

MT VERNON RESIDENCE

264 Mount Vernon Road, Mount Vernon NSW 2759



LOCALITY PLAN

SITE LOCATION



DRAWING No.	DESCRIPTION	SCALE
DA100	Title Page	
DA101	Site & Site Analysis Plan	1:500, 1:1000
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DA113	Shadow Diagram: 9:00am June 21	1:200
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DA115	Shadow Diagram: 3:00pm June 21	1:200
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SCHEDULE OF BASIX COMMITMENTS

Refer to relevant BASIX certificate for greater detail.

WATER COMMITMENTS

Dwellings

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).

Common area landscape	
Common area lawn (m ²)	200.0
Common area garden (m ²)	100.0
Area of indigenous or low water use species (m ²)	0.0

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.

Dwelling no.	Individual pool				Individual spa		
	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
Sec	-	-	-	-	-	-	-
All other dwellings	120.0	yes	Indoors	no	-	-	-

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.

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool top-up
All dwellings	central water tank (no. 1)	See central systems	See central systems	no	yes	yes	no
None	-	-	-	-	-	-	-

ENERGY COMMITMENTS

Dwellings

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.

Dwelling no.	Hot water system		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	solar (gas boosted, flat plate) 26 to 30 STCs	individual fan, not ducted	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, not ducted	manual switch on/off	

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.

Dwelling no.	Cooling		Heating		Artificial lighting				Natural lighting			
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
Sec	3-phase airconditioning EER > 4.0 (zoned)	3-phase airconditioning EER = 4.0 (zoned)	3-phase airconditioning EER > 4.0 (zoned)	3-phase airconditioning EER > 4.0 (zoned)	2 (dedicated)	1	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	3-phase airconditioning EER > 4.0 (zoned)	3-phase airconditioning EER = 4.0 (zoned)	3-phase airconditioning EER > 4.0 (zoned)	3-phase airconditioning EER > 4.0 (zoned)	5 (dedicated)	6 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	4	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
Sec	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	yes	yes
All other dwellings	solar (gas boosted)	no	-	-	gas cooktop & electric oven	-	yes	-	-	-	yes	yes

The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
Sec	0.0
All other dwellings	10.0

THERMAL COMFORT COMMITMENTS

Dwellings

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.

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.

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
Sec	27.2	25.3
All other dwellings	53.7	55.6

The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
Sec	-	-	91	-	No
All other dwellings	661	314	-	-	No

COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

WATER

Common areas and central systems/facilities

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.

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.

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	4000.0	To collect run-off from at least: <ul style="list-style-type: none"> - 500.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). 	- irrigation of 100.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Recirculated alternative water supply	-	Installation of plumbing to make provision for connection to Hookon Park (proposed) recirculated alternative water supply.	- irrigation of 200.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

ENERGY

Common areas and central systems/facilities

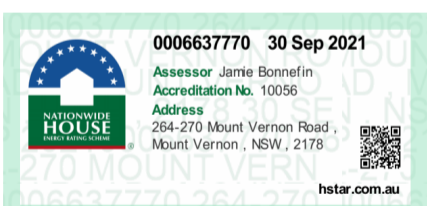
The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

GLAZING COMMITMENTS:

Refer to relevant NATHurs certificate.

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.



Rev	Date	Amendment	GLAZUR	BB
01	01/2021	DEVELOPMENT APPLICATION	Drawn	Check

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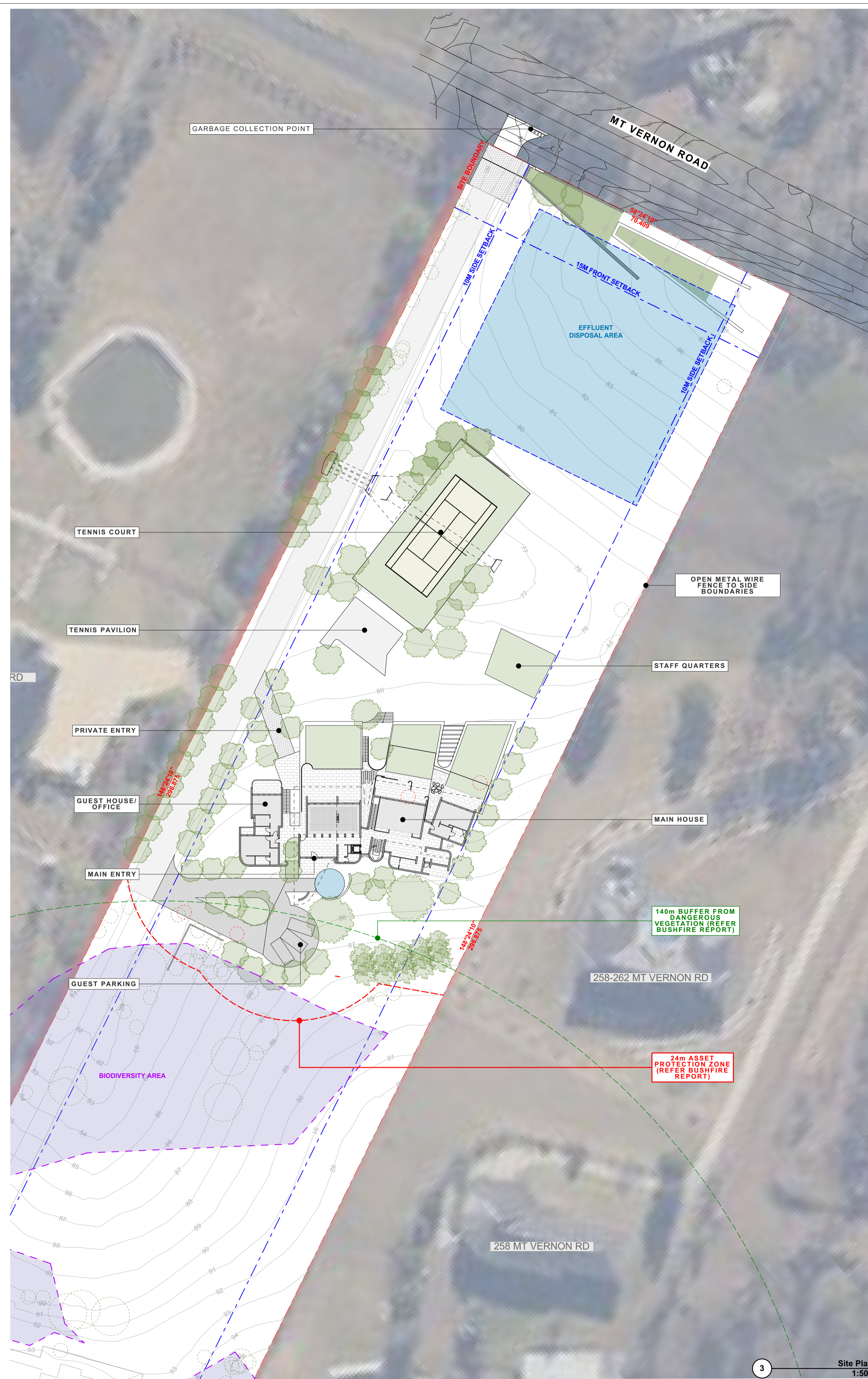
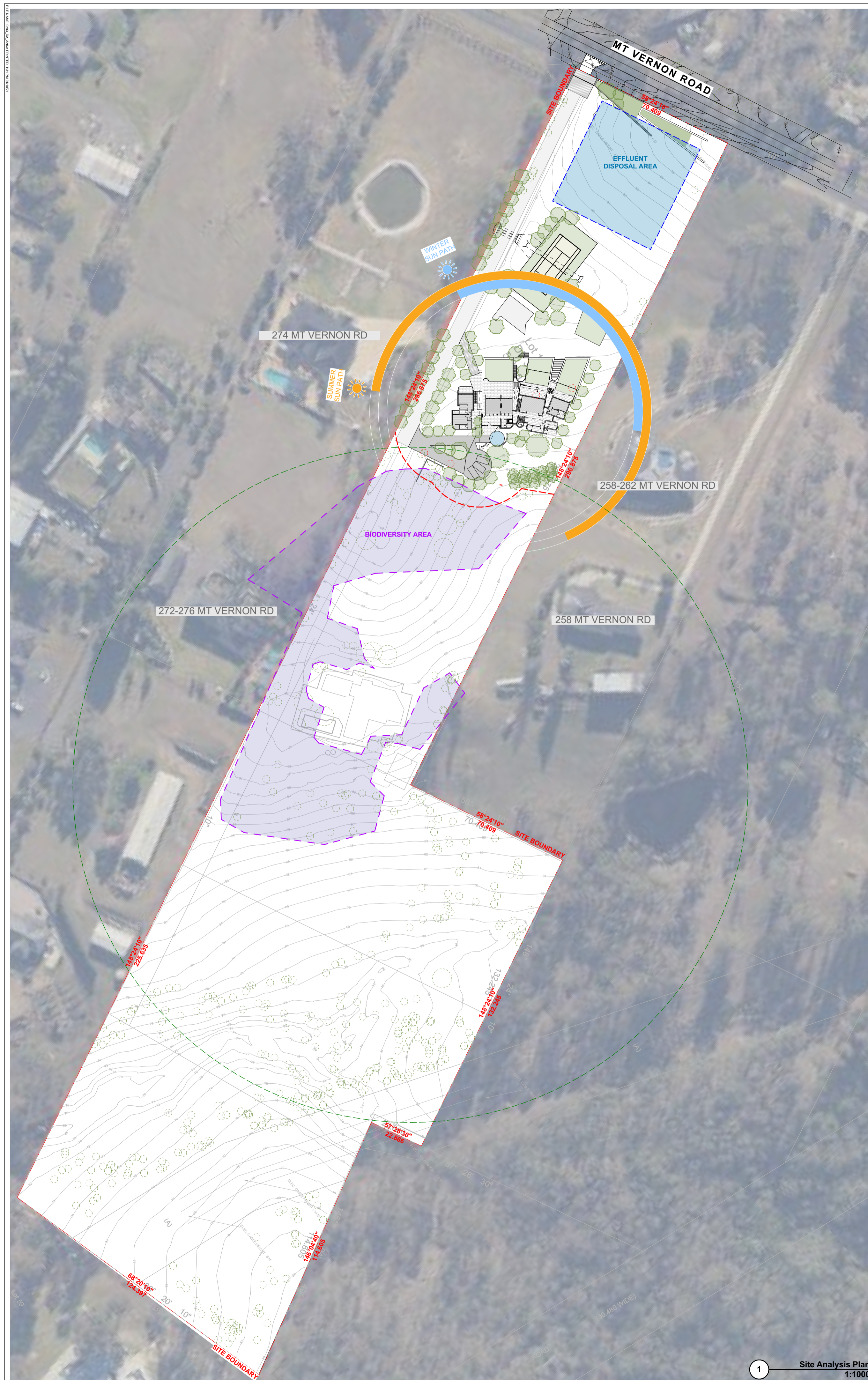
Status
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Title
Title Page

Drawing No. 0593-DA100
Revision 01

Scale at A1 size
Date 01/10/21

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Rev	Date	Amendment	Drawn	Check

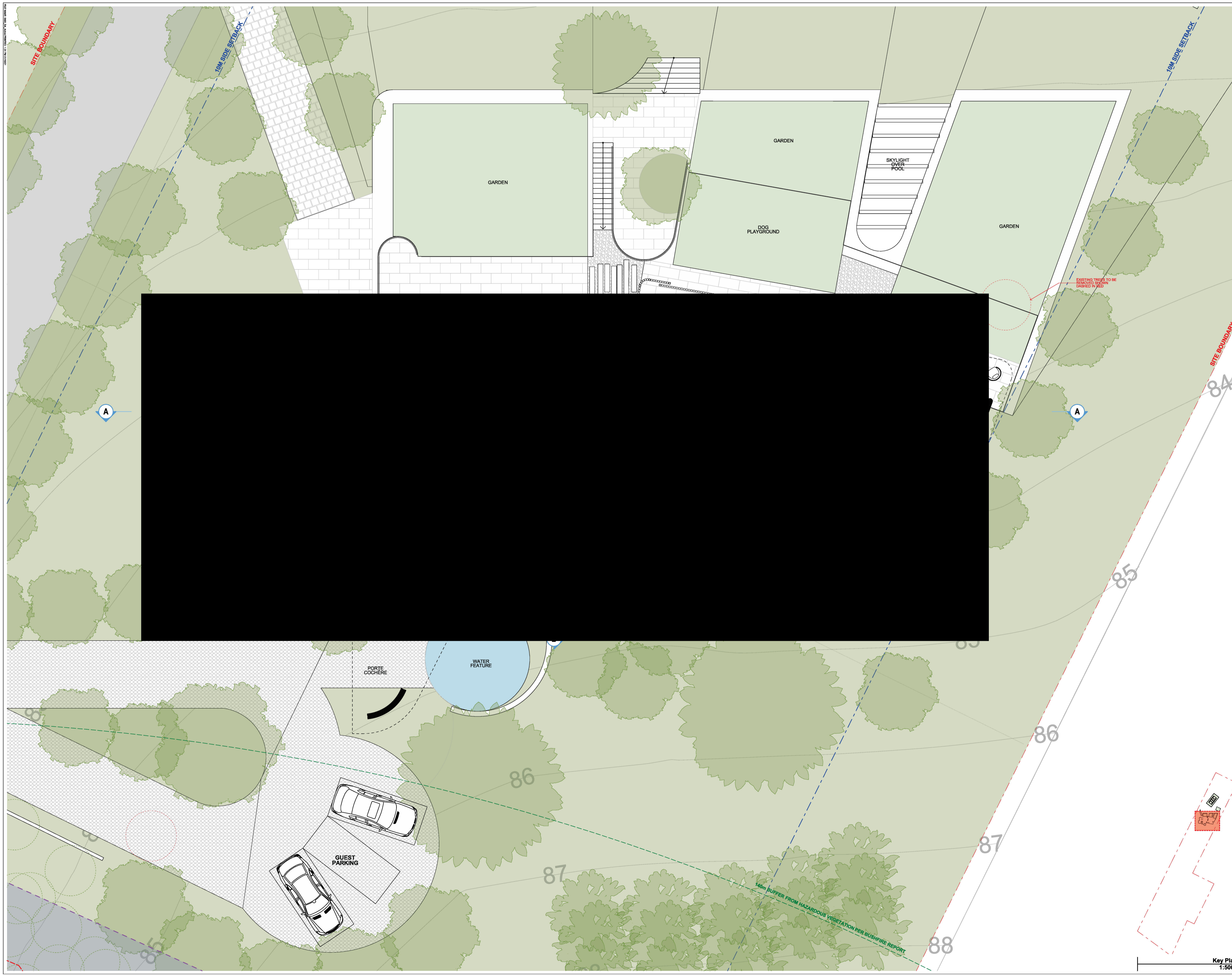
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Status
DEVELOPMENT APPLICATION
 Title
Site & Site Analysis Plan

Drawing No.	Revision
0593-DA101	01
Scale	Date
1:1000, 1:500 at A1	01/10/21
Size	

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5.1 HOUSE 109.2	0006582142 16 Sep 2021 Assessor: Jamie Borner Accreditation No. 10036 Address: Unit Main, 264-270 Mount Vernon Road, Mount Vernon, NSW, 2178 hejar.com.au
7.6 HOUSE 52.5	0006582159 16 Sep 2021 Assessor: Jamie Borner Accreditation No. 10036 Address: Unit Sec, 264-270 Mount Vernon Road, Mount Vernon, NSW, 2178 hejar.com.au
HOUSE	0006637770 30 Sep 2021 Assessor: Jamie Borner Accreditation No. 10036 Address: 264-270 Mount Vernon Road, Mount Vernon, NSW, 2178 hejar.com.au

Rev	Date	Amendment	QUAZ/R	BB
01	01/10/21	DEVELOPMENT APPLICATION	QUAZ/R	BB

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Project
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Status
DEVELOPMENT APPLICATION

Title
Ground Floor Plan

Drawing No.
0593-DA102

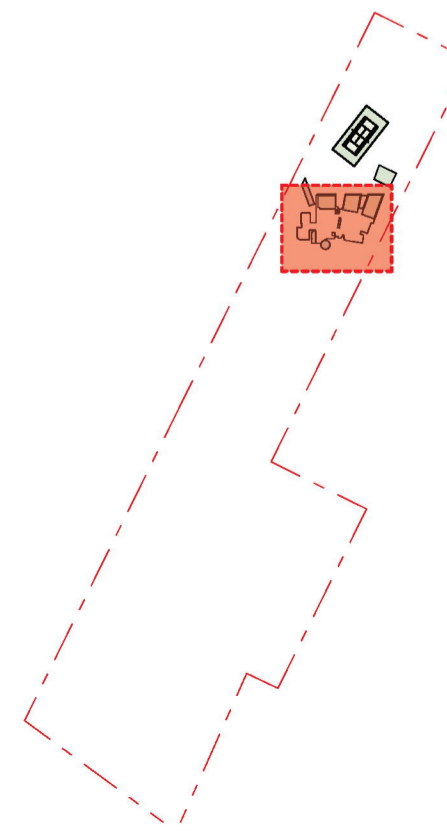
Revision
01

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1:100, 1:5000 at A1

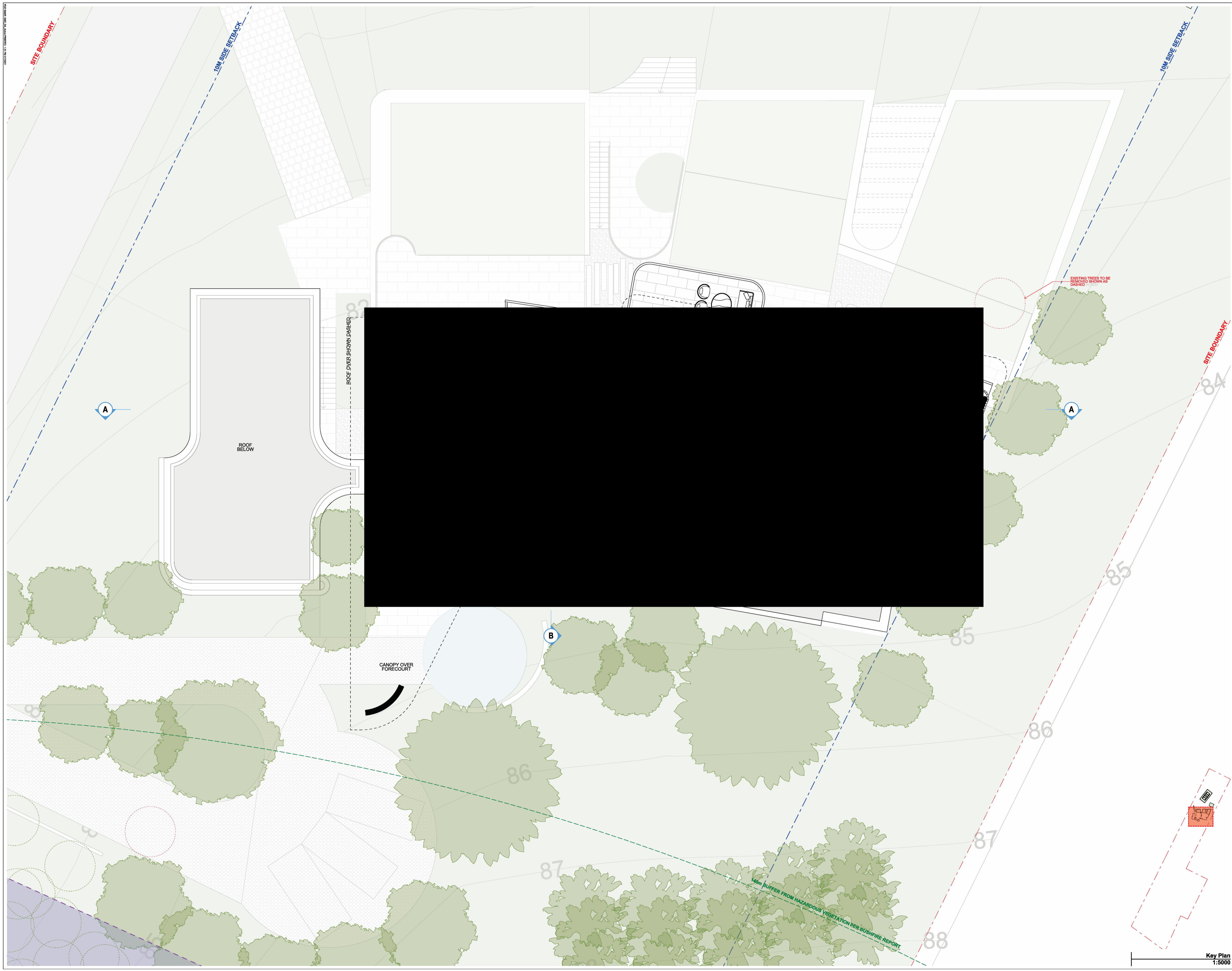
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Key Plan
1:5000



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5.1 HOUSE 109.2	0006582142 16 Sep 2021 Assessor: Jamie Bonefin Accreditation No. 10006 Address: Unit 264-270 Mount Vernon Road, Mount Vernon, NSW, 2178 hejar.com.au
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MT VERNON RESIDENCE
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Status
DEVELOPMENT APPLICATION

Title
Level 01 Plan

Drawing No.
0593-DA103

Revision
01

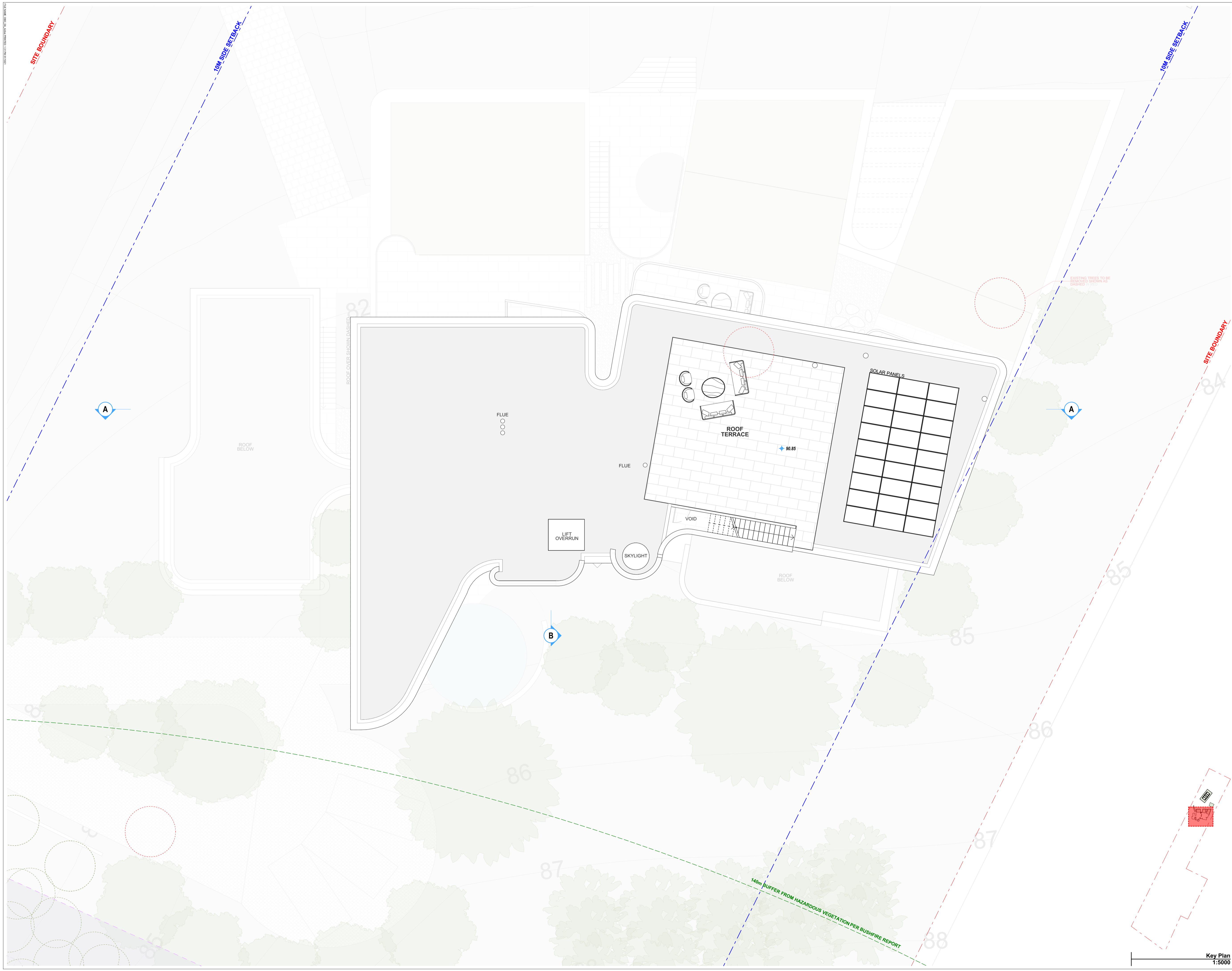
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Key Plan
1:5000



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Status
DEVELOPMENT APPLICATION

Title
Roof Plan

Drawing No.
 0593-DA104

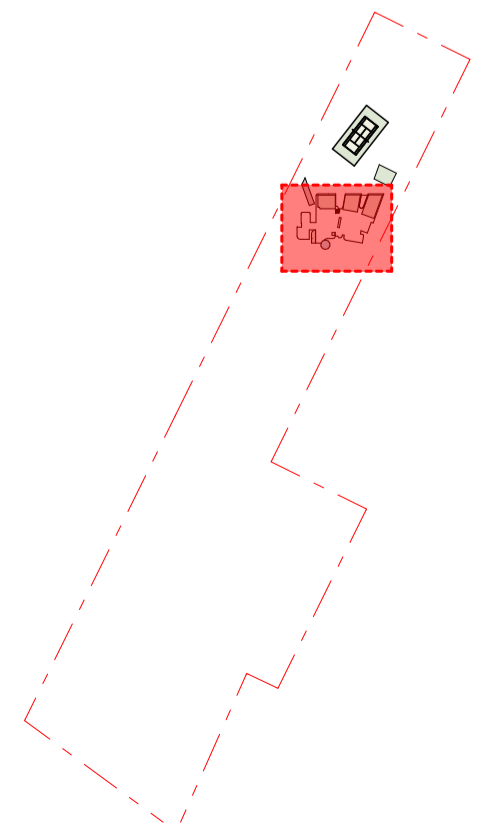
Revision
 01

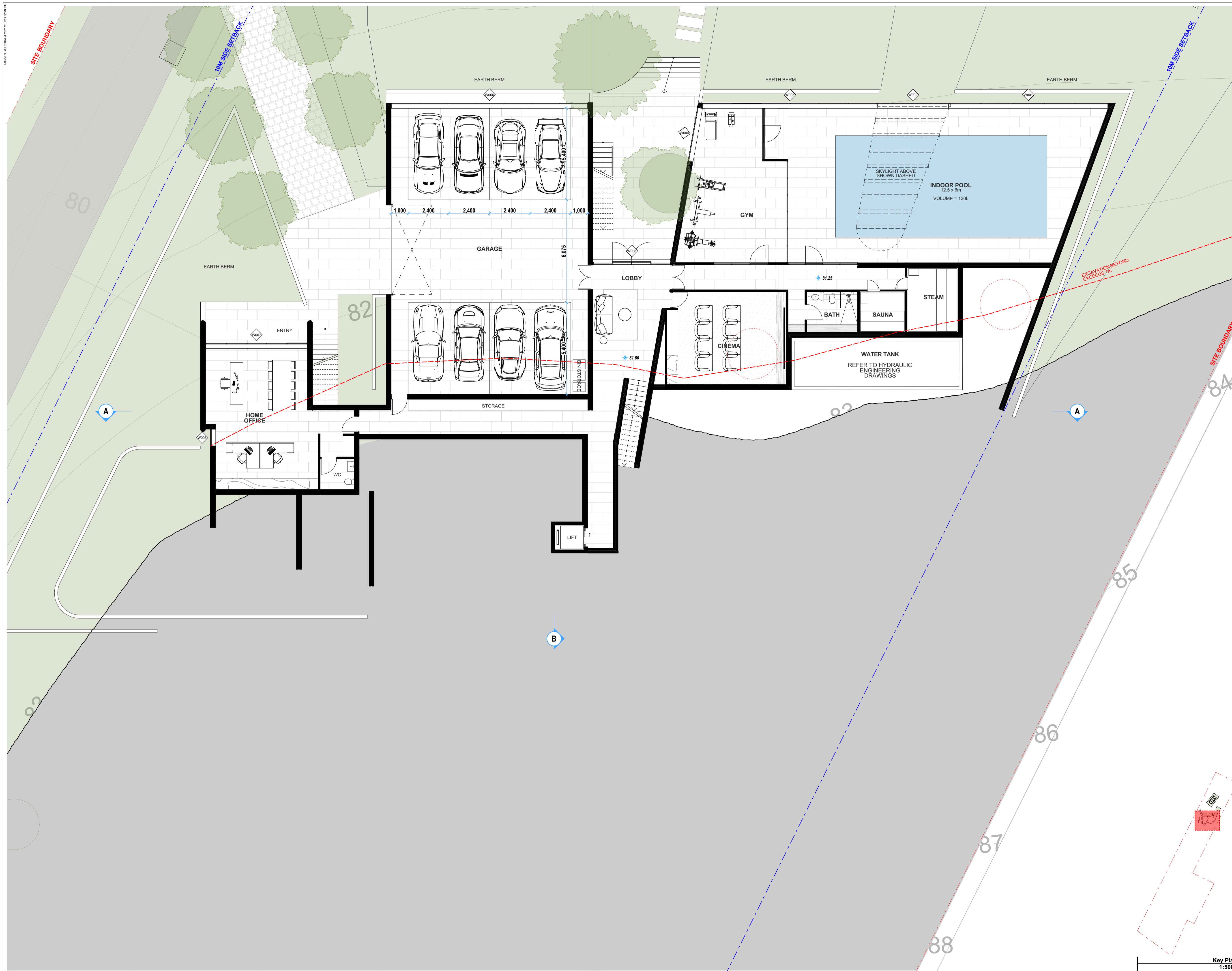
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Date
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01 01/10/21 DEVELOPMENT APPLICATION QUAZUR BB
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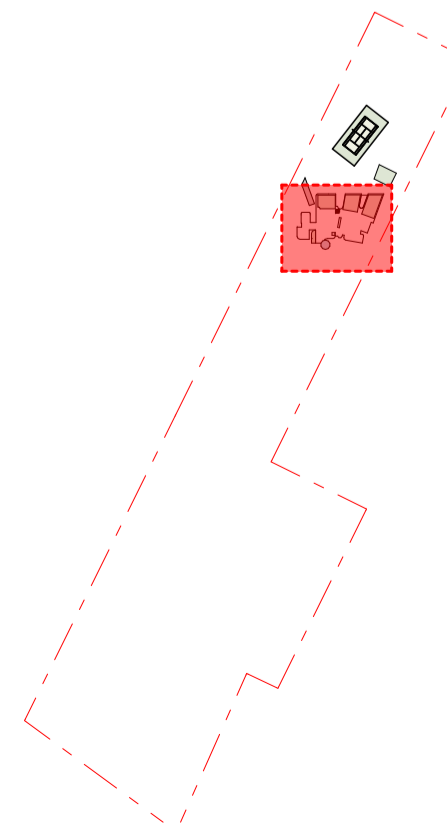
Status
DEVELOPMENT APPLICATION

Title
Basement Plan

Drawing No. 0593-DA105
 Revision 01

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Key Plan
 1:5000



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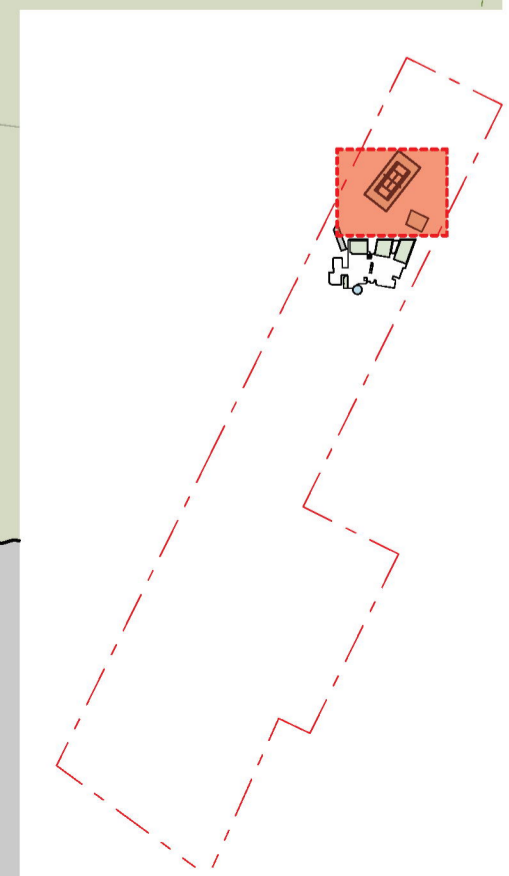
Project
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 264 Mount Vernon Road, Mount Vernon
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Status
DEVELOPMENT APPLICATION

Title
Tennis Pavillion and Staff Quarters Plan

Drawing No. 0593-DA106
 Revision 01
 Scale 1:100, 1:5000 at A1
 Date 01/10/21

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Key Plan
 1:5000

NOTES:

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- LEGEND:**
- BR BRICKWORK
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - GD GRASSY DOOR
 - G+ GLAZED WINDOWS (ALUMINIUM FRAMED)
 - G- PAINTED FINISH (LIGHT)
 - PF1 PAINTED FINISH (CHARCOAL)
 - PF2 PAINTED FINISH (CHARCOAL)
 - RM RENDERED MASONRY
 - SKY GLAZED SKYLIGHT
 - SS SANDSTONE
 - ST STONE CLADDING
 - TC TIMBER CLADDING
 - TS TIMBER SCREEN
 - MC METAL CLADDING



2 NORTH ELEVATION 1:100



1 SOUTH ELEVATION 1:100



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GLAZUR	BB

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Status
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Title
North & South Elevations

Drawing No.
 0593-DA107

Revision
 01

Scale
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Date
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- LEGEND:**
- BR BRICKWORK
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - GDR GARAGE DOOR
 - G+ GLAZED WINDOWS (ALUMINIUM FRAMED)
 - PF1 PAINTED FINISH (LIGHT)
 - PF2 PAINTED FINISH (CHARCOAL)
 - RM RENDERED MASONRY
 - SKY GLAZED SKYLIGHT
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 - TS TIMBER SCREEN
 - MC METAL CLADDING



2 EAST ELEVATION 1:100



1 WEST ELEVATION 1:100



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01	01/10/21	DEVELOPMENT APPLICATION	GLAZUR	BB
		Amendment		Chk

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Status
DEVELOPMENT APPLICATION

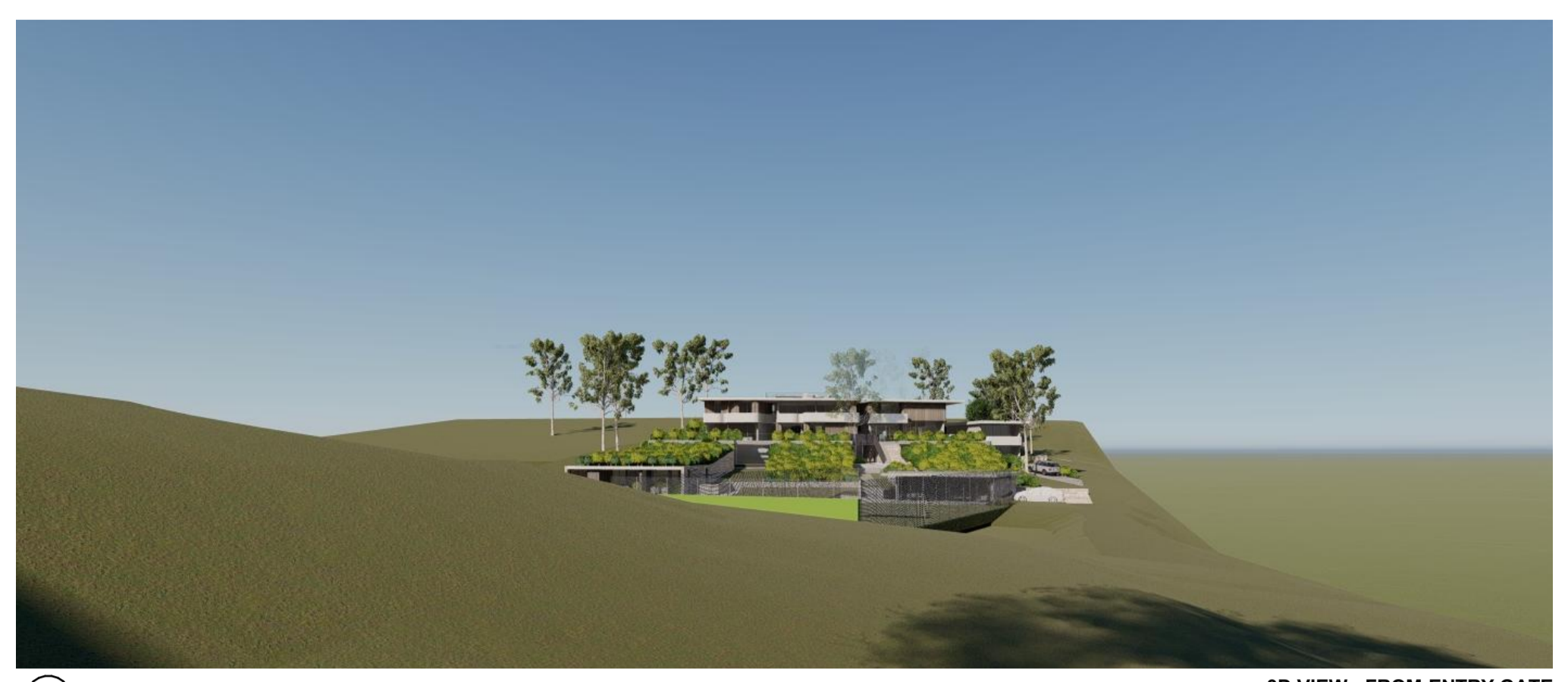
Title
East & West Elevations

Drawing No. 0593-DA108	Revision 01
Scale 1:100 at A1 size	Date 01/10/21

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1



2



4

- NOTES:**
- ALL LEVELS TO AHD.
 - REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
- LEGEND:**
- BR BRICKWORK
 - CONC CONCRETE
 - GR GRASS
 - GLASS GLASS BALUSTRADE
 - GDR GARAGE DOOR
 - GLAZED GLAZED WINDOWS (ALUMINIUM FRAMED)
 - PF1 PAINTED FINISH (LIGHT)
 - PF2 PAINTED FINISH (CHARCOAL)
 - RM RENDERED MASONRY
 - SKY SKY
 - SS SANDSTONE
 - ST STONE CLADDING
 - TC TIMBER CLADDING
 - TS TIMBER SCREEN
 - MC METAL CLADDING



3



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GLAZUR	BB

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Status
DEVELOPMENT APPLICATION

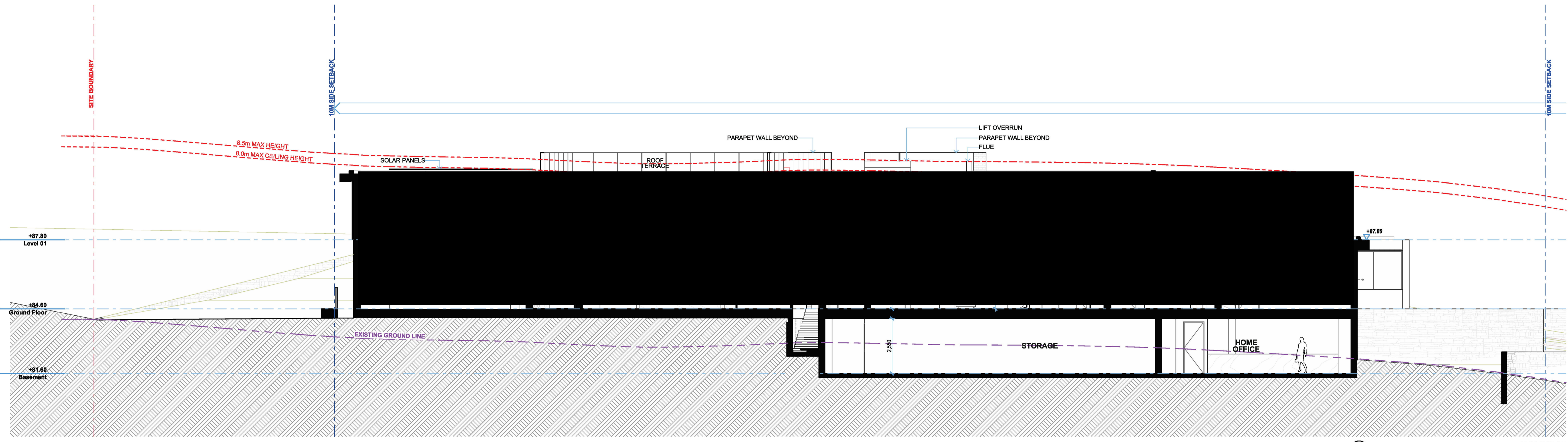
Title
Entry Gate

Drawing No. 0593-DA109	Revision 01
Scale 1:200, 1:100 at A1	Date 01/10/21

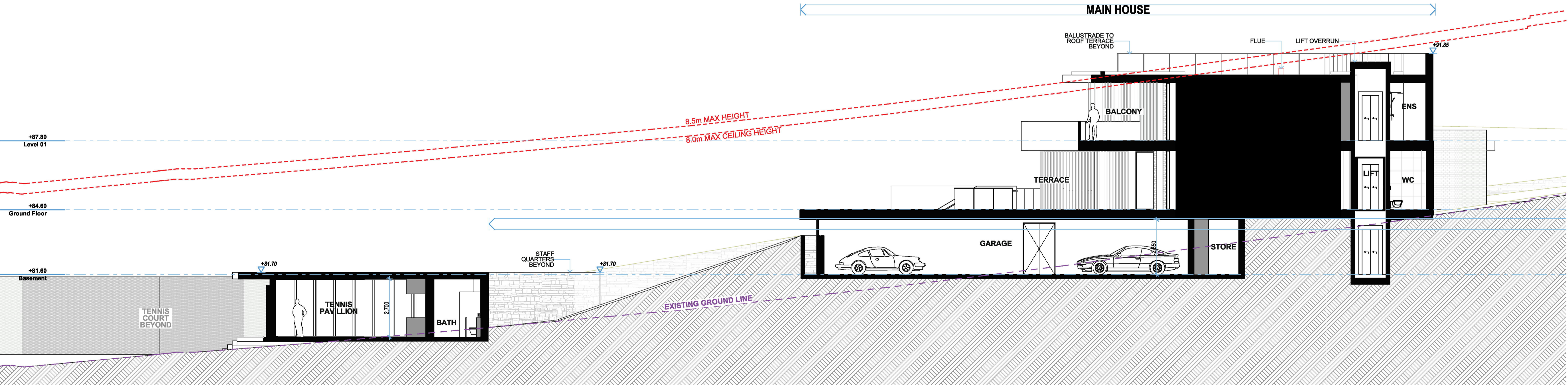
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SECTION AA
1:100



SECTION BB
1:100



Rev	Date	Amendment	QUAZR	BB
01	01/10/21	DEVELOPMENT APPLICATION	QUAZR	BB
			Drawn	Check

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Status
DEVELOPMENT APPLICATION

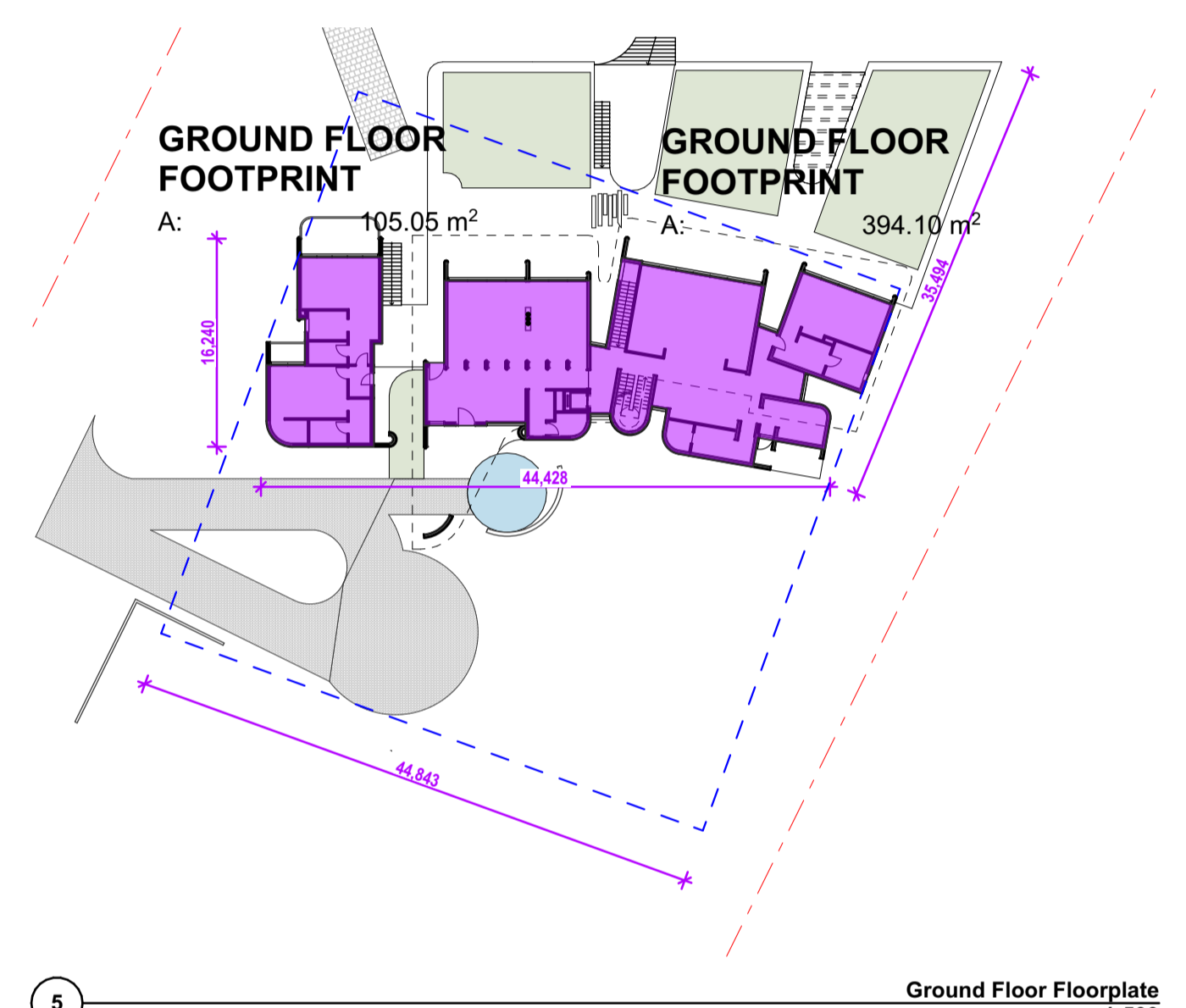
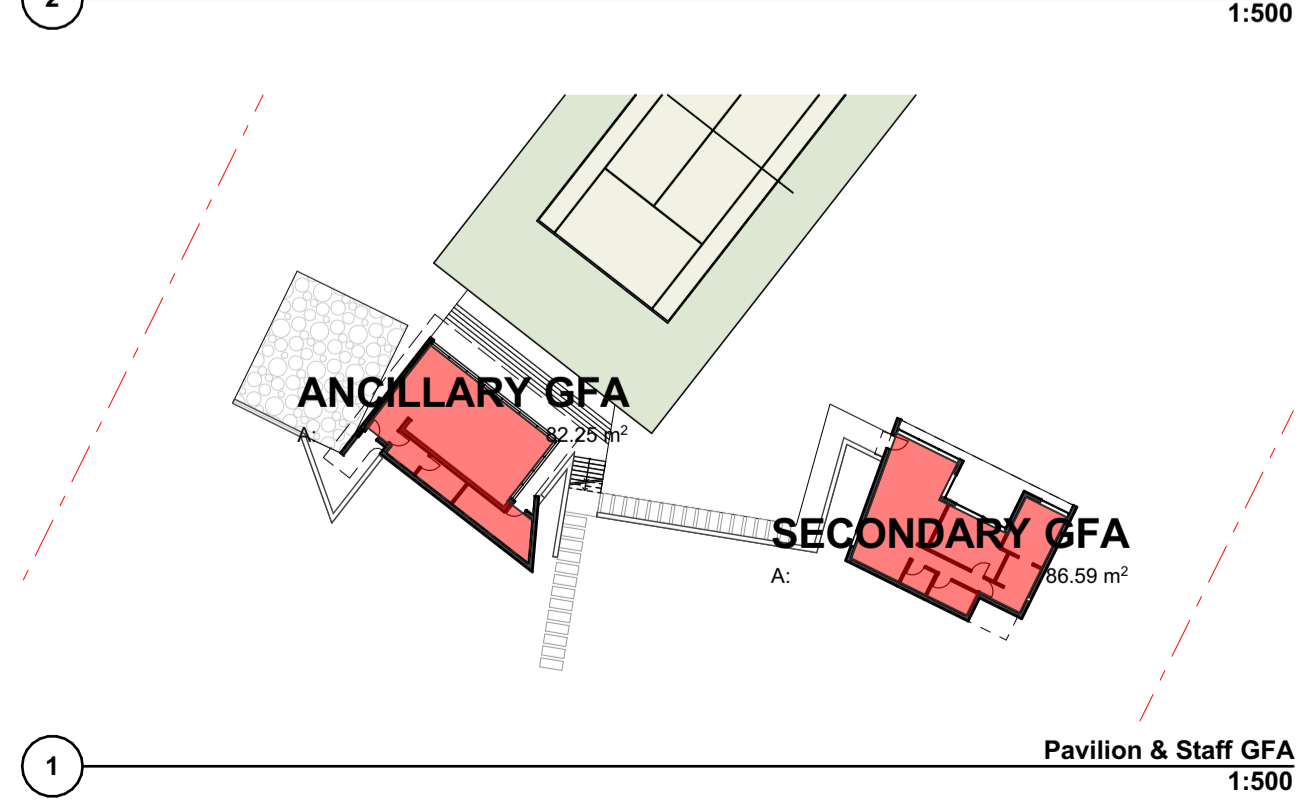
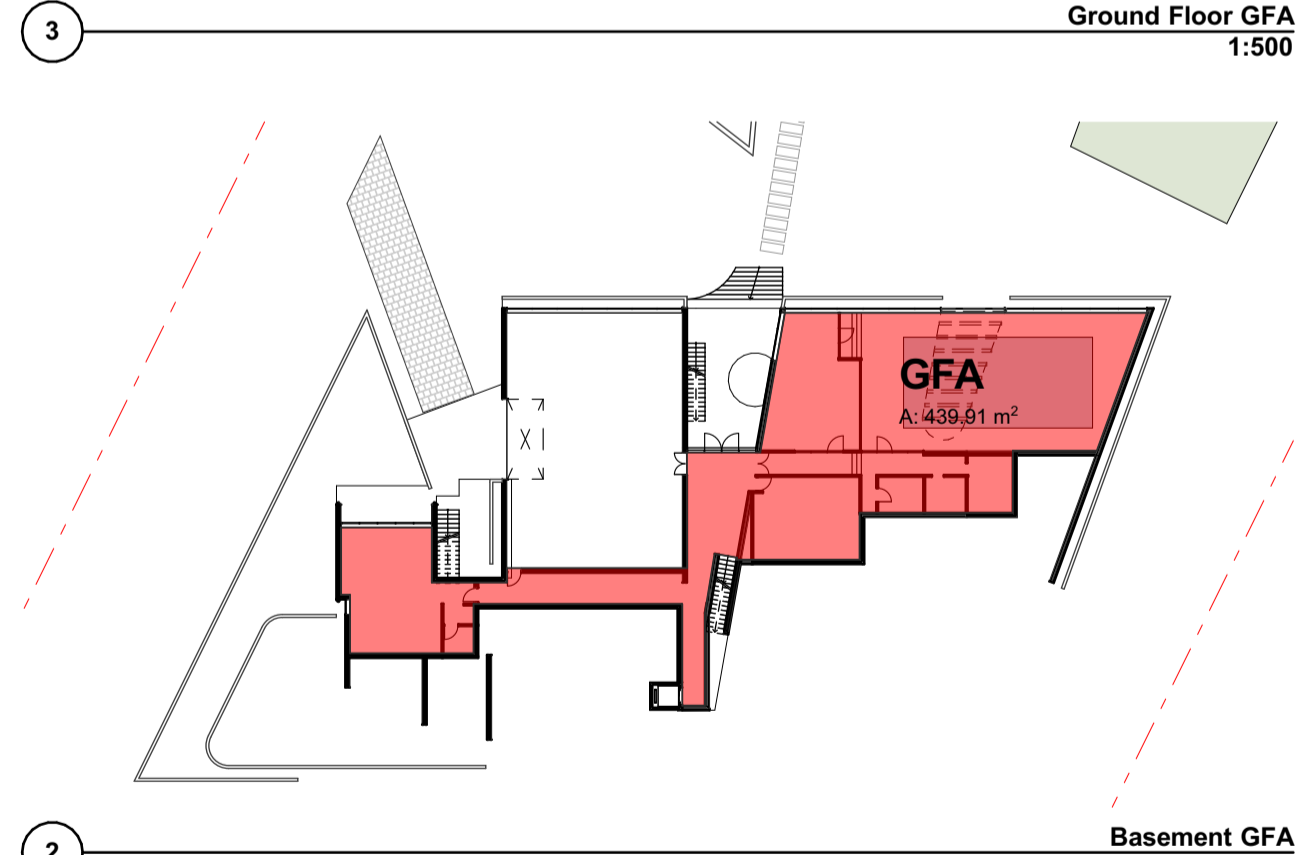
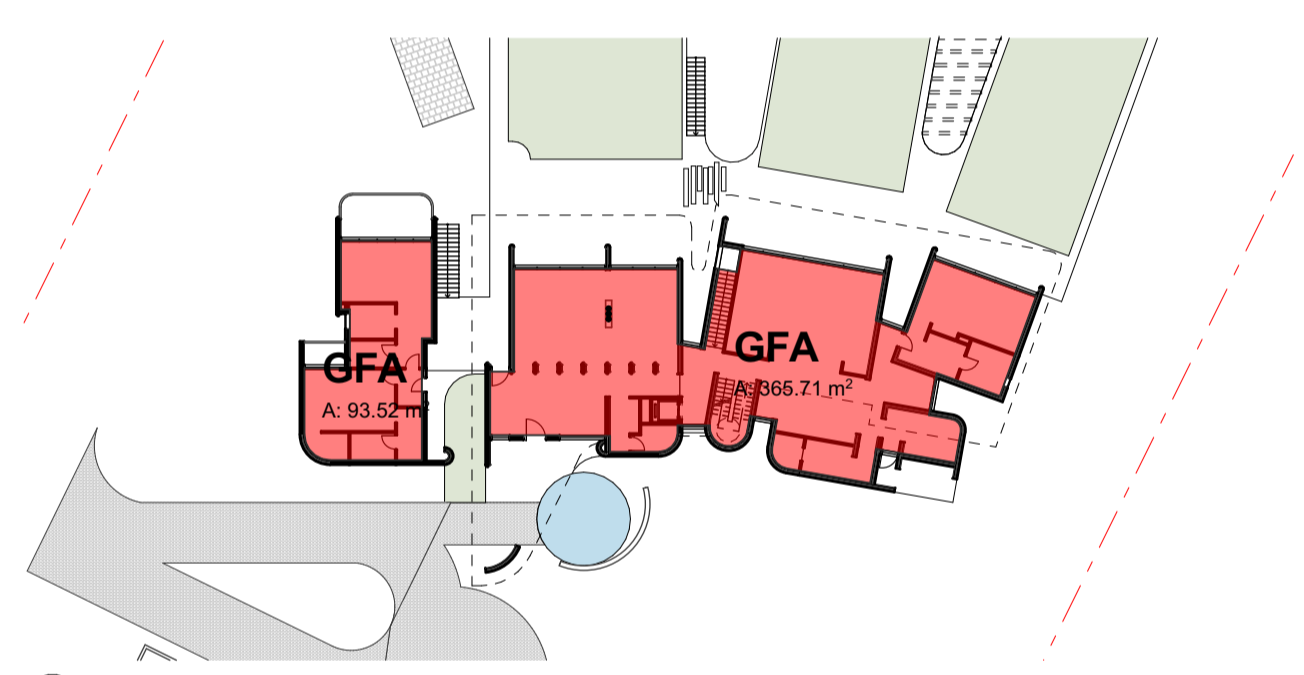
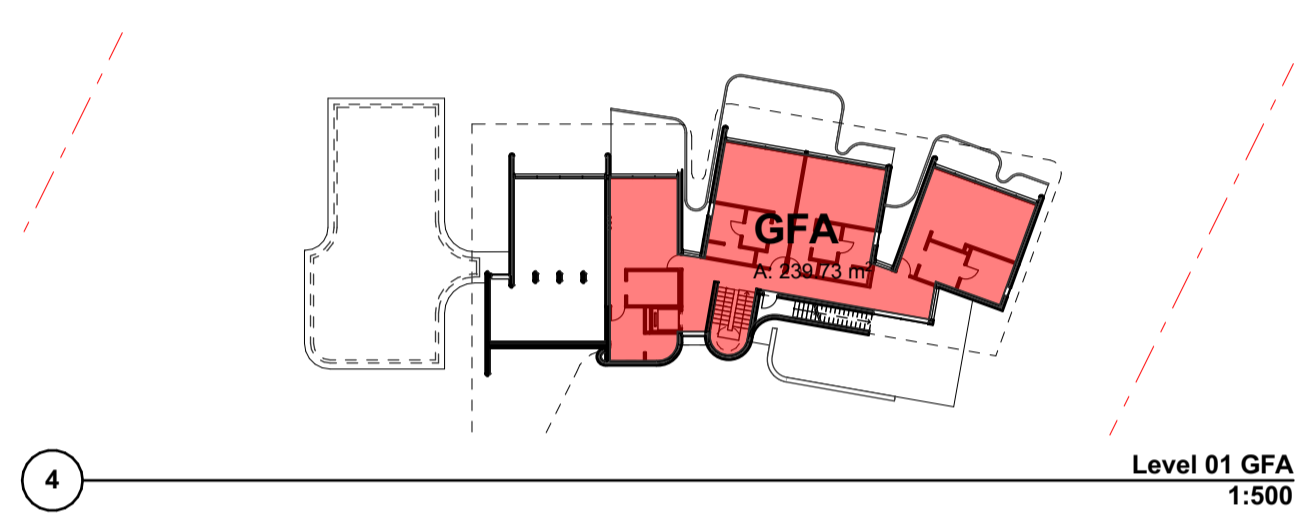
Title
Sections

Drawing No. 0593-DA110	Revision 01
Scale 1:100 at A1 size	Date 01/10/21

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NOTES:

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GROUND FLOOR FOOTPRINT:

CONTROL FROM PENRITH DCP 2014 D1 1.2.3
MAX FOOTPRINT = 500 SQM
PROPOSED FOOTPRINT = 394.10 + 105.05
 = 499.15 SQM

GROSS FLOOR AREA:

PRIMARY DWELLING
 BASEMENT = 439.9 SQM
 GROUND FLOOR = 459.2 SQM
 LEVEL 01 = 239.7 SQM (MAX 70% OF GROUND FLOOR)
 TOTAL = 1,138.8 SQM

SECONDARY DWELLING
CONTROL FROM PENRITH LEP 2010 CLAUSE 5.4
 MAX FLOOR AREA = GREATER OF 60 SQM OR 10% TOTAL FLOOR AREA OF PRIMARY DWELLING
 = 10% x 1138.8
 = 113.9 SQM

STAFF
 = 86.6 SQM (COMPLIES)

ANCILLARY DEVELOPMENT
 PAVILION = 82.3 SQM

BASIX Project Commitments		BASIX Number: 1238229M	
Proposed:	Dual Occupancy		
Address:	264-270 Mount Vernon Road, Mount Vernon		
Lot No / DP:	1/1246952		
Water		Specification	
Fixtures			
Shower head rating	4 star (> 6 but <= 7.5 L/min)		
Toilet rating	4 star		
Kitchen taps rating	4 star		
Bathroom taps rating	4 star		
Alternative water details		Individual	
Rainwater tank size	4000L		
Connected to:	Garden and lawn areas	Yes	
	All toilets	Yes	
	Laundry	No	
Thermal Comfort		Accreditation Number: HERA 10056 NatHERS Number: 663770	
External walls		Requirements	
Cavity brick	Light colour	R1.1	Bulk + Reflective foil
Weatherboard	Light colour	R2.7	Bulk + Anti-glare foil
Internal walls		Requirements	
Cavity wall, direct fix plasterboard	No insulation		
Ceiling		Requirements	
External ceiling - Concrete, plasterboard	R5.0 Bulk insulation		
Internal ceiling - Concrete, plasterboard	No insulation		
Roof		Requirements	
Waterproofing membrane	Medium Colour (solar absorbance 0.475-0.7)		
	No insulation		
Floors		Requirements	
Concrete slab on ground	No insulation		
Suspended concrete slab	Exposed areas only	R2.5 Bulk insulation	
Windows		Requirements	
Aluminium frame ALM-001-04	Single low-e glazing with U-value 5.6 and SHGC 0.36 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)		
Aluminium frame ALM-002-04	Single low-e glazing with U-value 5.6 and SHGC 0.41 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)		
Aluminium frame ALM-004-04	Indoor Pool Area	Double air-fill low-e glazing with U-value 4.9 and SHGC 0.33 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Downlights		Requirements	
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.		
Lighting specification		Requirements	
Lighting specification	Dwelling is rated without downlight		
Overshadowing details		Requirements	
Overshadowing details	Adjoining units calculated into model calculations		
Site		Requirements	
Orientation of nominal north elevation	As shown on plans		
Energy		Specification	
Hot water		Rating	
Individual system	Solar (gas boosted, flat plate)	26 to 30 STCs	
Ventilation		Requirements	
Bathroom exhaust	Individual fan, not ducted		
Control switch	Manual switch on/off		
Kitchen exhaust	Individual fan, not ducted		
Control switch	Manual switch on/off		
Laundry	Individual fan, not ducted		
Control switch	Manual switch on/off		
Cooling		Requirements	
Individual systems - living areas	3-phase airconditioning	EER > 4.0	
Individual systems - bedroom areas	3-phase airconditioning	EER > 4.0	
Heating		Requirements	
Individual systems - living areas	3-phase airconditioning	EER > 4.0	
Individual systems - bedroom areas	3-phase airconditioning	EER > 4.0	
Pool		Requirements	
Volume	120kL		
Heating system	Solar (gas boosted)		
Pool cover	Yes		
Pool shaded	No		
Timer	No		
Appliances		Requirements	
Cooktop/oven	Gas cooktop & electric oven		
Ventilated fridge space	Yes		
Private outdoor clothes drying line	Yes		
Private indoor or sheltered clothes drying line	Yes		
Zoned Air-conditioning	Yes		
Alternative Energy		Requirements	
Photovoltaic System	Main Dwelling	10 kW	



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GL/AZ/R	BB

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Client
THE BATHLA GROUP

Project
MT VERNON RESIDENCE
 264 Mount Vernon Road, Mount Vernon
 NSW 2759

Status
DEVELOPMENT APPLICATION

Title
Development Data

Drawing No.	Revision
0593-DA111	01
Scale	Date
1:500 at A1 size	01/10/21

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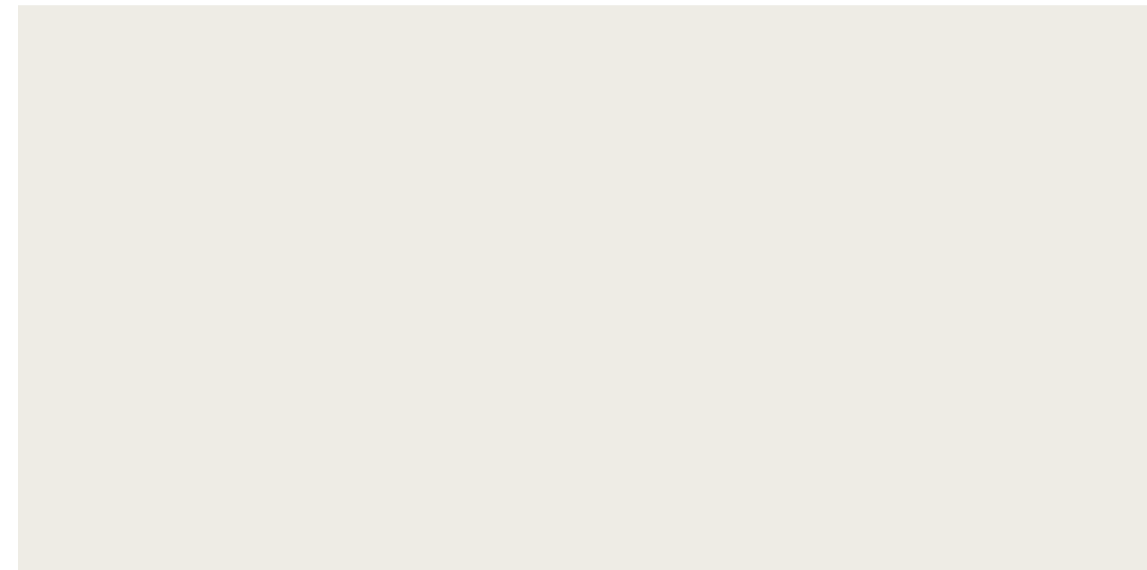
FINISHES SCHEDULE



'PF2'
PAINT FINISH (CHARCOAL)



'BR'
BRICKWORK



'PF1'
PAINT FINISH (LIGHT)



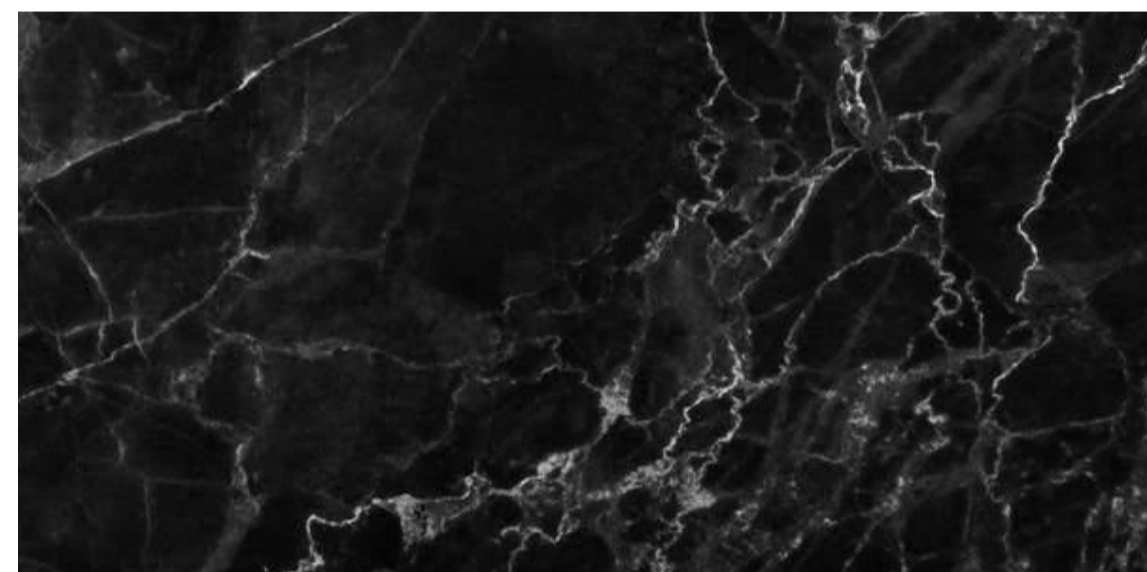
'CONC'
CONCRETE



'TC'
TIMBER CLADDING



'TS'
TIMBER SCREEN



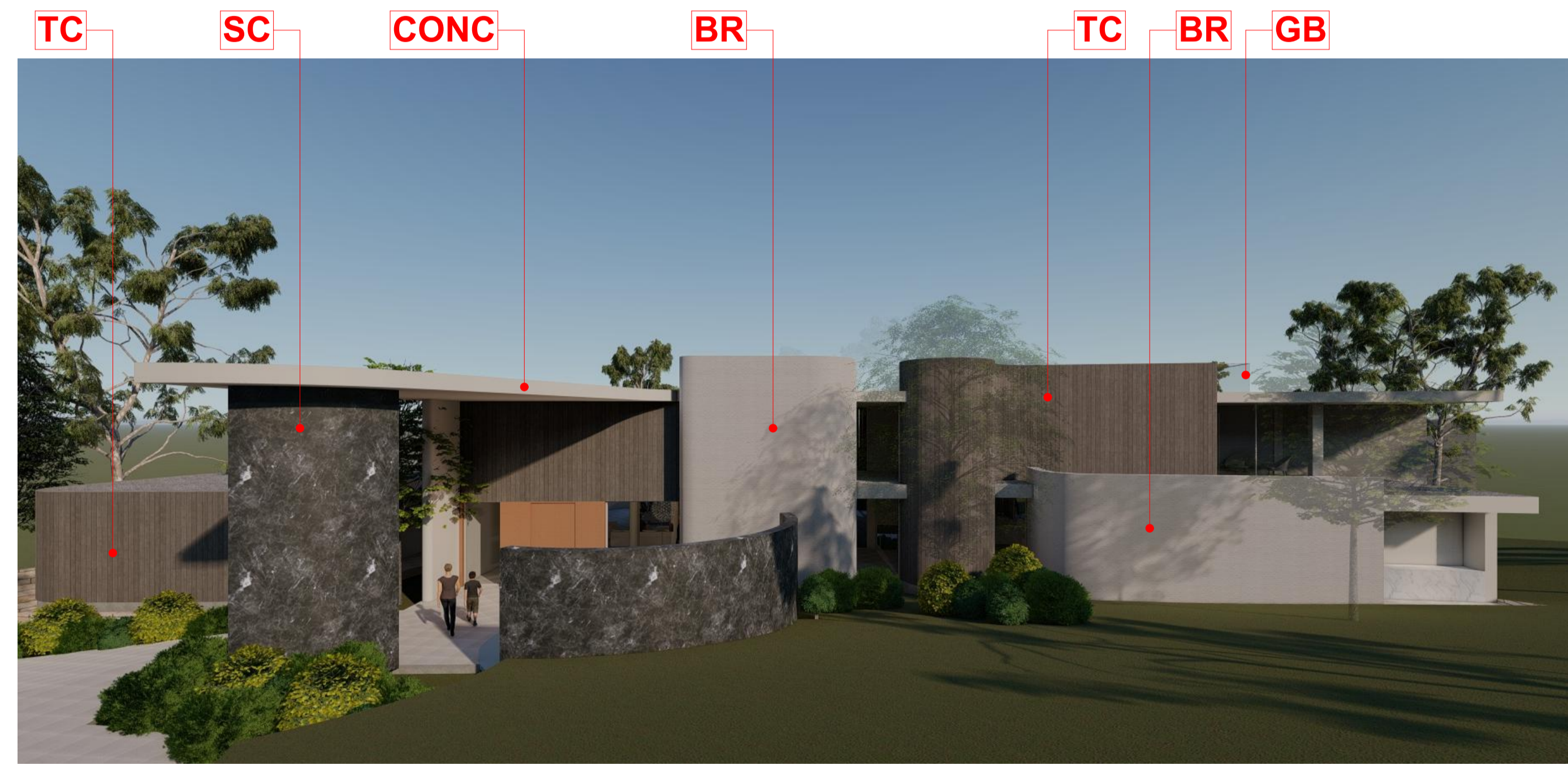
'SC'
STONE CLADDING



'SS'
SANDSTONE



'GB'
GLASS BALUSTRADE



NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

LEGEND:

- BR BRICKWORK
- CONC CONCRETE
- GB GLASS BALUSTRADE
- GBR GARAGE DOOR
- GLR GLAZED WINDOW (ALUMINIUM FRAMED)
- GLR GLAZED WINDOW (GLASS)
- PF1 PAINTED FINISH (LIGHT)
- PF2 PAINTED FINISH (CHARCOAL)
- RM RENDERED MASONRY
- SKY GLAZED SKYLIGHT
- SS SANDSTONE
- ST STONE CLADDING
- TC TIMBER CLADDING
- TS TIMBER SCREEN
- MC METAL CLADDING



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GLAZUR	BB

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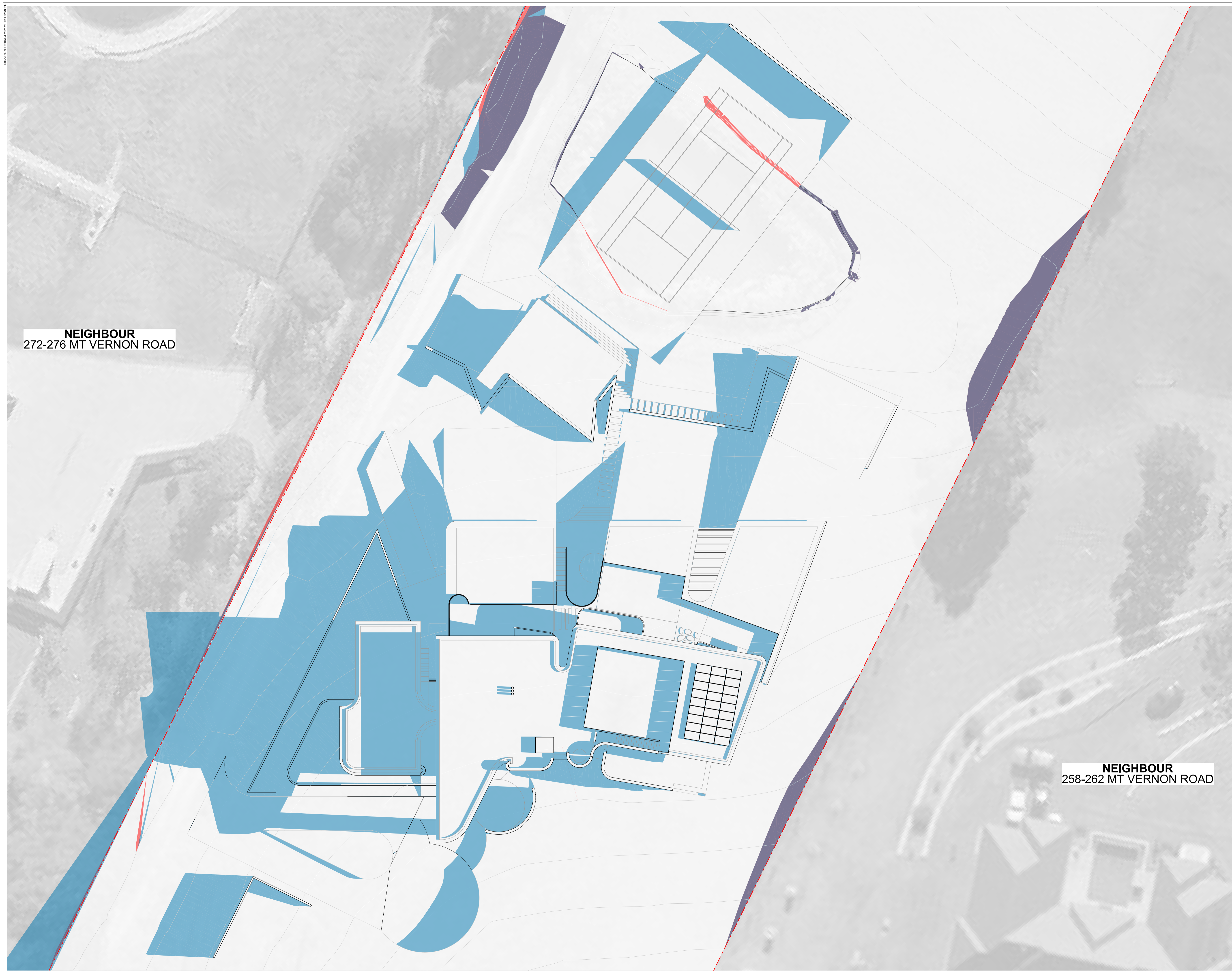
Project
MT VERNON RESIDENCE
264 Mount Vernon Road, Mount Vernon
NSW 2759

Status
DEVELOPMENT APPLICATION

Title
Schedule of Finishes & 3D Views

Drawing No. 0593-DA112	Revision 01
Scale at A1 size	Date 01/10/21

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NEIGHBOUR
272-276 MT VERNON ROAD

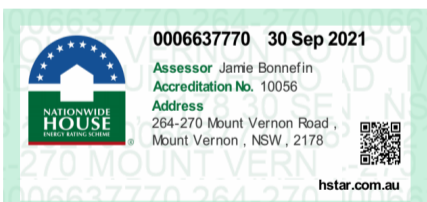
NEIGHBOUR
258-262 MT VERNON ROAD

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

LEGEND

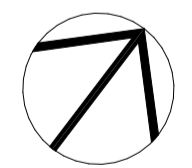
- PROPOSED NEW SHADOWS
- EXISTING SHADOWS UNCHANGED
- EXISTING SHADOWS NO LONGER CAST



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GL/AZ/R	BB

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Client
THE BATHLA GROUP
Project
MT VERNON RESIDENCE
264 Mount Vernon Road, Mount Vernon
NSW 2759

Status
DEVELOPMENT APPLICATION

Title
Shadow Diagram: 9:00am June 21

Drawing No.
0593-DA113

Revision
01

Scale
1:200 at A1 size

Date
01/10/21

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NEIGHBOUR
272-276 MT VERNON ROAD

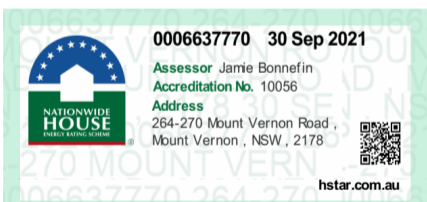
NEIGHBOUR
258-262 MT VERNON ROAD

NOTES:

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- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

LEGEND

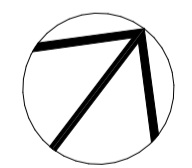
- PROPOSED NEW SHADOWS
- EXISTING SHADOWS UNCHANGED
- EXISTING SHADOWS NO LONGER CAST



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GL/AZ/R	BB



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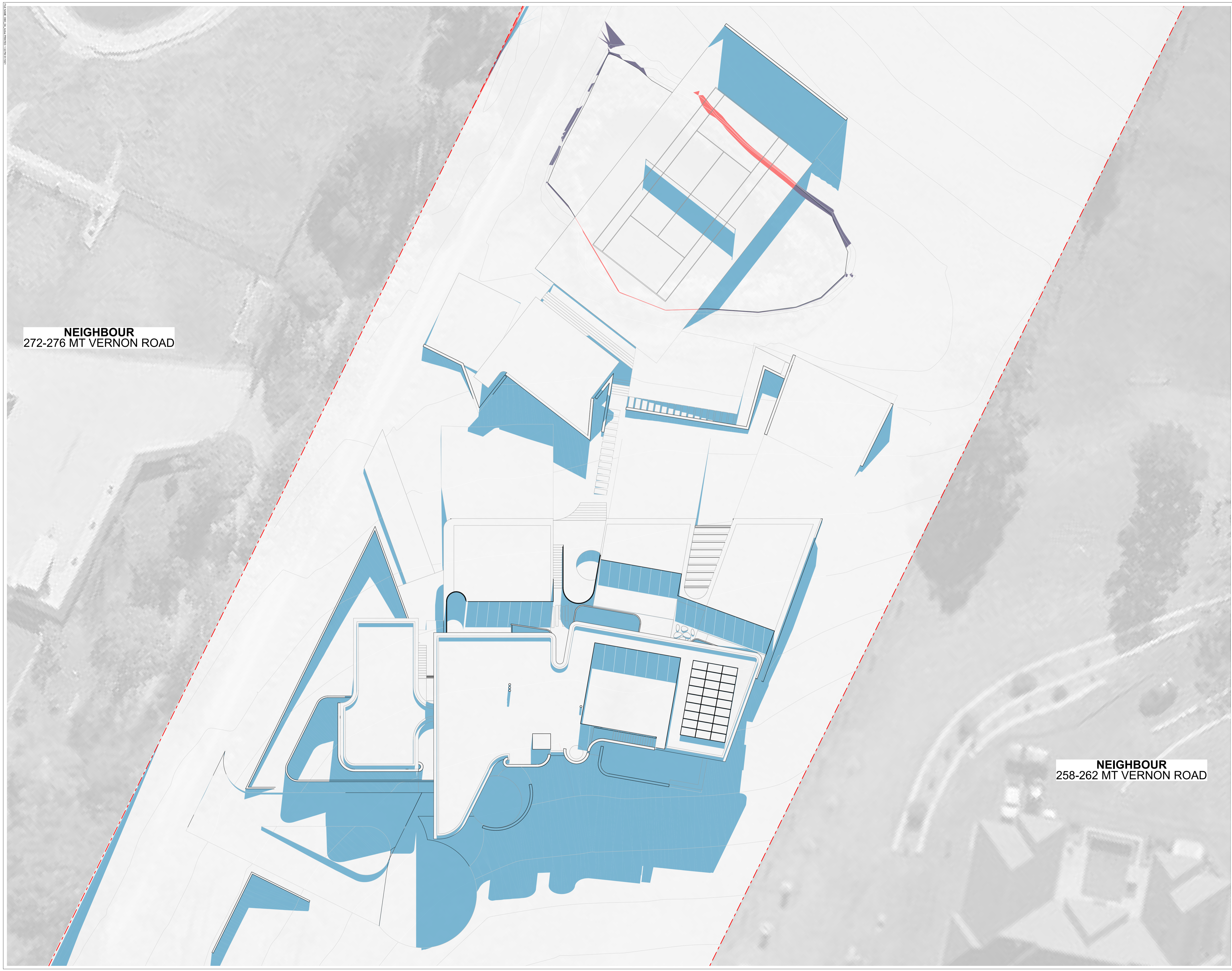
Client
THE BATHLA GROUP
Project
MT VERNON RESIDENCE
264 Mount Vernon Road, Mount Vernon
NSW 2759

Status
DEVELOPMENT APPLICATION

Title
Shadow Diagram: 12:00pm June 21

Drawing No. 0593-DA114	Revision 01
Scale 1:200 at A1 size	Date 01/10/21

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NEIGHBOUR
272-276 MT VERNON ROAD

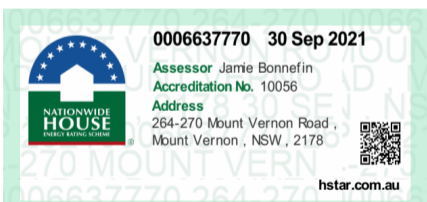
NEIGHBOUR
258-262 MT VERNON ROAD

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

LEGEND

- PROPOSED NEW SHADOWS
- EXISTING SHADOWS UNCHANGED
- EXISTING SHADOWS NO LONGER CAST



Rev	Date	Amendment	Drawn	Check
01	01/10/21	DEVELOPMENT APPLICATION	GLAZUR	BB

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THE BATHLA GROUP

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MT VERNON RESIDENCE
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NSW 2759

Status
DEVELOPMENT APPLICATION

Title
Shadow Diagram: 3:00pm June 21

Drawing No. 0593-DA115	Revision 01
Scale 1:200 at A1 size	Date 01/10/21

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