woodville Road and the town centre on Howatt Street. This provides an opportunity for a strong commercial frontage.

Communal Open Space
The areas west of the site are designated as future green space. This will provide a good outlook for the site.

Transport
The site is close to Villawood Station and adjoins bus routes on Woodville Road.

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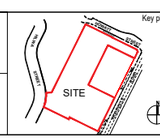
DRAWING LABEL
DESIGN PRINCIPLES -OPPORTUNITIES

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-16 Queen Street, Chippendale, NSW, 2008
T (02) 9698 3900
F (02) 9699 3935
E info@tonyowenpartners.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale
Date NOV 2024

Drawing title
DESIGN PRINCIPLES -OPPORTUNITIES

Project no. 1051
Drawing no. A022

Drawn ZS, CK

Drawing status
DA SUBMISSION



4.2.1 Constraints:

Noise
The site adjoins busy Woodville Road which will create potential noise issues to be addressed in the design.

Overlooking
There are potential overlooking issues to the existing lots to the south and in the short term to the west.

Access
There are potential issues in gaining vehicle access from busy Woodville Road. Traffic volumes will need to be considered in Hilwa Street as it is a local road. Access from Howatt Street may require consideration of the access structure in the town centre.

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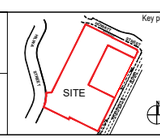
DRAWING LABEL
DESIGN PRINCIPLES -CONSTRAINTS

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
79-86 Deane Street
Burwood NSW 2134
T (02) 9911 2000
F (02) 9911 2010
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


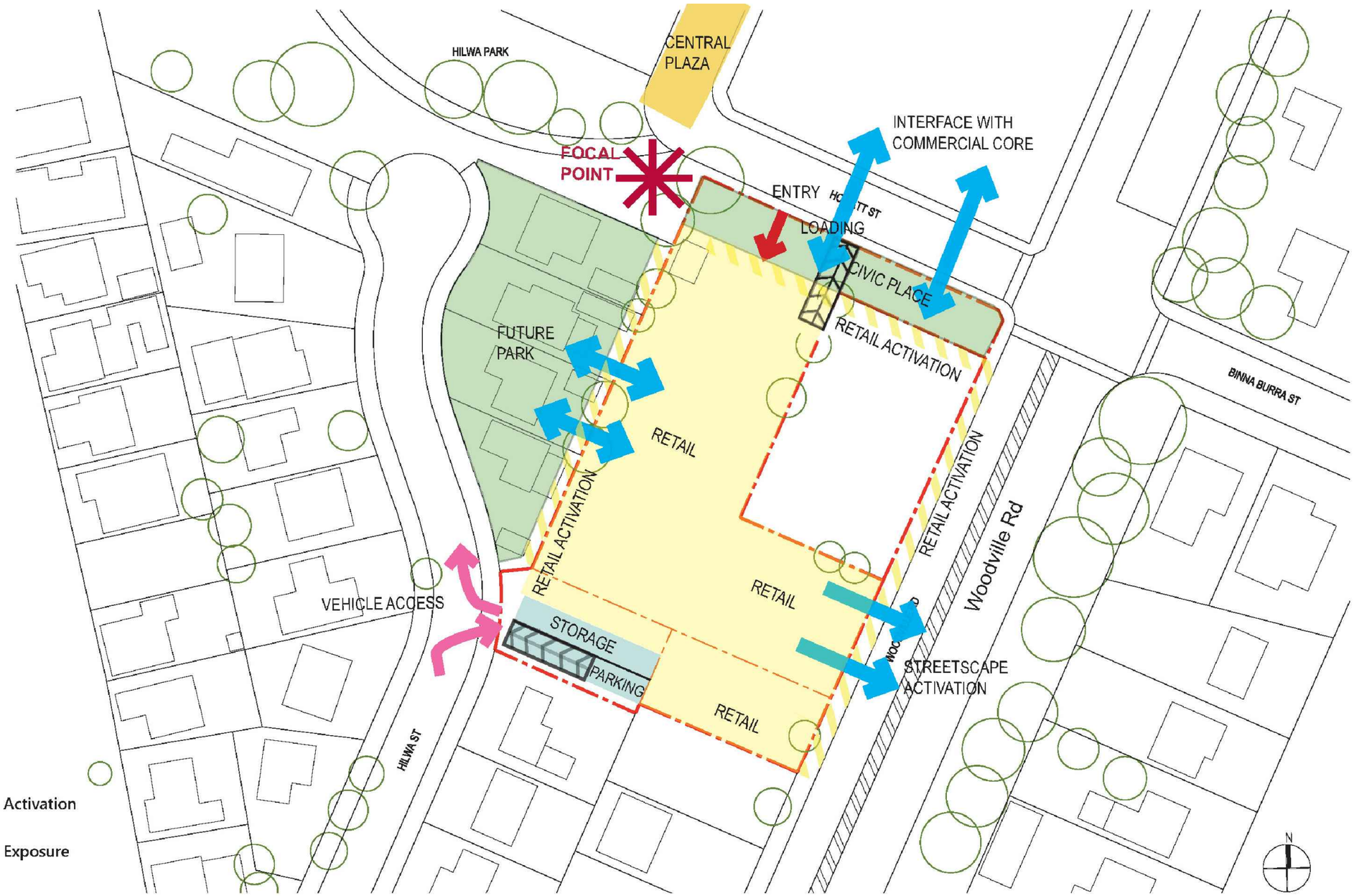
Scale
Date NOV 2024

Drawing title
DESIGN PRINCIPLES -CONSTRAINTS

Project no. 1051
Drawing no. A023

Drawn ZS. CK

Drawing status
DA SUBMISSION



Retail Activation

Retail Exposure

Loading Entry

Retail Entry

Circulation + Linkage

4.3.1 Site Permeability

The site is located adjoining the Town Centre to the north and along busy Woodville Road. The frontage on Hawatt Street allows good connectivity to the commercial centre. This is enhanced with the proposed civic space designated to the north of the site and potential green space to the west of the site. This allows for retail activation to the north and east on Woodville Road and to the western green space in the future. The civic area north west of the site is the southern termination of the Villawood Central Plaza and another MP focal point.

4.3.2 Ground Floor

The DCP envisages the town centre as a mixed use zone with retail and commercial spaces activating the ground floor. Accordingly, we envisage the ground floor as a retail centre. This may be in the form of a supermarket or retail arcade to create permeability on the site. These uses would address interface with the town centre on Howatt Street and main street of Woodville road.
The MP envisages a future park east of Hilwa Street. This creates an opportunity for active uses to address the park in the future. We have proposed a staged development whereby the ground floor can be opened up to the park when it is realised.

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DESIGN PRINCIPLES -GROUND FLOOR

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Campbelltown NSW 2560
T (02) 4626 5922
F (02) 4626 3010
mail@tonyowen.com.au

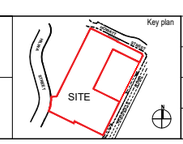
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

DESIGN PRINCIPLES -GROUND FLOOR

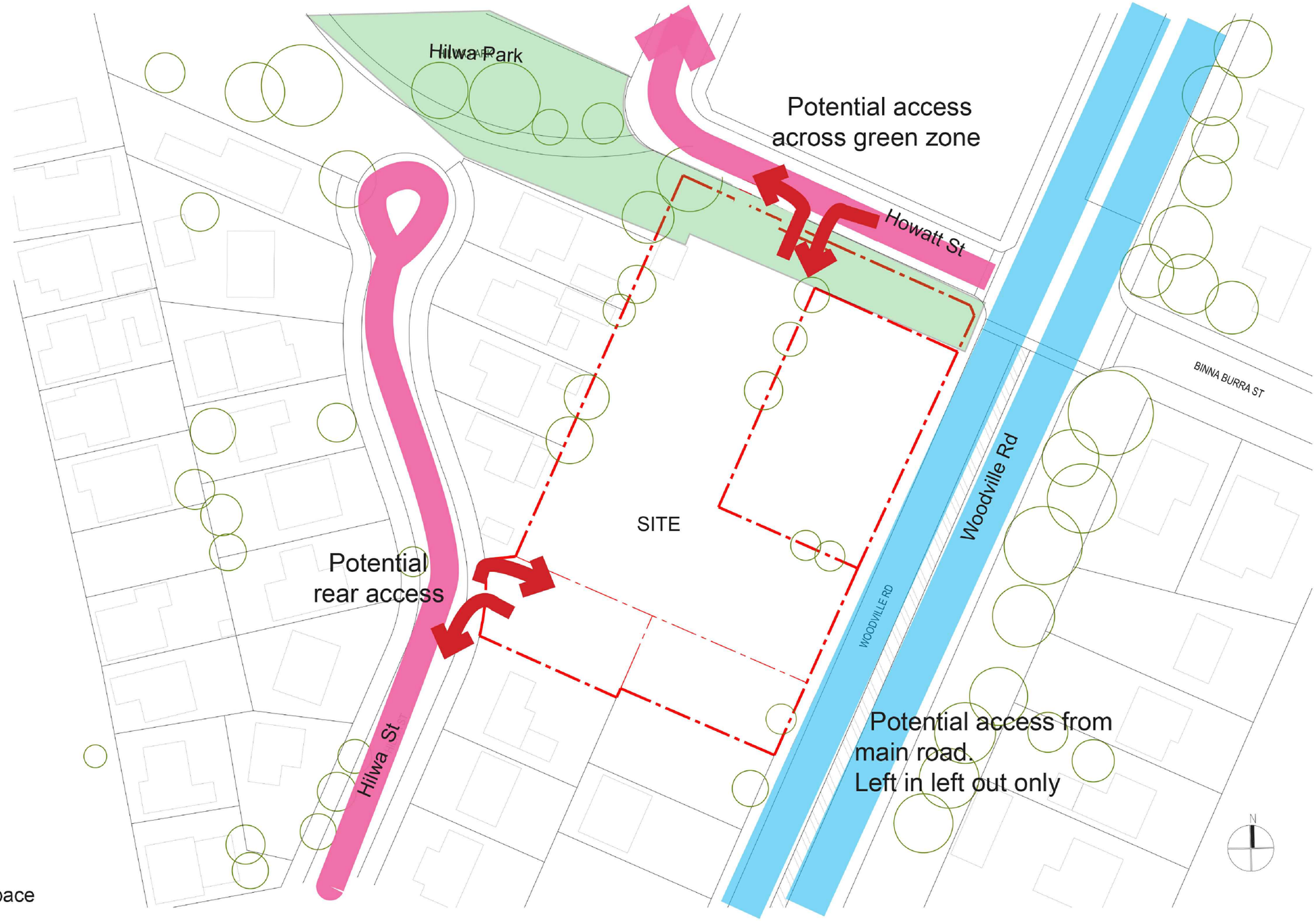
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Drawing status

DA SUBMISSION



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

TONEM_M_BW.ctb @ CAD35

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Legend

DRAWING LABEL

DESIGN PRINCIPLES -ACCESS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Dawn Street
Blacktown NSW 2148
T (02) 9831 5555
F (02) 9831 3010
E info@tonyowen.com.au

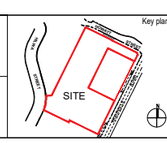
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

DESIGN PRINCIPLES -ACCESS

Project no. 1051

Drawing no. A025

Drawn ZS, CK

Drawing status

DA SUBMISSION



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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONBM_AA_MN.ctb @ CAD35

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Legend

DRAWING LABEL

DESIGN PRINCIPLES -MASSING AND GREEN SPACE

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
13-14 Queen Street
Chippendale NSW 2008
T (02) 9698 2290
F (02) 9699 3935
E info@tonyowen.com.au

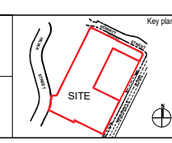
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

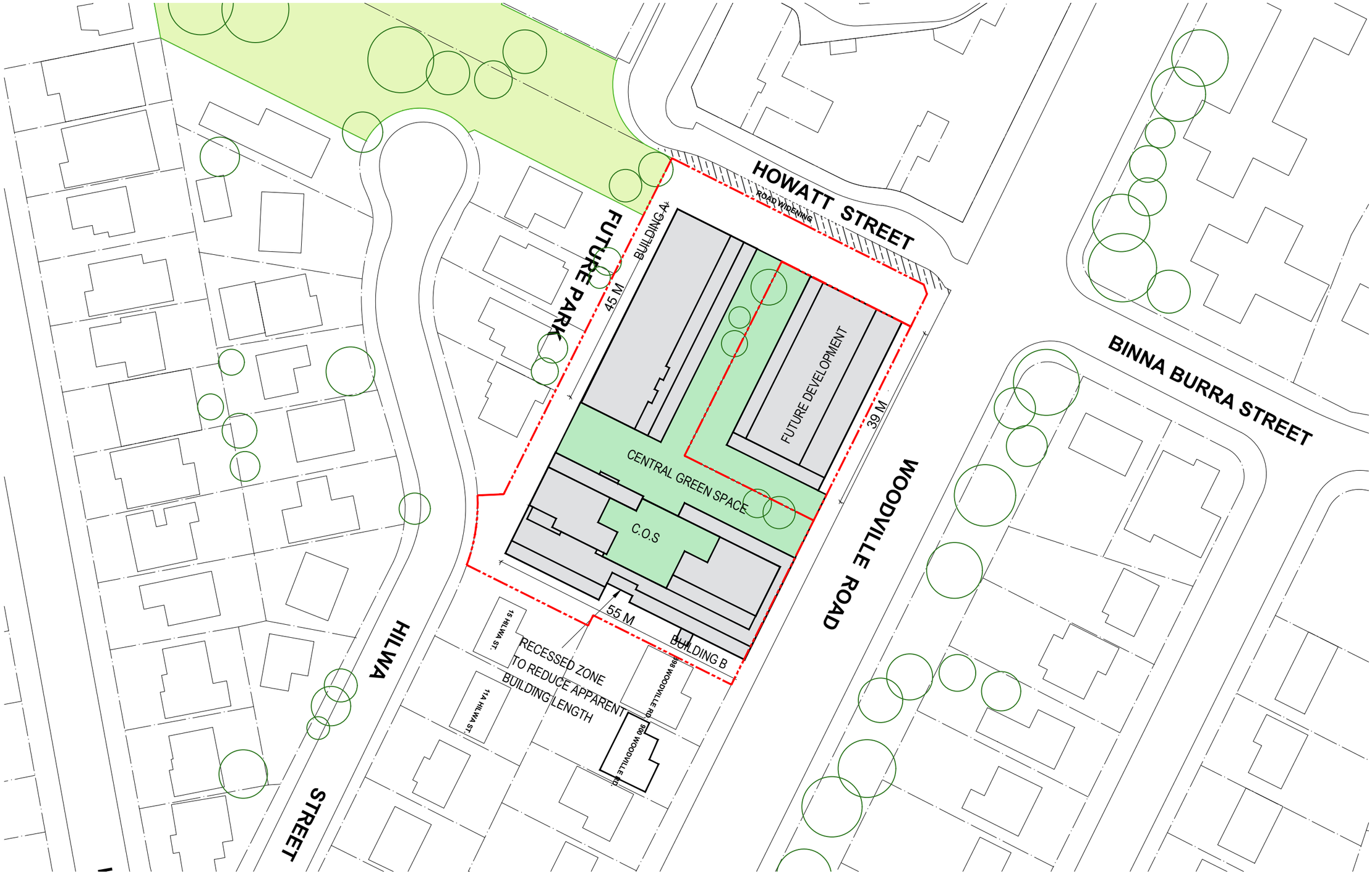
Date NOV 2024

Drawing title DESIGN PRINCIPLES -MASSING AND GREEN SPACE

Project no. 1051 Drawing no. A026

Drawn ZS, CK

Drawing status DA SUBMISSION



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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style

TONEM_A4_BW.ctb @ CAD35

Notes

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DRAWING LABEL

DESIGN PRINCIPLES -BUILDING MASSING

Client

ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
9-15 Green Street
Ultimo, NSW, 2007
T (02) 9660 3855
F (02) 9660 3822
E info@tonyowen.com.au

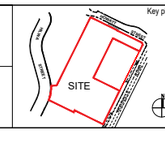
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



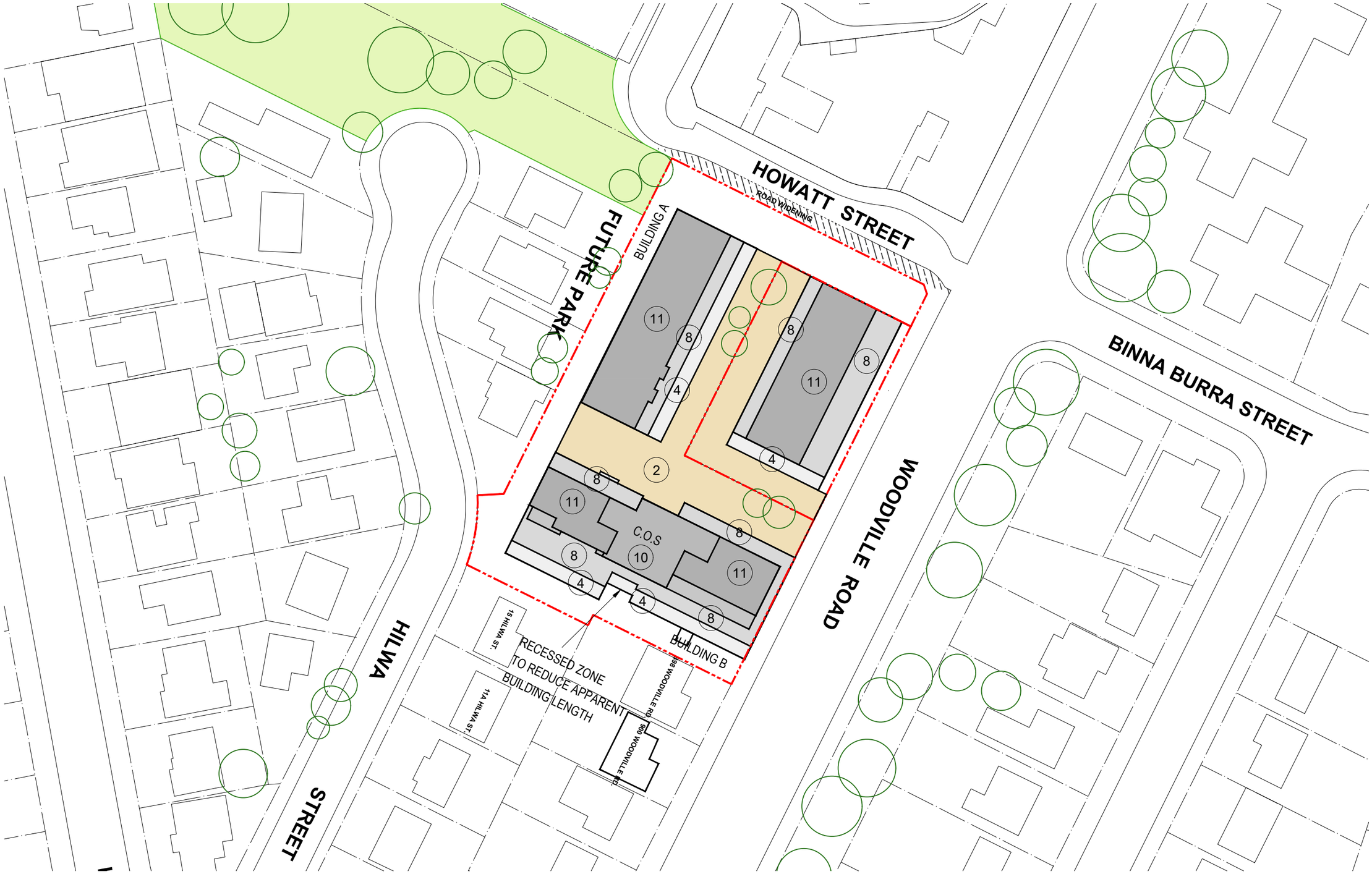
Scale — Date NOV 2024

Drawing title
DESIGN PRINCIPLES
-BUILDING MASSING

Project no. 1051 Drawing no. A027

Drawn ZS, CK

Drawing status
DA SUBMISSION



Rev.	Description	By	Date
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Plot Style

TONDM_A1_BW.ctb @ CADSS

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Legend

DRAWING LABEL

BUILDING HEIGHTS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
19-21 Boom Street
Potts Point NSW 2011
T (02) 9380 9911
F (02) 9380 9922
E mail@tonyowen.com.au

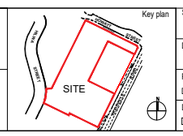
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

BUILDING HEIGHTS

Project no. 1051

Drawing no. A028

Drawn ZS, CK

Drawing status

DA SUBMISSION



GROUND FLOOR



LEVEL 1 - 3



LEVEL 4 - 7



LEVEL 8-10

4.6.1 Setbacks

The site is almost 100m long and 60m wide at is longest points. The street setbacks are outlined in the DCP master plan. Side and rear setbacks are determined by the ADG.

The following diagrams demonstrate the setbacks as derived through discussion with council. In particular, the setbacks to the petrol station must ensure this site is not isolated and its full developmental potential can be realized. It is noted that as the sites to the west are designated to be acquired by council for a park. As such the future setbacks should reflect an appropriate setback to a green space.

In the interim, as the site will not be developed for high density residential, it is assumed that the any development will not exceed the current 1-2 storeys. It is assumed, based on the DCP that the ground floor will contain retail space as such it is assumed a zero setback between the site and any development on the petrol station site.

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Plot Style
TONKIN_A4_MLAB @ CAD35

Notes
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Legend

DRAWING LABEL

PROPOSED BUILDING ENVELOPES

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
75-76 Queen Street
Chippendale NSW 2008
T (02) 9698 3000
F (02) 9698 3010
E info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan

Scale
Date NOV 2024

Drawing title
PROPOSED BUILDING ENVELOPES

Project no. 1051
Drawing no. A029

Drawn ZS, CK

Drawing status
DA SUBMISSION

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
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNC

BUILDING A(NORTH)

BUILDING B(SOUTH)

BASEMENT L3
100 CAR PARKING SPACES
INCL. 93 RESIDENTIAL PARKING SPACES
7 RESIDENTIAL ACCESSIBLE PARKING SPACES
78 STORAGES

PUMP HOLDING TANK BELOW

STOP 1 TYPE A SRZ RADIUS

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A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
D	DA SUBMISSION	ZS CK	DECEMBER 2024

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Plot Style
TONKIN_A1_BW.ctb @ 0.4CDS

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Legend

DRAWING LABEL

B3 FLOOR PLAN

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 79 Myrtle Street, Chippendale NSW 2008
T (02) 9319 2000
F (02) 9698 3098
tonkinzulaikha.com.au

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 Date DEC 2024
Drawing title
B3 FLOOR PLAN
Project no. 1051 Drawing no. A100
Drawn ZS, CK
Drawing status
DA SUBMISSION

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
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNC

BUILDING B(SOUTH)

BUILDING A(NORTH)

BASEMENT L2
96 CAR PARKING SPACES
INCL. 37 VISITOR PARKING SPACES
1 VISTOR ACCESSIBLE PARKING SPACES
50 RESIDENTIAL PARKING SPACES
8 RESIDENTIAL ACCESSIBLE PARKING SPACES
1 RESIDENTIAL CAR WASH BAY
73 STORAGES

VISITOR CAR WASH BAY

RAMP ABOVE

CARPARK EXHAUST TRANSFER DUCT

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	DECEMBER 2024

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Plot Style

TONEMAP_ALIRGB.@CAD5

Notes

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Legend

DRAWING LABEL

B2 FLOOR PLAN

Client: ABA PTY. LTD.

Architects: tony owen ptnrs

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan

Scale 1:125 @ A1 1:250 @ A3 Date DEC 2024

Drawing title: B2 FLOOR PLAN

Project no. 1051 Drawing no. A101

Drawn ZS, CK

Drawing status: DA SUBMISSION

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
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250 PARKING SPACES IN TOTAL REQUIRED

PROPOSED PARKING **256 PARKING SPACES**

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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
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNC

BUILDING A(NORTH)

BUILDING B(SOUTH)

BASEMENT L1
40 CAR PARKING SPACES
INCL. 39 RETAIL PARKING SPACES
1 RETAIL ACCESSIBLE CAR SPACES

BREAK OUT WALLS

TURNING BAY

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style: TONKIN_A1_FR.ctb @ 0.4235

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Legend

DRAWING LABEL: **B1 FLOOR PLAN**

Client: ABA PTY. LTD.

Architects: tony owen ptnrs

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 — Date DEC 2024
Drawing title: B1 FLOOR PLAN
Project no. 1051 — Drawing no. A102
Drawn ZS, CK
Drawing status: DA SUBMISSION

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

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incl. 58 Retail & Cafe Parking Spaces
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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
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNC

BUILDING A(NORTH)

BUILDING B(SOUTH)

RAMP B 1:9@7.1M

RAMP A 1:9@7.1M

HRV STANDARDS 2018 (AU)

CARPARK SUPPLY TRANSFER DUCT

CORE A1 WASTE CHUTE

CORE A2 WASTE CHUTE

LIFT A1

GOODS LIFT.

LIFT A2

LIFT 1

VOID BELOW

FIRE HYDRANT TANK 89.5m³

SPRINKLER TANK 120.9m³

FIRE HYDRANT & SPRINKLER PUMP ROOM 99.4m²

PRESSURE REDUCE VALVE ROOM

RL 19.80

CORE B2 WASTE CHUTE

VOID

RETAIL STAFF

RETAIL CUSTOMER

STANDARDS 2004 (AU_NZ)

LIFT B1

LIFT B2

RETAIL STORAGE

PLANT ROOM

BASEMENT L1 MEZZANINE
21 CAR PARKING SPACES

3330

1:8@2.0M

1:4@35.2M

1:6@2.0M

1:20@6.0M

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style: TONDN_ALL(FULL).@ CA036

Notes

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DRAWING LABEL

B1 MEZZ FLOOR PLAN

Client: ABA PTY. LTD.

Architects: tony owen ptnrs

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 Date DEC 2024

Drawing title: B1 MEZZ FLOOR PLAN

Project no. 1051 Drawing no. A103

Drawn ZS, CK

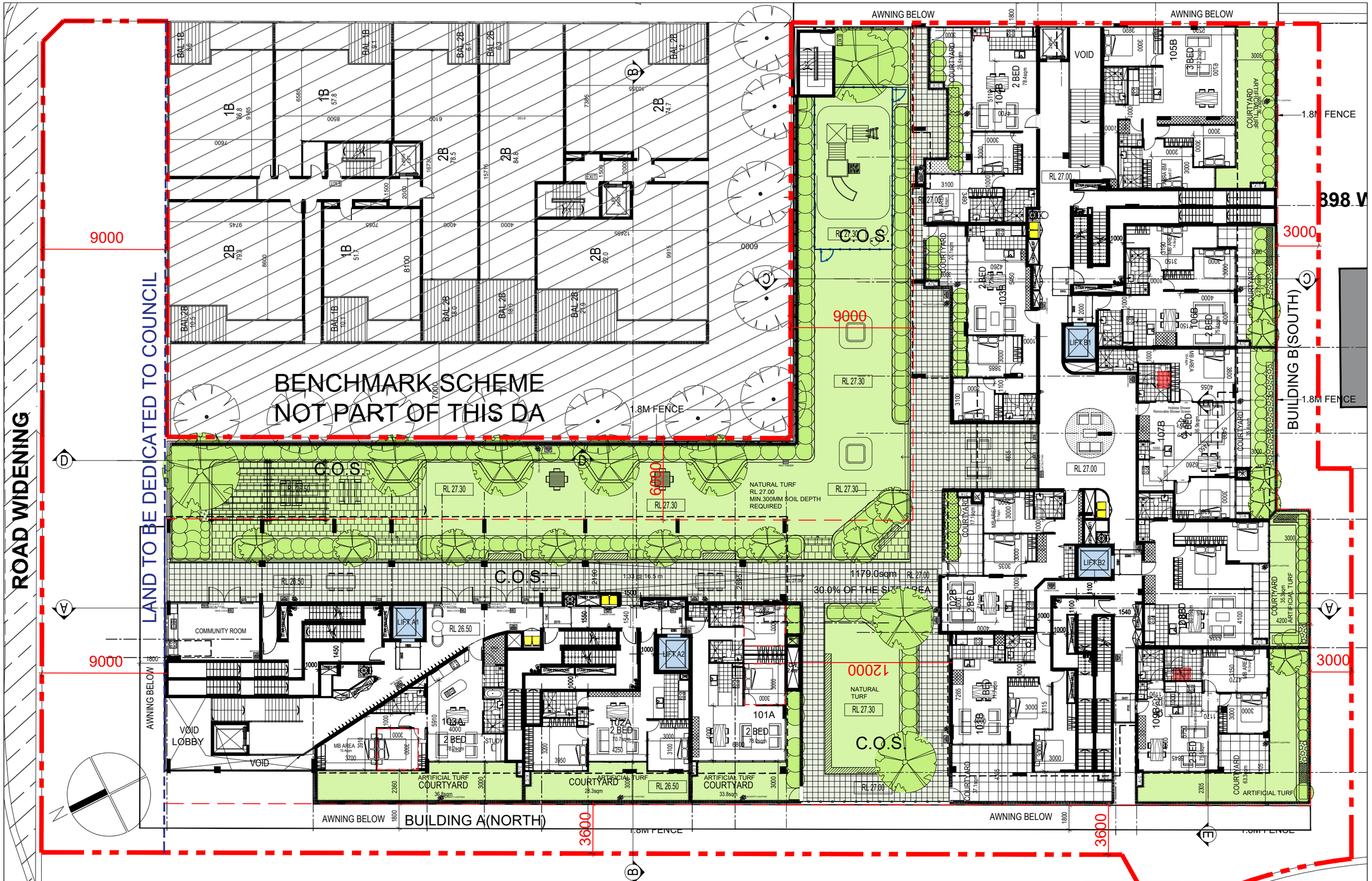
Drawing status: DA SUBMISSION

WOODVILLE RD

HOWATT ST

DP 1070965 LOT 100

RETAIL
RETAIL
RETAIL
LOBBY
LOBBY
PLANT
GARBAGE
BENCHMARK SCHEME
NOT PART OF THIS DA
LOADING
STORE
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
LOBBY
FIRE CONTROL CENTER
WATER METER
SUSPENDED OSD TANK
RAMP B
RAMP A
KIOSK
ARCADE
CAFE
177.3 m²
20 Customers
CIVIC PLAZA
RETAIL
127.8 m²
RETAIL
267.3 m²
RETAIL
43.1 m²
RETAIL
221.8 m²
RETAIL
202.8 m²
CHAMBER SUBSTATION
BUILDING A(NORTH)
PEDESTRIAN THROUGH WAY
ESCALATORS
LIFT A1
LIFT A2
LIFT 1
LIFT 2
GOODS LIFT.
COMMERCIAL LIFT
LIFT B1
LIFT B2
ST.
LOBBY
898 W
ROAD WIDENING
LAND DEDICATED TO COUNCIL
BUILDING B(SOUTH)
RAMP 1:20
1:20 RAMP
1:25 RAMP
1:20 @ 10.0m
1:20 @ 11.00m
1:20 @ 5.4m
1:20 @2m
1:14 @ 7m
1:50
RL 22.63
RL 23.04
RL 23.08
RL 23.46
RL 22.50
RL 23.00
RL 23.50
RL 23.80
RL 24.00
RL 24.20
RL 24.50
RL 22.83
RL 23.46
RL 23.65
RL 22.18
RL 22.20
RL 22.30
RL 22.73
RL 23.40
RL 23.30
RL 23.99
RL 24.40
RL 22.40
RL 22.60
RL 22.80
RL 23.00
RL 23.20
RL 23.40
RL 23.60
RL 23.80
RL 24.00
RL 24.20
RL 24.40
RL 24.60
RL 24.80
RL 25.00
RL 25.20
RL 25.40
RL 25.60
RL 25.80
RL 26.00
RL 26.20
RL



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	DECEMBER 2024

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Plot Style

TONDM_A1_BRUSH @ QA3.ctb

Notes

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Legend

DRAWING LABEL

L1 FLOOR PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-17 Young Street
Parramatta NSW 2150
T (02) 9689 2000
F (02) 9689 2010
E info@tonyowen.com

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date DEC 2024

0 2.5 5 7.5 10 12.5

Drawing title
L1 FLOOR PLAN

Project no. 1051 Drawing no. A105

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

A209 PLAN

LAND TO BE DE

BUILDING A(NORTH)

BUILDING B(SOUTH)

RL 32.70
RL 29.60

RL 33.20
RL 30.10

9143

9000

6000

12000

898 W

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	DECEMBER 2024

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Plot Style

TONDM_ALLBRUSH @ CA2016

Notes

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Legend

DRAWING LABEL

L2-3 FLOOR PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
79-85 Oxford Street
Bondi Junction NSW 2026
T (02) 9369 3300
F (02) 9369 3399
E info@tonyowen.com.au

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 Date DEC 2024

Drawing title
L2-3 FLOOR PLAN

Project no. 1051 Drawing no. A106

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

RL 45.10
RL 42.00
RL 38.90
RL 35.80

RL 45.60
RL 42.50
RL 39.40
RL 36.30

9000
12000
10000
6000

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	DECEMBER 2024

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style
TONDN_A_LBRUSH @ CA2516

Notes

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Legend

DRAWING LABEL

L4-7 FLOOR PLAN

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Unit 2, 25-29 Solent Circuit, Norwest Business Park, NSW 2153
T: (02) 9899 3455
F: (02) 9899 3755
E: info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

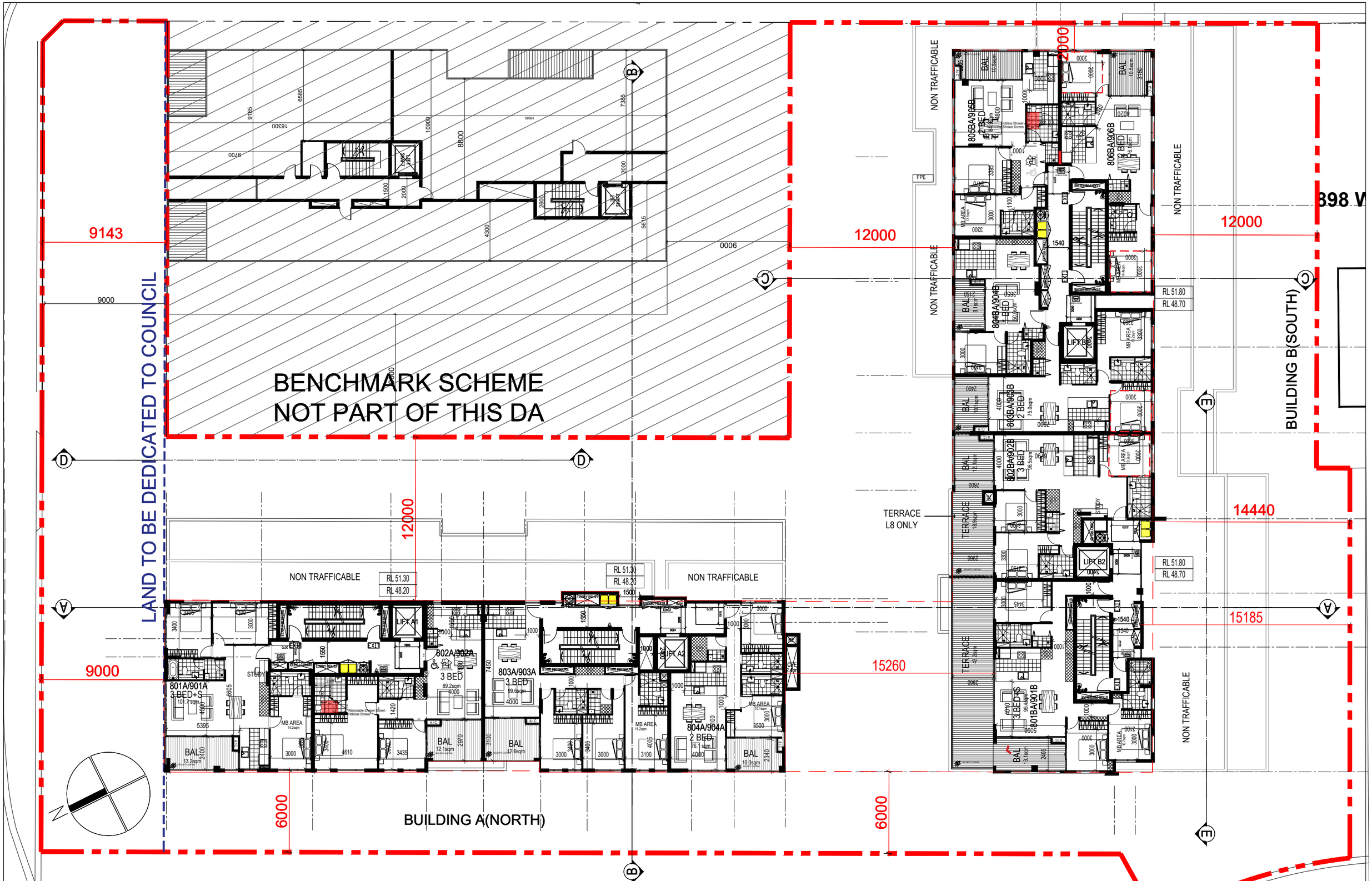
Key plan
SITE

Scale 1:125 @ A1 1:250 @ A3 Date DEC 2024
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Drawing title
L4-7 FLOOR PLAN

Project no. 1051 Drawing no. A107
Drawn ZS, CK

Drawing status
DA SUBMISSION



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	DECEMBER 2024

Disclaimer

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDA_ALJIRUN @ CA2D5

Notes

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Legend

DRAWING LABEL

L8-9 FLOOR PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 15-17 Queen Street, Chippendale NSW 2008
P (02) 9698 2866 F (02) 9699 2455
E info@tonyowen.com.au

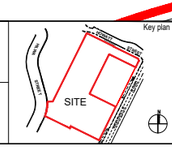
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 — Date DEC 2024

Drawing title: L8-9 FLOOR PLAN

Project no. 1051 — Drawing no. A108

Drawn ZS, CK

Drawing status: DA SUBMISSION

ROAD WIDENING

LAND TO BE DEDICATED TO COUNCIL

BENCHMARK SCHEME
NOT PART OF THIS DA

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

TERRACE BELOW

9143

9000

12000

15360

14440

6000

898 W

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	DECEMBER 2024

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Plot Style

TONERLIN_ALLBRUSS @ CA2016

Notes

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DRAWING LABEL

L10 FLOOR PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
75-79 Alfred Street
Milsons Point NSW 2061
P (02) 9955 2660
F (02) 9955 2670
E info@tonyowen.com.au

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 Date DEC 2024

Drawing title
L10 FLOOR PLAN

Project no. 1051 Drawing no. A109

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

CIVIC PLAZA

BUILDING A(NORTH)

BUILDING B(SOUTH)

PEDESTRIAN THROUGH WAY

AWNING BELOW

SOLAR PANELS

NATURAL TURF
RL 27.00
MIN.300MM SOIL DEPTH
REQUIRED

1179.0sqm
30.0% OF THE SITE AREA

ARTIFICIAL TURF COURTYARD 36.8sqm

ARTIFICIAL TURF COURTYARD 28.3sqm

ARTIFICIAL TURF COURTYARD 33.8sqm

COURTYARD 35.3sqm ARTIFICIAL TURF

COURTYARD 63.3sqm

COURTYARD 47.1sqm

RL 27.30 RL 27.00 RL 35.80 RL 48.20 RL 57.50 RL 26.50 RL 48.70 RL 54.90 RL 58.00 RL 59.50 RL 36.30 RL 27.90 RL 24.20

9000 6000 1800 3000 2865 2365

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	DECEMBER 2024

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Plot Style
TONDA_ALJR.ctb @ DA36

Notes

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Legend

DRAWING LABEL

ROOF PLAN

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
15-19 Queen Street
Chippendale, NSW 2008
T (02) 9698 2900
F (02) 9698 2966
E info@tonyowen.com

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan
SITE

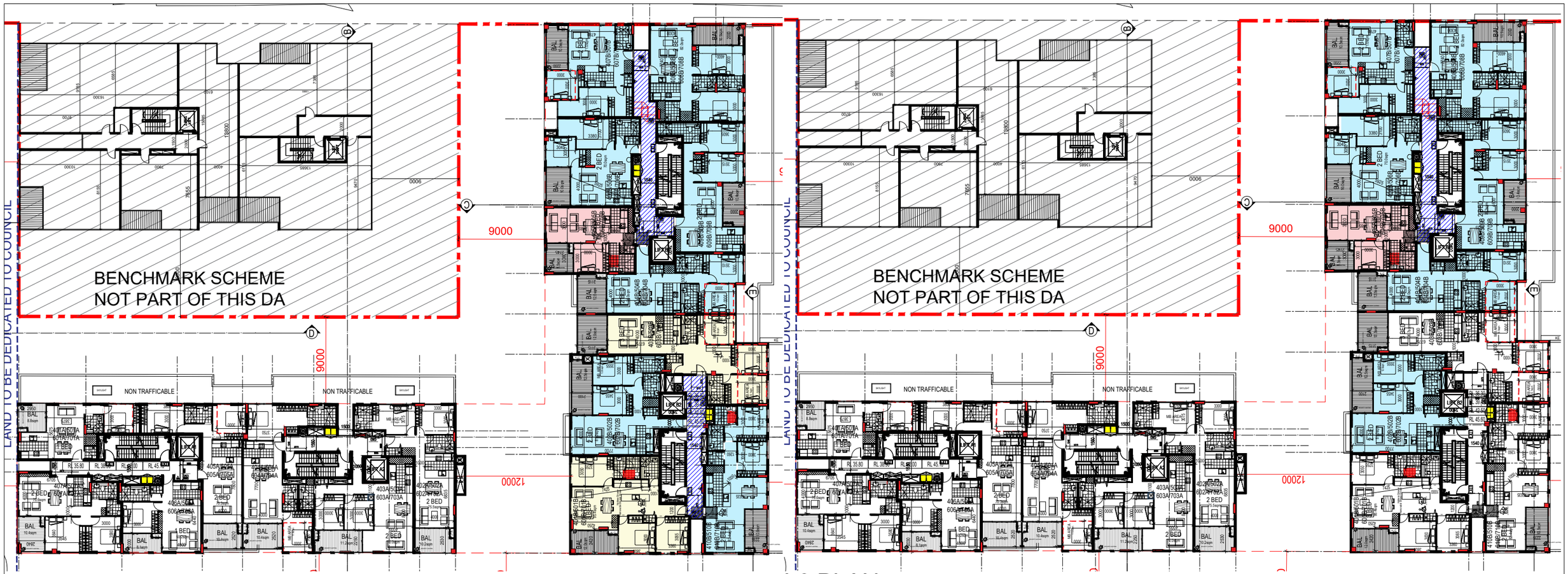
Scale 1:125 @ A1 1:250 @ A3 Date DEC 2024

Drawing title
ROOF PLAN

Project no. 1051 Drawing no. A110

Drawn ZS, CK

Drawing status
DA SUBMISSION



L4-5 PLAN

L6 PLAN

COMMON CORRIDOR SERVICE ONLY FOR AFFORDABLE HOUSING

AFFORDABLE HOUSING SCHEDULE

896 WOODVILLE ROAD, VILLAWOOD

	1BED	2BED	3BED	UNIT NUMBER	AREA (sqm)	NOTES
GROUND FLOOR						
LEVEL 1						
LEVEL 2						
LEVEL 3						
LEVEL 4				401B/402B/403B/404B/ 405B/406B/ 407B/408B/409B/410B	876.5	
LEVEL 5				501B/502B/503B/504B/ 505B/506B/ 507B/508B/509B/510B	876.5	
LEVEL 6				602B/604B/605B/606B/ 607B/608B/609B	560.9	
LEVEL 7						
LEVEL 8						
LEVEL 9						
LEVEL 10						
GFA	2313.9					

BUILDING HEIGHT (30% increased on LEP requirement)	LEP HEIGHT CONTROL: 27M BUILDING HEIGHT PROPOSED: 35.1M
REQUIRED AFFORDABLE AREA (15% OF GFA)	2306.96 sqm
AFFORDABLE UNIT AREA PROVIDED	2313.9
TOTAL NUMBER OF UNITS	148

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

TONDA_A1_BW.ctb @ CAD8

Notes

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Legend

DRAWING LABEL

AFFORDABLE HOUSING DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-17 Young Street
Cronulla NSW 2230
P (02) 9544 2066
F (02) 9523 2454
E info@tonyowen.com.au

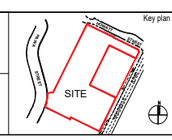
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

0 2.5 5 7.5 10 12.5

Drawing title

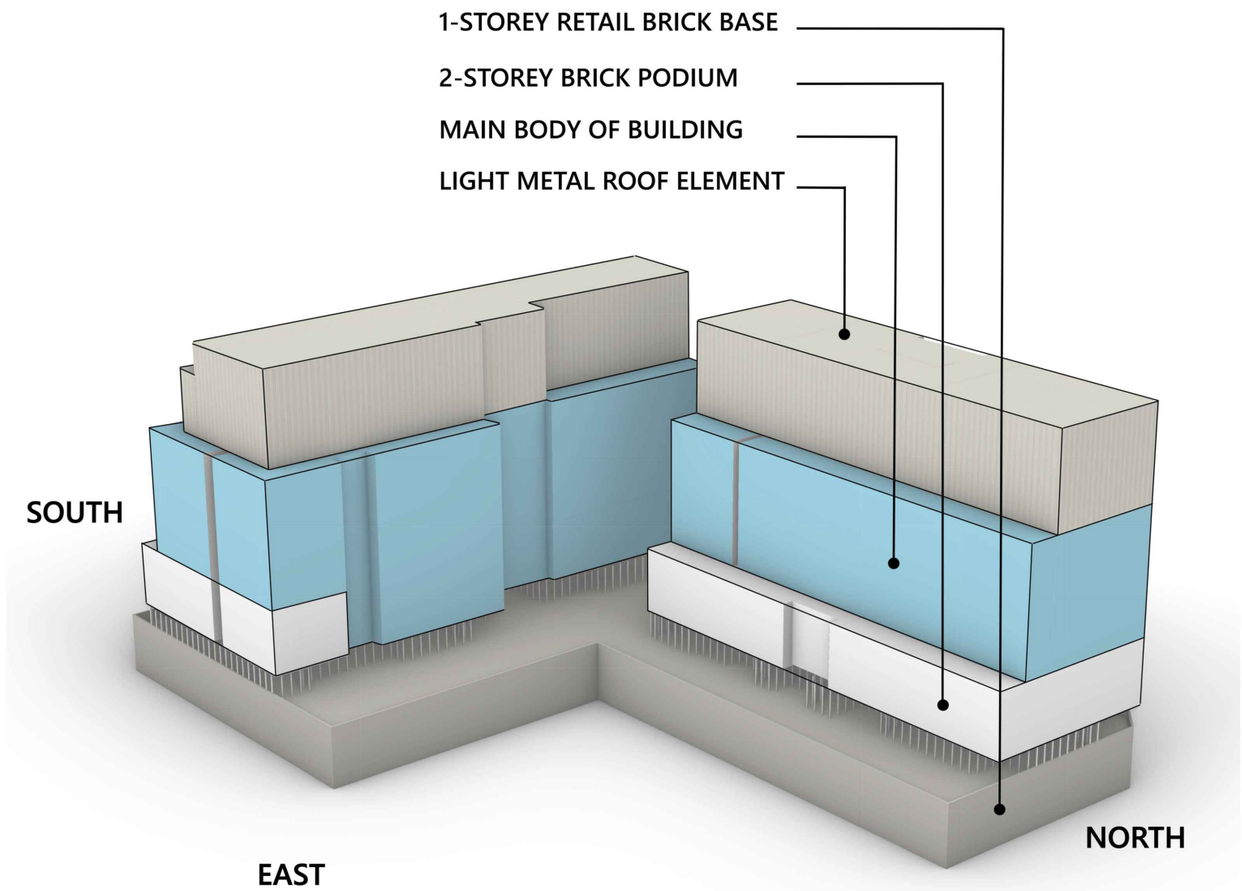
L4-7 FLOOR PLAN

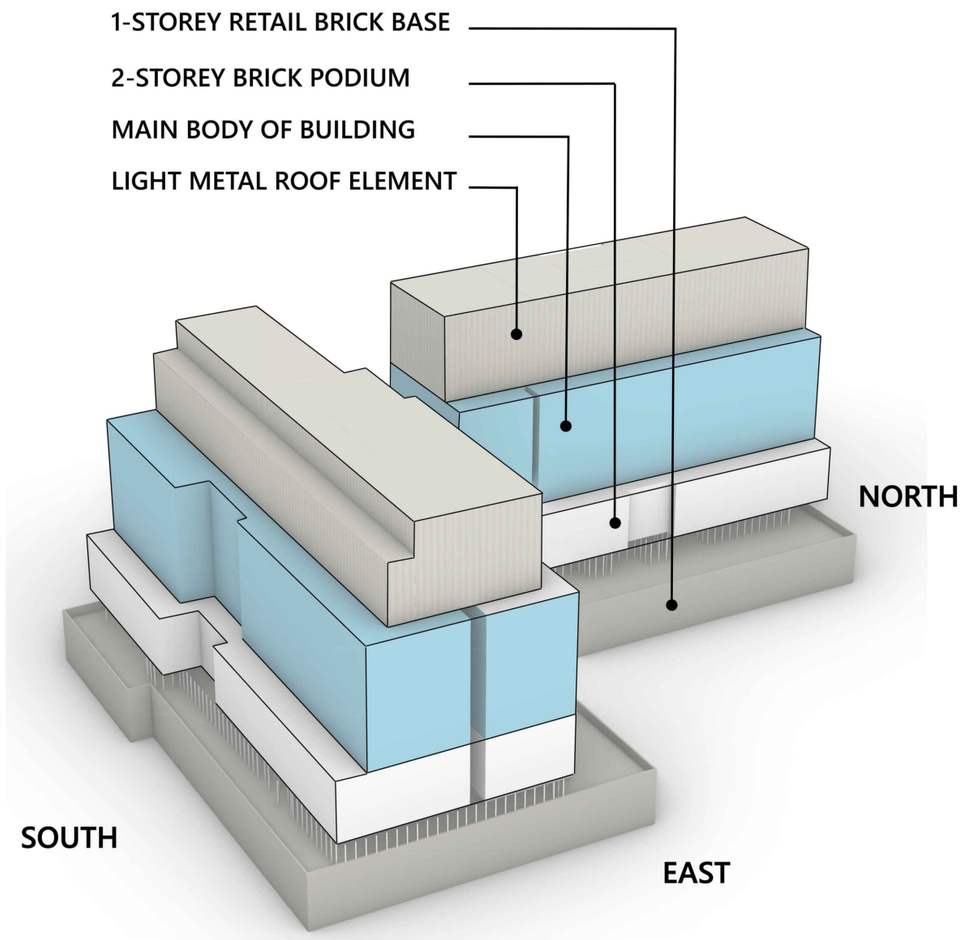
Project no. 1051 Drawing no. A107

Drawn ZS, CK

Drawing status

DA SUBMISSION





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

TONDM_M_MNU8.ctb CA035

Notes

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Legend

DRAWING LABEL

BUILDING ARTICULATION - VERTICAL DIVISION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Potts Point NSW 2011
T (02) 9368 0700
F (02) 9368 0310
E info@tonyowen.com.au

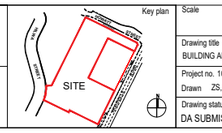
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

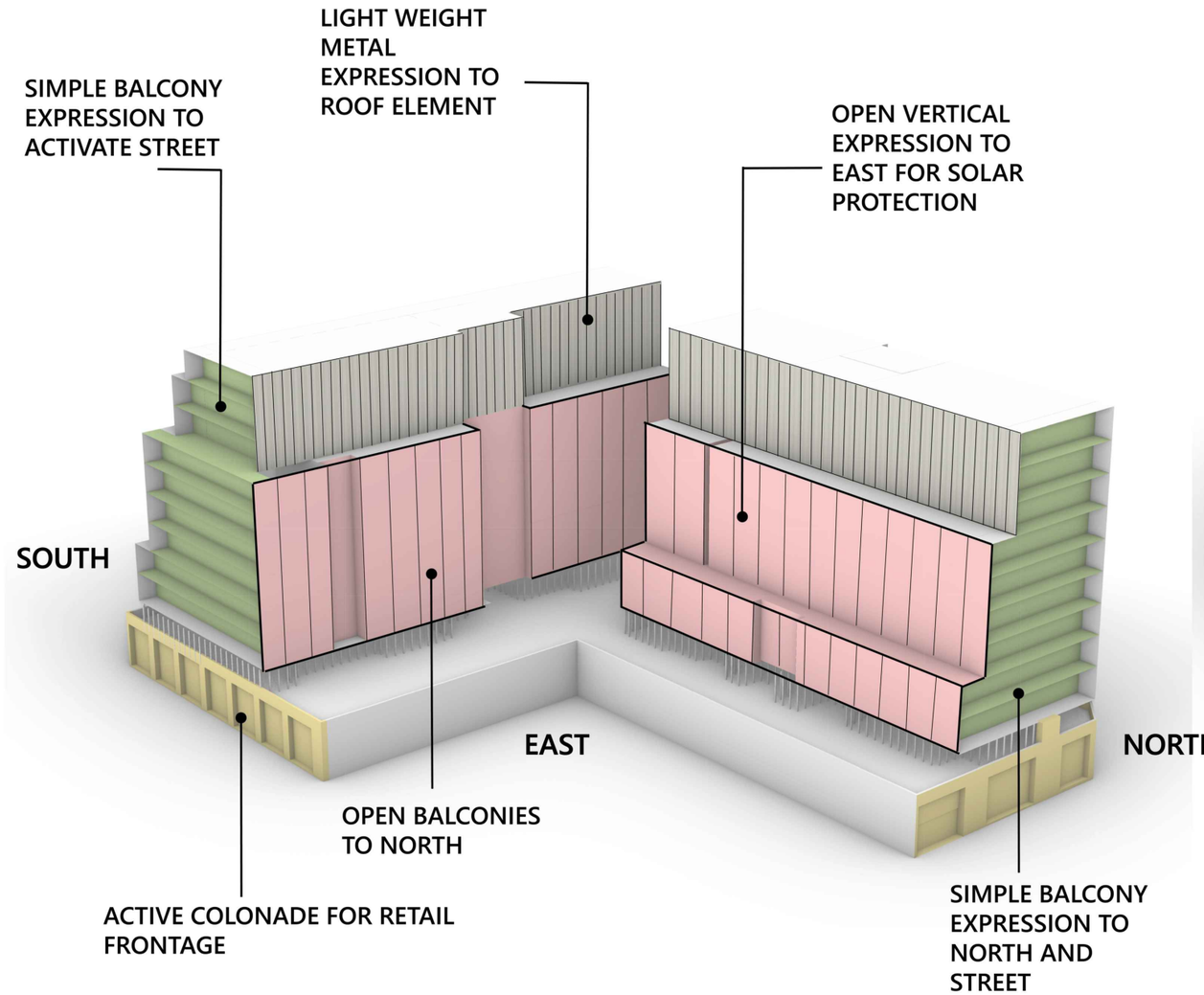
BUILDING ARTICULATION - VERTICAL DIVISION

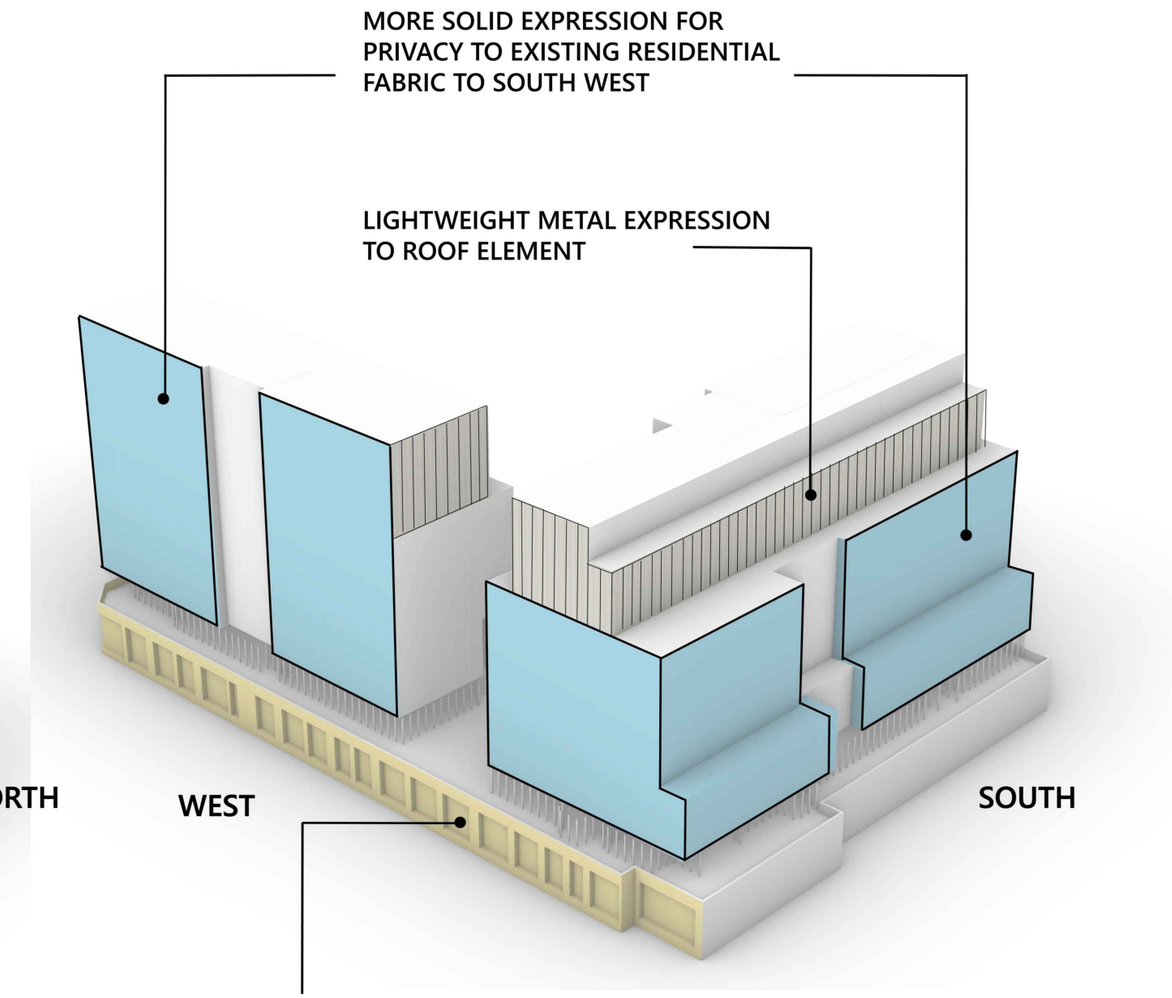
Project no. 1051 Drawing no. A150

Drawn ZS, CK

Drawing status

DA SUBMISSION





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

TONEM_A4_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

BUILDING ARTICULATION -
FACADE EXPRESSION BASED ON ORIENTATION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Spring Hill NSW 2000
T (02) 9358 1055
F (02) 9358 3055
mail@tonyowen.com.au

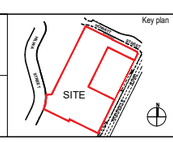
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

BUILDING ARTICULATION - FACADE EXPRESSION BASED ON ORIENTATION

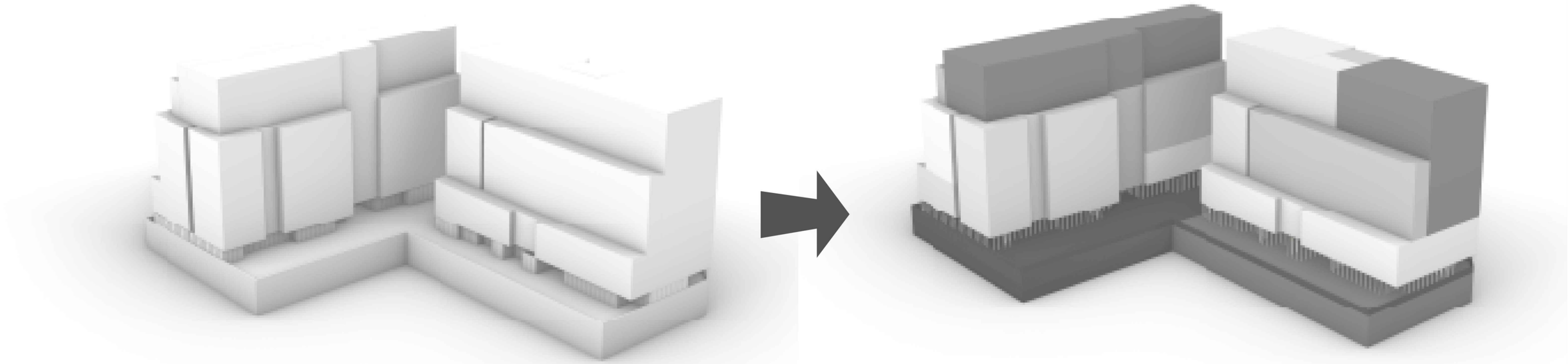
Project no. 1051

Drawing no. A151

Drawn ZS, CK

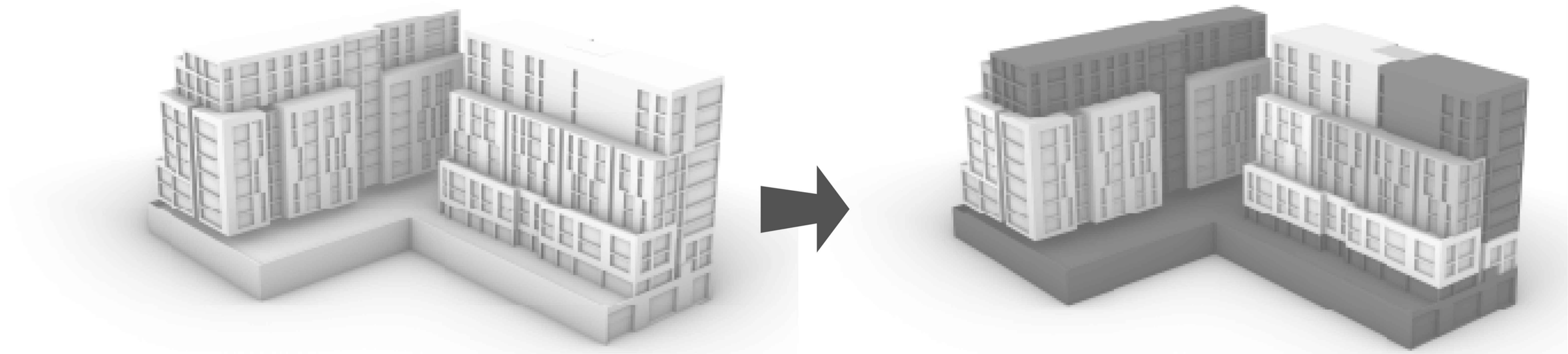
Drawing status

DA SUBMISSION



1 - FOUNDATION : RAW CUBES

2 - COLOUR EXPLORATION : CUBES IN COLOUR



3 - FACADE APPLICATION : UNCOLOURED CUBES

4 - FINAL VISION : COLOURED CUBES WITH FACADE

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

TONDM_A4_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

FACADE GENERATION PROCESS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-85 Queen Road
Auckland NEW ZEALAND
P 0121 3000 3000
F 0121 3000 3010
E info@tonyowen.com.au

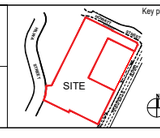
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

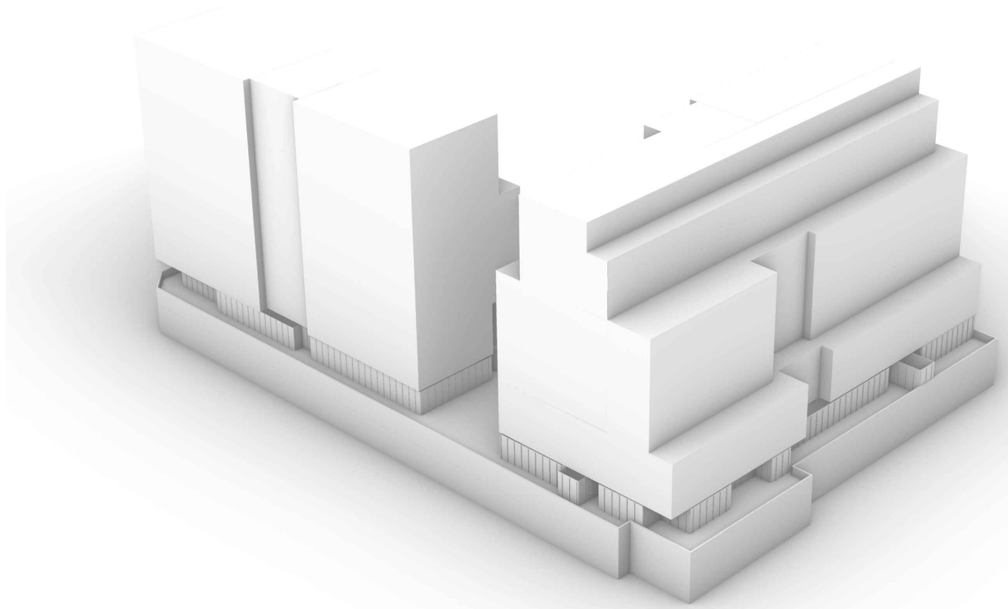
FACADE GENERATION PROCESS

Project no. 1051 Drawing no. A152

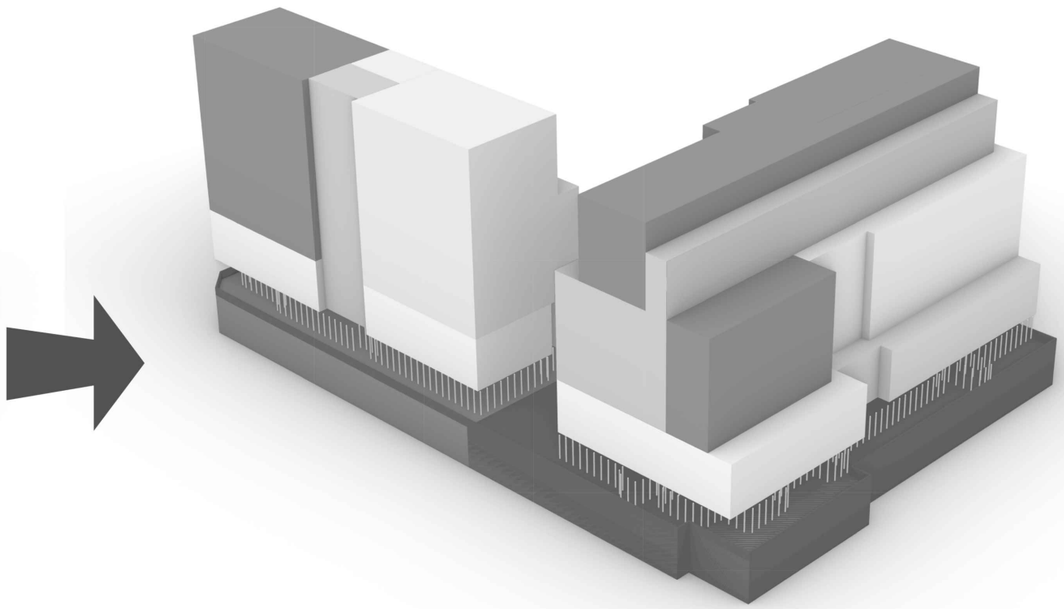
Drawn ZS. CK

Drawing status

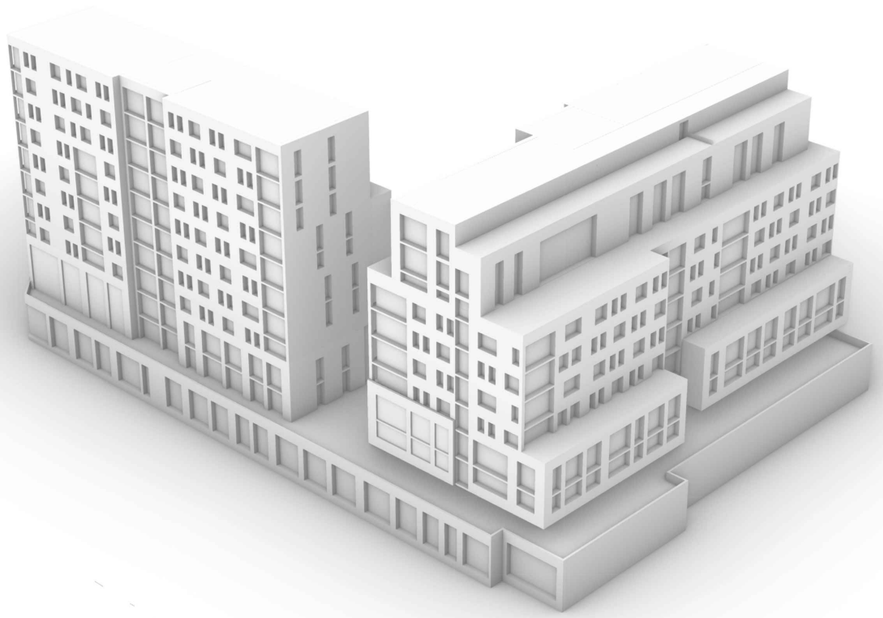
DA SUBMISSION



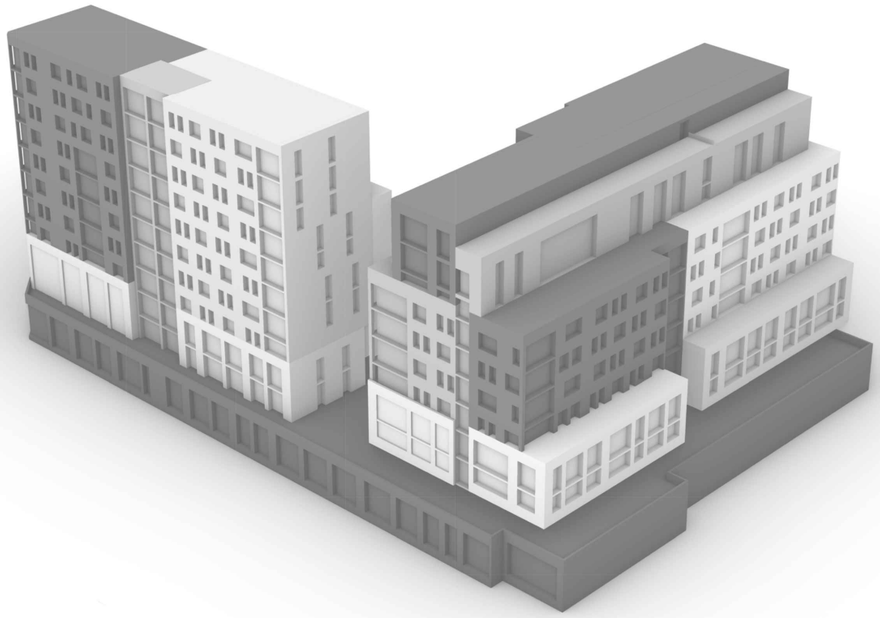
1 - FOUNDATION : RAW CUBES



2 - COLOUR EXPLORATION : CUBES IN COLOUR



3 - FACADE APPLICATION : UNCOLOURED CUBES



4 - FINAL VISION : COLOURED CUBES WITH FACADE

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

Disclaimer

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Plot Style

TONDM_A4_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

FACADE GENERATION PROCESS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 79-85 Chandos Street, St Leonards NSW 2065
T (02) 9906 2800
F (02) 9906 2810
E info@tonyowen.com.au

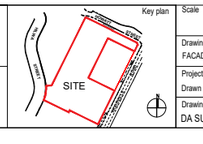
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

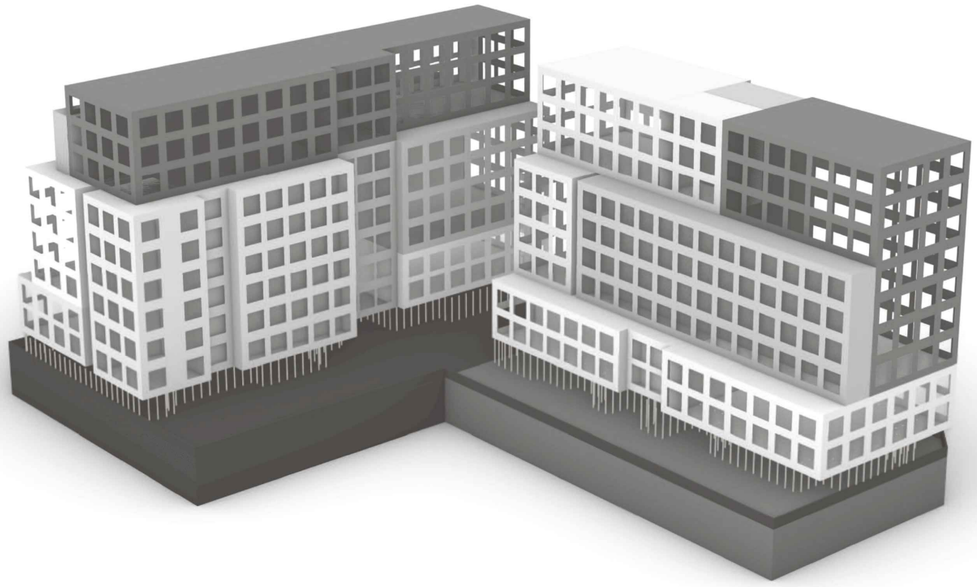
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Project no. 1051 Drawing no. A153

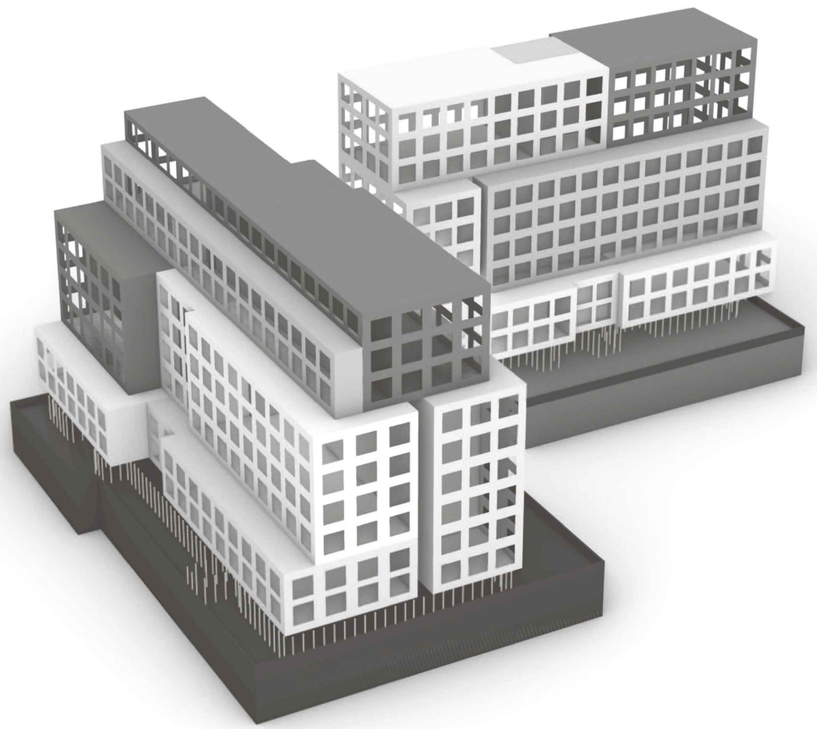
Drawn ZS, CK

Drawing status

DA SUBMISSION









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

TONEM_A4_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

FACADE CONCEPT - OPTION 1

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Macquarie NSW 2000
T (02) 9888 5000
F (02) 9888 3010
mail@tonyowen.com.au

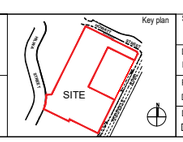
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

FACADE CONCEPT - OPTION 1

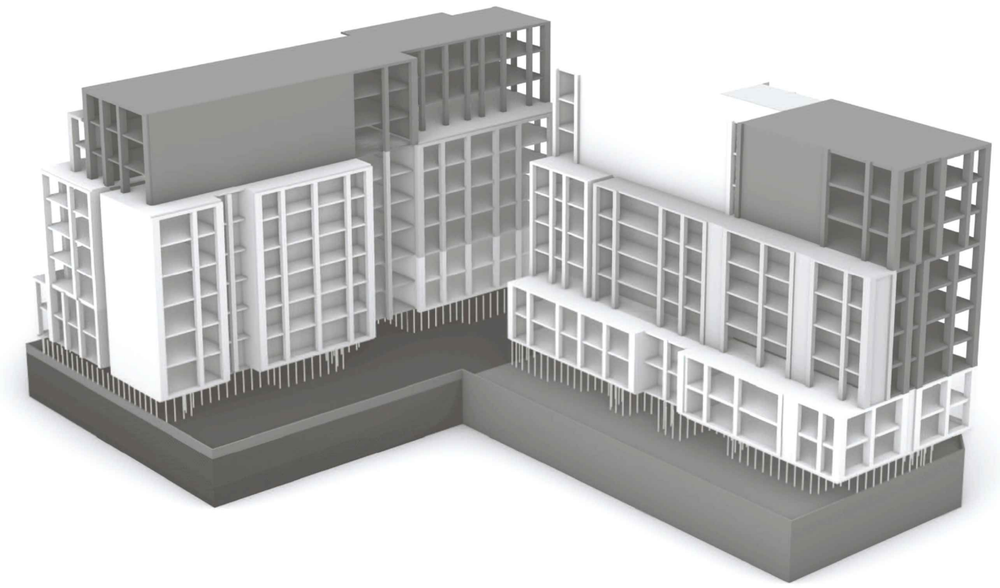
Project no. 1051

Drawing no. A154

Drawn ZS, CK

Drawing status

DA SUBMISSION











Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONEM_A4_BW.ctb @ CAD35

Notes

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FACADE CONCEPT - OPTION 2

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Macquarie NSW 2000
T (02) 9888 5000
F (02) 9888 3010
studio@tonyowen.com.au

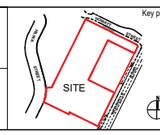
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

FACADE CONCEPT - OPTION 2

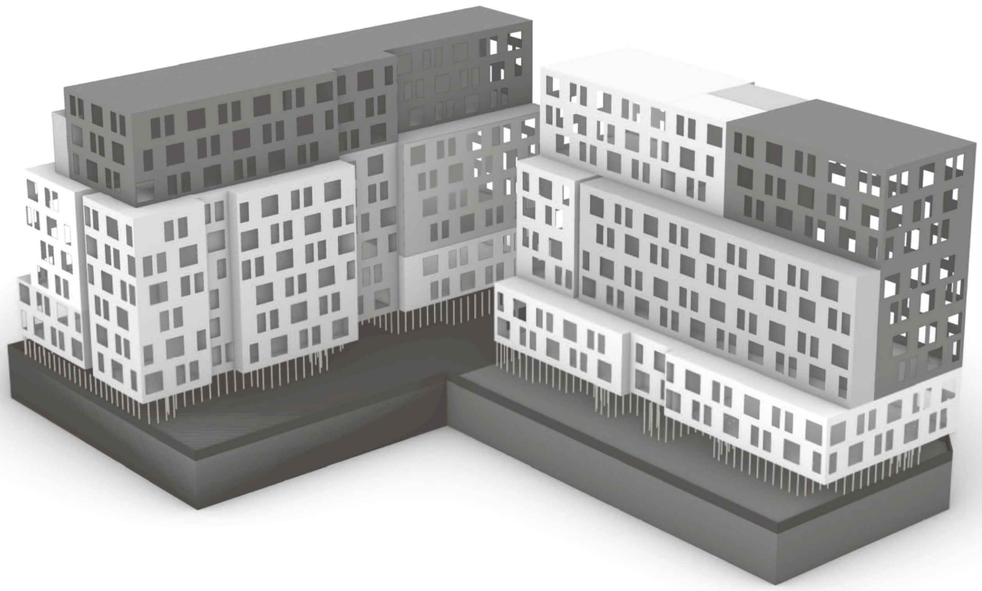
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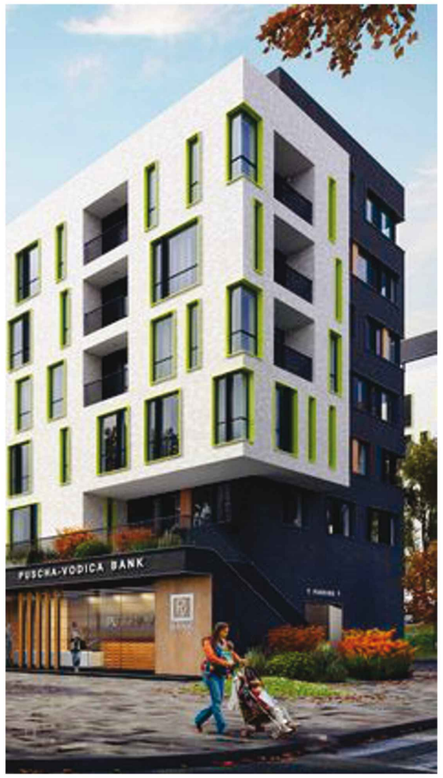
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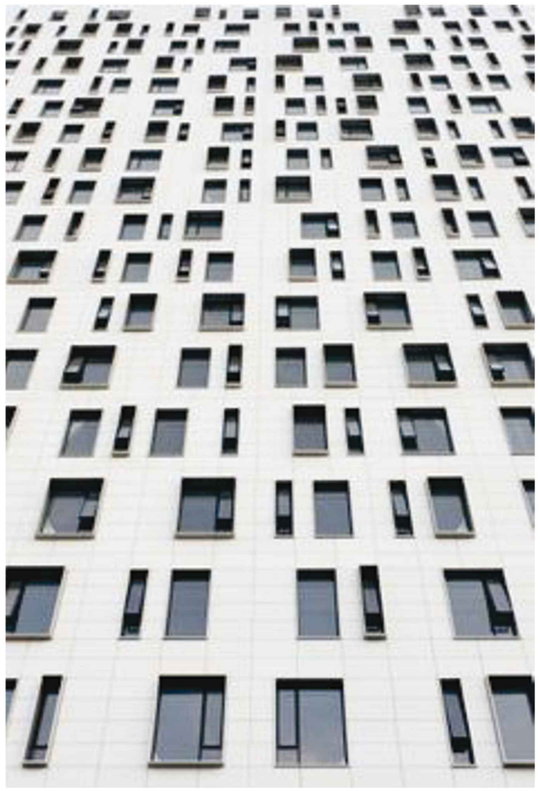
Drawn ZS, CK

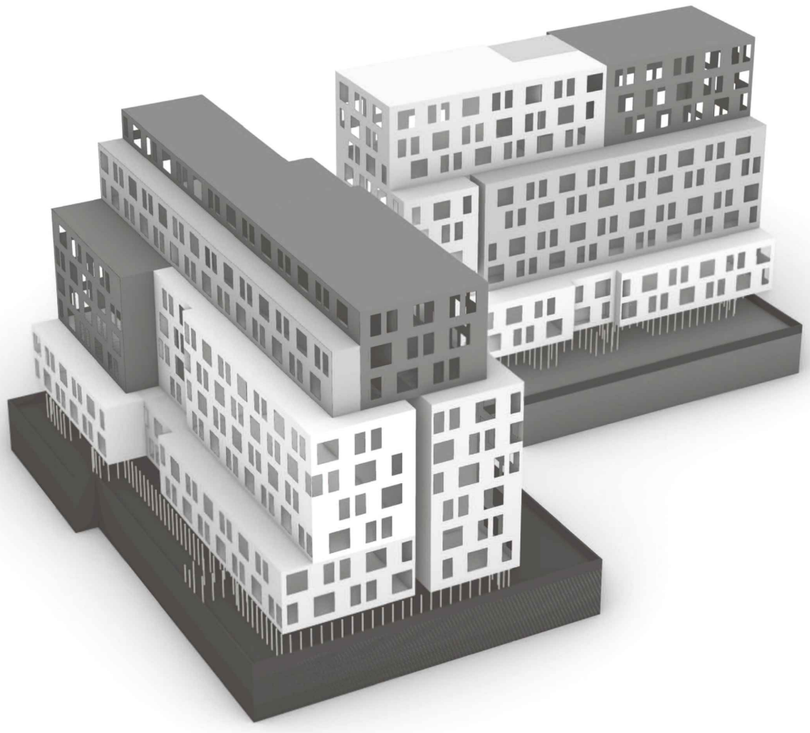
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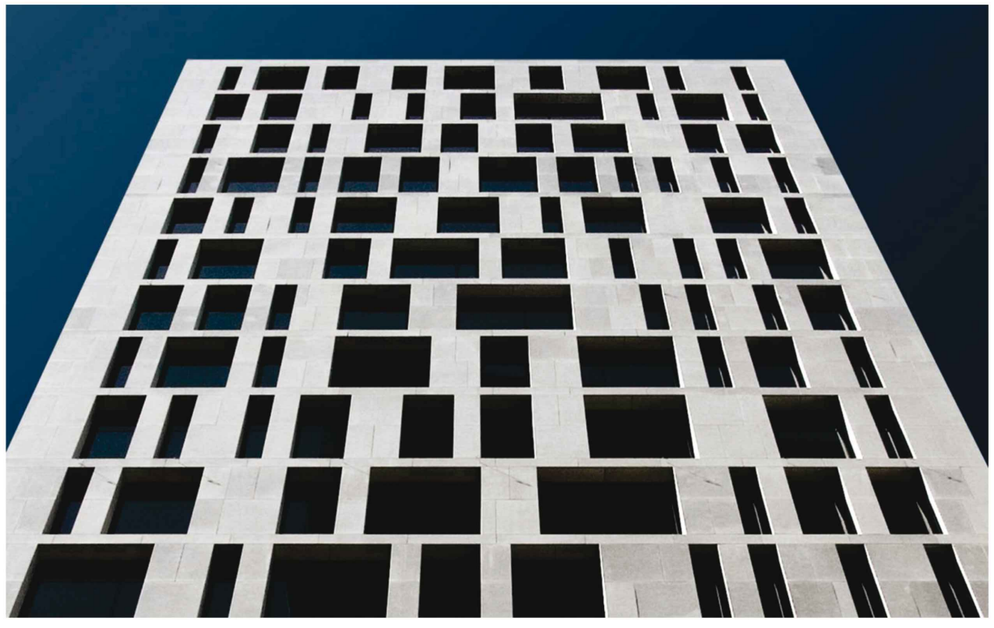
DA SUBMISSION











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

TONEM_A4_BW.ctb @ CAD35

Notes

DRAWINGS 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

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Legend

DRAWING LABEL

FACADE CONCEPT - OPTION 3

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Spring Hill NSW 2000
T (02) 9358 3322
F (02) 9358 3033
tonyowenptnrs.com.au

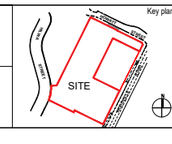
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

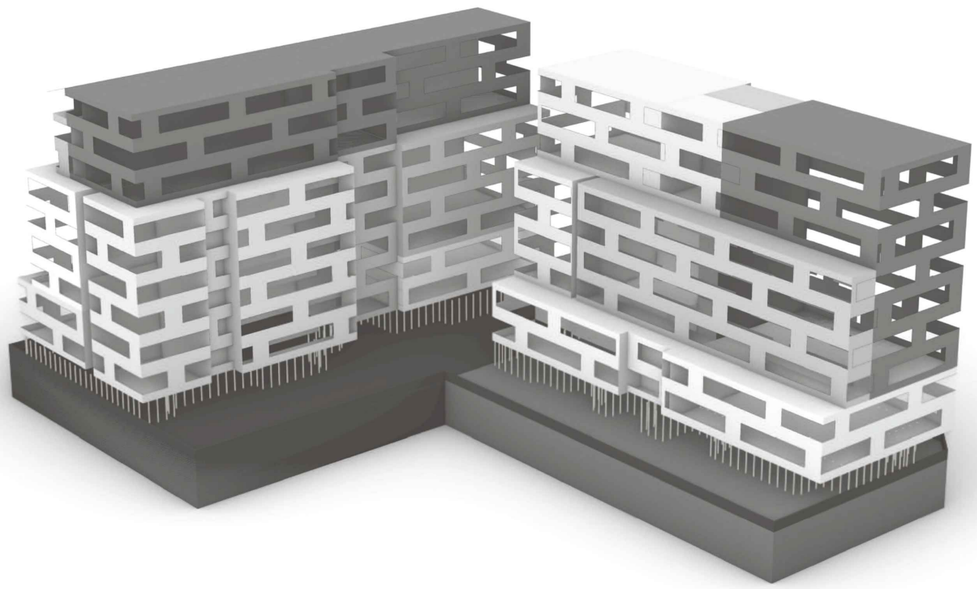
FACADE CONCEPT - OPTION 3

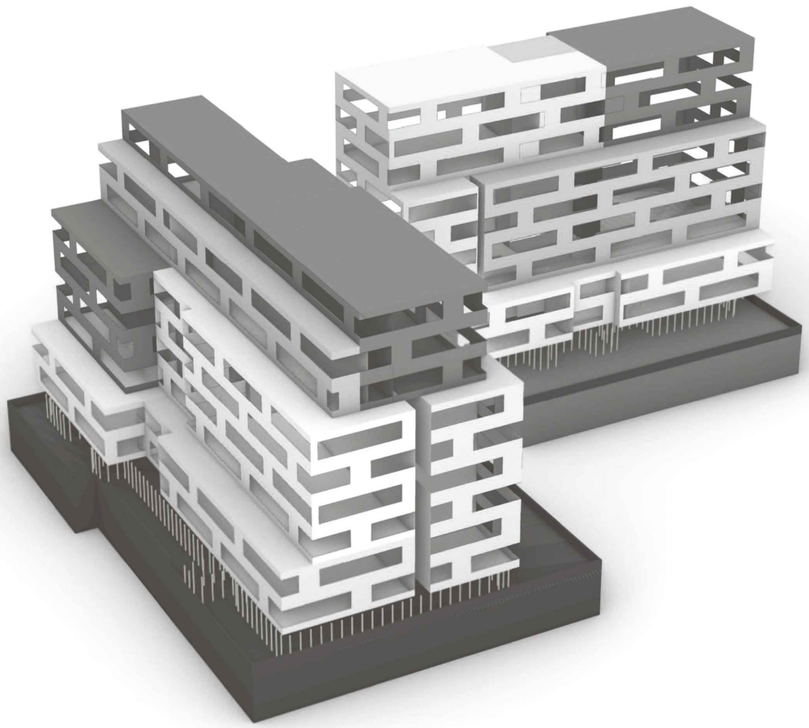
Project no. 1051 Drawing no. A156

Drawn ZS, CK

Drawing status

DA SUBMISSION









ADF CONCEPTS - OPTION 4

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

TONEM_A1_BW.ctb @ CAD35

Notes

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DRAWING LABEL

FACADE CONCEPT - OPTION 4

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Dawn Street
Blacktown NSW 2148
T (02) 9831 2555
F (02) 9831 3010
studio@tonyowen.com.au

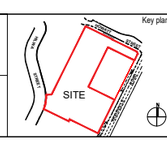
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

FACADE CONCEPT - OPTION 4

Project no. 1051 Drawing no. A157

Drawn ZS, CK

Drawing status

DA SUBMISSION



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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDA_A4_B&W.ctb (CADdit)

Notes

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Legend

DRAWING LABEL

PERSPECTIVE 3

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
75 Pacific Highway
North Sydney NSW 2060
P (02) 9955 2660
F (02) 9955 2555
E info@tonyowen.com.au

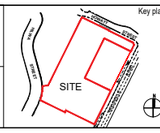
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:250 @ A1 1:500 @ A3 Date NOV 2024

0 5 10 15 20 25

Drawing title

PERSPECTIVE 3

Project no. 1051 Drawing no. A160

Drawn ZS, CK

Drawing status

DA SUBMISSION



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

TONDV_M_Blurb @ CA2:6

Notes

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Legend

DRAWING LABEL

PERSPECTIVE 2

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-85 Albert Street
Chatswood NSW 2067
T (02) 9906 2800
F (02) 9906 2810
E hello@tonyowen.com.au

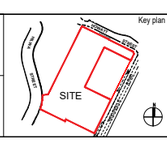
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:200 @ A1 1:500 @ A3 Date NOV 2024

0 5 10 15 20

Drawing title

PERSPECTIVE 2

Project no. 1051 Drawing no. A159

Drawn ZS, CK

Drawing status

DA SUBMISSION



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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONY_A1_BW.ctb @ GA3.6

Notes

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DRAWING LABEL

PERSPECTIVE 1

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
50 Holt Street
Surry Hills NSW 2010
T (02) 9380 2000
F (02) 9380 2010
E info@tonyowen.com.au

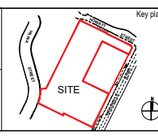
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:250 @ A1 1:500 @ A3 Date NOV 2024

0 5 10 15 20 25

Drawing title

PERSPECTIVE 1

Project no. 1051 Drawing no. A158

Drawn ZS, CK

Drawing status

DA SUBMISSION

EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRETE - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
7. PAINTED SLAB EDGE - DULUX GRID SG6D7 OR SIMILAR;
8. PAINTED SLAB EDGE - DULUX TIN CAT SG6F2 OR SIMILAR;
9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
15. POWDER COATED ALUMINIUM FRAME GLASS BALLUSTRADE - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;



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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDA_ALLRUN @ DA36

Notes

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Legend

DRAWING LABEL

WEST ELEVATION - BUILDINGS A&B

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Queen Street
Chippendale, NSW 2008
T (02) 9698 2866
F (02) 9698 2866
E info@tonyowen.com.au

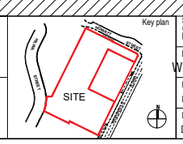
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title
WEST ELEVATION-BUILDING A&B

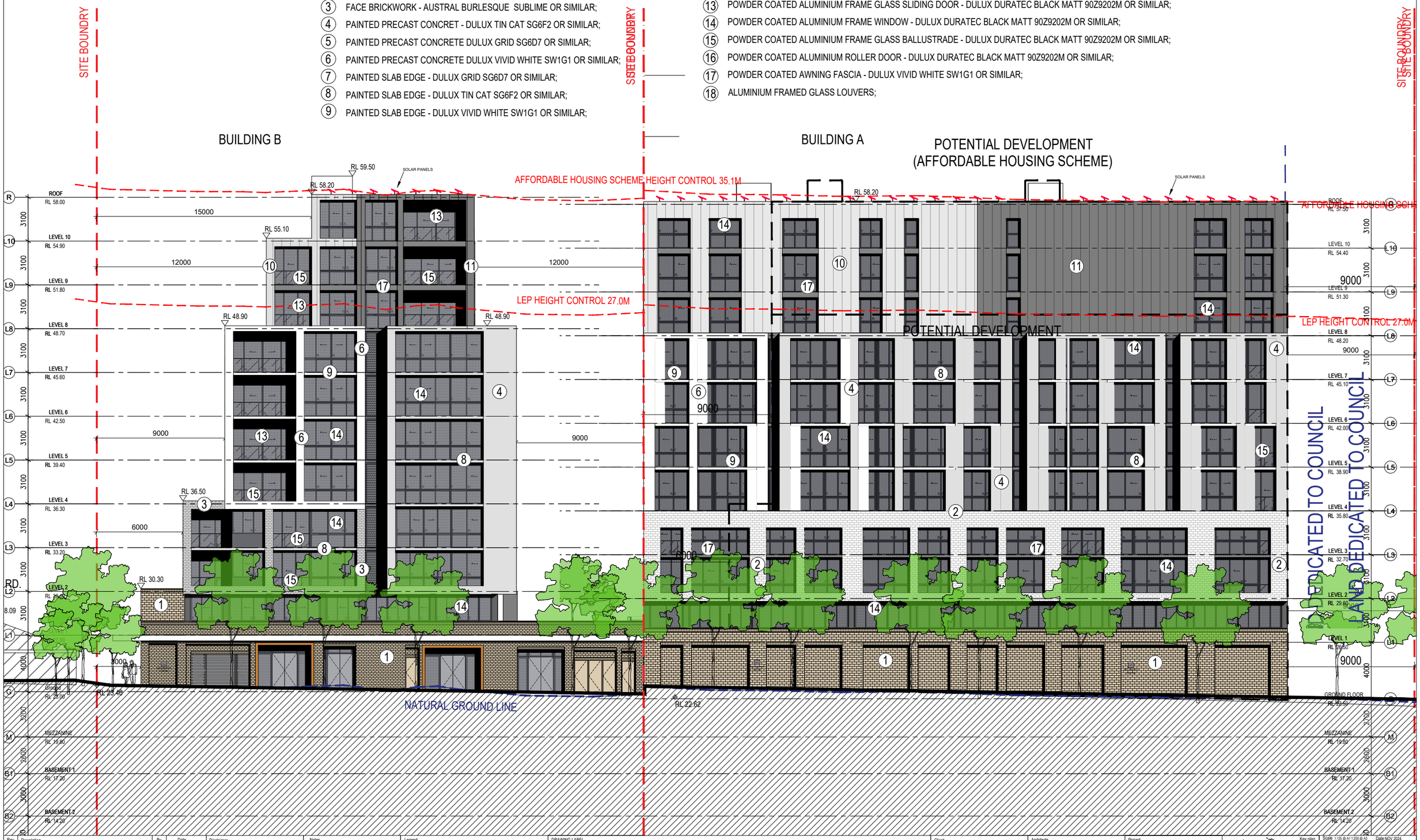
Project no. 1051 Drawing no. A200

Drawn ZS, CK

Drawing status
DA SUBMISSION

EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRET - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
7. PAINTED SLAB EDGE - DULUX GRID SG6D7 OR SIMILAR;
8. PAINTED SLAB EDGE - DULUX TIN CAT SG6F2 OR SIMILAR;
9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
15. POWDER COATED ALUMINIUM FRAME GLASS BALLUSTRADE - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;



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: TONDA_ALIRUS @ CADS

Notes

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Legend

DRAWING LABEL

EAST ELEVATION - BUILDINGS A&B

Client: ABA PTY. LTD.

Architects
tony owen ptnrs
Unit 2, 15-16 Queen Street, Chippendale, NSW 2008
P (02) 9698 3365
F (02) 9698 3745
E info@tonyowen.com.au

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 (0 2.5 5 7.5 10 12.5)

Date NOV 2024

Drawing title: EAST ELEVATION-BUILDINGS A&B

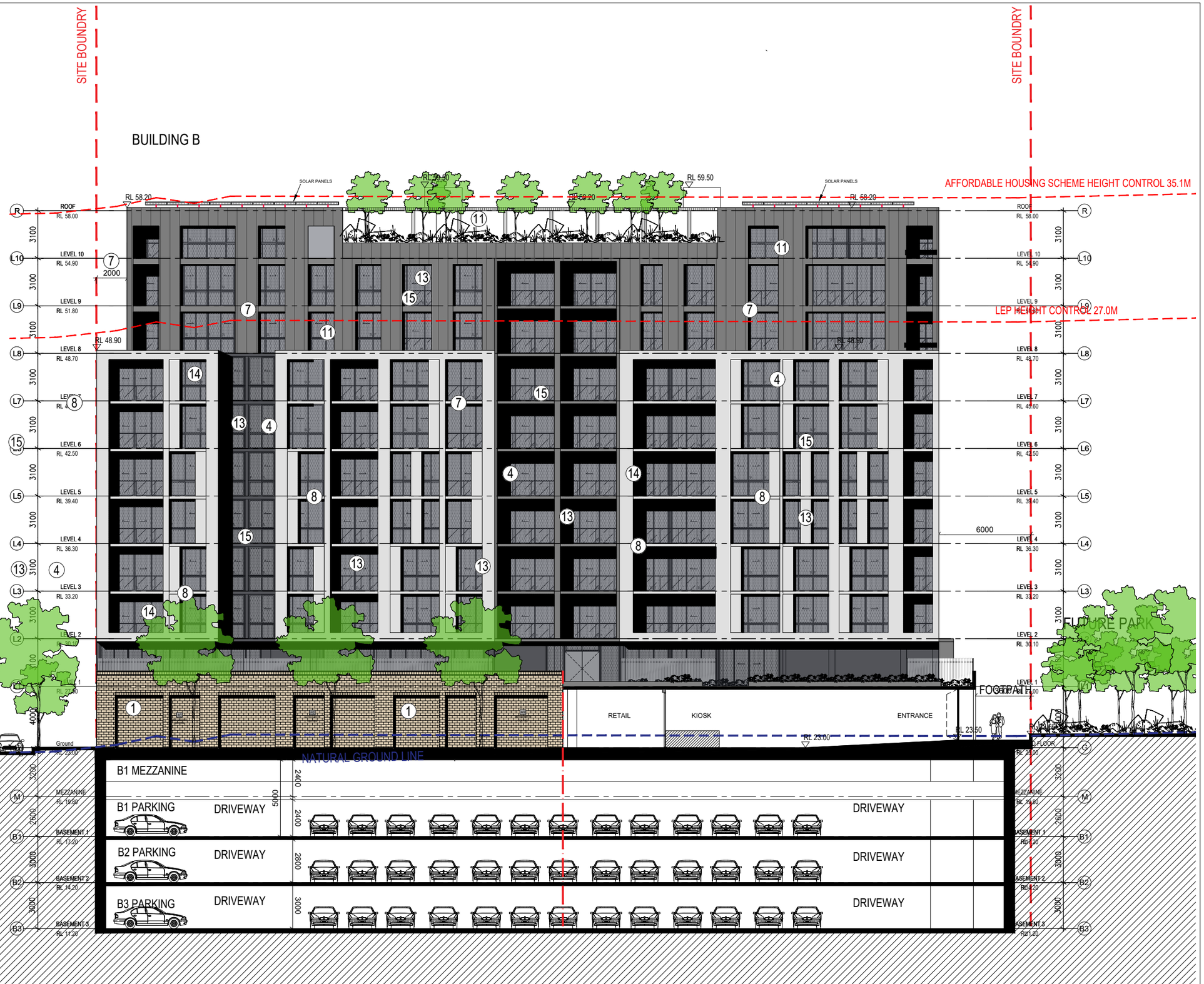
Project no. 1051 Drawing no. A201

Drawn ZS, CK

Drawing status: DA SUBMISSION

EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRET - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
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8. PAINTED SLAB EDGE - DULUX TIN CAT SG6F2 OR SIMILAR;
9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
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17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;



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: TONERLM_ALLRUN @ DAC05

Notes

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Legend

DRAWING LABEL

NORTH ELEVATION - BUILDING B

Client: ABA PTY. LTD.

Architects: tony owen ptnrs — Level 2, 79 Victoria Road, Marrickville NSW 2204, P (02) 9568 2502, F (02) 9568 3018, info@tonyowen.com.au

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 — Date NOV 2024

Drawing title: NORTH ELEVATION - BUILDING B

Project no. 1051 — Drawing no. A202

Drawn ZS, CK

Drawing status: DA SUBMISSION

EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRET - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
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12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
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14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
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16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;

BUILDING B



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

Notes

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Legend

DRAWING LABEL

SOUTH ELEVATION - BUILDING B

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2, 19 Queen Street Chippendale NSW 2008
T (02) 9698 3300
F (02) 9698 3310
E info@tonyowen.com.au

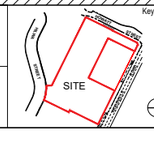
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3

Date NOV 2024

Drawing title
SOUTH ELEVATION - BUILDING B

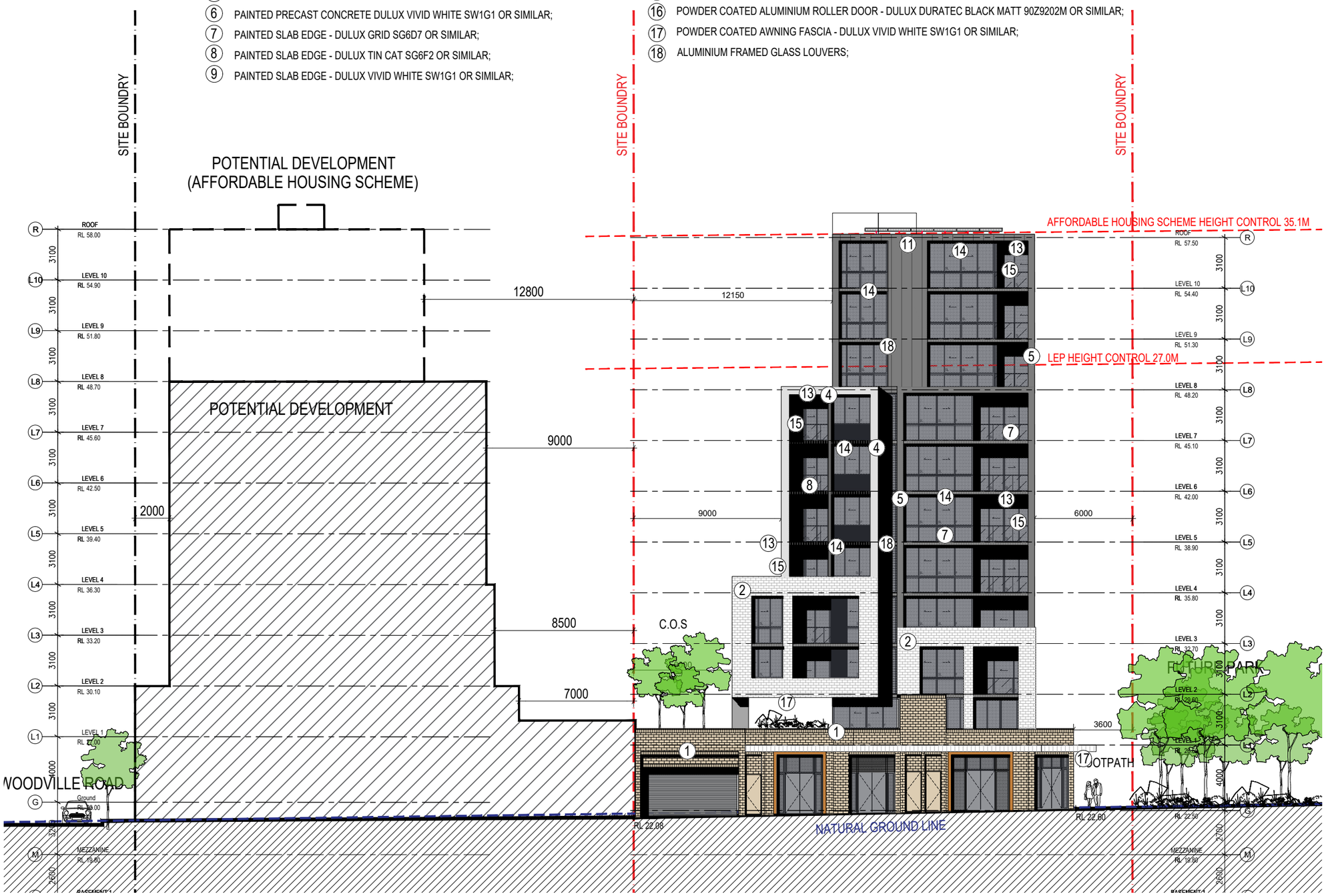
Project no. 1051 Drawing no. A203

Drawn ZS, CK

Drawing status
DA SUBMISSION

EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRETE - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
7. PAINTED SLAB EDGE - DULUX GRID SG6D7 OR SIMILAR;
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9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
15. POWDER COATED ALUMINIUM FRAME GLASS BALLUSTRADE - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;



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

TONDM_A_ARUS @ CAD5

Notes

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Legend

DRAWING LABEL

NORTH ELEVATION-BUILDING A

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 1, 15-19 Queen Street, Blacktown NSW 2148
T 9831 2000 F 9831 2002
E info@tonyowen.com.au

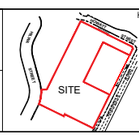
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title

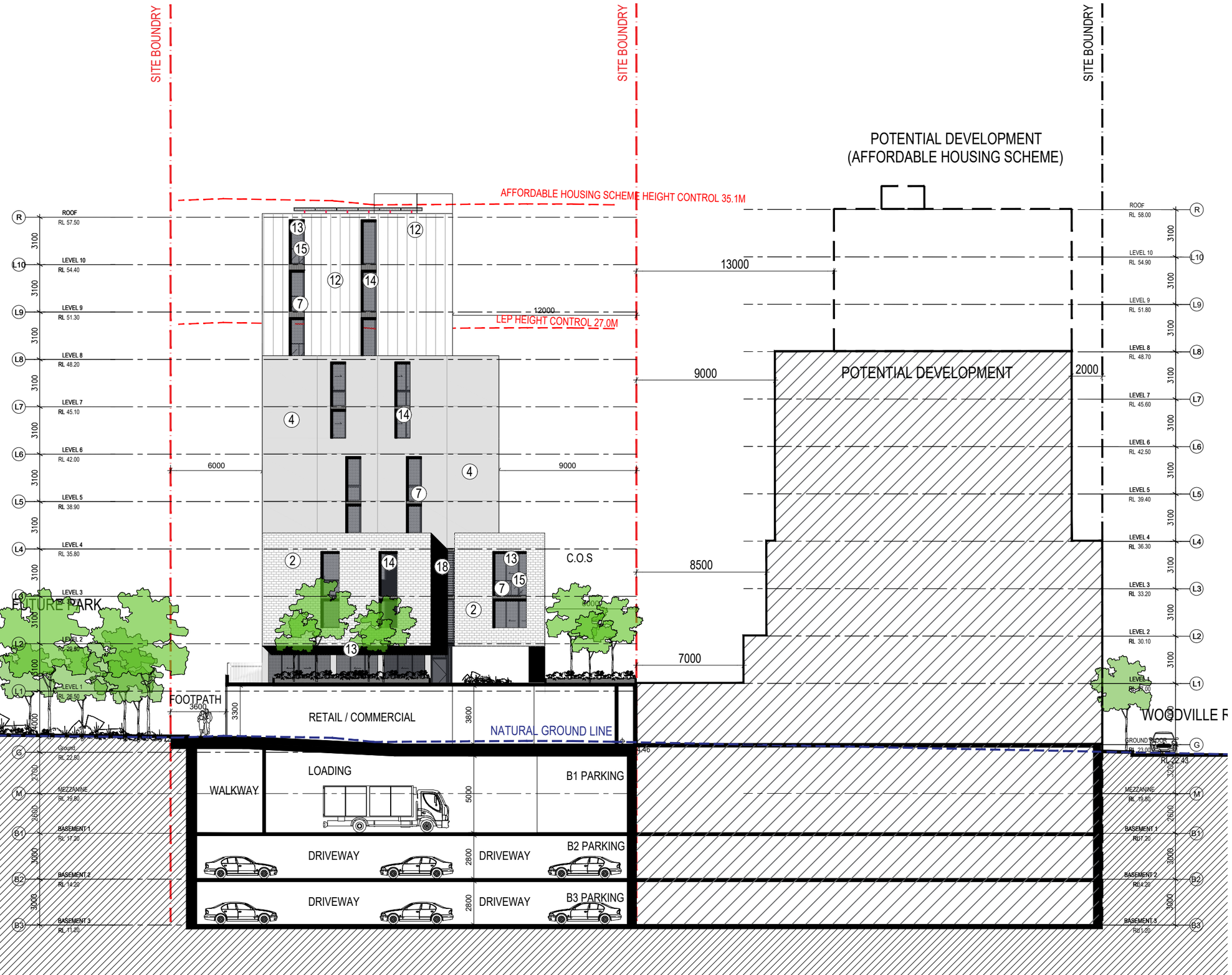
NORTH ELEVATION-BUILDING A

Project no. 1051 Drawing no. A204

Drawn ZS, CK

Drawing status

DA SUBMISSION



EXTERNAL FINISHES LEGEND

1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRETE - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
7. PAINTED SLAB EDGE - DULUX GRID SG6D7 OR SIMILAR;
8. PAINTED SLAB EDGE - DULUX TIN CAT SG6F2 OR SIMILAR;
9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 9029202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 9029202M OR SIMILAR;
15. POWDER COATED ALUMINIUM FRAME GLASS BALLUSTRADE - DULUX DURATEC BLACK MATT 9029202M OR SIMILAR;
16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 9029202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;

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

TONKIN_ALLAN.ctb @ A3(35

Notes

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Legend

DRAWING LABEL

SOUTH ELEVATION-BUILDING A

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Queen Street
Chippendale NSW 2008
T (02) 9698 3700
F (02) 9698 3255
e info@tonyowen.com.au

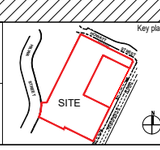
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 — Date NOV 2024

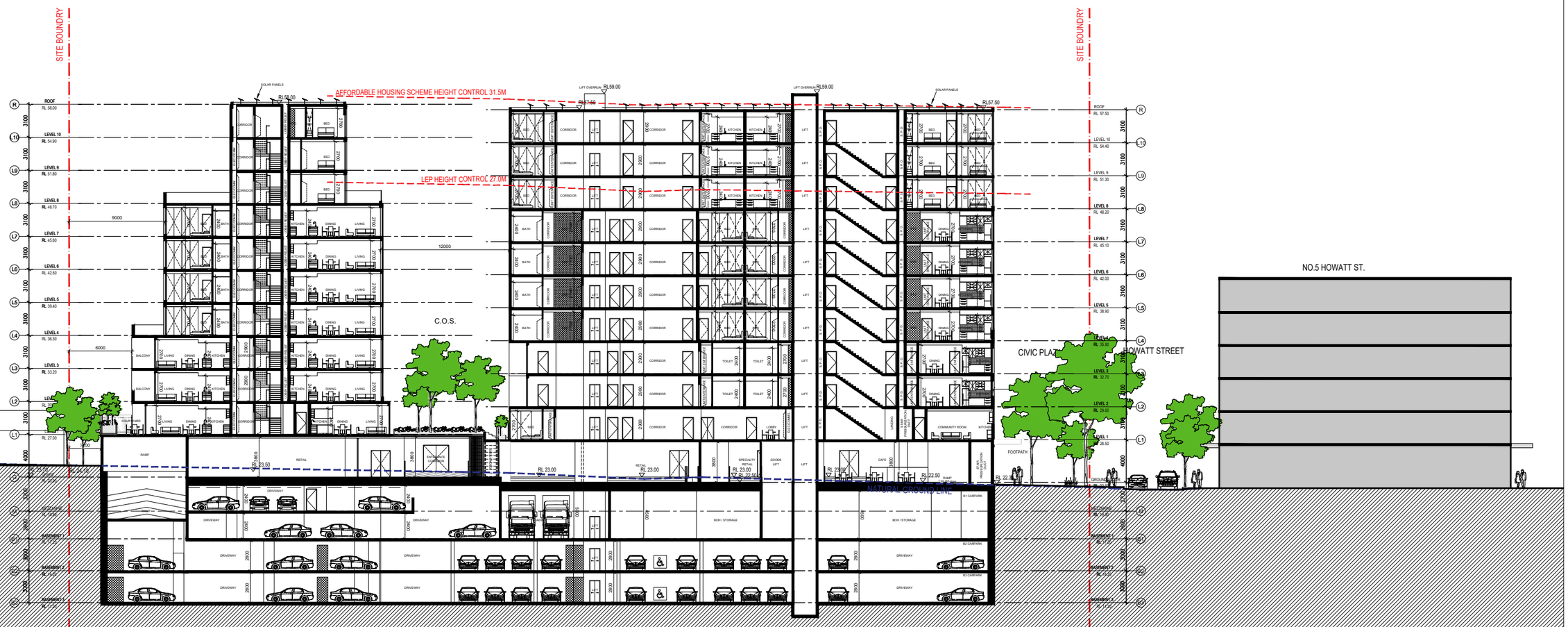
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Drawing title: SOUTH ELEVATION-BUILDING A

Project no. 1051 — Drawing no. A205

Drawn ZS, CK

Drawing status: DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style: TONDM_A1_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

SECTION A-A

Client: ABA PTY. LTD.

Architects: tony owen ptnrs — Level 2, 15-19 Queen Street, Chippendale NSW 2008, T (02) 9698 2900, F (02) 9698 3700, tonyowenptnrs.com.au

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan: SITE

Scale 1:200 @ A1 1:400 @ A3 — Date NOV 2024

Drawing title: SECTION A-A

Project no. 1051 — Drawing no. A300

Drawn ZS, CK

Drawing status: DA SUBMISSION

SITE BOUNDRY

SITE BOUNDRY

AFFORDABLE HOUSING SCHEME HEIGHT CONTROL 31.5M

LEP HEIGHT CONTROL 27.0M

NATURAL GROUND LINE

C.O.S.

CIVIC PLAZ

ROOF
RL 58.00

LEVEL 10
RL 54.90

LEVEL 9
RL 51.80

LEVEL 8
RL 48.70

LEVEL 7
RL 45.60

LEVEL 6
RL 42.50

LEVEL 5
RL 39.40

LEVEL 4
RL 36.30

LEVEL 3
RL 33.20

LEVEL 2
RL 30.10

LEVEL 1
RL 27.00

23.70
Ground
RL 23.00

MEZZANINE
RL 19.90

BASEMENT 1
RL 17.20

BASEMENT 2
RL 14.20

BASEMENT 3
RL 11.20

9000

12000

6000

3000

SOLAR PANELS

RL58.00

LIFT OVERRUN

RL59.00

RL57.50

RL57.50

RL 24.10

RL 23.50

RL 23.00

RL 23.00

RL 23.00

RL 22.50

RL 23.00

RL 22.50

RL 22.38

CORRIDOR
BED
2700
LIFT
LOBBY RELIEF
ELEC/COMM
UNIT ENTRANCE
BATH
2400
KITCHEN
DINING
LIVING
BALCONY
COURTYARD
RAMP
RETAIL
ENTRANCE CORRIDOR
SPECIALTY RETAIL
GOODS LIFT
CAFE
RAMP 1:20 (5% AV)
STAIR PRESSURISATION DUCT
FOOTPATH
COMMUNITY ROOM
KITCHEN
DRIVEWAY
LOADING
BOH / STORAGE
B1 CARPARK
B2 CARPARK
B3 CARPARK
SPRINKLER
2900
2800
3800
4500
5000
TOILET
LOBBY
LANDING
S.P.D.

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

Disclaimer

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Plot Style
TONDN_A1_GRUB @ CADS

Notes

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Legend

DRAWING LABEL

SECTION A-A

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
33-35 Dunn Street
PO Box 3008
P (02) 9560 2000
F (02) 9560 3010
info@tonyowen.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

0 2.5 5 7.5 10 12.5

Drawing title
SECTION A-A

Project no. 1051 Drawing no. A301

Drawn ZS, CK

Drawing status
DA SUBMISSION



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

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Plot Style: TONDM_ALWL.ctb @ DA035

Notes

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DRAWING LABEL

SECTION B-B

Client: ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-17 Young Street, Neutral Bay NSW 2089
T (02) 9904 2522
F (02) 9904 3010
E info@tonyowen.com.au

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan: SITE

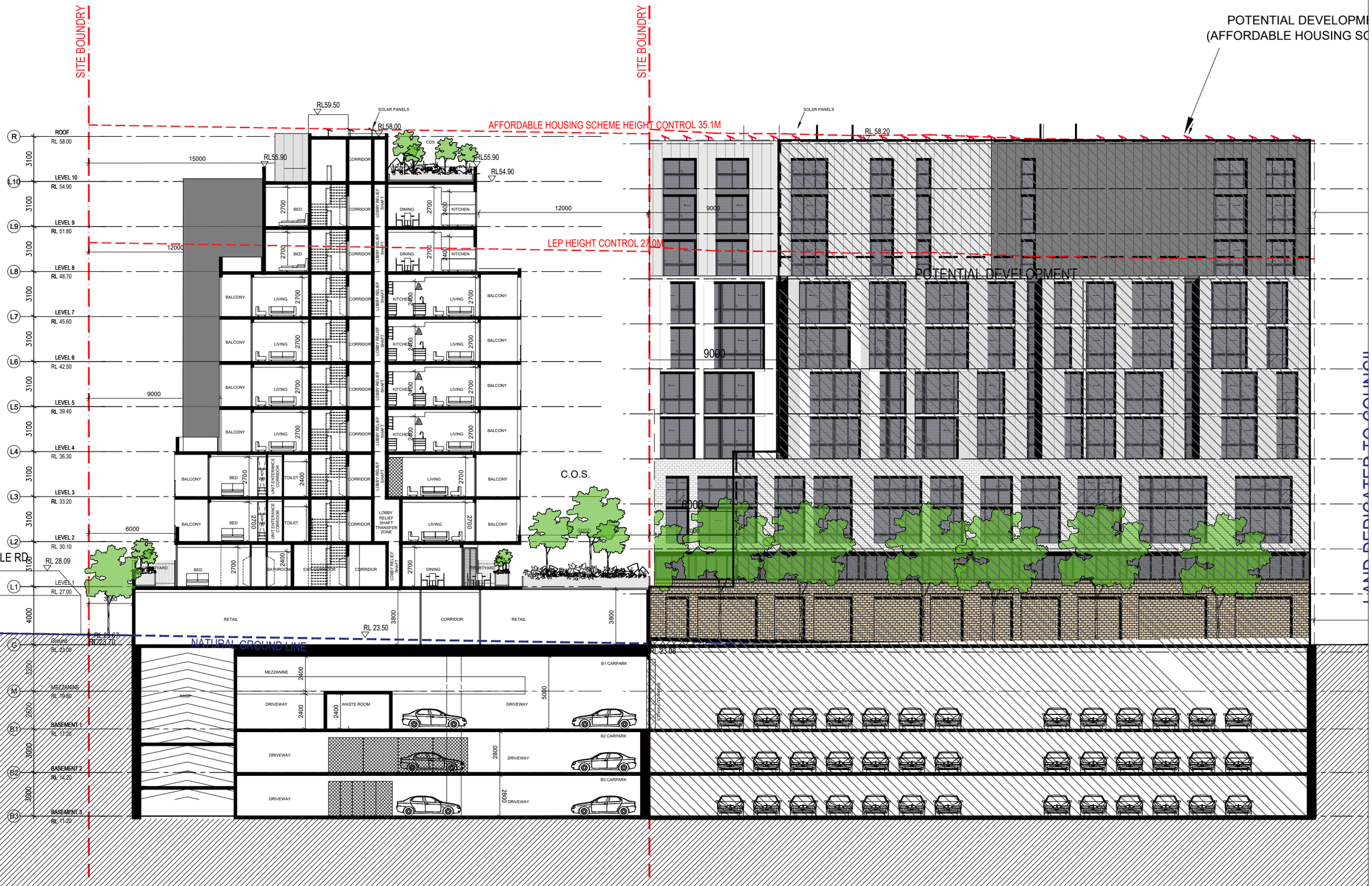
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Drawing title: SECTION B-B

Project no. 1051 Drawing no. A302

Drawn ZS, CK

Drawing status: DA SUBMISSION



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

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Plot Style

TONYA_ALLRUN @ DA36

Notes

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Legend

DRAWING LABEL

SECTION C-C

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Queen Street
Chippendale NSW 2008
P (02) 9698 3700
F (02) 9698 3010
E info@tonyowen.com.au

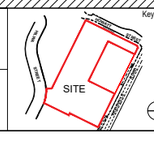
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 — Date NOV 2024

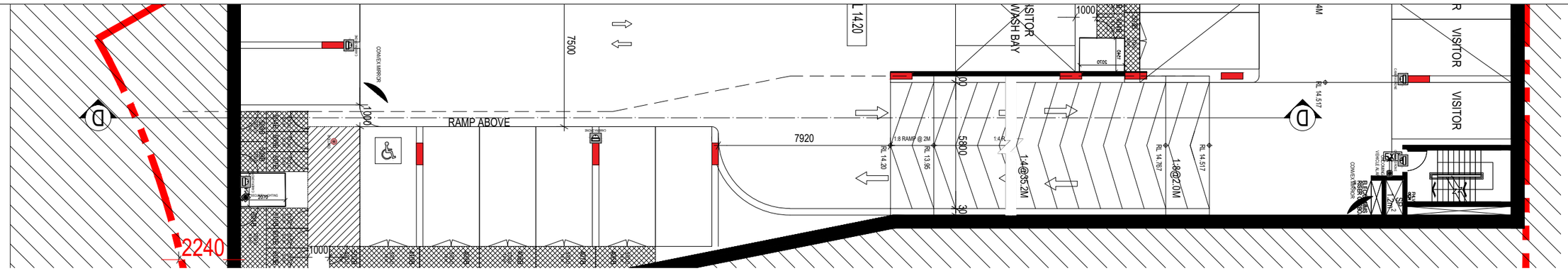
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Drawing title
SECTION C-C

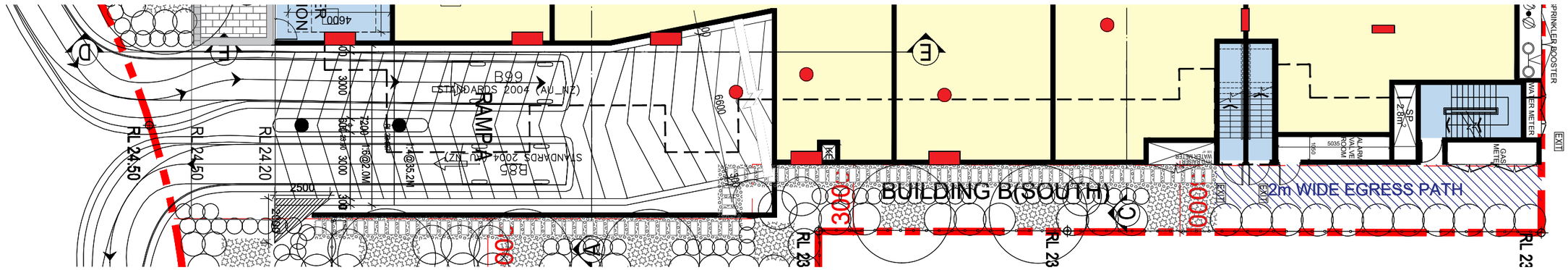
Project no. 1051 Drawing no. A303

Drawn ZS, CK

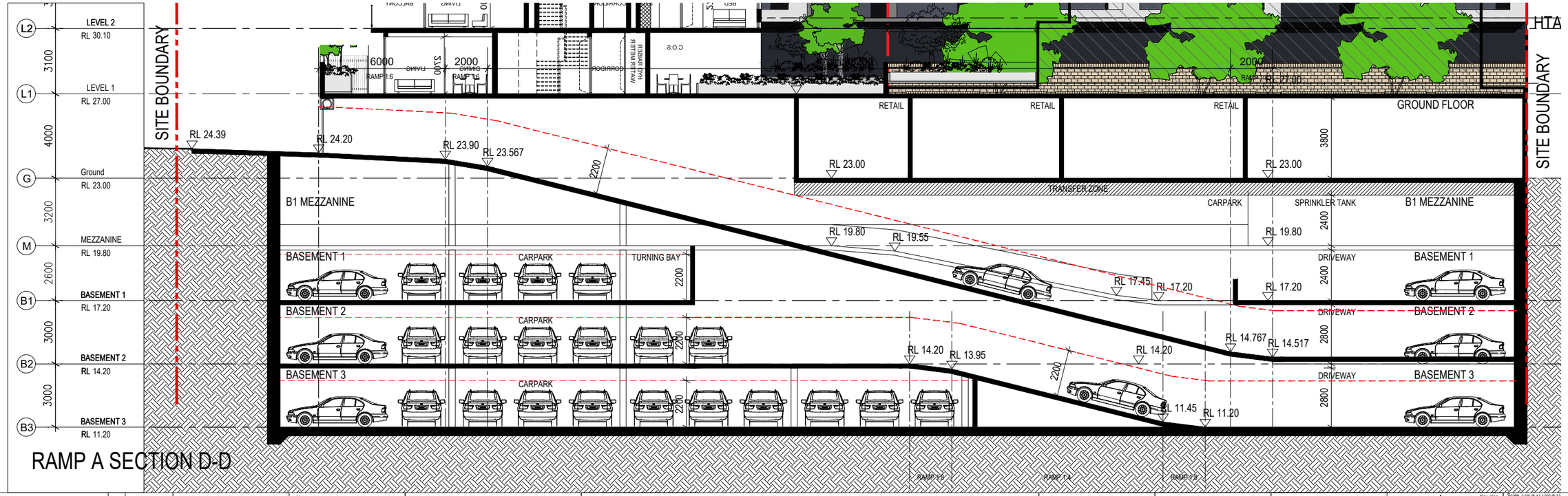
Drawing status
DA SUBMISSION



RAMP A BASEMENT 2 PLAN



RAMP A GROUND FLOOR PLAN



RAMP A SECTION D-D

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

TONDM_A1_BW.ctb @ CA235

Notes

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Legend

DRAWING LABEL

RAMP A - SECTION D-D

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2, 79 Myrtle Street
Chippendale NSW 2008
T (02) 9698 3900
F (02) 9698 3999
E admin@tonyowen.com.au

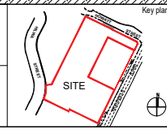
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



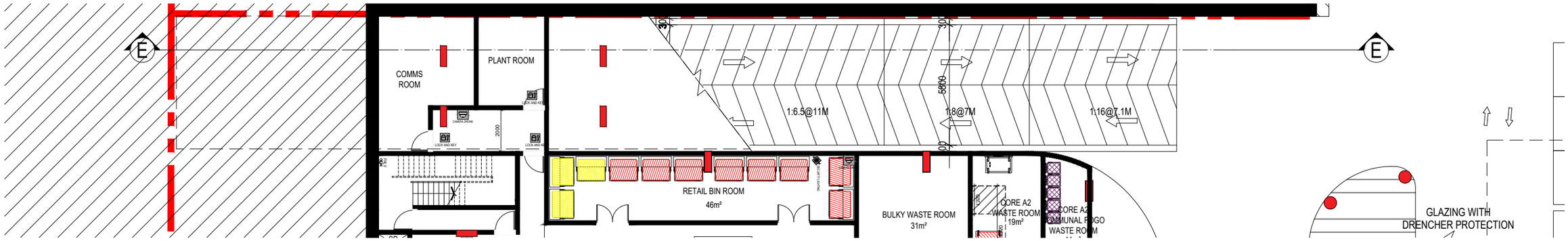
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Drawing title
RAMP A - SECTION D-D

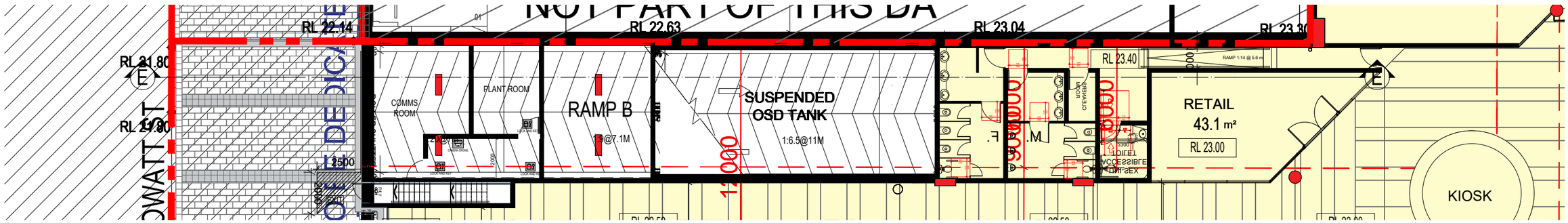
Project no. 1051 Drawing no. A304

Drawn ZS, CK

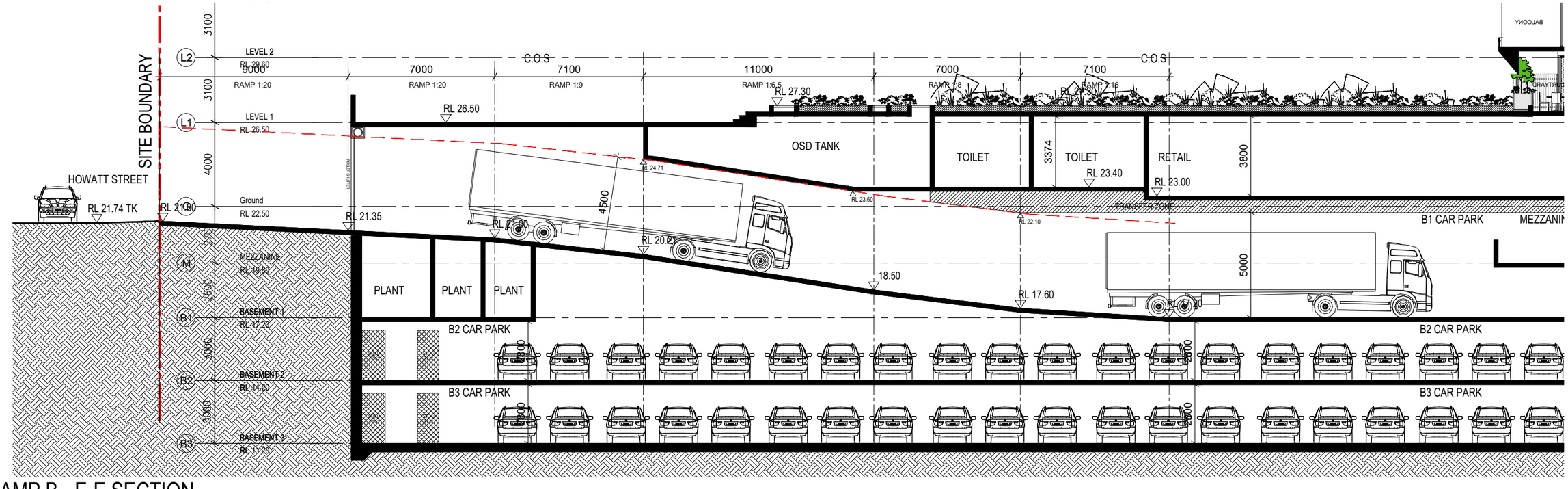
Drawing status
DA SUBMISSION



RAMP B BASEMENT PLAN



RAMP B GROUND FLOOR PLAN



RAMP B - E-E SECTION

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

TONYA_A_PLAN.ctb @ CADS

Notes

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Legend

DRAWING LABEL

RAMP B - SECTION E-E

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3855
F (02) 9362 3910
E mail@tonyowen.com.au

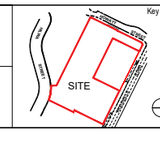
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:100 @ A1 1:200 @ A3 Date NOV 2024

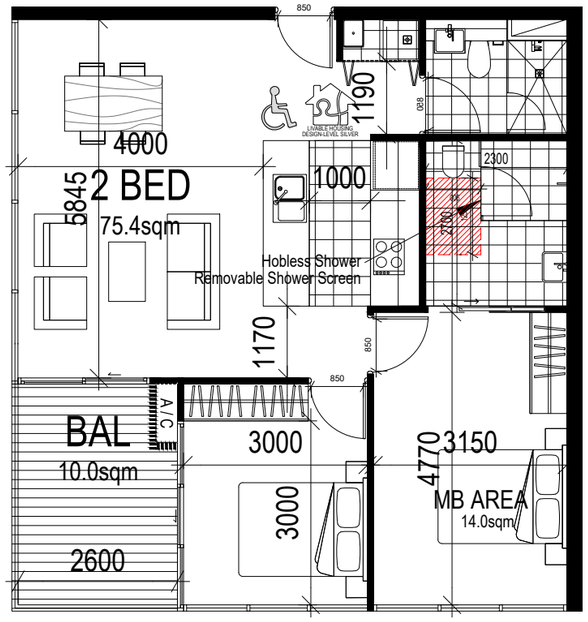
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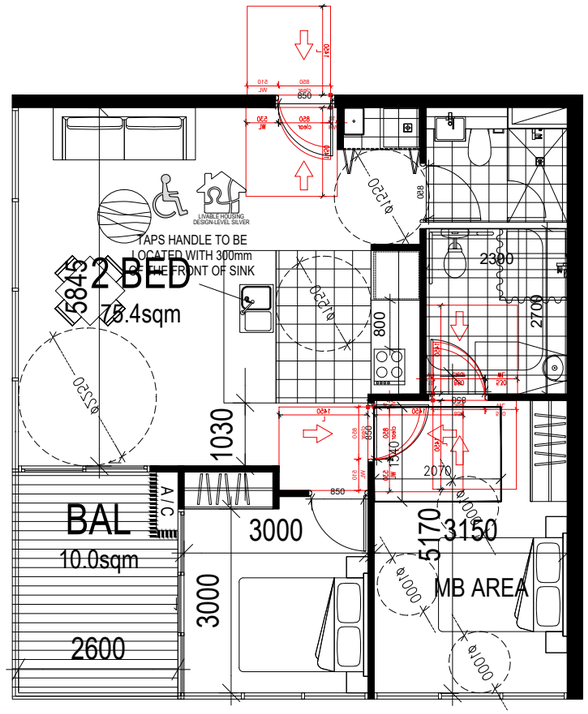
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Drawn ZS, CK

Drawing status
DA SUBMISSION



PRE-ADAPTABLE UNIT (2 BED):
(UNIT 109B 212B 312B)



POST-ADAPTABLE UNIT (2 BED):
(UNIT 109B 212B 312B)

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

TONDM_M_BW.ctb @ CADS

Notes

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Legend

DRAWING LABEL

ADAPTABLE UNITS 1

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
75-77 Albert Street
Chatswood NSW 2067
T (02) 9906 2007
F (02) 9906 3916
E hello@tonyowen.com.au

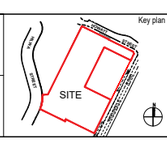
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:50 @ A1 1:100 @ A3 Date NOV 2024

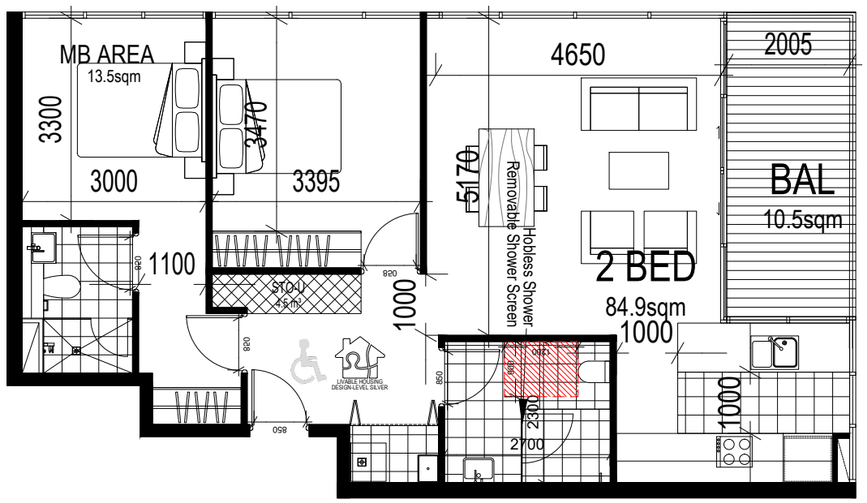
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Drawing title
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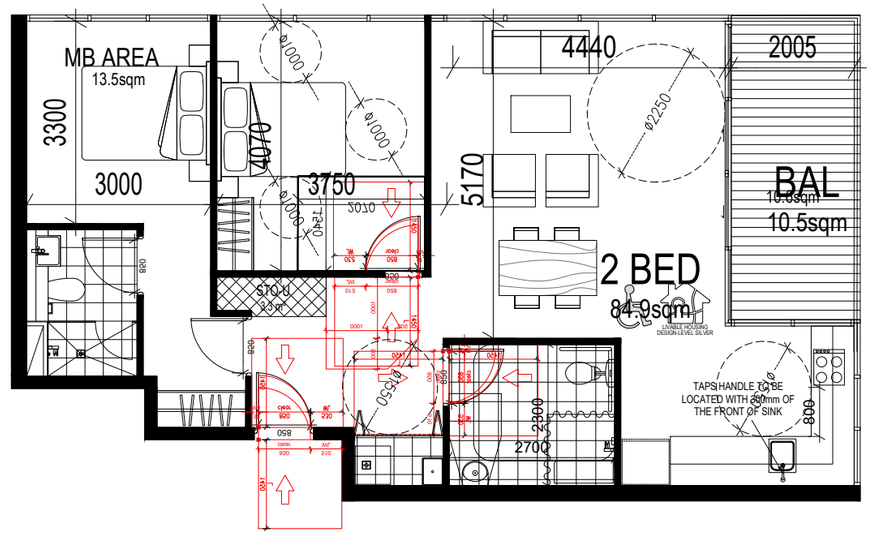
Project no. 1051 Drawing no. A400

Drawn ZS, CK

Drawing status
DA SUBMISSION



PRE-ADAPTABLE UNIT (2 BED):
(UNIT 805B 905B)



POST-ADAPTABLE UNIT (2 BED):
(UNIT 805B 905B)

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
TONY_M_BW.ctb @ CAD3

Notes
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Legend

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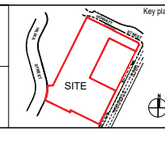
ADAPTABLE UNITS 2

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
15 – 17 Young Street
Neutral Bay NSW 2089
T (02) 9908 2000
F (02) 9908 3010
E info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

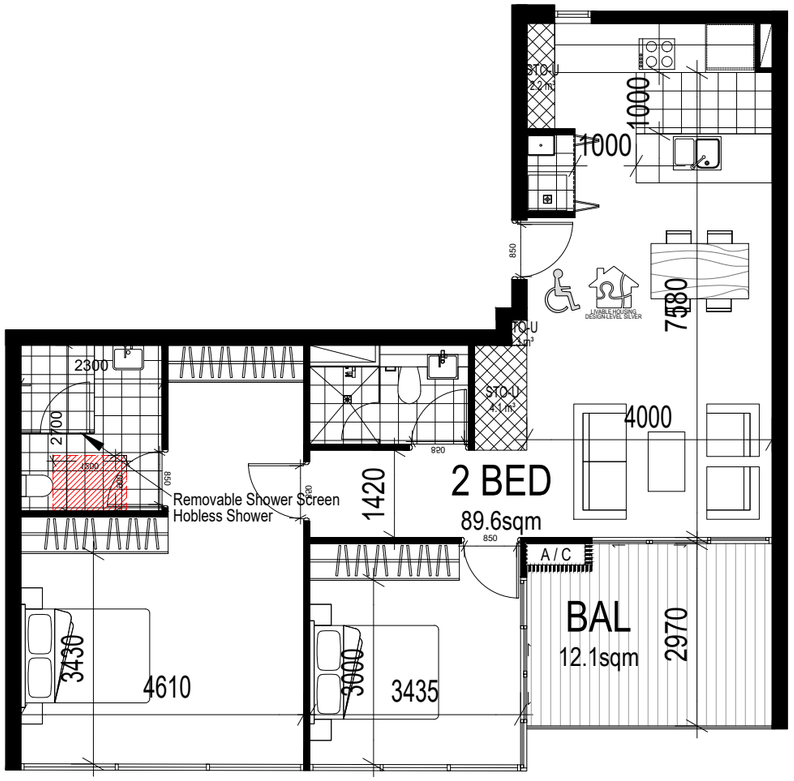
Key plan


Scale 1:50 @ A1 1:100 @ A3 Date NOV 2024
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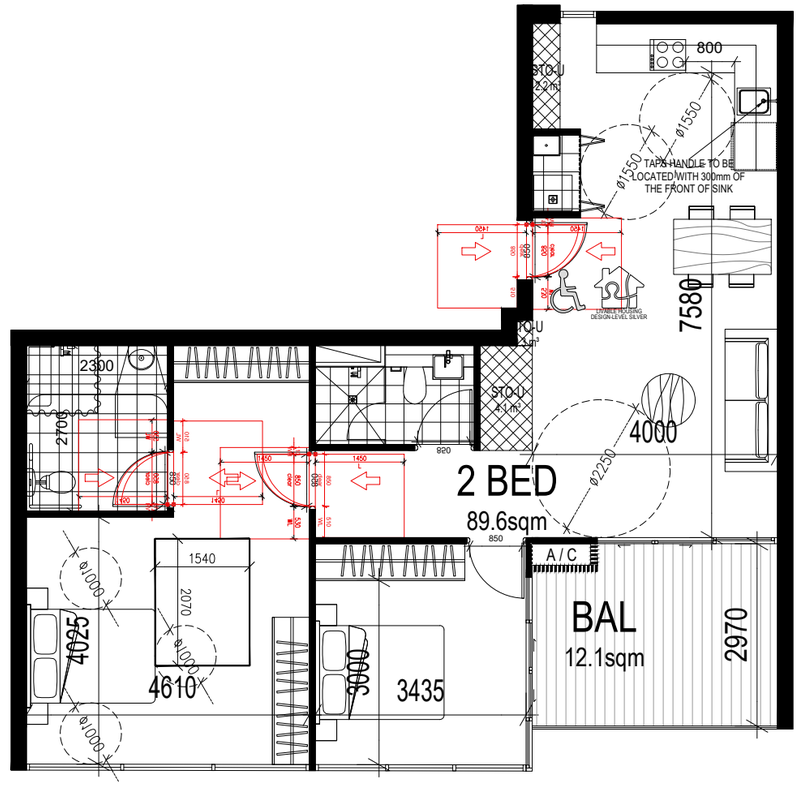
Drawing title
ADAPTABLE UNITS 2

Project no. 1051 Drawing no. A401
Drawn ZS, CK

Drawing status
DA SUBMISSION



PRE-ADAPTABLE UNIT (2 BED):
(UNIT 802A 902A 1002A)



POST-ADAPTABLE UNIT (2 BED):
(UNIT 802A 902A 1002A)

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

TONDM_AI_BRUSI @ CAD16

Notes

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Legend

DRAWING LABEL

ADAPTABLE UNITS 3

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
75 A'Beckett Street
Melbourne VIC 3000
P (03) 9600 2800
F (03) 9600 2855
E info@tonyowen.com.au

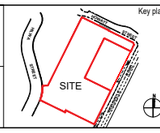
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



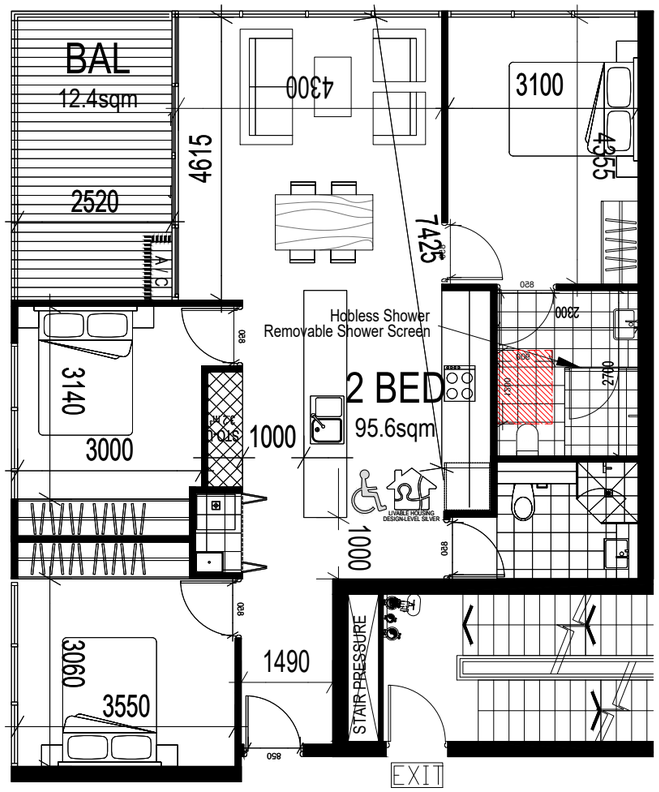
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Drawing title
ADAPTABLE UNITS 3

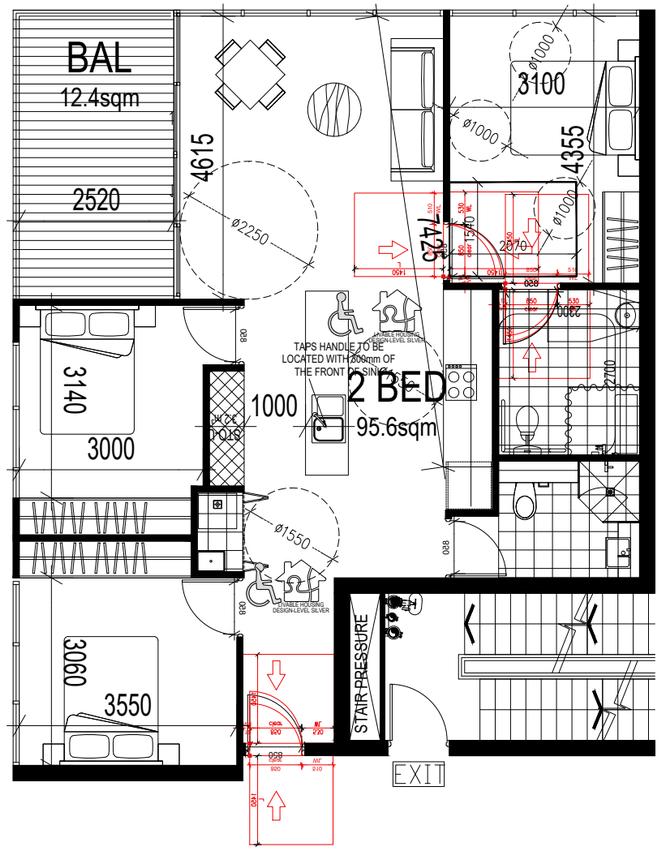
Project no. 1051 Drawing no. A402

Drawn ZS, CK

Drawing status
DA SUBMISSION



PRE-ADAPTABLE UNIT (3 BED):
(UNIT 201B 301B 401B 501B 601B 701B)



POST-ADAPTABLE UNIT (3 BED):
(UNIT 201B 301B 401B 501B 601B 701B)

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

TONDA_ALL BRUS @ CAD18

Notes

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Legend

DRAWING LABEL

ADAPTABLE UNITS 4

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
35 Lime Street
SYDNEY NSW 2000
P (02) 9966 2000
F (02) 9966 2001
E sydney@tpam.com.au

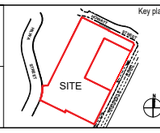
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:50 @ A1 1:100 @ A3 Date NOV 2024

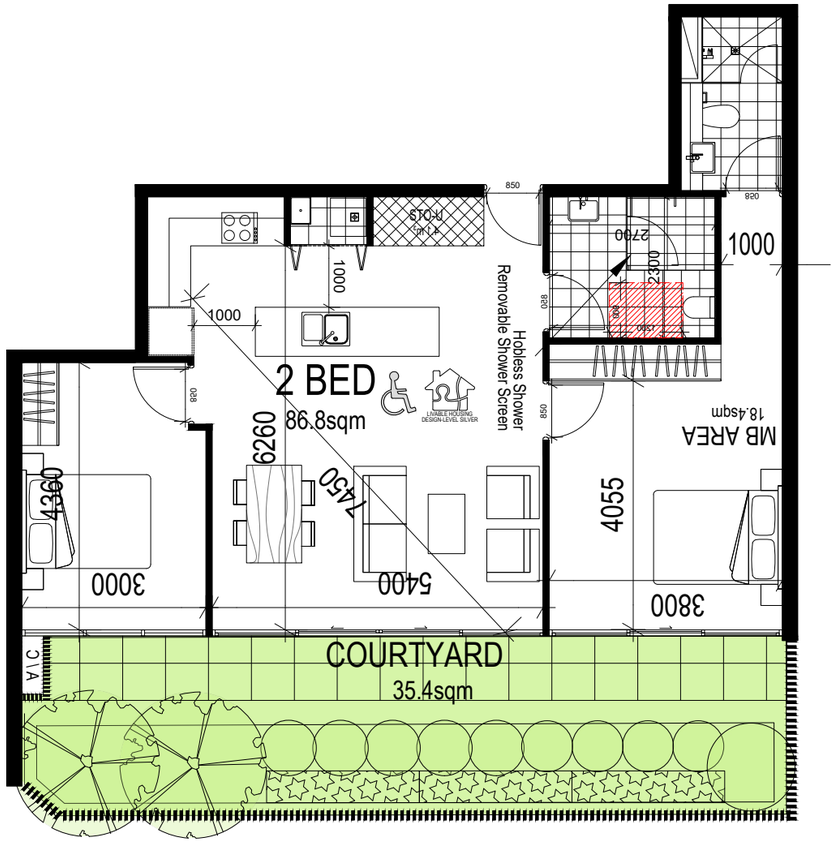
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Drawing title
ADAPTABLE UNITS 4

Project no. 1051 Drawing no. A403

Drawn ZS, CK

Drawing status
DA SUBMISSION



PRE-ADAPTABLE UNIT (2 BED):
(UNIT 107B)

POST-ADAPTABLE UNIT (2 BED):
(UNIT 107B)

ADAPTABLE UNITS - BCA REQUIREMENTS

CLASSIFICATION	A minimum ten (10) percent of dwellings on the site (rounded to nearest whole number) shall also be capable of being "adaptable housing", which meets the relevant Building Code of Australia and Australian Standards (building design standards) and the unique specialist needs for accessibility and useability by the occupants.

ADAPTABLE UNIT CALCULATION

ACCESSIBLE DESIGN REQUIREMENT	10% TOTAL UNITS (148) = 14.8 TOTAL REQ. = 15 ADAPTABLE UNITS

BUILDING PROPOSED ADAPTABLE UNIT MIX

2-BEDROOM ADAPTABLE UNITS	802A 902A 1002A 107B 109B 212B 312B 805B 905B
3-BEDROOM ADAPTABLE UNITS	201B 301B 401B 501B 601B 701B
TOTAL	15 ADAPTABLE UNITS

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
TONDM_M_BW.ctb @ CAD8

Notes
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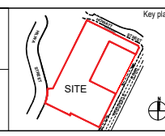
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ADAPTABLE UNITS 5

Client
ABA PTY. LTD.

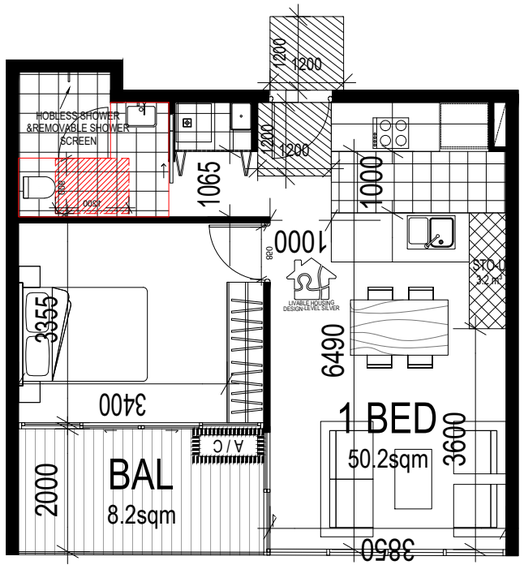
Architects
tony owen partners
Level 2 13-14 Gore Street Gloucester NSW 2159 P (02) 4958 3961 F (02) 4958 3961 E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

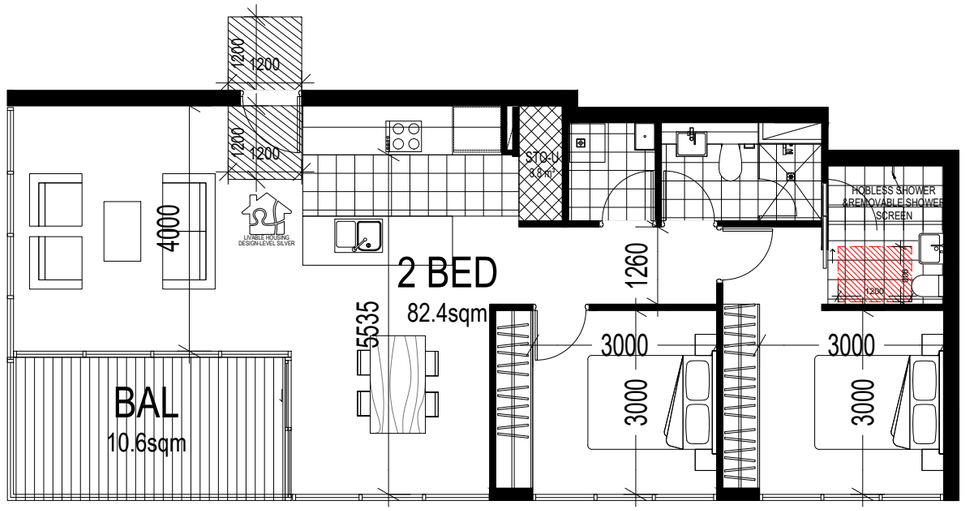
Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


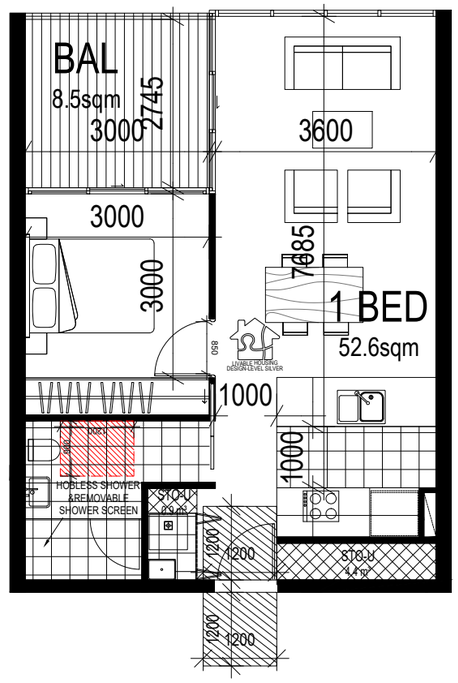
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Drawing title ADAPTABLE UNITS 5
Project no. 1051 Drawing no. A404
Drawn ZS, CK
Drawing status DA SUBMISSION



SILVER UNIT (1 BED):
(UNIT 208A 308A 406A 506A 606A 706A)



SILVER UNIT (2 BED):
(UNIT 410B 510B 610B 710B)



SILVER UNIT (1 BED):
(UNIT 205B 305B 405B 505B 605B 705B)

BUILDING LIVABLE UNITS - ADG REQUIREMENTS

Objective 4Q-1

Developments achieve a benchmark of 20% of the total apartments incorporating the LIvable Housing Guideline's silver level universal design features.

Silver Level Units Requirement	20% TOTAL UNITS (148) = 29.6 TOTAL REQ.= 30 SILVER LEVEL UNITS

PROPOSED LIVABLE UNIT MIX (SILVER LEVEL)

1-BEDROOM LIVABLE UNITS	208A 308A 406A 506A 606A 706A 205B 305B 405B 505B 605B 705B
2-BEDROOM LIVABLE UNITS	802A* 902A* 1002A* 107B* 109B* 212B* 312B* 805B* 905B*
3-BEDROOM LIVABLE UNITS	403A 503A 603A 703A 201B* 301B* 401B* 501B* 601B* 701B*
TOTAL	31 SILVER LEVEL LIVABLE UNITS

NOTE: * ADAPTABLE UNITS

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
TONDA_A4_BW.stb @ CADS

Notes
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Legend

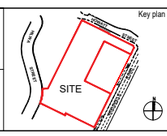
DRAWING LABEL
SILVER LEVEL LIVABLE UNITS

Client
ABA PTY. LTD.

Architects
tony owen partners
Level 2 13-14 Cann Street Dapto NSW 2530
P (02) 4262 2800 F (02) 4262 2801
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale 1:50 @ A1 1:100 @ A3 Date NOV 2024
0 2.5 5 7.5 10 12.5

Drawing title
SILVER LEVEL LIVABLE UNITS

Project no. 1051 Drawing no. A405
Drawn ZS, CK

Drawing status
DA SUBMISSION

SITE AREA = 4412.7m²
PROPOSED SITE COVERAGE AREA = 2968.9m²
PERCENTAGE OF SITE = 67.3%

BENCHMARK SCHEME
NOT PART OF THIS DA

WOODVILLE RD
HOWATT ST
ROAD WIDENING
LAND TO BE DEDICATED TO COUNCIL
BUILDING A(NORTH)
PEDESTRIAN THROUGH WAY
BUILDING B(SOUTH)
RAMP A
RAMP B
SUSPENDED OSD TANK
CIVIC PLAZA
CAFE 177.3 m² 20 Customers
ARCADE
KIOSK
LOBBY
STORE
LOADING
GOODS LIFT
ESCALATORS
CHAMBER SUBSTATION
RETAIL 60.8 m²
RETAIL 87.8 m²
RETAIL 81.7 m²
RETAIL 82.2 m²
RETAIL 43.1 m²
RETAIL 127.8 m²
RETAIL 267.3 m²
RETAIL 148.2 m²
RETAIL 162.2 m²
RETAIL 129.4 m²
RETAIL 241.9 m²
RETAIL 202.8 m²
RETAIL 11680
PLANT
GARBAGE
FIRE HYDRANT BOOSTER
SPRINKLER BOOSTER
FIRE CONTROL CENTER
LIFT 1
LIFT 2
LIFT A1
LIFT A2
LIFT B1
LIFT B2
1:20 RAMP
1:25 RAMP
1:50
1:20 @ 10.0m
1:20 @ 5.4m
1:20 @ 4.00m
1:20 @ 2m
1:14 @ 7m
1:4@37.4m
1:6@2.0m
3600
3000
6000
4140
5340
4060
2750
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RL 22.80
RL 23.80
RL 24.00
898 W

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
TONDA_AI_BRUS @ CA206

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Legend

DRAWING LABEL
SITE COVERAGE DIAGRAM

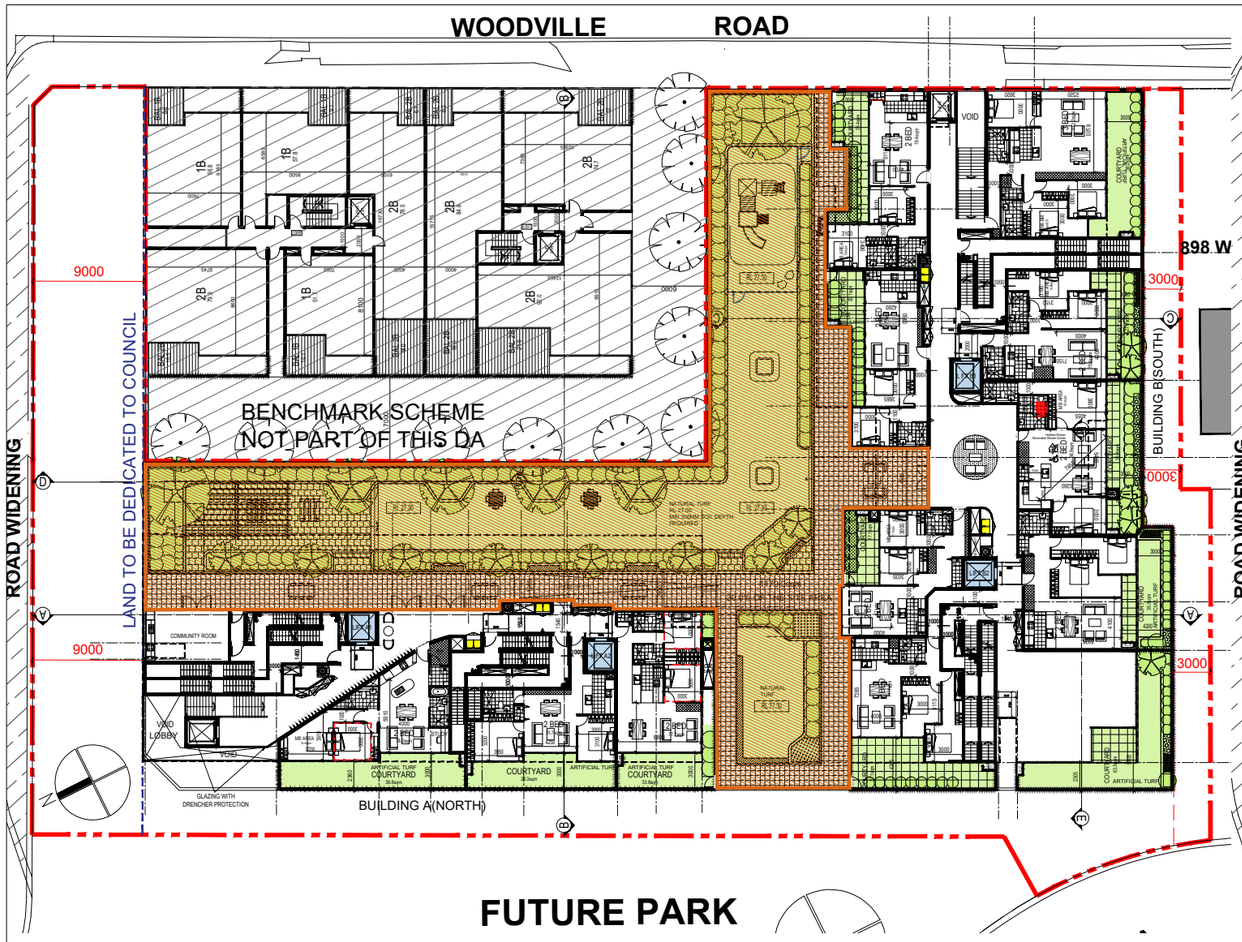
Client
ABA PTY. LTD.

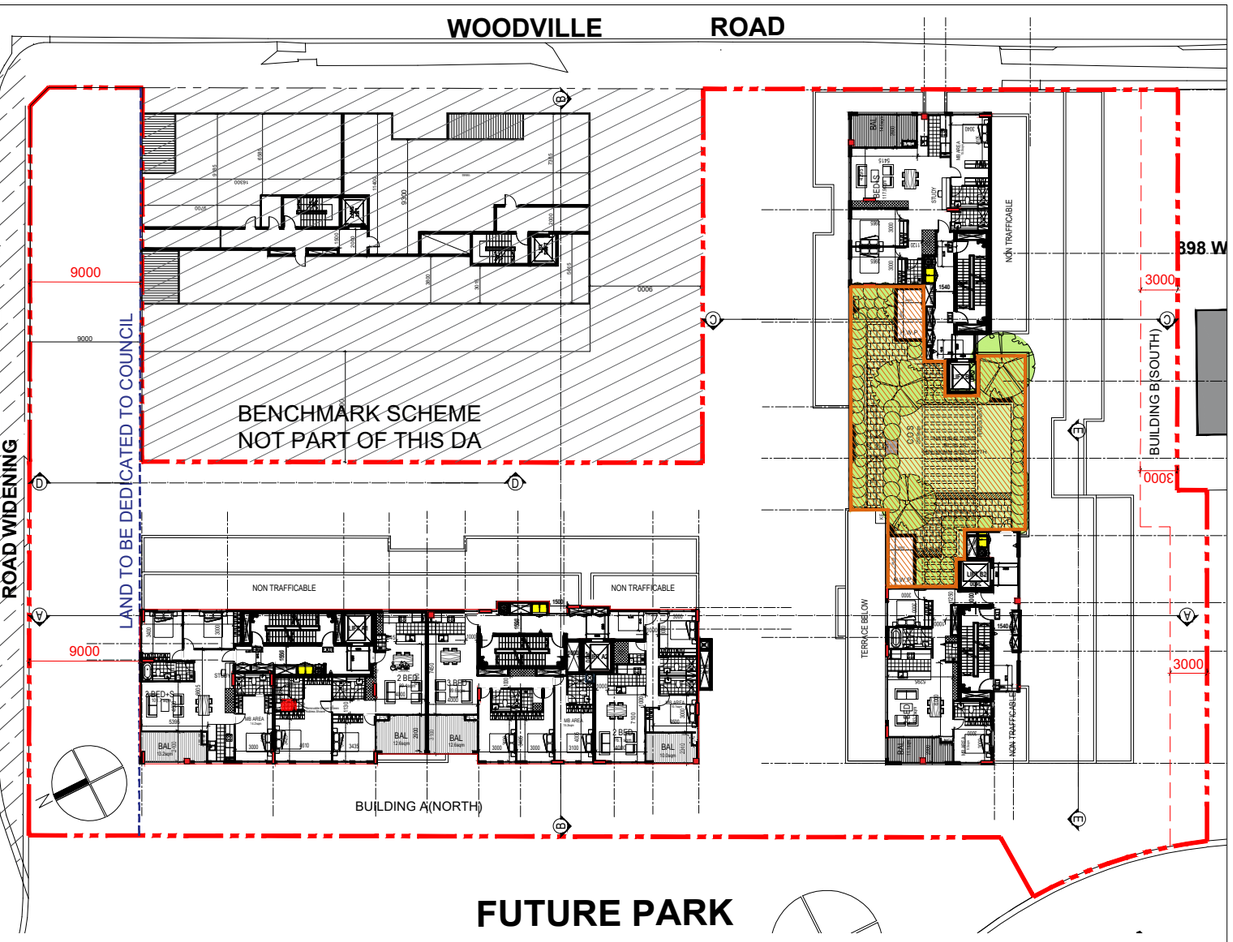
Architects
tony owen ptnrs
Level 2, 15-17 Young Street, Neutral Bay NSW 2089
T (02) 9904 2644
F (02) 9904 2855
E info@tonyowen.com.au

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
Date NOV 2024
Drawing title
SITE COVERAGE DIAGRAM
Project no. 1051
Drawing no. A500
Drawn ZS, CK
Drawing status
DA SUBMISSION





PROPOSED C.O.S. AREA ON L1 = 1172.9m²

PERCENTAGE OF SITE = 30.4%

PROPOSED C.O.S. AREA ON L10 = 247.7m²

PERCENTAGE OF SITE = 6.4%

ADG REQUIREMENT:
OBJECTIVE 3D-1 DESIGN
CRITERIA:

MINIMUM 25% OF THE SITE AREA

SITE AREA FOR C.O.S = 3862.7m²

TOTAL PROPOSED C.O.S. AREA = 1420.6m²

PERCENTAGE OF SITE = 36.8%

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D	DA SUBMISSION	ZS CK	NOVEMBER 2024

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Plot Style: TONDA_A_BW.ctb @ CADIS

Notes

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Legend

DRAWING LABEL

COMMUNAL OPEN SPACE DIAGRAM

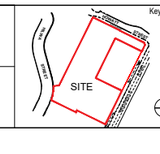
Client: ABA PTY. LTD.

Architects
tony owen ptnrs
Unit 2
2-4 Cann Street
Chiswick NSW 2046
P (02) 9969 2900
F (02) 9969 2910
E hello@tonyowen.com.au

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan



Scale 1:250 @ A1 1:500 @ A3 Date NOV 2024

0 5 10 15 20 25

Drawing title: COMMUNAL OPEN SPACE

Project no. 1051 Drawing no. A501

Drawn ZS, CK

Drawing status: DA SUBMISSION

WOODVILLE RD

HOWATT ST

ROAD WORKS

LAND TO BE DEDICATED

PROPOSED LANDSCAPE AREA ON GF = 211.6m²

PERCENTAGE OF SITE = 5.1%

RETAIL 65.5 m² RL 23.00

RETAIL 87.8 m² RL 23.00

RETAIL 81.7 m² RL 23.00

RETAIL 82.2 m² RL 23.00

RETAIL 43.1 m² RL 23.00

RETAIL 143.5 m² RL 23.00

RETAIL 162.2 m² RL 23.00

RETAIL 130.3 m² RL 23.00

RETAIL 244.2 m² RL 23.00

RETAIL 202.8 m² RL 23.00

RETAIL 256.2 m²

RETAIL

CAFE 177.3 m²

LOBBY

LOBBY

LOBBY

CHAMBER SUBSTATION

FIRE CONTROL CENTER

PLANT

GARBAGE

GOODS LIFT.

LIFT A1

LIFT A2

LIFT B1

LIFT B2

ST.

KIOSK

ARCADE

CIVIC PLAZA

RAMP A

RAMP B

HRV STANDARDS 2018 (AU)

SUSPENDED OSD TANK

BUILDING A(NORTH)

PEDESTRIAN THROUGH WAY

ELEVATORS

COMMERCIAL LIFT

FIRE HYDRANT BOOSTER & SPRINKLER VALVE

898 W

RL 23.46

RL 23.69

RL 23.95

RL 22.14

RL 22.63

RL 23.04

RL 23.30

RL 22.18

RL 22.20

RL 22.30

RL 22.73

RL 22.83

RL 23.01

RL 23.46

RL 23.66

RL 23.80

RL 24.00

RL 24.20

RL 24.50

Rev.	Description	By	Date
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Plot Style

TONYM_A1_BW.ctb @ DA200

Notes

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Legend

DRAWING LABEL

LANDSCAPE DIAGRAM ON GROUND FLOOR

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2 / 74 Victoria Street Potts Point NSW 2011 T (02) 9380 9911 F (02) 9380 9922 E info@tonyowen.com.au

Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan

SITE

Scale 1:250 @ A1 1:500 @ A3

Date NOV 2024

Drawing title

LANDSCAPE DIAGRAM ON GROUND FLOOR

Project no. 1051 Drawing no. A502

Drawn ZS, CK

Drawing status

DA SUBMISSION

PROPOSED LANDSCAPE AREA ON L1 = 1589.7m²

PERCENTAGE OF SITE = 36.1%

ROAD WIDENING

LAND TO BE DEDICATED

BUILDING A(NORTH)

BUILDING B(SOUTH)

NATURAL TURF
RL 27.00
MIN.300MM SOIL DEPTH
REQUIRED

1181.3sqm
30.0% OF THE SITE AREA

GLAZING WITH
DRENCHER PROTECTION

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Plot Style

TONEY_LAU_BR.ctb @ A2(D)

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Legend

DRAWING LABEL

LANDSCAPE DIAGRAM ON L1

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-86 Queen Street
Morningside QLD 4170
(07) 3899 1855
(07) 3899 1866
tonyowenptnrs.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan

SITE

Scale 1:250 @ A1 1:500 @ A3 Date NOV 2024

Drawing title
LANDSCAPE DIAGRAM ON L1

Project no. 1051 Drawing no. A502

Drawn ZS, CK

Drawing status
DA SUBMISSION

PROPOSED LANDSCAPE AREA ON L10 = 250.2m²

PERCENTAGE OF SITE = 5.7%

SITE AREA = 4412.7m²

TOTAL PROPOSED LANDSCAPE AREA = 2051.5m²

PERCENTAGE OF SITE = 46.5%

LAND TO BE DEDICAT

NON TRAFFICABLE

NON TRAFFICABLE

TERRACE BELOW

NON TRAFFICABLE

BUILDING A(NORTH)

BUILDING B(SOUTH)

NATURAL TURF
RL 55.25
MIN 300MM SOIL DEPTH REQUIRED

C.O.S

LIFT A1

LIFT A2

LIFT B1

LIFT B2

STUDY

2 BED

3 BED

2 BED+S

MB AREA

BAL

12000

9145

10000

6000

3600

3660

3000

SITE

Rev.	Description	By	Date
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Plot Style

TONER_A4_BW.ctb @ CAD36

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Legend

DRAWING LABEL

LANDSCAPE DIAGRAM ON L10

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 1
15-16 Queen Street
Chippendale NSW 2008
T (02) 9698 2900
F (02) 9698 2999
E info@tonyowen.com.au

Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan

Scale 1:250 @ A1 1:500 @ A3

Date NOV 2024

Drawing title: LANDSCAPE DIAGRAM ON L10

Project no. 1051 Drawing no. A502

Drawn ZS, CK

Drawing status: DA SUBMISSION

ADG REQUIREMENT:

OBJECTIVE 3E-1 DESIGN CRITERIA:

15% of the site as deep soil on sites greater than 1,500m²

Minimum dimension :6m

SITE AREA = 4412.7m²

DEEP SOIL AREA = 216.0m² = 4.9%

BENCHMARK SCHEME
NOT PART OF THIS DA

WOODVILLE RD

HOWATT ST

RETAIL
60.8 m²
RETAIL
87.8 m²
RETAIL
81.7 m²
RETAIL
82.2 m²
RETAIL
43.1 m²
LOBBY
RETAIL
148.2 m²
RETAIL
162.2 m²
RETAIL
129.4 m²
RETAIL
241.9 m²
RETAIL
202.8 m²
STORE
LOADING
CAFE
177.3 m²
20 Customers
RETAIL
127.8 m²
RETAIL
267.3 m²
KIOSK
ARCADE
LOBBY
ST.
GOODS LIFT.
LIFT 1
LIFT 2
ESCALATORS
COMMERCIAL LIFT
CHAMBER SUBSTATION
FIRE CONTROL CENTER
FIRE HYDRANT BOOSTER
SPRINKLER BOOSTER
WATER METER
OSD TANK
HRV
STANDARDS 2018 (AU)
SUSPENDED
RAMP B
1:6.5@14M
1:20 RAMP
1:20 @ 5.4m
1:20 @ 11.00m
1:20 @ 2m
1:20 @ 10.0m
1:14 @ 7 m
1:50
BUILDING A(NORTH)
PEDESTRIAN THROUGH WAY
BASEMENT OUTLINE
ROAD WIDENING
LAND TO BE DEDICATED TO COUNCIL
FOOTPATH WIDENING
PLAZA
RAMP A
RAMP B
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RAMP UM
RAMP UN
RAMP UO
RAMP UP
RAMP UQ
RAMP UR
RAMP US
RAMP UT
RAMP UU
RAMP UV
RAMP UW
RAMP UX
RAMP UY
RAMP UZ
RAMP VA
RAMP VB
RAMP VC
RAMP VD
RAMP VE
RAMP VF
RAMP VG
RAMP VH
RAMP VI
RAMP VJ
RAMP VK
RAMP VL
RAMP VM
RAMP VN
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RAMP VP
RAMP VQ
RAMP VR
RAMP VS
RAMP VT
RAMP VU
RAMP VV
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RAMP WA
RAMP WB
RAMP WC
RAMP WD
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RAMP WZ
RAMP XA
RAMP XB
RAMP XC
RAMP XD
RAMP XE
RAMP XF
RAMP XG
RAMP XH
RAMP XI
RAMP XJ
RAMP XK
RAMP XL
RAMP XM
RAMP XN
RAMP XO
RAMP XP
RAMP XQ
RAMP XR
RAMP XS
RAMP XT
RAMP XU
RAMP XV
RAMP XW
RAMP XX
RAMP XY
RAMP XZ
RAMP YA
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RAMP ZA
RAMP ZB
RAMP ZC
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RAMP ZL
RAMP ZM
RAMP ZN
RAMP ZO
RAMP ZP
RAMP ZQ
RAMP ZR
RAMP ZS
RAMP ZT
RAMP ZU
RAMP ZV
RAMP ZW
RAMP ZX
RAMP ZY
RAMP ZZ

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

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Plot Style: TONY_W_BW.ctb @ CA2016

Notes

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Legend

DRAWING LABEL

DEEP SOIL DIAGRAM

Client: ABA PTY. LTD.

Architects: tony owen ptnrs

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 — Date NOV 2024

Drawing title: DEEP SOIL DIAGRAM

Project no. 1051 — Drawing no. A503

Drawn ZS, CK

Drawing status: DA SUBMISSION

WOODVILLE RD

BENCHMARK SCHEME
NOT PART OF THIS DA

RETAIL
LOBBY
PLANT
GARBAGE
STORE
LOADING
RETAIL 60.8 m²
RETAIL 87.8 m²
RETAIL 81.7 m²
RETAIL 82.2 m²
RETAIL 43.1 m²
RETAIL 148.2 m²
RETAIL 162.2 m²
RETAIL 129.4 m²
RETAIL 241.9 m²
RETAIL 267.3 m²
RETAIL 202.8 m²
CAFE 177.3 m² 20 Customers
KIOSK
ARCADE
CIVIC PLAZA
RAMP A
RAMP B
HRV SUSPENDED OSD TANK HRV STANDARDS 2018 (AU)
HRV STANDARDS 2004 (AU_NZ)
B99 STANDARDS 2004 (AU_NZ)
B85 STANDARDS 2004 (AU_NZ)
LIFT 1
LIFT A1
LIFT A2
LIFT B1
LIFT B2
GOODS LIFT.
ESCALATORS
LOBBY
FIRE CONTROL CENTER
FIRE HYDRANT BOOSTER
SPRINKLER BOOSTER
WATER METER
GAS METER
ALARM VALVE ROOM
CHAMBER SUBSTATION
BUILDING A(NORTH)
PEDESTRIAN THROUGH WAY
BASEMENT OUTLINE
HOWATT ST
ROAD WIDENING
LAND TO BE DEDICATED TO COUNCIL
RESI. - FSA 49.4 sqm
RETAIL - FSA 2558.4 sqm

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

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Plot Style

Notes

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Legend

DRAWING LABEL

GROUND FLOOR FSA DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
level 2
79-86 Queen Street
Melbourne VIC 3000
T (03) 9600 1855
F (03) 9600 1866
tonyowenptnrs.com.au

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 Date NOV 2024

Drawing title
GROUND FLOOR FSA DIAGRAM

Project no. 1051 Drawing no. A700

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

ROAD WIDENING

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

BUILDING A - FSA 347.1 sqm

BUILDING B - FSA 902.3 sqm

1.8M FENCE

C.O.S.

NATURAL TURF
RL 27.00
MIN.300MM SOIL DEPTH
REQUIRED

1179.0sqm
30.0% OF THE SITE AREA

NATURAL TURF
RL 27.30

COMMUNITY ROOM

VOID LOBBY

VOID

GLAZING WITH DRENCHER PROTECTION

LIFT A1

LIFT A2

LIFT B1

LIFT B2

STUDY

ARTIFICIAL TURF COURTYARD 36.8sqm

COURTYARD 28.3sqm

ARTIFICIAL TURF COURTYARD 33.8sqm

COURTYARD 35.3sqm ARTIFICIAL TURF

COURTYARD 63.3sqm ARTIFICIAL TURF

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Plot Style
TONKIN_M_BW.ctb @ CAD5

Notes

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Legend

DRAWING LABEL

L1 FSA DIAGRAM

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19A Sutherland Street, Chippendale NSW 2008
T 9332 3566 F 9332 3599
E info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan
SITE

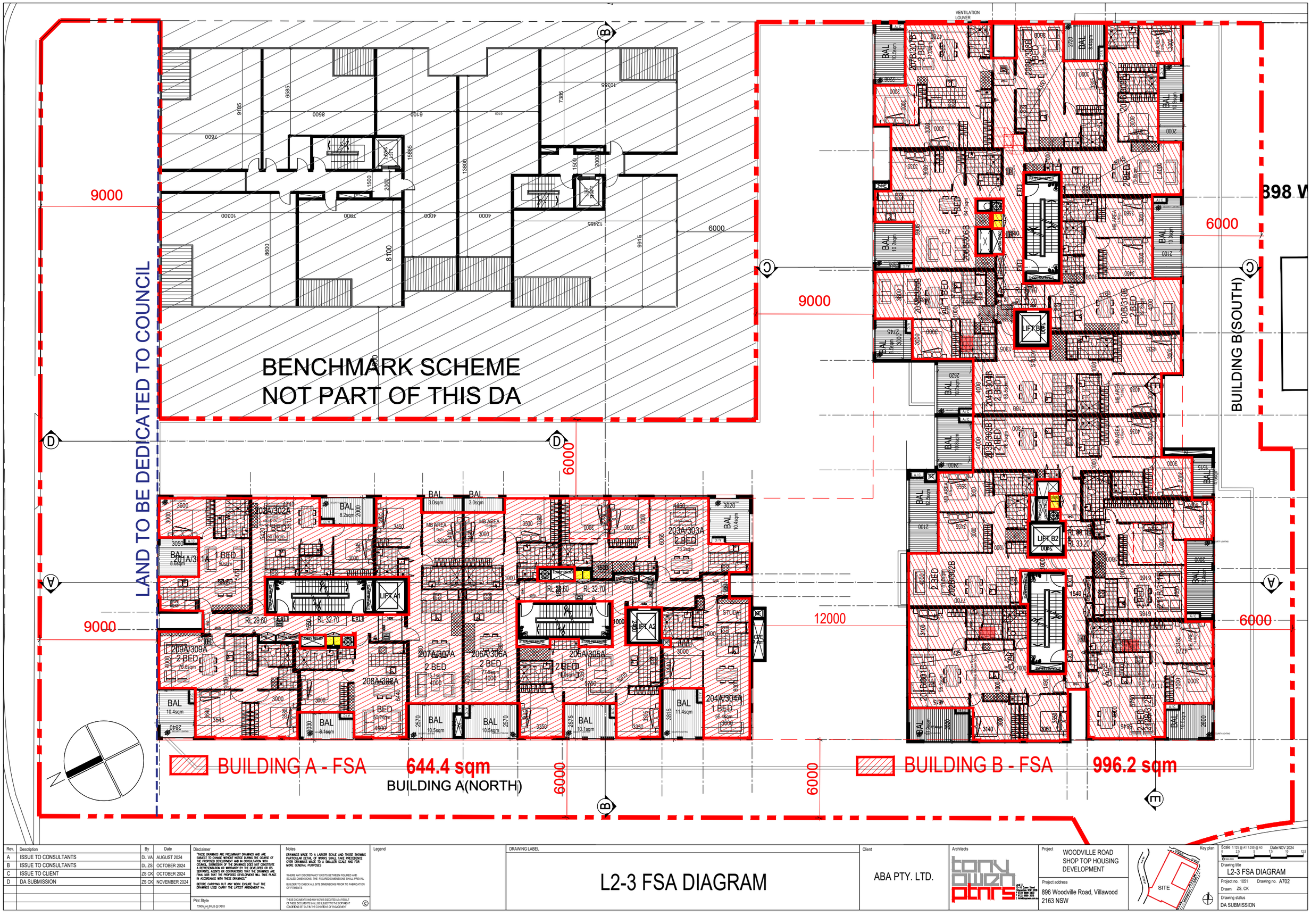
Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024
0 2.5 5 7.5 10 12.5
Metres

Drawing title
L1 FSA DIAGRAM

Project no. 1051 Drawing no. A701

Drawn ZS, CK

Drawing status
DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONKIN_AI_BW.ctb @ (A2)1

Notes

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Legend

DRAWING LABEL

L2-3 FSA DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 15-19 Bowen Street, Woollahra NSW 2025
T (02) 9362 3161
F (02) 9362 3176
E info@tonyowen.com.au

Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan

Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title L2-3 FSA DIAGRAM

Project no. 1051 Drawing no. A702

Drawn ZS, CK

Drawing status DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

NON TRAFFICABLE

NON TRAFFICABLE

BUILDING A - FSA **527.8 sqm**

BUILDING A(NORTH)

BUILDING B - FSA **876.5 sqm**

BUILDING B(SOUTH)

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style

TONKIN_AU_BW.ctb @ CAD18

Notes

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Legend

DRAWING LABEL

FSA L4-7 FLOOR PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Bent Street
Sydney NSW 2000
T 9252 8888 F 9252 8855
E info@tonyowen.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan

SITE

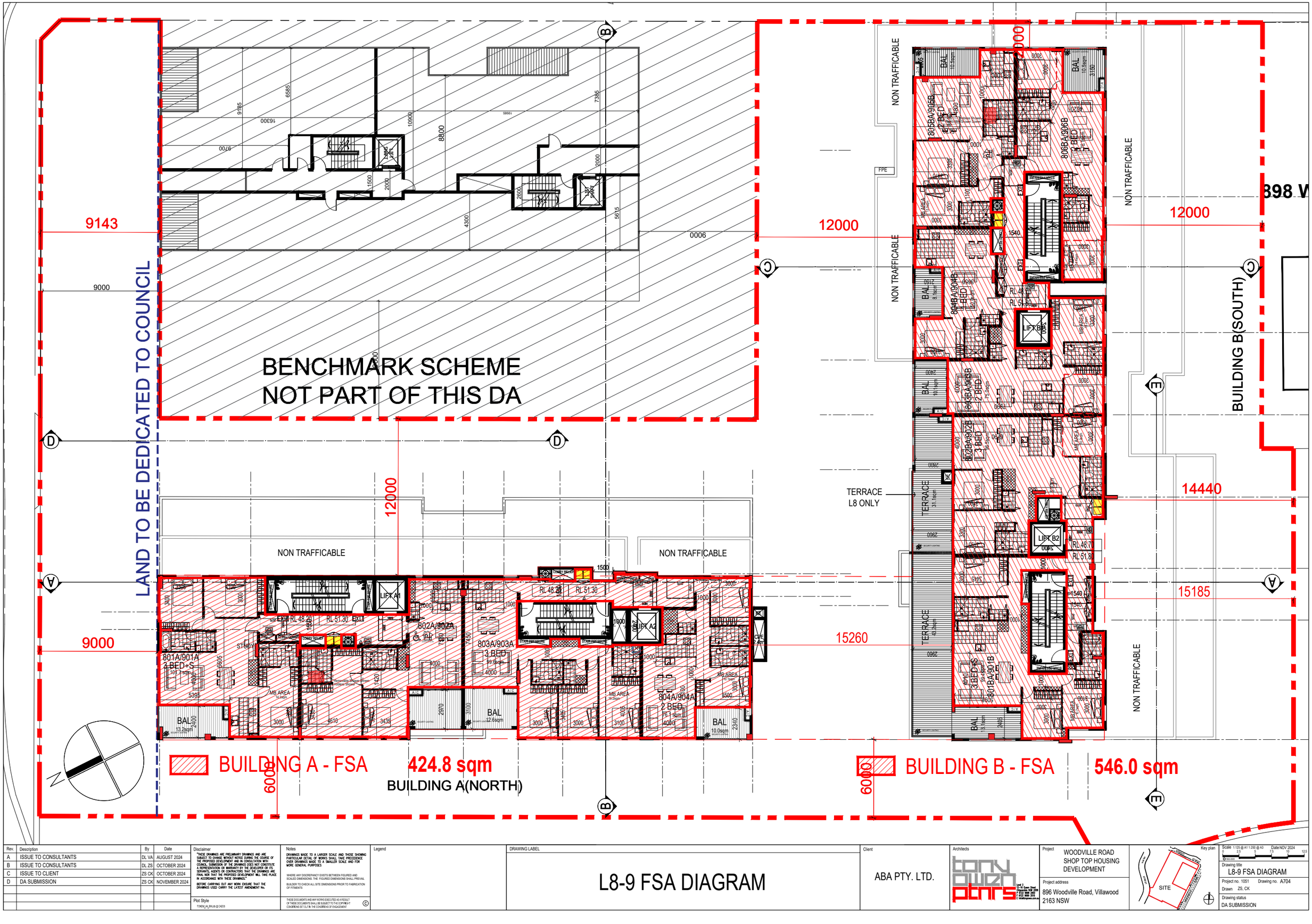
Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title
L4-7 FSA DIAGRAM

Project no. 1051 Drawing no. A703

Drawn ZS, CK

Drawing status
DA SUBMISSION



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Plot Style

TONDM_M_BW.ctb @ CADS

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DRAWING LABEL

L8-9 FSA DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-17 Young Street
Chippendale NSW 2008
P (02) 9698 2845
F (02) 9699 2845
E info@tonyowen.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan

Scale 1:125 @ A1 1:250 @ A3
0 2.5 5 7.5 10 12.5

Date NOV 2024

Drawing title
L8-9 FSA DIAGRAM

Project no. 1051
Drawing no. A704

Drawn ZS, CK

Drawing status
DA SUBMISSION

ROAD WIDENING

LAND TO BE DEDICATED TO COUNCIL

BENCHMARK SCHEME
NOT PART OF THIS DA

NON TRAFFICABLE

NON TRAFFICABLE

TERRACE BELOW

NON TRAFFICABLE

BUILDING B(SOUTH)

BUILDING A(NORTH)

BUILDING A - FSA **425.3 sqm**

BUILDING B - FSA **253.7 sqm**

Rev.	Description	By	Date
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Plot Style

TONDM_M_BW.stb @ CAD16

Notes

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Legend

DRAWING LABEL

L10 FSA DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

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 Date NOV 2024

Drawing title
L10 FSA DIAGRAM

Project no. 1051 Drawing no. A705

Drawn ZS, CK

Drawing status
DA SUBMISSION

A801-Schedule of Areas

Project:	Woodville Road Shop Top Housing Development	**Project No.**	**1051**

Project Address: 896 Woodville Road, Villawood, 2163 I
Consent Authority: Fairfield City Council

Site Area:

DP208677, LOT3 3155.0 m²	+	DP220348, LOT13 518.5 m²	=	**TOTAL SITE AREA 4412.7 m²**
DP217764, LOT1 461.6 m²	+	DP1070965, LOT100 277.6 m²		

Development Application

Design Revision No:	**D**	Day	29	8	1	14			
		Month	6	10	11	11			
		Year	24	24	24	24			

AREA SCHEDULE & UNIT NUMBER SCHEDULE

BUILDING A

	FSA		1 BED	2 BED	3 BED	
Ground (Building A+B) (Retail)	2558.4	m²				
Ground (Building A+B) (Residential)	49.4	m²				
Level 1	347.1	m²	0	3	0	
Level 2	644.4	m²	5	4	0	
Level 3	644.4	m²	4	5	0	
Level 4	527.8	m²	2	4	1	
Level 5	527.8	m²	2	4	1	
Level 6	527.8	m²	2	4	1	
Level 7	527.8	m²	2	4	1	
Level 8	424.8	m²	0	2	2	
Level 9	424.8	m²	0	2	2	
Level 10	425.3	m²	0	2	2	
Total	**7629.8**	m²	17	34	10	
			61			

BUILDING B

	FSA		1 BED	2 BED	3 BED	
Level 1	902.3	m²	0	8	1	
Level 2	966.2	m²	2	9	1	
Level 3	966.2	m²	2	9	1	
Level 4	876.5	m²	1	7	2	
Level 5	876.5	m²	1	7	2	
Level 6	876.5	m²	1	7	2	
Level 7	876.5	m²	1	7	2	
Level 8	546.0	m²	1	3	2	
Level 9	546.0	m²	1	3	2	
Level 10	253.7	m²	0	1	1	
Total	**7686.4**	m²	10	61	16	
			87			

UNIT MIX SCHEDULE

	1 BED	2 BED	3 BED	Total
Building A	17	34	10	61
Building B	10	61	16	87
Unit Sub-total	**27**	**95**	**26**	**148**
	18%	64%	18%	100%

TOTAL GFA

Residential	12,757.80	m²	2.89	:1
Retail	2,558.40	m²	0.58	:1
Total GFA	**15,316.20**	**m²**	**3.47**	**:1**

Unit Breakdown Schedule

Project : 1051 **Issue date: 12/12/2024**

Design Revision No: D

Unit number marked with asterisk (*) indicated an adaptable unit.

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)
Building A								
LEVEL 1								
101A	2 BEDROOM	70.1 m²	32.9 m²	103.00 m²	8.00	4.00	5.10	9.10
102A	2 BEDROOM	70.0 m²	25.5 m²	95.50 m²	8.00	**4.00**	5.10	9.10
103A	2 BEDROOM	78.9 m²	40.3 m²	119.20 m²	8.00	**9.80**	5.10	14.90
LEVEL 2								
201A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.30	5.10	8.40
202A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	5.10	8.10
203A	2 BEDROOM	71.1 m²	10.0 m²	81.10 m²	8.00	5.00	5.10	10.10
204A	1 BEDROOM	56.6 m²	11.0 m²	67.60 m²	6.00	3.80	5.30	9.10
205A	2 BEDROOM	70.0 m²	10.0 m²	80.00 m²	8.00	5.50	6.00	11.50
206A	2 BEDROOM	77.0 m²	13.0 m²	90.00 m²	8.00	5.10	5.50	10.60
207A	2 BEDROOM	76.0 m²	13.0 m²	89.00 m²	8.00	4.90	5.00	9.90
208A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	5.00	8.00
209A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	5.00	9.00
LEVEL 3								
301A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.30	7.50	10.80
302A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	7.50	10.50
303A	2 BEDROOM	71.1 m²	10.0 m²	81.10 m²	8.00	5.00	5.10	10.10
304A	1 BEDROOM	56.6 m²	11.0 m²	67.60 m²	6.00	3.80	3.00	6.80
305A	2 BEDROOM	70.0 m²	10.0 m²	80.00 m²	8.00	5.50	5.10	10.60
306A	2 BEDROOM	77.0 m²	13.0 m²	90.00 m²	8.00	5.10	5.10	10.20
307A	2 BEDROOM	76.0 m²	13.0 m²	89.00 m²	8.00	4.90	5.10	10.00
308A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	5.10	8.10
309A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	5.10	9.10
LEVEL 4								
401A	1 BEDROOM	50.0 m²	8.1 m²	58.10 m²	6.00	4.30	5.30	9.60
402A	2 BEDROOM	75.0 m²	10.0 m²	85.00 m²	8.00	4.00	6.00	10.00
403A	2 BEDROOM	75.2 m²	11.5 m²	86.70 m²	8.00	4.00	5.50	9.50
404A	2 BEDROOM	79.3 m²	10.0 m²	89.30 m²	8.00	4.00	7.50	11.50
405A	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	4.60	8.60
406A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	5.00	8.00
407A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	5.00	9.00
LEVEL 5								
501A	1 BEDROOM	50.0 m²	8.1 m²	58.10 m²	6.00	4.30	5.00	9.30
502A	2 BEDROOM	75.0 m²	10.0 m²	85.00 m²	8.00	4.00	4.40	8.40
503A	2 BEDROOM	75.2 m²	11.5 m²	86.70 m²	8.00	4.00	5.00	9.00
504A	2 BEDROOM	79.3 m²	10.0 m²	89.30 m²	8.00	4.00	4.40	8.40
505A	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	4.10	8.10
506A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	3.00	6.00
507A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	4.10	8.10
LEVEL 6								
601A	1 BEDROOM	50.0 m²	8.1 m²	58.10 m²	6.00	4.30	3.00	7.30
602A	2 BEDROOM	75.0 m²	10.0 m²	85.00 m²	8.00	4.00	4.10	8.10
603A	2 BEDROOM	75.2 m²	11.5 m²	86.70 m²	8.00	4.00	5.50	9.50
604A	2 BEDROOM	79.3 m²	10.0 m²	89.30 m²	8.00	4.00	4.10	8.10
605A	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	4.50	8.50
606A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	3.30	6.30
607A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	4.50	8.50
LEVEL 7								
701A	1 BEDROOM	50.0 m²	8.1 m²	58.10 m²	6.00	4.30	3.30	7.60
702A	2 BEDROOM	75.0 m²	10.0 m²	85.00 m²	8.00	4.00	4.50	8.50
703A	2 BEDROOM	75.2 m²	11.5 m²	86.70 m²	8.00	4.00	5.50	9.50
704A	2 BEDROOM	79.3 m²	10.0 m²	89.30 m²	8.00	4.00	4.50	8.50
705A	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	4.50	8.50
706A	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	3.00	3.00	6.00
707A	2 BEDROOM	70.3 m²	10.0 m²	80.30 m²	8.00	4.00	4.80	8.80
LEVEL 8								
801A	3 BEDROOM	101.4 m²	13.0 m²	114.40 m²	10.00	5.00	5.40	10.40
802A	2 BEDROOM	90.6 m²	12.1 m²	102.70 m²	8.00	8.20	4.10	12.30
803A	3 BEDROOM	100.7 m²	12.1 m²	112.80 m²	10.00	8.00	5.50	13.50
804A	2 BEDROOM	76.2 m²	10.0 m²	86.20 m²	8.00	4.00	4.10	8.10
LEVEL 9								
901A	3 BEDROOM	101.4 m²	13.0 m²	114.40 m²	10.00	5.00	5.50	10.50
902A	2 BEDROOM	90.6 m²	12.0 m²	102.60 m²	8.00	8.20	4.10	12.30
903A	3 BEDROOM	100.7 m²	12.0 m²	112.70 m²	10.00	8.00	5.20	13.20
904A	2 BEDROOM	76.2 m²	10.0 m²	86.20 m²	8.00	4.00	4.10	8.10
LEVEL 10								
1001A	3 BEDROOM	101.4 m²	13.0 m²	114.40 m²	10.00	5.00	5.20	10.20
1002A	2 BEDROOM	90.6 m²	12.1 m²	102.70 m²	8.00	8.20	4.10	12.30
1003A	3 BEDROOM	101.3 m²	12.1 m²	113.40 m²	10.00	6.40	7.50	13.90
1004A	2 BEDROOM	79.9 m²	10.2 m²	90.10 m²	8.00	4.40	4.30	8.70

Unit Breakdown Schedule

Project : 1051 **Issue date: 12/12/2024**

Design Revision No: D

Unit number marked with asterisk (*) indicated an adaptable unit.

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)
Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)
Building B								
LEVEL 1								
101B	2 BEDROOM	75.0 m²	37.1 m²	112.10 m²	8.00	4.00	4.10	8.10
102B	2 BEDROOM	75.0 m²	17.1 m²	92.10 m²	8.00	4.00	5.00	9.00
103B	2 BEDROOM	70.0 m²	20.1 m²	90.10 m²	8.00	4.00	4.40	8.40
104B	2 BEDROOM	78.2 m²	26.4 m²	104.60 m²	8.00	4.00	4.40	8.40
105B	3 BEDROOM	110.0 m²	35.9 m²	145.90 m²	10.00	9.50	5.50	15.00
106B	2 BEDROOM	75.4 m²	27.3 m²	102.70 m²	8.00	4.00	4.40	8.40
107B	2 BEDROOM	87.0 m²	35.4 m²	122.40 m²	8.00	4.00	4.40	8.40
108B	2 BEDROOM	80.1 m²	35.4 m²	115.50 m²	8.00	7.50	4.40	11.90
109B	2 BEDROOM	75.1 m²	63.3 m²	138.40 m²	8.00	4.00	4.40	8.40
LEVEL 2								
201B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.50	10.50
202B	2 BEDROOM	79.9 m²	12.8 m²	92.70 m²	8.00	4.00	4.50	8.50
203B	2 BEDROOM	75.6 m²	17.5 m²	93.10 m²	8.00	4.50	4.50	9.00
204B	2 BEDROOM	86.6 m²	10.3 m²	96.90 m²	8.00	5.60	4.50	10.10
205B	1 BEDROOM	53.9 m²	8.0 m²	61.90 m²	6.00	3.50	3.00	6.50
206B	1 BEDROOM	64.5 m²	9.7 m²	74.20 m²	6.00	3.40	4.50	7.90
207B	2 BEDROOM	70.4 m²	10.0 m²	80.40 m²	8.00	4.00	4.10	8.10
208B	1 BEDROOM	53.3 m²	8.0 m²	61.30 m²	6.00	4.10	3.20	7.30
209B	2 BEDROOM	79.2 m²	10.4 m²	89.60 m²	8.00	4.00	4.80	8.80
210B	2 BEDROOM	82.3 m²	12.8 m²	95.10 m²	8.00	7.40	4.60	12.00
211B	2 BEDROOM	75.0 m²	12.0 m²	87.00 m²	8.00	7.50	4.10	11.60
212B	2 BEDROOM	75.1 m²	10.0 m²	85.10 m²	8.00	4.00	4.10	8.10
LEVEL 3								
301B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.50	10.50
302B	2 BEDROOM	79.9 m²	12.8 m²	92.70 m²	8.00	4.00	4.10	8.10
303B	2 BEDROOM	75.6 m²	17.5 m²	93.10 m²	8.00	4.50	4.10	8.60
304B	2 BEDROOM	86.6 m²	10.3 m²	96.90 m²	8.00	5.60	4.10	9.70
305B	1 BEDROOM	53.9 m²	8.0 m²	61.90 m²	6.00	3.50	3.00	6.50
306B	1 BEDROOM	64.5 m²	9.7 m²	74.20 m²	6.00	3.40	4.00	7.40
307B	2 BEDROOM	70.4 m²	10.0 m²	80.40 m²	8.00	4.00	4.00	8.00
308B	1 BEDROOM	53.3 m²	8.0 m²	61.30 m²	6.00	4.10	3.00	7.10
309B	2 BEDROOM	79.2 m²	10.4 m²	89.60 m²	8.00	4.00	4.30	8.30
310B	2 BEDROOM	82.3 m²	12.8 m²	95.10 m²	8.00	7.40	4.30	11.70
311B	2 BEDROOM	75.0 m²	12.0 m²	87.00 m²	8.00	7.50	4.10	11.60
312B	2 BEDROOM	75.1 m²	10.0 m²	85.10 m²	8.00	4.00	4.10	8.10
LEVEL 4								
401B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.20	10.20
402B	2 BEDROOM	79.9 m²	12.8 m²	92.70 m²	8.00	4.00	4.10	8.10
403B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.10	10.10
404B	2 BEDROOM	75.0 m²	11.7 m²	86.70 m²	8.00	4.00	4.10	8.10
405B	1 BEDROOM	53.9 m²	8.0 m²	61.90 m²	6.00	3.50	3.30	6.80
406B	2 BEDROOM	70.1 m²	10.5 m²	80.60 m²	8.00	4.00	7.80	11.80
407B	2 BEDROOM	70.4 m²	10.0 m²	80.40 m²	8.00	4.00	7.80	11.80
408B	2 BEDROOM	82.3 m²	10.6 m²	92.90 m²	8.00	4.40	7.40	11.80
409B	2 BEDROOM	77.4 m²	10.0 m²	87.40 m²	8.00	4.90	7.80	12.70
410B	2 BEDROOM	83.9 m²	10.0 m²	93.90 m²	8.00	5.50	7.80	13.30
LEVEL 5								
501B	3 BEDROOM	95.0 m²	12.2 m²	107.20 m²	10.00	5.00	5.50	10.50
502B	2 BEDROOM	79.9 m²	12.9 m²	92.80 m²	8.00	4.00	4.00	8.00
503B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.00	10.00
504B	2 BEDROOM	75.0 m²	11.2 m²	86.20 m²	8.00	4.00	5.00	9.00
505B	1 BEDROOM	53.9 m²	8.1 m²	62.00 m²	6.00	3.50	3.30	6.80
506B	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	5.00	9.00
507B	2 BEDROOM	70.4 m²	10.2 m²	80.60 m²	8.00	4.00	5.00	9.00
508B	2 BEDROOM	82.3 m²	10.6 m²	92.90 m²	8.00	4.40	4.70	9.10
509B	2 BEDROOM	77.4 m²	10.0 m²	87.40 m²	8.00	4.90	4.70	9.60
510B	2 BEDROOM	83.9 m²	10.0 m²	93.90 m²	8.00	5.50	5.00	10.50
LEVEL 6								
601B	3 BEDROOM	95.0 m²	12.2 m²	107.20 m²	10.00	5.00	9.40	14.40
602B	2 BEDROOM	79.9 m²	12.9 m²	92.80 m²	8.00	4.00	5.00	9.00
603B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	5.00	10.00
604B	2 BEDROOM	75.0 m²	11.2 m²	86.20 m²	8.00	4.00	4.10	8.10
605B	1 BEDROOM	53.9 m²	8.1 m²	62.00 m²	6.00	3.50	3.00	6.50
606B	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	4.00	8.00
607B	2 BEDROOM	70.4 m²	10.2 m²	80.60 m²	8.00	4.00	4.30	8.30
608B	2 BEDROOM	82.3 m²	10.6 m²	92.90 m²	8.00	4.40	4.30	8.70
609B	2 BEDROOM	77.4 m²	10.0 m²	87.40 m²	8.00	4.90	4.30	9.20
610B	2 BEDROOM	83.9 m²	10.0 m²	93.90 m²	8.00	5.50	7.80	13.30
LEVEL 7								
701B	3 BEDROOM	95.0 m²	12.2 m²	107.20 m²	10.00	5.00	7.70	12.70
702B	2 BEDROOM	79.9 m²	12.9 m²	92.80 m²	8.00	4.00	4.00	8.00
703B	3 BEDROOM	95.0 m²	12.0 m²	107.00 m²	10.00	5.00	10.30	15.30
704B	2 BEDROOM	75.0 m²	11.2 m²	86.20 m²	8.00	4.00	5.00	9.00
705B	1 BEDROOM	53.9 m²	8.1 m²	62.00 m²	6.00	3.50	3.00	6.50
706B	2 BEDROOM	70.1 m²	10.0 m²	80.10 m²	8.00	4.00	5.00	9.00
707B	2 BEDROOM	70.4 m²	10.2 m²	80.60 m²	8.00	4.00	5.00	9.00
708B	2 BEDROOM	82.3 m²	10.6 m²	92.90 m²	8.00	4.40	4.70	9.10
709B	2 BEDROOM	77.4 m²	10.0 m²	87.40 m²	8.00	4.90	4.70	9.60
710B	2 BEDROOM	83.9 m²	10.0 m²	93.90 m²	8.00	5.50	5.00	10.50
LEVEL 8								
801B	3 BEDROOM	102.0 m²	55.8 m²	157.80 m²	10.00	8.40	15.40	23.80

Unit Breakdown Schedule

Project : 1051 **Issue date: 12/12/2024**

Design Revision No: D

Unit number marked with asterisk (*) indicated an adaptable unit.

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)
802B	3 BEDROOM	95.0 m²	30.6 m²	125.60 m²	10.00	5.00	7.80	12.80
803B	2 BEDROOM	75.0 m²	10.1 m²	85.10 m²	8.00	4.00	5.00	9.00
804B	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	7.10	3.00	10.10
805B	2 BEDROOM	87.2 m²	10.0 m²	97.20 m²	8.00	4.00	5.00	9.00
806B	2 BEDROOM	75.1 m²	10.0 m²	85.10 m²	8.00	4.00	9.40	13.40
			LEVEL 9					
901B	3 BEDROOM	102.0 m²	12.0 m²	114.00 m²	10.00	8.40	7.80	16.20
902B	3 BEDROOM	95.0 m²	12.1 m²	107.10 m²	10.00	5.00	7.40	12.40
903B	2 BEDROOM	75.0 m²	10.0 m²	85.00 m²	8.00	4.00	4.40	8.40
904B	1 BEDROOM	50.0 m²	8.0 m²	58.00 m²	6.00	7.10	3.00	10.10
905B	2 BEDROOM	87.2 m²	10.0 m²	97.20 m²	8.00	4.00	4.40	8.40
906B	2 BEDROOM	75.1 m²	10.0 m²	85.10 m²	8.00	4.00	4.40	8.40
			LEVEL 10					
1001B	2 BEDROOM	85.5 m²	10.9 m²	96.40 m²	8.00	7.60	4.40	12.00
1002B	3 BEDROOM	118.7 m²	13.9 m²	132.60 m²	10.00	5.10	7.80	12.90

6 OF 8 UNITS ACHIEVE CROSS VENTILATION
L1 VENTILATION DIAGRAM (FUTURE DEVELOPMENT)

BENCHMARK SCHEME
NOT PART OF THIS DA

ROAD WIDENING

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

5 OF 12 UNITS ACHIEVE CROSS VENTILATION
L1 VENTILATION DIAGRAM

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
TONKIN_M_BW.ctb @ CADS

Notes
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WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL
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Legend

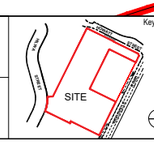
DRAWING LABEL
L1 VENTILATION DIAGRAM

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19A Sutherland Street, Chippendale NSW 2008
T 9332 3599 F 9332 3690 E info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan


Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024
0 2.5 5 7.5 10 12.5
Metres

Drawing title
L1 VENTILATION DIAGRAM

Project no. 1051 Drawing no. A680
Drawn ZS, CK
Drawing status
DA SUBMISSION

12 OF 16 UNITS ACHIEVE CROSS VENTILATION
L2-3 VENTILATION DIAGRAM (FUTURE DEVELOPMENT)

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

24 OF 42 UNITS ACHIEVE CROSS VENTILATION
L2-3 VENTILATION DIAGRAM

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

TONKIN_AU_BRUS.@.CAD.S

Notes

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WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

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Legend

DRAWING LABEL

L2-3 VENTILATION DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
35-36 Glen Street
Milsons Point NSW 2061
P (02) 9964 2000
F (02) 9964 2001
E info@tonyowen.com.au

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 Date NOV 2024

Drawing title
L2-3 VENTILATION DIAGRAM

Project no. 1051 Drawing no. A681

Drawn ZS, CK

Drawing status
DA SUBMISSION

20 OF 24 UNITS ACHIEVE CROSS VENTILATION

L4-7 VENTILATION DIAGRAM (FUTURE DEVELOPMENT)

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

NON TRAFFICABLE

44 OF 68 UNITS ACHIEVE CROSS VENTILATION

L4-7 VENTILATION DIAGRAM

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
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Plot Style

TONDM_M_BW.stb @ CA2516

Notes

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Legend

DRAWING LABEL

L4-7 VENTILATION DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

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 Date NOV 2024

Drawing title

L4-7 VENTILATION DIAGRAM

Project no. 1051 Drawing no. A682

Drawn ZS, CK

Drawing status

DA SUBMISSION

4 OF 6 UNITS ACHIEVE CROSS VENTILATION
L8-9 VENTILATION DIAGRAM (FUTURE DEVELOPMENT)

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

TERRACE
L8 ONLY

9143
9000
12000
6000
15260
14440
15185
898 W

18 OF 20 UNITS ACHIEVE CROSS VENTILATION
L8-9 VENTILATION DIAGRAM

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
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Plot Style
TONDA_M_BW.ctb @ CADS

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Legend

DRAWING LABEL
L8-9 VENTILATION DIAGRAM

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-17 Queen Street, Chippendale NSW 2008
P (02) 9698 2845 F (02) 9699 3649
E info@tonyowen.com.au

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 — Date NOV 2024
Drawing title: L8-9 VENTILATION DIAGRAM
Project no. 1051 — Drawing no. A683
Drawn ZS, CK
Drawing status: DA SUBMISSION

ADG REQUIREMENT:

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

At least 60% of apartments are naturally cross ventilated in the first nine stories of the building.

LEVELS	TOTAL UNITS	CROSS VENTILATED UNITS
LEVEL 1	12	5
LEVEL 2	21	12
LEVEL 3	21	12
LEVEL 4	17	11
LEVEL 5	17	11
LEVEL 6	17	11
LEVEL 7	17	11
LEVEL 8	10	9
LEVEL 9	10	9
TOTALLY	142	91

TOTAL COMPLIANCE CALCULATION

91 UNITS OUT OF 142 ACHIEVES CROSS VENTILATION

PERCENTAGE: 64.0% (COMPLIANT)

VENTILATION SCHEDULE FOR 896 WOODVILLE ROAD

ADG REQUIREMENT:

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

At least 60% of apartments are naturally cross ventilated in the first nine stories of the building.

LEVELS	TOTAL UNITS	CROSS VENTILATED UNITS
LEVEL 1	8	6
LEVEL 2	8	6
LEVEL 3	8	6
LEVEL 4	6	5
LEVEL 5	6	5
LEVEL 6	6	5
LEVEL 7	6	5
LEVEL 8	3	2
LEVEL 9	3	2
TOTALLY	54	42

TOTAL COMPLIANCE CALCULATION

42 UNITS OUT OF 54 ACHIEVES CROSS VENTILATION

PERCENTAGE: 77.8% (COMPLIANT)

VENTILATION SCHEDULE FOR FUTURE DEVELOPMENT

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style

TONDM_M_BRUSH @ CADS

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Legend

DRAWING LABEL

VENTILATION SCHEDULE

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
75 Queen Street
Chatswood NSW 2067
P (02) 9660 2900
F (02) 9660 3955
E info@tonyowen.com.au

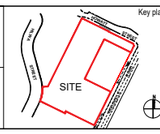
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date NOV 2024

Drawing title

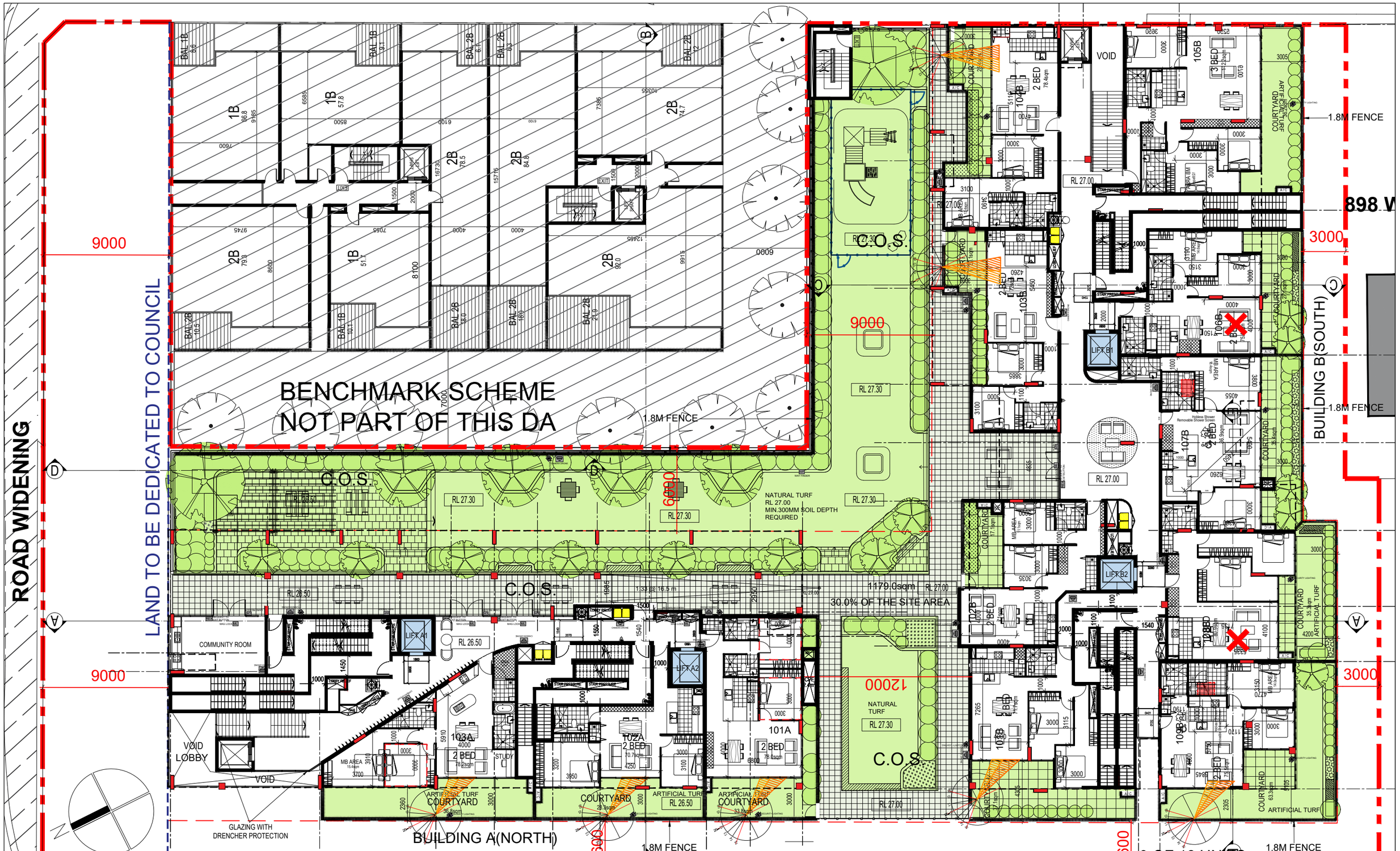
VENTILATION SCHEDULE

Project no. 1051 Drawing no. A684

Drawn ZS, CK

Drawing status

DA SUBMISSION



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: TONDM_A1_BW.ctb @ 0.4CDS

Notes

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Legend

DRAWING LABEL

L1 SOLAR DIAGRAM - EXISTING CONDITION

Client: ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19 Queen Street, Chippendale NSW 2008
T (02) 9698 2000
F (02) 9698 3000
E info@tonyowen.com.au

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 (0 2.5 5 7.5 10 12.5)

Date: NOV 2024

Drawing title: L1 SOLAR DIAGRAM - EXISTING CONDITION

Project no. 1051 Drawing no. A650

Drawn: ZS, CK

Drawing status: DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

32 OF 42 UNITS

L2-L3 - 2 HOUR SOLAR DIAGRAM

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
TONKIN_AI_BW.ctb @ CAD'S

Notes
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Legend

DRAWING LABEL
L2-3 SOLAR DIAGRAM - EXISTING CONDITION

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19 Bowen Street, Woollahra NSW 2025
T (02) 9362 3300
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

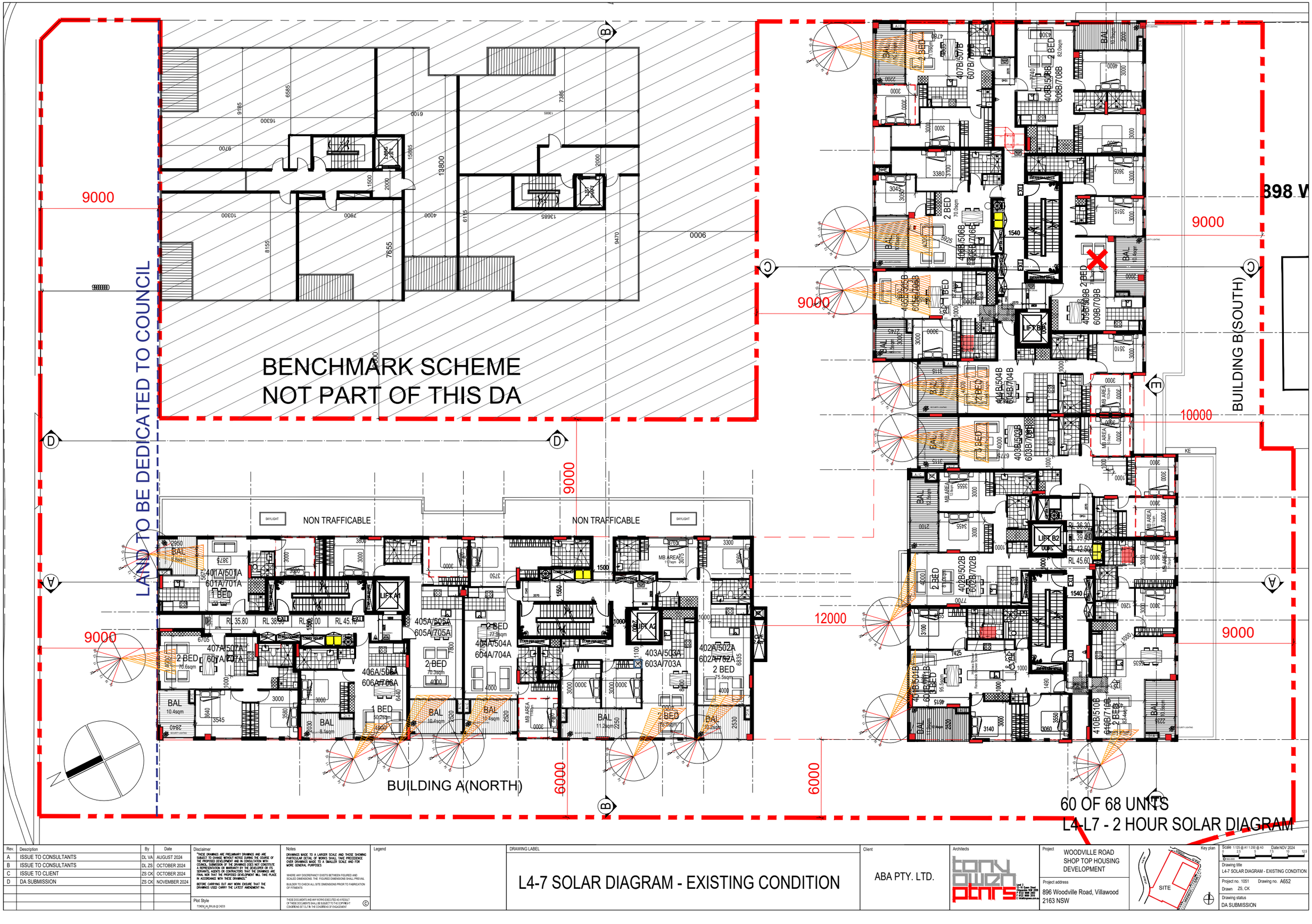
Key plan
SITE

Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024
0 2.5 5 7.5 10 12.5 metres

Drawing title
L2-3 SOLAR DIAGRAM - EXISTING CONDITION

Project no. 1051 Drawing no. A651
Drawn ZS, CK

Drawing status
DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONDA_M_BW.ctb @ CA2016

Notes

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DRAWING LABEL

L4-7 SOLAR DIAGRAM - EXISTING CONDITION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

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 Date NOV 2024

Drawing title
L4-7 SOLAR DIAGRAM - EXISTING CONDITION

Project no. 1051 Drawing no. A652

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

TERRACE
L8 ONLY

9143
9000
12000
0006
15260
14440
15185
6000

18 OF 20 UNITS
L8-L9 - 2 HOUR SOLAR DIAGRAM

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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DRAWING LABEL
L8-9 SOLAR DIAGRAM - EXISTING CONDITION

Client
ABA PTY. LTD.

Architects
tony owen partners
Level 2, 15-17 Queen Street, Chippendale NSW 2008
P (02) 9698 2845
F (02) 9699 3439
E info@tonyowen.com.au

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
Date NOV 2024
Drawing title
L8-9 SOLAR DIAGRAM - EXISTING CONDITION
Project no. 1051
Drawing no. A653
Drawn ZS, CK
Drawing status
DA SUBMISSION

ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

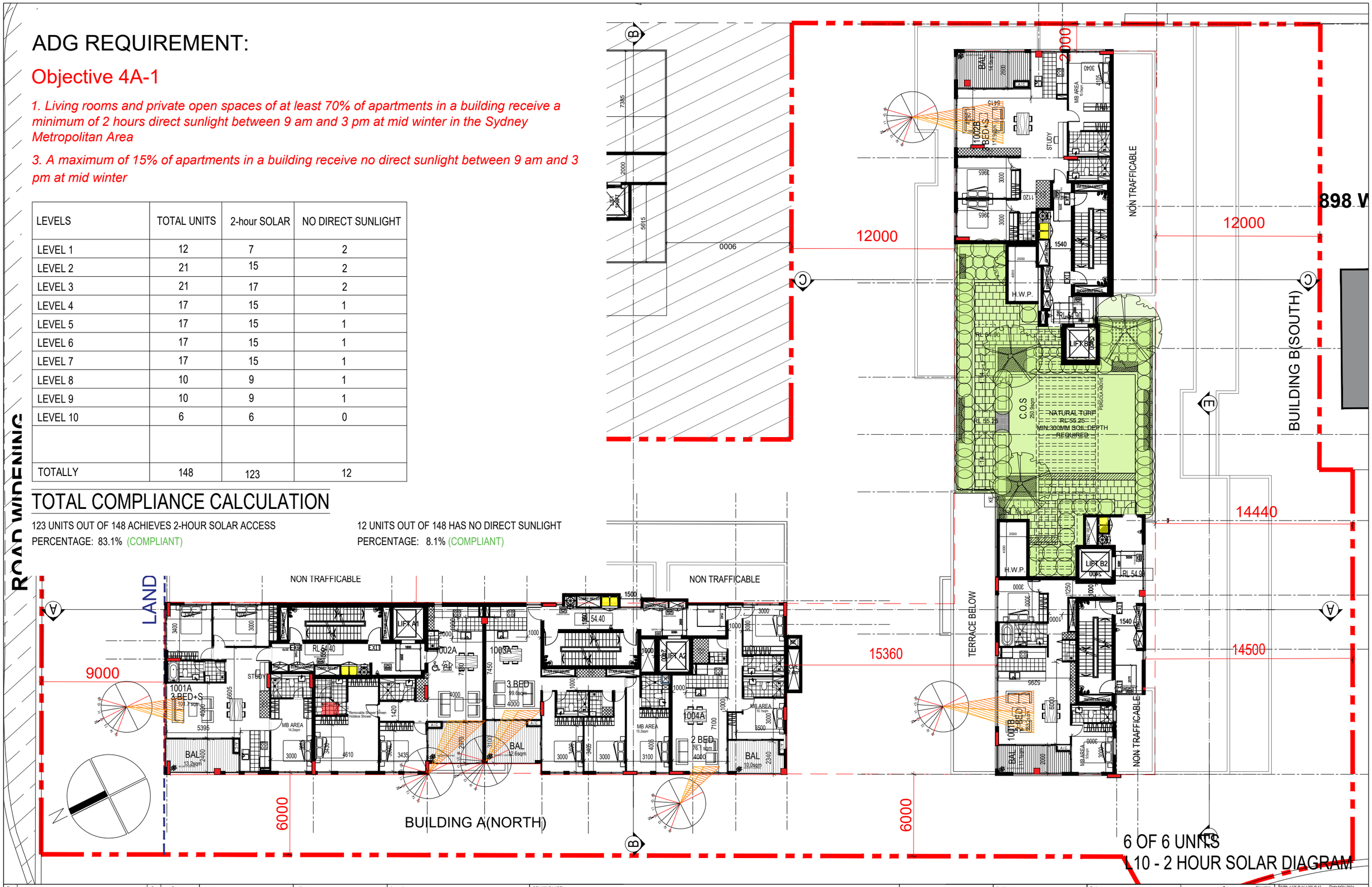
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

LEVELS	TOTAL UNITS	2-hour SOLAR	NO DIRECT SUNLIGHT
LEVEL 1	12	7	2
LEVEL 2	21	15	2
LEVEL 3	21	17	2
LEVEL 4	17	15	1
LEVEL 5	17	15	1
LEVEL 6	17	15	1
LEVEL 7	17	15	1
LEVEL 8	10	9	1
LEVEL 9	10	9	1
LEVEL 10	6	6	0
TOTALLY	148	123	12

TOTAL COMPLIANCE CALCULATION

123 UNITS OUT OF 148 ACHIEVES 2-HOUR SOLAR ACCESS
PERCENTAGE: 83.1% (COMPLIANT)

12 UNITS OUT OF 148 HAS NO DIRECT SUNLIGHT
PERCENTAGE: 8.1% (COMPLIANT)



Rev.	Description	By	Date
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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DRAWING LABEL
L10 SOLAR DIAGRAM - EXISTING CONDITION

Client
ABA PTY. LTD.

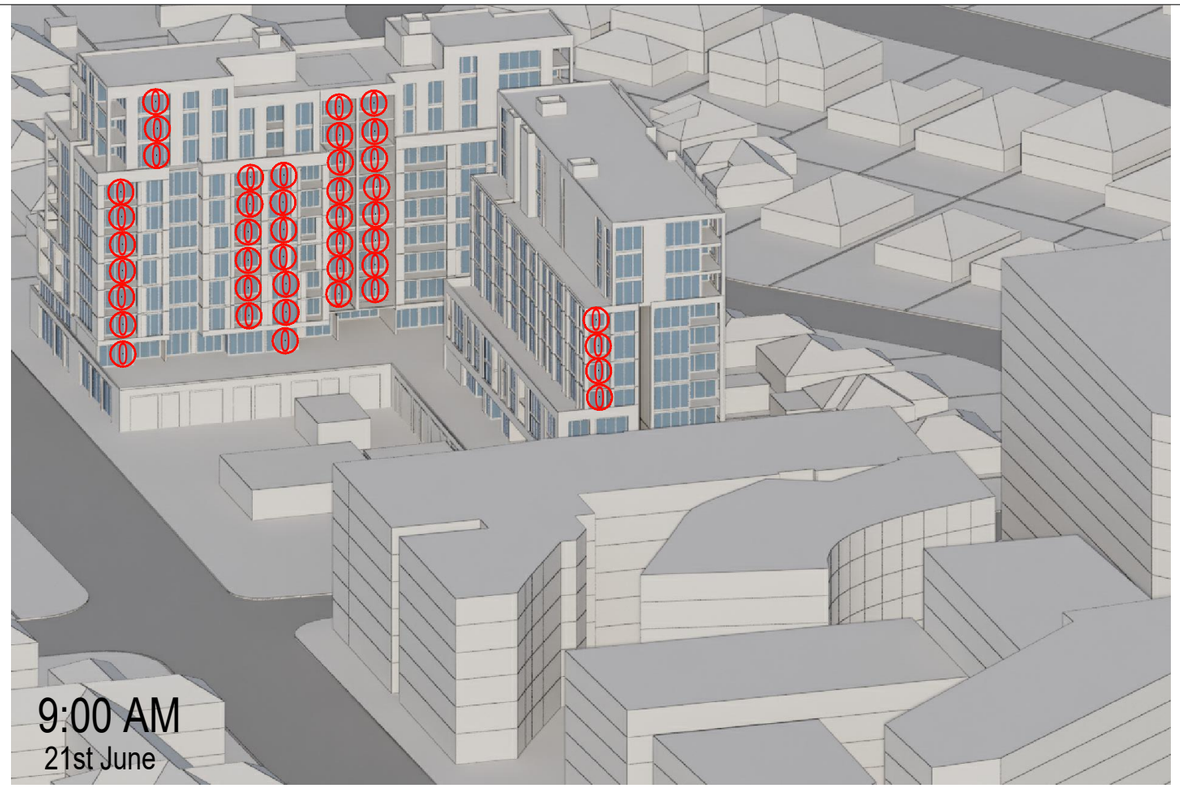
Architects
tony owen ptnrs
Level 2, 15-19a Bent Street, Sydney NSW 2000
P (02) 9956 2522
F (02) 9956 3993
E info@tonyowen.com.au

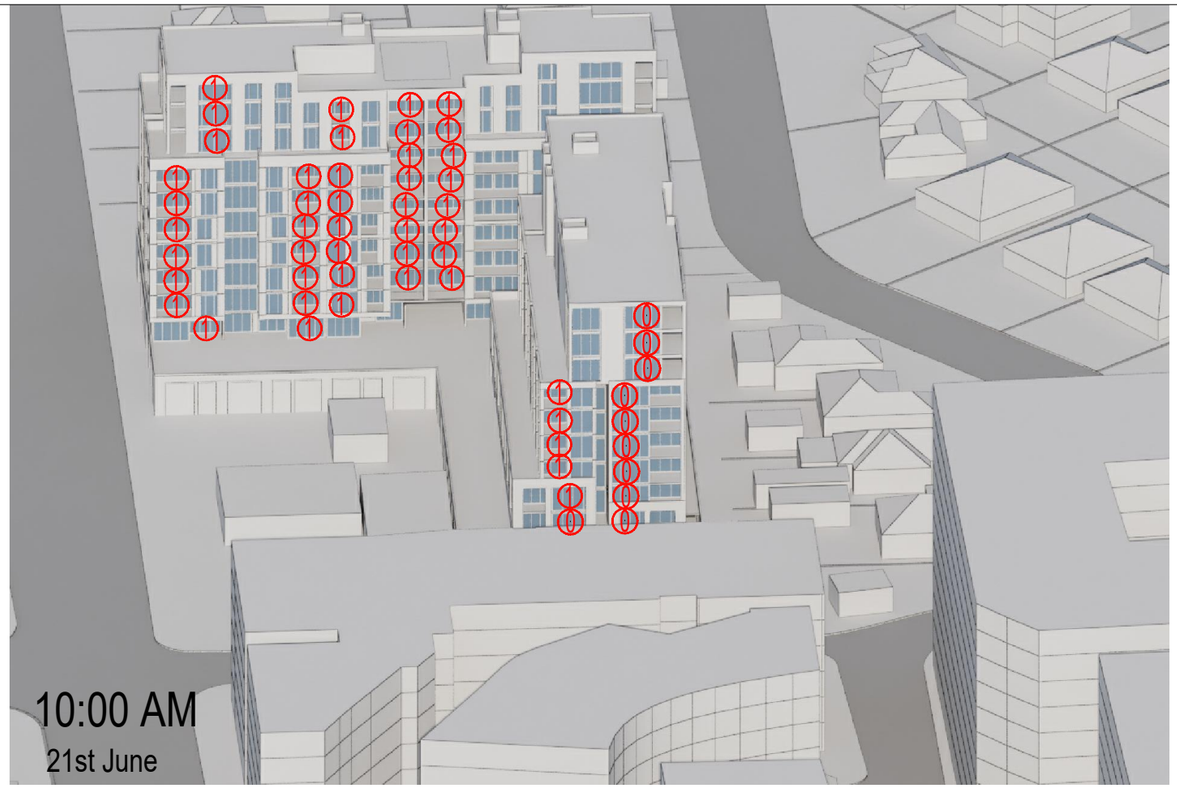
Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

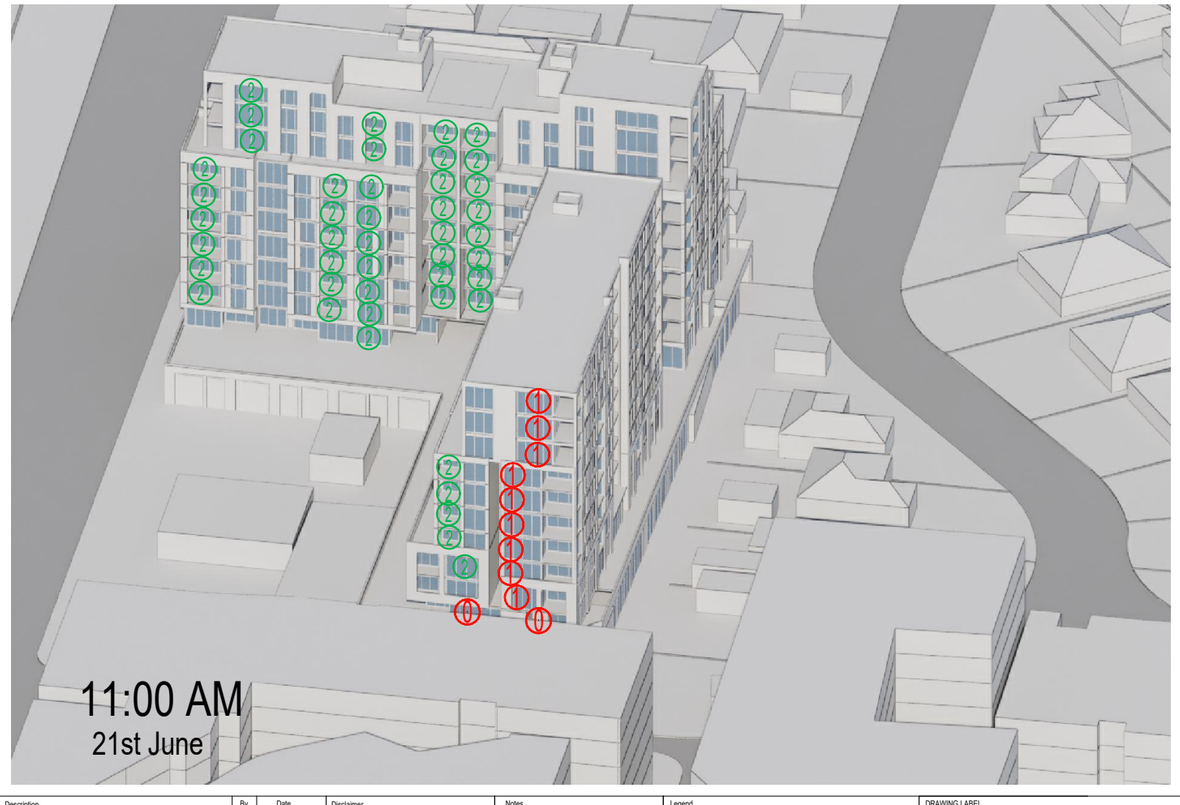
Project address
896 Woodville Road, Villawood 2163 NSW

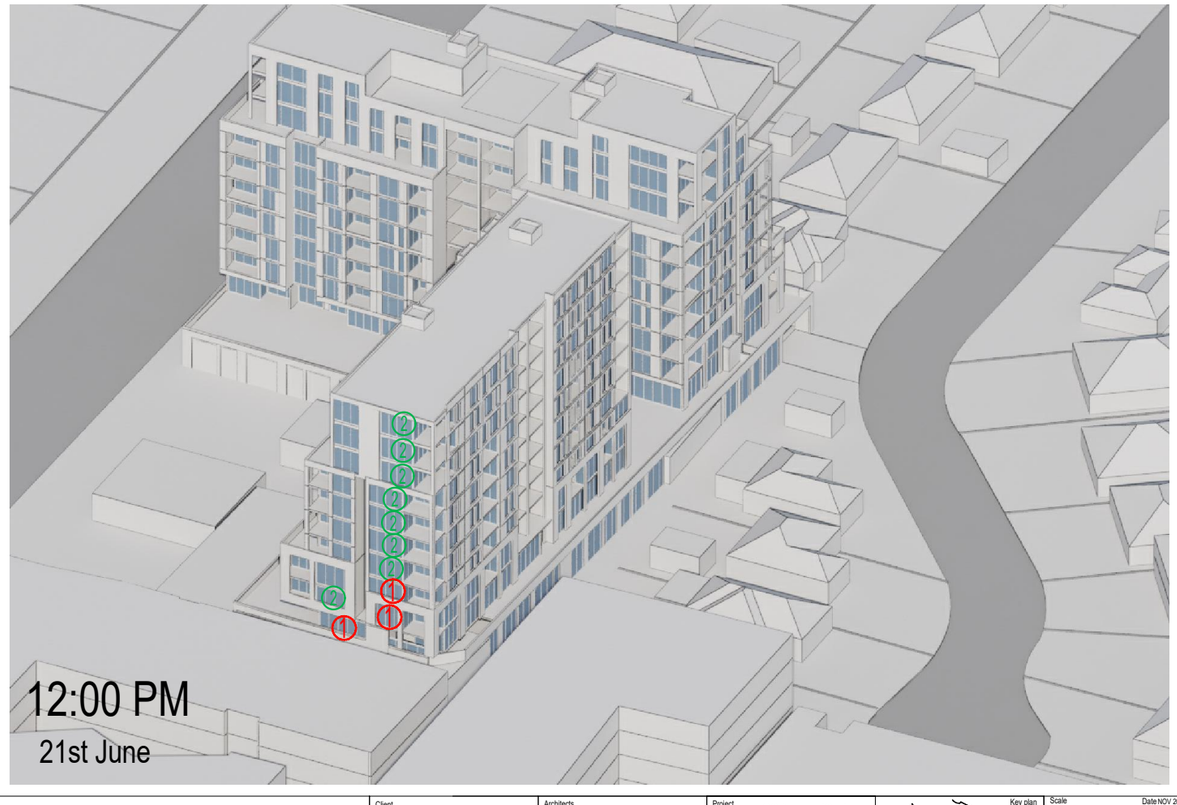
Key plan
SITE

Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024
Drawing title
L10 SOLAR DIAGRAM - EXISTING CONDITION
Project no. 1051 Drawing no. A654
Drawn ZS, CK
Drawing status
DA SUBMISSION









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

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Plot Style

TONEMAP_BRUSH.CTB

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM FOR EXISTING CONDITION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19a Dawes Street
Kingsford NSW 2032
T (02) 9399 3855
F (02) 9399 3870
E info@tonyowen.com.au

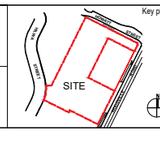
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

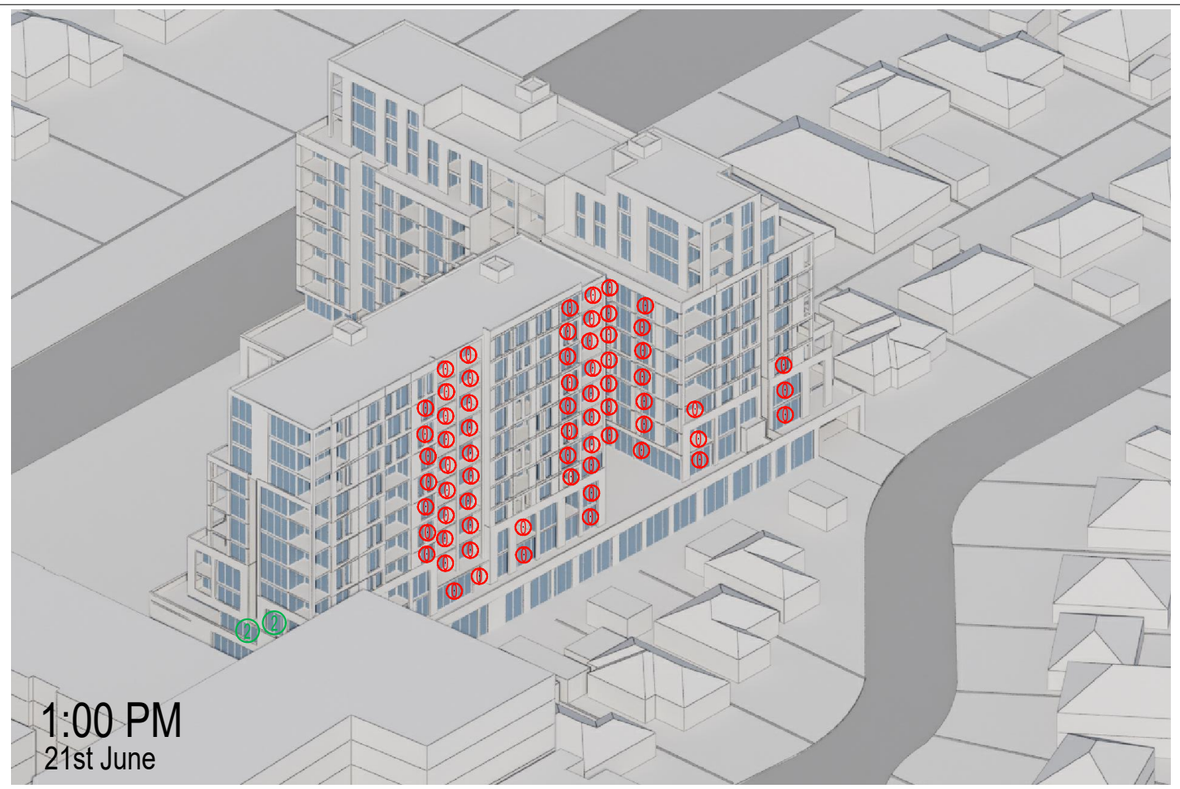
Drawing title
3D SOLAR DIAGRAM FOR EXISTING CONDITION

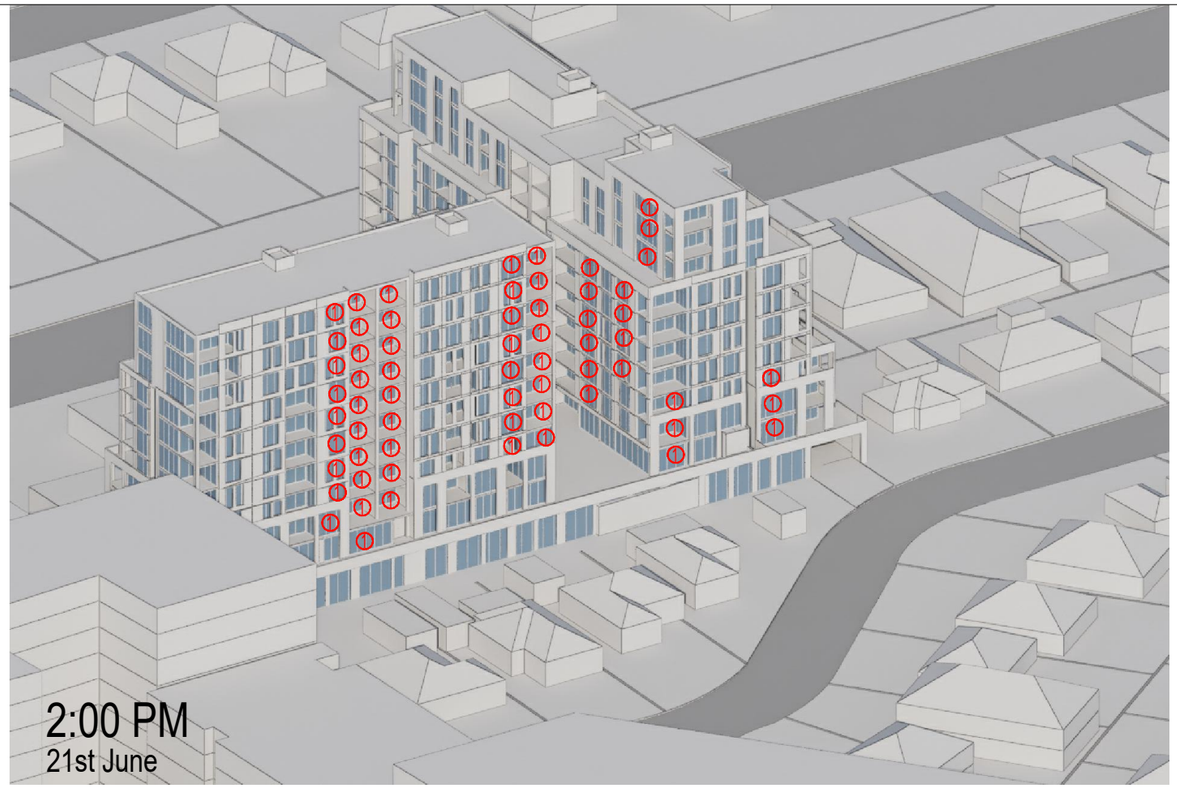
Project no. 1051

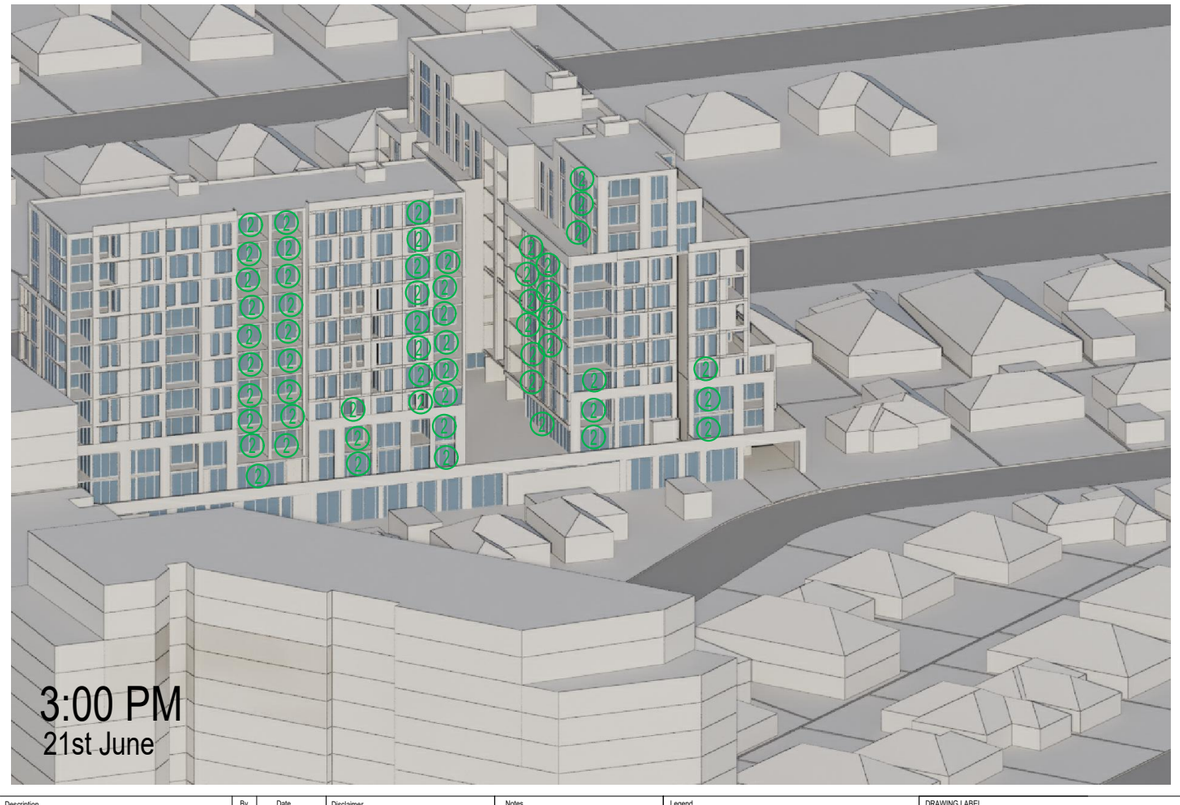
Drawing no. A655

Drawn ZS, CK

Drawing status
DA SUBMISSION







ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

LEVELS	TOTAL UNITS	2-hour SOLAR	NO DIRECT SUNLIGHT
LEVEL 1	12	8	2
LEVEL 2	21	15	2
LEVEL 3	21	17	2
LEVEL 4	17	15	1
LEVEL 5	17	15	1
LEVEL 6	17	15	1
LEVEL 7	17	15	1
LEVEL 8	10	9	1
LEVEL 9	10	9	1
LEVEL 10	6	6	0
TOTAL	148	124	12

TOTAL COMPLIANCE CALCULATION

124 UNITS OUT OF 148 ACHIEVES 2-HOUR SOLAR ACCESS

PERCENTAGE: 83.8% (COMPLIANT)

12 UNITS OUT OF 148 HAS NO DIRECT SUNLIGHT

PERCENTAGE: 8.1% (COMPLIANT)

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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDM_A1_BRUSH.CTB DA25

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM FOR EXISTING CONDITION

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Dawn Street
Sydney NSW 2000
T (02) 9966 0800
F (02) 9966 0810
E info@tonyowen.com.au

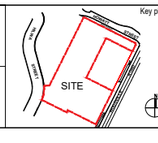
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

Drawing title
3D SOLAR DIAGRAM FOR EXISTING CONDITION

Project no. 1051

Drawing no. A656

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

ROAD WIDENING

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

1.8M FENCE

1.8M FENCE

1.8M FENCE

1.8M FENCE

9000

9000

9000

6000

3000

3000

3600

3600

C.O.S.

C.O.S.

C.O.S.

NATURAL TURF
RL 27.00
MIN.300MM SOIL DEPTH
REQUIRED

1179.0sqm
30.0% OF THE SITE AREA

NATURAL
TURF

COMMUNITY ROOM

VOID
LOBBY

VOID

GLAZING WITH
DRENCHER PROTECTION

LIFT A1

LIFT A2

LIFT B1

LIFT B2

RL 27.30

RL 26.50

RL 27.00

COURTYARD

ARTIFICIAL TURF

1B
2B
2 BED
3 BED
STUDY
MB AREA
VOID

6 OF 12 UNITS

L1 - 2 HOUR SOLAR DIAGRAM

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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style
TONZM_A1_BW.ctb @ 42.42%

Notes

DRAWINGS 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

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Legend

DRAWING LABEL

L1 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3322
F (02) 9362 3355
E info@tonyowen.com.au

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 Date NOV 2024

Drawing title
L1 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Project no. 1051 Drawing no. A657

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

898 W

26 OF 42 UNITS
L2-L3 - 2 HOUR SOLAR DIAGRAM

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

TONKIN_AU_BW.ctb @ CAD/8

Notes

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Legend

DRAWING LABEL

L2-3 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bent Street
Sydney NSW 2000
T 9232 5000
F 9232 5001
E info@tonyowen.com.au

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 Date NOV 2024

Drawing title
L2-3 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Project no. 1051 Drawing no. A658

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

NON TRAFFICABLE

NON TRAFFICABLE

BUILDING A(NORTH)

BUILDING B(SOUTH)

60 OF 68 UNITS

L4-L7 - 2 HOUR SOLAR DIAGRAM

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

Disclaimer

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BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDA_M_BW.ctb @ CAD16

Notes

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Legend

DRAWING LABEL

L4-7 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 75-79 Sorrett Street, Sydney NSW 2000
T (02) 9698 3300
F (02) 9698 3355
E info@tonyowen.com.au

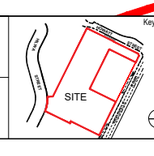
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

0 2.5 5 7.5 10 12.5

Drawing title
L4-7 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Project no. 1051 Drawing no. A659

Drawn ZS, CK

Drawing status
DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

TERRACE
L8 ONLY

9143
9000
12000
14440
15185
15260
6000
0006

18 OF 20 UNITS
L8-L9 - 2 HOUR SOLAR DIAGRAM

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
TONDA_M_BW.ctb @ CADS

Notes

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Legend

DRAWING LABEL

L8-9 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
13-14 Dowe Street
Chippendale NSW 2008
P (02) 9698 2845
F (02) 9699 3183
E info@tonyowen.com.au

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
Date NOV 2024

Drawing title
L8-9 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Project no. 1051
Drawing no. A660

Drawn ZS, CK

Drawing status
DA SUBMISSION

ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

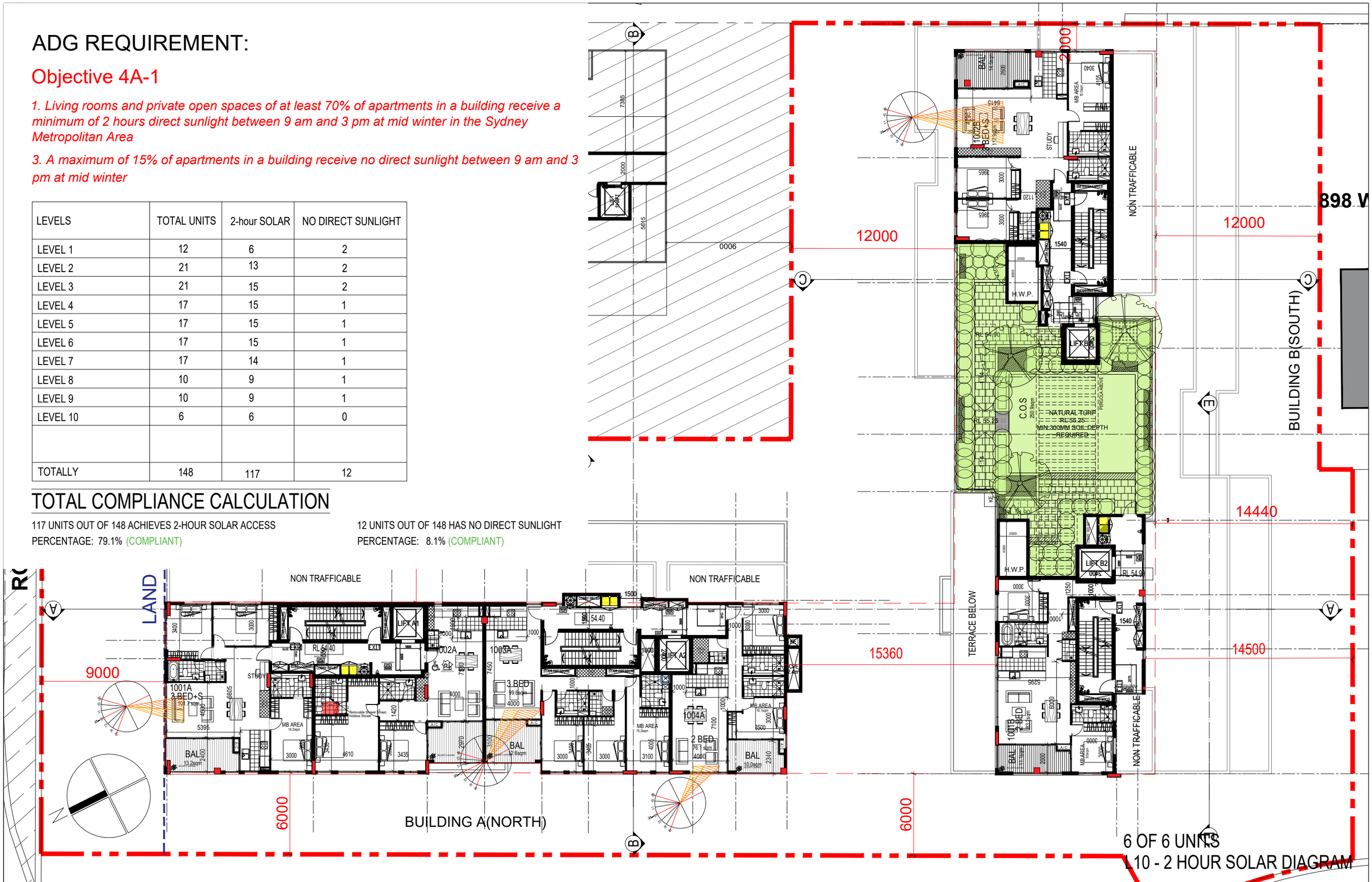
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

LEVELS	TOTAL UNITS	2-hour SOLAR	NO DIRECT SUNLIGHT
LEVEL 1	12	6	2
LEVEL 2	21	13	2
LEVEL 3	21	15	2
LEVEL 4	17	15	1
LEVEL 5	17	15	1
LEVEL 6	17	15	1
LEVEL 7	17	14	1
LEVEL 8	10	9	1
LEVEL 9	10	9	1
LEVEL 10	6	6	0
TOTALLY	148	117	12

TOTAL COMPLIANCE CALCULATION

117 UNITS OUT OF 148 ACHIEVES 2-HOUR SOLAR ACCESS
PERCENTAGE: 79.1% (COMPLIANT)

12 UNITS OUT OF 148 HAS NO DIRECT SUNLIGHT
PERCENTAGE: 8.1% (COMPLIANT)



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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style
TONKIN_ALL BRUSS @ CAD16

Notes

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Legend

DRAWING LABEL

L10 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

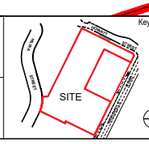
Architects

tony owen ptnrs
Level 2
35 Lime Street
SYDNEY NSW 2000
P (02) 9966 0000
F (02) 9966 3355
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan



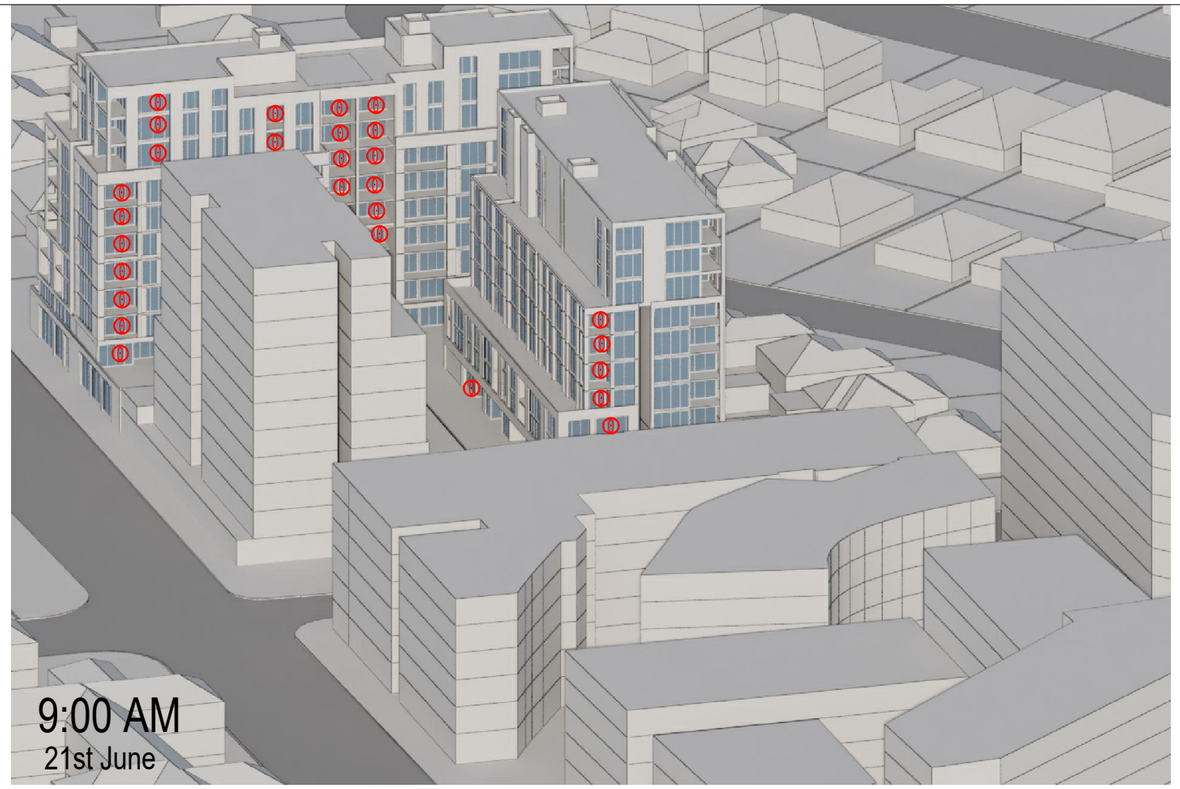
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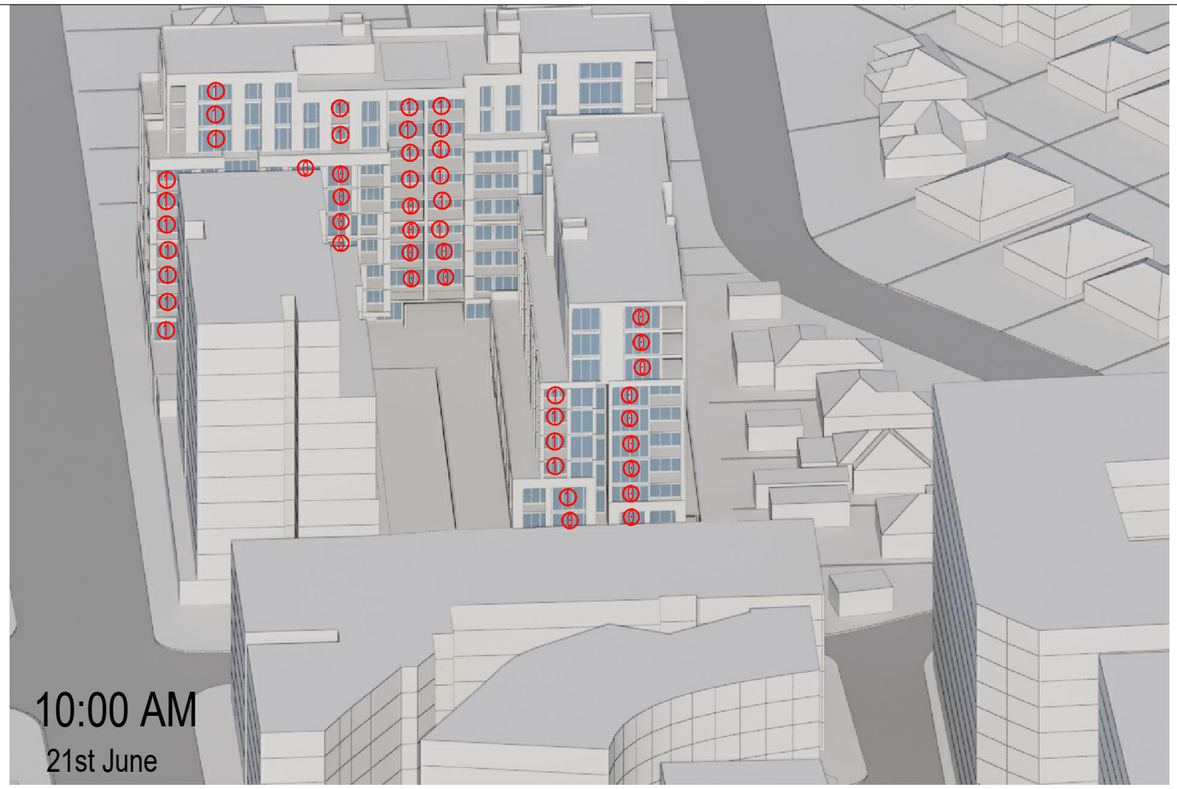
Drawing title
L10 SOLAR DIAGRAM - WITH POTENTIAL FUTURE DEVELOPMENT

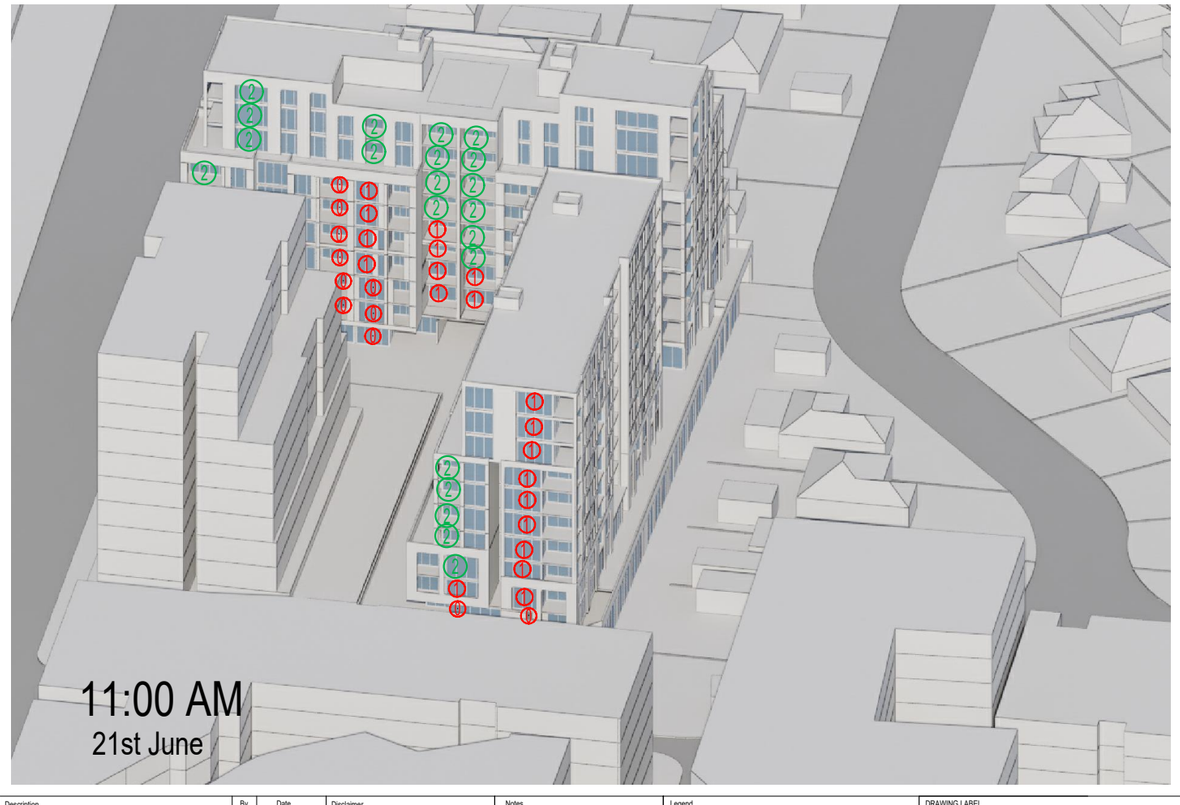
Project no. 1051 Drawing no. A661

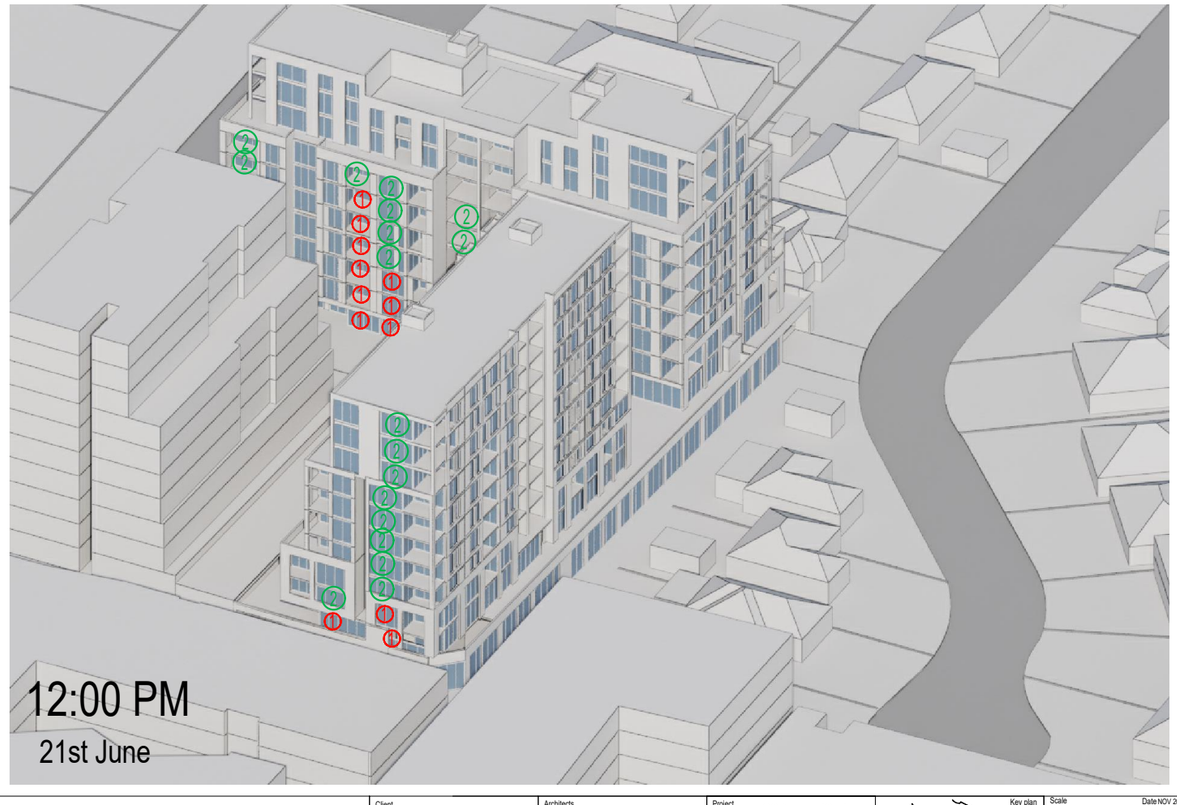
Drawn ZS, CK

Drawing status
DA SUBMISSION









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

TONDM_A_BRUSH.@.CAD35

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3810
E info@tonyowen.com.au

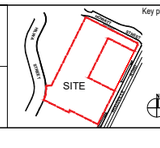
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

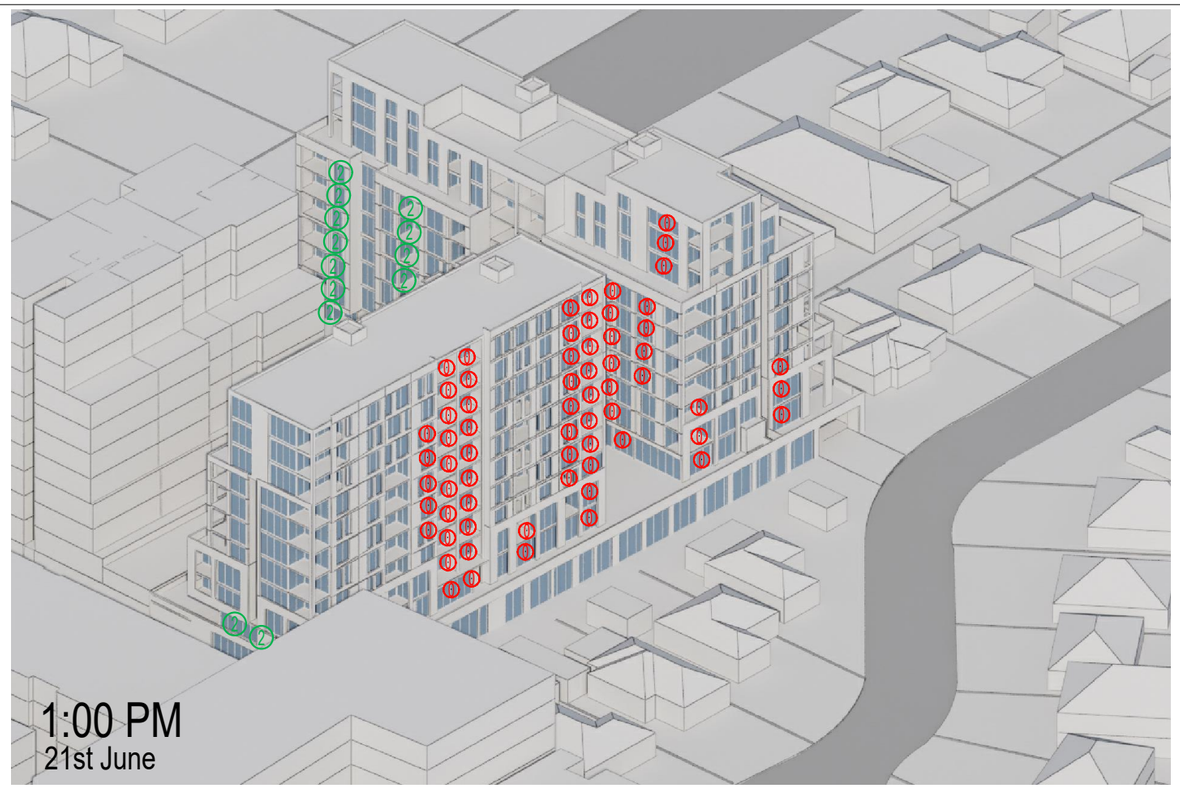
Drawing title
3D SOLAR DIAGRAM WITH
POTENTIAL FUTURE DEVELOPMENT

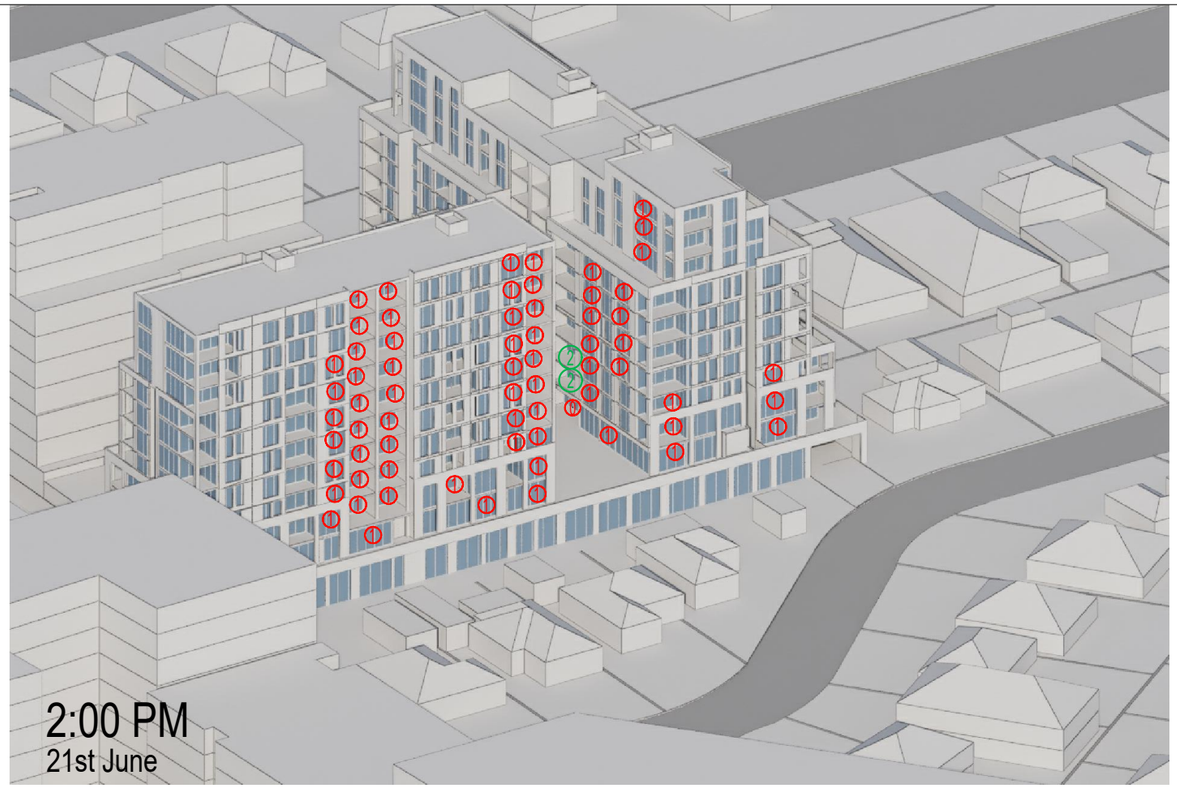
Project no. 1051

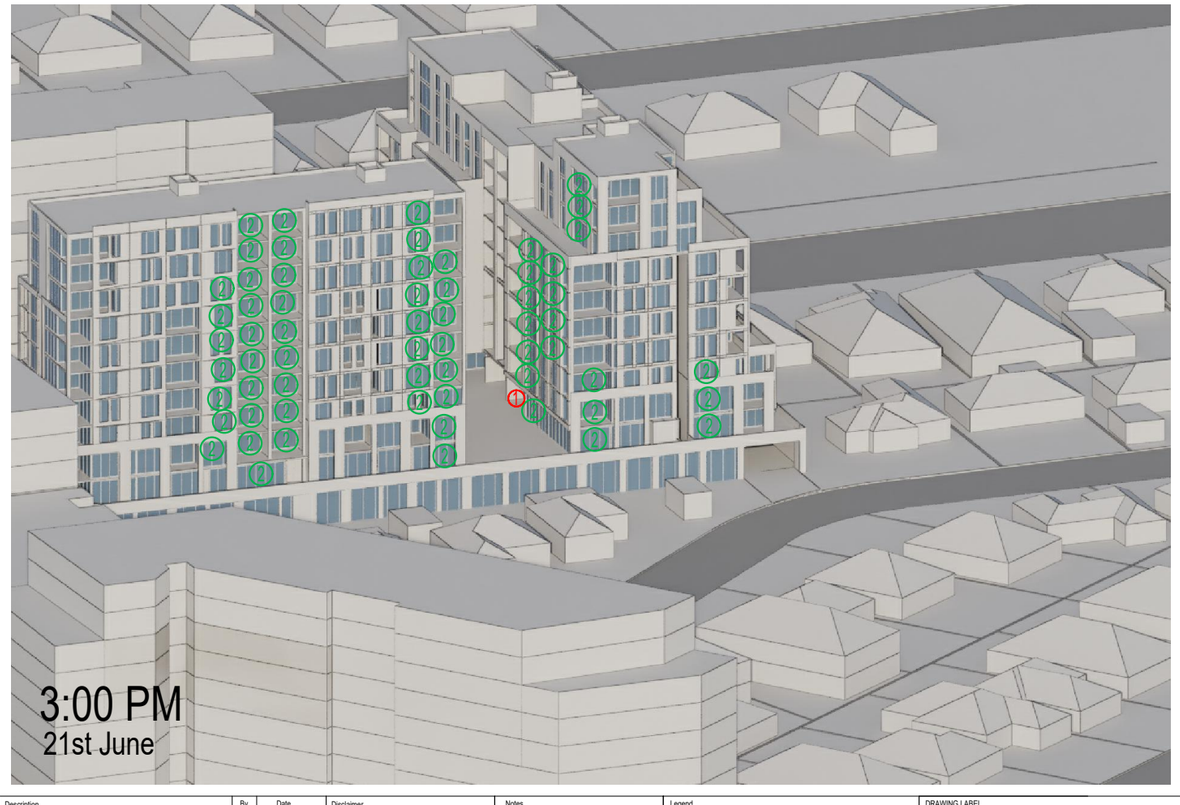
Drawing no. A662

Drawn ZS, CK

Drawing status
DA SUBMISSION







ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

LEVELS	TOTAL UNITS	2-hour SOLAR	NO DIRECT SUNLIGHT
LEVEL 1	12	6	2
LEVEL 2	21	12	2
LEVEL 3	21	14	2
LEVEL 4	17	15	1
LEVEL 5	17	15	1
LEVEL 6	17	15	1
LEVEL 7	17	15	1
LEVEL 8	10	9	1
LEVEL 9	10	9	1
LEVEL 10	6	6	0
TOTAL	148	116	12

TOTAL COMPLIANCE CALCULATION

116 UNITS OUT OF 148 ACHIEVES 2-HOUR SOLAR ACCESS

PERCENTAGE: 78.4% (COMPLIANT)

12 UNITS OUT OF 148 HAS NO DIRECT SUNLIGHT

PERCENTAGE: 8.1% (COMPLIANT)

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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDM_A1_BRUSH.@.CAD30

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM WITH POTENTIAL FUTURE DEVELOPMENT

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3810
E info@tonyowen.com.au

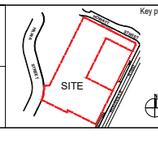
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

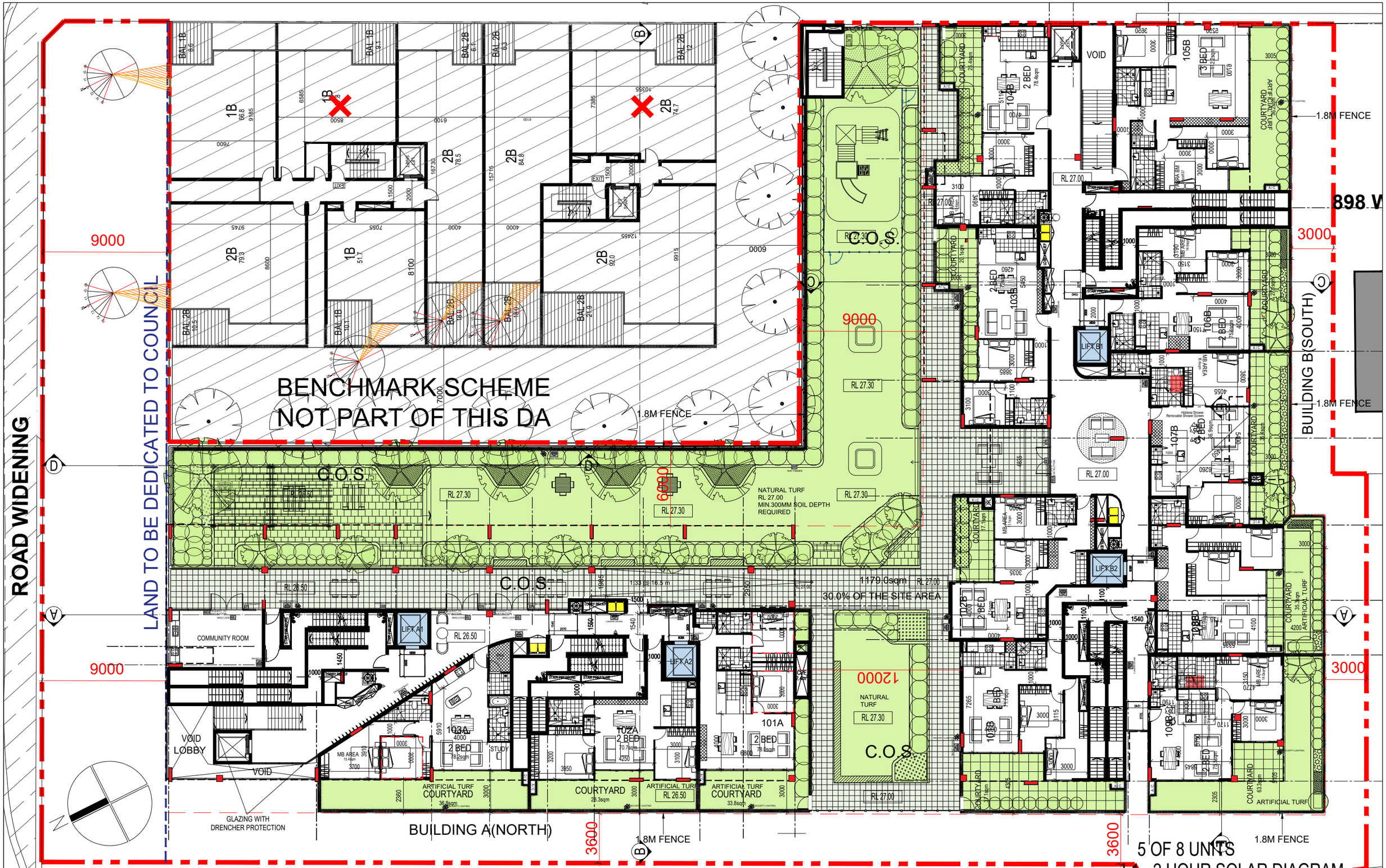
Drawing title
3D SOLAR DIAGRAM WITH
POTENTIAL FUTURE DEVELOPMENT

Project no. 1051

Drawing no. A663

Drawn ZS, CK

Drawing status
DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONKIN_M_BW.ctb @ CADS

Notes

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Legend

DRAWING LABEL

L1 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2, 15-19A Sorrs Street, Hurstville NSW 2220
T 9332 3566 2007
F 9332 3566 3515
info@tonyowen.com.au

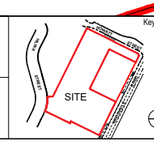
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

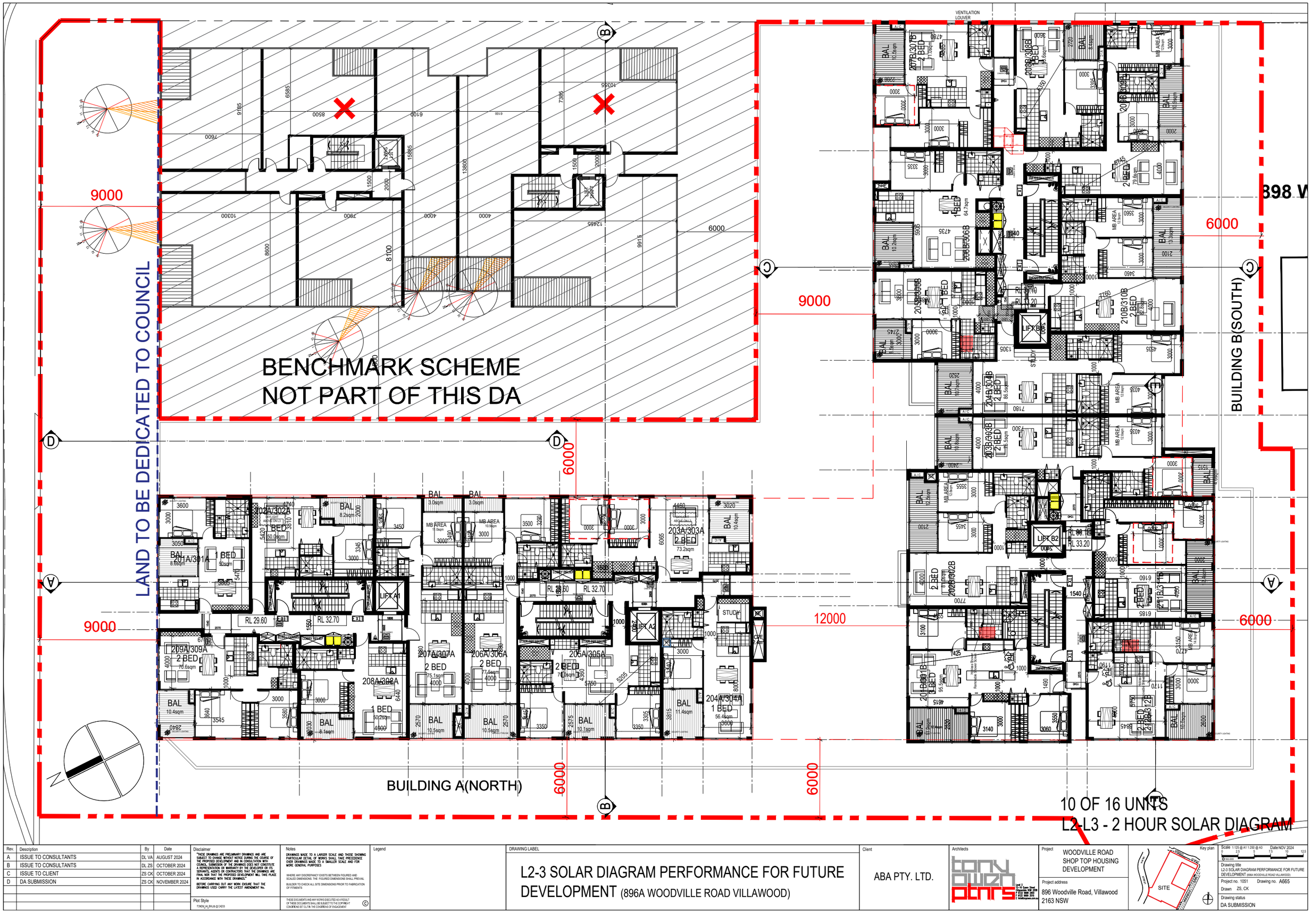
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Drawing title L1 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Project no. 1051 Drawing no. A664

Drawn ZS, CK

Drawing status DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style

TONKIN_M_BW.ctb @ CAD'S

Notes

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Legend

DRAWING LABEL

L2-3 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
75-79 Queen Street
Campbelltown NSW 2560
T 9722 1600
F 9722 1660
E info@tonyowen.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan

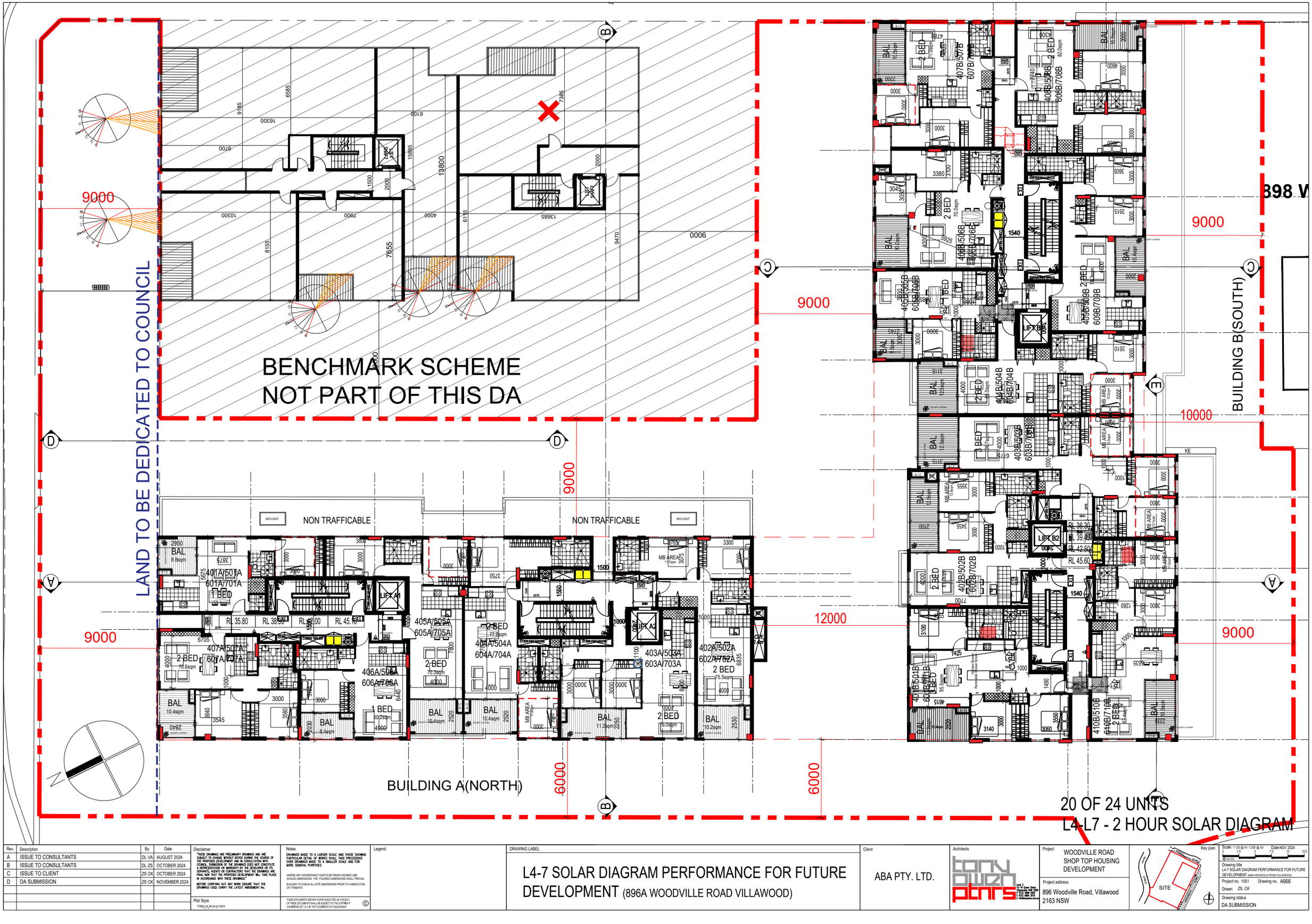
Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title
L2-3 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Project no. 1051 Drawing no. A665

Drawn ZS, CK

Drawing status
DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style: TONDA_M_BW.ctb @ CA2016

Notes

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Legend

DRAWING LABEL

L4-7 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client: ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19 Bank Place, Melbourne VIC 3000
T 9020 5666 F 9020 5555
E info@tonyowen.com.au

Project: WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address: 896 Woodville Road, Villawood 2163 NSW

Key plan

Scale 1:125 @ A1 1:250 @ A3 Date NOV 2024

Drawing title: L4-7 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Project no. 1051 Drawing no. A666

Drawn ZS, CK

Drawing status: DA SUBMISSION

BENCHMARK SCHEME
NOT PART OF THIS DA

LAND TO BE DEDICATED TO COUNCIL

BUILDING A(NORTH)

BUILDING B(SOUTH)

NON TRAFFICABLE

TERRACE
L8 ONLY

4 OF 6 UNITS
L8-L9 - 2 HOUR SOLAR DIAGRAM

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONDA_M_BW.ctb @ CADS

Notes

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Legend

DRAWING LABEL

L8-9 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
13-14 Dawes Street
Kingsgrove NSW 2208
P (02) 9666 2665
F (02) 9666 2667
E info@tonyowen.com.au

Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan

SITE

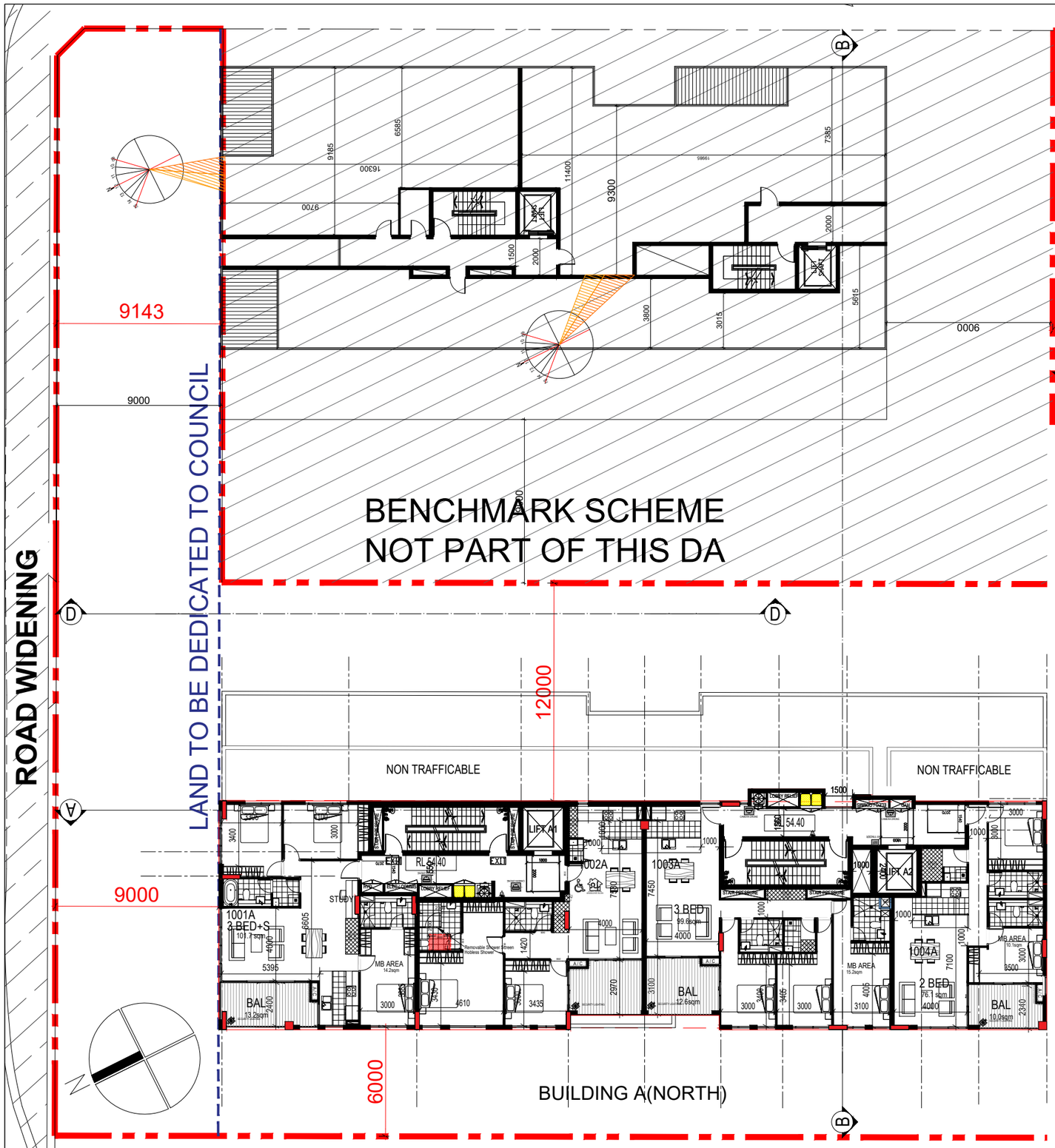
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Date NOV 2024

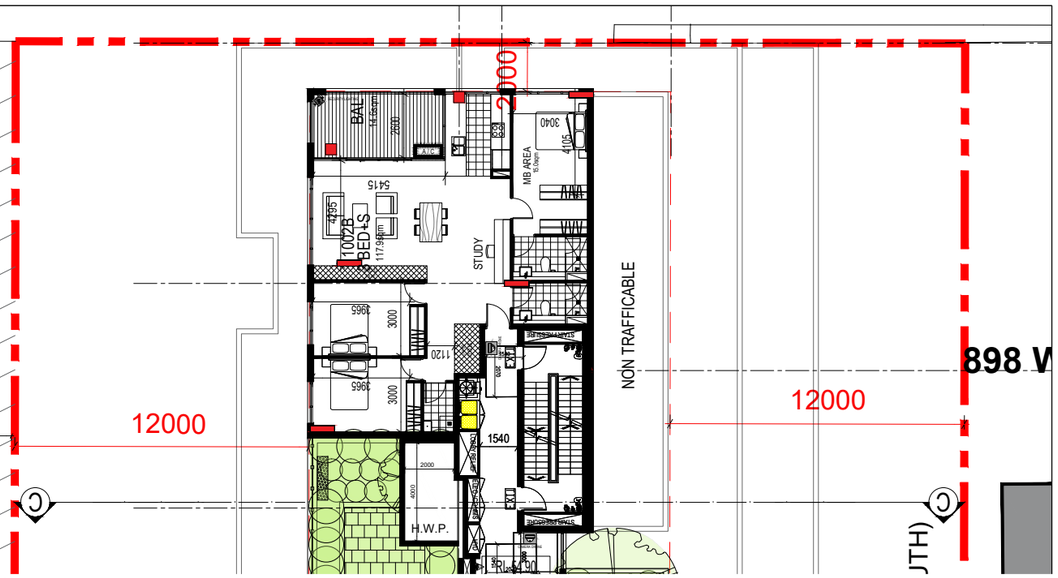
Drawing title
L8-9 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Project no. 1051
Drawing no. A667

Drawn ZS, CK

Drawing status
DA SUBMISSION





ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

LEVELS	TOTAL UNITS	2-hour SOLAR	NO DIRECT SUNLIGHT
LEVEL 1	8	5	2
LEVEL 2	8	5	2
LEVEL 3	8	5	2
LEVEL 4	6	5	1
LEVEL 5	6	5	1
LEVEL 6	6	5	1
LEVEL 7	6	5	1
LEVEL 8	3	2	0
LEVEL 9	3	2	0
LEVEL 10	3	2	0
TOTALLY	57	41	10

TOTAL COMPLIANCE CALCULATION

41 UNITS OUT OF 57 ACHIEVES 2-HOUR SOLAR ACCESS
PERCENTAGE: 71.9% (COMPLIANT)

10 UNITS OUT OF 57 HAS NO DIRECT SUNLIGHT
PERCENTAGE: 17.5%

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
TONDA_M_BW.stb @ CAD'S

Notes
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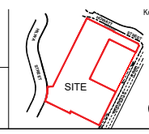
Legend

DRAWING LABEL
L10 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

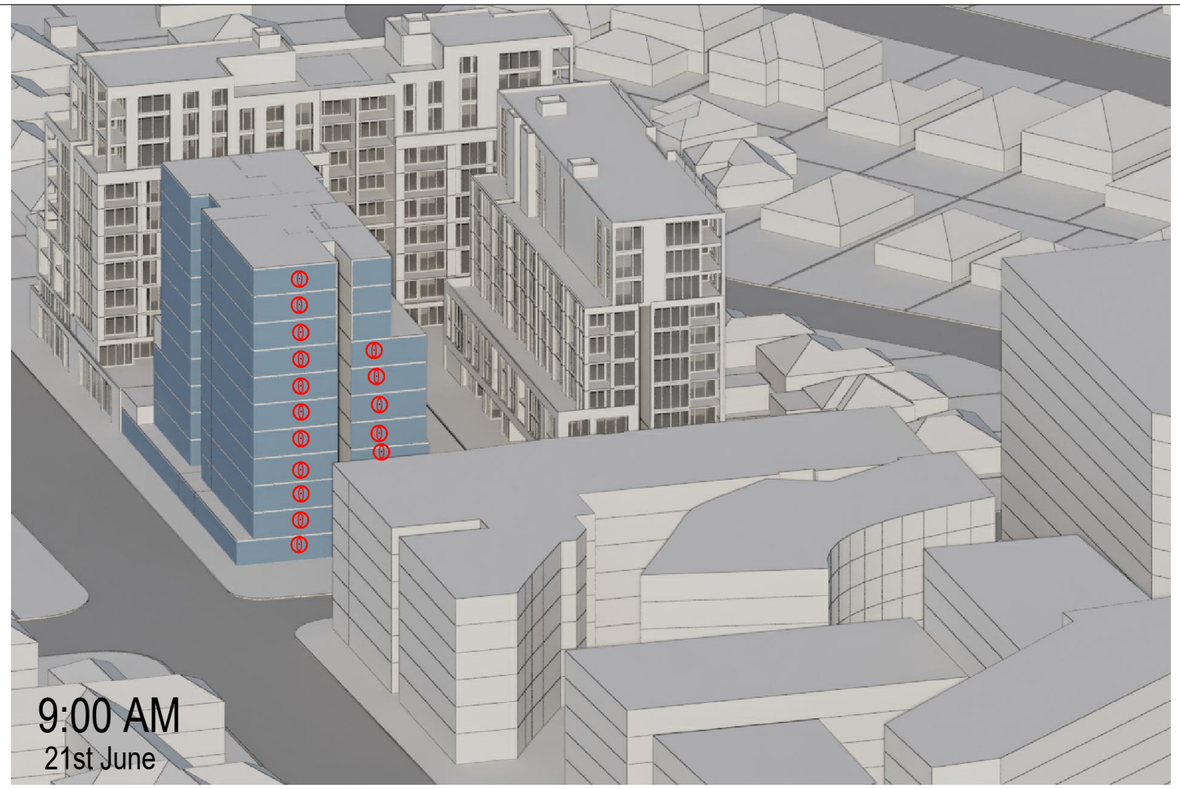
Client
ABA PTY. LTD.

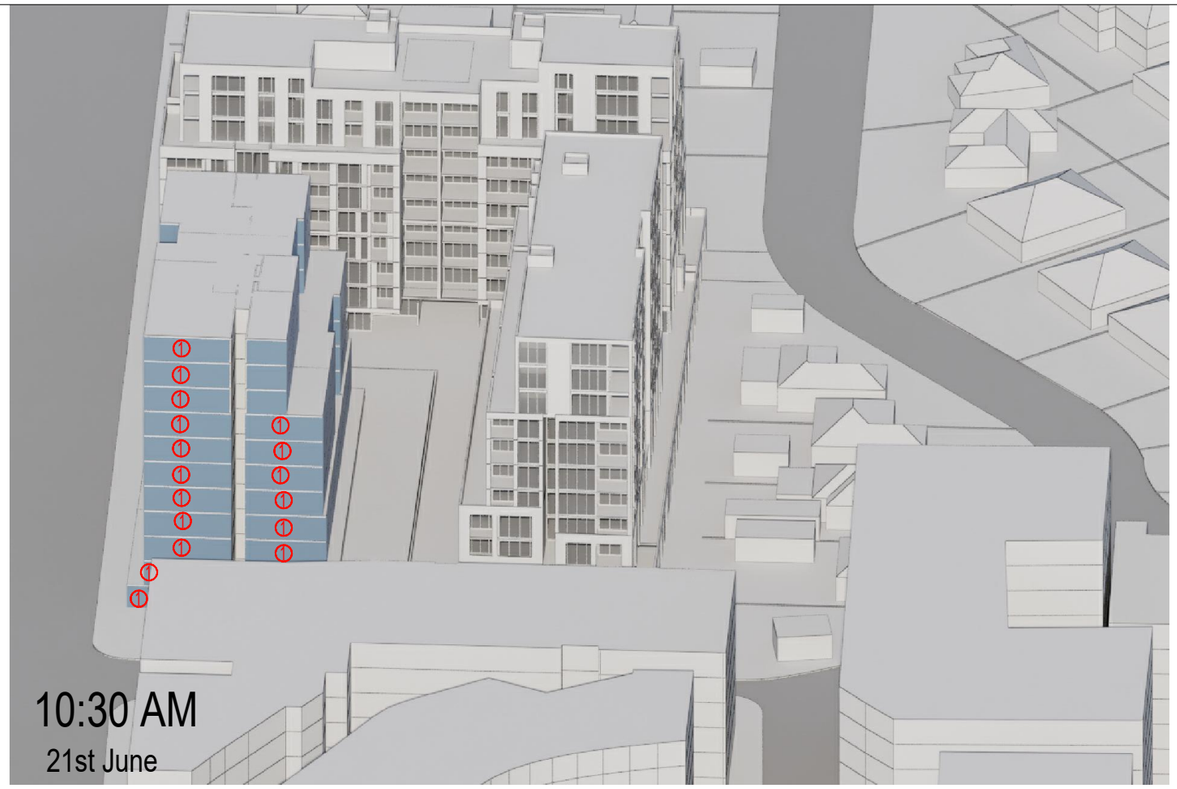
Architects
tony owen ptnrs
Level 2
13-14 Cann Street
Potts Point NSW 2011
T (02) 9326 2855
F (02) 9326 2866
E info@tonyowen.com.au

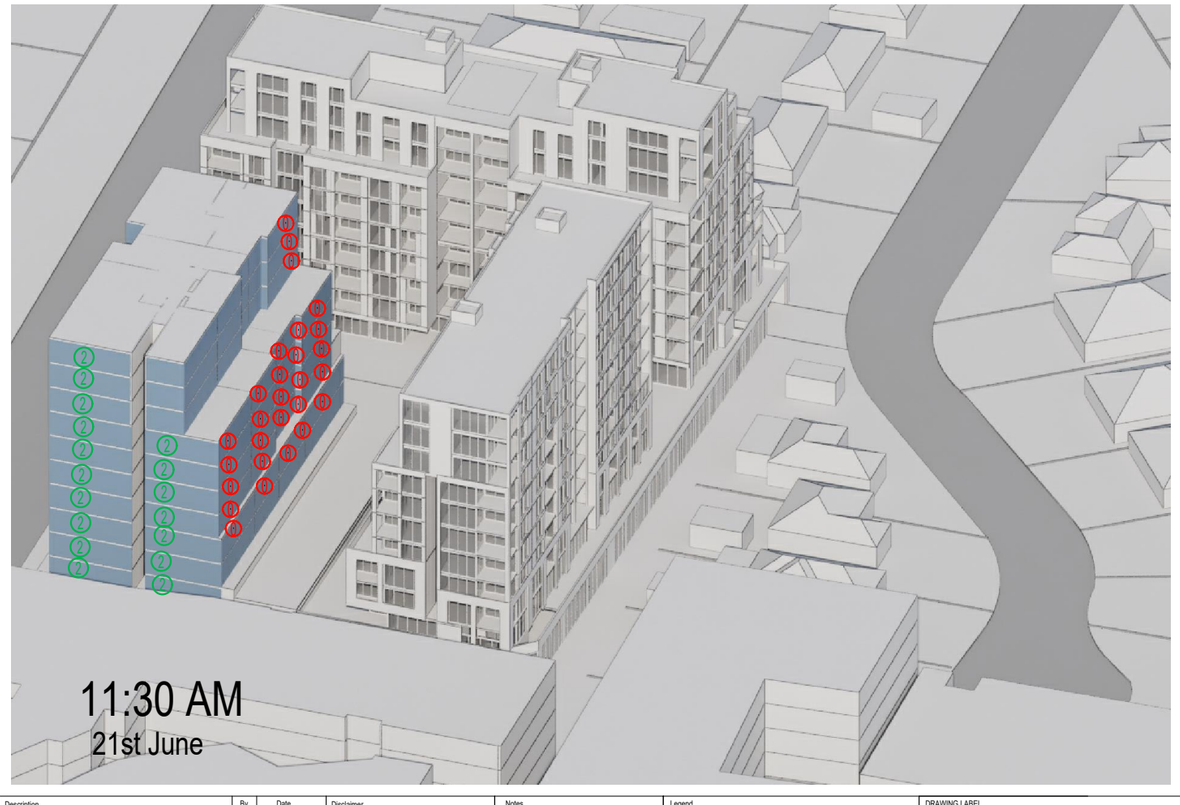
Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT
Project address
896 Woodville Road, Villawood
2163 NSW

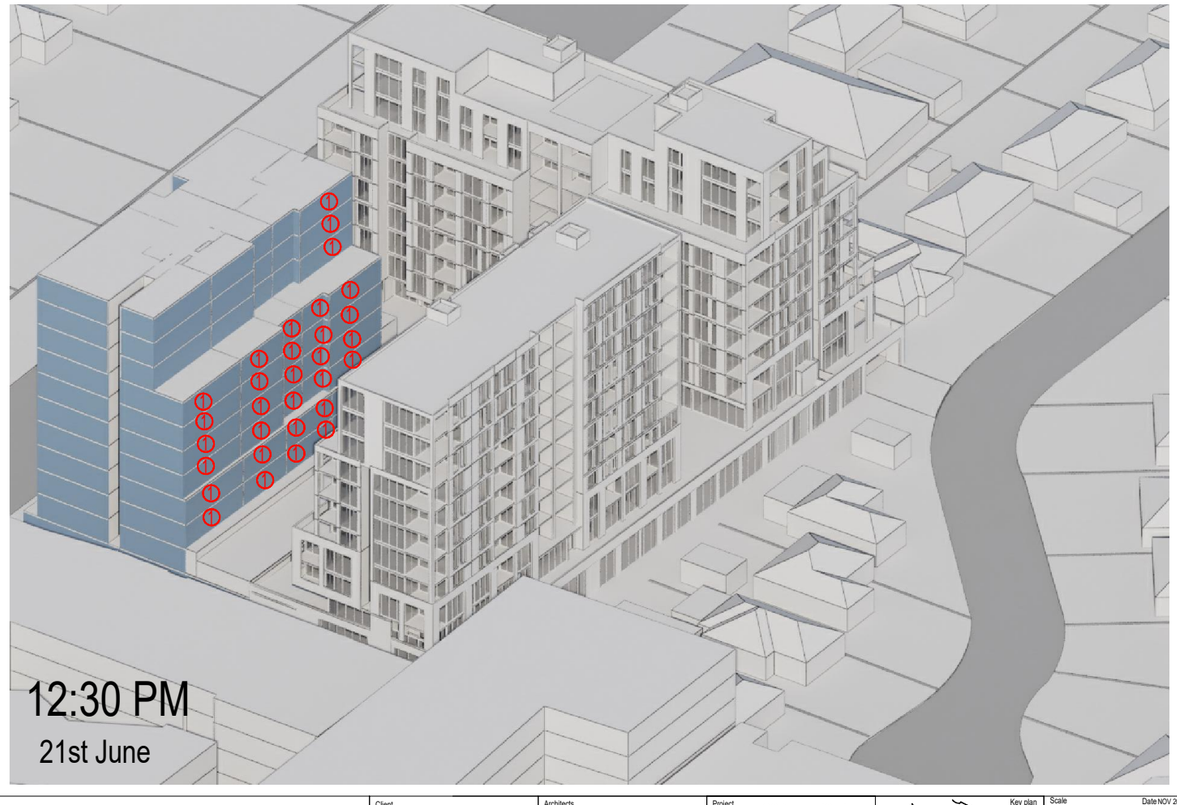
Key plan


DCB00 1:125 @ A1 1:250 @ A3 L1000 NOV 2024
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Drawing title
L10 SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)
Project no. 1051 Drawing no. A668
Drawn ZS, CK
Drawing status
DA SUBMISSION









Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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Plot Style

TONDM_A_BRUSH.@.CAD9

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3844
E info@tonyowen.com.au

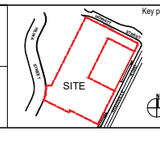
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

Drawing title

FUTURE DEVELOPMENT 3D SOLAR DIAGRAM

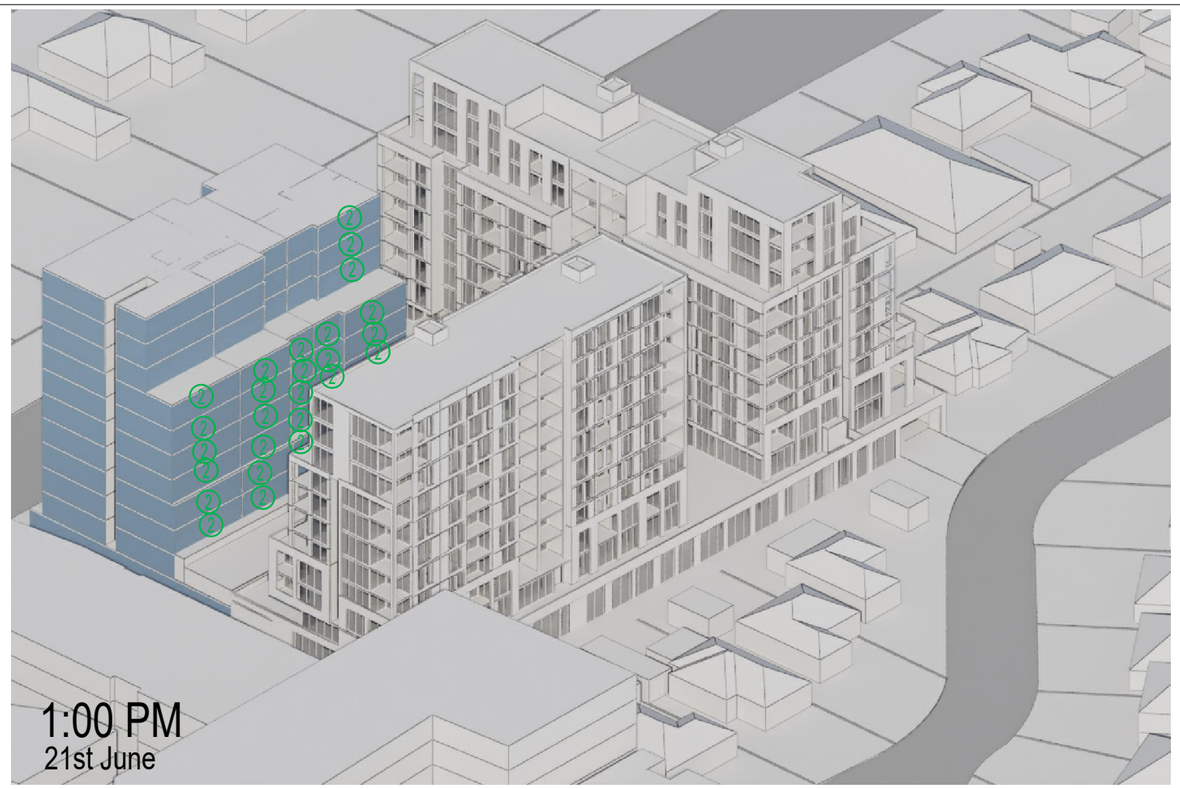
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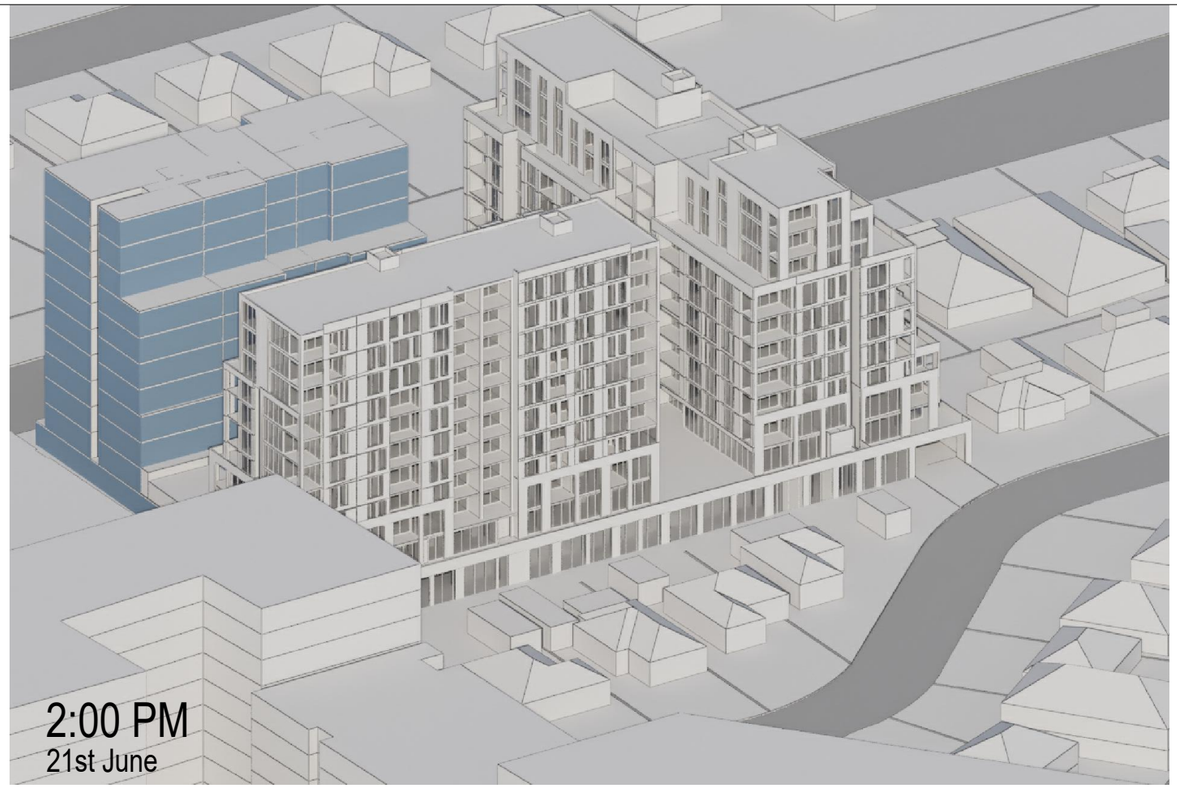
Drawing no. A669

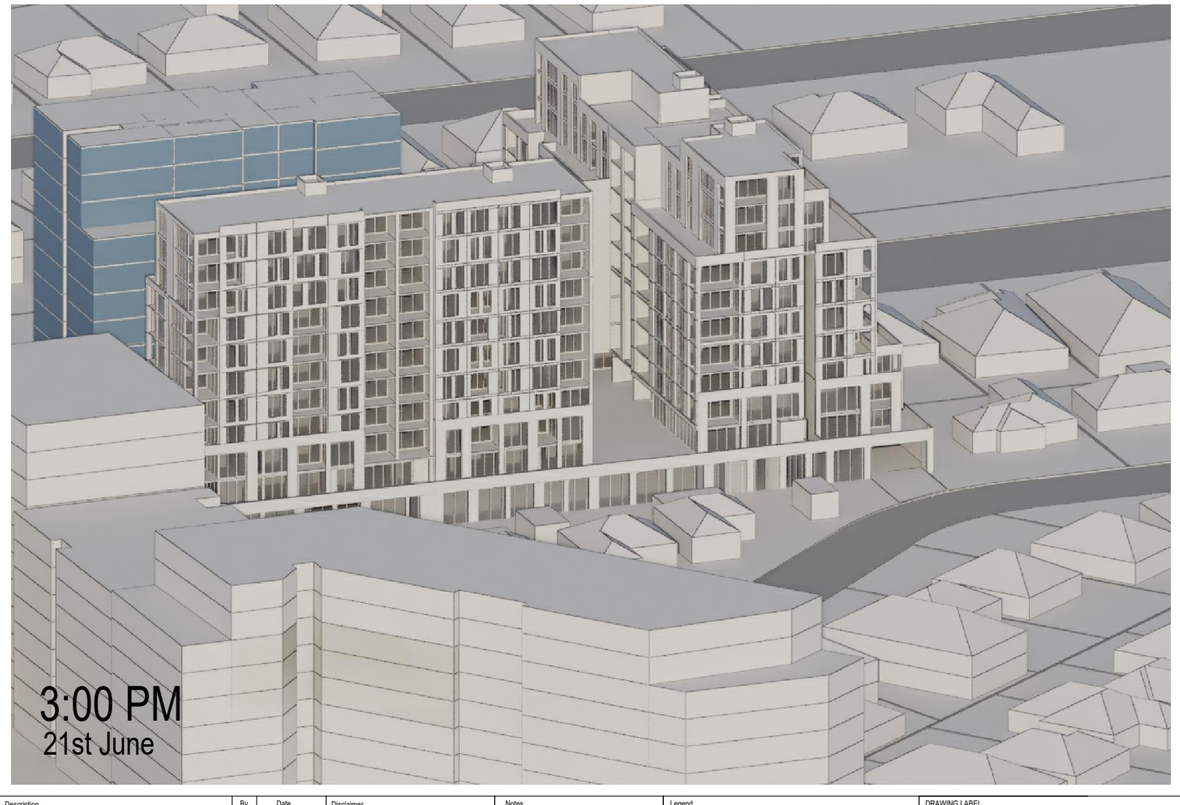
Drawn ZS, CK

Drawing status

DA SUBMISSION







ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

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Plot Style

TONDM_A1_BRUSH.CQ.CTB

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM PERFORMANCE FOR FUTURE DEVELOPMENT (896A WOODVILLE ROAD VILLAWOOD)

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3810
E info@tonyowen.com.au

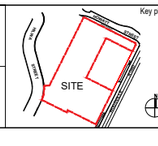
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

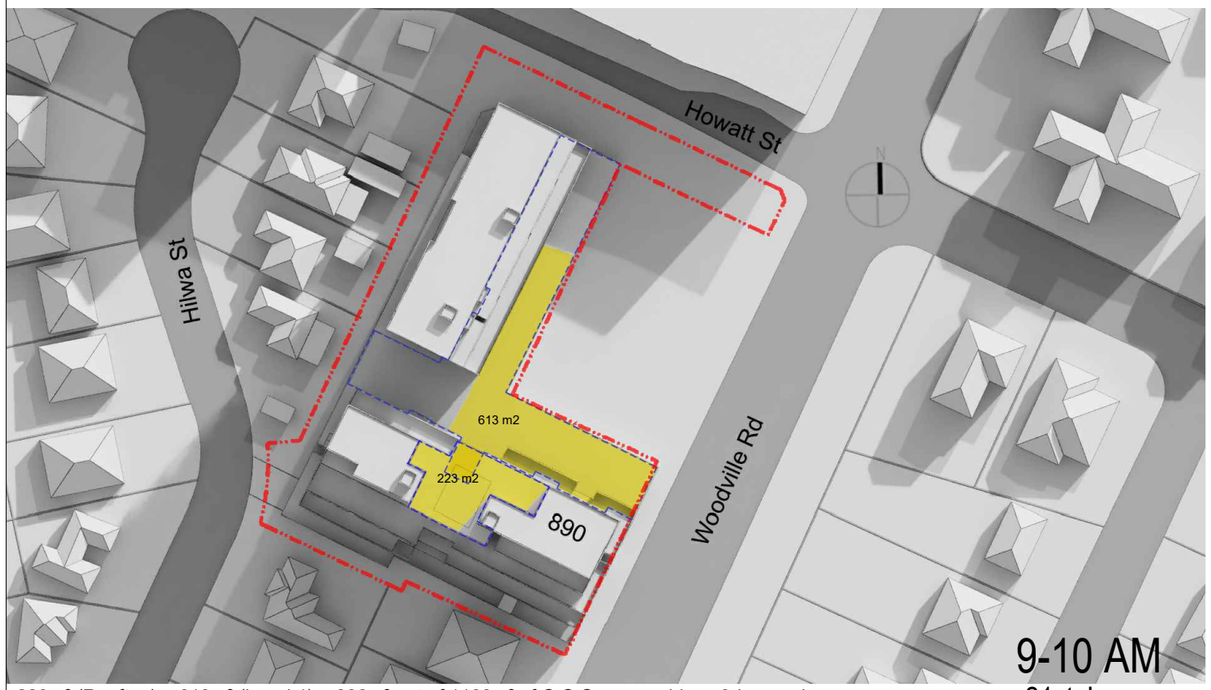
Drawing title
FUTURE DEVELOPMENT 3D SOLAR DIAGRAM

Project no. 1051

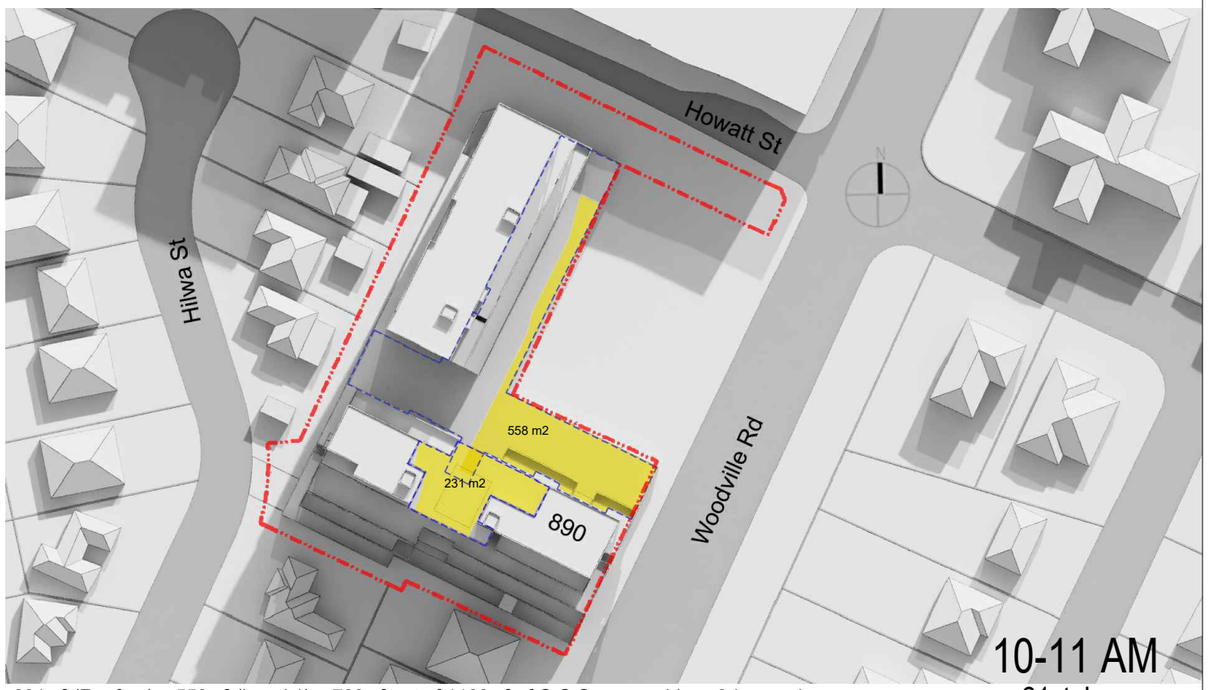
Drawing no. A670

Drawn ZS, CK

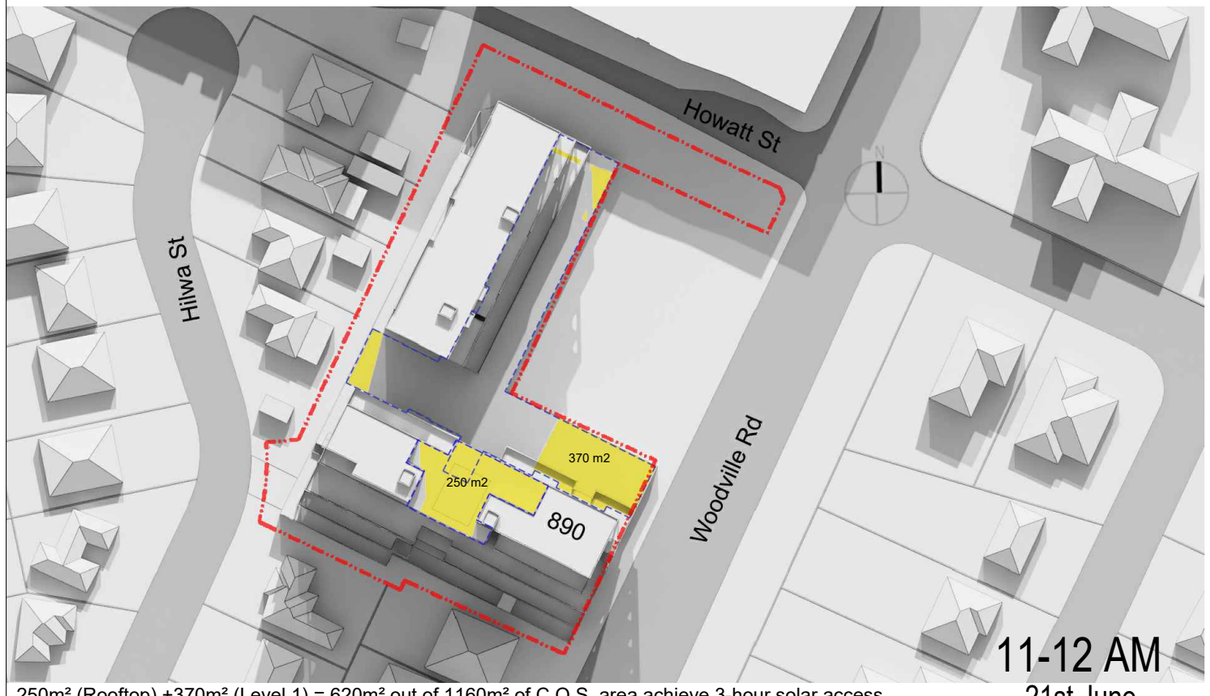
Drawing status
DA SUBMISSION



223m² (Rooftop) + 613m² (Level 1) = 836m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 72.0% of C.O.S



231m² (Rooftop) + 558m² (Level 1) = 789m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 68.0% of C.O.S



250m² (Rooftop) +370m² (Level 1) = 620m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 53.4% of C.O.S

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
TONDM_A1_BW.ctb @ CAD50

Notes

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Legend

DRAWING LABEL

COS SOLAR DIAGRAM 1

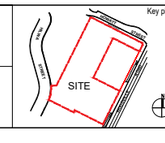
Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 4
19-15 Dawn Street
Crows Nest NSW 2065
T (02) 9906 3855
F (02) 9906 3579
E mail@tonyowen.com.au

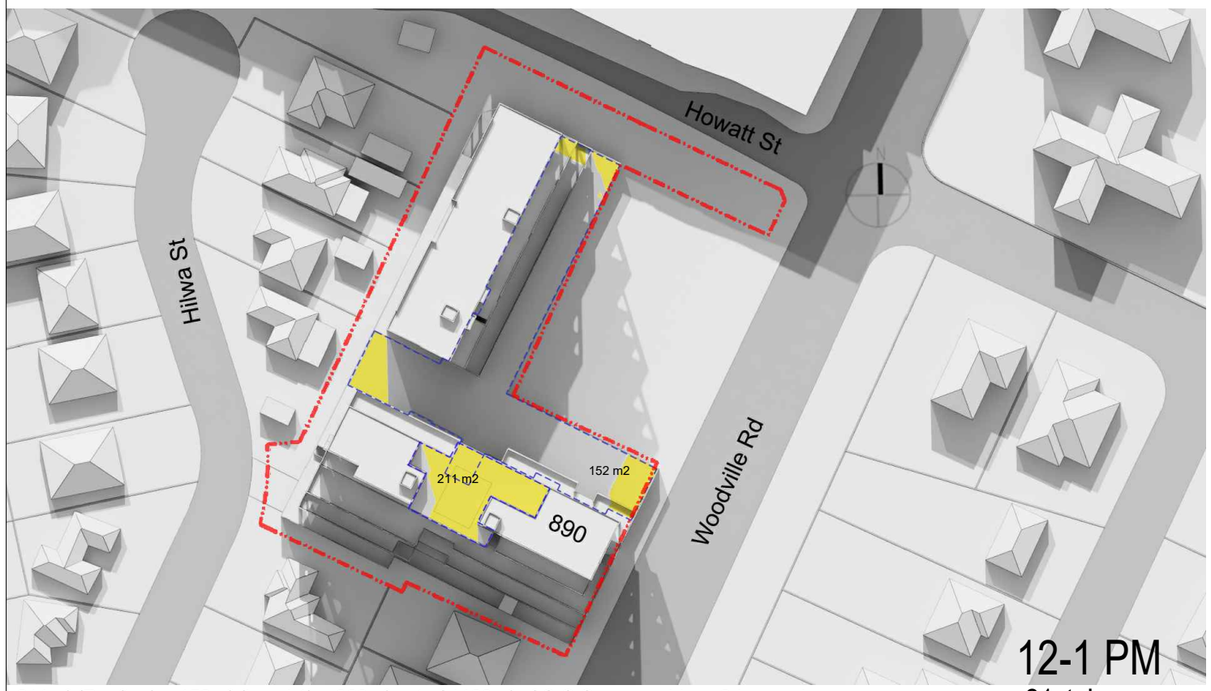
Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

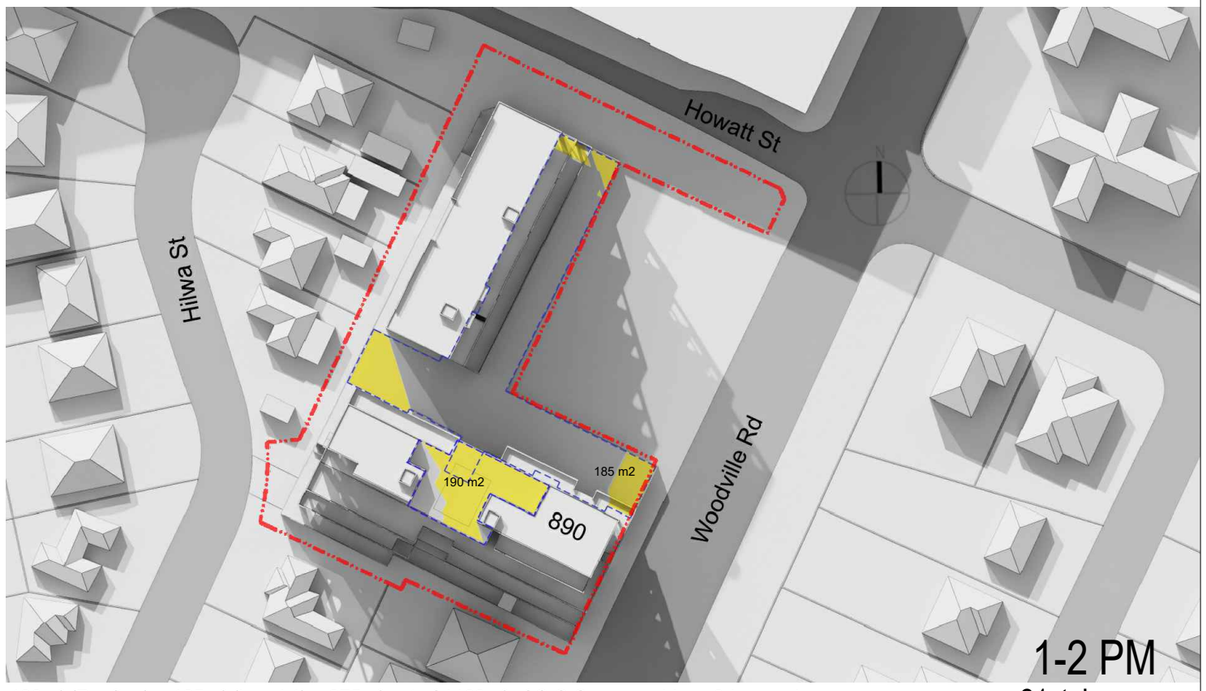
Key plan



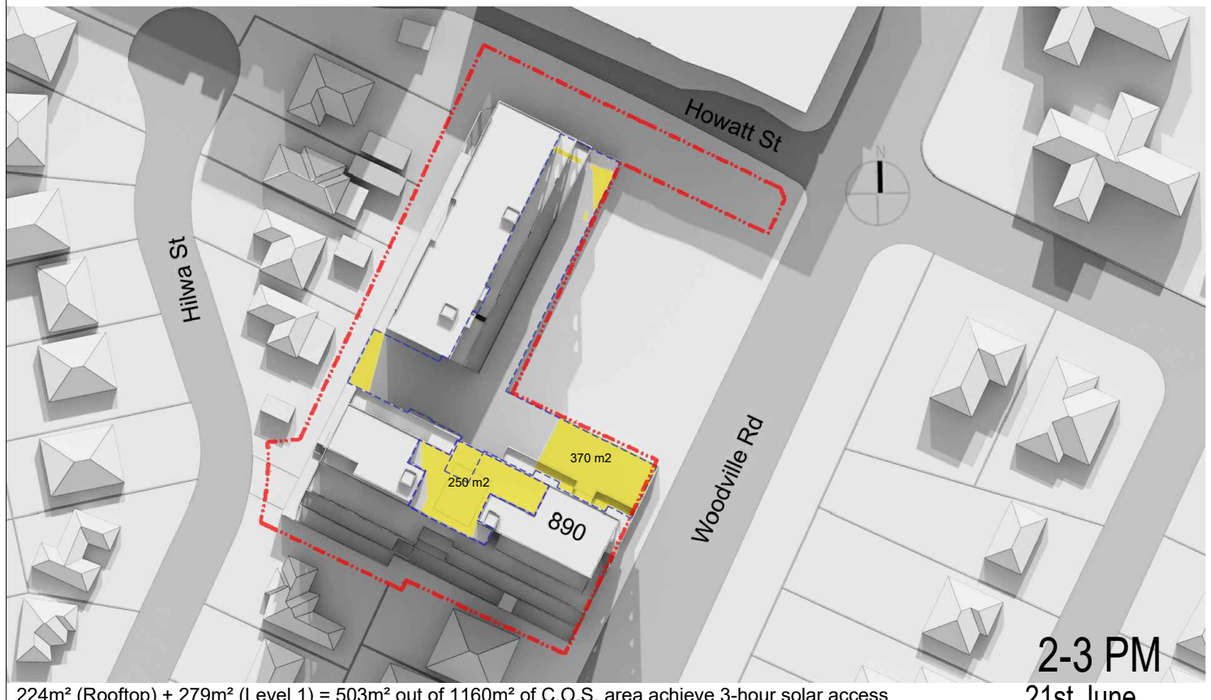
Scale N/A
Date NOV 2024
Drawing title COS SOLAR DIAGRAM 1
Project no. 1051
Drawing no. A671
Drawn ZS, CK
Drawing status DA SUBMISSION



211m² (Rooftop) + 152m² (Level 1) = 363m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 31.3% of C.O.S



190m² (Rooftop) + 185m² (Level 1) = 375m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 32.3% of C.O.S



224m² (Rooftop) + 279m² (Level 1) = 503m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 43.4% of C.O.S

SITE AREA FOR C.O.S.	**3862.7 sqm**
PROPOSED C.O.S. Level 1	**1188.6 sqm**
PROPOSED C.O.S. Above GF	**248.3 sqm**
Total COS Area	**1436.8 sqm**
	(37.2% of Site Area)

Required COS Area = 1160 sqm (30% of Site Area)

250m² (Rooftop) + 370m² (Level 1)
= 620m² out of 1160m² of C.O.S. area achieve 3-hour solar access
= 53.4% of C.O.S

2 hours Solar Acces to C.O.S Area

SURROUNDING BUILDING SHADOW

PROPOSED C.O.S. AREA: 1436.8 sqm

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

TONDM_M_BW.ctb @ DA200

Notes

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Legend

DRAWING LABEL

COS SOLAR DIAGRAM 2

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Unit 1, 19-21 Dawn Street, Drummoyne NSW 2046
T (02) 9181 3313
F (02) 9181 3315
E tony@owenptnrs.com.au

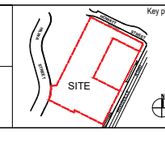
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale N/A

Date NOV 2024

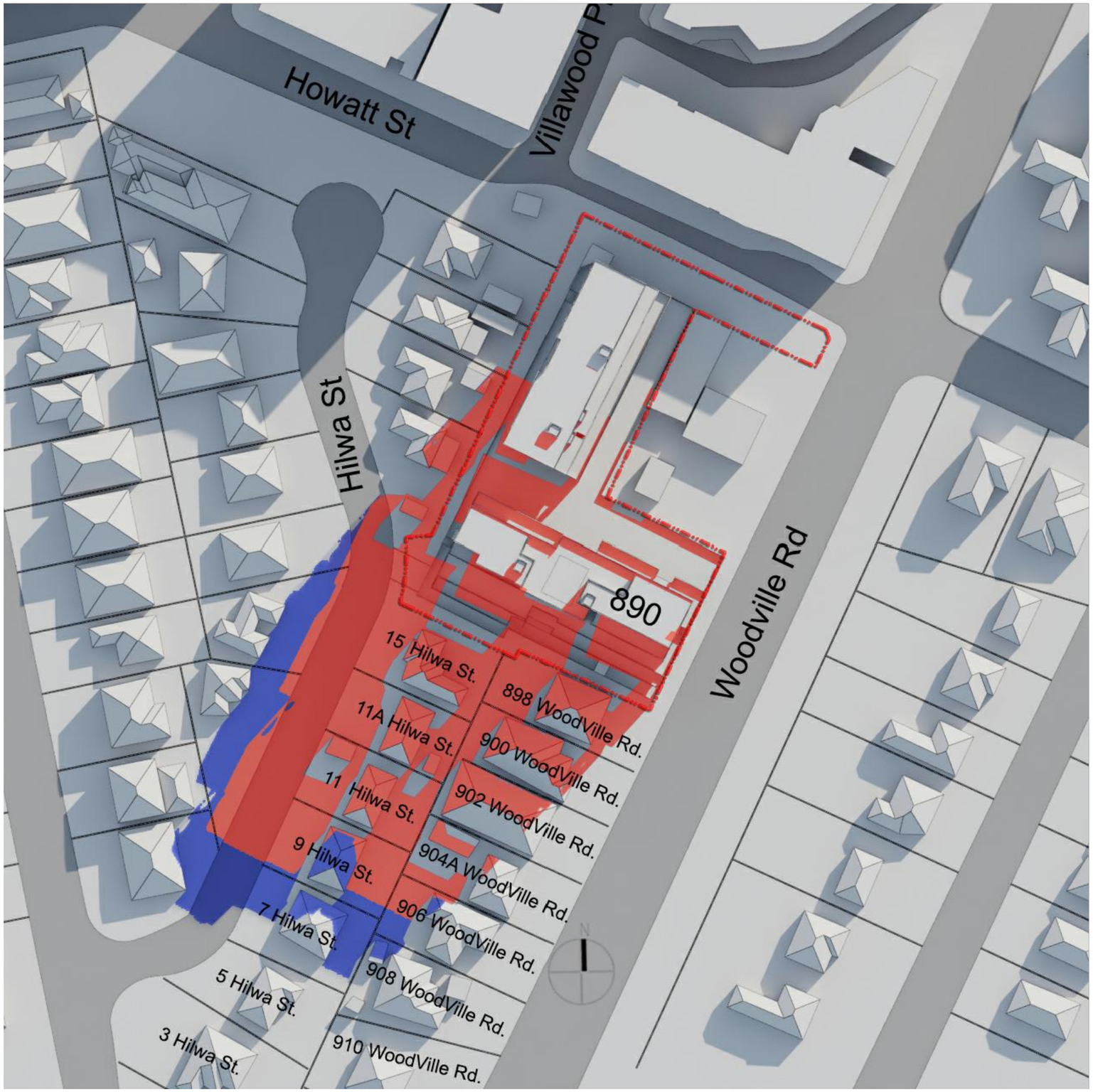
Drawing title COS SOLAR DIAGRAM 2

Project no. 1051

Drawing no. A672

Drawn ZS, CK

Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

9:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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
TONDM_A4_MN.ctb @ CAD5

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM EXISTING CONDITIONS

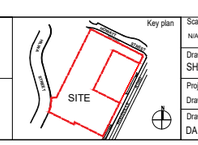
Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
15-19 Lower Dee St
Rosebery NSW 2018
T (02) 9662 2000
F (02) 9662 2010
E info@tonyowen.com.au

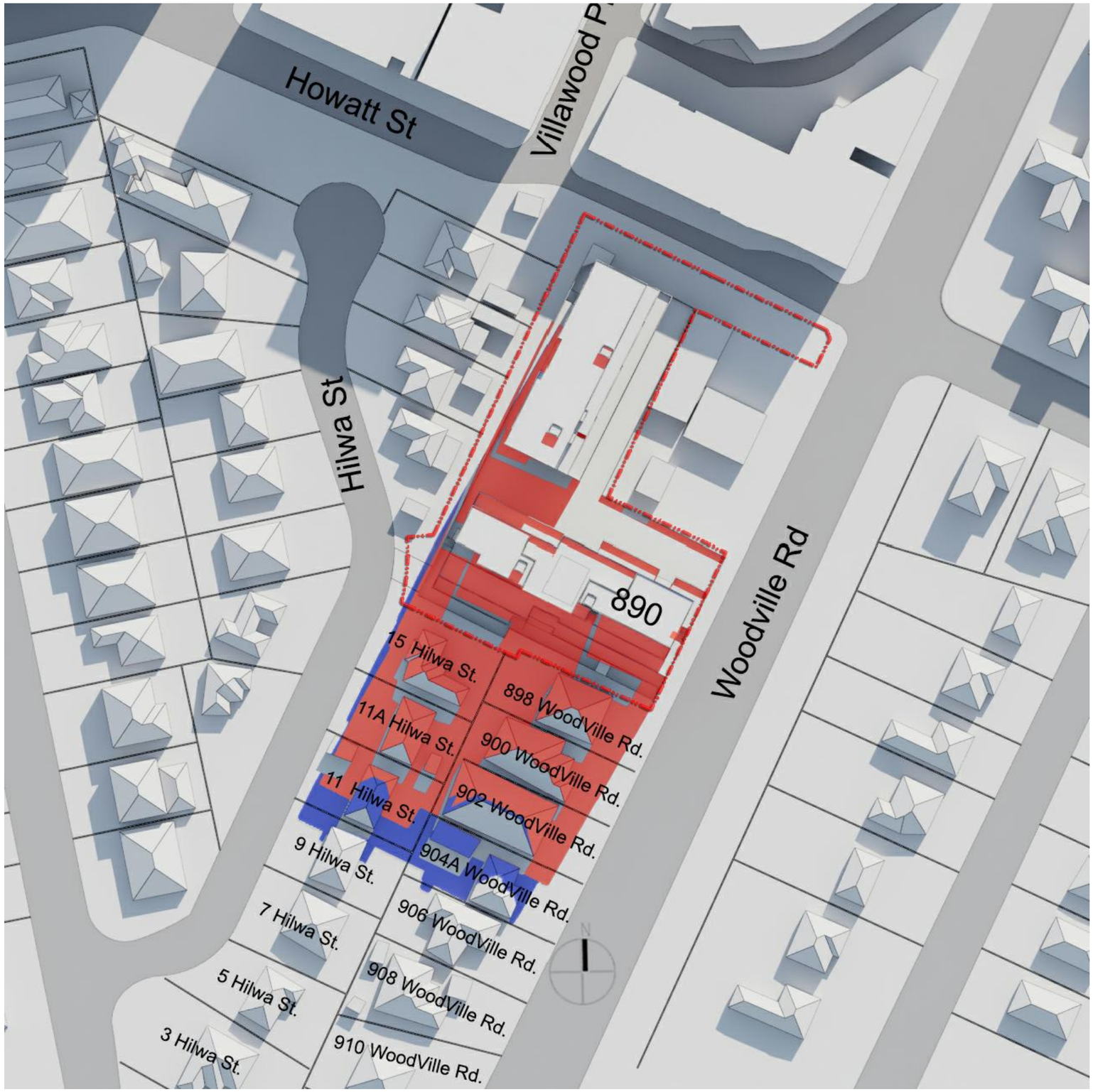
Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A600
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

10:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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

TONDM_A1_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM EXISTING CONDITIONS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 79-86 Queen Street, Melbourne VIC 3000
T (03) 9600 1900 F (03) 9600 1970
E melbourne@tonyowen.com.au

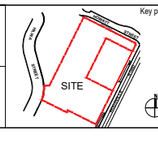
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale N/A

Date NOV 2024

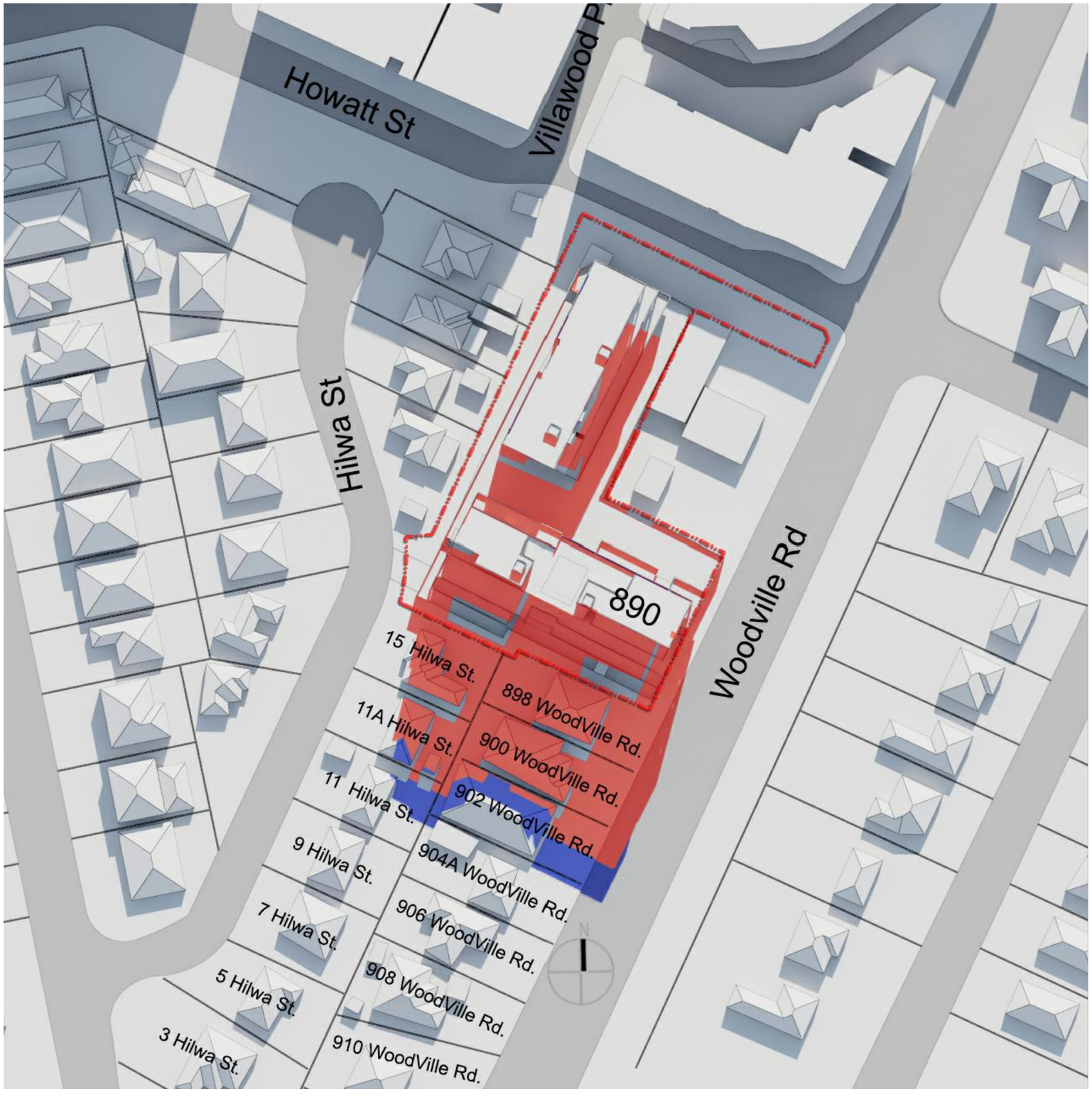
Drawing title SHADOW DIAGRAM

Project no. 1051

Drawing no. A601

Drawn ZS. CK

Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

11:00 AM
21st June

PROPOSED BUILDING 11 FLOORS
PROPOSED BUILDING 8 FLOORS
SURROUNDING BUILDING SHADOW

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

TONDW_M_MNU8.ctb CAD35

Notes

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DRAWING LABEL

SHADOW DIAGRAM EXISTING CONDITIONS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
PO Box 1867
Woollahra NSW 1025
T (02) 9362 3310
E info@tonyowen.com.au

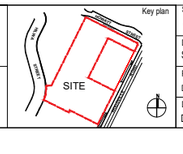
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



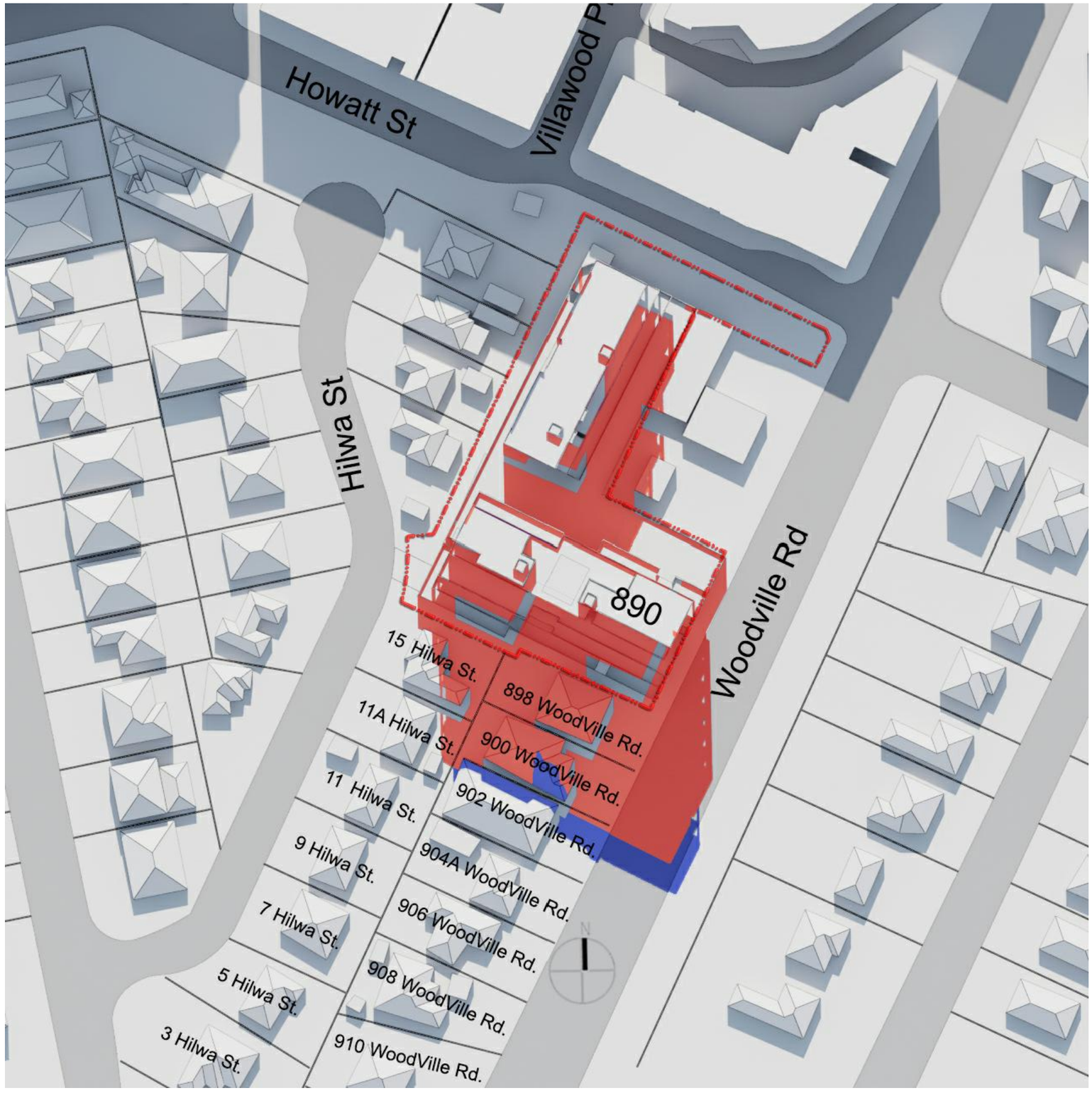
Scale N/A
Date NOV 2024

Drawing title
SHADOW DIAGRAM

Project no. 1051
Drawing no. A602

Drawn ZS, CK

Drawing status
DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

12:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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

TONDN_M_BW.ctb @ CA0.55

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM EXISTING CONDITIONS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
10-14 Dorin Street
PARRAMATTA NSW 2150
P (02) 9689 3333
F (02) 9689 3370
info@tonyowen.com.au

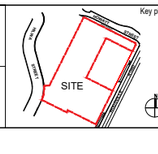
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

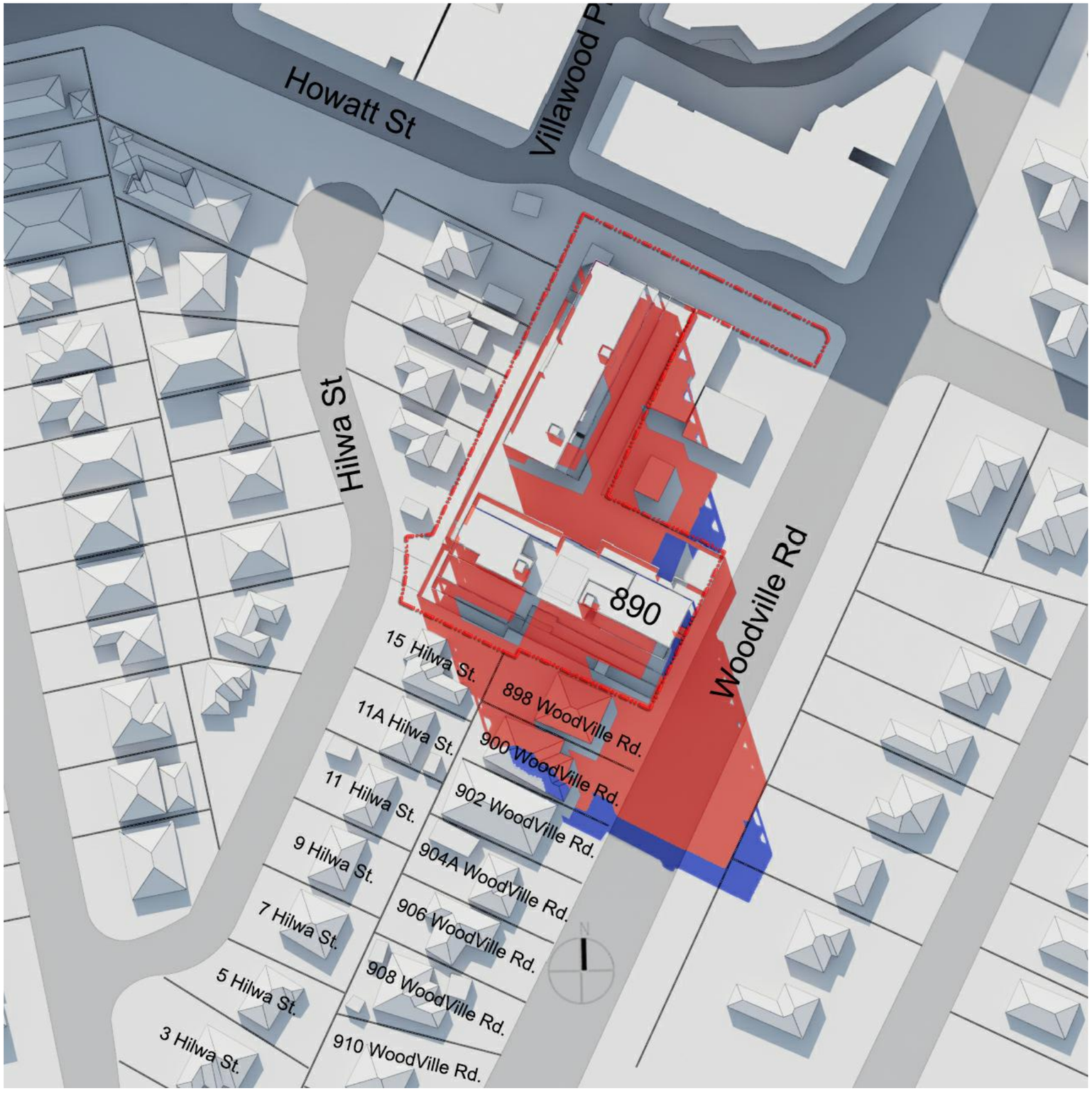
Drawing title
SHADOW DIAGRAM

Project no. 1051

Drawing no. A603

Drawn ZS, CK

Drawing status
DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

1:00 PM
21st June

PROPOSED BUILDING 11 FLOORS
PROPOSED BUILDING 8 FLOORS
SURROUNDING BUILDING SHADOW

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

TONDM_M_BW.ctb QCAD3

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM EXISTING CONDITIONS

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woolloomooloo NSW 2011
PHONE (02) 9358 2200
FAX (02) 9358 2210
info@tonyowen.com.au

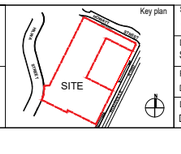
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

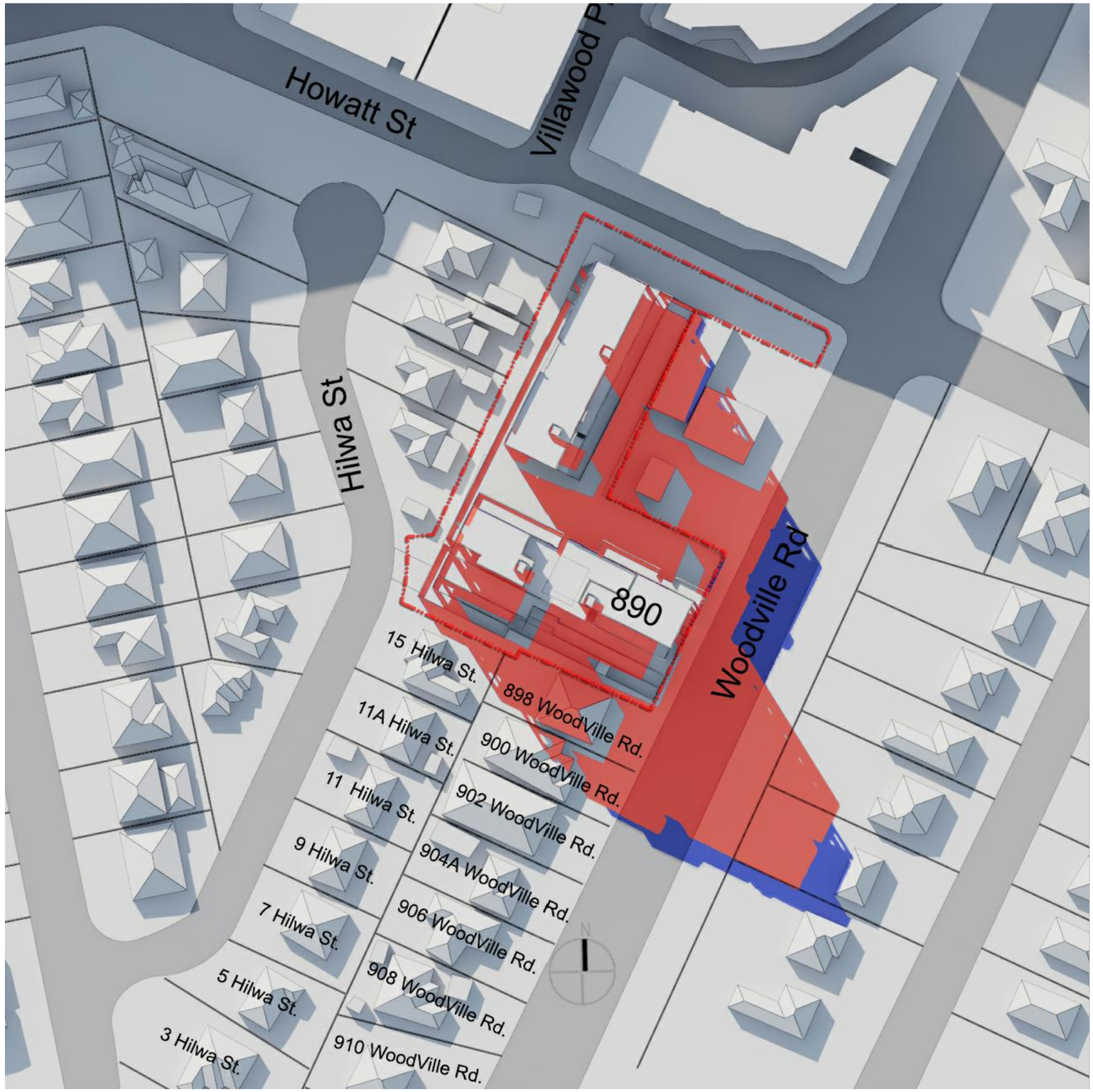
Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A604
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

2:00 PM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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
TONY_M_MUB.ctb

Notes
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Legend

DRAWING LABEL

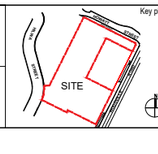
SHADOW DIAGRAM EXISTING CONDITIONS

Client
ABA PTY. LTD.

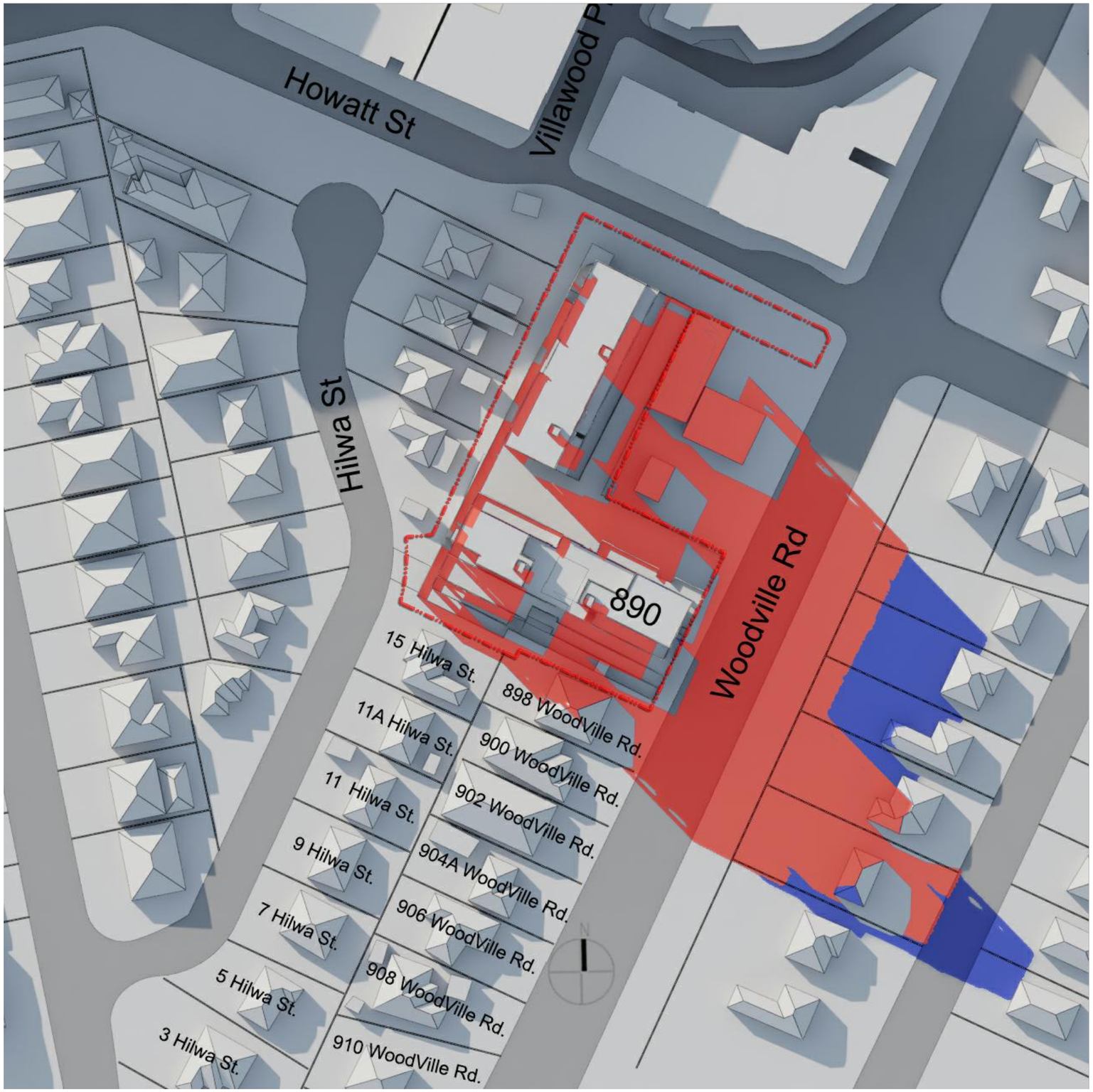
Architects
tony owen ptnrs
Level 2, 15-19 Queen Street, Chippendale NSW 2008
T (02) 9698 3415
E info@tonyowenptnrs.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A605
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

3:00 PM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style
TONKIN_A1_BW.ctb @ CAD35

Notes
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Legend

DRAWING LABEL

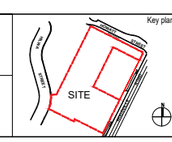
SHADOW DIAGRAM EXISTING CONDITIONS

Client
ABA PTY. LTD.

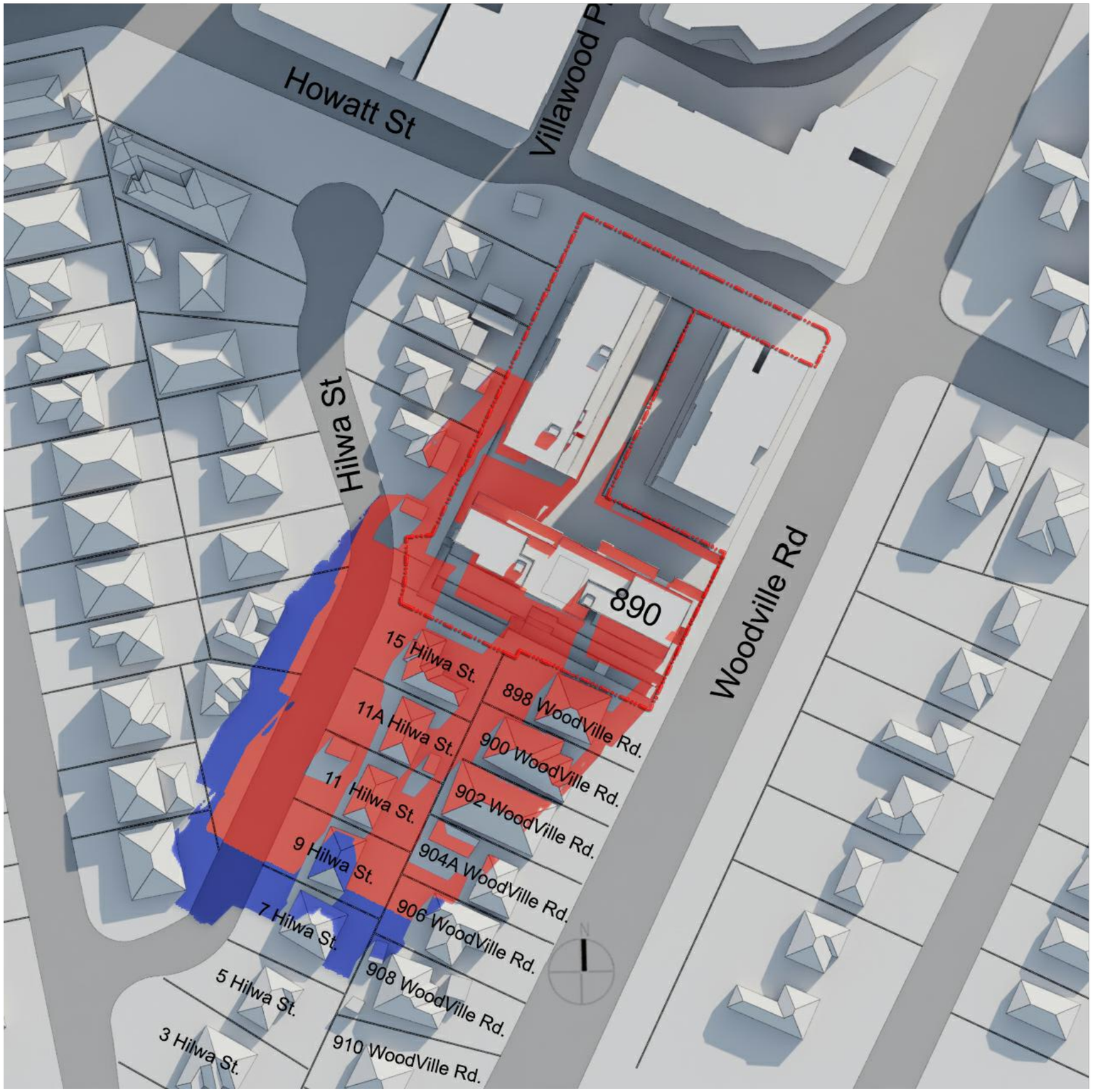
Architects
tony owen ptnrs
Level 2
10-16 Dunn Street
Palmerston NSW 2606
T (02) 6262 3555
F (02) 6262 3010
E studio@tonkin.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A606
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

9:00 AM
21st June

PROPOSED BUILDING 11 FLOORS
PROPOSED BUILDING 8 FLOORS
SURROUNDING BUILDING SHADOW

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
TONBN_A4_MN.ctb @ CAD5

Notes
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Legend

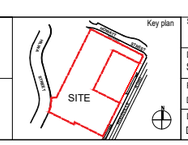
DRAWING LABEL
SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client
ABA PTY. LTD.

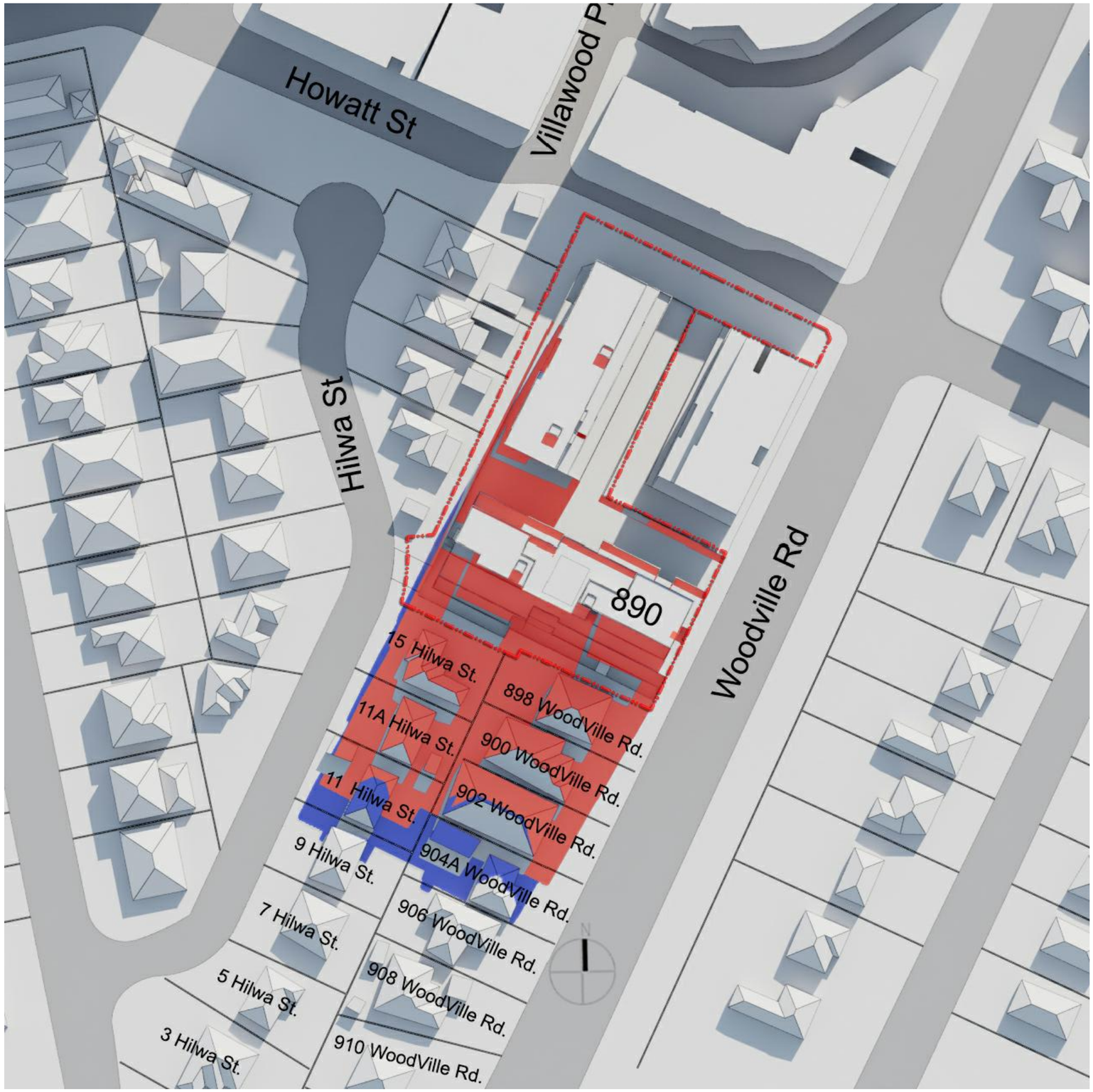
Architects
tony owen ptnrs
Level 2
15-16 Queen Street
Chippendale, NSW 2008
T (02) 9698 2290
F (02) 9699 3910
E mail@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A607
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

10:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TONDM_A1_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2, 79-81 Crown Street
Woolloomooloo NSW 2011
T (02) 9380 5855
F (02) 9380 5915
E info@tonyowen.com.au

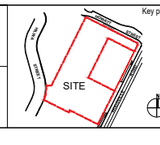
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale: N/A

Date: NOV 2024

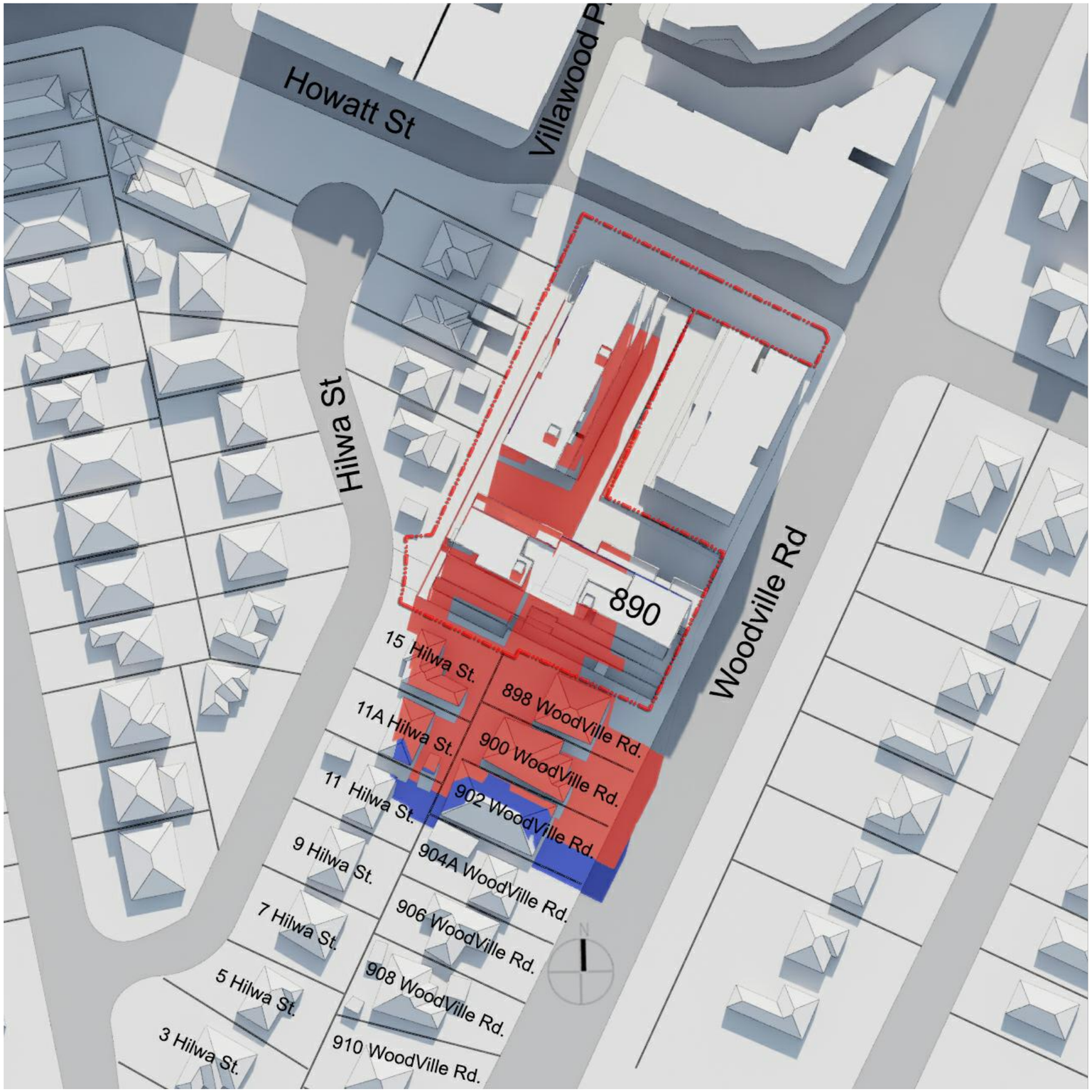
Drawing title: SHADOW DIAGRAM

Project no. 1051

Drawing no.: A608

Drawn: ZS. CK

Drawing status: DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

11:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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
TONDM_A4_BW.ctb @ CA3S

Notes

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Legend

DRAWING LABEL

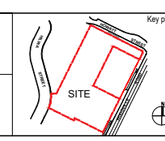
SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client
ABA PTY. LTD.

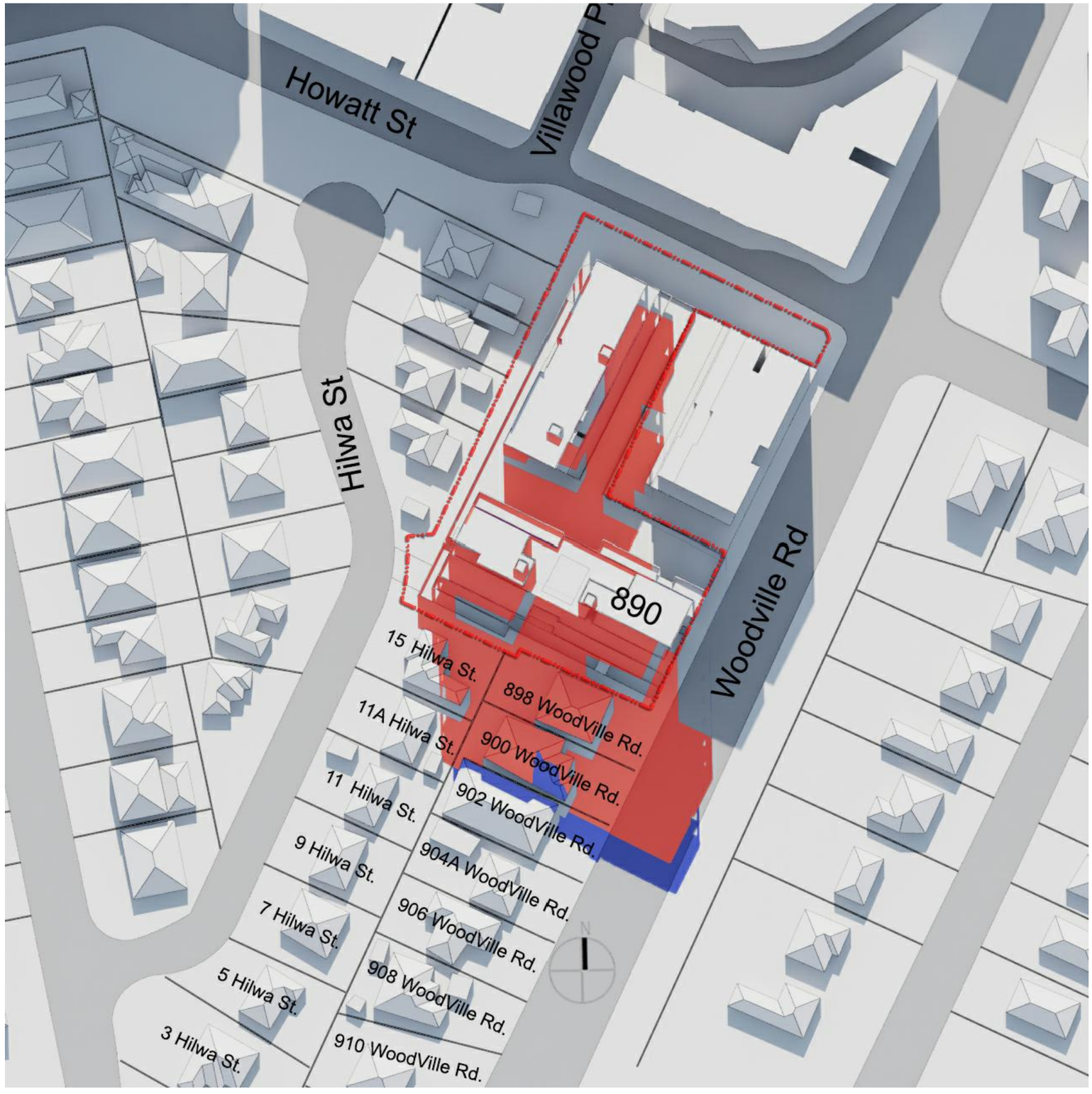
Architects
tony owen ptnrs
Level 2
15-17 Young Street
Parramatta NSW 2150
T (02) 9689 3500
F (02) 9689 3510
E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

Key plan


Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A609
Drawn ZS, CK
Drawing status DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

12:00 AM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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

TONKIN_M_BW.ctb @ CAD55

Notes

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DRAWING LABEL

SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woolloomooloo NSW 2011
T (02) 9368 0700
E info@tonyowen.com.au

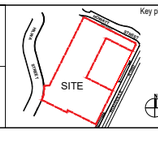
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



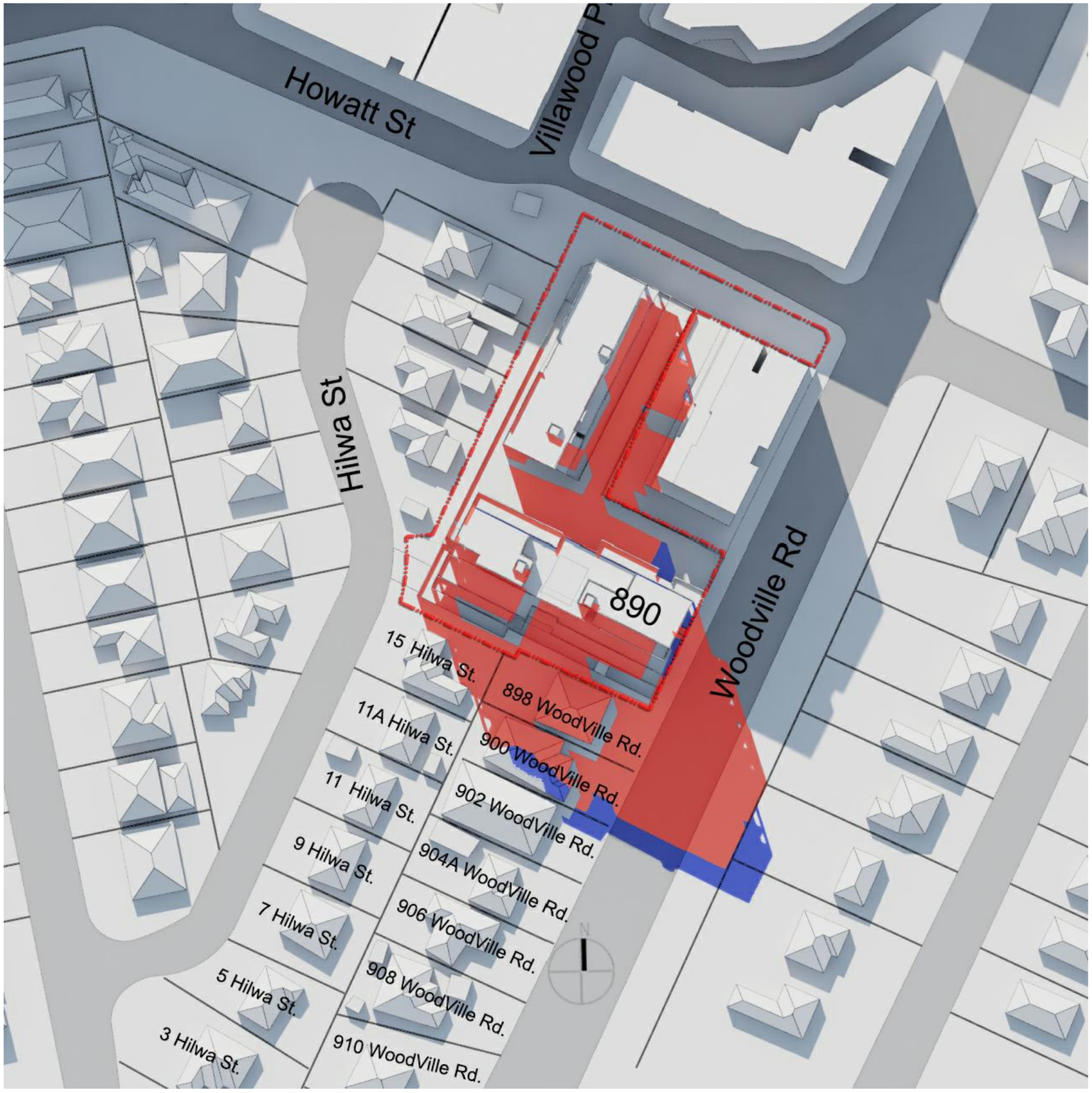
Scale N/A
Date NOV 2024

Drawing title
SHADOW DIAGRAM

Project no. 1051
Drawing no. A610

Drawn ZS, CK

Drawing status
DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

1:00 PM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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

TONDM_A_BRUSH.@.CAD33

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3844
E info@tonyowen.com.au

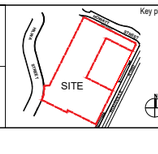
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



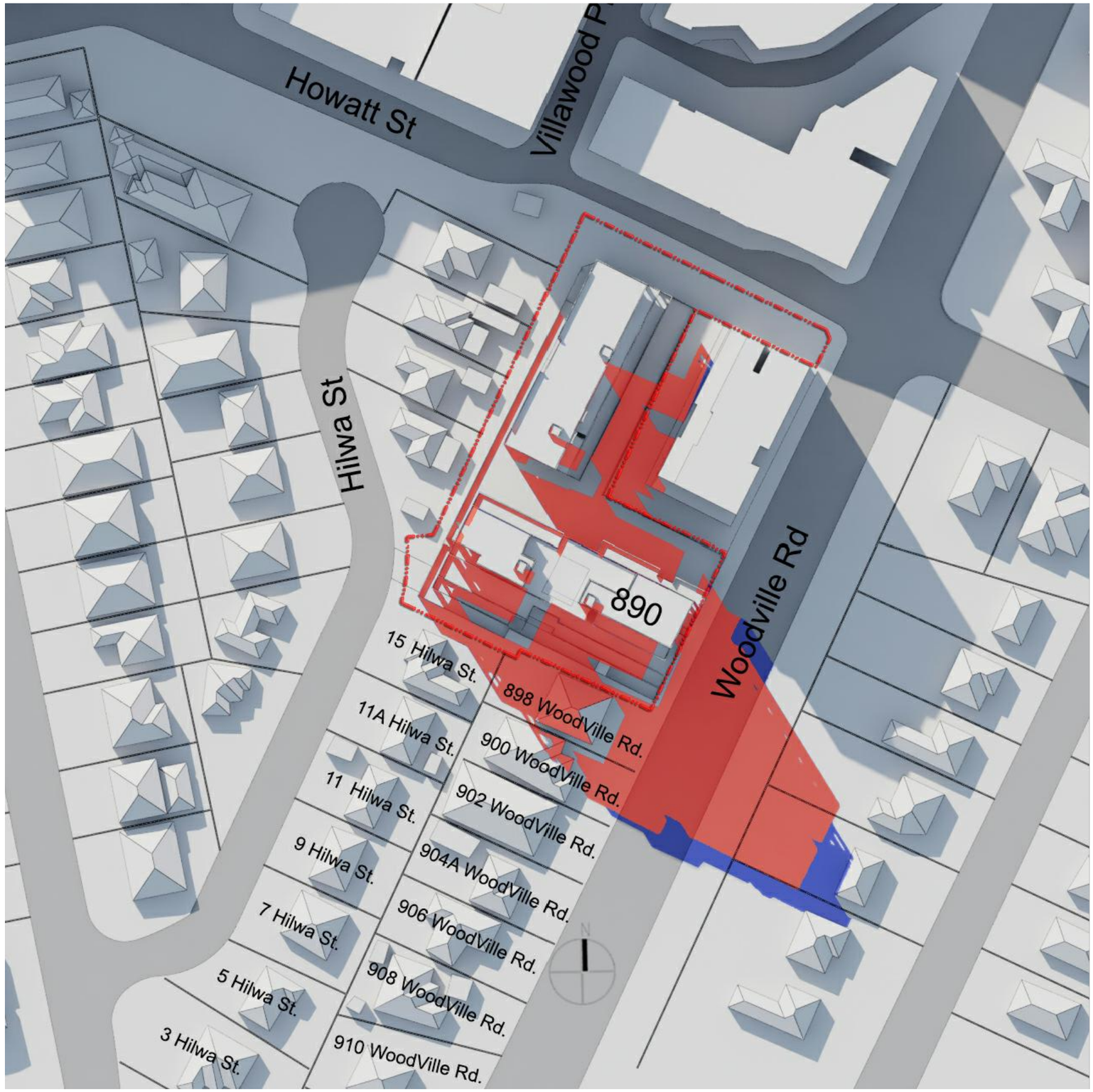
Scale N/A

Date NOV 2024

Drawing title
SHADOW DIAGRAM

Project no. 1051
Drawing no. A611
Drawn ZS, CK

Drawing status
DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

2:00 PM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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

TONDM_M_BW.ctb @ CAD55

Notes

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Legend

DRAWING LABEL

SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Dawn Street
Blakehurst NSW 2221
T (02) 9546 7500
F (02) 9546 3010
E studio@tonyowen.com.au

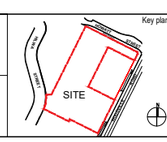
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

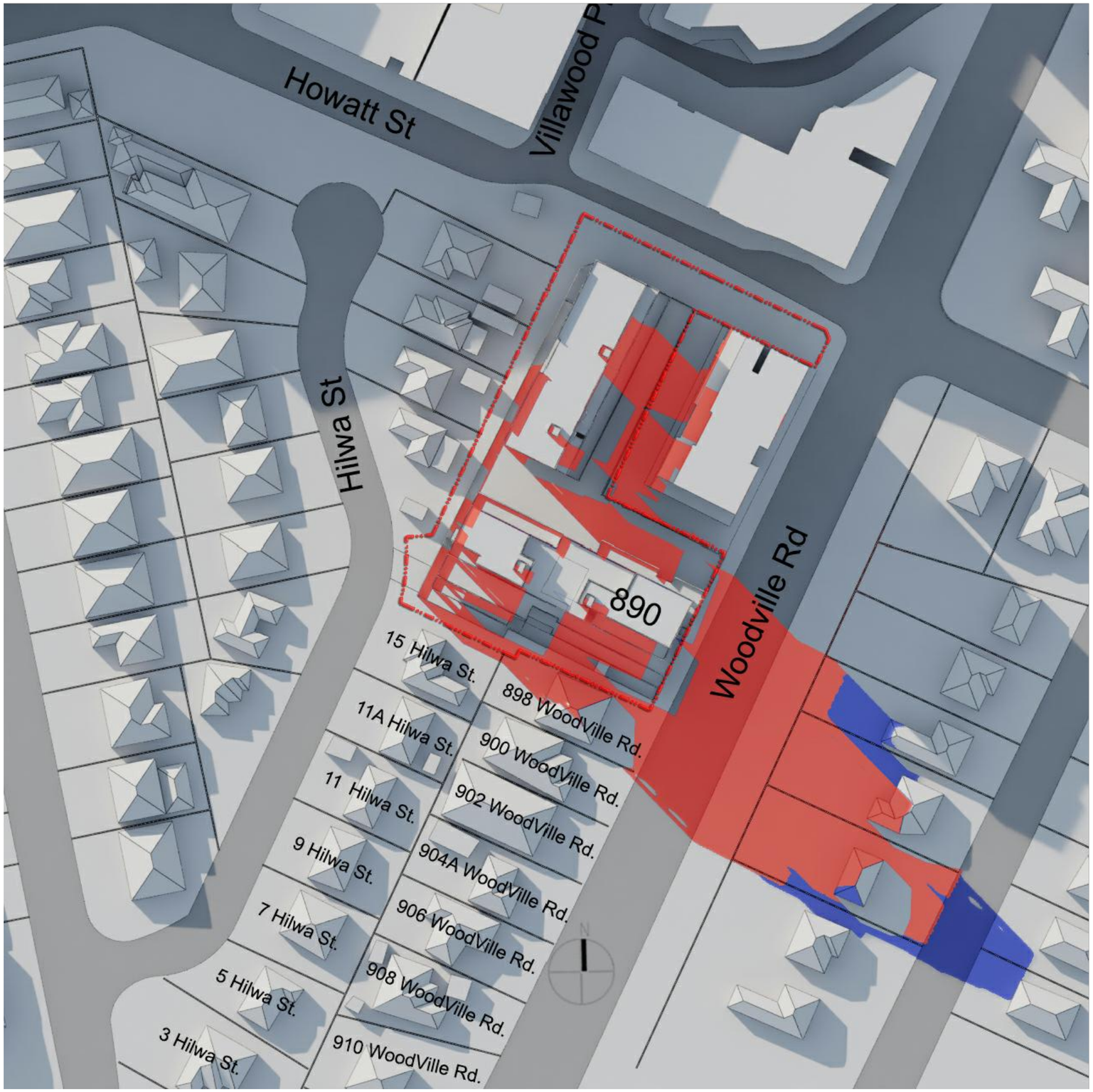
Drawing title
SHADOW DIAGRAM

Project no. 1051

Drawing no. A612

Drawn ZS, CK

Drawing status
DA SUBMISSION



OVERSHADOWING OF SOUTHERN NEIGHBOURS + POTENTIAL BUILDING

-Comparison between 8 storeys compliant heigth and 11 storeys affordable bonus massing

3:00 PM
21st June

- PROPOSED BUILDING 11 FLOORS
- PROPOSED BUILDING 8 FLOORS
- SURROUNDING BUILDING SHADOW

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
TONDM_A4_BRUSH @ CAD55

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Legend

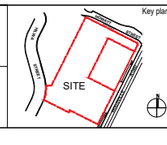
DRAWING LABEL
SHADOW DIAGRAM WITH POTENTIAL BUILDING

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 79-81 Crown Street Woolloongabba QLD 4102
P (07) 3846 2566 F (07) 3846 2577 E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


Scale N/A
Date NOV 2024
Drawing title SHADOW DIAGRAM
Project no. 1051
Drawing no. A613
Drawn ZS. CK
Drawing status DA SUBMISSION

OVERSHADOWING OF SOUTHERN NEIGHBOURS – PERFORMANCE ANALYSIS CONCLUSION

We have conducted a study of the overshadowing impacts on the properties to the south of the site.
We have considered 3 scenarios as follows:

- Scenario 1 – Consistent with current LEP/DCP controls - 8 storeys
- Scenario 2 – Consistent with current LEP/DCP plus 30% affordable housing bonus - 11 storeys
- Scenario 3 – Control scheme - 5 storeys
-

The results of this study are summarised as follows:

Address	8 storey Scheme	11 storey scheme	5 storey scheme	Conclusion
7 Hilwa St	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance between 8st and 11 st.
9 Hilwa St	Receives min 2 hours sun to rear yard from 10am-3pm Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 10am-3pm Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm Receives min 2 hours sun to front yard from 10am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance between 8st and 11 st.
11 Hilwa St	Receives min 2 hours sun to rear yard from 12pm-3pm Receives min 2 hours sun to front yard from 11am-3pm,	Receives min 2 hours sun to rear yard from 12pm-3pm Receives min 2 hours sun to front yard from 11am-3pm,	Receives min 2 hours sun to rear yard from 10pm-3pm Receives min 2 hours sun to front yard from 10am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance between 8st and 11 st.
11a Hilwa St	Receives min 2 hours sun to rear yard from 12pm-3pm Receives min 2 hours sun to front yard from 11am-3pm,	Receives min 2 hours sun to rear yard from 12pm-3pm Receives min 2 hours sun to front yard from 11am-3pm	Receives min 2 hours sun to rear yard from 10pm-3pm Receives min 2 hours sun to front yard from 10am-3pm	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance between 8st and 11 st.
15 Hilwa St	Receives min 1 hours sun to rear yard from 2 pm-3pm, Receives min 2 hours sun to front yard from 11am-3pm,	Receives min 1 hours sun to rear yard from 2 pm-3pm, Receives min 2 hours sun to front yard from 11am-3pm,	Receives min 1 hours sun to rear yard from 2 pm-3pm, Receives min 2 hours sun to front yard from 10am-3pm,	**8 storeys – does not comply** **11 storeys – does not comply** **5 storeys – does not comply** **There is no difference in compliance performance between 8st and 11 st. And a reduction to a 5 storey bldg. does not achieve compliance.**
908 Woodville Rd	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance
906 Woodville Rd	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance
904 Woodville Rd	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 10am-3pm,	Receives min 2 hours sun to rear yard from 9am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance
902 Woodville Rd	Receives min 2 hours sun to rear yard from 12pm-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 12pm-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 10am-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance
900 Woodville Rd	Receives min 2 hours sun to rear yard from 1pm-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 1pm-3pm, Receives min 2 hours sun to front yard from 9am-3pm,	Receives min 2 hours sun to rear yard from 1am-3pm, Receives min 2 hours sun to front yard from 11am-3pm,	8 storeys – complies 11 storeys – complies 5 storeys – complies Whilst shadow slightly increases, there is no difference in compliance performance
898 Woodville Rd	Receives 1 hour sun to rear yard from 2pm-3pm, Receives 1 hours sun to front yard from 9am-10am,	Receives 1 hour sun to rear yard from 2pm-3pm, Receives 1 hours sun to front yard from 9am-10am,	Receives 1 hour sun to rear yard from 2pm-3pm, Receives 1 hours sun to front yard from 9am-10am,	**8 storeys – does not comply** **11 storeys – does not comply** **5 storeys – does not comply** **There is no difference in compliance performance between 8st and 11 st. And a reduction to a 5 storey bldg. does not achieve compliance.**

Conclusion:
The properties that do not achieve compliance for an 11 storey scheme are 15 Hilwa St, which receives 2 hours to front and 1 hour to rear, and 898 Woodville Rd which achieves 1 hour to front and 1 hour to rear.
In both cases, the 8 storey scheme similarly does not comply. In both cases, even a reduction down to 5 storeys does not achieve compliance. Thus there is no realistic scenario where solar amenity can be achieved for
898 Woodville Rd, regardless of the height.

Rev.	Description	By	Date
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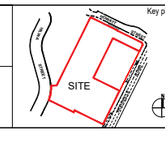
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DRAWING LABEL
PERFORMANCE ANALYSIS CONCLUSION

Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2, 15-19 Queen Street, Chippendale NSW 2008
T (02) 9698 3415
E info@tonyowen.com.au

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

Key plan


Scale
Date NOV 2024
Drawing title
PERFORMANCE ANALYSIS CONCLUSION
Project no. 1051
Drawing no. A630
Drawn ZS, CK
Drawing status
DA SUBMISSION

WOODVILLE ROAD

PROPOSED DEVELOPMENT

HILWA STREET

KAMIRA AVE.

KIRRANG AVE.

35400
17100
41700
13200
30900
16000
30400
13600
15900
15795
6000
3000
4000
5000
11
8
4
RL 24.60
RL 24.30

Rev.	Description	By	Date
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Legend

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SOUTH NEIGHBOURS FUTURE DEVLOPMENT PLAN

Client

ABA PTY. LTD.

Architects

tony bowen ptnrs
Level 2
75-79 Queen Street
Melbourne VIC 3000
T 9020 8888 3000
F 9020 8888 3999
E info@tonybowen.com.au

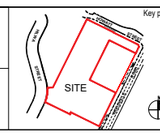
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale 1:250 @ A1 1:500 @ A3 Date NOV 2024

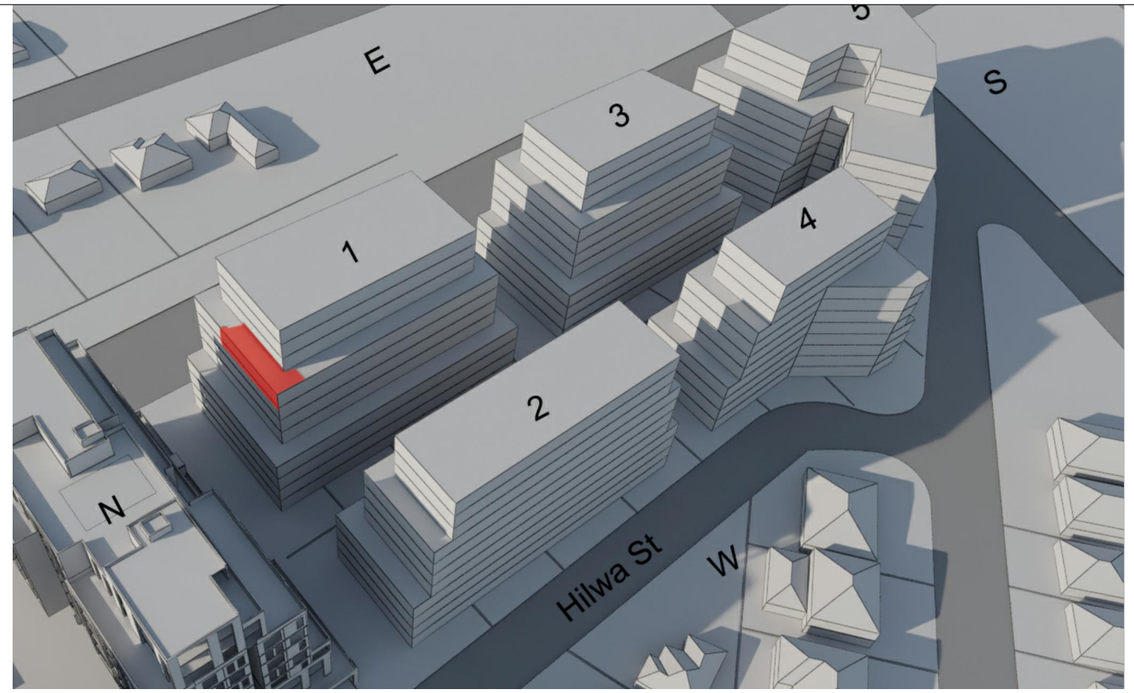
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Drawing title
SOUTH NEIGHBOURS
FUTURE DEVLOPMENT PLAN

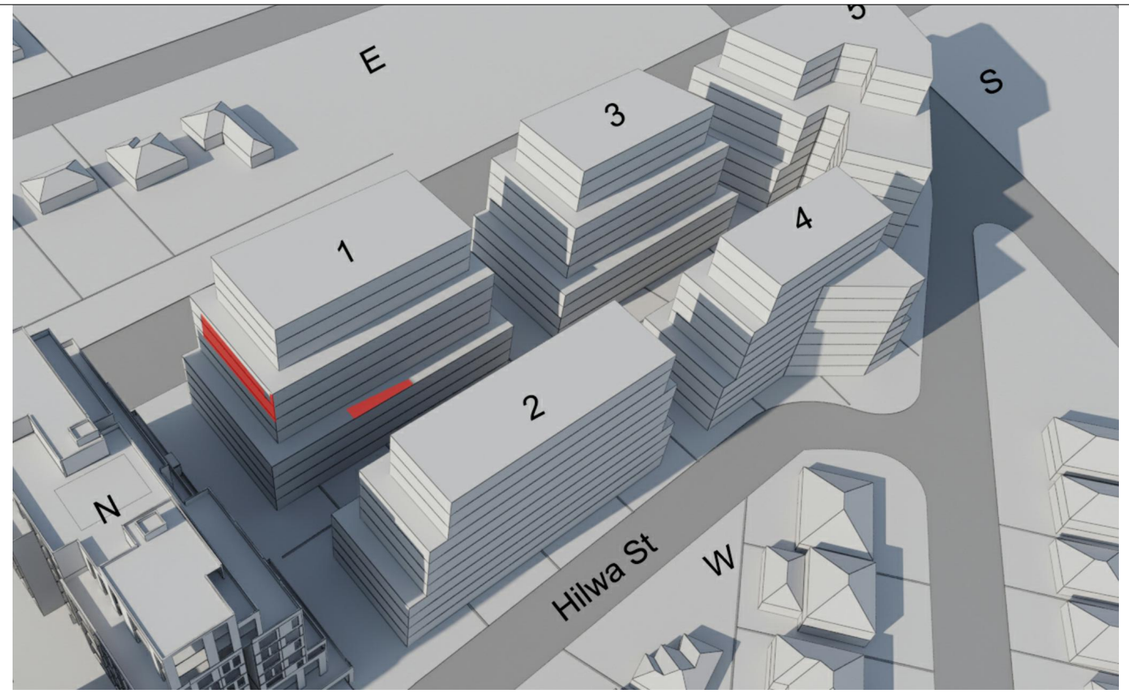
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Drawn ZS, CK

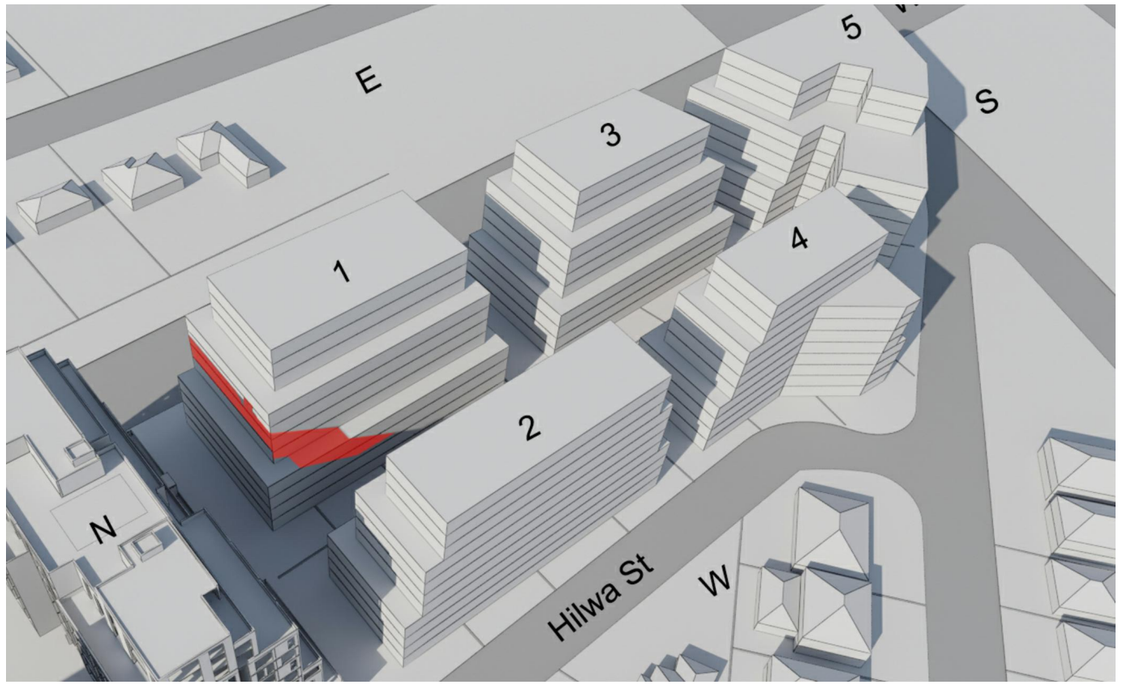
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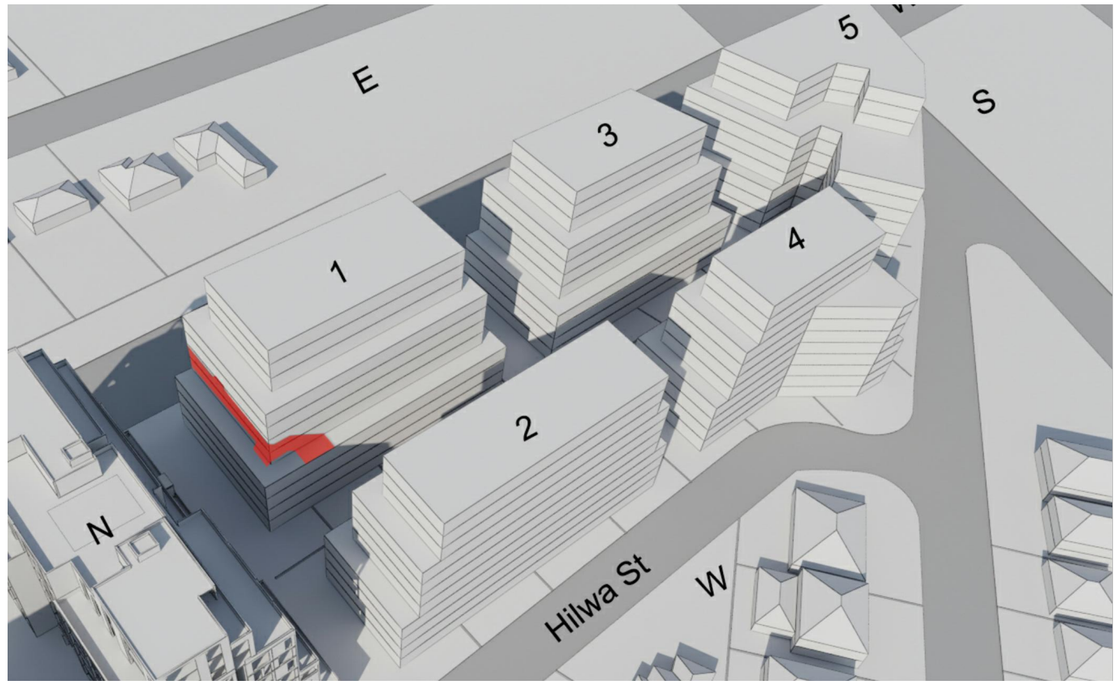
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21st June



10:00 AM
21st June



11:00 AM
21st June



12:00 PM
21st June

HILWA ST. LOOKING SOUTH-EAST

OVERSHADOWING OF SOUTHERN NEIGHBORS FUTURE DEVELOPMENT +30% AFFORDABLE HOUSING

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
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C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
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Plot Style
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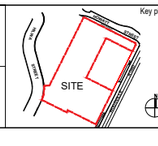
3D SOLAR DIAGRAM
OVERSHADOWING OF SOUTHERN NEIGHBORS 1

Client
ABA PTY. LTD.

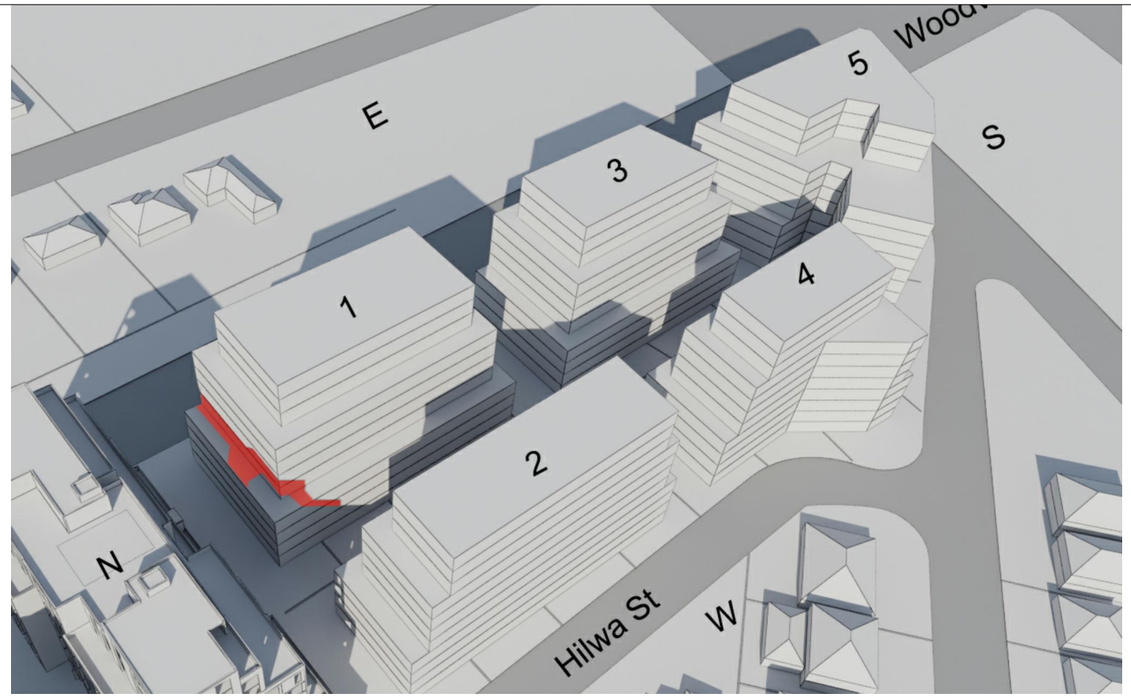
Architects
tony owen ptnrs
Level 2, 15-19 Bowen Street, Woollahra NSW 2025
T (02) 9362 3800 F (02) 9362 3844 E info@tonyowen.com.au

Project
WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

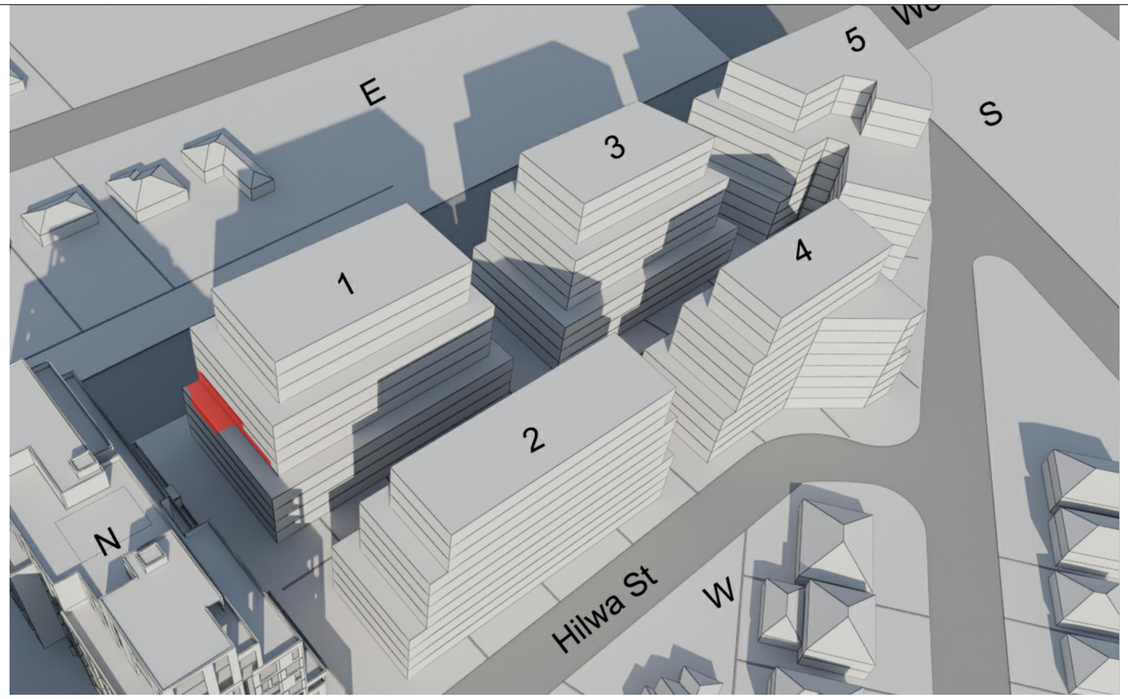
Project address
896 Woodville Road, Villawood 2163 NSW

Key plan


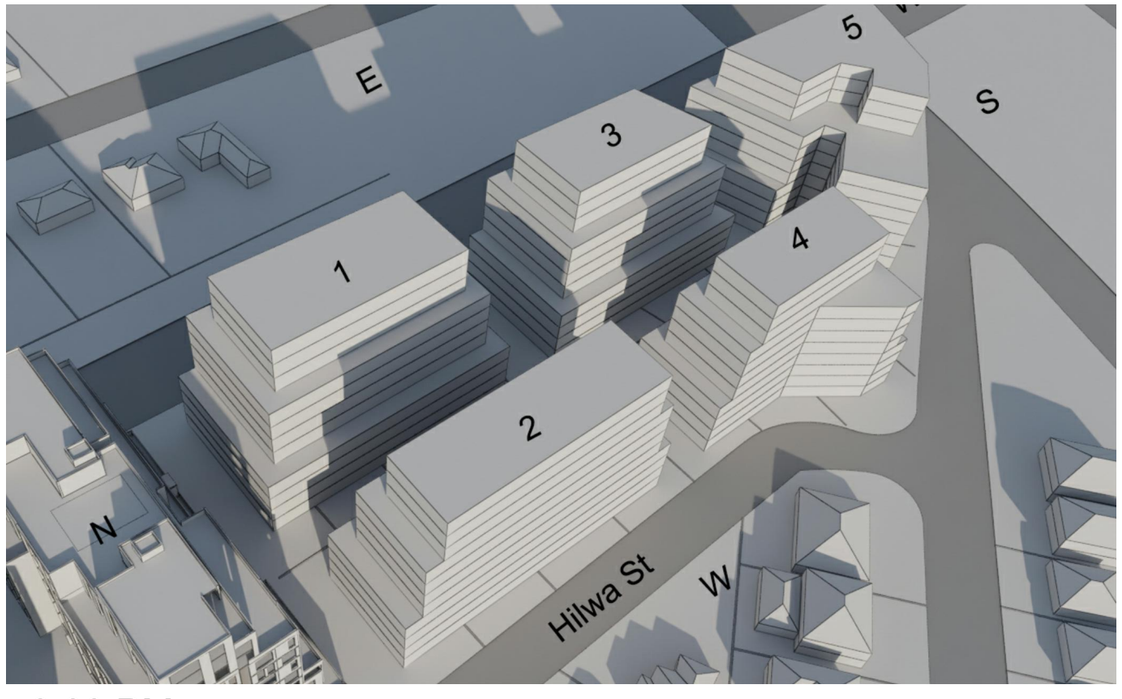
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Date NOV 2024
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Project no. 1051
Drawing no. A632
Drawn ZS, CK
Drawing status DA SUBMISSION



1:00 PM
21st June



2:00 PM
21st June



3:00 PM
21st June

HILWA ST. LOOKING SOUTH-EAST

OVERSHADOWING OF SOUTHERN NEIGHBORS FUTURE DEVELOPMENT +30% AFFORDABLE HOUSING

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Legend

DRAWING LABEL

3D SOLAR DIAGRAM

OVERSHADOWING OF SOUTHERN NEIGHBORS 2

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3810
E info@tonyowen.com.au

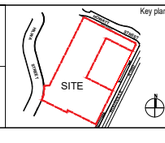
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

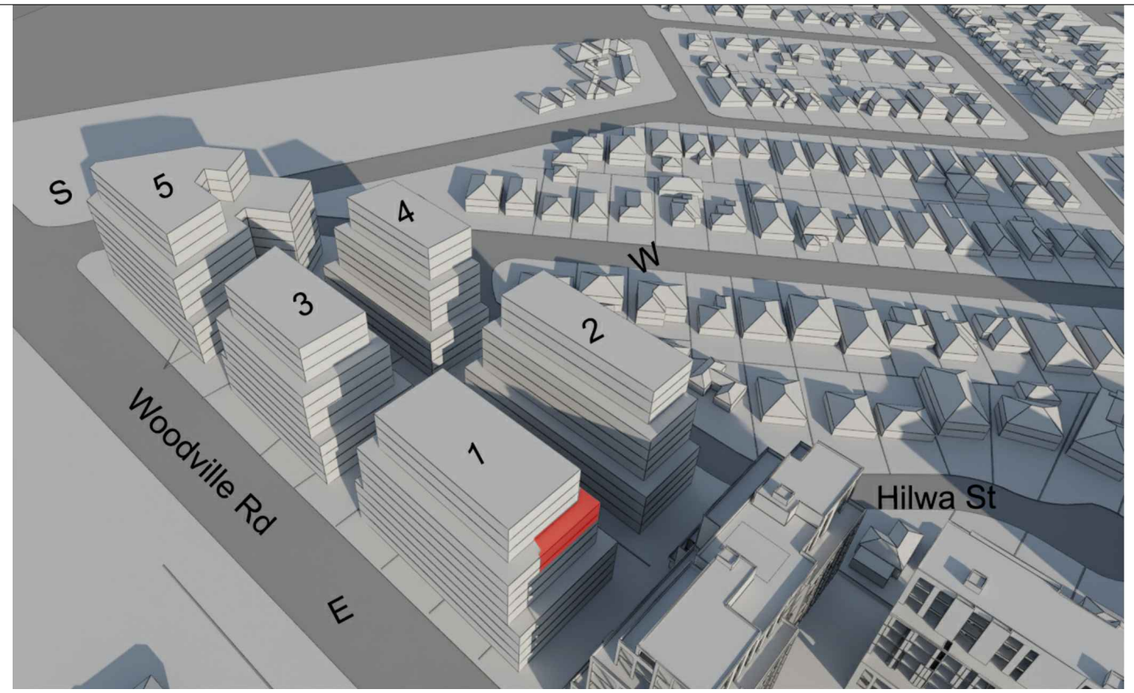
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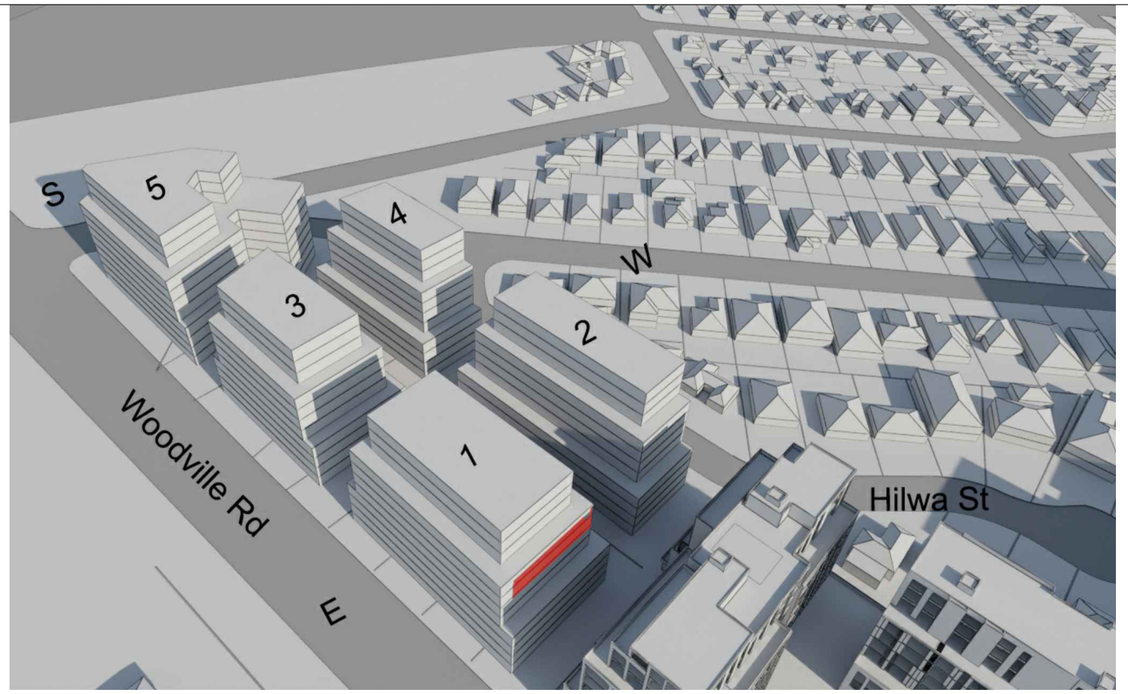
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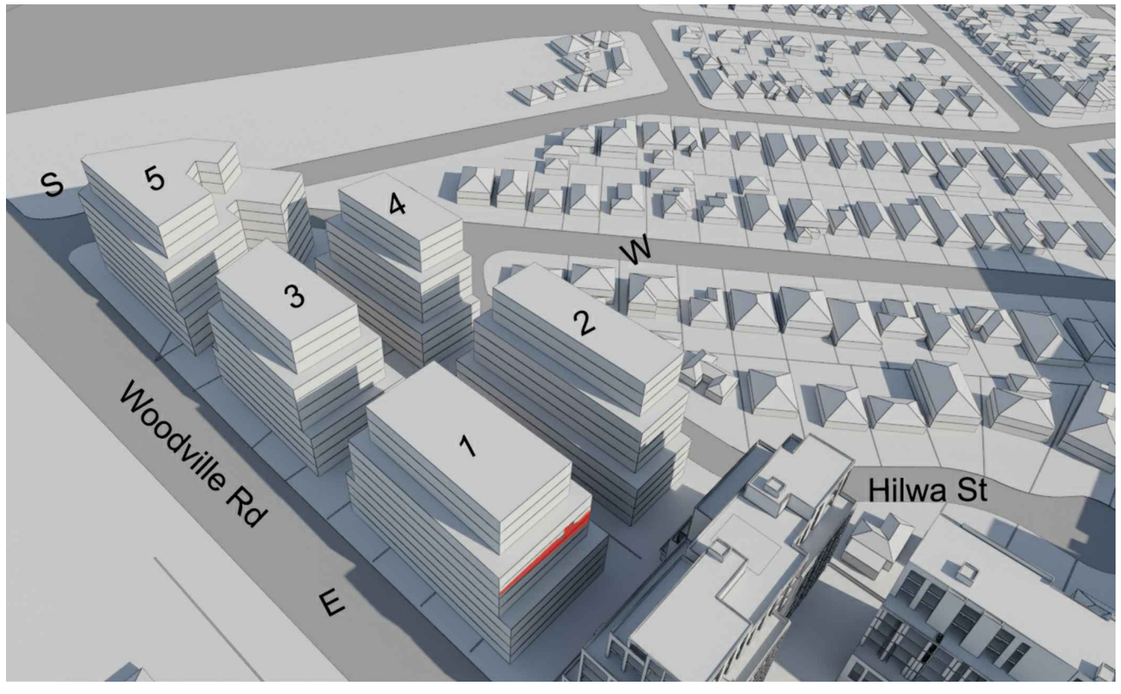
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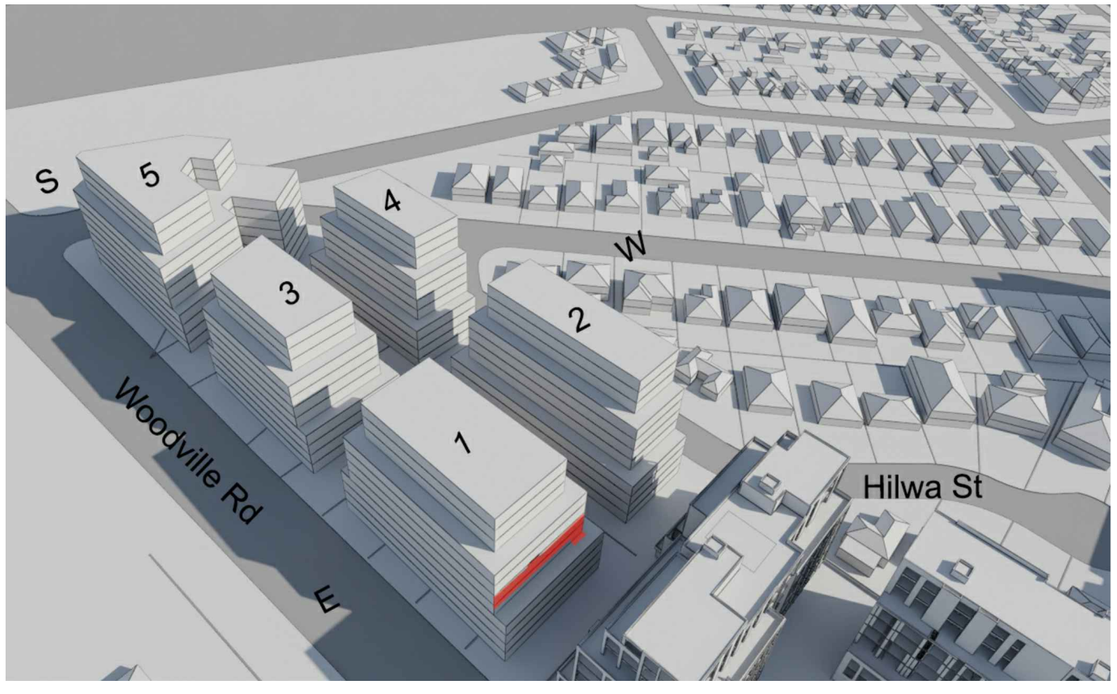
9:00 AM
21st June



10:00 AM
21st June



11:00 AM
21st June



12:00 PM
21st June

WOODVILLE RD. LOOKING SOUTH-WEST

OVERSHADOWING OF SOUTHERN NEIGHBORS FUTURE DEVELOPMENT +30% AFFORDABLE HOUSING

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D	DA SUBMISSION	ZS CK	NOVEMBER 2024

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Plot Style
TONYM_A1_BW.ctb @ CAD99

Notes

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM

OVERSHADOWING OF SOUTHERN NEIGHBORS 3

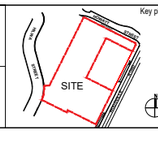
Client
ABA PTY. LTD.

Architects
tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3844
E info@tonyowen.com.au

Project
WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address
896 Woodville Road, Villawood
2163 NSW

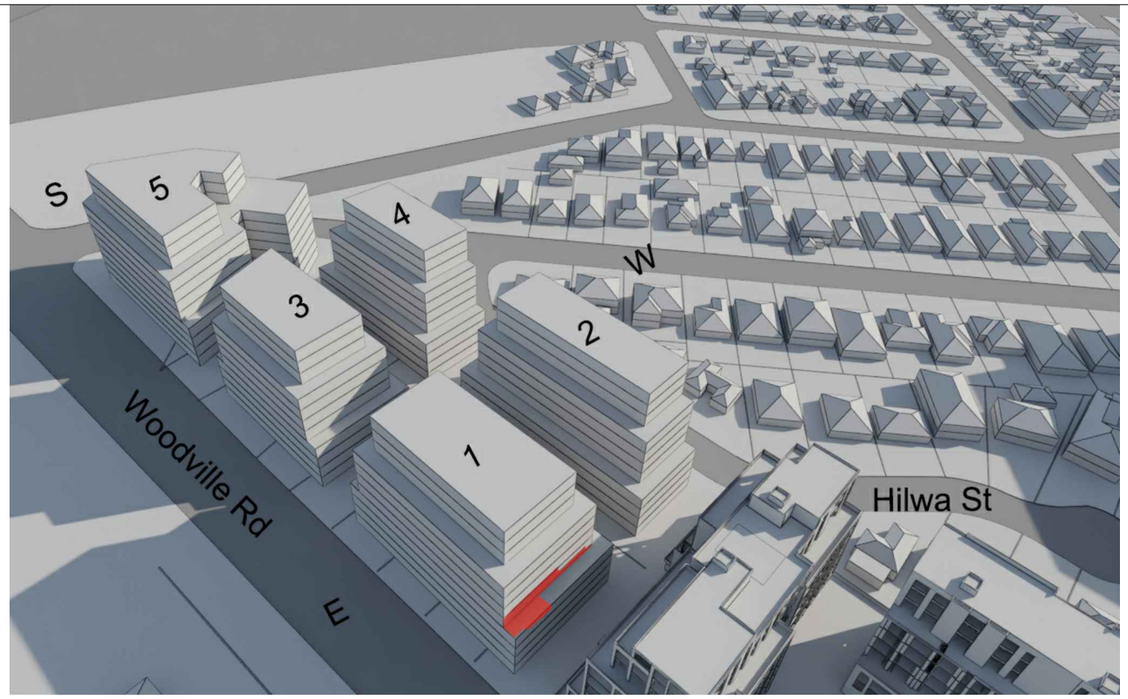
Key plan



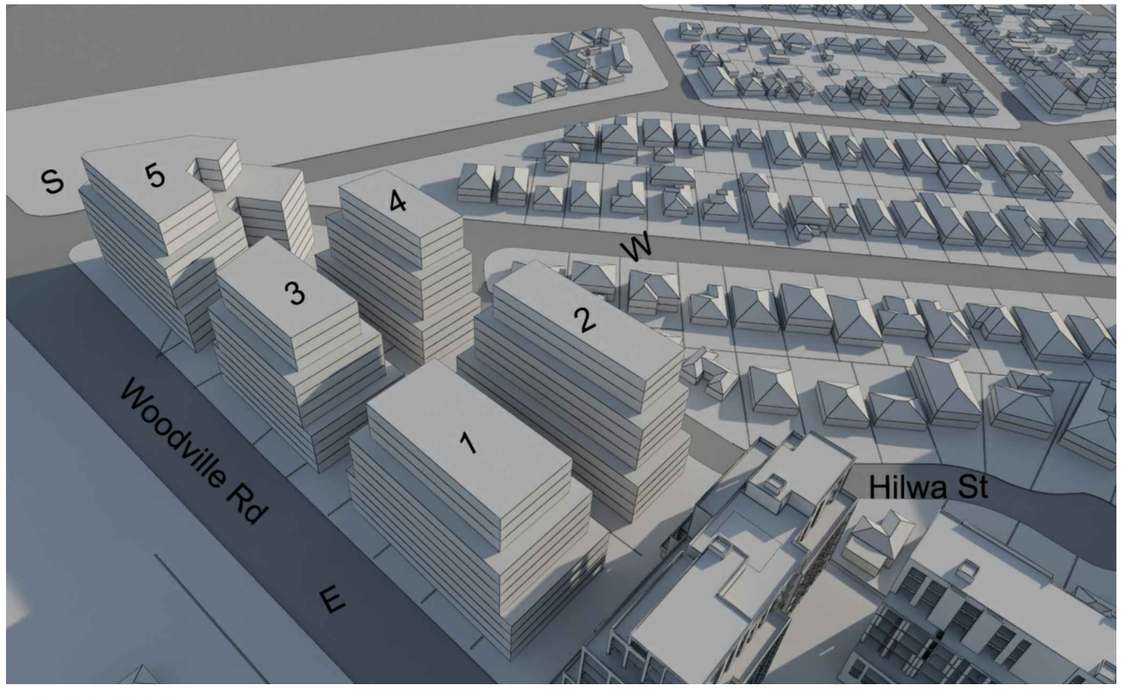
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Date NOV 2024
Drawing title 3D SOLAR DIAGRAM
Project no. 1051
Drawing no. A634
Drawn ZS, CK
Drawing status DA SUBMISSION



1:00 PM
21st June



2:00 PM
21st June



3:00 PM
21st June

WOODVILLE RD. LOOKING SOUTH-WEST

OVERSHADOWING OF SOUTHERN NEIGHBORS FUTURE DEVELOPMENT +30% AFFORDABLE HOUSING

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

TONEMAP_BRUSH.CTB

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Legend

DRAWING LABEL

3D SOLAR DIAGRAM

OVERSHADOWING OF SOUTHERN NEIGHBORS 4

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Woollahra NSW 2025
T (02) 9362 3800
F (02) 9362 3810
E info@tonyowen.com.au

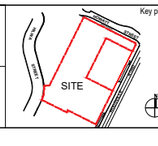
Project

WOODVILLE ROAD
SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale N/A

Date NOV 2024

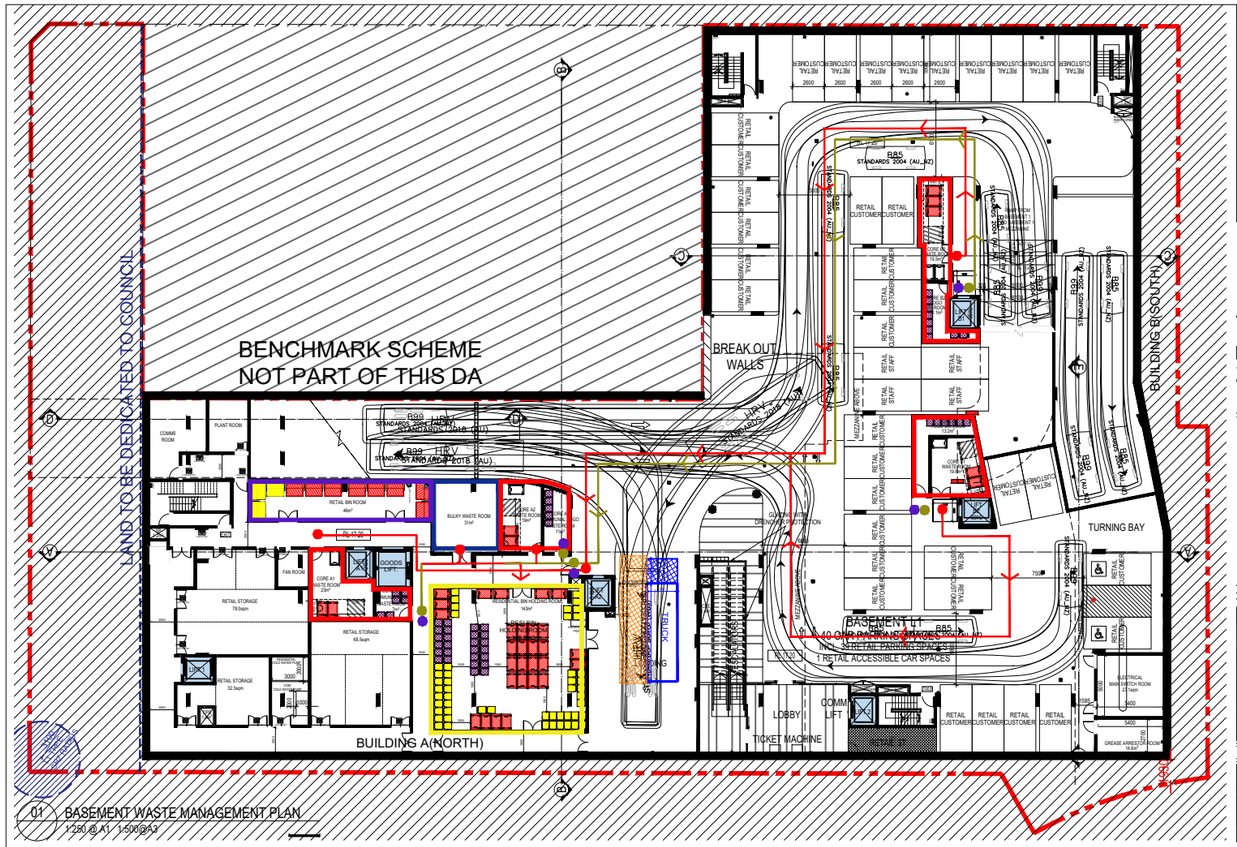
Drawing title
3D SOLAR DIAGRAM

Project no. 1051

Drawing no. A635

Drawn ZS, CK

Drawing status
DA SUBMISSION


BENCHMARK SCHEME
NOT PART OF THIS DA
LAND TO BE DEDICATED TO COUNCIL
BREAK OUT WALLS
BUILDING B(SOUTH)
BUILDING A(NORTH)
TURNING BAY
BASEMENT LEVEL 1
40 CAR PARKING SPACES INCL. 4 RETAIL PARKING SPACES
1 RETAIL ACCESSIBLE CAR SPACES
LOBBY
TICKET MACHINE
COMM LIFT
RETAIL CUSTOMER
RETAIL STAFF
BULKY WASTE ROOM
RETAIL BIN ROOM
RETAIL STORAGE
GOODS LIFT
FAN ROOM
PLANT ROOM
ELECTRICAL MAIN SWITCH ROOM
GREASE ARRESTOR ROOM
HRV STANDARDS 2004 (AU_NZ)
HRV STANDARDS 2018 (AU)
SPRINKLER TANK (140 KL)
SPRINKLER PUMP ROOM
SPRINKLER TANK (70 KL)
SPRINKLER TANK (70 KL)
SPRINKLER PUMP ROOM
SPRINKLER TANK (140 KL)
SPRINKLER TANK (70 KL)
SPRINKLER PUMP ROOM

WOODVILLE ROAD

CONTROL FENCE

STREET

LAND TO BE DEDICATED TO COUNCIL

HOWATT

898 WOODVILLE R

BUILDING B(SOUTH)

SEDIMENT CONTROL FENCE

SEDIMENT CONTROL FENCE

BENCHMARK SCHEME NOT PART OF THIS DA

MOBILE CRANE

PROPOSED BUILDING FOOTPRINT

CATTLE GRID TO ENGINEER'S DETAIL

SITE OFFICE

SITE AMENITY W.C / SHOWER

FIRST AID

SEDIMENT CONTROL FENCE

RECYCLING WASTE

BULK WASTE

MATERIAL STOCKPILES

CIVIC PLAZA

1:20 RAMP

RL 22.18

1:20 RAMP

RL 22.20

1:20 RAMP

RL 22.30

1:20 RAMP

RL 22.50

SEDIMENT CONTROL FENCE

15 HILWA

DIAL TURF

RL 27.00

RL 24.20

1:20@6M

GLAZING WITH DRENCHER PROTECTION

RL 22.73

120 RAMP

BUILDING A(NORTH)

RL 23.00

RL 23.00

PEDESTRIAN THROUGH WAY

RL 23.50

PARK INTERRFACE STAGE 1

CONCRETE DUMP LOCATION

MATERIAL DUMP ZONE

TEMPORARY LOADIG AND UNLOADING ZONE

SEDIMENT CONTROL FENCE

FUTURE PARK

SEDIMENT CONTROL FENCE

HILWA

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

TONEM_M_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

CONSTRUCTION WASTE MANAGEMENT PLAN

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
15-19 Bowen Street
Macquarie NSW 2000
T (02) 9659 3255
F (02) 9659 3010
mail@tonyowen.com.au

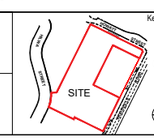
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood 2163 NSW

Key plan



Scale 1:150 @ A1 1:300 @ A3 Date NOV 2024

Drawing title

CONSTRUCTION WASTE MANAGEMENT PLAN

Project no. 1051 Drawing no. A691

Drawn ZS, CK

Drawing status

DA SUBMISSION



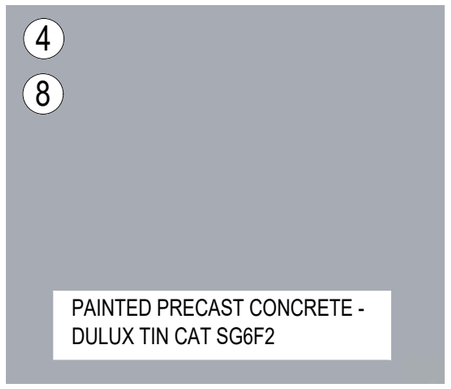
EXTERNAL FINISHES LEGEND

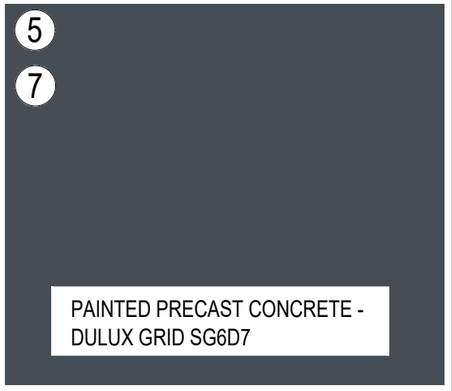
1. FACE BRICKWORK - AUSTRAL EVERYDAY LIFE RETREAT OR SIMILAR;
2. FACE BRICKWORK - AUSTRAL LA PALOMA MIRO OR SIMILAR;
3. FACE BRICKWORK - AUSTRAL BURLESQUE SUBLIME OR SIMILAR;
4. PAINTED PRECAST CONCRET - DULUX TIN CAT SG6F2 OR SIMILAR;
5. PAINTED PRECAST CONCRETE DULUX GRID SG6D7 OR SIMILAR;
6. PAINTED PRECAST CONCRETE DULUX VIVID WHITE SW1G1 OR SIMILAR;
7. PAINTED SLAB EDGE - DULUX GRID SG6D7 OR SIMILAR;
8. PAINTED SLAB EDGE - DULUX TIN CAT SG6F2 OR SIMILAR;
9. PAINTED SLAB EDGE - DULUX VIVID WHITE SW1G1 OR SIMILAR;
10. METAL CLADDING - COLORBOND SHALE GREY OR SIMILAR;
11. METAL CLADDING - COLORBOND WOODLAND GREY OR SIMILAR;
12. METAL CLADDING - COLOURBOND DOVER WHITE OR SIMILAR;
13. POWDER COATED ALUMINIUM FRAME GLASS SLIDING DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
14. POWDER COATED ALUMINIUM FRAME WINDOW - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
15. POWDER COATED ALUMINIUM FRAME GLASS BALLUSTRADE - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
16. POWDER COATED ALUMINIUM ROLLER DOOR - DULUX DURATEC BLACK MATT 90Z9202M OR SIMILAR;
17. POWDER COATED AWNING FASCIA - DULUX VIVID WHITE SW1G1 OR SIMILAR;
18. ALUMINIUM FRAMED GLASS LOUVERS;

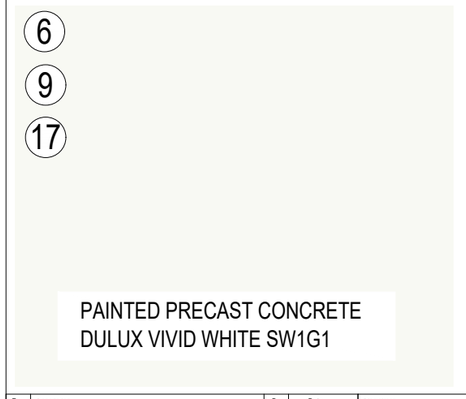


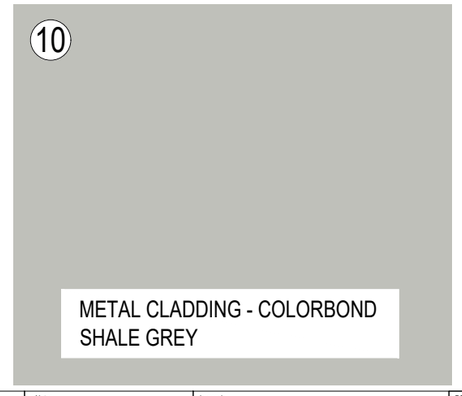


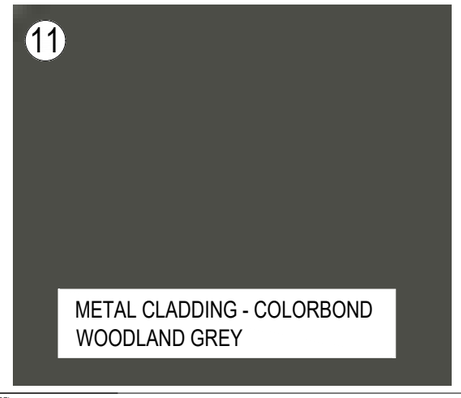


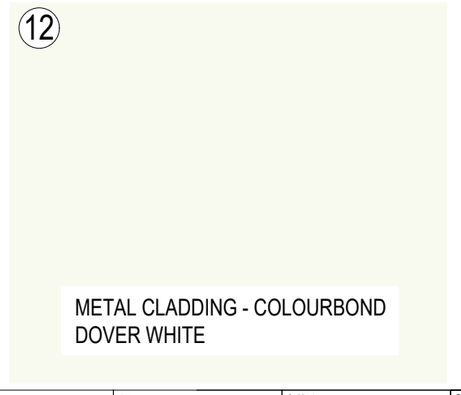


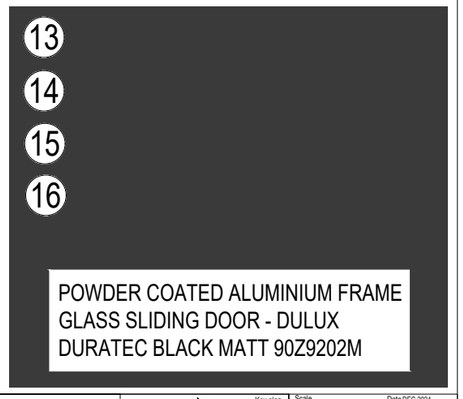












Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
C	ISSUE TO CLIENT	ZS CK	OCTOBER 2024
D	DA SUBMISSION	ZS CK	DECEMBER 2024

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Plot Style

TONON_A4_BW.ctb @ CADS

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Legend

DRAWING LABEL

EXTERNAL FINISHES SCHEDULE

Client

ABA PTY. LTD.

Architects

tony owen ptnrs

Level 2
19 Grosvenor Street
Neutral Bay NSW 2089
P (02) 9904 2922
F (02) 9904 3918
E info@tonyowen.com.au

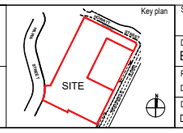
Project

WOODVILLE ROAD SHOP TOP HOUSING DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale

Date DEC 2024

Drawing title

EXTERNAL FINISHES SCHEDULE

Project no. 1051 Drawing no. A803

Drawn ZS, CK

Drawing status

DA SUBMISSION



AFFORDABLE HOUSING SCHEME HEIGHT CONTROL 35.1M

Rev.	Description	By	Date
A	ISSUE TO CONSULTANTS	DL VA	AUGUST 2024
B	ISSUE TO CONSULTANTS	DL ZS	OCTOBER 2024
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Plot Style

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DRAWING LABEL

HEIGHT PLANE DIAGRAM

Client

ABA PTY. LTD.

Architects

tony owen ptnrs
Level 2
79-83 Queen Street
Melbourne VIC 3000
T (03) 9654 8979
F (03) 9654 3112
melbourne@tonyowen.com.au

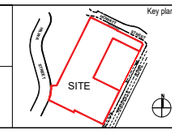
Project

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SHOP TOP HOUSING
DEVELOPMENT

Project address

896 Woodville Road, Villawood
2163 NSW

Key plan



Scale NTS Date NOV 2024

Drawing title
HEIGHT PLANE DIAGRAM

Project no. 1051 Drawing no. A802

Drawn ZS, CK

Drawing status
DA SUBMISSION