

Gracewood Village Stage 3

2-8 Free Settlers Drive Kellyville NSW 2155

Section 75W Modification



REF	DRAWING TITLE	CURRENT REVISION
DA000	Title Page	A
DA100	Development Summary	A
DA101	Site Analysis Plan	A
DA102	Site Plan	A
DA211	Site Plan Ground Floor	A
DA212	Site Plan Level 1	A
DA213	Site Plan Level 2	A
DA214	Site Plan Level 3	A
DA215	Site Plan Level 4	A
DA216	Site Plan Roof Plan	A
DA217	Site Plan Basement	A
DA218	Site Plan Basement - DDA option	A
DA221	Cluster 2 Ground Floor Plan	A
DA222	Cluster 2 Level 1-3	A
DA223	Cluster 2 Level 4	A
DA231	Cluster 3 Ground Floor Plan	A
DA232	Cluster 3 Level 1-3	A
DA233	Cluster 3 Level 4	A
DA241	Cluster 4 Ground Floor Plan	A
DA242	Cluster 4 Level 1-3	A
DA243	Cluster 4 Level 4	A
DA251	Unit Layout Plans	A
DA252	Unit Layout Plans	A
DA300	Site Elevations	A
DA301	Site Elevations	A
DA302	Cluster 2 Elevation	A
DA303	Cluster 2 Elevation	A
DA304	Cluster 3 Elevation	A
DA305	Cluster 3 Elevation	A
DA306	Cluster 4 Elevation	A
DA307	Cluster 4 Elevation	A
DA308	Sections	A
DA309	Streetscape Montage	A
DA310	Streetscape Montage	A
DA311	External Finishes Schedule	A
DA312	Finishes Board	A
DA400	Sun Shadow Comparison	A
DA401	Sun Shadow Comparison	A
DA402	Sun Shadow Comparison	A
DA403	Sun Shadow Comparison	A
DA404	Sun Shadow Comparison	A
DA405	Sun Shadow Comparison	A
DA406	Proposed Eye of the Sun	A
DA407	GFA Calculations	A
DA408	Apartment Mix	A
DA409	Compliance Diagram	A
DA410	Cross Ventilation	A
DA411	Solar Access	A

Glazing Doors/windows	Aluminium framed single glazing: U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) Aluminium framed clear performance glazing as per assessor certificate: U-Value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC, total window system values (glass and frame)
Roof	Metal roof with a foil backed blanket (Minimum R1.2up and R1.2down) Default colour modelled
Ceiling	Plasterboard ceiling with a minimum R2.5 insulation (insulation only value), where roof is over Plasterboard ceiling, no insulation where neighbouring units are above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assumed sealed LED down lights.
External wall	Brick veneer with a minimum R2.0 insulation (insulation only value) Lightweight metal cladding with a minimum R2.0 insulation (insulation only value) Lightweight cladding with a minimum R2.0 insulation (insulation only value) Default colour modelled
Inter tenancy walls	Plasterboard on studs with an R1.7 insulation Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete, no insulation where garage below Concrete, with a minimum R1.8 insulation (insulation only value) required to units 2.15 & 3.15 where open sub-floor is below Concrete between levels no insulation required
Floor coverings	Carpet to bedrooms, tiles to wet areas and timber elsewhere
Fixtures within units	Showerheads: Mid flow (>6L but <=7.5 L/min) Toilets: 4.0 star Kitchen taps: 5.0 star Bathroom vanity taps: 5.0 star
Appliances within units	Dishwashers: 3.0 star
Central rainwater storage	2,000L collecting from 50m² roof area Connect to irrigation of landscaping
Hot water system	Individual gas instantaneous 6.0 stars
Appliances & other efficiency measures within units	Gas cooktop & electric oven Dishwashers: 4.0 star Clothes dryers: 2.0 star Well ventilated fridge space Indoor clothes drying lines
Heating & cooling within units	All units to have individual, single phase, reverse cycle air conditioning to living areas and at least 1 bedroom. A minimum efficiency of 2.5 stars is required for cooling; and A minimum efficiency of 3.0 stars is required for heating Day/Night zoning is also required
Artificial lighting within units	At least 80% of all light fittings with-in each room are to have dedicated LED globes



Certificate no.: 0002295470
Assessor Name: Tracey Cools
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Certificate date: 15 December 2017
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Rev.	Date	By	Ckd	Description
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
A	15/12/2017	PP	IL/MR	Issue for Development Application

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Project Name	Gracewood Village Stg 3	Project Number	11527
Project Address	2-8 Free Settlers Drive, Kellyville, NSW 2155	Drawing Name	Title Page
		Scale	@ A1,
		Date	December 2017
Client	BaptistCare NSW	Drawing Number	DA000
		Revision	A

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P5	27/09/2017	PP	MR	Issue for Review - 88 Unit Scheme
P6	20/10/2017	PP	MR	Revised Floor Plans & Basement
P7	24/11/2017	PP/IL	IL/MR	Issue for Coordination
P8	30/11/2017	PP	IL	Issue for BASIX
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Project Name
Project Address

Gracewood Village Stg 3
2-8 Free Settlers Drive,
Kellyville, NSW 2155

Project Number
Drawing Name
Scale
Date

11527
Site Plan Roof Plan
1:400@ A1
December 2017

Client

BaptistCare NSW

Drawing Number
Revision

DA216
A

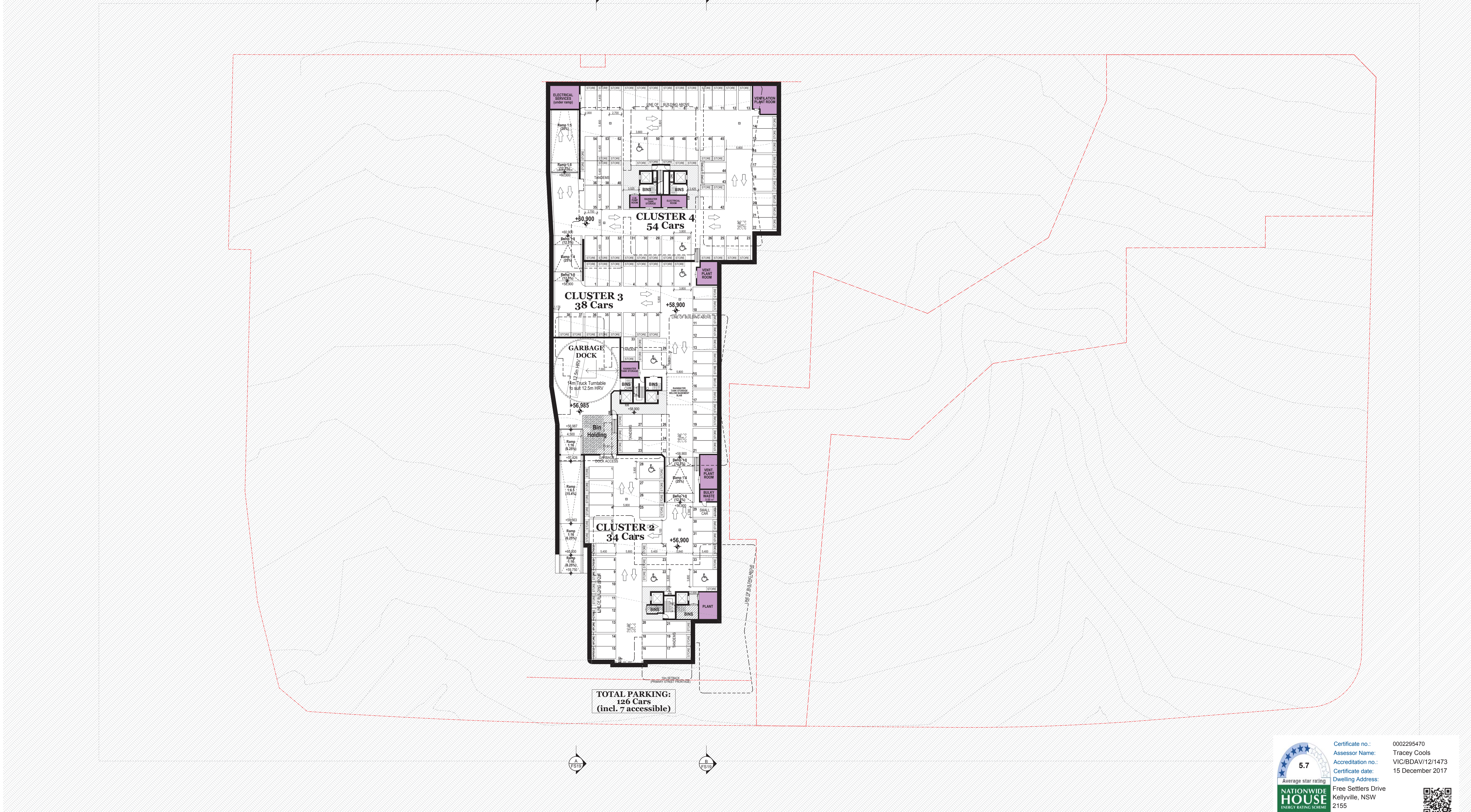


Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:
Dwelling Address:

0002295470
Tracey Cools
VIC/BDV/12/1473
15 December 2017



Free Settlers Drive
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1 Basement
1:400

5.7

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

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Certificate no.: 0002295470

Assessor Name: Tracey Cools

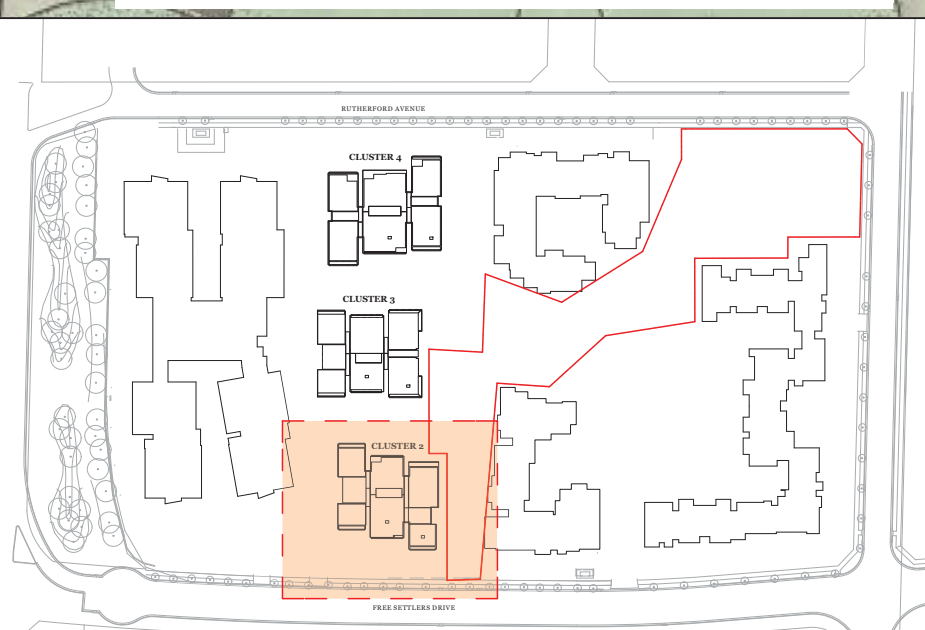
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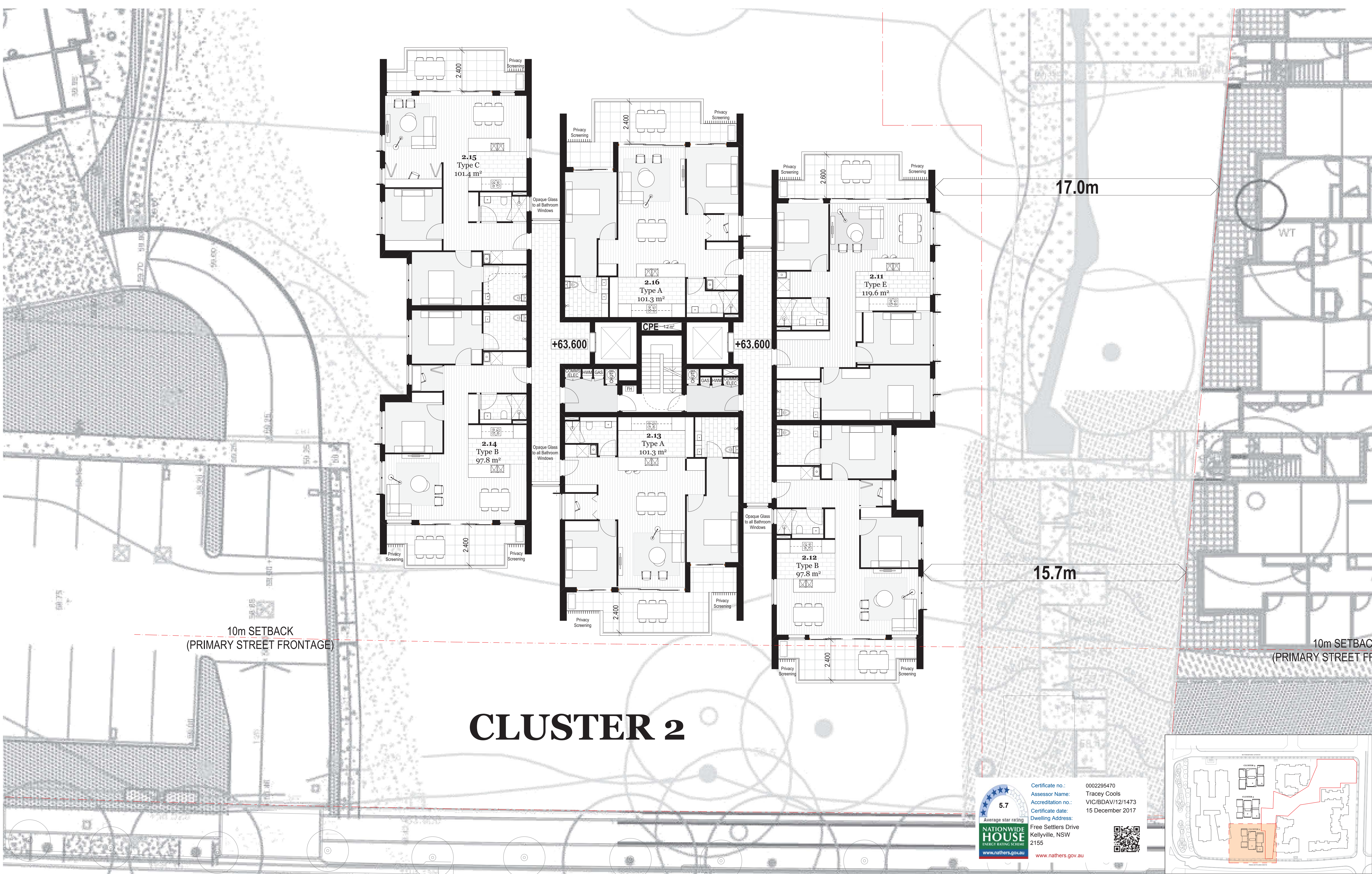
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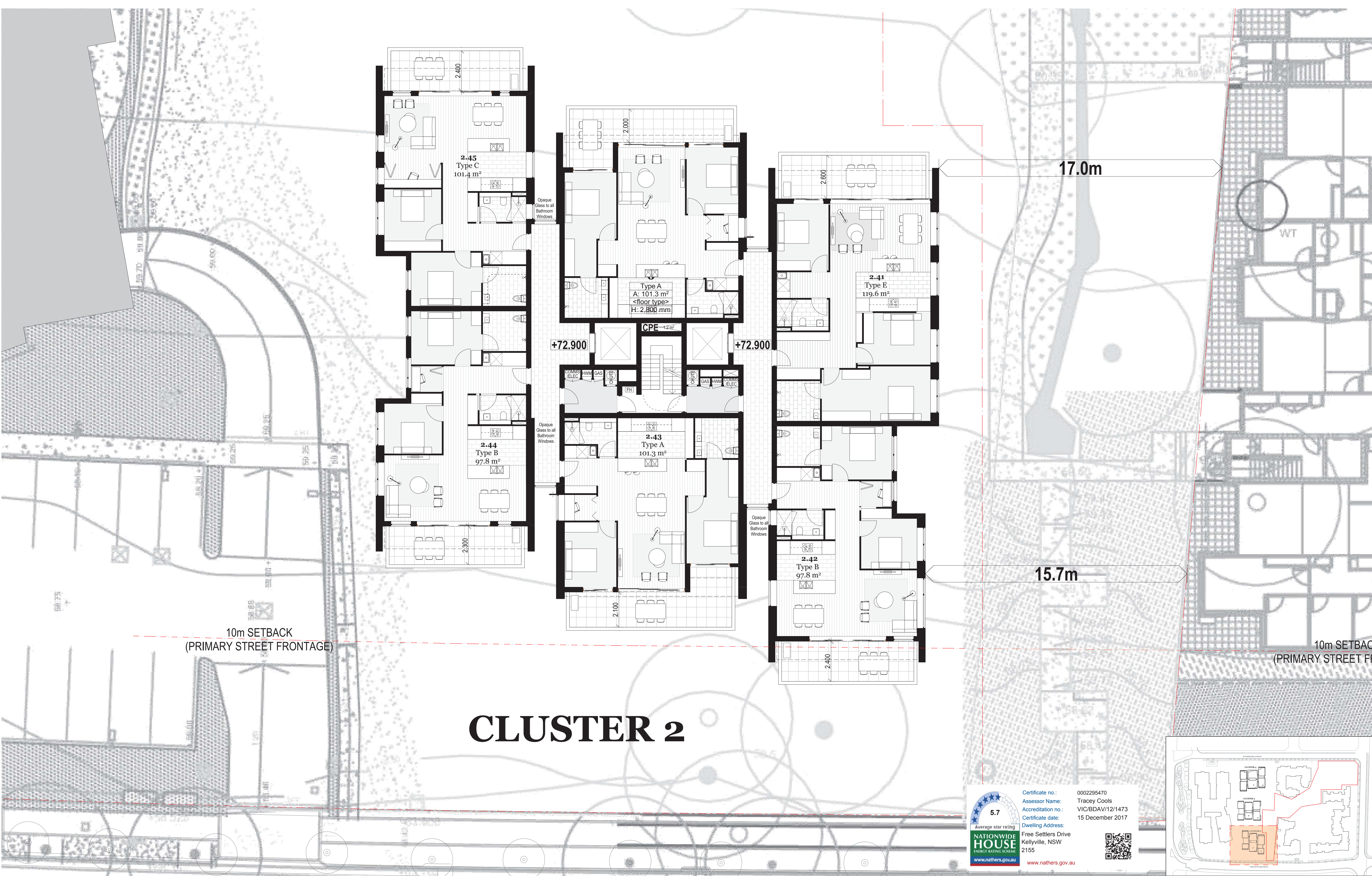
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Free Settlers Drive

Drawing Number **DA221**
Revision **A**





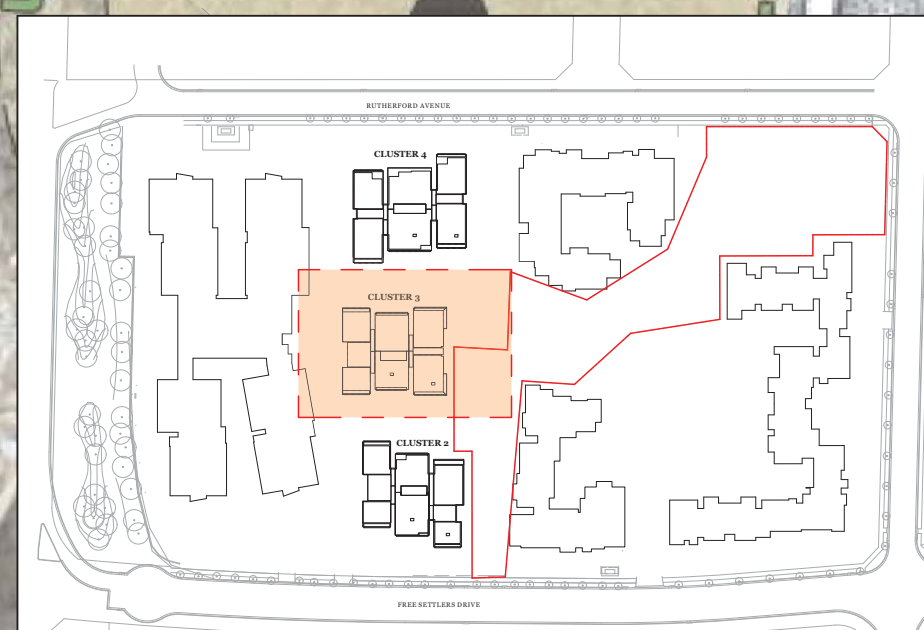
CLUSTER 3

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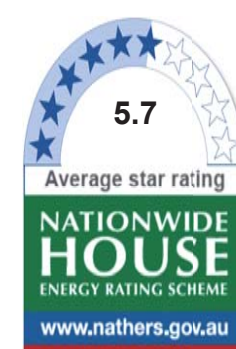
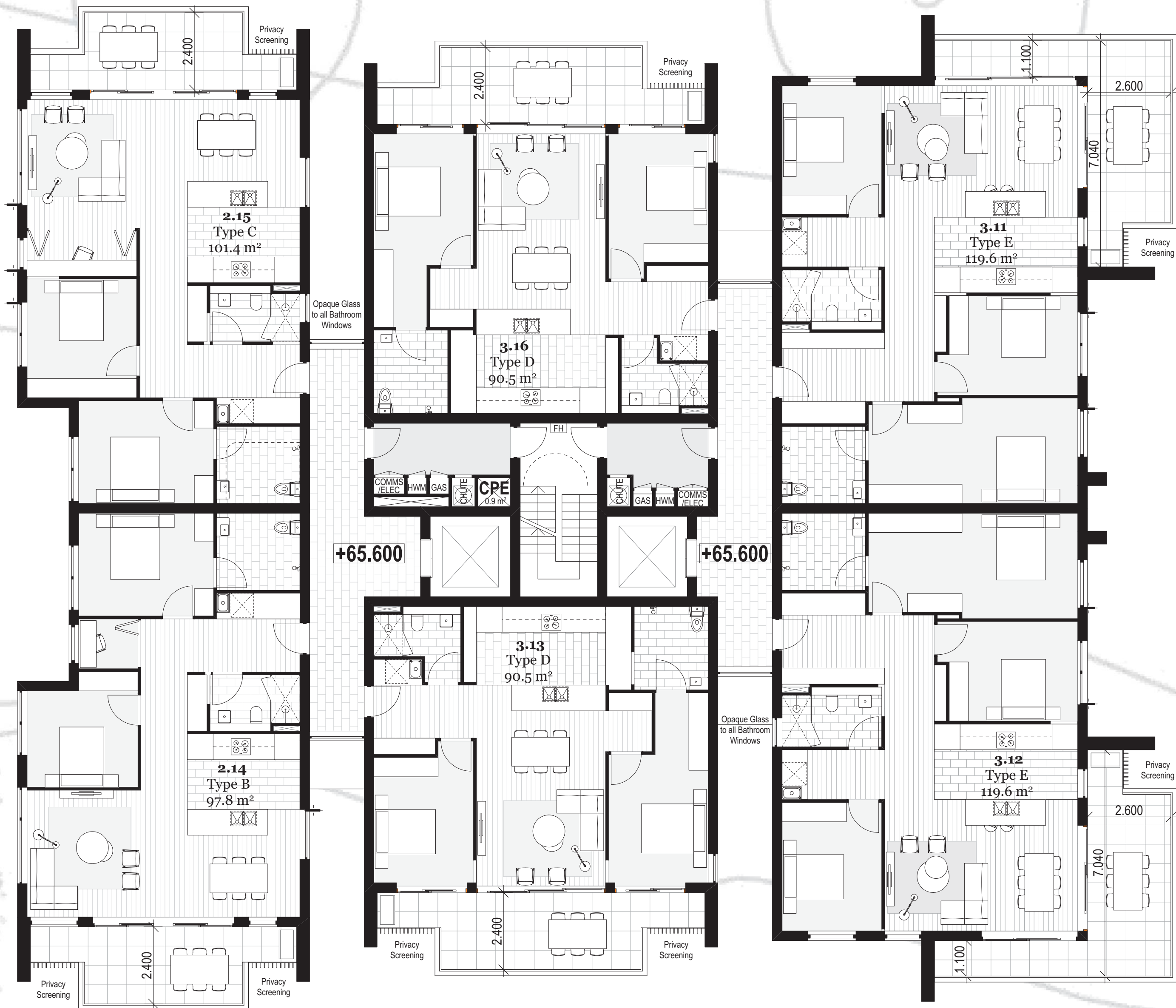
Existing Vegetable Garden



**Cumberland Plain
Woodland**
REFER LANDSCAPE ARCHITECT

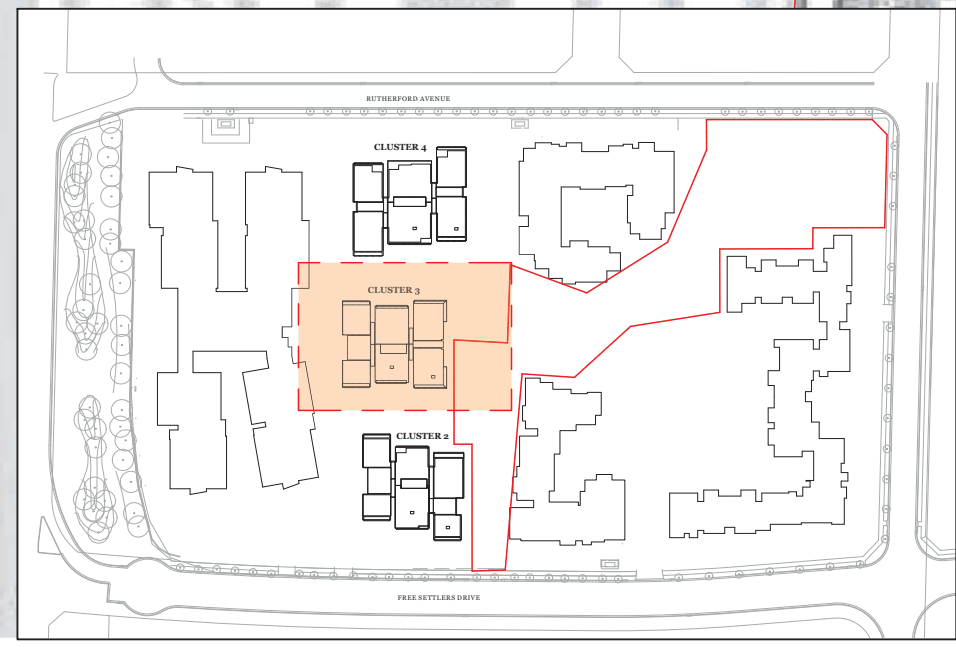


CLUSTER 3



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Assessor Name:
Accreditation no.:
Certificate date:
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15 December 2017



1

Cluster 3 Level 1-3
1:100

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P6	20/10/2017	PP	MR	Revised Floor Plans & Basement
P7	16/11/2017	PP	IL	Issue for Review
P8	24/11/2017	PP/IL	IL/MR	Issue for Coordination
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Project Number
Drawing Name
Scale
Date

11527
Cluster 3 Level 1-3
1:100@ A1,
December 2017

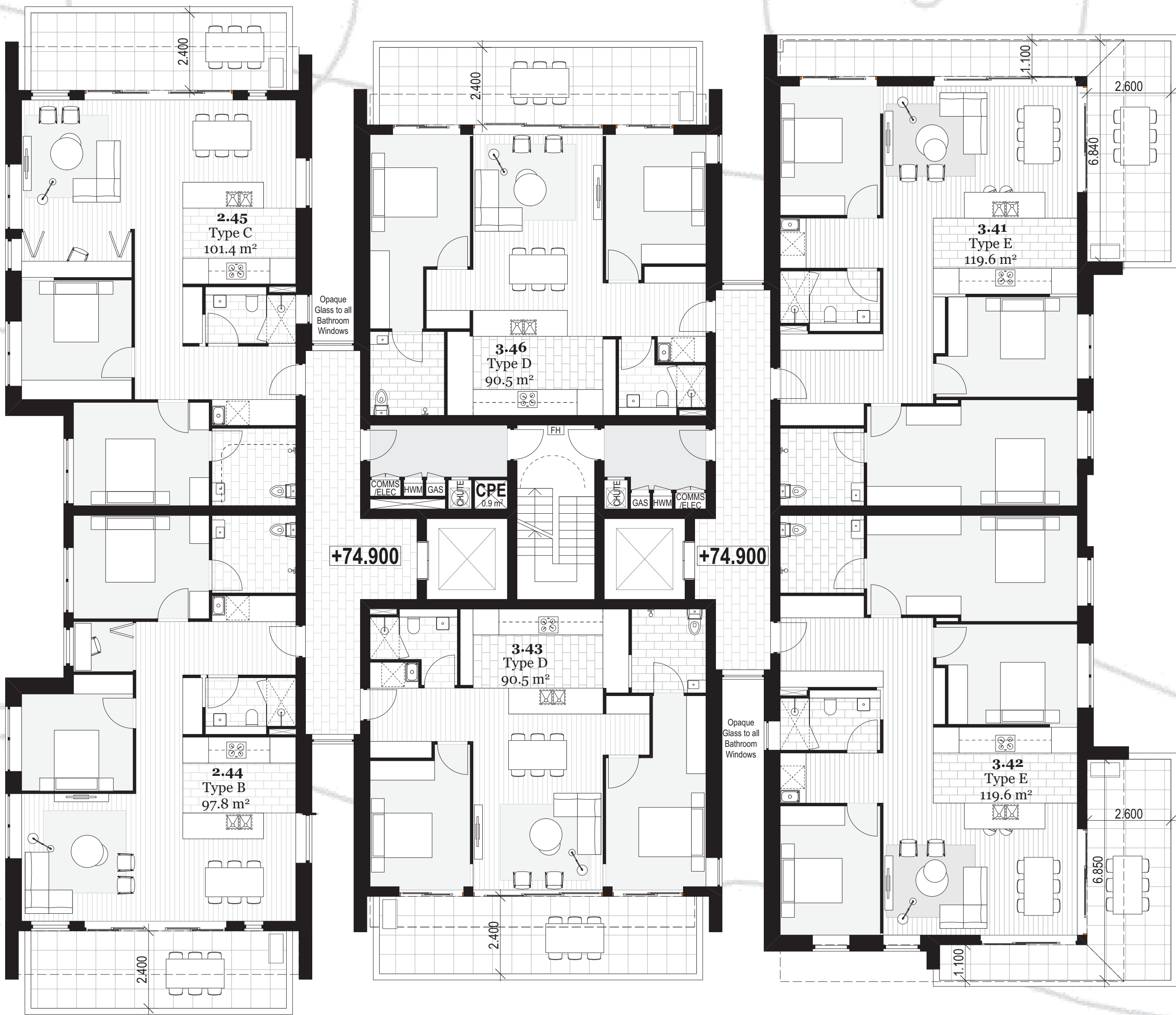
Client

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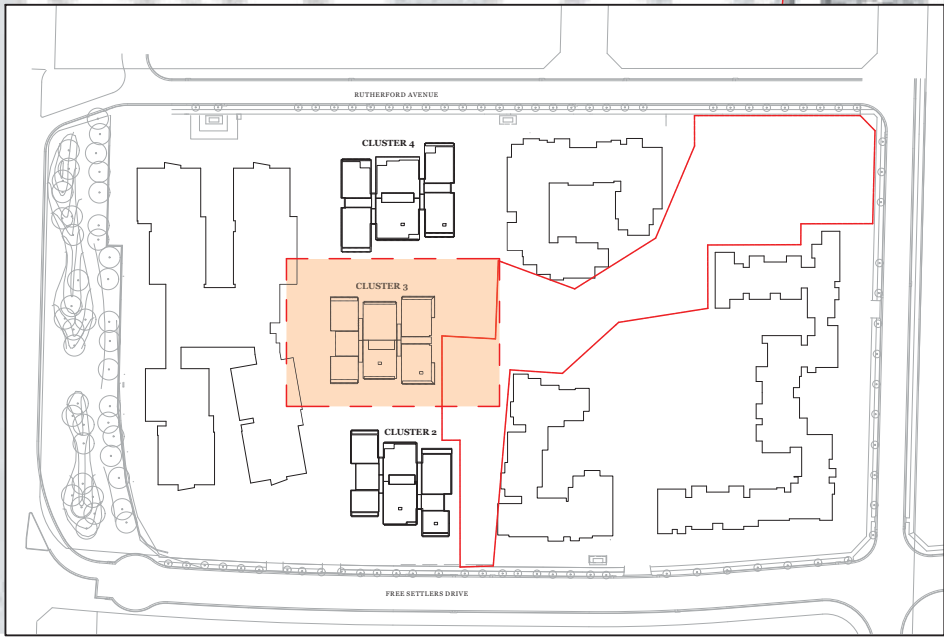
Drawing Number
Revision

DA232
A

CLUSTER 3



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1:100

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Scale
Date

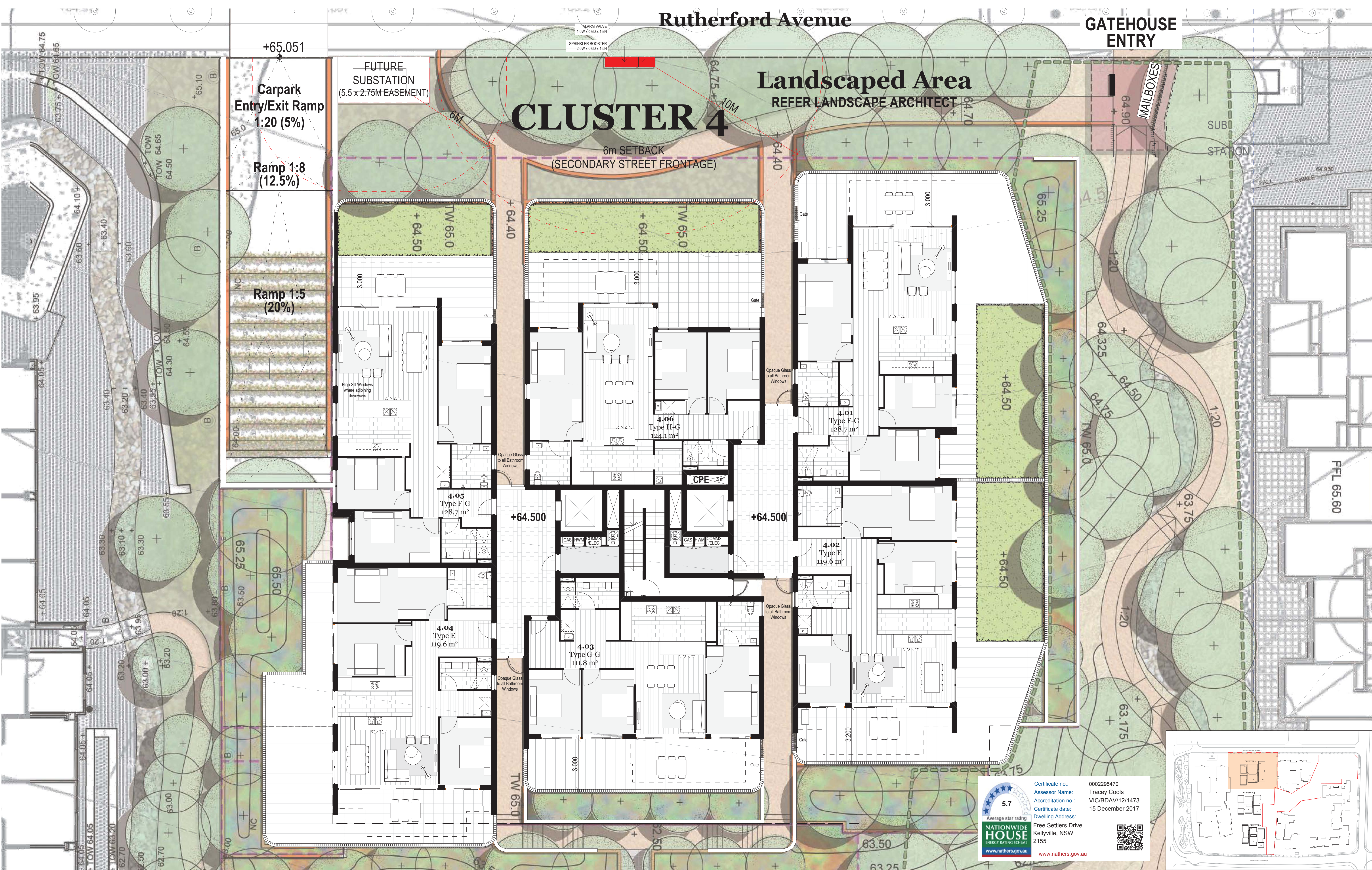
11527
Cluster 3 Level 4
1:100@ A1,
December 2017

Client

BaptistCare NSW

Drawing Number
Revision

DA233
A



1

Cluster 4 Ground
1:100

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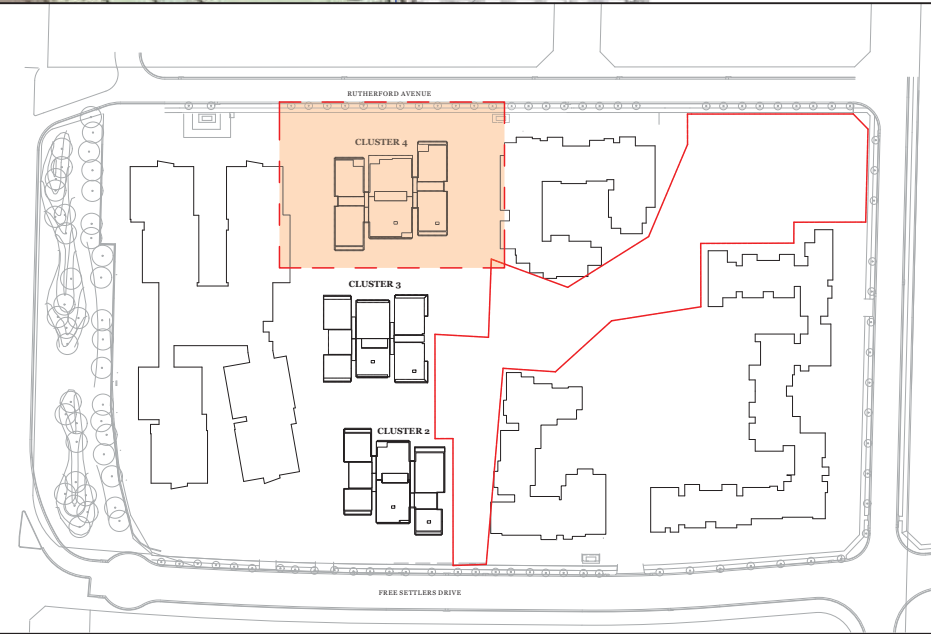
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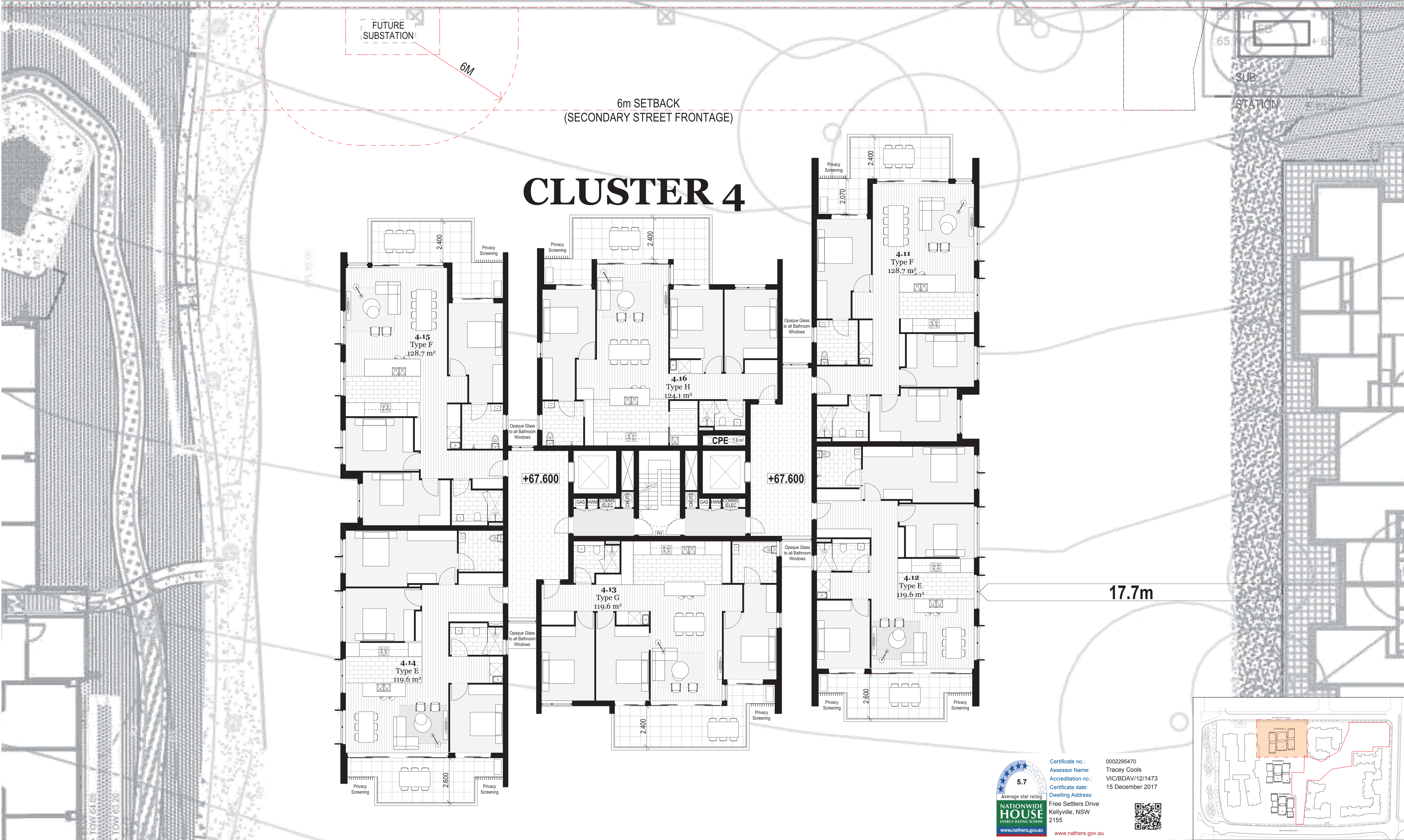
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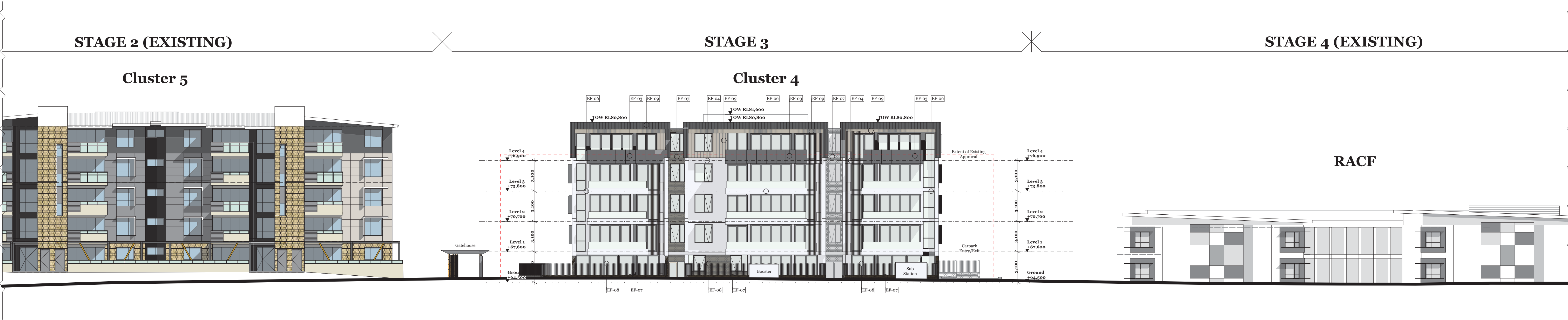
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Cluster 4 Ground Floor Plan
1:100@ A1,
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5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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1 Rutherford Avenue Street Elevation (North-East)
1:200



2 South East Elevation
1:200



EXTERNAL FINISHES LEGEND
REFER TO DRAWING DA312

- EF-01 EXTERNAL CLADDING
COMPOSITE PANEL LIGHT COLOUR
- EF-02 EXTERNAL CLADDING
COLORBOND METAL SHEET DARK
- EF-03 EXTERNAL CLADDING
COLORBOND METAL SHEET GREY
- EF-04 PAINT FINISH
MID GREY
- EF-05 PAINT FINISH
BLACK
- EF-06 PAINT FINISH
WHITE
- EF-07 FACE BRICK
BROWN & RED MIX
- EF-08 SCREENS
POWDERCOAT - MID GREY
- EF-09 EXTERNAL CLADDING
TIMBER COMPOSITE



Certificate no.: 0002295470
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 15 December 2017
Dwelling Address: Free Settlers Drive
Kellyville, NSW 2155



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STAGE 2 (EXISTING)

STAGE 3

STAGE 2 (EXISTING)

RACF

Cluster 2

Cluster 1

Garbage
Truck
Entry/Exit

Free Settlers Drive

1

Free Settlers Drive Elevation (South-West)
1:200

STAGE 3

Cluster 4

Cluster 3

Cluster 2

Rutherford Ave

Free Settlers Drive

2

North West Elevation
1:200

EXTERNAL FINISHES LEGEND

REFER TO DRAWING DA312

- | | |
|-------|---|
| EF-01 | EXTERNAL CLADDING
COMPOSITE PANEL LIGHT COLOUR |
| EF-02 | EXTERNAL CLADDING
COLORBOND METAL SHEET DARK |
| EF-03 | EXTERNAL CLADDING
COLORBOND METAL SHEET GREY |
| EF-04 | PAINT FINISH
MID GREY |
| EF-05 | PAINT FINISH
BLACK |
| EF-06 | PAINT FINISH
WHITE |
| EF-07 | FACE BRICK
BROWN & RED MIX |
| EF-08 | SCREENS
POWDERCOAT - MID GREY |
| EF-09 | EXTERNAL CLADDING
TIMBER COMPOSITE |



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Rev.	Date	By	Ckd	Description
01	16/11/2017	PP	IL	Issue for Review
P1	24/11/2017	PP/IL	IL/MR	Issue for Coordination
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
A	15/12/2017	PP	IL/MR	Issue for Development Application

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DKO

Project Name

Project Address

Gracewood Village Stg 3
2-8 Free Settlers Drive,
Kellyville, NSW 2155

Project Number

Drawing Name

Scale

Date

11527

Site Elevations

1:200@ A1

December 2017

Client

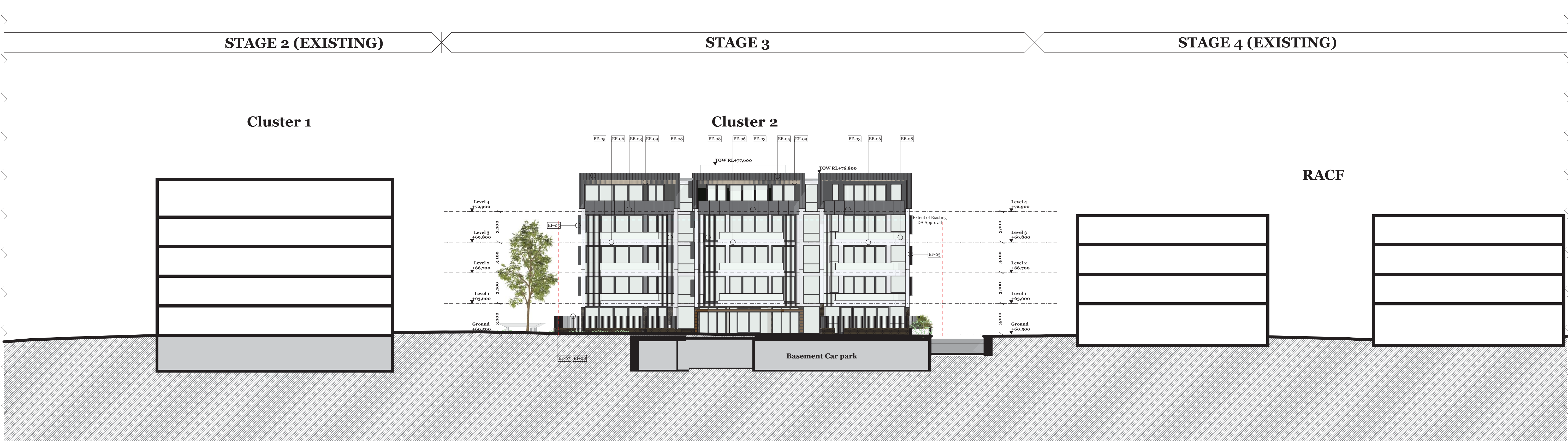
BaptistCare NSW

Drawing Number

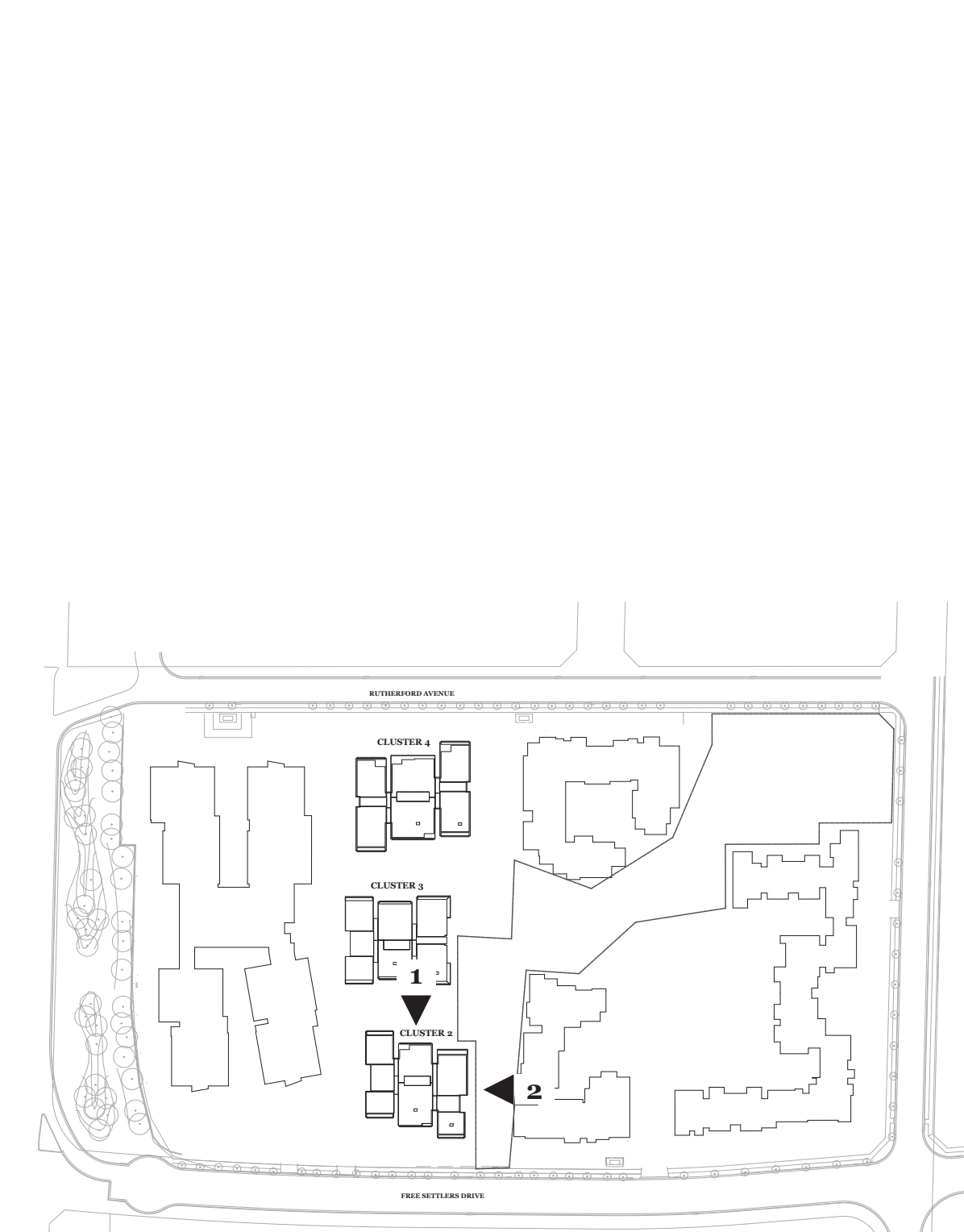
Revision

DA301

A



1 CL2 North-East Elevation
1:200



2 CL2 South-East Elevation
1:200

EXTERNAL FINISHES LEGEND
REFER TO DRAWING DA312

EF-01	EXTERNAL CLADDING COMPOSITE PANEL LIGHT COLOUR
EF-02	EXTERNAL CLADDING COLORBOND METAL SHEET DARK
EF-03	EXTERNAL CLADDING COLORBOND METAL SHEET GREY
EF-04	PAINT FINISH MID GREY
EF-05	PAINT FINISH BLACK
EF-06	PAINT FINISH WHITE
EF-07	FACE BRICK BROWN & RED MIX
EF-08	SCREENS POWDERCOAT - MID GREY
EF-09	EXTERNAL CLADDING TIMBER COMPOSITE

5.7
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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Assessor Name: Tracey Cools
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1 CL2 South-West Elevation
1:200



2 CL2 North-West Elevation
1:200



EXTERNAL FINISHES LEGEND

REFER TO DRAWING DA312

- EF-01 EXTERNAL CLADDING
COMPOSITE PANEL LIGHT COLOUR
- EF-02 EXTERNAL CLADDING
COLORBOND METAL SHEET DARK
- EF-03 EXTERNAL CLADDING
COLORBOND METAL SHEET GREY
- EF-04 PAINT FINISH
MID GREY
- EF-05 PAINT FINISH
BLACK
- EF-06 PAINT FINISH
WHITE
- EF-07 FACE BRICK
BROWN & RED MIX
- EF-08 SCREENS
POWDERCOAT - MID GREY
- EF-09 EXTERNAL CLADDING
TIMBER COMPOSITE



Certificate no.: 0002295470
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Rev.	Date	By	Ckd	Description
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
A	15/12/2017	PP	IL/MR	Issue for Development Application

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Project Name
Project Address
Client
BaptistCare NSW

Gracewood Village Stg 3
2-8 Free Settlers Drive,
Kellyville, NSW 2155
Drawing Name
Scale
Date
Drawing Number
Revision
DA303
A



1 CL3 North-East Elevation
1:200



2 CL3 South-East Elevation
1:200



EXTERNAL FINISHES LEGEND		
REFER TO DRAWING DA312		
EF-01	EXTERNAL CLADDING	COMPOSITE PANEL LIGHT COLOUR
EF-02	EXTERNAL CLADDING	COLORBOND METAL SHEET DARK
EF-03	EXTERNAL CLADDING	COLORBOND METAL SHEET GREY
EF-04	PAINT FINISH	MID GREY
EF-05	PAINT FINISH	BLACK
EF-06	PAINT FINISH	WHITE
EF-07	FACE BRICK	BROWN & RED MIX
EF-08	SCREENS	POWDERCOAT - MID GREY
EF-09	EXTERNAL CLADDING	TIMBER COMPOSITE



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Rev.	Date	By	Ckd	Description
P1	24/11/2017	PP/IL	IL/MR	Issue for Coordination
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
A	15/12/2017	PP	IL/MR	Issue for Development Application

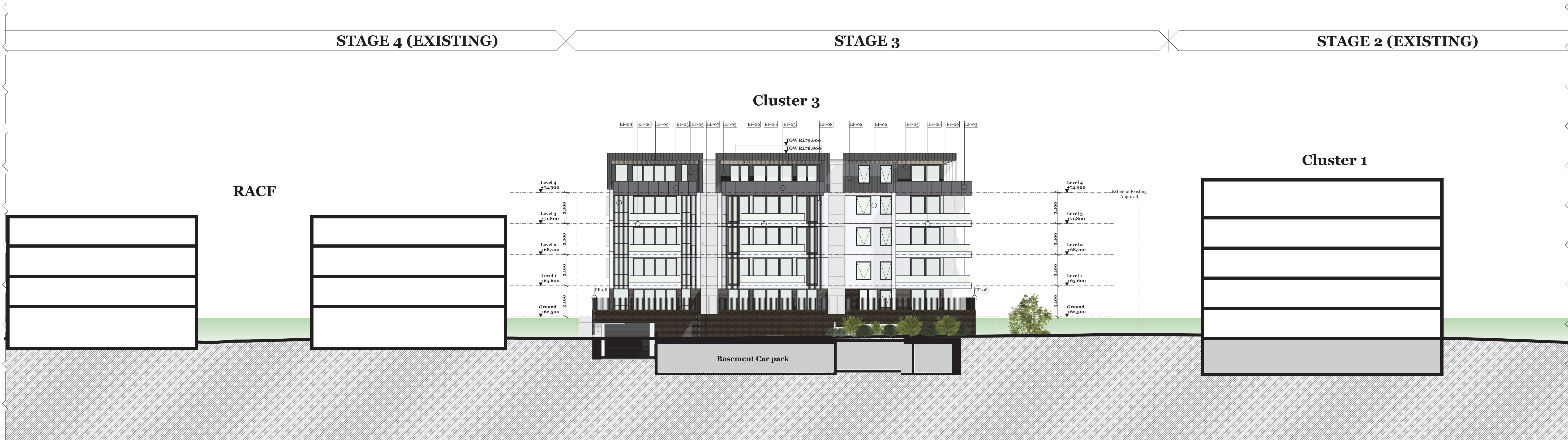
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Project Name	Gracewood Village Stg 3
Project Address	2-8 Free Settlers Drive, Kellyville, NSW 2155
Client	BaptistCare NSW

Project Number	11527
Drawing Name	Cluster 3 Elevation
Scale	1:200@ A1
Date	December 2017

Drawing Number	DA304
Revision	A



1 CL3 South-West Elevation
1:200



2 CL3 North-West Elevation
1:200



EXTERNAL FINISHES LEGEND		
REFER TO DRAWING DA312		
EF-01	EXTERNAL CLADDING	COMPOSITE PANEL LIGHT COLOUR
EF-02	EXTERNAL CLADDING	COLORBOND METAL SHEET DARK
EF-03	EXTERNAL CLADDING	COLORBOND METAL SHEET GREY
EF-04	PAINT FINISH	MID GREY
EF-05	PAINT FINISH	BLACK
EF-06	PAINT FINISH	WHITE
EF-07	FACE BRICK	BROWN & RED MIX
EF-08	SCREENS	POWDERCOAT - MID GREY
EF-09	EXTERNAL CLADDING	TIMBER COMPOSITE

Average star rating

5.7

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Certificate no.: 0002295470

Assessor Name: Tracey Cools

Accreditation no.: VIC/BDV/12/1473

Certificate date: 15 December 2017

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1 CL4 North-East Elevation
1:200



2 CL4 South-East Elevation
1:200



EXTERNAL FINISHES LEGEND
REFER TO DRAWING DA312

- EF-01 EXTERNAL CLADDING
COMPOSITE PANEL LIGHT COLOUR
- EF-02 EXTERNAL CLADDING
COLORBOND METAL SHEET DARK
- EF-03 EXTERNAL CLADDING
COLORBOND METAL SHEET GREY
- EF-04 PAINT FINISH
MID GREY
- EF-05 PAINT FINISH
BLACK
- EF-06 PAINT FINISH
WHITE
- EF-07 FACE BRICK
BROWN & RED MIX
- EF-08 SCREENS
POWDERCOAT - MID GREY
- EF-09 EXTERNAL CLADDING
TIMBER COMPOSITE



Certificate no.: 0002295470
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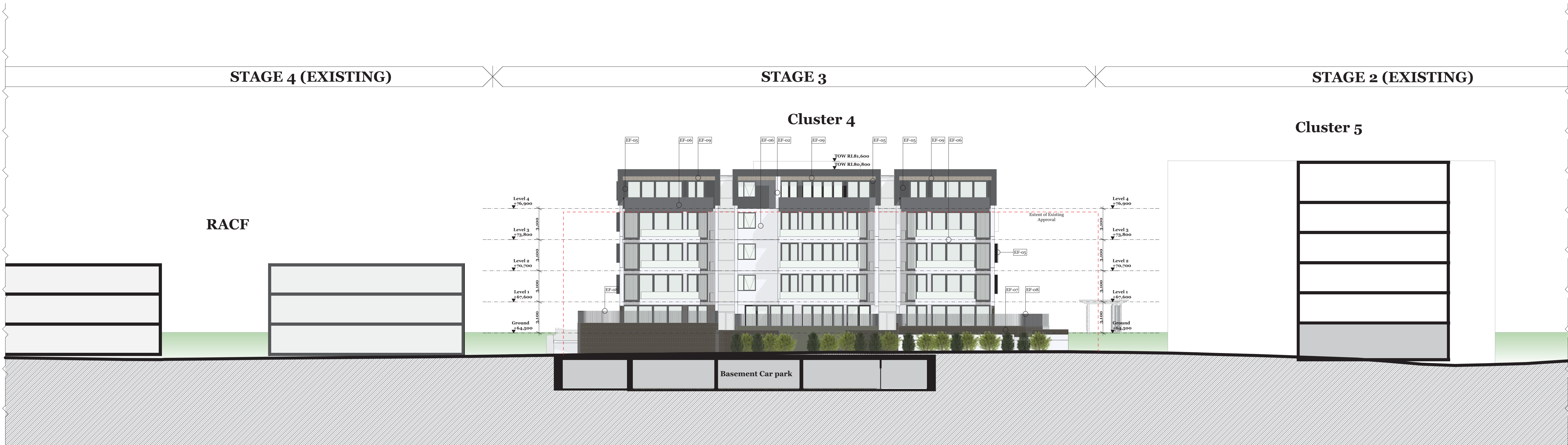
Project Name
Project Address
Client
BaptistCare NSW

Gracewood Village Stg 3
2-8 Free Settlers Drive,
Kellyville, NSW 2155

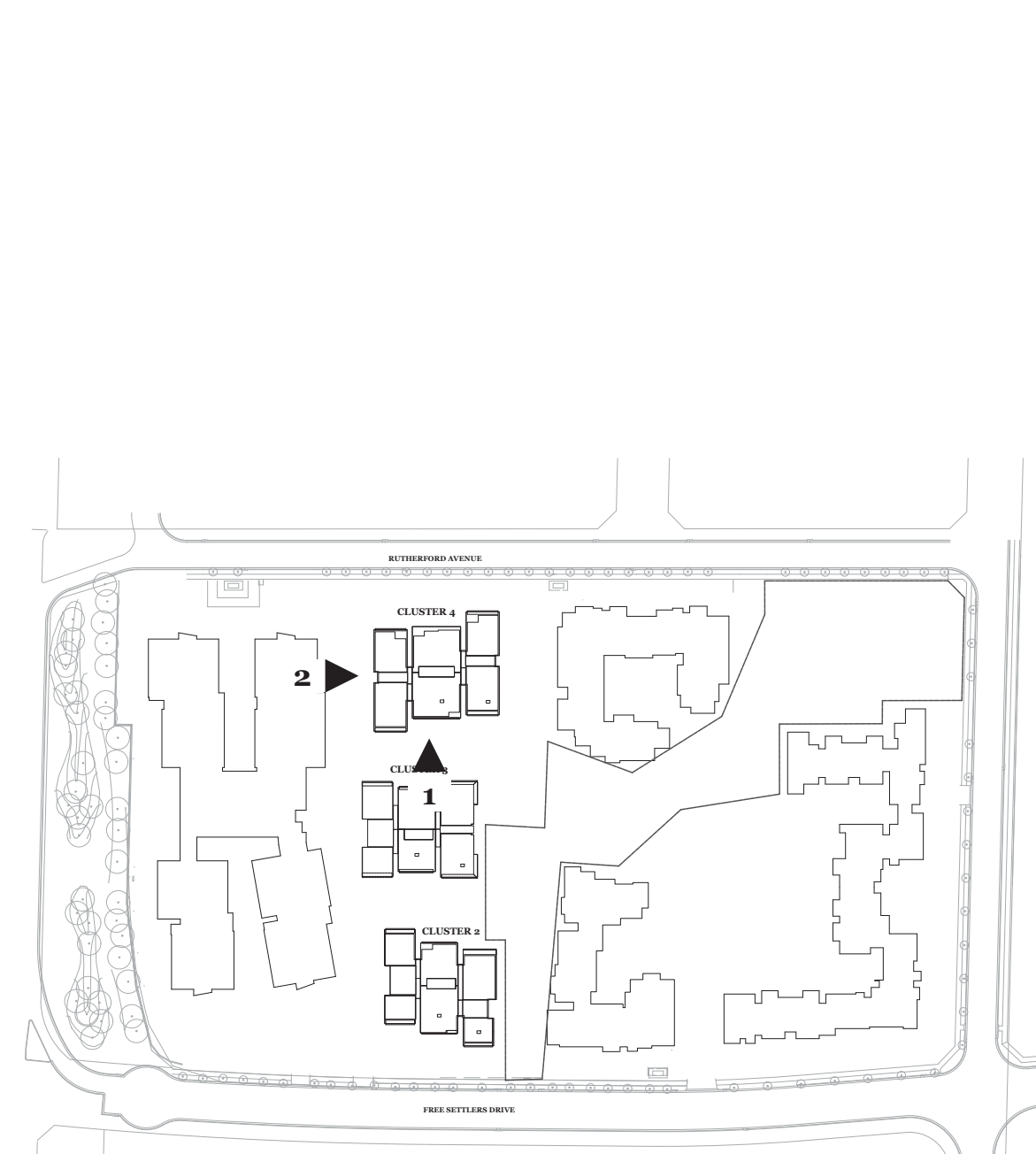
Project Number
Drawing Name
Scale
Date

11527
Cluster 4 Elevation
1:200@ A1
December 2017

Drawing Number
Revision
DA306
A



1 CL4 South-West Elevation
1:200



2 CL4 North-West Elevation
1:200

EXTERNAL FINISHES LEGEND		
REFER TO DRAWING DA312		
EF-01	EXTERNAL CLADDING	COMPOSITE PANEL LIGHT COLOUR
EF-02	EXTERNAL CLADDING	COLORBOND METAL SHEET DARK
EF-03	EXTERNAL CLADDING	COLORBOND METAL SHEET GREY
EF-04	PAINT FINISH	MID GREY
EF-05	PAINT FINISH	BLACK
EF-06	PAINT FINISH	WHITE
EF-07	FACE BRICK	BROWN & RED MIX
EF-08	SCREENS	POWDERCOAT - MID GREY
EF-09	EXTERNAL CLADDING	TIMBER COMPOSITE

5.7
Average star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
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