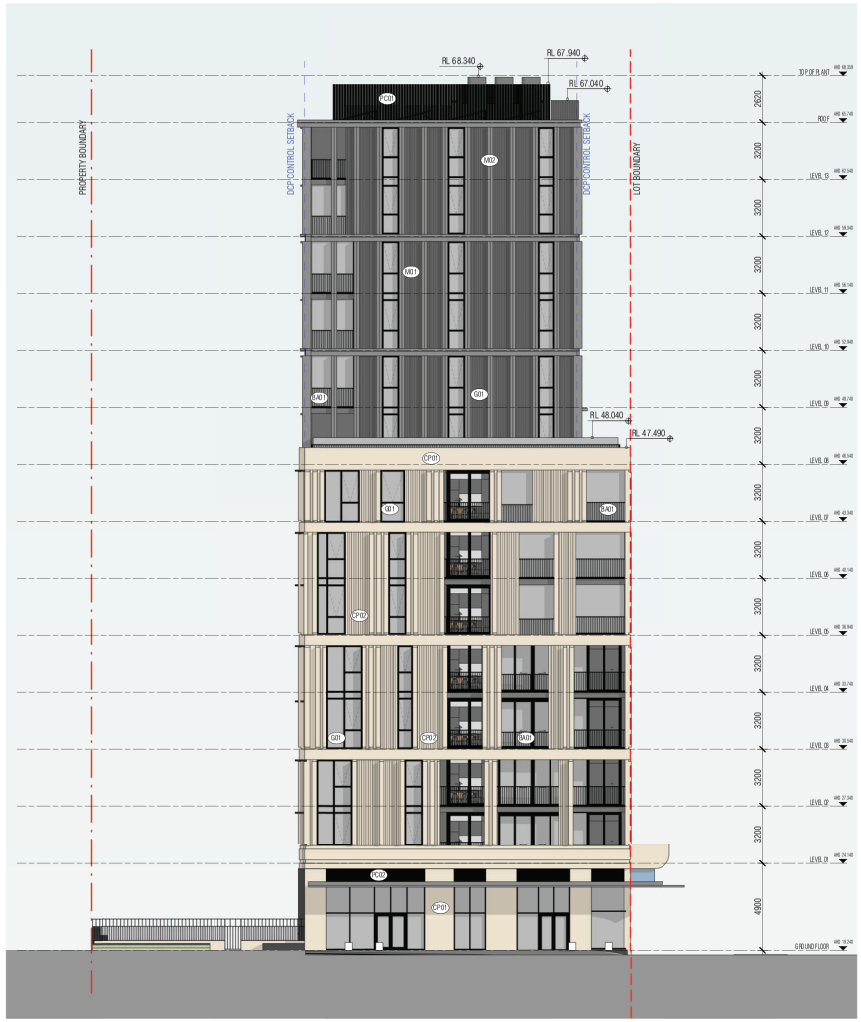
Attachment B3

Selected Drawings – Buildings A, B and C

1 BUILDING A- ZETLAND AVE SOUTH ELEVATION



3 BUILDING A- JOYNTON AVE WEST ELEVATION

EXTERIOR MATERIAL LEGEND KEY

- CPD1 Brighton Lite coloured concrete Panels smooth face
- CPD2 Brighton Lite coloured concrete Panels chevron profile corrugation
- BRD1 Stackbond brickwork Bowral Blue
- MD1 Corrugated metal cladding in matt colourbond finish. Colour Colorbond Monument Matt
- MD2 Metal clad supergrid element in Dulux Duralloy Monument Satin finish
- PCD1 Vertical Fin Plant screen in powdercoat finish: Dulux Charisma Monument Flat
- PCD2 Vertical Plant Louvre in powdercoat finish: Dulux Charisma Monument Flat
- BAD1 Powdercoated metal palisade type balustrade. Powdercoat colour finish: Dulux Charisma Monument Flat
- GD1 Neutral glazing

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REVISION

A	DEVELOPMENT APPLICATION	JJ	21.06.2024
B	COUNCIL RFI SUBMISSION	JJ	18.10.2024

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Assessor name Yong Hugnett
Accreditation No. 0887
Property Address 130 Joynton ZETLAND 2017
Issue date and QR ID as supplied by NSW Govt. Co.

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

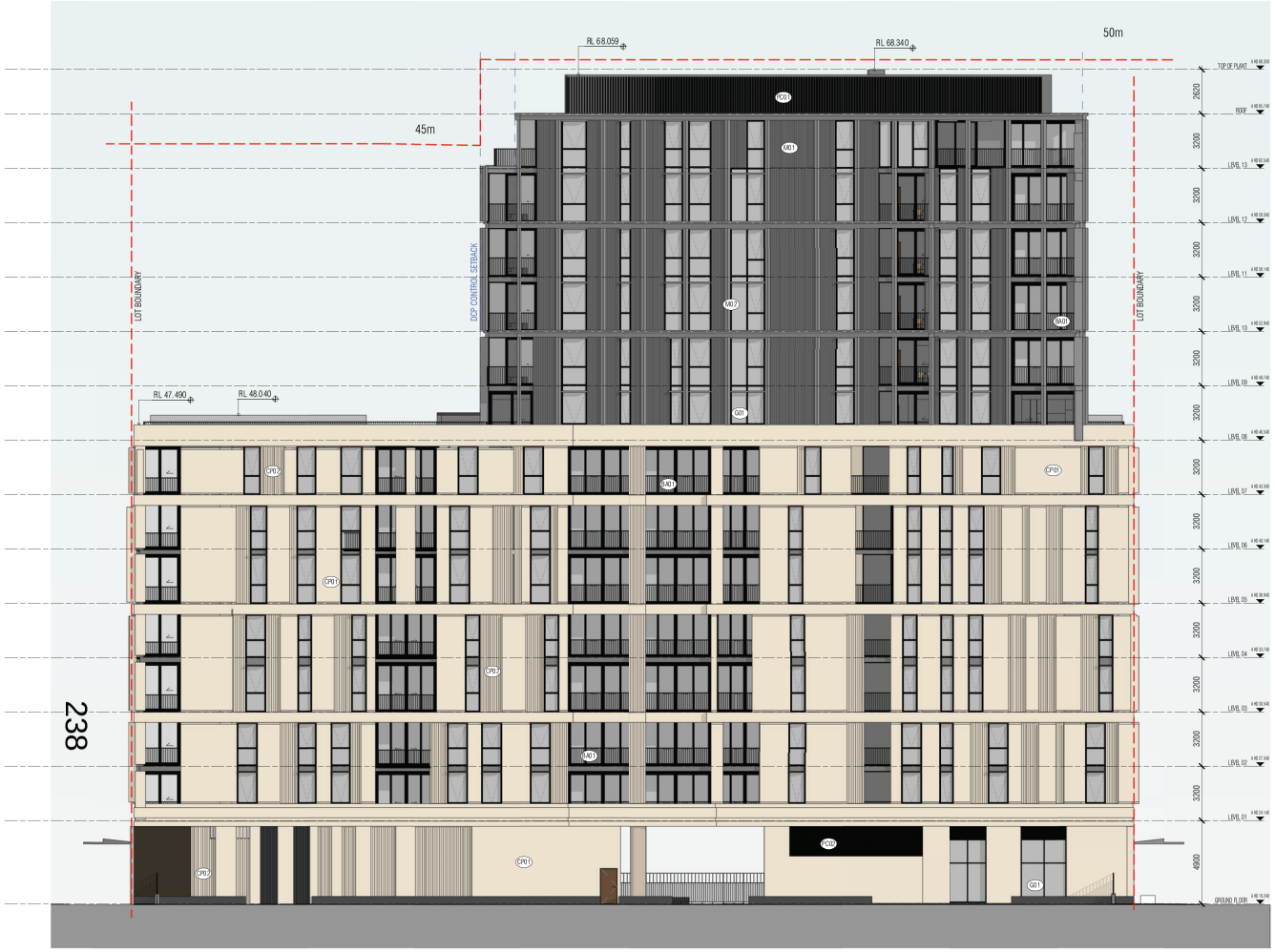
130 JOYNTON AVENUE, ZETLAND

CLIENT
DEICORP

BESLEY & SPRESSER

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
PB	CB		23008	As indicated @A1	ZETLAND AVE ELEVATION(SOUTH) & JOYNTON AVE ELEVATION(WEST) - BLDG A	DEVELOPMENT APPLICATION	B	DA-1-201



1 BUILDING A- NORTH ELEVATION

2 BUILDING A- GRANDSTAND AVE EAST ELEVATION

EXTERIOR MATERIAL LEGEND KEY

- CP01 Brighton Lite coloured concrete Panels smooth face
- CP02 Brighton Lite coloured concrete Panels chevron profile corrugation
- BR01 Stackbond brickwork Bowral Blue
- MT01 Corrugated metal cladding in matt colourbond finish. Colour Colorbond Monument Matt
- MT02 Metal clad supergrid element in Dulux Duralloy Monument Satin finish
- PC01 Vertical Fin Plant screen in powdercoat finish: Dulux Charisma Monument Flat
- PC02 Vertical Plant Louvre in powdercoat finish: Dulux Charisma Monument Flat
- BA01 Powdercoated metal palisade type balustrade. Powdercoat colour finish: Dulux Charisma Monument Flat
- GR1 Neutral glazing

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REVISION

A	DEVELOPMENT APPLICATION	JJ	21.06.2024
B	COUNCIL RFI SUBMISSION	JJ	18.10.2024
C	COUNCIL RFI SUBMISSION	JJ	05.11.2024

Certificate No. 0009557940
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Architect name Yong Huynh
Accreditation No. 5887
Property Address 130 Joynton ZETLAND 2017
Initial score out of 10 at date/time Sun 12

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130 JOYNTON AVENUE, ZETLAND

CLIENT
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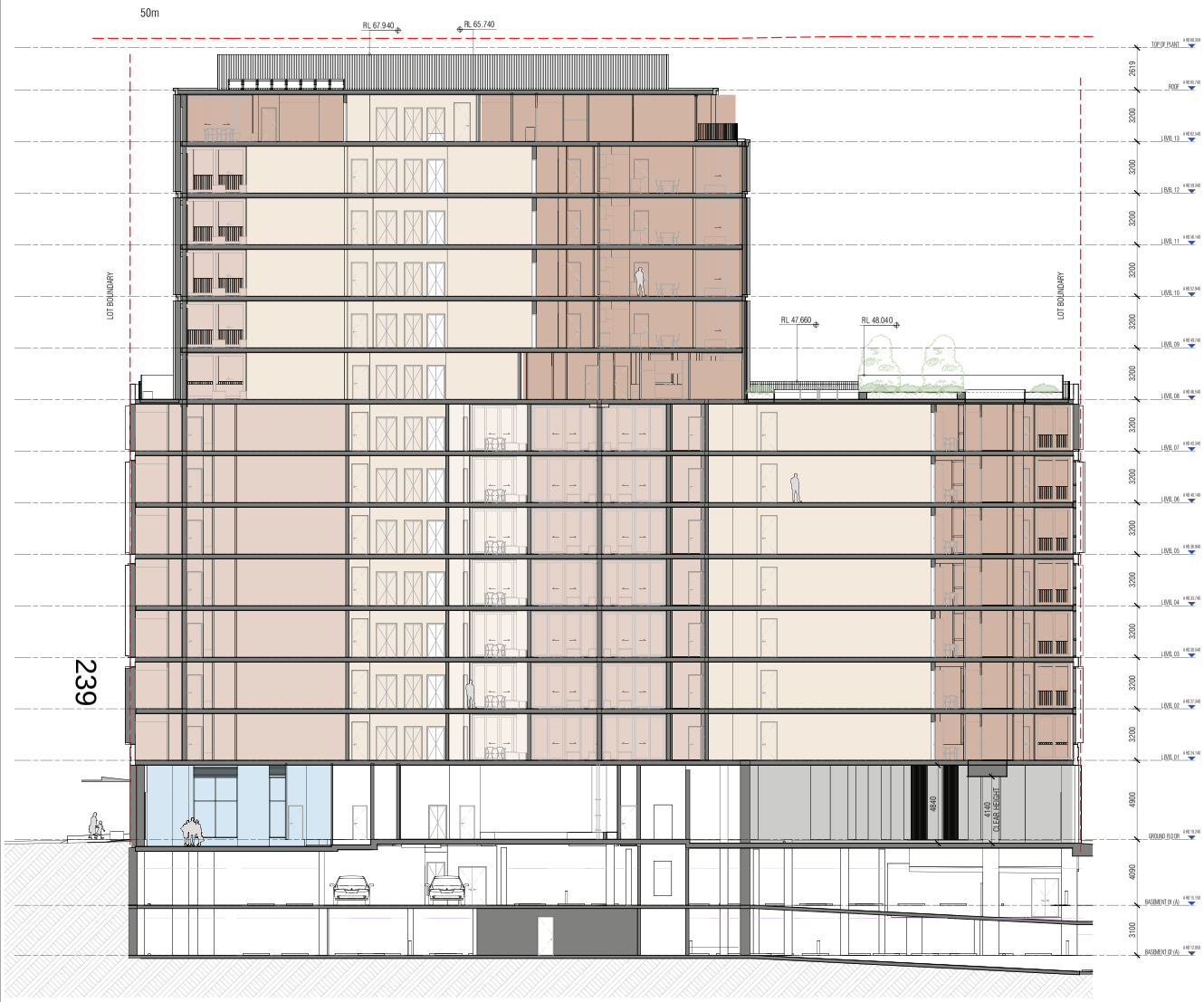
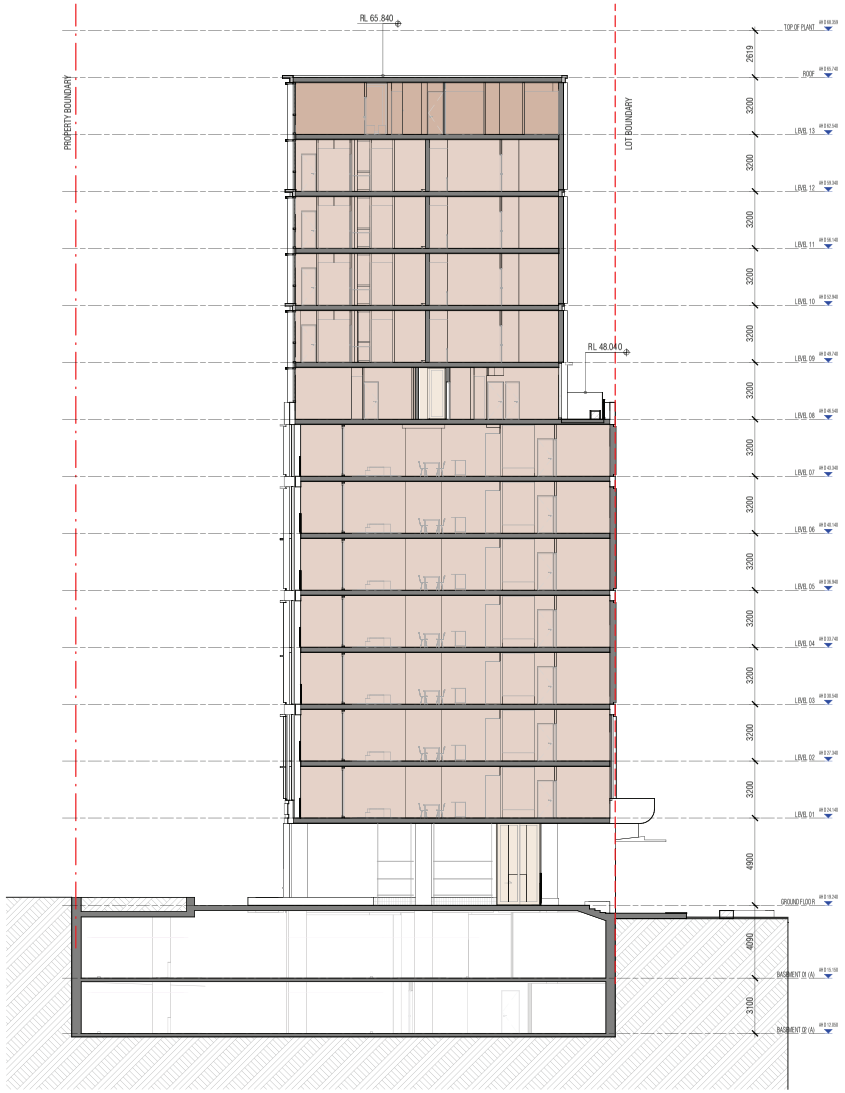
FENDER KATSALIDIS (AUST) PTY LTD A CN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
PB	CB		23008	As indicated @A1	NORTH ELEVATION & GRANDSTAND PARDADE ELEVATION(EAST) - BLDG A	DEVELOPMENT APPLICATION	C	DA-1-202



1 DA SECTION A - BUILDING A



2 DA SECTION B - BUILDING A

GENERAL ARRANGEMENT SECTION LEGEND

RETAIL

RESIDENTIAL

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

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REVISION

A	DEVELOPMENT APPLICATION	JJ	21.06.2024
B	COUNCIL RFI SUBMISSION	JJ	18.10.2024

Certificate No. 0009557940
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Assessor name Trong Huynh
Accreditation No. 20887
Property Address 130 Joynton,ZETLAND NSW,2017
Valid over ex-GFA IC or ex-auto/hrtl Zed G.

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PROJECT
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130 JOYNTON AVENUE, ZETLAND

CLIENT
DEICORP

BESLEY & SPRESSER

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

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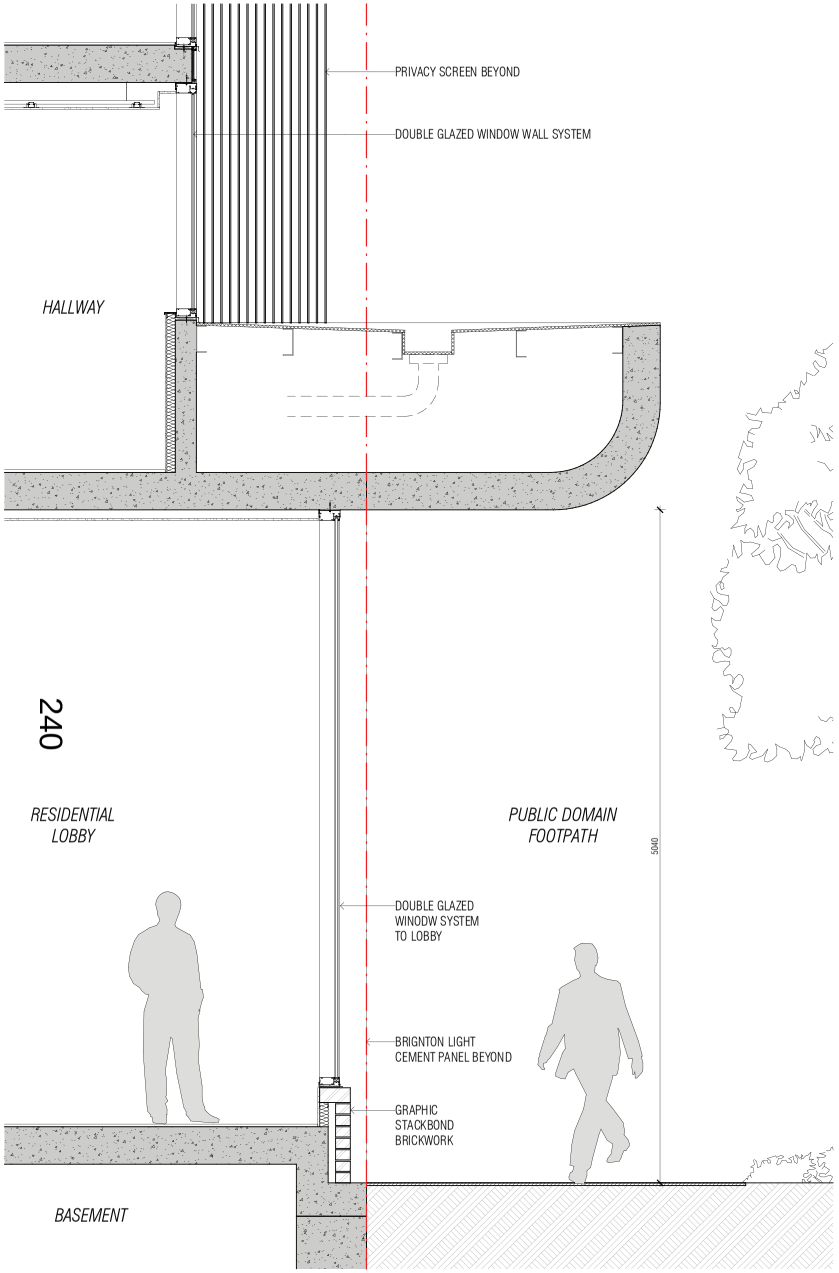
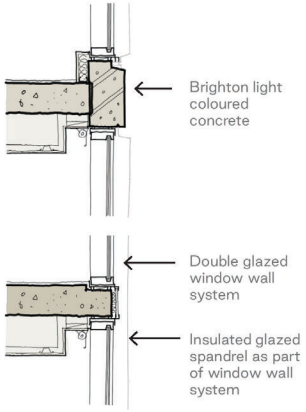
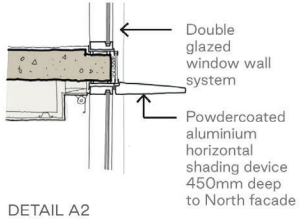
PB	CB		23008	1 : 150 @A1	SECTION A & B	DEVELOPMENT APPLICATION	B	DA-1-251



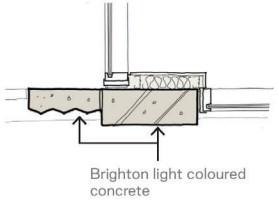
1 BUILDING A PODIUM SECTION
SCALE 1 : 20



DETAIL A



DETAIL A2
(NORTH FACADE SHADING DETAIL)



DETAIL B

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REVISION

A	COUNCIL RFI SUBMISSION	JJ	18.10.2024

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Assessor name: Trong Huynh
Accreditation No.: 20887
Property Address: 130 Joynton,ZETLAND NSW,2017
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DEICORP

BESLEY & SPRESSER

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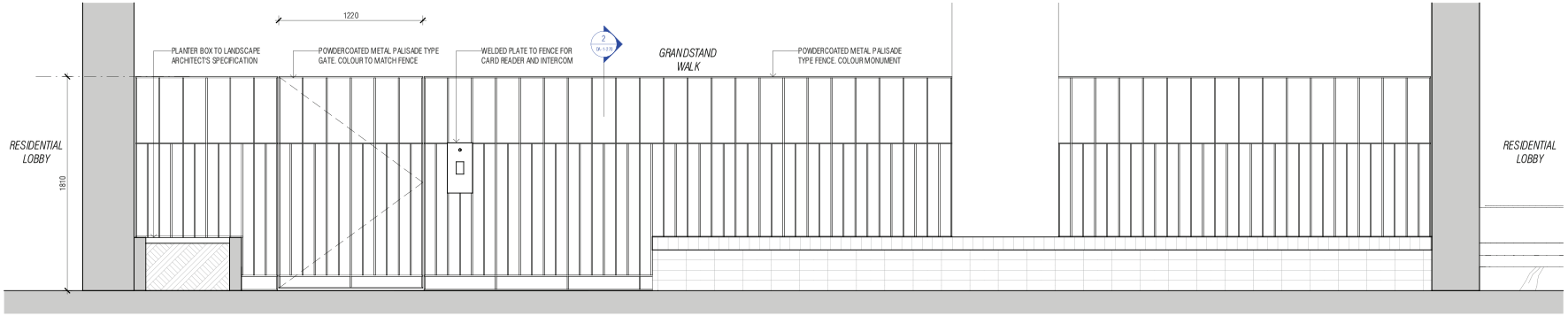
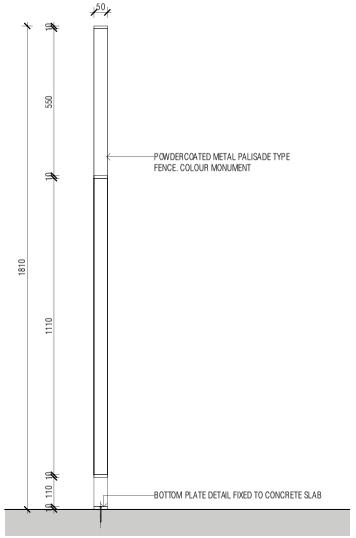
NZ	CB		23008	1 : 20 @A1	PODIUM DETAIL- BLDG A		A	DA-1-260

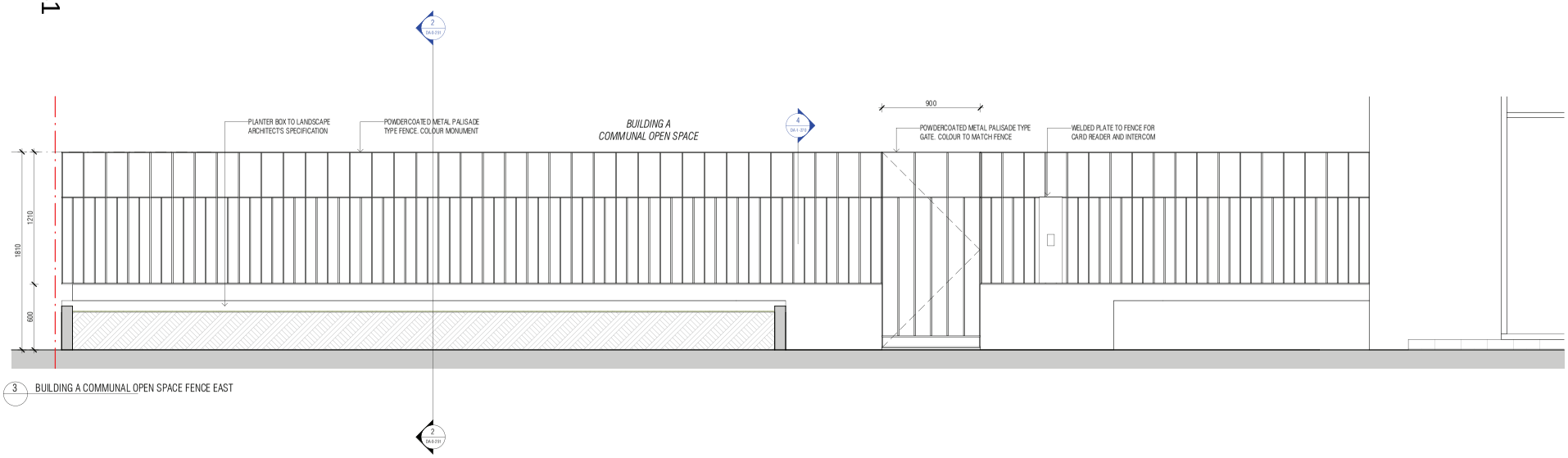


1 BUILDING A SOUTH ENTRY FENCE
SCALE 1 : 20

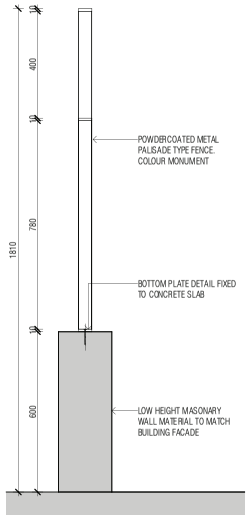


2 FENCE SECTION DETAIL 1 A
SCALE 1 : 10

241



3 BUILDING A COMMUNAL OPEN SPACE FENCE EAST



4 FENCE SECTION DETAIL 2 A

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Assessor name Trong Huynh
Accreditation No. 20887
Property Address 130 Joynton,ZETLAND NSW,2017
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130 JOYNTON AVENUE, ZETLAND

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BESLEY & SPRESSER

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TELEPHONE: +61 2 8216 3500
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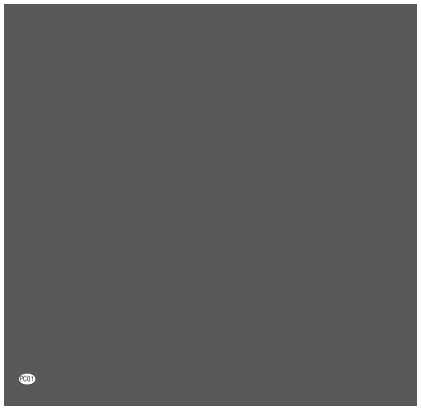
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
NZ	CB		23008	As indicated @A1	FENCE DETAIL - BLDG A		A	DA-1-270



242

EXTERIOR MATERIAL LEGEND KEY

- CP01 Brighton Lite coloured concrete Panels smooth face
- CP02 Brighton Lite coloured concrete Panels chevron profile corrugation
- BR01 Stackbond brickwork Bowral Blue
- M01 Corrugated metal cladding in matt colourbond finish. Colour Colorbond Monument Matt
- M02 Metal clad supergrid element in Dulux Duralloy Monument Satin finish
- PC01 Vertical Fin Plant screen in powdercoat finish: Dulux Charisma Monument Flat
- PC02 Vertical Plant Louvre in powdercoat finish: Dulux Charisma Monument Flat
- BA01 Powdercoated metal palisade type balustrade. Powdercoat colour finish: Dulux Charisma Monument Flat
- G01 Neutral glazing

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REVISION

A	DEVELOPMENT APPLICATION	JJ	21.06.2024
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Assessor name: Trong Huynh
Accreditation No.: 20887
Property Address: 130 Joynton,ZETLAND NSW,2017
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

130 JOYNTON AVENUE, ZETLAND

CLIENT
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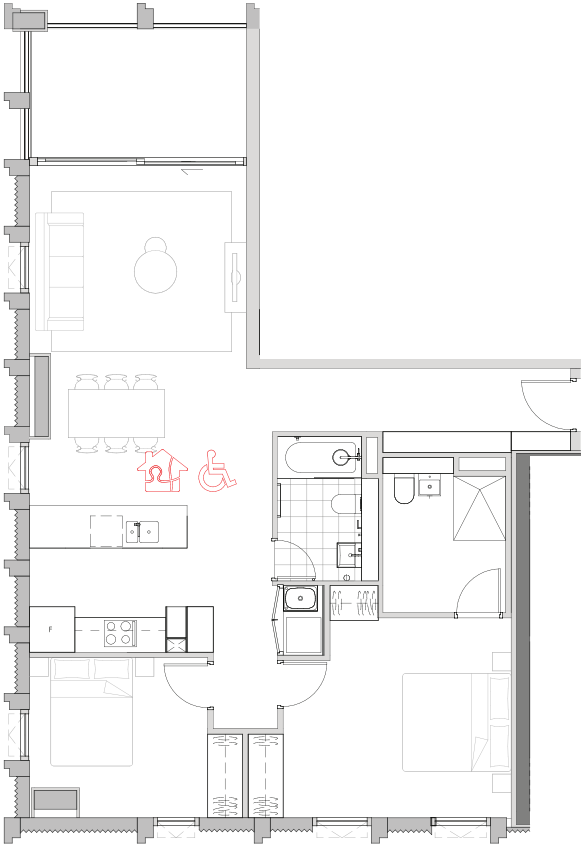
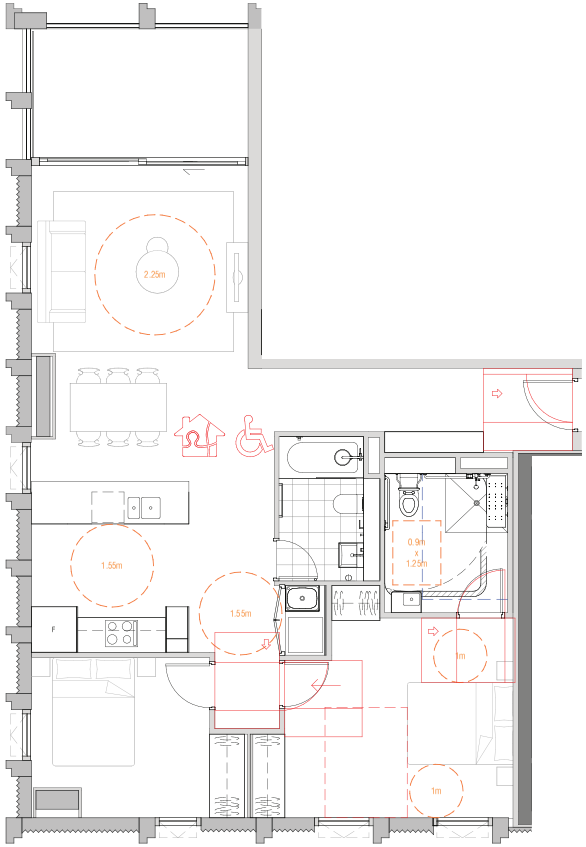
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
PB	CB		23008	1 : 1 @A1	BUILDING A MATERIAL	DEVELOPMENT APPLICATION	B	DA-1-320



4 DA_BLD A_2B_ADPT/LIV-TYPE 2-PRE



3 DA_BLD A_2B_ADPT/LIV-TYPE 2-POST

REQUIREMENTS
35 Adaptable Apartments (15%)
46 Livable Apartments - Silver Level (20%)

ADAPTABLE	
APT NUMBER	CATEGORY
LEVEL 01	
B0103	1 BED
B0104	3 BED
C0103	1 BED
C0104	1 BED
C0107	2 BED
LEVEL 02	
B0203	1 BED
B0204	3 BED
C0203	1 BED
C0204	1 BED
C0207	2 BED
LEVEL 03	
B0303	1 BED
B0304	3 BED
C0303	1 BED
C0304	1 BED
C0307	2 BED
LEVEL 04	
B0403	1 BED
B0404	3 BED
C0403	1 BED
C0404	1 BED
C0407	2 BED
LEVEL 05	
B0503	1 BED
B0504	3 BED
C0503	1 BED
C0504	1 BED
C0507	2 BED
LEVEL 06	
B0603	1 BED
B0604	3 BED
C0606	2 BED
LEVEL 07	
B0703	1 BED
B0704	3 BED
C0706	2 BED
LEVEL 08	
A0803	2 BED
LEVEL 09	
A0903	2 BED
LEVEL 10	
A1003	2 BED
LEVEL 11	
A1103	2 BED
LEVEL 12	
A1203	2 BED
Grand total: 36	

LHA -SILVER	
APT NUMBER	CATEGORY
LEVEL 01	
A0110	2 BED
B0103	1 BED
B0104	3 BED
C0103	1 BED
C0104	1 BED
C0107	2 BED
LEVEL 02	
A0210	2 BED
B0203	1 BED
B0204	3 BED
C0203	1 BED
C0204	1 BED
C0207	2 BED
LEVEL 03	
A0310	2 BED
B0303	1 BED
B0304	3 BED
C0303	1 BED
C0304	1 BED
C0307	2 BED
LEVEL 04	
A0410	2 BED
B0403	1 BED
B0404	3 BED
C0403	1 BED
C0404	1 BED
C0407	2 BED
LEVEL 05	
A0510	2 BED
B0503	1 BED
B0504	3 BED
C0503	1 BED
C0504	1 BED
C0507	2 BED
LEVEL 06	
A0610	2 BED
B0603	1 BED
B0604	3 BED
C0606	2 BED
LEVEL 07	
A0710	2 BED
B0703	1 BED
B0704	3 BED
C0706	2 BED
LEVEL 08	
A0804	2 BED
LEVEL 09	
A0904	2 BED
LEVEL 10	
A1003	2 BED
A1004	2 BED
LEVEL 11	
A1103	2 BED
A1104	2 BED
LEVEL 12	
A1203	2 BED
A1204	2 BED
Grand total: 46	

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REVISION

A	DEVELOPMENT APPLICATION	JJ	21.06.2024
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Initial score as of QR X or scale by Hill Shell Co.

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

130 JOYNTON AVENUE, ZETLAND

CLIENT
DEICORP

BESLEY & SPRESSER

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PB	CB		23008	1 : 50 @A1	ADAPTABLE APARTMENT LAYOUT	DEVELOPMENT APPLICATION	B	DA-1-500