

No.6 BOUNTY COURT  
PRIVATE OPEN SPACE

No.7 BOUNTY COURT  
PRIVATE OPEN SPACE

No.8 BOUNTY COURT  
PRIVATE OPEN SPACE

No.459 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

No.457 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

CONCRETE  
WAREHOUSE

No.3/447-449 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

ADVERTISED

RESERVE

SINGLE STOREY  
BRICK HOUSE

DIRT PILE

ROOF  
OVER

**DeNavi** building design

Shop 4 No.95 Lincoln Rd Croydon  
phone: (03) 9725 1020  
email: michael@denavibuilding.com.au

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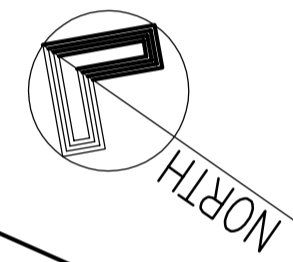
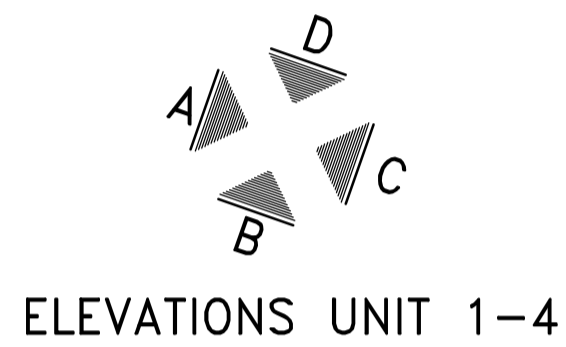
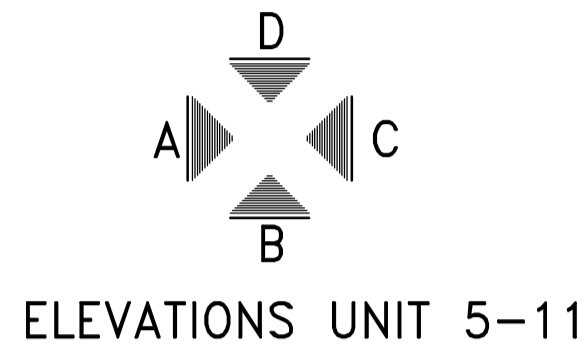
PROPOSED UNIT DEVELOPMENT  
FOR: PARKRIDGE HOMES  
LOT B JANSON PLACE  
LILYDALE  
PROJECT / DRAWING No. 22/2777B

ISSUE DATE 15/08/23  
DRAWN BY JRC  
SCALE 1:200  
THIS IS SHEET 1 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED  
ISSUE INTIALS DATE DETAILS  
A KC 28.11.23 AMENDMENTS AS PER COUNCIL RFI  
B KC 8.12.23 U10&11 FL RAISED 400mm, U1&2 FL LOWERED 600mm

SHEET CONTENT

EXISTING SITE PLAN

SUMMARY OF AREAS													
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	COMMON AREA	TOTAL SITE
GROUND FLOOR	95.48 sqm	75.92 sqm	75.92 sqm	66.55 sqm	82.23 sqm	63.00 sqm	63.05 sqm	63.00 sqm	61.15 sqm	61.25 sqm	99.75 sqm		
FIRST FLOOR	85.06 sqm	93.89 sqm	93.97 sqm	62.53 sqm	87.17 sqm	65.71 sqm	85.83 sqm	85.86 sqm	71.30 sqm	71.30 sqm	85.33 sqm		
GARAGE	38.35 sqm	39.06 sqm	38.48 sqm	26.32 sqm	38.25 sqm	41.31 sqm	40.67 sqm	41.10 sqm	28.37 sqm	28.37 sqm	38.22 sqm		
PORCH	2.95 sqm	2.71 sqm	2.95 sqm	2.59 sqm	2.07 sqm	2.83 sqm	2.83 sqm	2.83 sqm	3.06 sqm	3.18 sqm	2.95 sqm		
BALCONY	8.35 sqm	8.48 sqm	8.39 sqm	5.86 sqm	8.42 sqm	10.67 sqm	10.59 sqm	10.59 sqm	8.30 sqm	8.30 sqm	8.35 sqm		
TOTAL BUILDING	230.19 sqm	220.06 sqm	219.71 sqm	163.85 sqm	218.14 sqm	203.52 sqm	202.97 sqm	203.38 sqm	172.18 sqm	172.40 sqm	234.60 sqm		2241.00 sqm TOTAL BUILDING
SITE AREA	388.37 sqm	282.93 sqm	234.90 sqm	210.34 sqm	229.06 sqm	147.27 sqm	146.93 sqm	151.27 sqm	142.89 sqm	142.92 sqm	243.93 sqm	1382.04 sqm	3703.45 sqm TOTAL SITE AREA
TOTAL BUILDING COVERAGE	136.78 sqm = 35.22%	117.69 sqm = 41.60%	117.35 sqm = 49.96%	95.46 sqm = 45.38%	122.55 sqm = 53.50%	107.14 sqm = 72.75%	106.55 sqm = 72.52%	106.93 sqm = 70.69%	92.58 sqm = 64.79%	92.80 sqm = 64.93%	140.92 sqm = 57.77%	0.00 sqm	1236.75 sqm = 33.39% SITE COVERAGE
PATHS & PAVED AREA	11.40 sqm	11.40 sqm	9.50 sqm	9.00 sqm	10.00 sqm	9.75 sqm	9.75 sqm	9.75 sqm	8.50 sqm	8.50 sqm	10.00 sqm	684.03 sqm	791.58 sqm = 21.37%
TOTAL IMPERVIOUS	148.18 sqm = 38.15%	129.09 sqm = 45.63%	126.85 sqm = 54.00%	104.46 sqm = 49.66%	132.55 sqm = 57.87%	116.89 sqm = 79.37%	116.30 sqm = 79.15%	116.68 sqm = 77.13%	101.08 sqm = 70.74%	101.30 sqm = 70.88%	150.92 sqm = 61.87%	700.68 sqm = 50.68%	2044.98 sqm = 55.22% IMPERVIOUS
GARDEN AREA	251.58 sqm = 64.78%	165.24 sqm = 58.40%	117.55 sqm = 50.04%	114.88 sqm = 54.62%	106.51 sqm = 46.50%	40.13 sqm = 27.25%	40.38 sqm = 27.48%	44.34 sqm = 29.31%	50.31 sqm = 35.21%	50.13 sqm = 35.08%	103.02 sqm = 42.23%	659.97 sqm = 47.73%	1744.04 sqm = 47.09% GARDEN AREA
PRIVATE OPEN SPACE	251.58 sqm	165.24 sqm	117.55 sqm	114.88 sqm	106.51 sqm	40.13 sqm	40.38 sqm	44.34 sqm	50.31 sqm	50.13 sqm	103.02 sqm		- MIN. 6 CUBIC METRE OF STORAGE PROVIDED PER UNIT
SECLUDED P.O.S. >3m WIDE	239.81 sqm	153.18 sqm	105.06 sqm	110.81 sqm	76.97 sqm	40.13 sqm	40.38 sqm	44.34 sqm	43.93 sqm	43.75 sqm	75.24 sqm		- 22 CARSPACES PROVIDED (3 VISITORS)



No.8 BOUNTY COURT  
PRIVATE OPEN SPACE

RESERVE

RESERVE

No.7 BOUNTY COURT  
PRIVATE OPEN SPACE

No.6 BOUNTY COURT  
PRIVATE OPEN SPACE

No.459 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

No.457 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

CONCRETE WAREHOUSE

No.3/447-449 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

No.4/447-449 MAROONDAH HIGHWAY

ADVERTISED

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 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

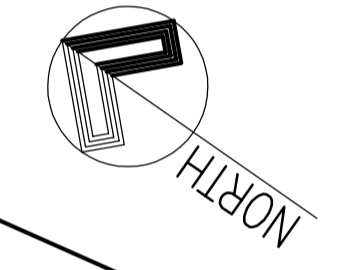
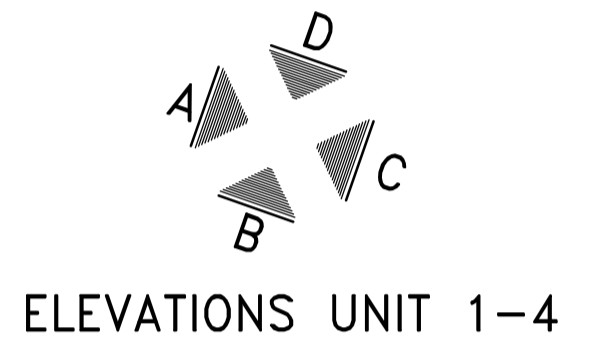
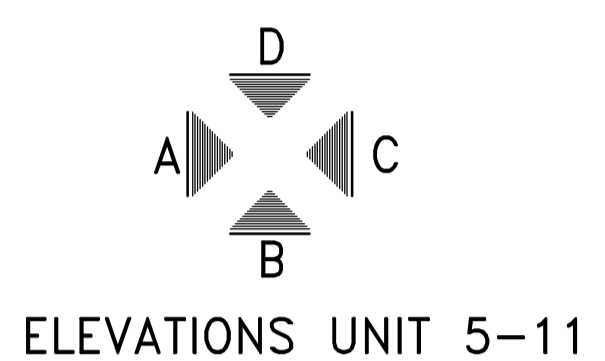
PROPOSED UNIT DEVELOPMENT  
**FOR: PARKRIDGE HOMES**  
**SITE: LOT B JANSON PLACE LILYDALE**  
 PROJECT / DRAWING No. 22/2777B

ISSUE DATE 15/08/23 DRAWN KC SCALE 1:100  
 THIS IS SHEET 2 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DOCUMENT  
 REVISIONS  
 A KC 28.11.23 14.9x CHANGED TO 2 BED & SINGLE GARAGE, BALCONIES U6-B 1.7 DEEP  
 B KC 8.12.23 J101&11 RAISED 400mm, U1&2 FL LOWERED 600mm

JANSON PLACE  
 LIGHT POLE  
 REMOVE GRAVEL CROSSING  
 CONCRETE BRUISING  
 CONCRETE CROSSING  
 SIDE ENTRY PIT  
 DRIVEWAY  
 TBM RIVET IN SEWER PIT RL111.13 (AHD)

SHEET CONTENT  
**SITE PLAN, GROUND FLOOR PLAN**

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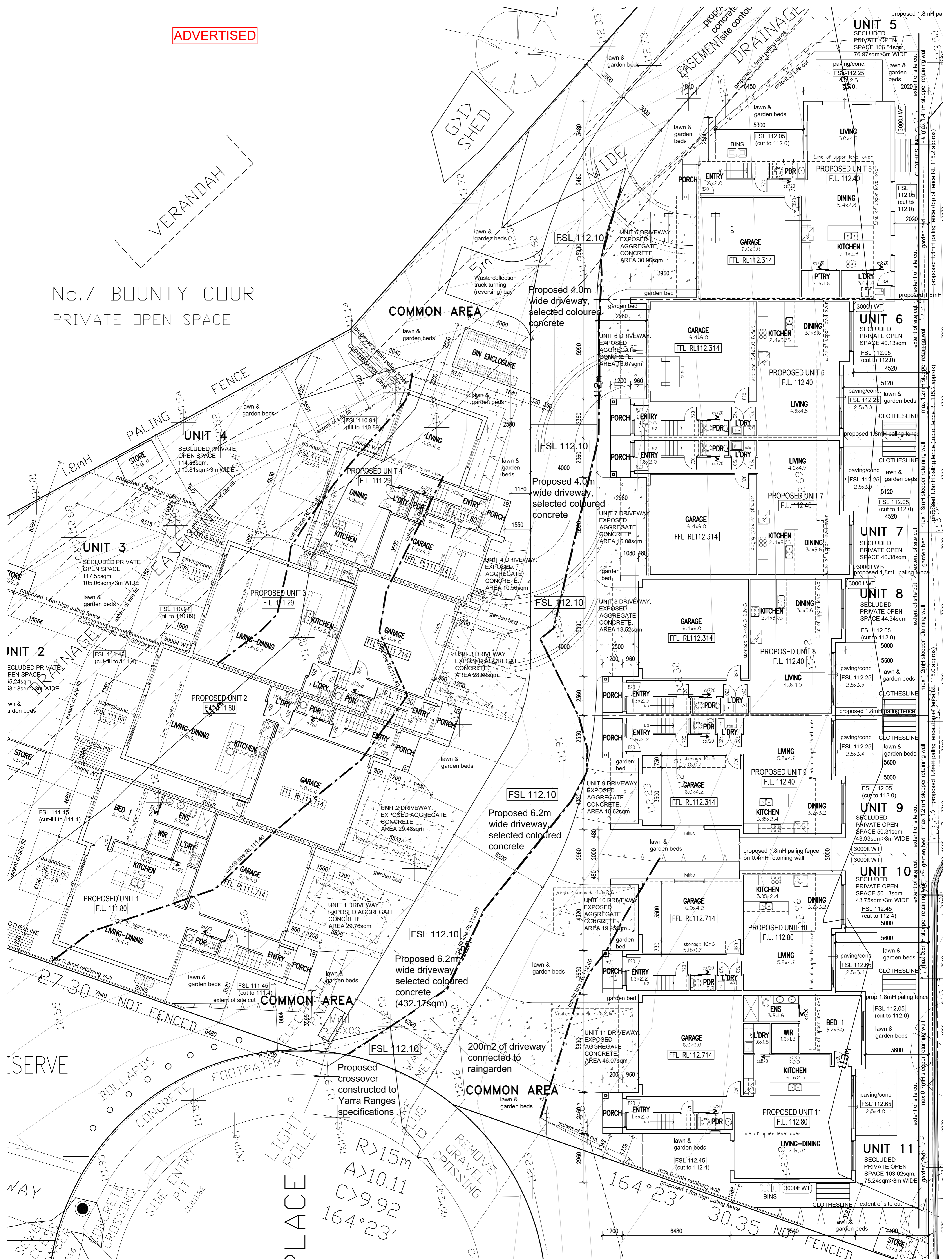
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COMMERCIAL (NO PRIVATE OPEN SPACE)

No.3/447-449 MAROONDAH HIGHWAY  
COMMERCIAL (NO PRIVATE OPEN SPACE)

ADVERTISED

ADVERTISED

# No.7 BOUNTY COURT PRIVATE OPEN SPACE



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 Shop 4 No.95 Lincoln Rd Croydon  
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 email: michael@denovibuilding.com.au

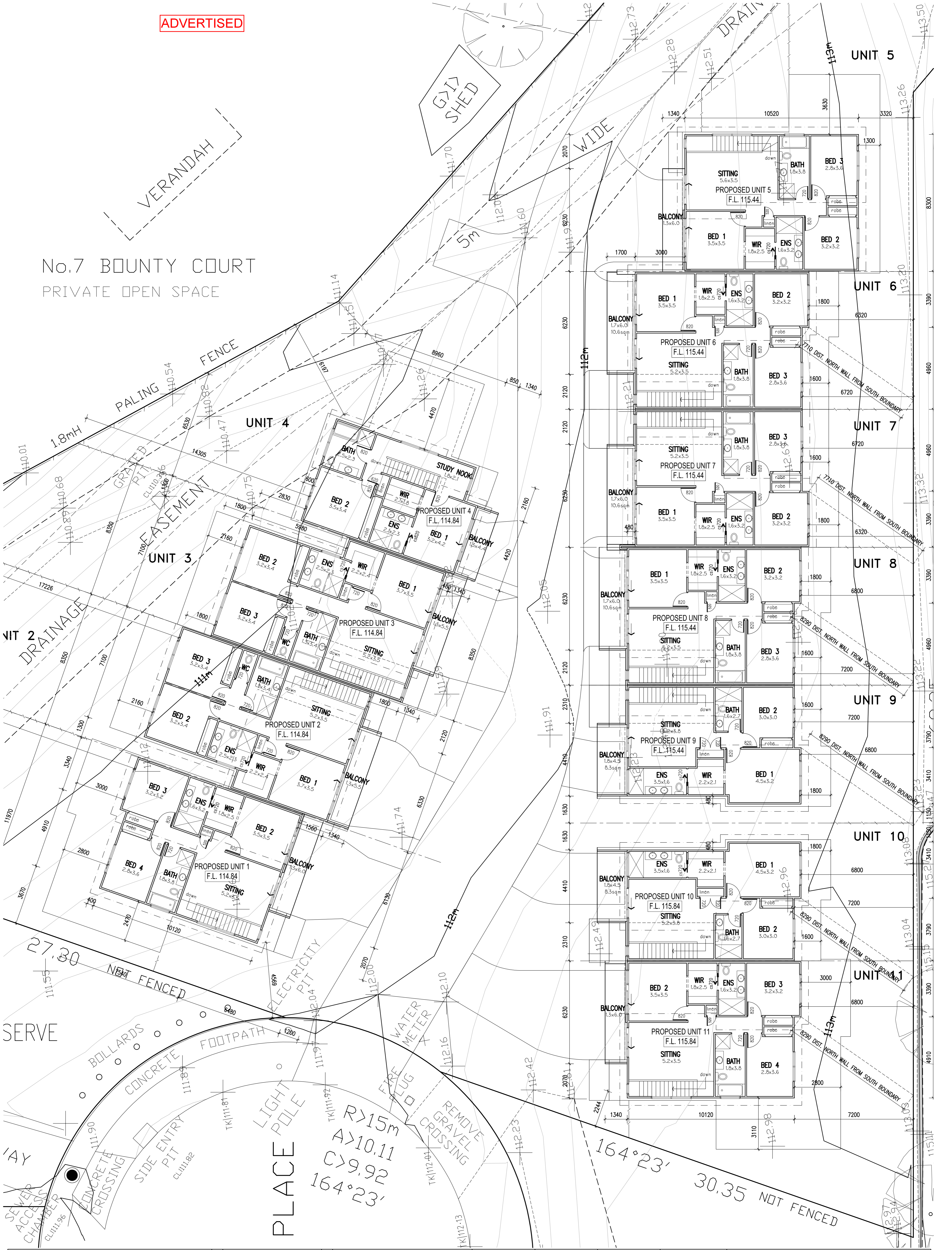
CLIENT	1/VE
PROJECT	FOR: PARKRIDGE HOMES LOT B JANSON PLACE SITE: LILYDALE
PROJECT / DRAWING No.	22/2777B

PROPOSED UNIT DEVELOPMENT	ISSUE DATE 15/08/23	DRAWN KC	SCALE 1:100
FOR: PARKRIDGE HOMES	THIS IS SHEET 4 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED	REGISTRATION	
SITE: LILYDALE	ISSUE INITIALS DATE DETAILS		
PROJECT / DRAWING No. 22/2777B	A KC 23.11.23 UNIT 4, 9 & 10 REDUCED TO 2 BED & SINGLE GARAGE, UNIT 2, 3, 5 & 6 MOVED AWAY FROM DRIVEWAY		

SHEET CONTENT	
GROUND FLOOR PLAN	

ADVERTISED

No.7 BOUNTY COURT  
PRIVATE OPEN SPACE



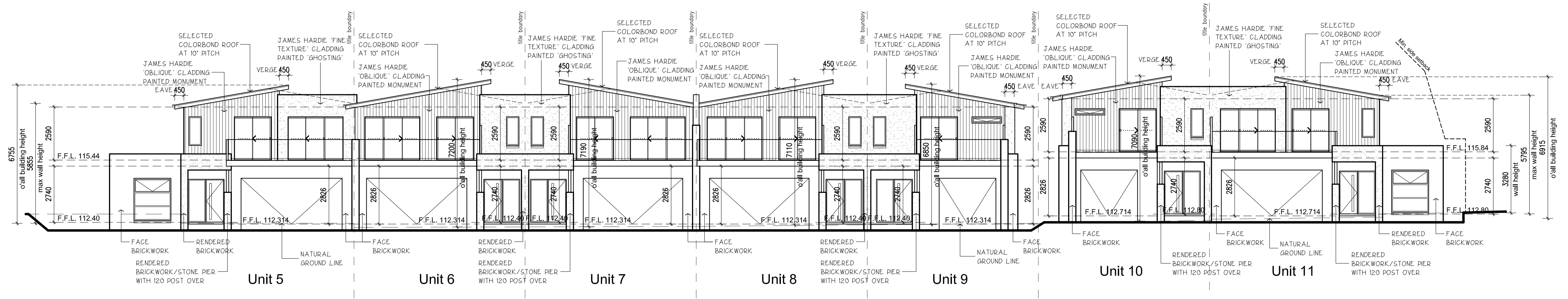
**DeNavi building design**  
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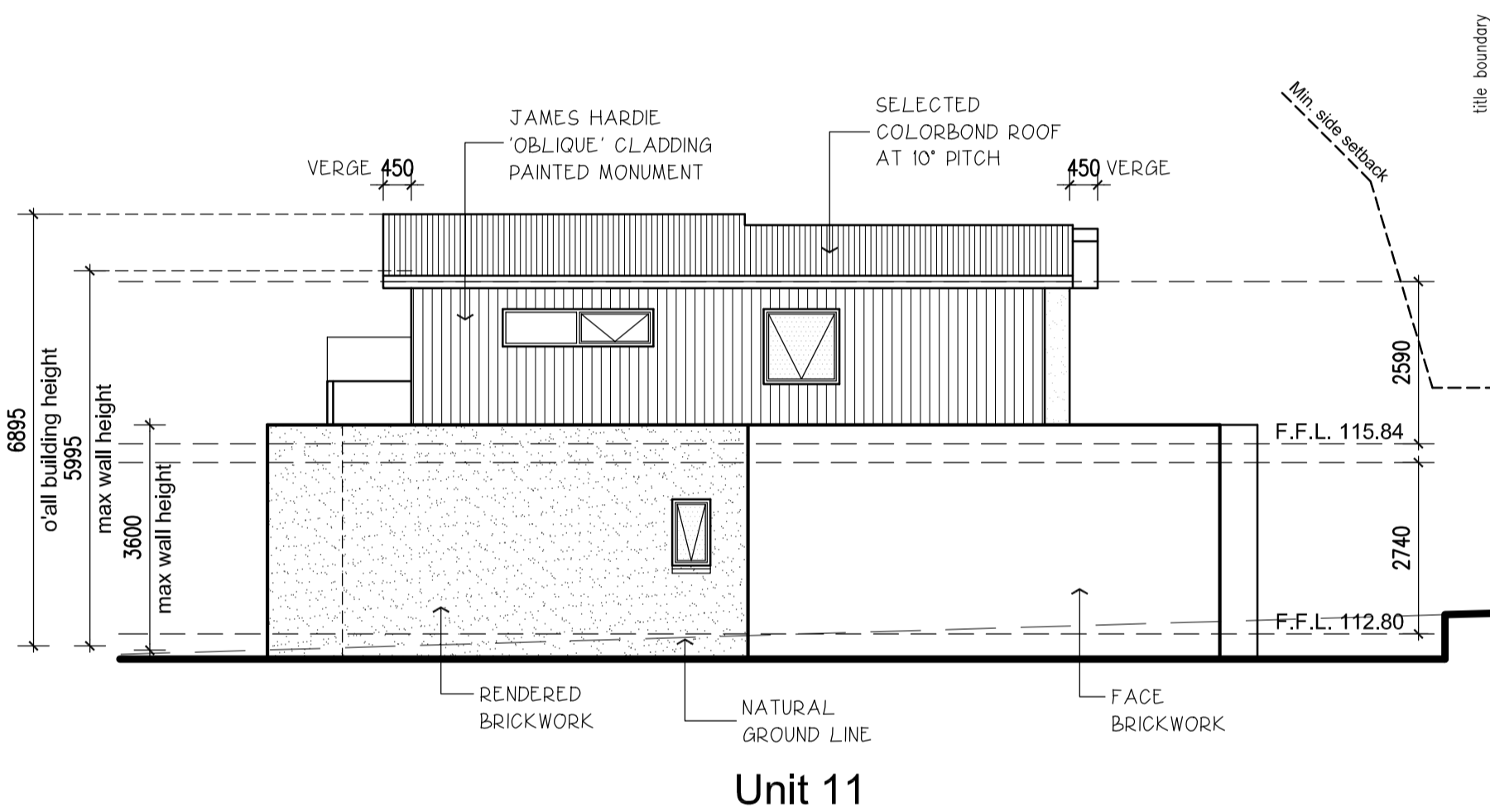
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 SITE: LOT B JANSON PLACE LILYDALE  
 PROJECT / DRAWING No. 22/2777B

ISSUE DATE 15/08/23 DRAWN KC SCALE 1:100  
 THIS IS SHEET 5 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /  
 REGISTRATION  
 REVISIONS  
 A KC 23.11.23 UNIT 4, 9 & 10 REDUCED TO 2 BED & SINGLE GARAGE, UNIT 2, 3, 5 & 6 MOVED AWAY FROM DRIVEWAY

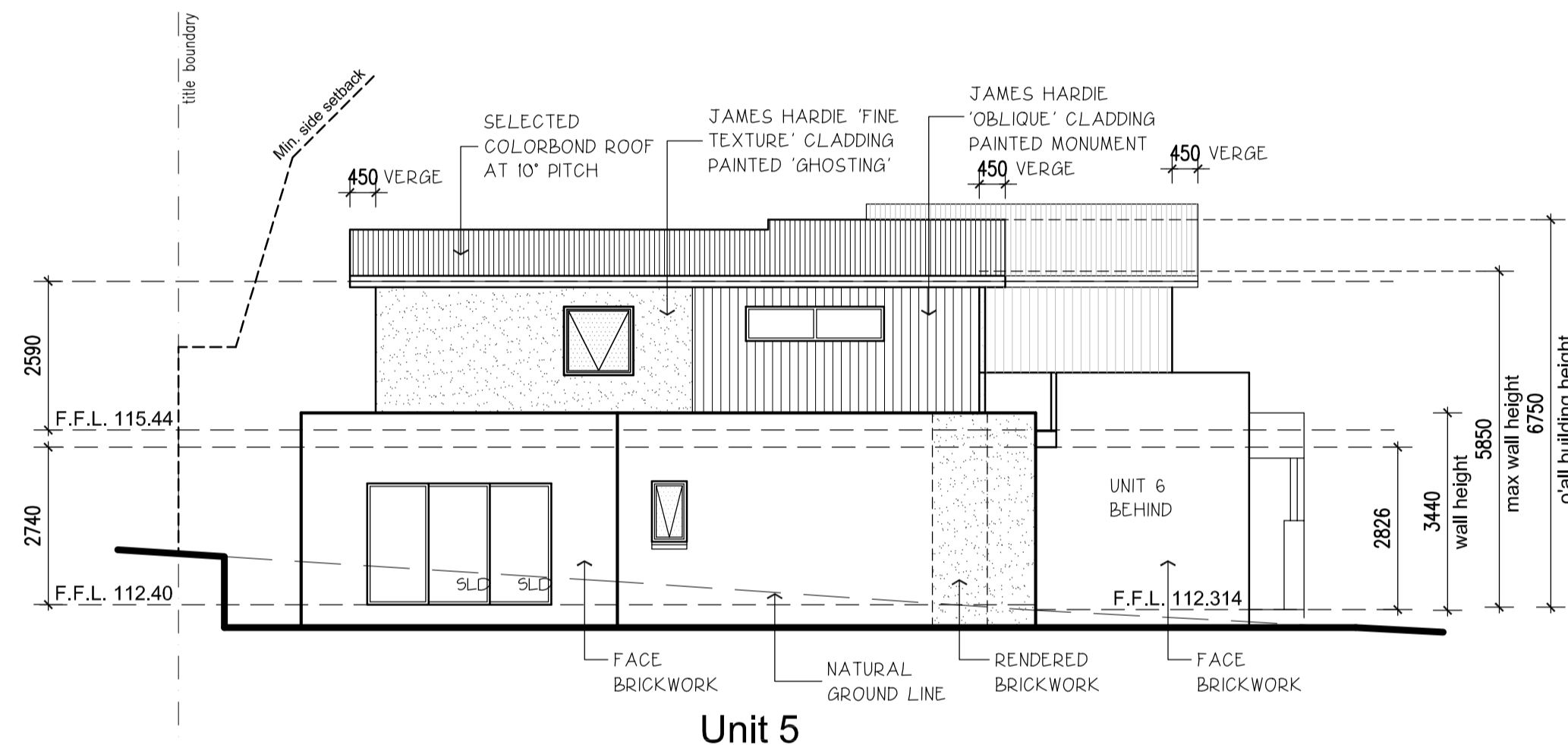
SHEET CONTENT  
**FIRST FLOOR PLAN**



**NORTH-WEST ELEVATION (A)**

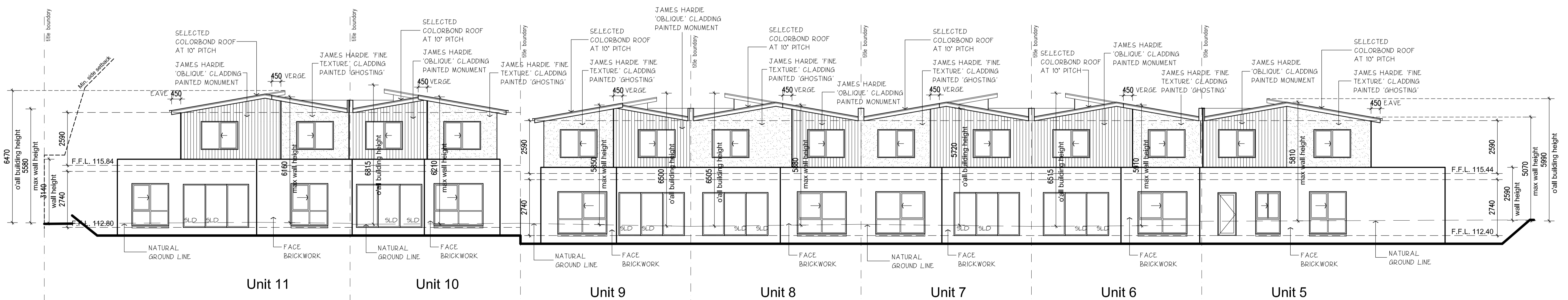


**SOUTH-WEST ELEVATION (B)**



**NORTH-EAST ELEVATION (D)**

**ADVERTISED**



**SOUTH-EAST ELEVATION (C)**

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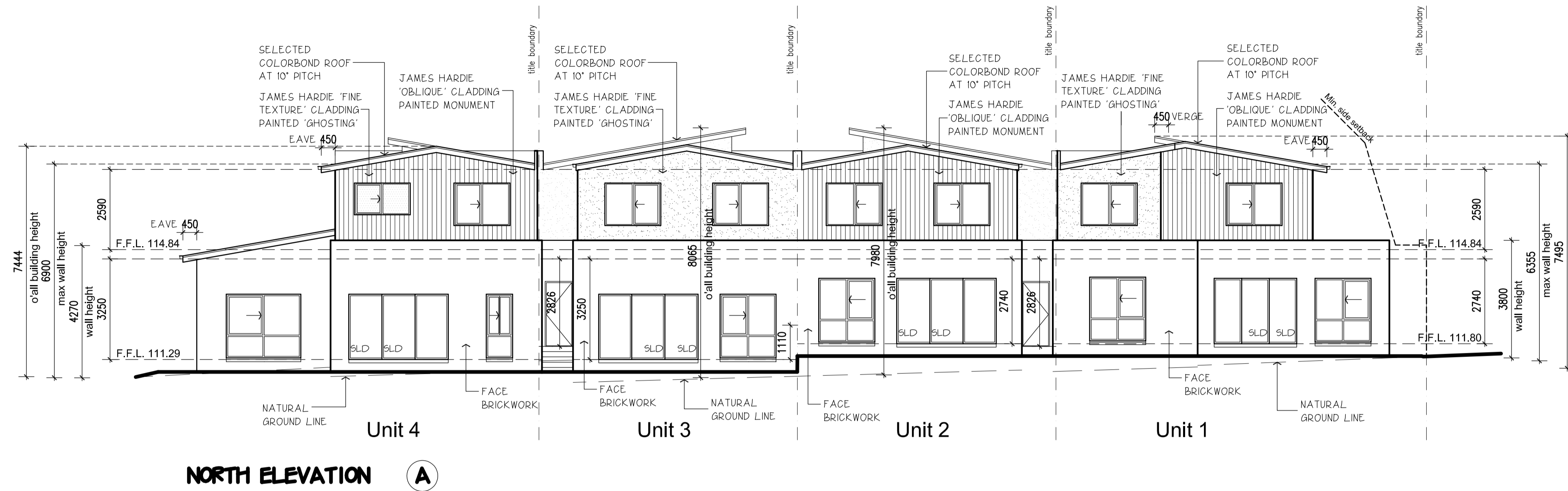
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 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROPOSED UNIT DEVELOPMENT**  
**FOR: PARKRIDGE HOMES**  
**SITE: LOT B JANSON PLACE LILYDALE**  
 PROJECT / DRAWING No. 22/2777B

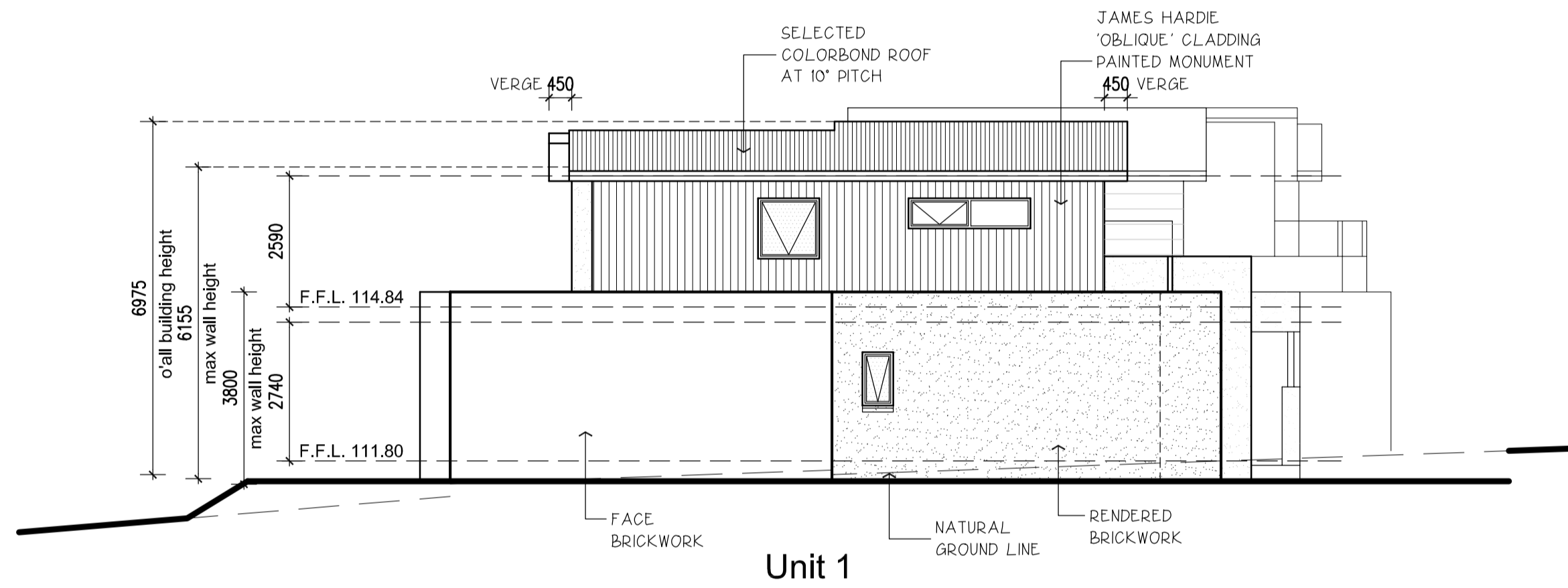
ISSUE DATE 15/08/23 DRAWN KC SCALE 1:100  
 THIS IS SHEET 6 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /  
 REVISIONS  
 A KC 28.11.23 UNIT 4, 9 & 10 CHANGED TO 2 BED & SINGLE GARAGE, FACADE ALTERATIONS  
 B KC 8.12.23 U10&11 FL RAISED 400mm, U1&2 FL LOWERED 600mm

SHEET CONTENT  
**ELEVATIONS**

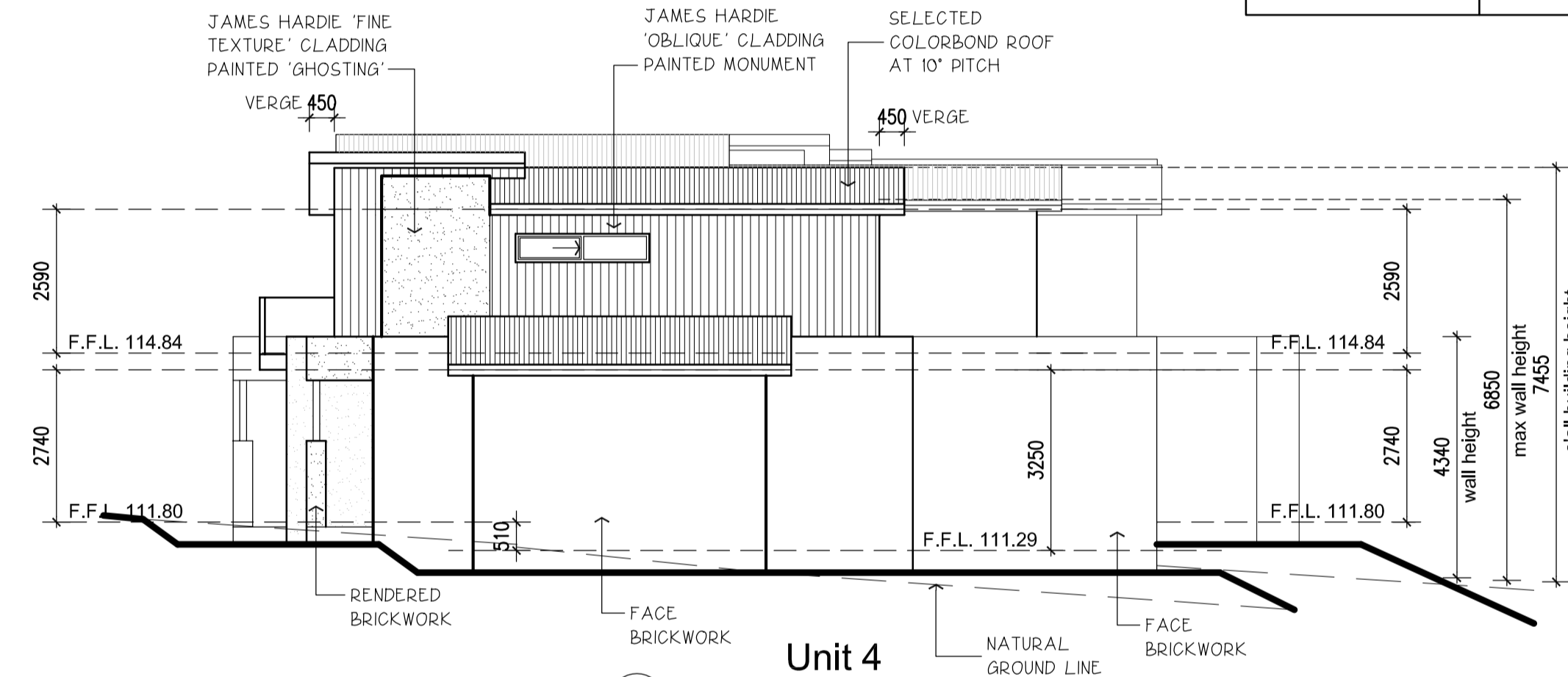
MATERIALS & FINISHES SCHEDULE			
ITEM	RANGE/COLOUR	SUPPLIER	SAMPLE
CORRUGATED METAL ROOFING	'MONUMENT' DARK GREY OR SIMILAR	COLORBOND OR SIMILAR	
FASCIAS, FLASHINGS & DOWNPIPES	'MONUMENT' DARK GREY OR SIMILAR	COLORBOND OR SIMILAR	
PANEL-LIFT DOORS	'MONUMENT' DARK GREY OR SIMILAR	B & D OR SIMILAR	
LIGHTWEIGHT CLADDING	'OBLIQUE' CLADDING PAINTED 'MONUMENT'	JAMES HARDIE	
	'FINE TEXTURE' CLADDING PAINTED 'DULUX GHOSTING'	JAMES HARDIE	
BRICKWORK WALLS	'TRIBECA' RED/CREAM MIX OR SIMILAR	PGH OR SIMILAR	
WINDOWS & DOORS	'MONUMENT' DARK GREY ALUMINIUM	A & L WINDOWS OR SIMILAR	
RENDERED BRICKWORK	'GHOSTING' LIGHT WARM GREY' OR SIMILAR	DULUX OR SIMILAR	
DRIVEWAY	EXPOSED AGGREGATE BEIGE/GREY MIX, DARK GREY PIGMENT	N/A	



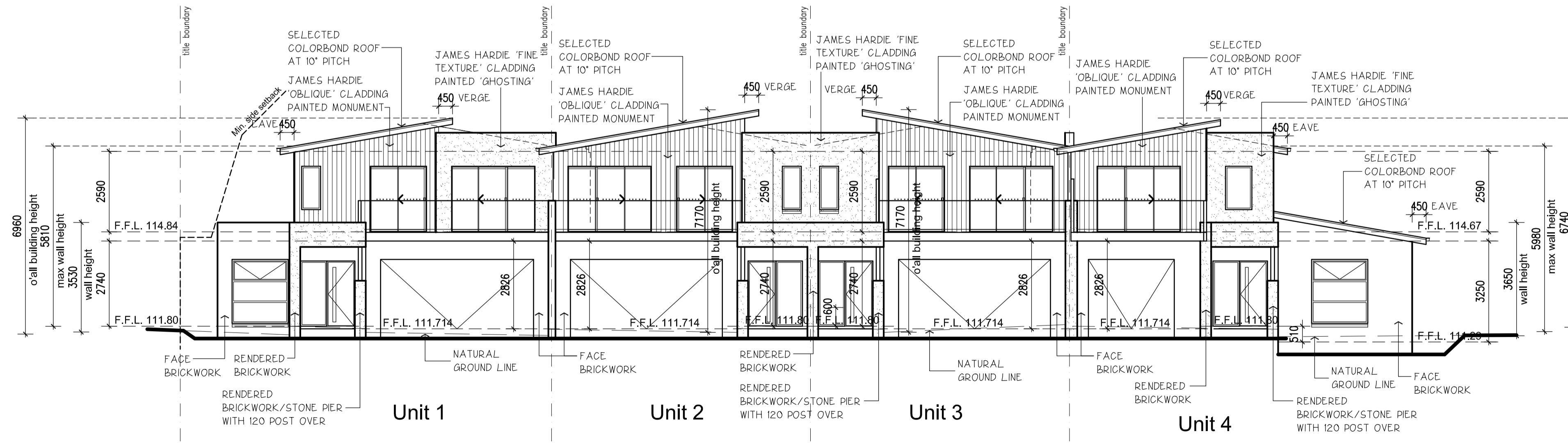
**NORTH ELEVATION** (A)



**WEST ELEVATION** (B)



**EAST ELEVATION** (D)



**SOUTH ELEVATION** (C)

**ADVERTISED**

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**PROPOSED UNIT DEVELOPMENT**  
**FOR: PARKRIDGE HOMES**  
**LOT B JANSON PLACE**  
**SITE: LILYDALE**  
 PROJECT / DRAWING No. 22/2777B

**ISSUE DATE** 15/08/23 **DRAWN** KC **SCALE** 1:100  
 THIS IS SHEET 7 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /  
**REVISIONS**  
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 B KC 8.12.23 U10&11 FL RAISED 400mm, U1&2 FL LOWERED 600mm

**SHEET CONTENT**  
**ELEVATIONS**

# Sustainable Design Assessment (SDA)

9 Janson Place, Lilydale

Project Number: 230468

## Water

Fixtures and Fittings  
 Showerhead: 4 Stars WELS (>=6.0 but <=7.5)  
 Kitchen Taps: 5 Star WELS rating  
 Bathroom Taps: 5 Star WELS rating  
 WC: 4 Star WELS rating  
 Water Tanks: Connected to toilet flushing and laundry taps

Landscaping: Refer to landscape plans for water efficient design

## Energy

Energy Ratings: Each dwelling to achieve 6.5 stars  
 Refer to preliminary energy ratings

Heating System : 4 Star Reverse Cycle Space  
 Cooling System : 4 Star Refrigerative Space  
 Internal Lighting: 4w/m2 throughout dwelling  
 External Lighting: To be controlled by motion detector

## Stormwater

STORM Rating: 101%: Refer to STORM rating  
 Treatment types  
 Driveway : 1m<sup>2</sup> raingarden connected to 50m<sup>2</sup> driveway space  
 Dwelling 1-11: 3000L RWT connected to roof space

## IEQ

Cross Flow Ventilation: Natural ventilation to all habitable rooms  
 Double Glazing: Double glazing to all habitable areas, please refer to plans

## Transport

Bicycle Parking: 11 bicycle spaces provided, please refer to plans for location  
 3 bicycle parking will be provided for visitors

## Waste

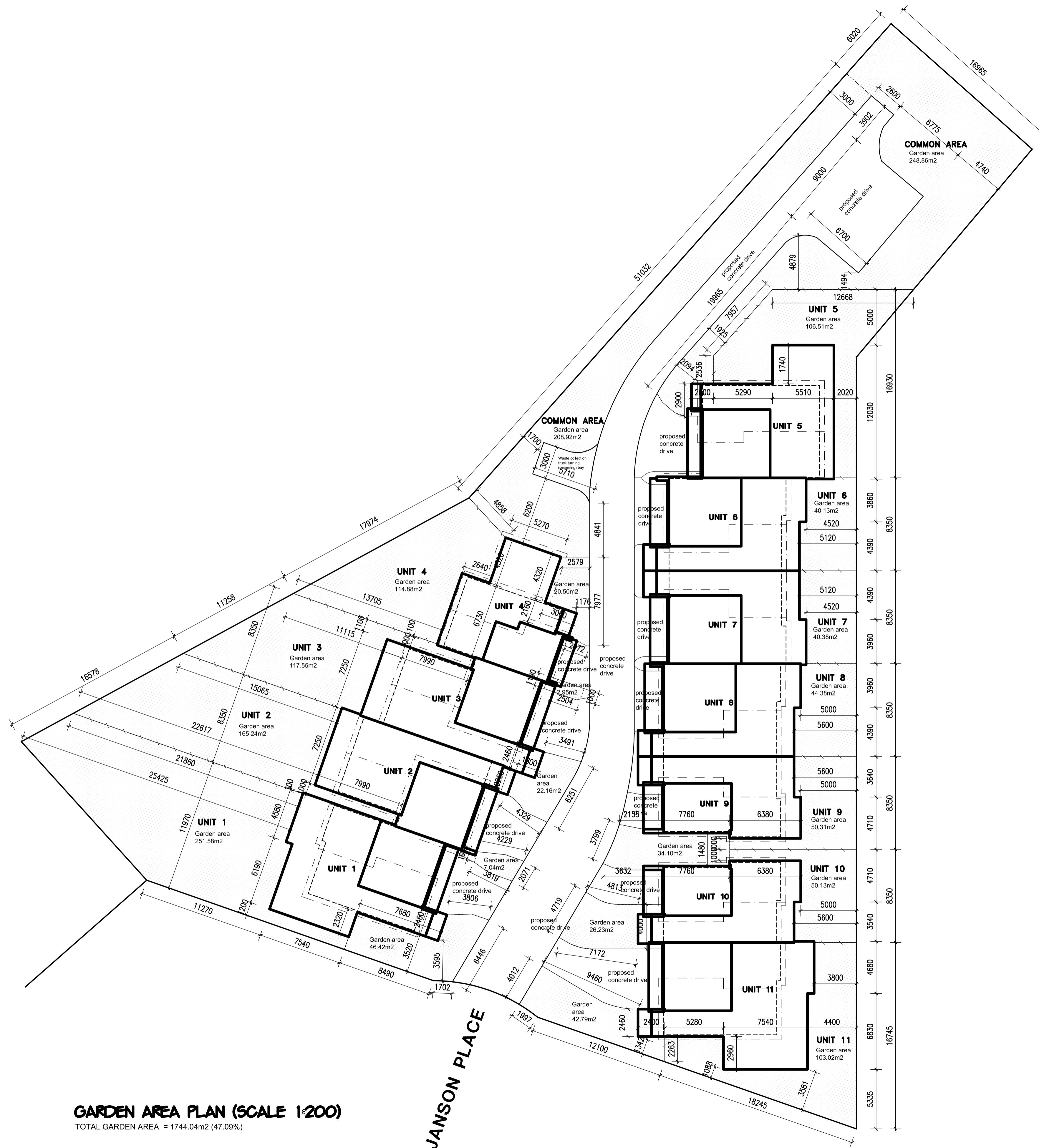
No credits claimed

## Urban Ecology

Vegetation Area: 35%

## Innovation

No credits claimed



### GARDEN AREA PLAN (SCALE 1:200)

TOTAL GARDEN AREA = 1744.04m<sup>2</sup> (47.09%)

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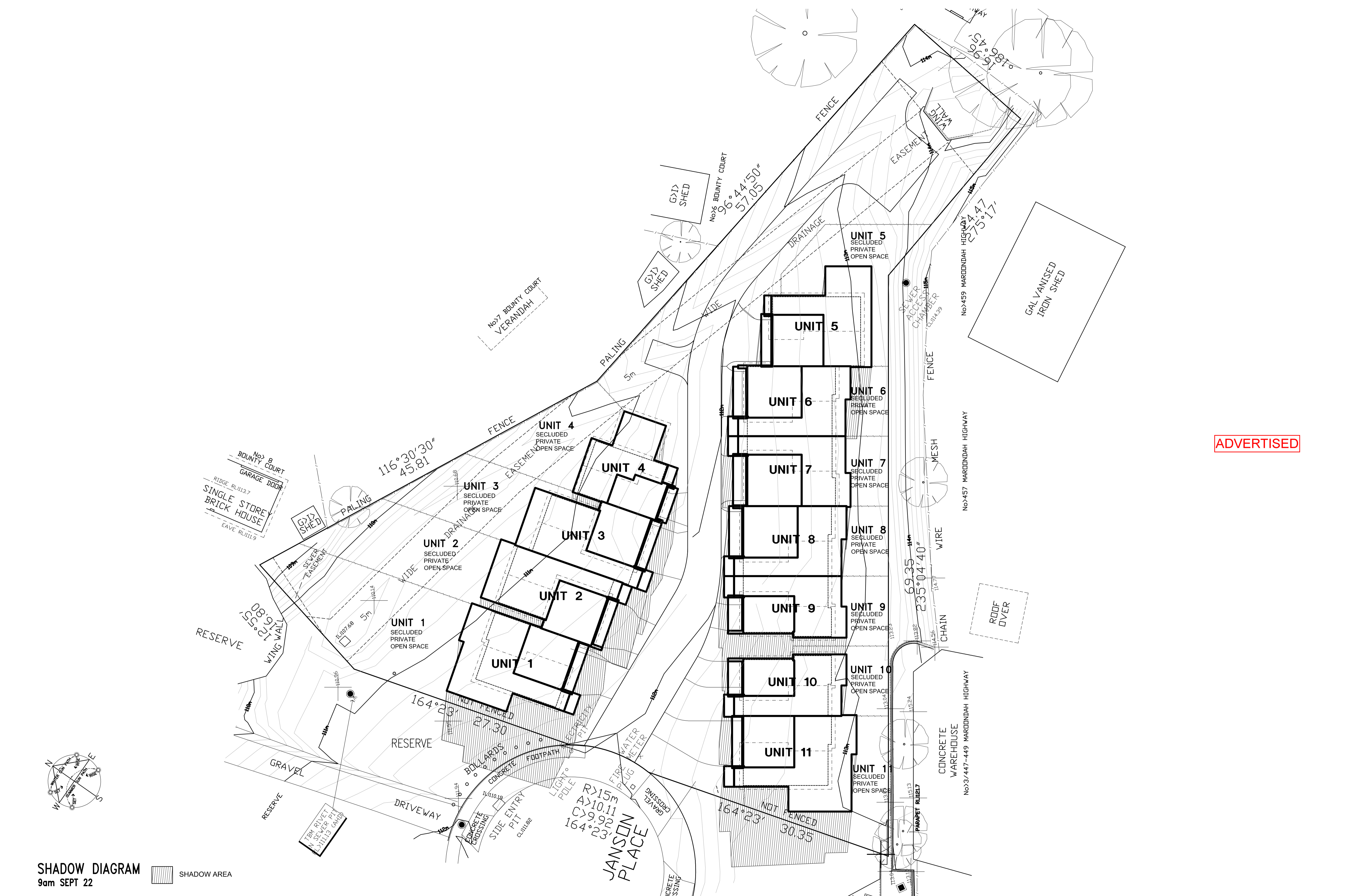
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THIS IS SHEET 8 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /		
REGISTRATION		
REVISIONS	ISSUE	INITIALS
A	KC	28.11.23
		04.08.10
		CHANGED TO 2 BED & SINGLE GARAGE, BALCONIES U6-B 1.7 DEEP

SHEET CONTENT  
**GARDEN AREA PLAN**





ADVERTISED

SHADOW DIAGRAM  
9am SEPT 22

SHADOW AREA

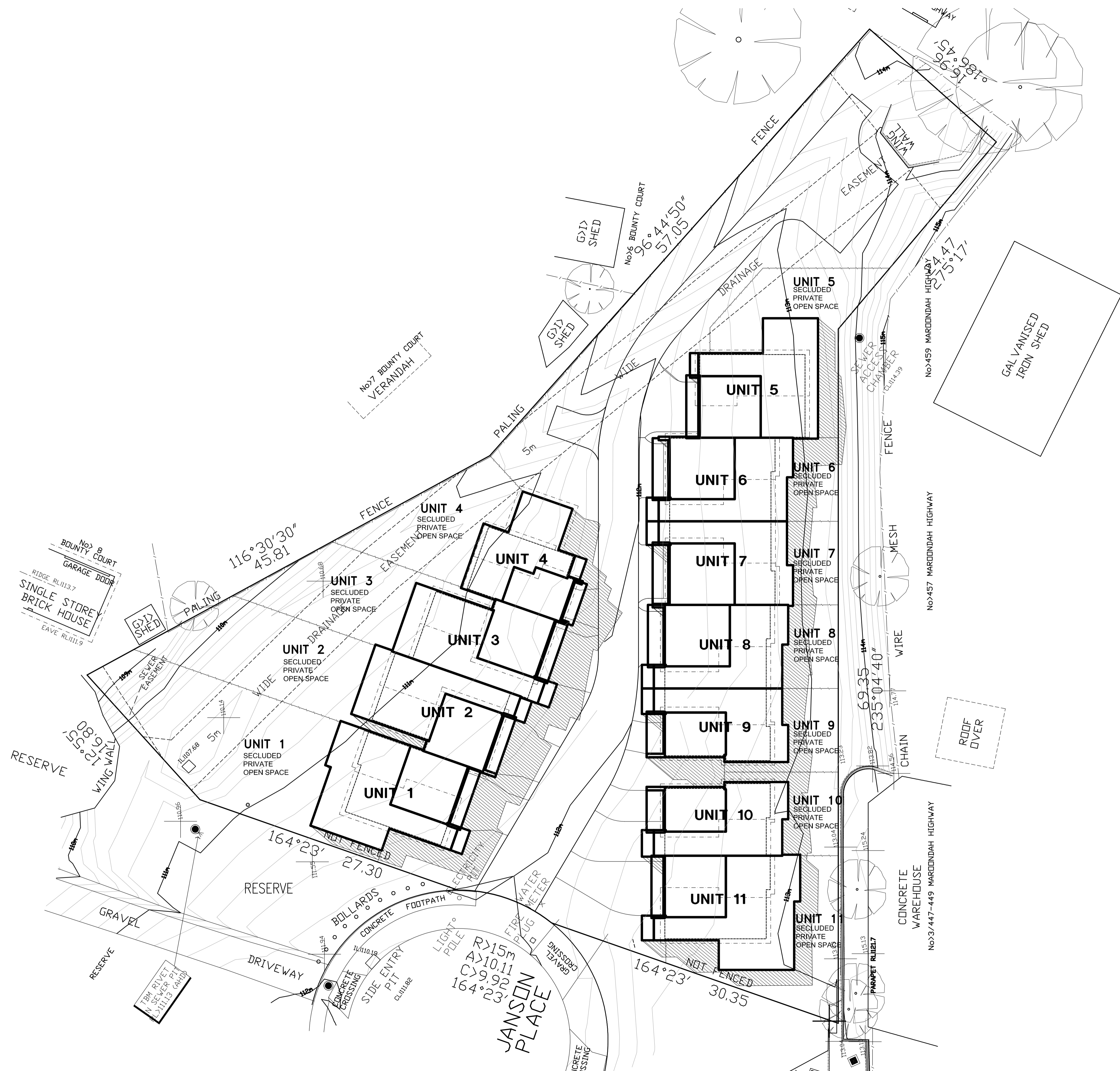
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Shop 4 No.95 Lincoln Rd Craydon  
phone: (03) 9725 1020  
email: michael@denavibuilding.com.au

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1/1/NE  
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS & AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT  
**PROPOSED UNIT DEVELOPMENT**  
**FOR: PARKRIDGE HOMES**  
**SITE: LOT B JANSON PLACE LILYDALE**  
PROJECT / DRAWING No. 22/2777B

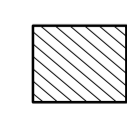
ISSUE DATE 15/08/23 DRAWN KC SCALE 1:200  
THIS IS SHEET 3 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / / REGISTRATION  
REVISIONS  
A KC 28.11.23 (14.9.24) CHANGED TO 2 BED & SINGLE GARAGE, BALCONIES 1.6x3.9 DEEP

SHEET CONTENT  
**SHADOW DIAGRAMS**



ADVERTISED

SHADOW DIAGRAM  
12pm SEPT 22



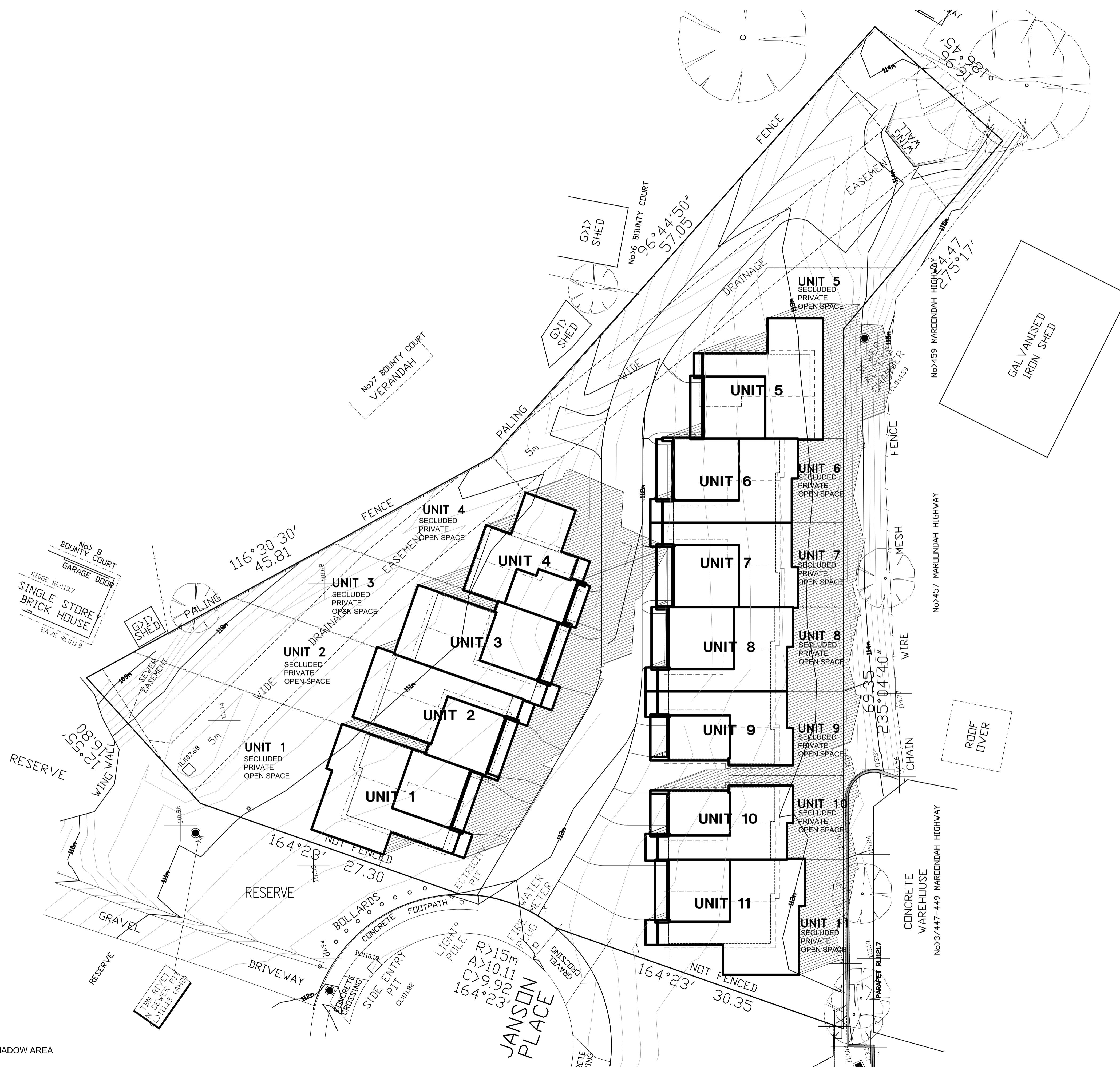
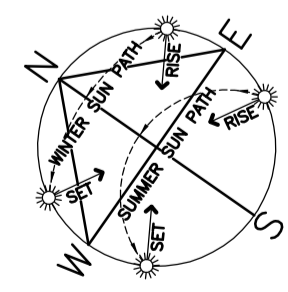
**DeNavi building design**  
Shop 4 No.95 Lincoln Rd Croydon  
phone: (03) 9725 1020  
email: michael@denovibuilding.com.au

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SIGNED: _____	DATE: _____

<b>PROPOSED UNIT DEVELOPMENT</b>
FOR: PARKRIDGE HOMES
SITE: LOT B JANSON PLACE LILYDALE
PROJECT / DRAWING No. 22/2777B

ISSUE DATE 15/08/23	DRAWN KC	SCALE 1:200
THIS IS SHEET 10 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /		
REGISTRATION	ISSUE (INITIALS) DATE	DETAILS
A	KC 28.11.23	U&A 9&10 CHANGED TO 2 BED & SINGLE GARAGE, BALCONES, 8&4 1.9 DEEP

SHEET CONTENT	
<b>SHADOW DIAGRAMS</b>	



ADVERTISED

SHADOW DIAGRAM  
3pm SEPT 22



**DeNavi** building design

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	SIGNED: _____ DATE: _____	

PROJECT	<b>PROPOSED UNIT DEVELOPMENT</b>
	FOR: PARKRIDGE HOMES
	LOT B JANSON PLACE
	LILYDALE
	PROJECT / DRAWING No. 22/2777B

ISSUE DATE	15/08/23	DRAWN	KC	SCALE	1:200
THIS IS SHEET 11 OF 11 DRAWINGS REFERRED TO IN THE CONTRACT DATED / /					
REGISTRATION					
REVISED	ISSUE	INITIALS	DATE	DETAILS	
	A	KC	28.11.23	U4,9&10 CHANGED TO 2 BED & SINGLE GARAGE, BALCONIES, 6&8 1.5 DEEP	

SHEET CONTENT	<b>SHADOW DIAGRAMS</b>
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