

MIXED USE: COMMERCIAL & BOARDING HOUSES

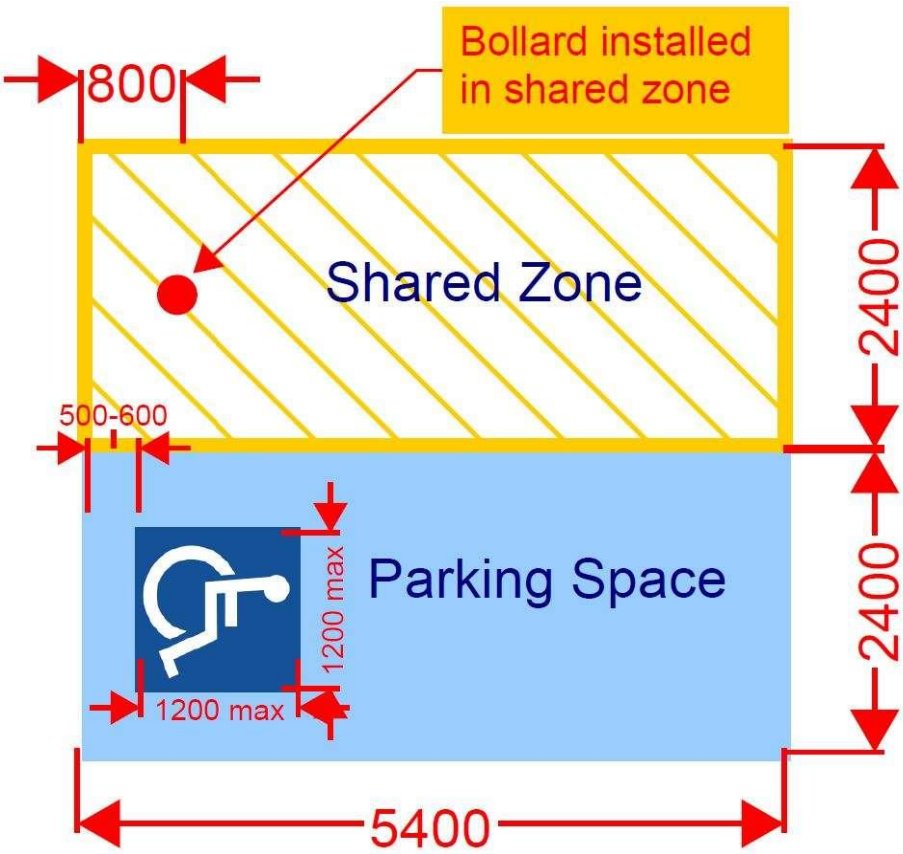
FOR APPROVAL

84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

PROJECT No. 19307

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DESIGN STANDARDS	
Smoke detectors and heat detectors	Spec. E2.2(a) BCA, AS 1670.1-1995, AS 3786-1993
Protection of Buildings from Subterranean Termites	AS 3660.1-2000
The Demolition of Structures	AS 2601



PROJECT MANAGER



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CONSULTANTS

ISSUE DATE

A	12/11/2019
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PURPOSE OF ISSUE

PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
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84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS

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STAGE

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STRATHFIELD LEP 2012 AND STRATHFIELD DCP COMPLAINCE TABLE			
LAND ZONING	B4 - MIXED USE		
SITE AREA	537.4 SQM BY TITLE; 539.6 SQM BY SURVEY		
LOT / DP	LOT B DP 958679		
KEY SITES	KEY SITE AREAS 25		
	REQUIREMENT	PROPOSED	COMPLIANCE
FSR	2:1 + BONUS 0.5 (PLEP_PARRAMATTA ROAD CORRIDOR) =2.5 OF 537.4 SQM= 1343.50 SQM	1253.5 sqm	YES
MAX. BUILDING HEIGHT	29m (BONUS HEIGHT UNDER CLAUSE 4.3A, SLEP 2012 PARRAMATTAROAD CORRIDOR) 22m (MAXIMUM PERMISSION HEIGHHT UNDER CLAUSE 4.3, SLEPP 2012)	26.480 M	REFER TO S.E.E.
ALLOWABLE SETBACKS	FRONT SETBACK 6M SIDE SETBACKS ZERO SETBACK REAR SETBACK 6M: GROUND FLOOR-LEVEL 4 9M: LEVEL 5 AND ABOVE	FRONT SETBACK: 3M SIDE SETBACK: ZERO REAR SETBACK 5.47M: GROUND FLOOR 16M: LEVEL 1 AND ABOVE	YES
LANDSCAPING	N/A	COMMUNAL TERRACE: (LVL1 +ROOF TOP TERRACE): 137 sqm INDIVIDUAL BALCONIES: 221 sqm MANAGER'S COURTYARD: 13 sqm	N/A
DEEP SOIL AREA	N/A	18.7 sqm	N/A

SEPP AFFORDABLE RENTAL HOUSING			
	REQUIREMENT	PROPOSED	COMPLIANCE
SOLAR ACCESS	3 HRS BETWEEN 9AM AND 3PM TO COMMUNAL LIVING AREA		YES
COS (COMMON TERRACE)	20 sqm	119 sqm	YES
MANAGER'S POS	8sqm	13 sqm	YES
CAR PARKING	0.5 CAR SPACES PER BOARDING ROOM = 17 CARS; 1 PARKING SPACE FOR MANAGER (ARH) 1 COMMERCIAL PARKING TOTAL: 20 CARS	18 PARKING FOR BOARDING 1 MANAGER'S PARKING 1 COMMERCIAL PARKING TOTAL: 20 CARS	YES
BICYCLE & MOTOR BIKE PARKING	1 BICYCLE PER 5 BOARD ROOMS = 8.4 BICYCLES 1 MOTOR BIKE PER 5 BOARDROOMS = 8.4 MOTOR BIKES	09 BICYCLE 09 MOTOR BIKES	YES YES
MIN. ROOM SIZES	SINGLE: 12sqm DOUBLE: 16sqm		YES
MAX. ROOM SIZES	25 SQM		YES
COMMUNAL LIVING AREA	YES, WHEN MORE THAN 5 BOARD ROOMS	1 COMMUNAL LIVING AREA	YES
MANAGER'S ROOM	YES WHEN MORE THAN 20 BOARD ROOMS	1 MANAGER'S ROOM	YES

ROOM AREAS					
ROOM NUMBER	HOME STOREY	ROOM TYPES	INTERNAL HABITABLE AREA	KITCHEN / BATH	UNIT TOTAL (HABITABLE + KIT/BATH)
OFFICE	4. Level 1_With COS	COMMERCIAL	68.1	9	26
ROOM 01_MANAGER	4. Level 1_With COS	DOUBLE ROOM	18.2	7	21
ROOM 02	4. Level 1_With COS	DOUBLE ROOM	18.6	7	30
ROOM 03_ADAPT	5. Level 2	SINGLE ROOM	17.2	9	26
ROOM 04	5. Level 2	SINGLE ROOM	15.1	9	21
ROOM 05	5. Level 2	DOUBLE ROOM	19.6	6	20
ROOM 06	5. Level 2	DOUBLE ROOM	18.2	12	29
ROOM 07	5. Level 2	DOUBLE ROOM	17.1	11	29
ROOM 08	5. Level 2	DOUBLE ROOM	17.1	6	29
ROOM 09	5. Level 2	DOUBLE ROOM	18.5	7	30
ROOM 10	6. Level 3	SINGLE ROOM	17.2	9	26
ROOM 11	6. Level 3	SINGLE ROOM	15.1	9	21
ROOM 12	6. Level 3	DOUBLE ROOM	19.6	6	20
ROOM 13	6. Level 3	DOUBLE ROOM	18.2	12	29
ROOM 14	6. Level 3	DOUBLE ROOM	17.1	11	29
ROOM 15	6. Level 3	DOUBLE ROOM	17.1	6	29
ROOM 16	6. Level 3	DOUBLE ROOM	18.5	7	30
ROOM 17	7. Level 4	SINGLE ROOM	17.2	9	26
ROOM 18	7. Level 4	SINGLE ROOM	15.1	9	21
ROOM 19	7. Level 4	DOUBLE ROOM	19.6	6	20
ROOM 20	7. Level 4	DOUBLE ROOM	18.2	12	29
ROOM 21	7. Level 4	DOUBLE ROOM	17.1	11	29
ROOM 22	7. Level 4	DOUBLE ROOM	17.1	6	29
ROOM 23	7. Level 4	DOUBLE ROOM	18.5	7	30
ROOM 24_ADAPT	8. Level 5	SINGLE ROOM	17.2	9	26
ROOM 25	8. Level 5	SINGLE ROOM	15.1	9	21
ROOM 26	8. Level 5	DOUBLE ROOM	19.6	6	20
ROOM 27	8. Level 5	DOUBLE ROOM	18.2	12	29
ROOM 28	8. Level 5	DOUBLE ROOM	17.1	11	29
ROOM 29	8. Level 5	DOUBLE ROOM	17.1	6	29
ROOM 30	8. Level 5	DOUBLE ROOM	18.5	7	30
ROOM 31_ADAPT	9. Level 6	SINGLE ROOM	17.2	9	26
ROOM 32	9. Level 6	SINGLE ROOM	15.1	9	21
ROOM 33	9. Level 6	DOUBLE ROOM	19.6	6	20
ROOM 34	9. Level 6	DOUBLE ROOM	18.2	12	29
			666.2 m ²		

PRIVATE OPEN SPACE CALCULATION		
Zone Category	ROOM NAME	AREA
POS	COMMUNAL TER.	33.5
POS	COMMUNAL TER.	41.2
POS	MANAGER'S ROOM	25.9
POS	OFFICE	12.0
POS	ROOM 02	26.4
POS	ROOM 03	3.1
POS	ROOM 04	3.0
POS	ROOM 05	3.0
POS	ROOM 06	6.8
POS	ROOM 07	6.9
POS	ROOM 08	6.8
POS	ROOM 09	6.8
POS	ROOM 10	10.3
POS	ROOM 11	10.2
POS	ROOM 12	10.2
POS	ROOM 13	6.8
POS	ROOM 14	6.8
POS	ROOM 15	6.9
POS	ROOM 16	6.9
POS	ROOM 17	10.3
POS	ROOM 18	10.1
POS	ROOM 19	10.2
POS	ROOM 20	6.8
POS	ROOM 21	6.9
POS	ROOM 22	6.8
POS	ROOM 23	6.8
POS	ROOM 24_ADAPT	10.4
POS	ROOM 25	10.2
POS	ROOM 26	10.3
POS	ROOM 27	6.8
POS	ROOM 28	6.8
POS	ROOM 29	6.9
POS	ROOM 30	6.9
POS	ROOM 31_ADAPT	3.0
POS	ROOM 32	3.0
POS	ROOM 33	3.0
POS	ROOM 34	6.8
		365.5 m ²

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STATUS

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STAGE

LEC

DRAWING NO.

A100

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BY

DRAWING TITLE
CALCULATION

ISSUE

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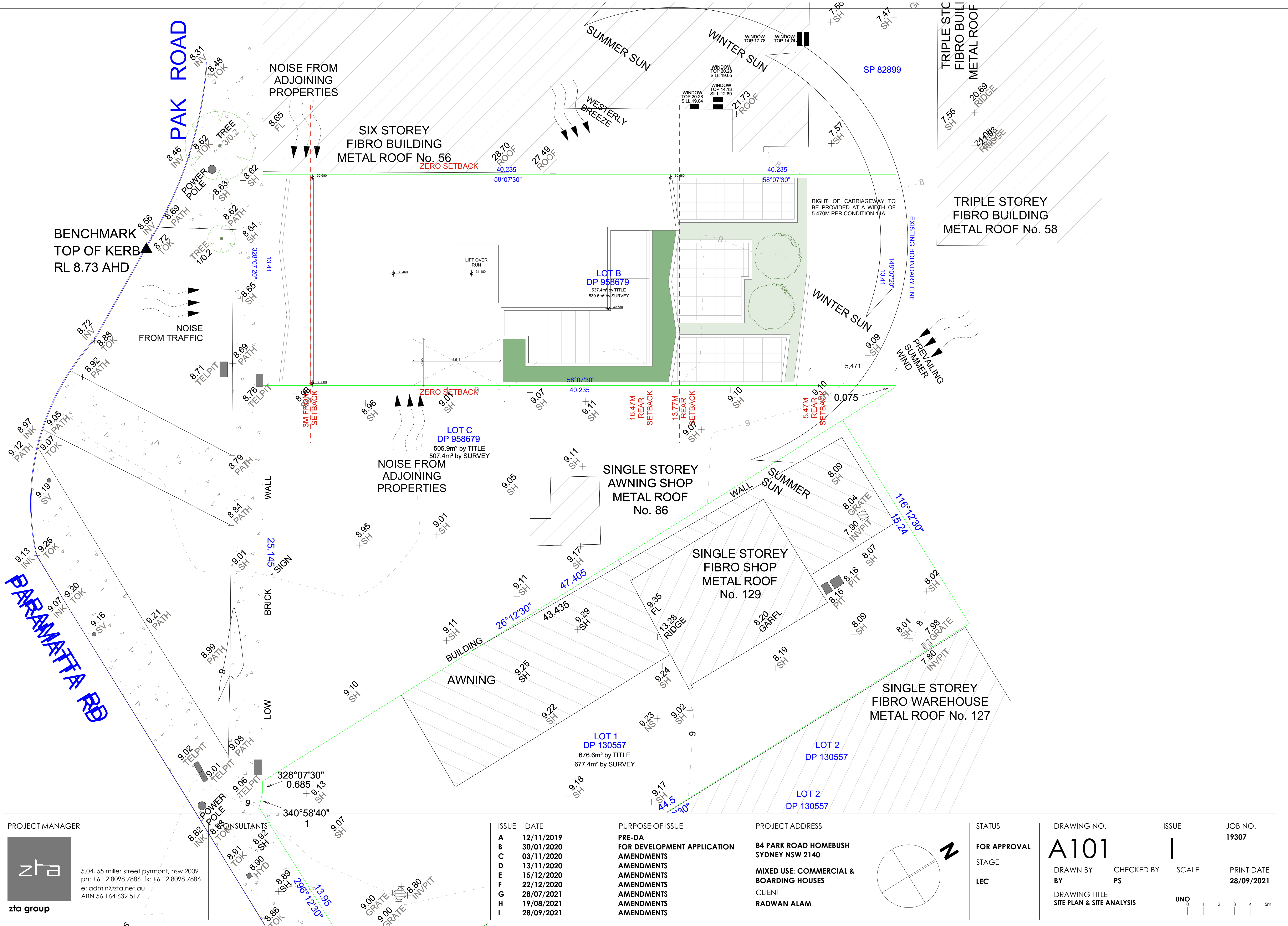
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POWELL

STREET

PARK RD

BENCHMARK
TOP OF KERB
RL 8.73 AHD

PARAMATTA RD

PROJECT MANAGER



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CONSULTANTS

BRICK SIGN

LOW

SIX STOREY
FIBRO BUILDING
METAL ROOF No. 56

ZERO SETBACK

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 84

LOT B
DP 958679

LOT C
DP 958679

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

BRICK
GARAGE

AWNING

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

ISSUE

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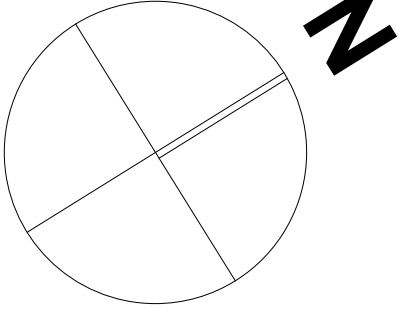
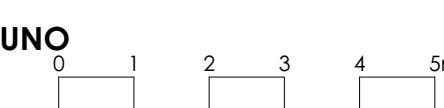
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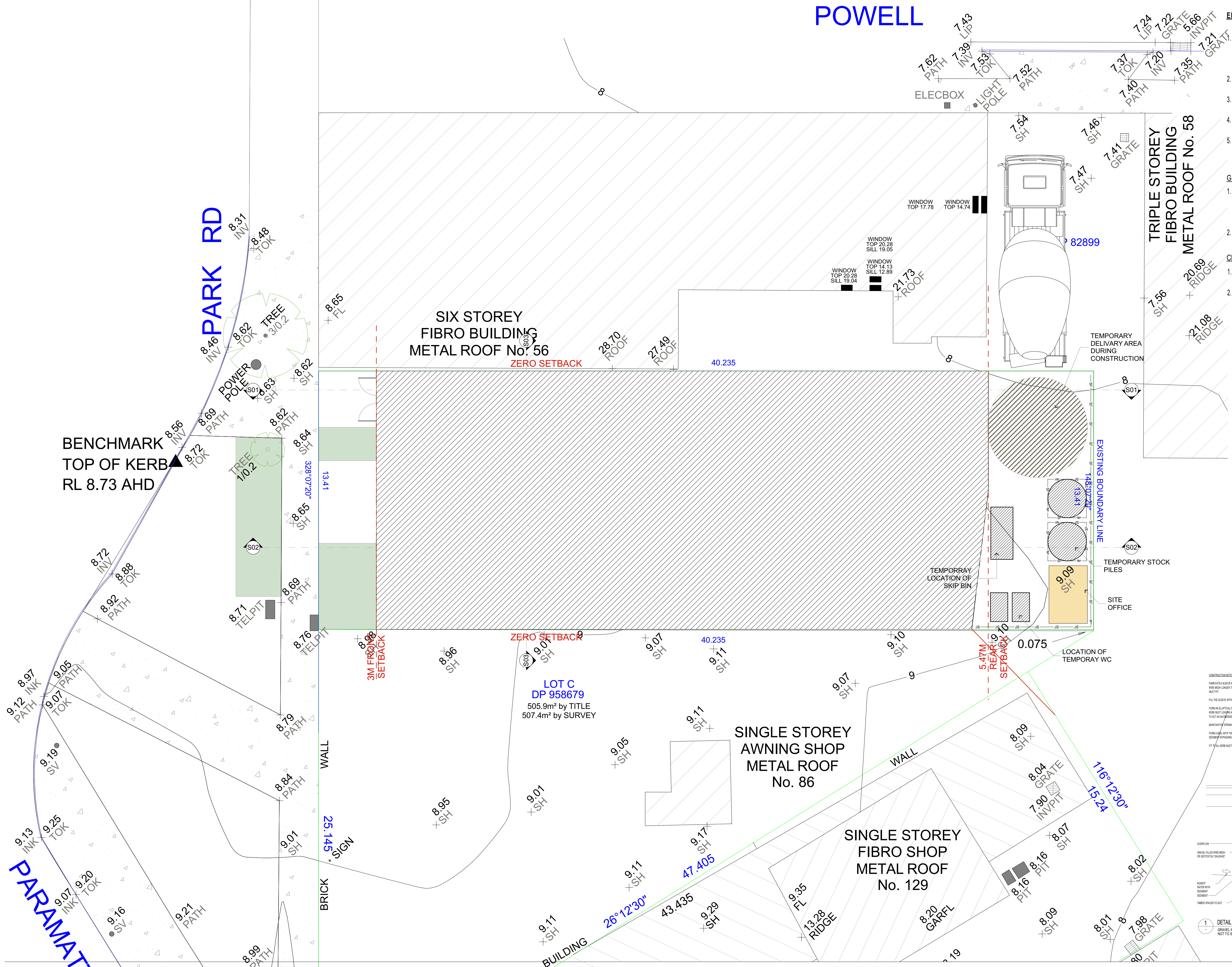
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DEMOLITION PLAN

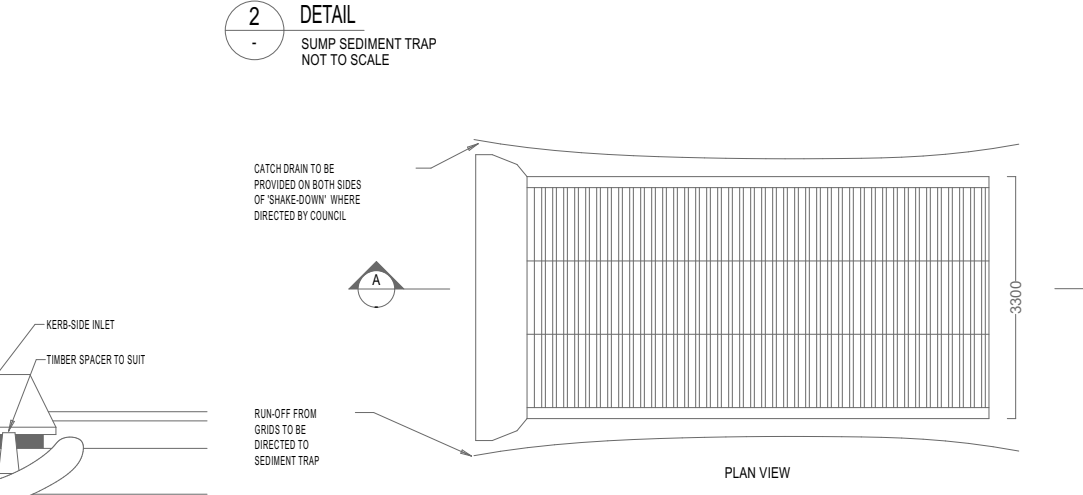
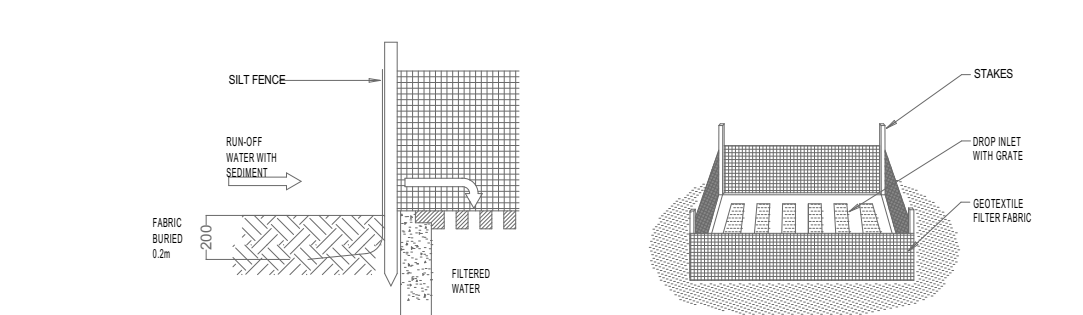
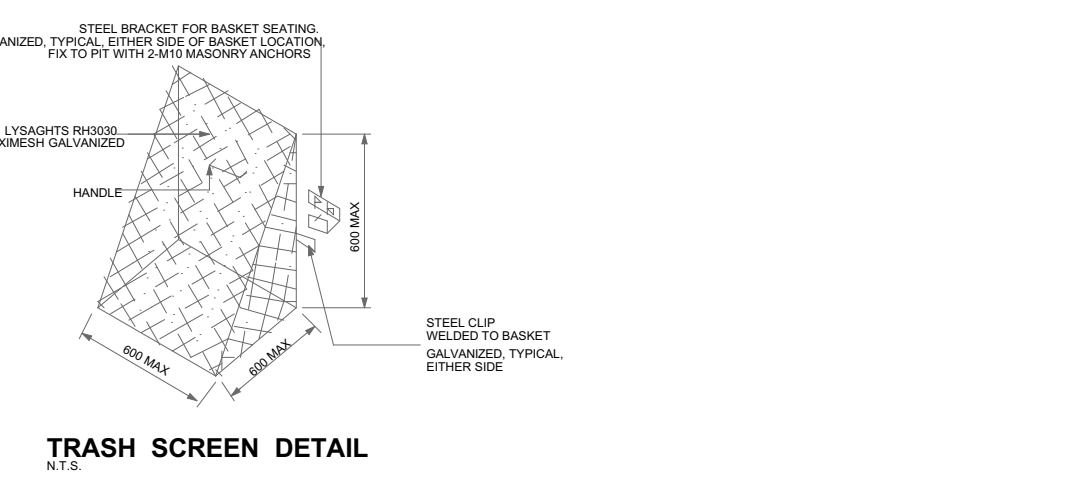
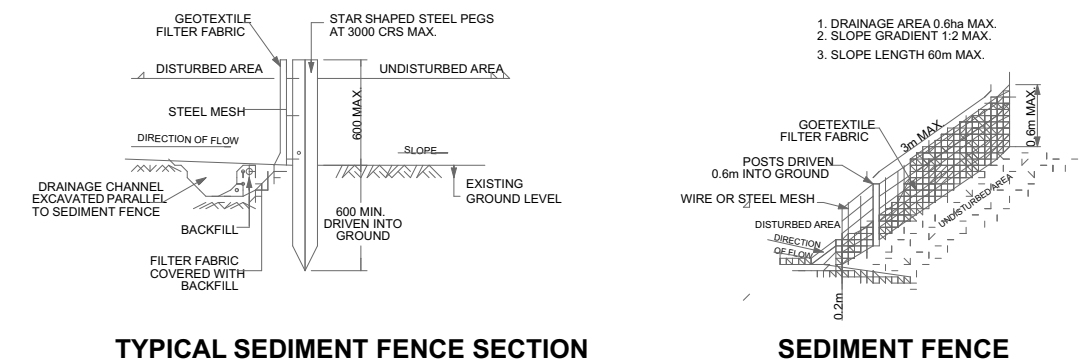
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POWELL



- EROSION & SEDIMENTATION CONTROL NOTES**
- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
 - EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
 - NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
 - GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
 - CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.
- GENERAL NOTES**
- THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
 - ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.
- CLAY SOILS**
- A SYSTEM SHALL BE INSTALLED TO EITHER:
 - TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
- TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.



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CONSULTANTS

AWNIN

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SYDNEY NSW 2140**

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CLIENT
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STATUS

FOR APPROVAL

STAGE
LEC

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A104

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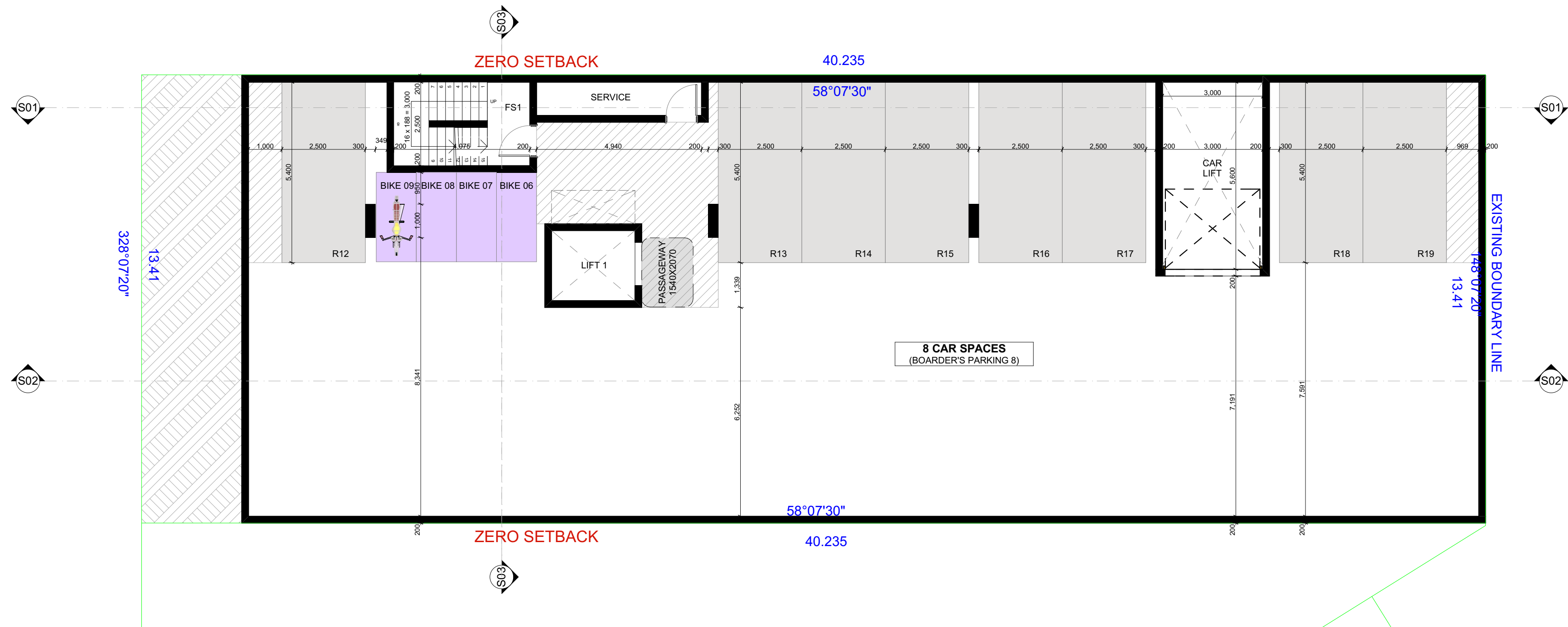
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19307

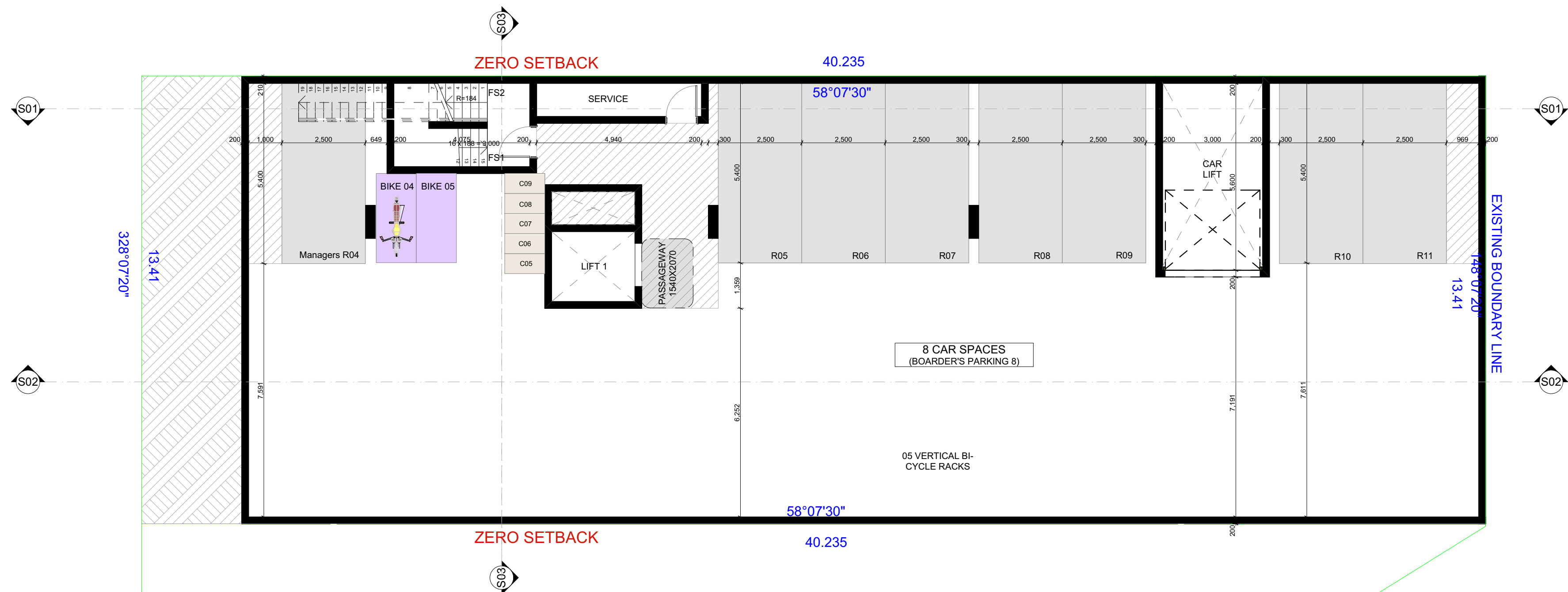
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DRAWING TITLE
**CONSTRUCTION MANAGMENT
PLAN**



Lower Basment B2

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Upper Basment B1

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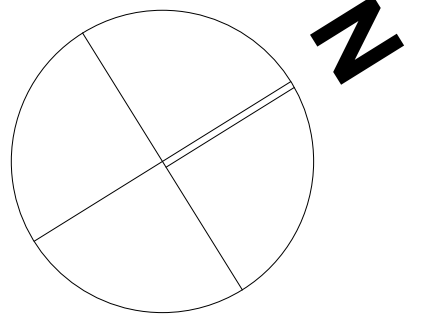
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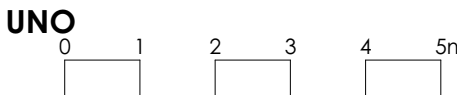
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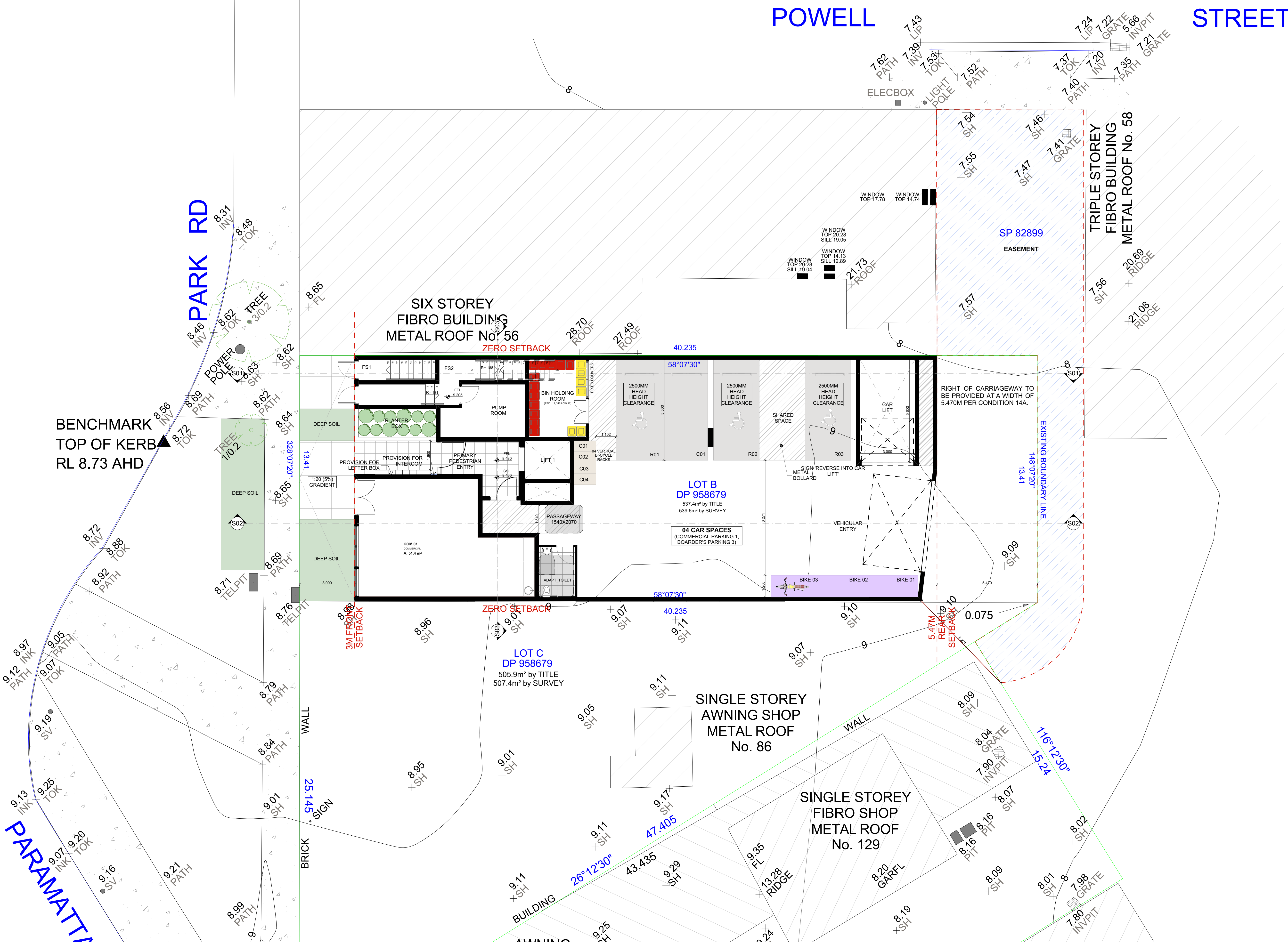
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**GENERAL ARRANGEMENT -
BASEMENT 02; BASEMENT 01**

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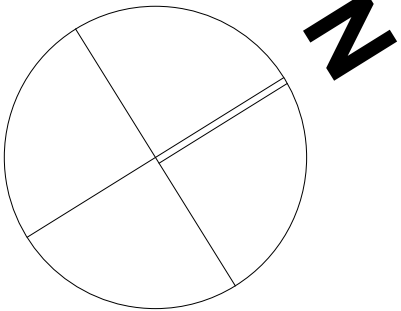
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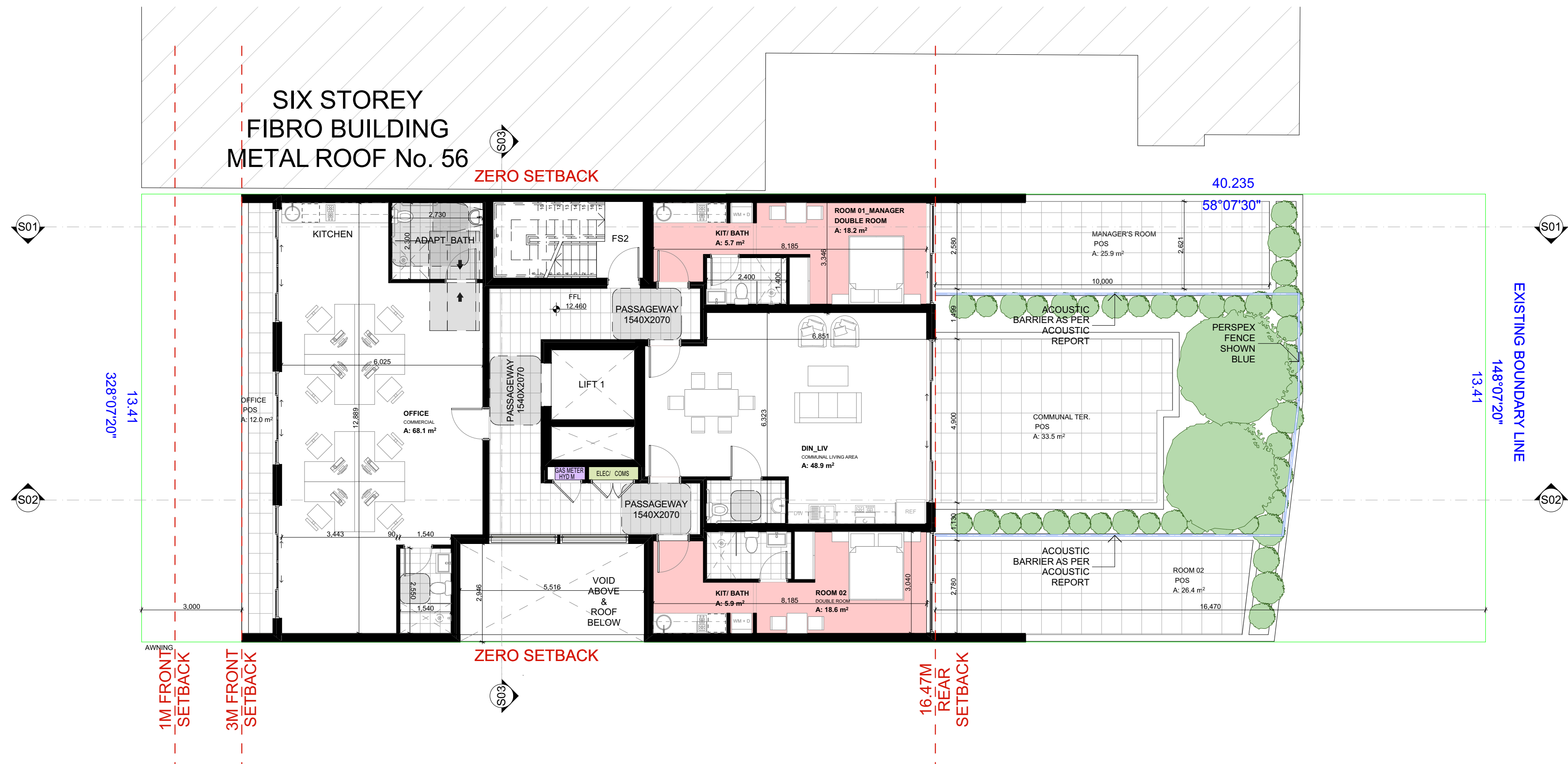


STATUS
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A201

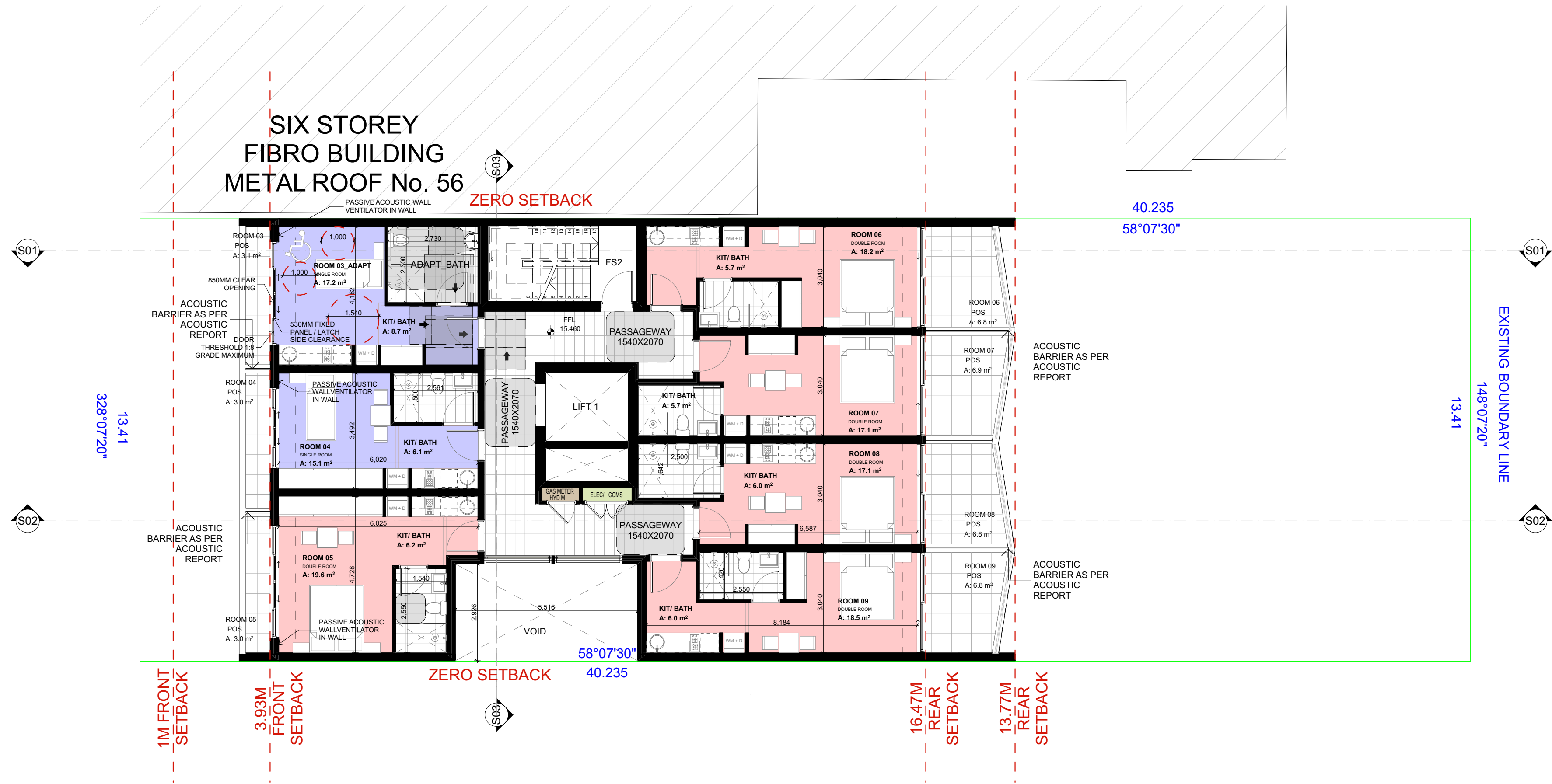
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GENERAL ARRANGEMENT -
GROUND FLOOR PLAN

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Level 1 With COS

1:100



Level 2

1:100

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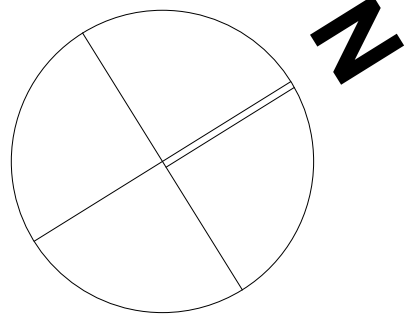
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DRAWING TITLE
**GENERAL ARRANGEMENT -
LEVEL 1_WITH COS; LEVEL 2**

ISSUE

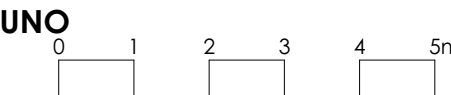
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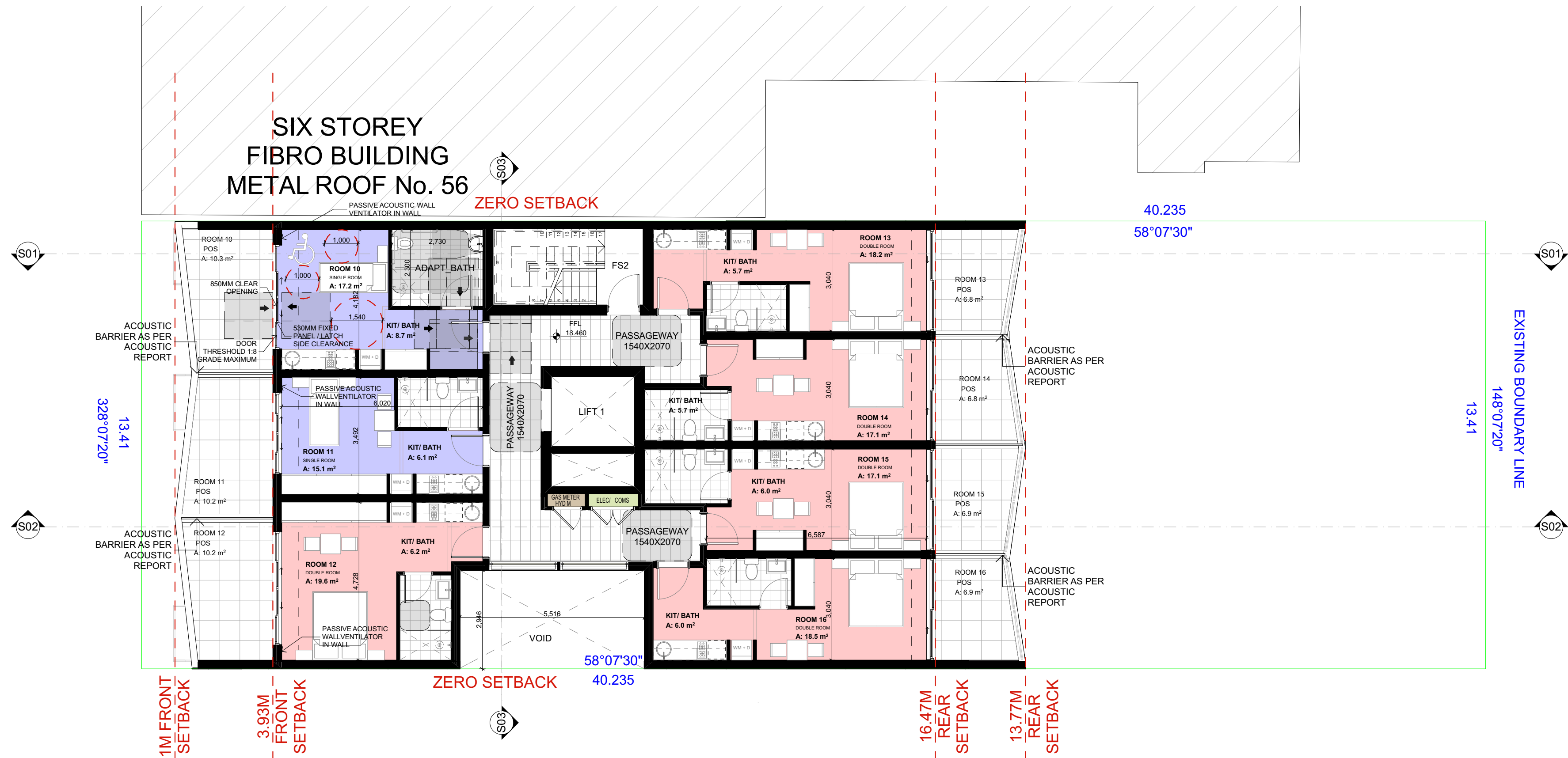
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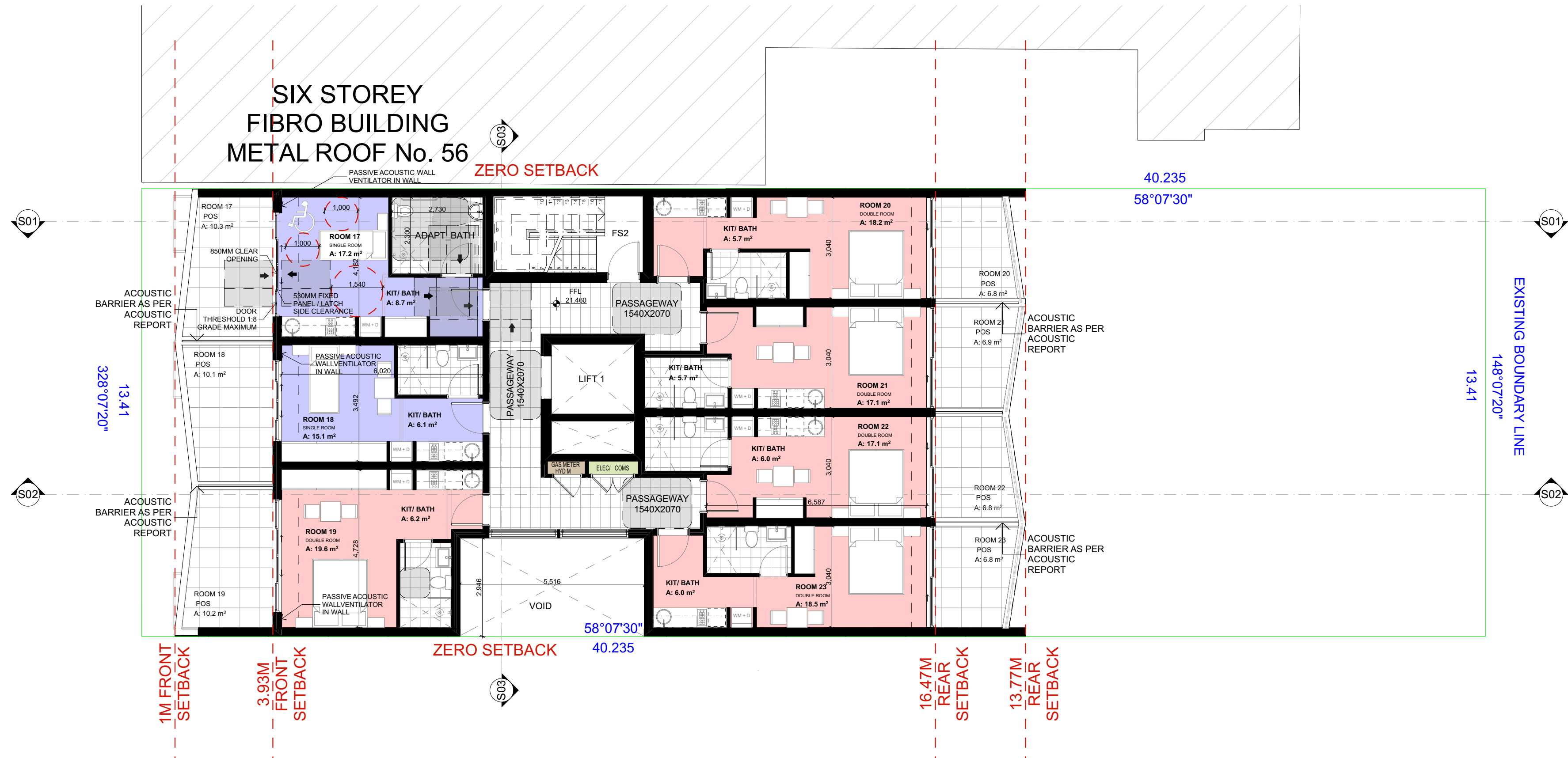
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Level 3

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Level 4

1:100

PROJECT MANAGER



zta group

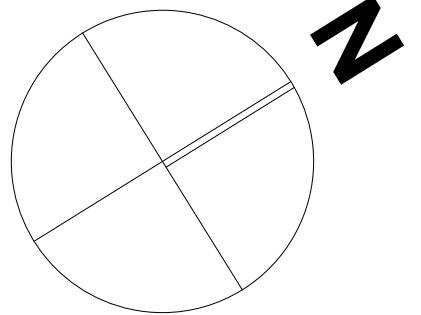
5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020
C	03/11/2020
D	13/11/2020
E	15/12/2020
F	22/12/2020
G	28/07/2021
H	19/08/2021
I	28/09/2021

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
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AMENDMENTS
AMENDMENTS
AMENDMENTS

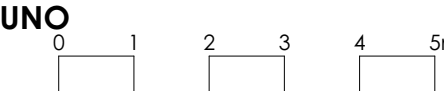
PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140
MIXED USE: COMMERCIAL &
BOARDING HOUSES
CLIENT
RADWAN ALAM

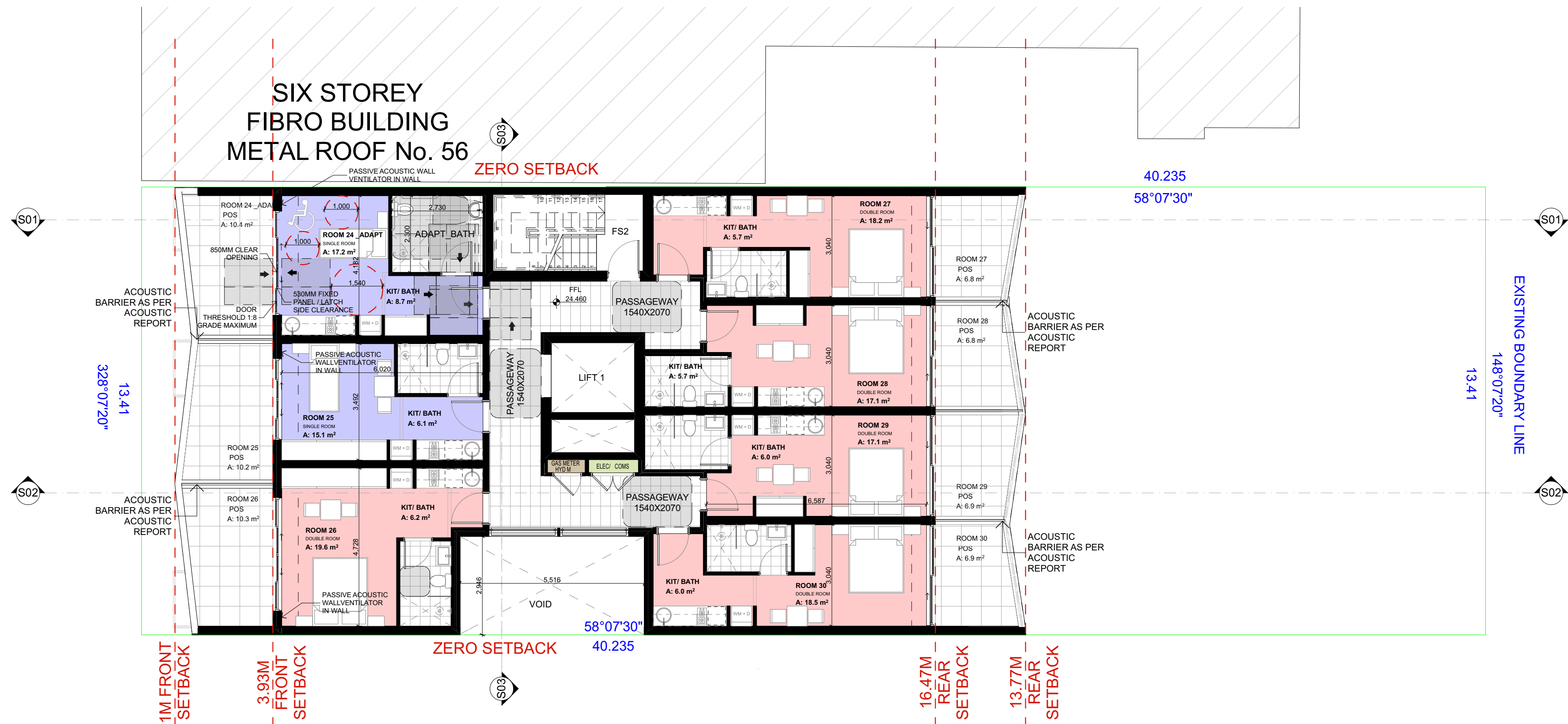


STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A203
DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
GENERAL ARRANGMENT -
LEVEL 3; LEVEL 4

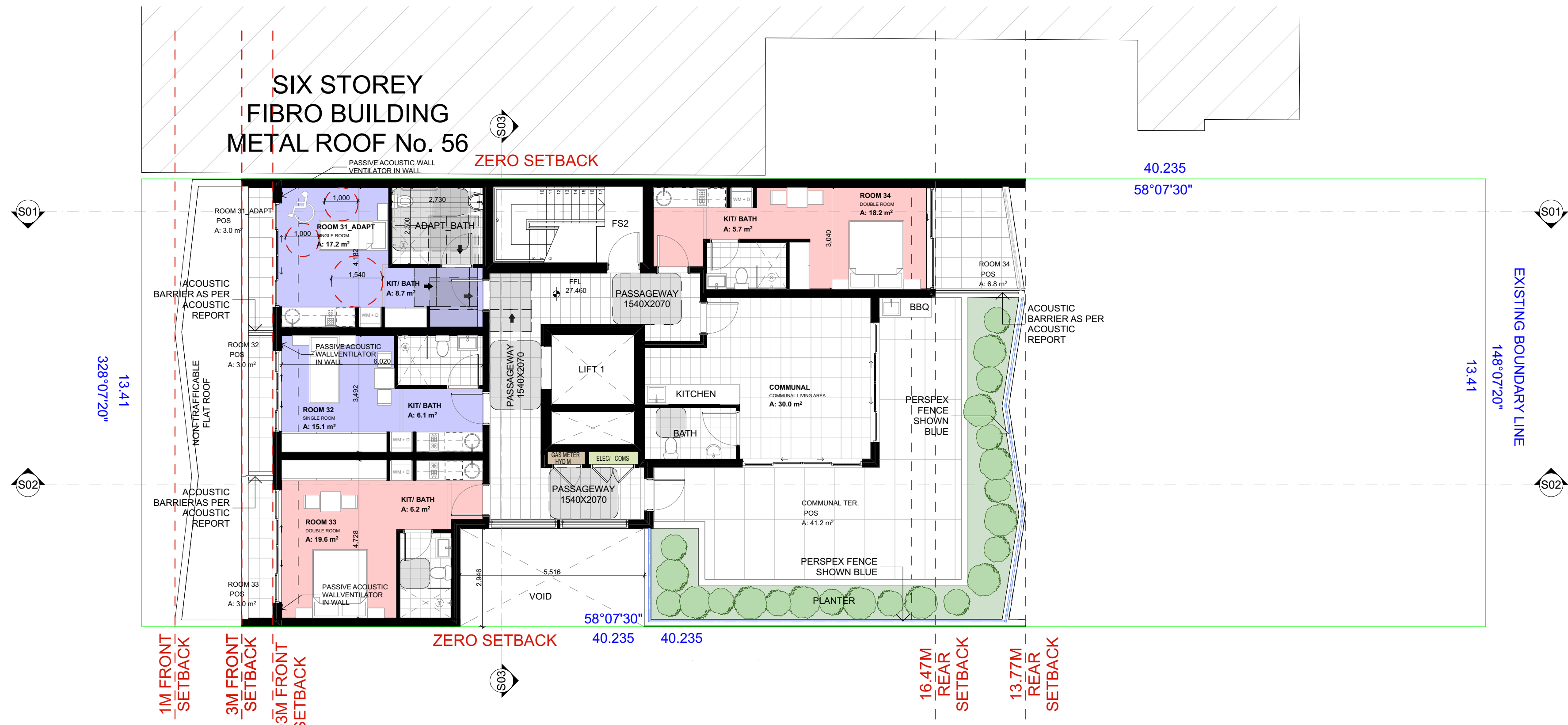
ISSUE
I
SCALE
UNO
JOB NO.
19307
PRINT DATE
28/09/2021





Level 5

1:100



Level 6

1:100

PROJECT MANAGER



zta group

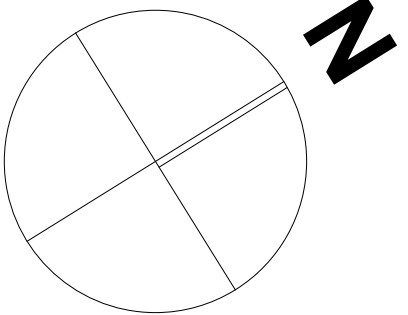
5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

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I	28/09/2021

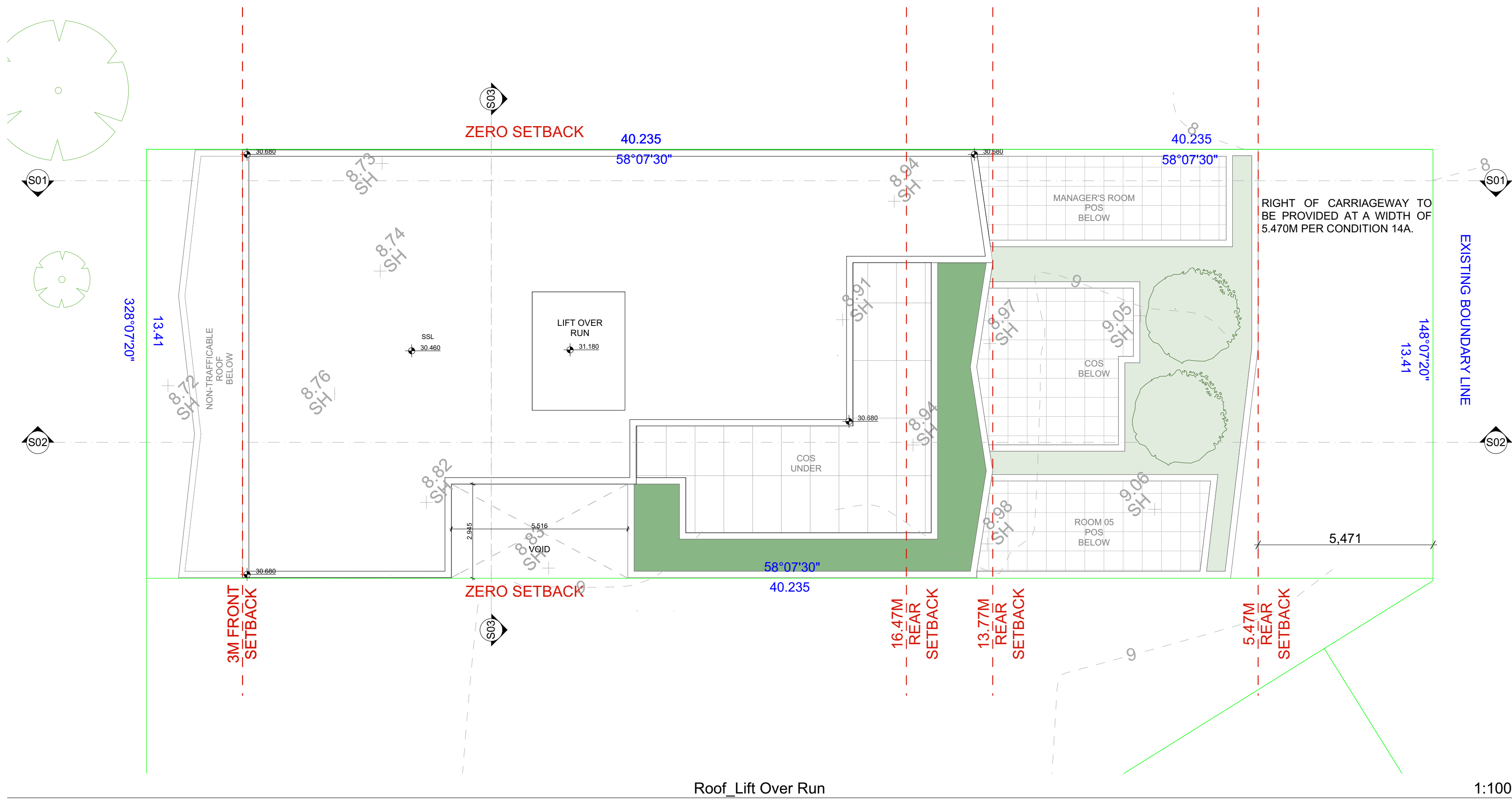
PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140
MIXED USE: COMMERCIAL &
BOARDING HOUSES
CLIENT
RADWAN ALAM



STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO. I
A204
DRAWN BY
BY
CHECKED BY
PS
SCALE
UNO
PRINT DATE
28/09/2021
JOB NO.
19307



PROJECT MANAGER



zta group

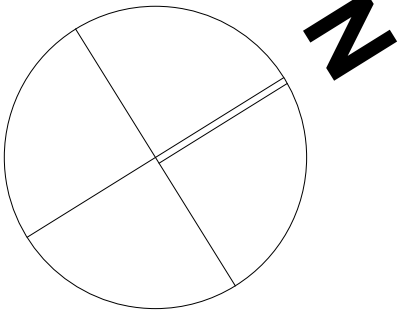
5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
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ABN 56 164 632 517

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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM



STATUS
FOR APPROVAL
STAGE
LEC

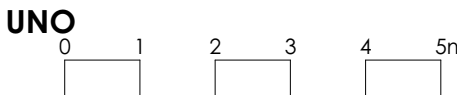
DRAWING NO.
A205

DRAWN BY
BY CHECKED BY
PS

DRAWING TITLE
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ROOF_LIFT OVER RUN**

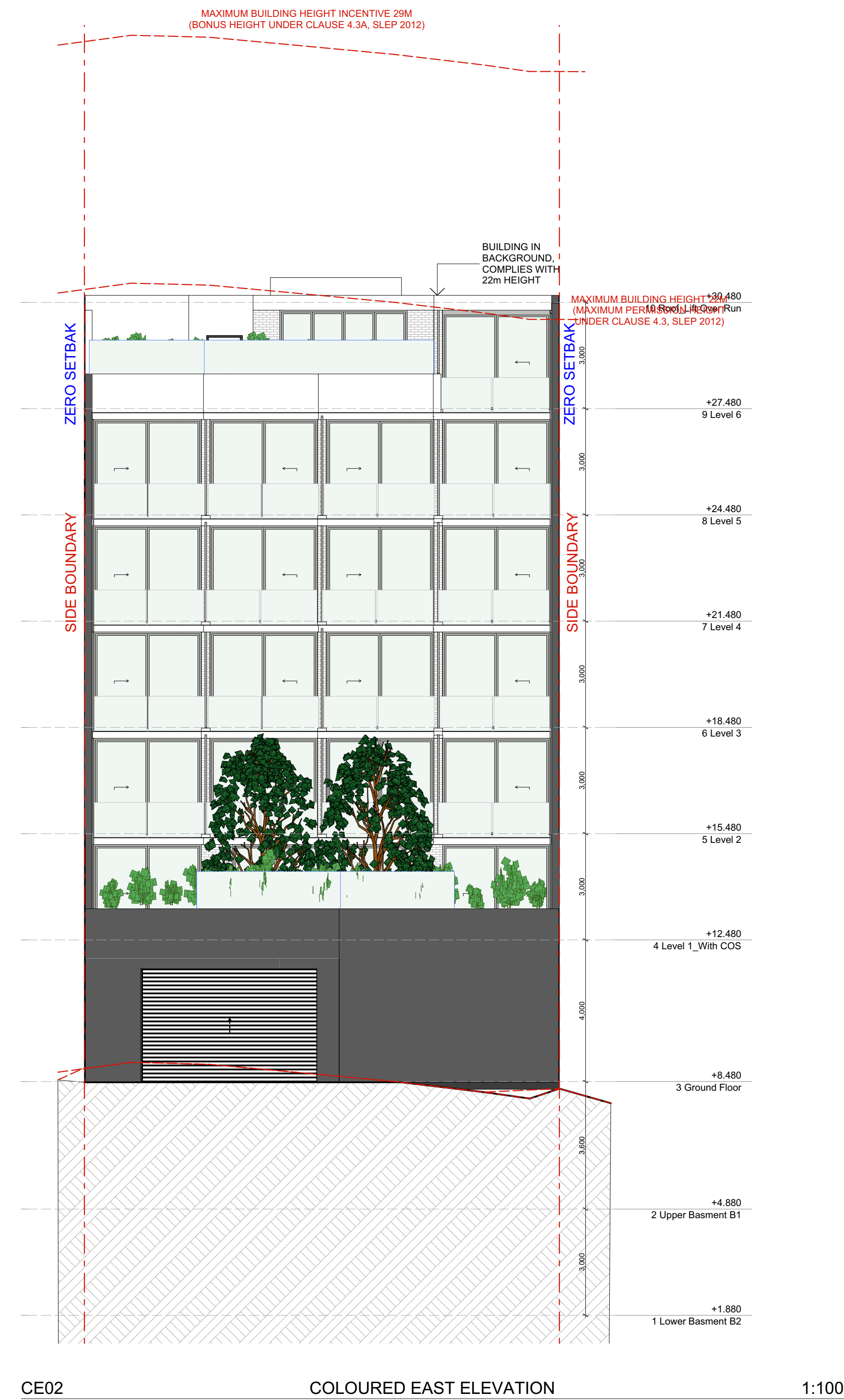
ISSUE
I

SCALE



JOB NO.
19307

PRINT DATE
28/09/2021



PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
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zta group

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ISSUE	DATE
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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

CLIENT

RADWAN ALAM

STATUS

FOR APPROVAL

STAGE

LEC

DRAWING NO.

A300

DRAWN BY
BY

CHECKED BY
PS

DRAWING TITLE
**WEST ELEVATION; EAST
ELEVATION**

ISSUE

I

SCALE

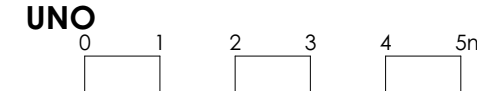
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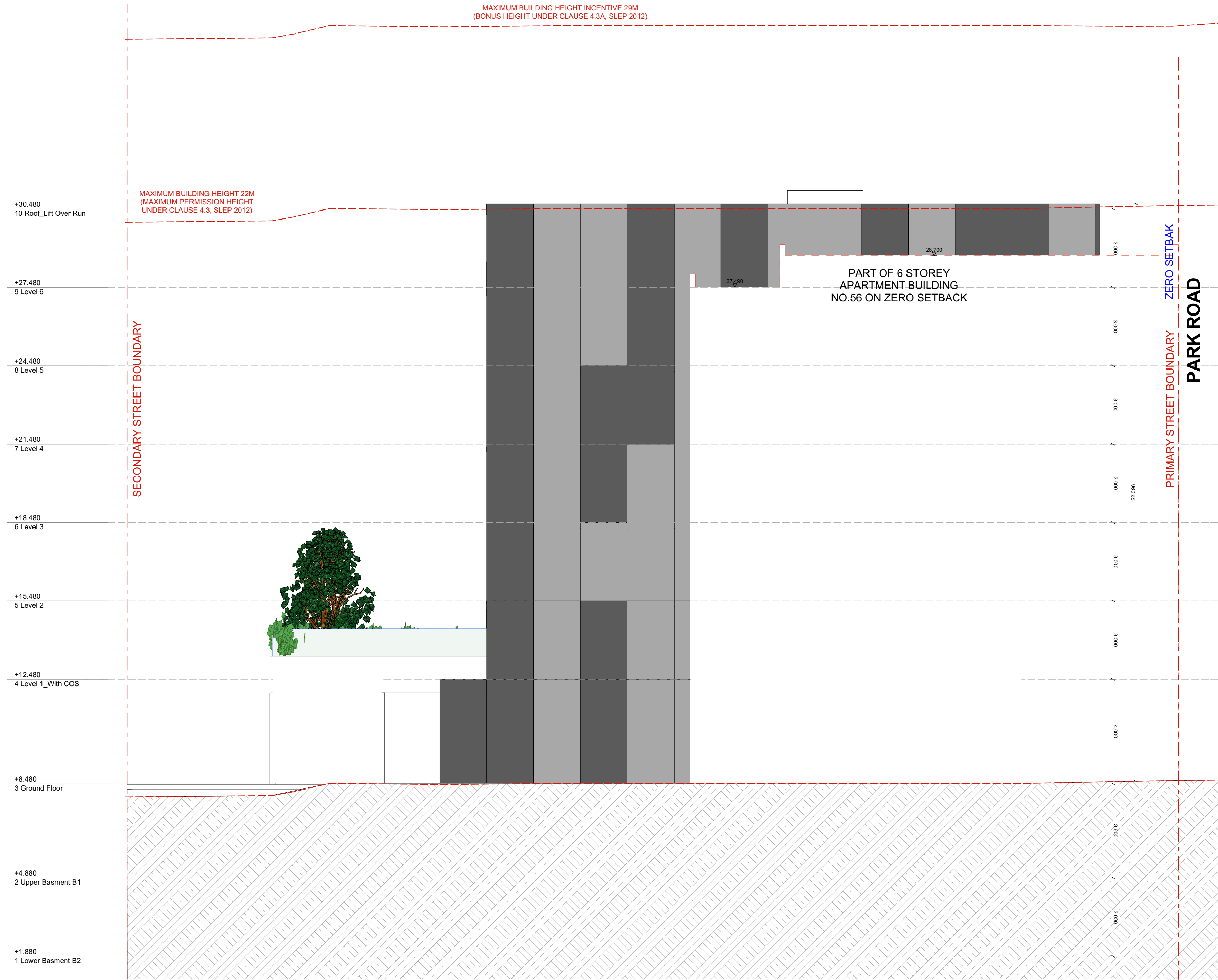
JOB NO.

19307

PRINT DATE

28/09/2021





PROJECT MANAGER



zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
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AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

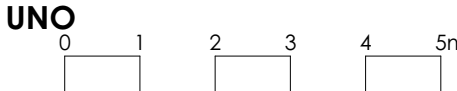
PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A301
DRAWN BY
BY
DRAWING TITLE
NORTH ELEVATION

CHECKED BY
PS

ISSUE
I
SCALE
UNO
PRINT DATE
28/09/2021





PROJECT MANAGER



zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
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AMENDMENTS
AMENDMENTS
AMENDMENTS**

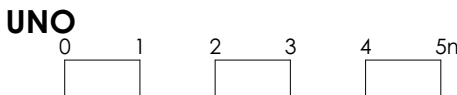
PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

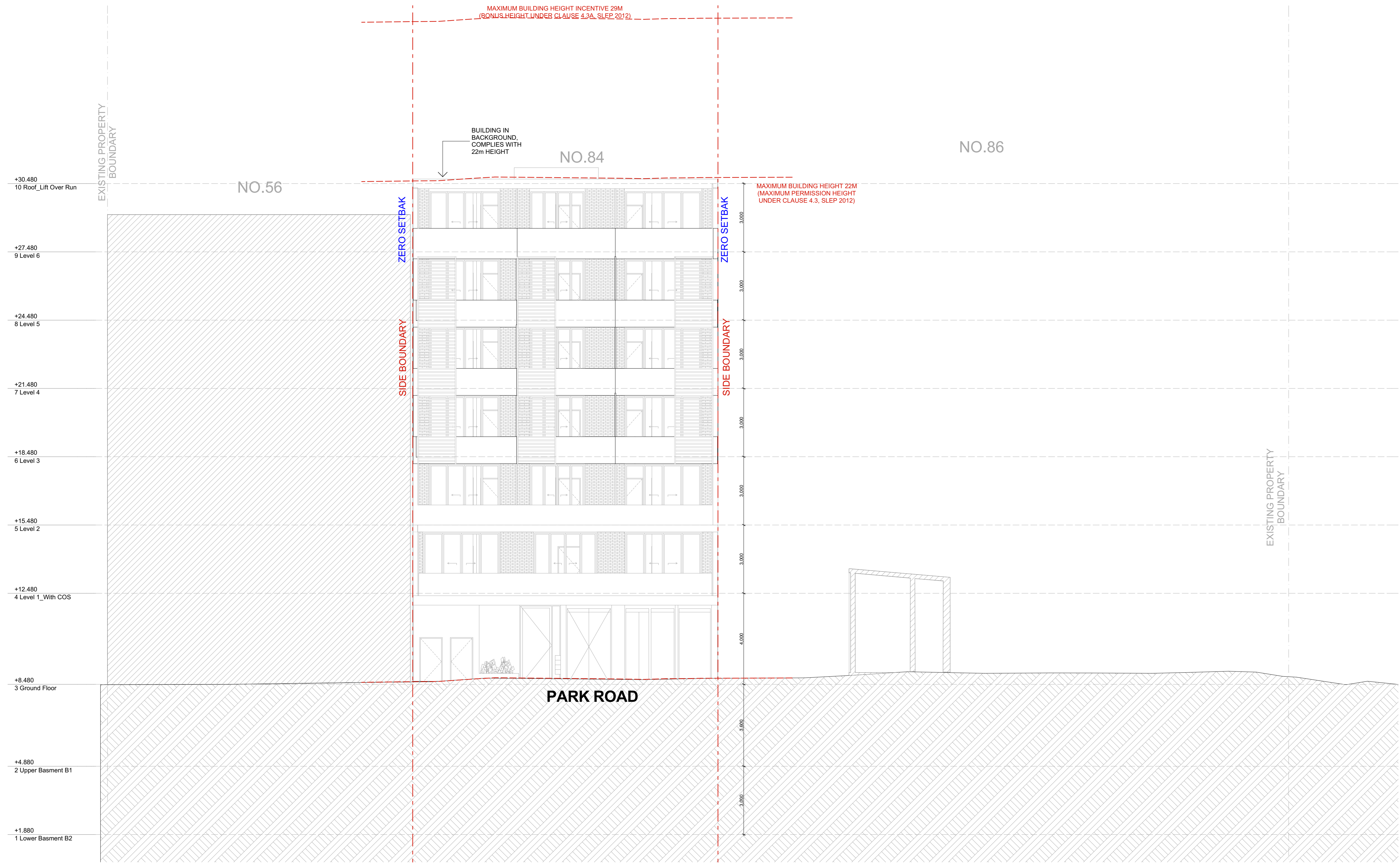
STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A302
DRAWN BY
BY
DRAWING TITLE
SOUTH ELEVATION

CHECKED BY
PS

ISSUE
I
SCALE
UNO
PRINT DATE
28/09/2021





PROJECT MANAGER



zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
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CONSULTANTS

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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

STATUS

FOR APPROVAL
STAGE
LEC

DRAWING NO.

A303

DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
FRONT STREETScape

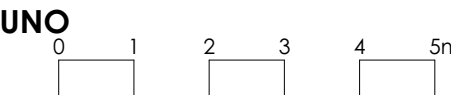
ISSUE

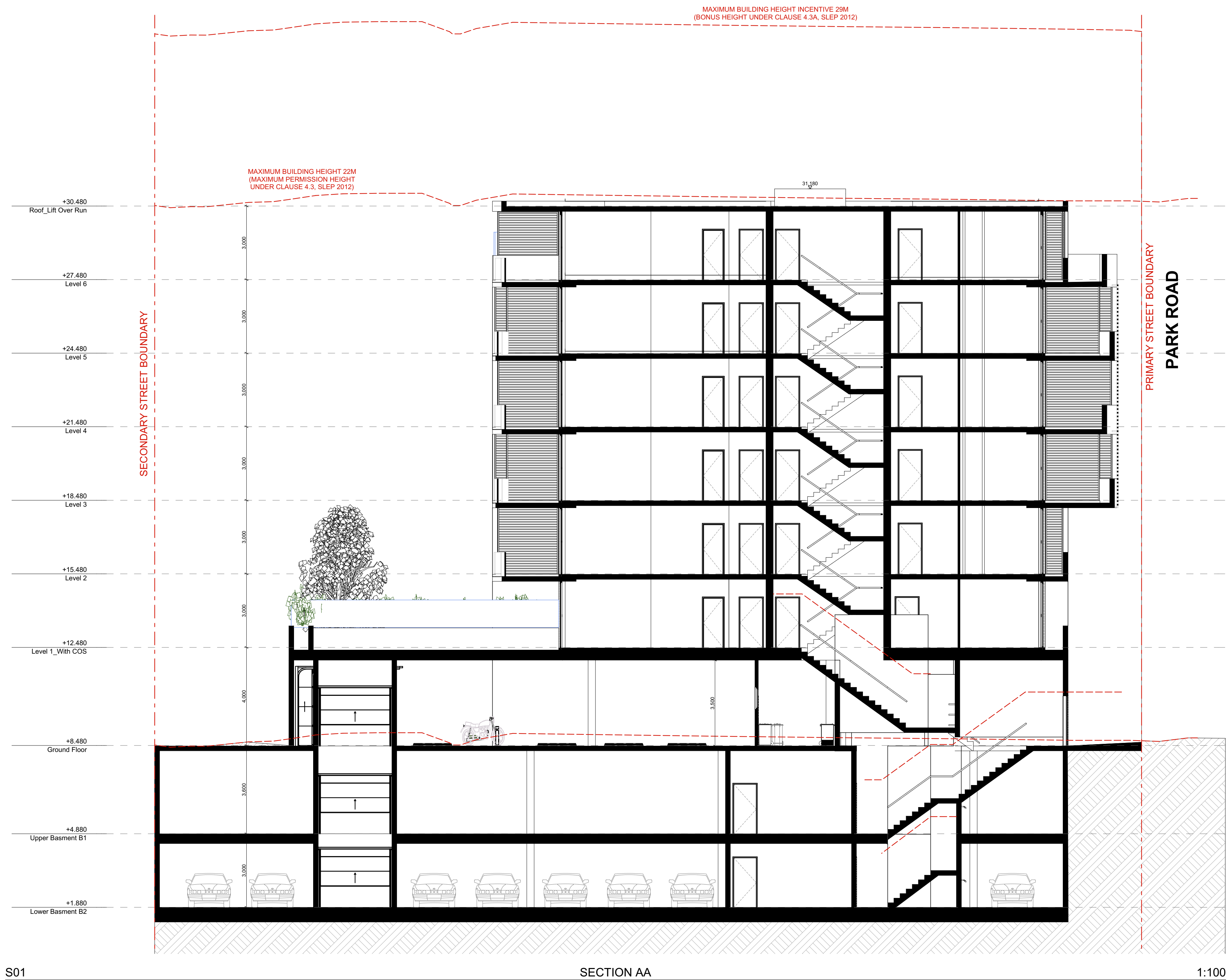
I

JOB NO.

19307

SCALE
**PRINT DATE
28/09/2021**





PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
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CONSULTANTS

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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
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AMENDMENTS**

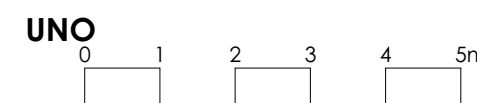
PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

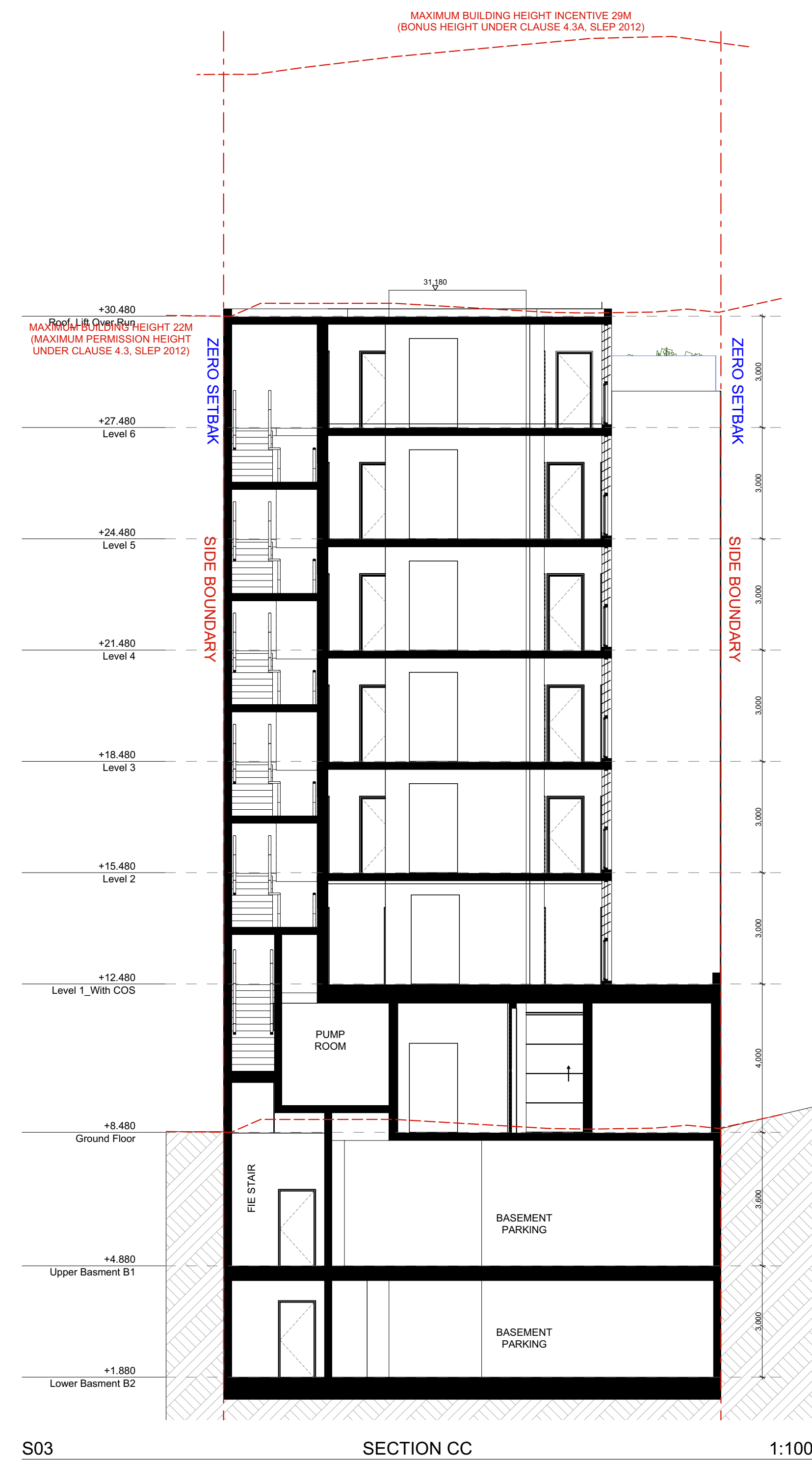
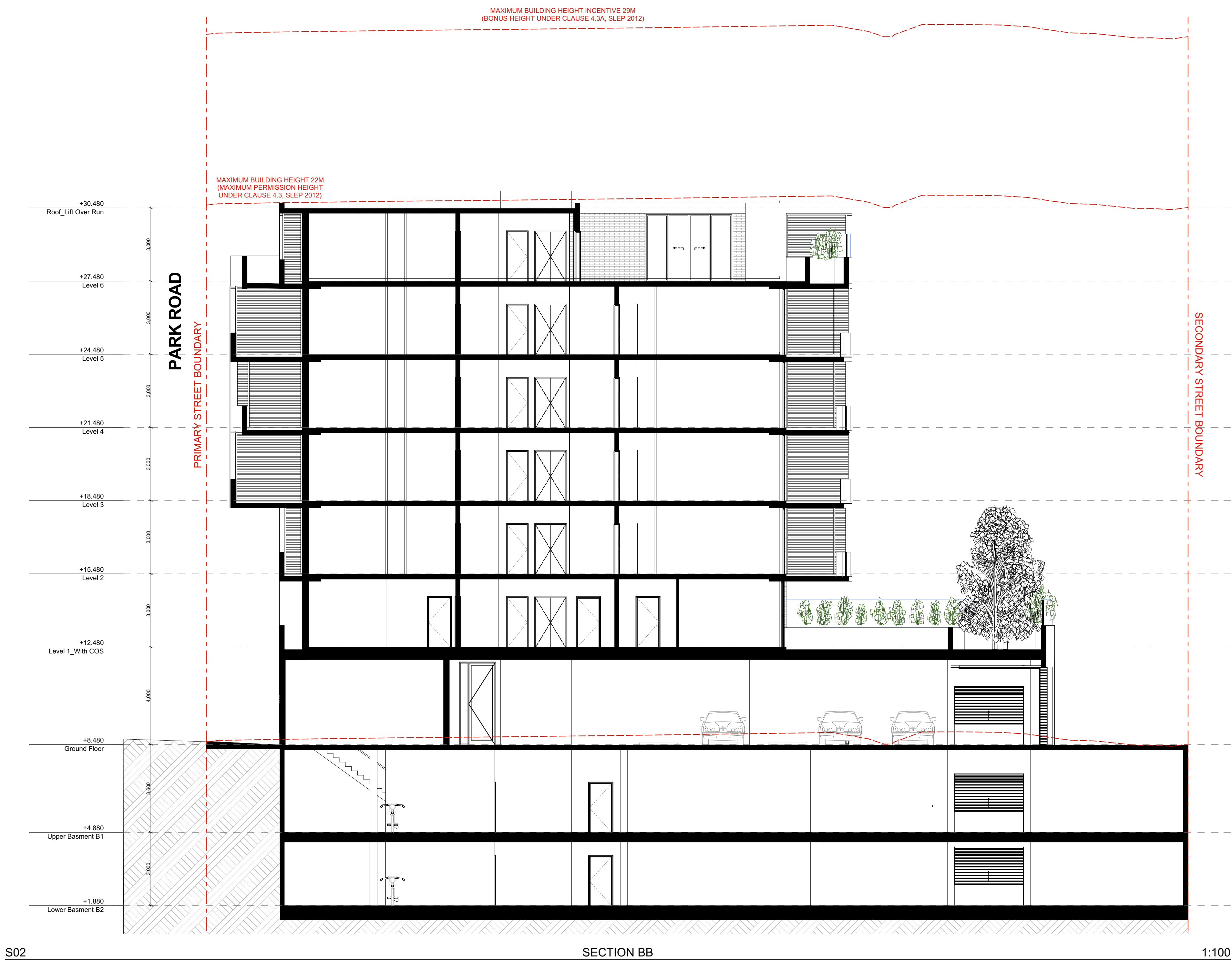
STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A400
DRAWN BY
BY
DRAWING TITLE
SECTION AA

CHECKED BY
PS

ISSUE
I
SCALE
UNO
PRINT DATE
28/09/2021





PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
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D	13/11/2020
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I	28/09/2021

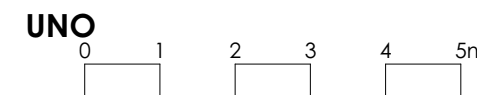
PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
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AMENDMENTS**

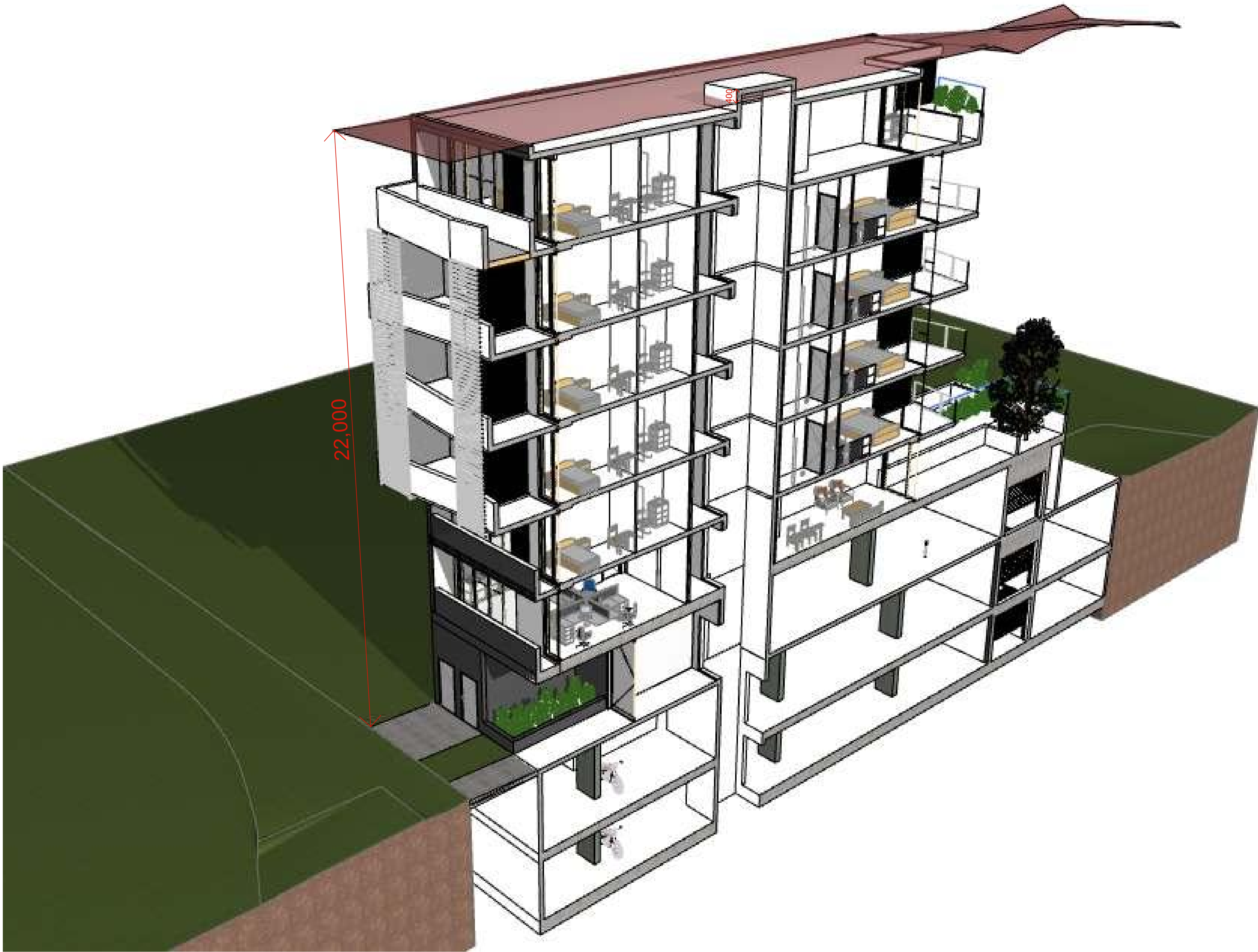
PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A401
DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
SECTION BB; SECTION CC

ISSUE
I
SCALE
UNO
JOB NO.
19307
PRINT DATE
28/09/2021





PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

zta group

CONSULTANTS

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A	12/11/2019
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PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
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AMENDMENTS**

PROJECT ADDRESS

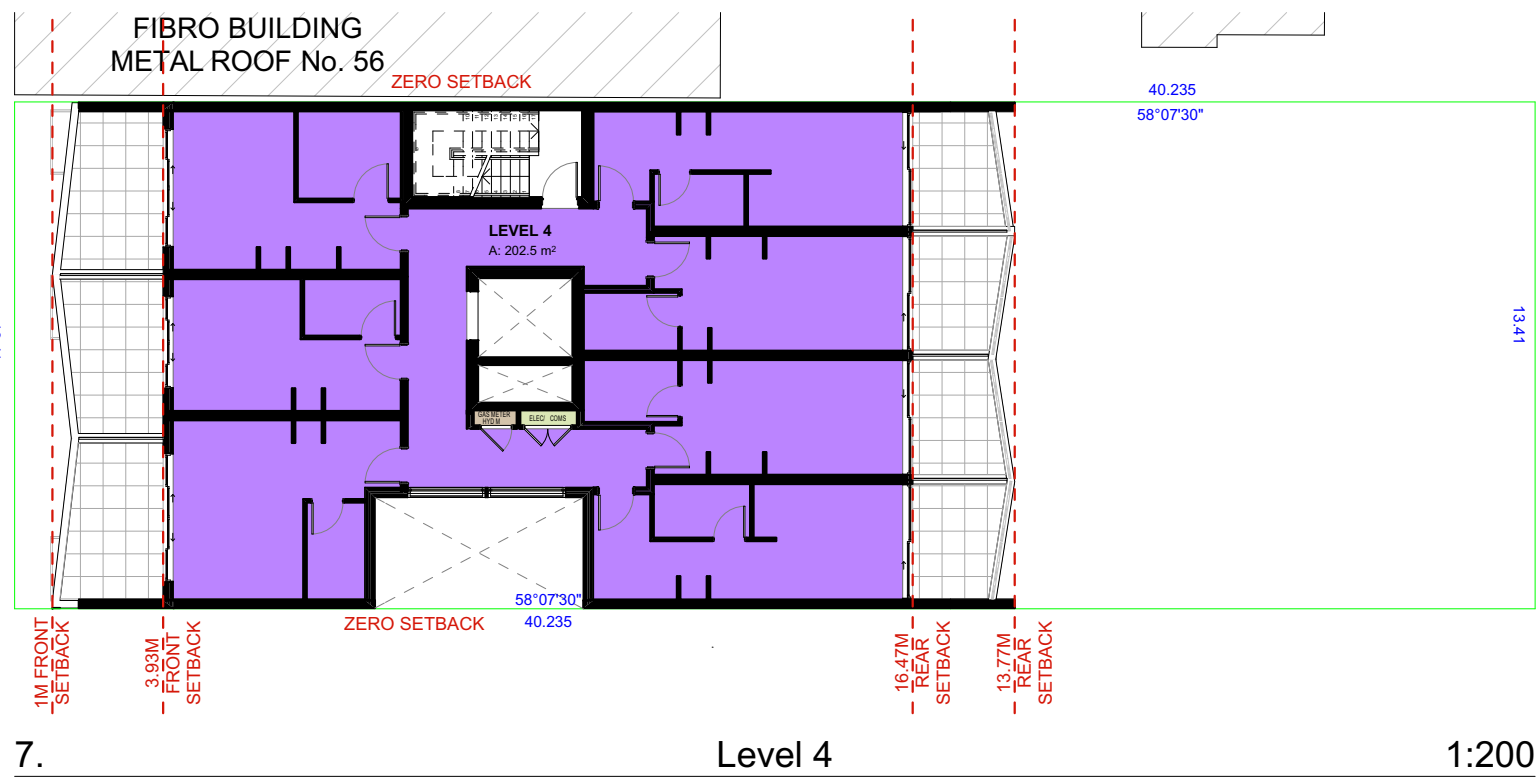
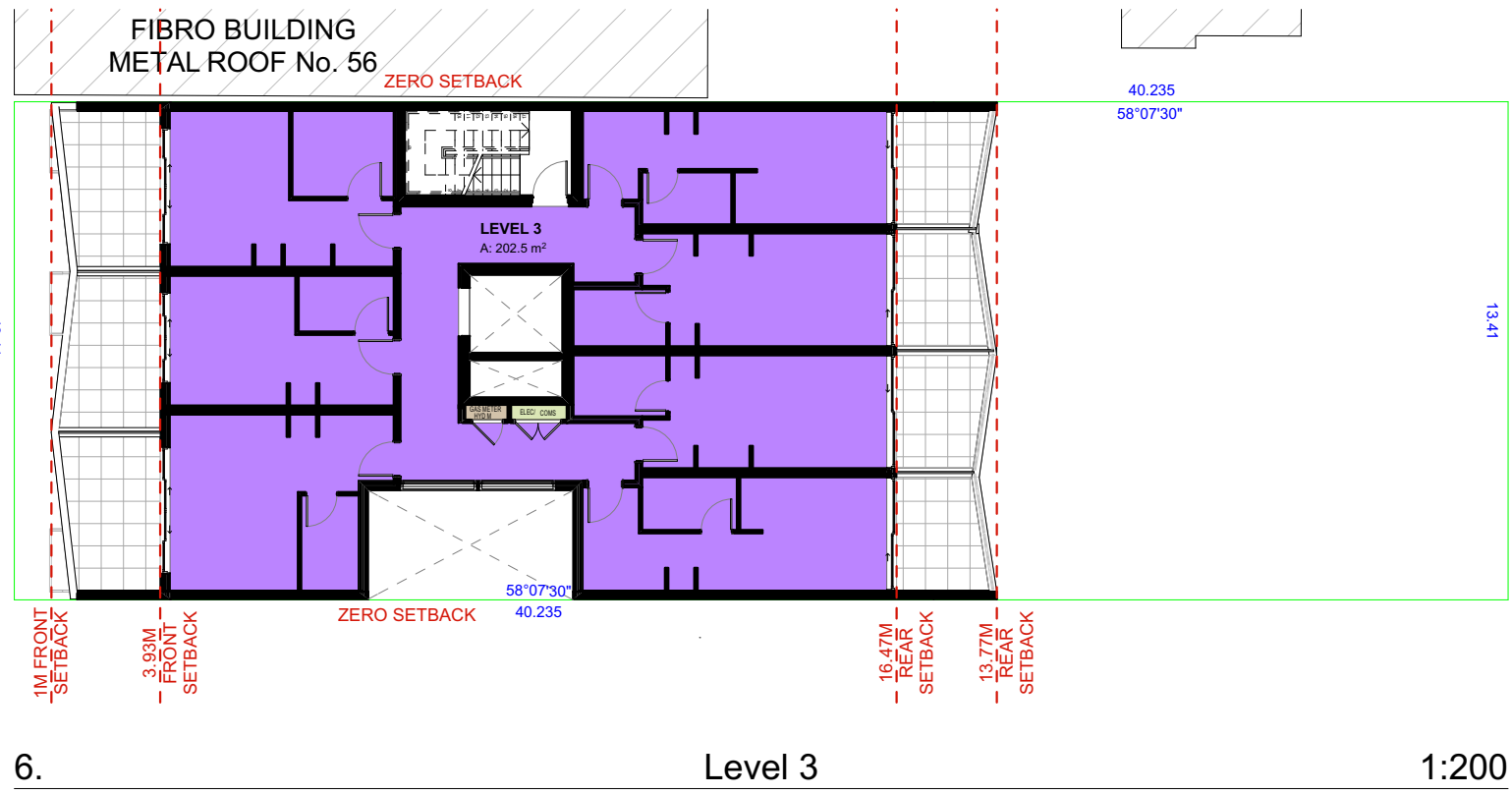
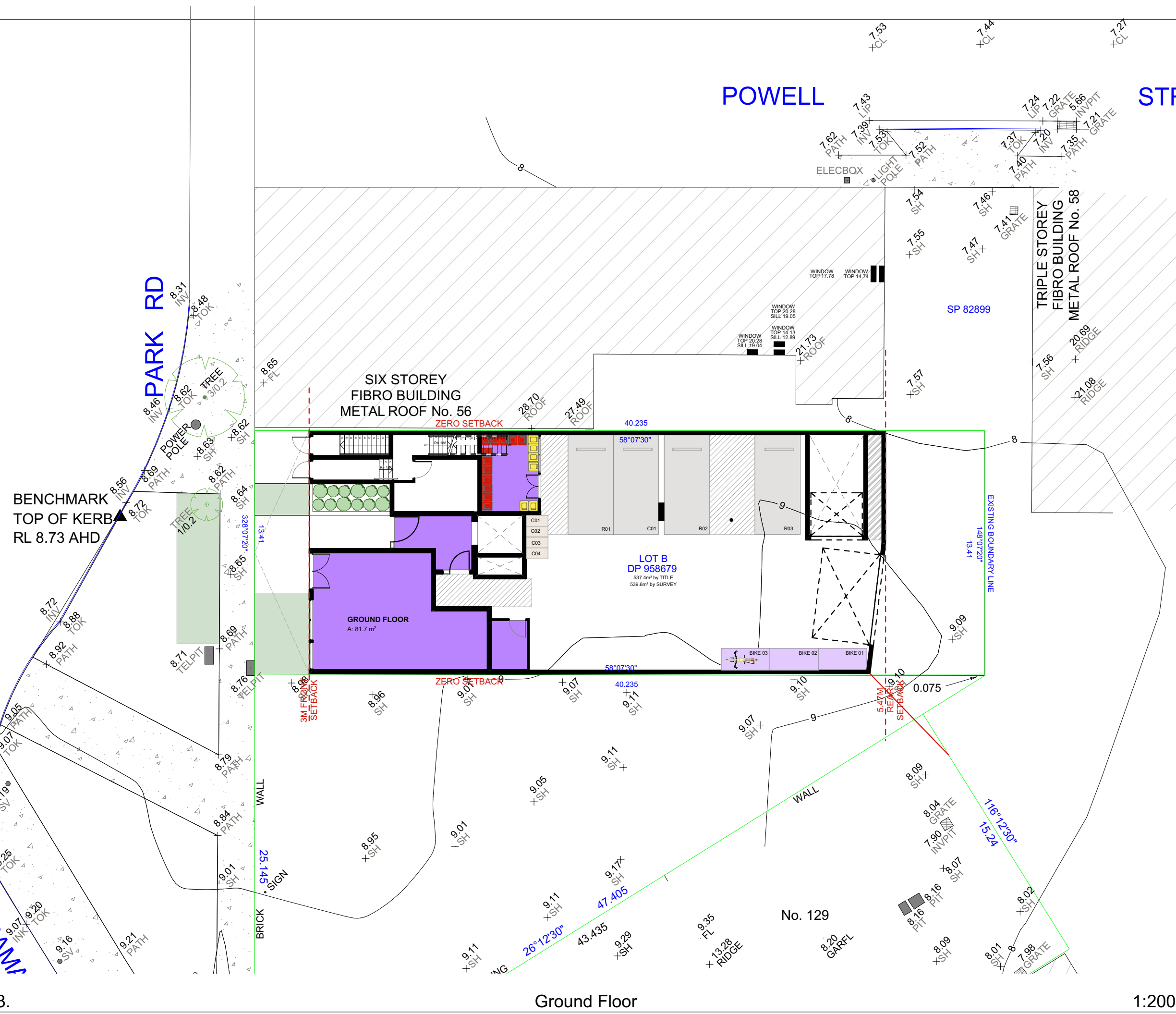
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.
A500
DRAWN BY
BY
DRAWING TITLE
3D HEIGHT PLANE

ISSUE
I
CHECKED BY
PS

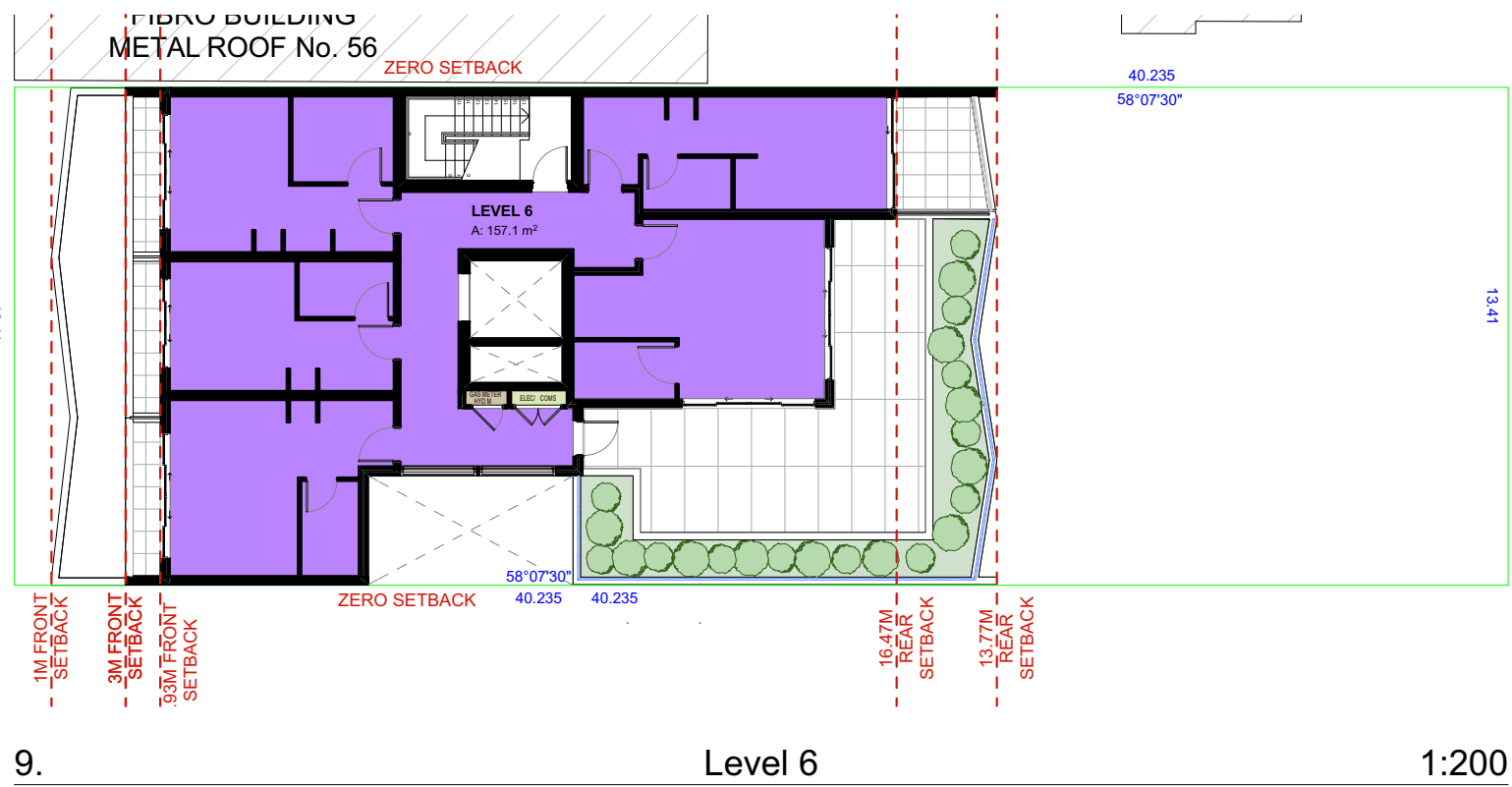
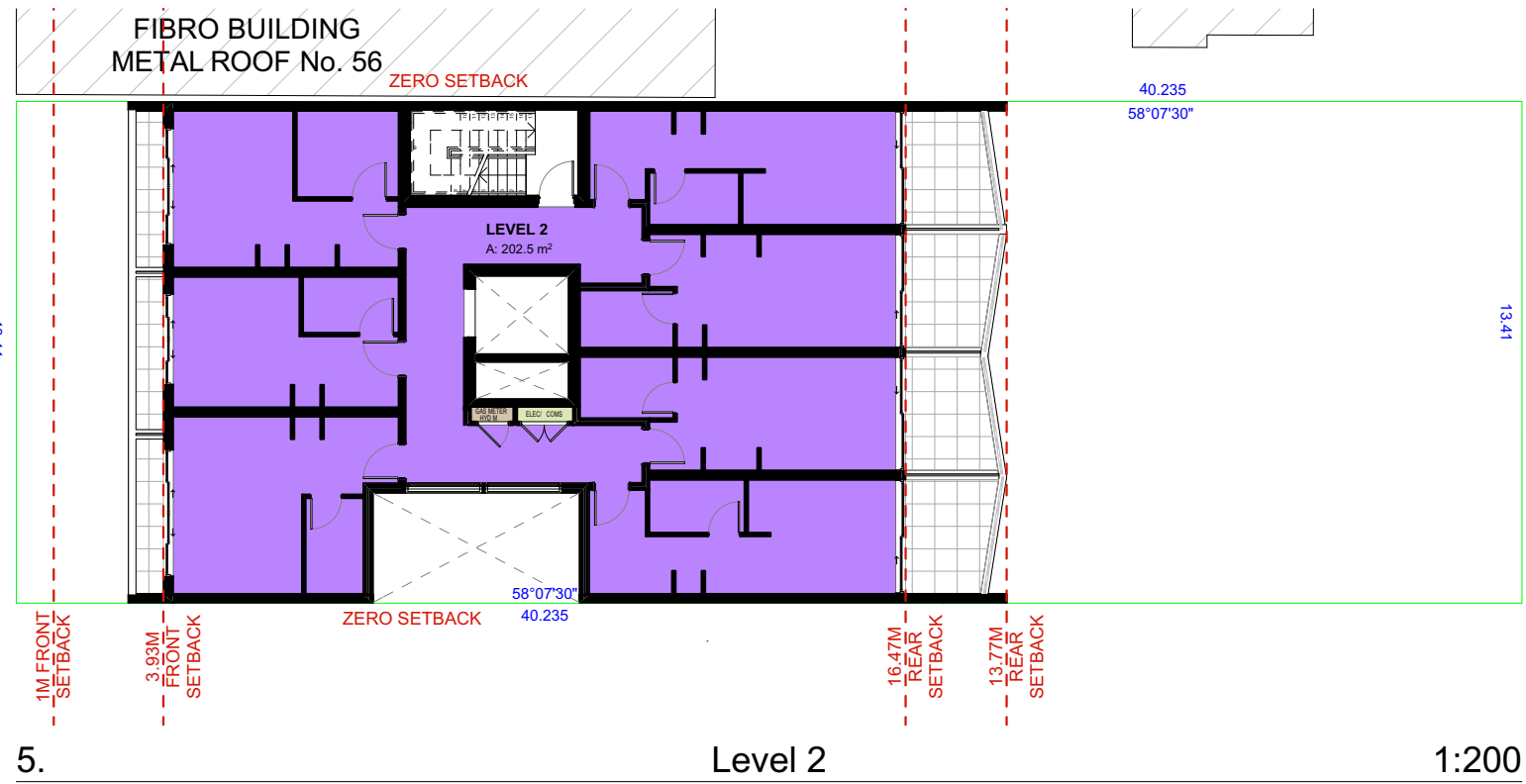
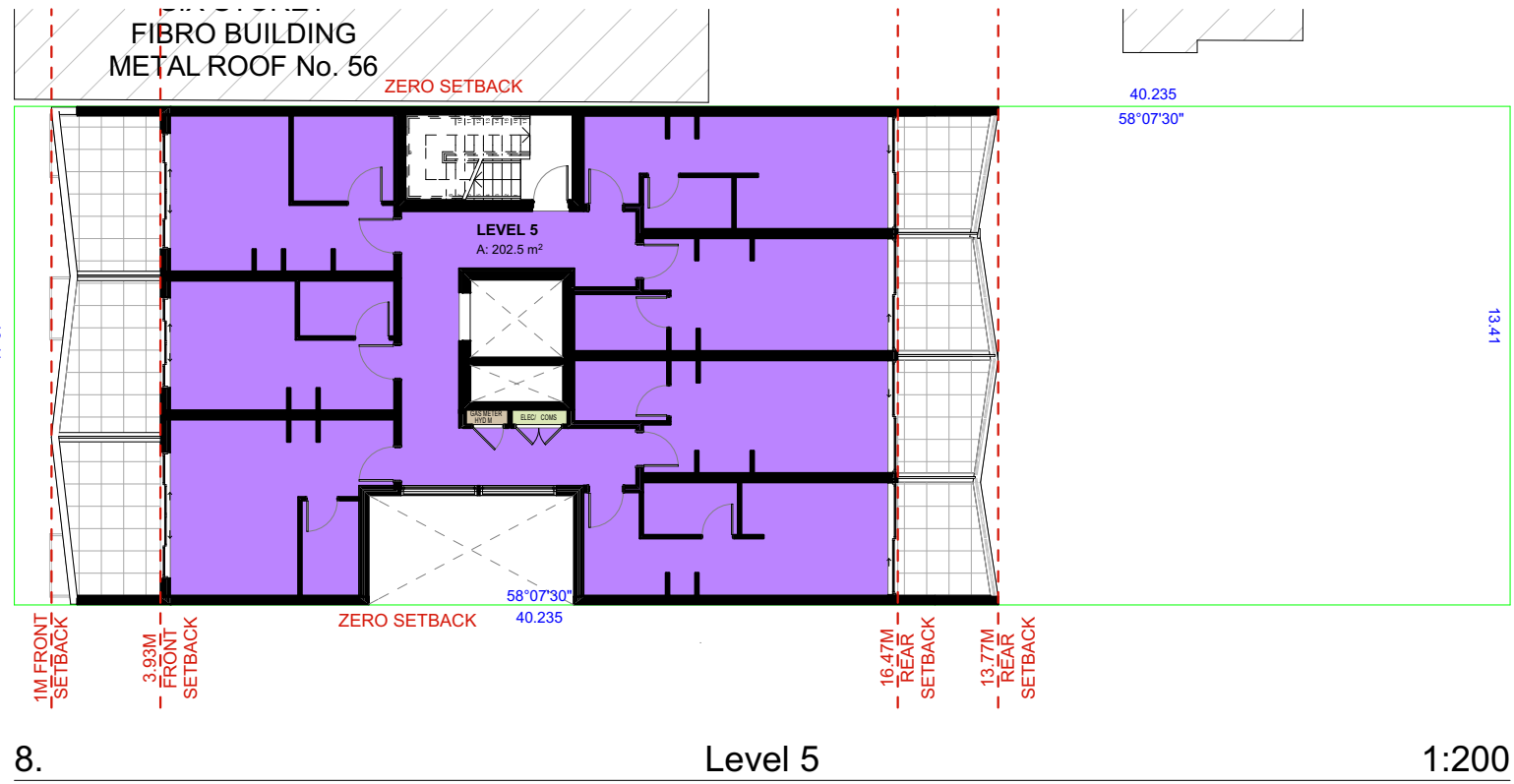
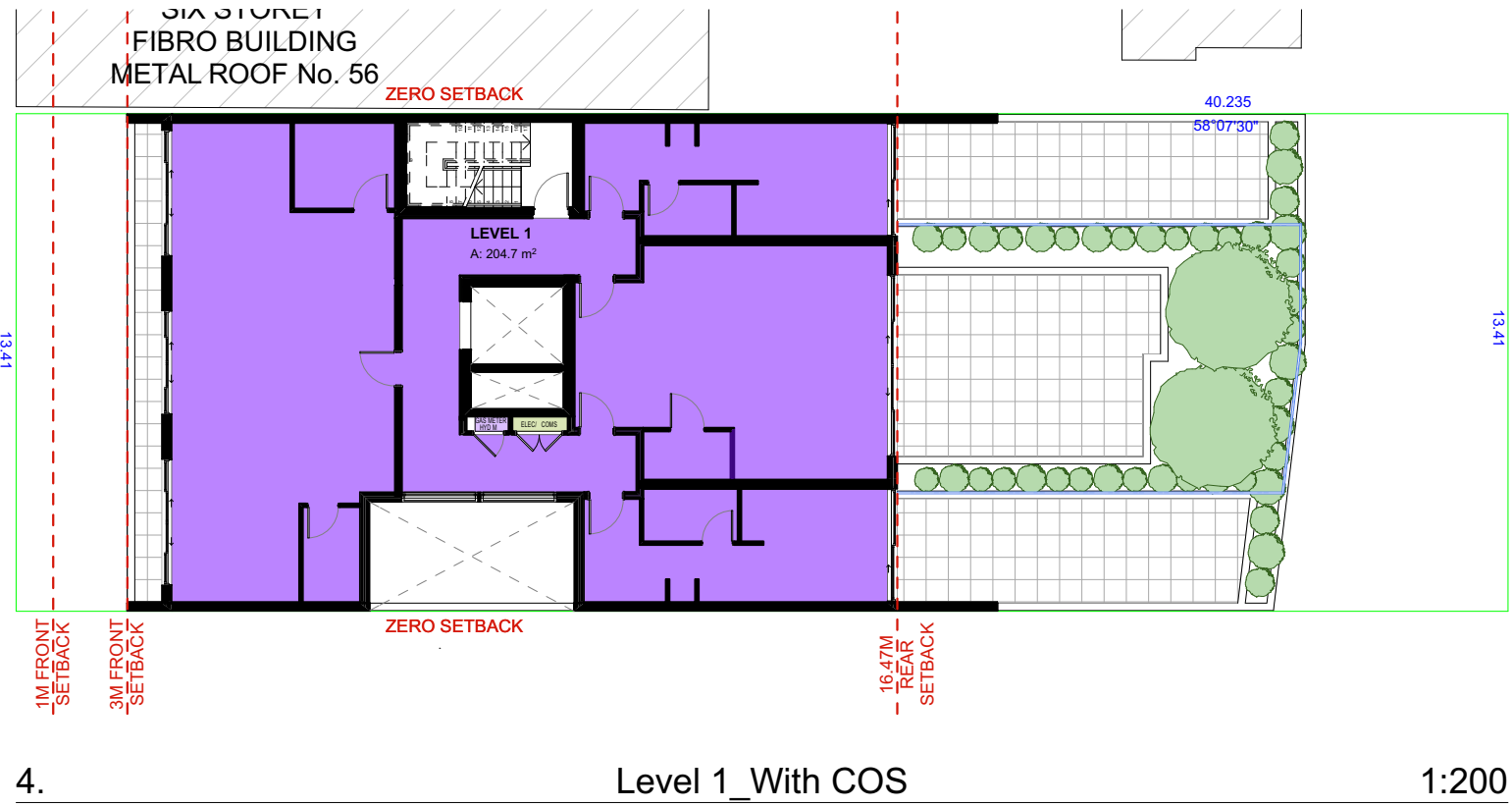
JOB NO.
19307
PRINT DATE
28/09/2021
SCALE
UNO
0 1 2 3 4 5m



ALLOWABLE GFA:
1343.5 m² (2:1 FSR+0.5 BONUS)

GFA CALCULATION		
ID	Zone Name	Area
2	GROUND FLOOR	81.7
2	LEVEL 1	204.7
2	LEVEL 2	202.5
2	LEVEL 3	202.5
2	LEVEL 4	202.5
2	LEVEL 5	202.5
2	LEVEL 6	157.1
		1,253.5 m ²

GFA CALCULATION



PROJECT MANAGER



zta group

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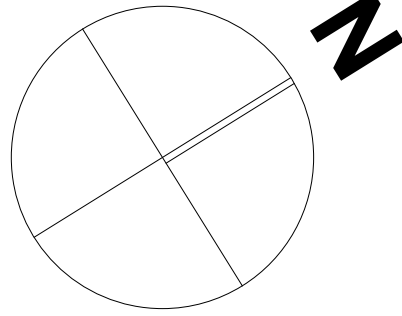
CONSULTANTS

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PURPOSE OF ISSUE
PRE-DA
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AMENDMENTS
AMENDMENTS
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AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140
MIXED USE: COMMERCIAL &
BOARDING HOUSES
CLIENT
RADWAN ALAM



STATUS

FOR APPROVAL
STAGE
LEC

DRAWING NO.

A501

DRAWN BY
BY

CHECKED BY
PS

DRAWING TITLE
FSR CALCULATION

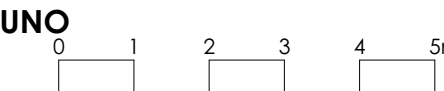
ISSUE

I

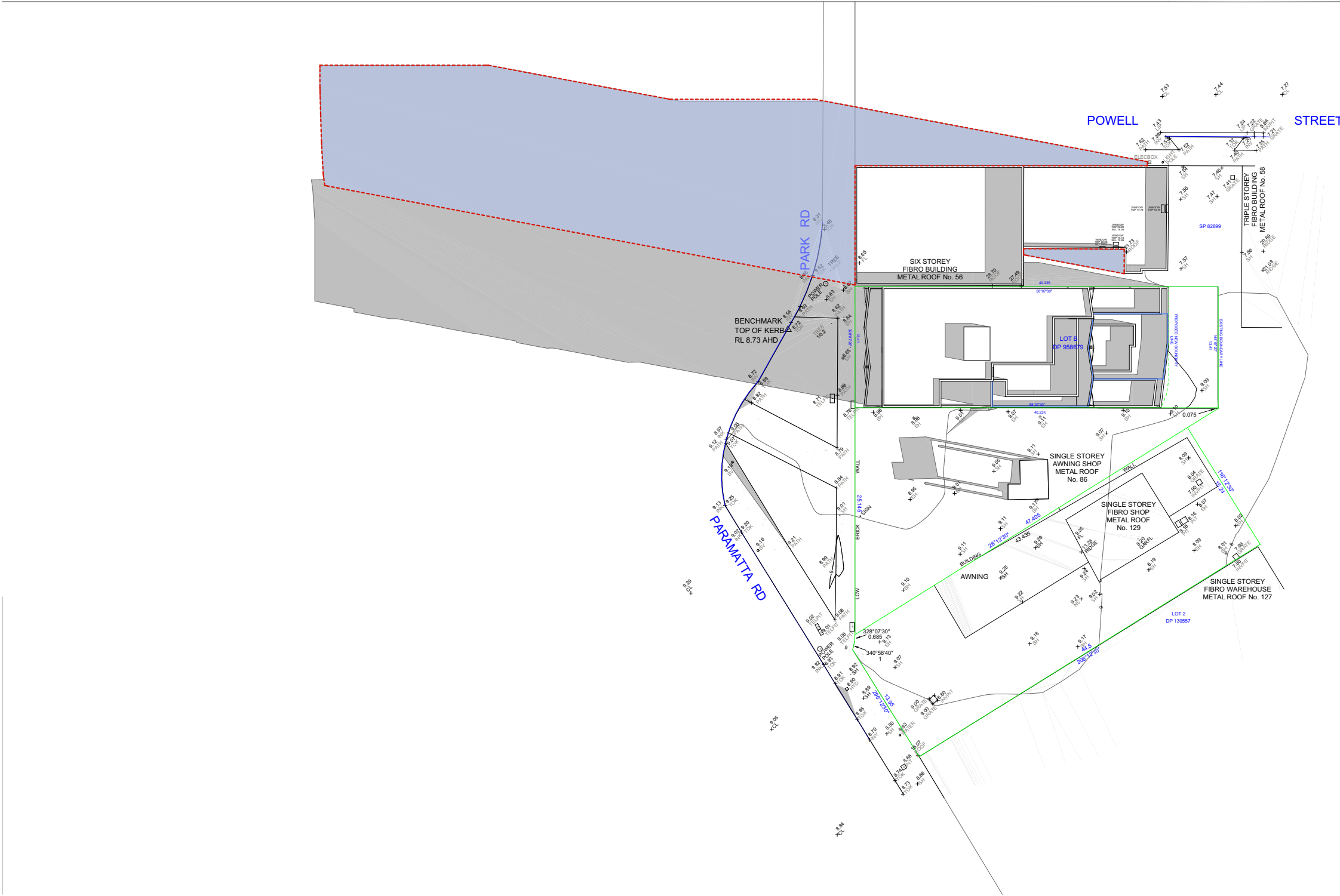
JOB NO.

19307

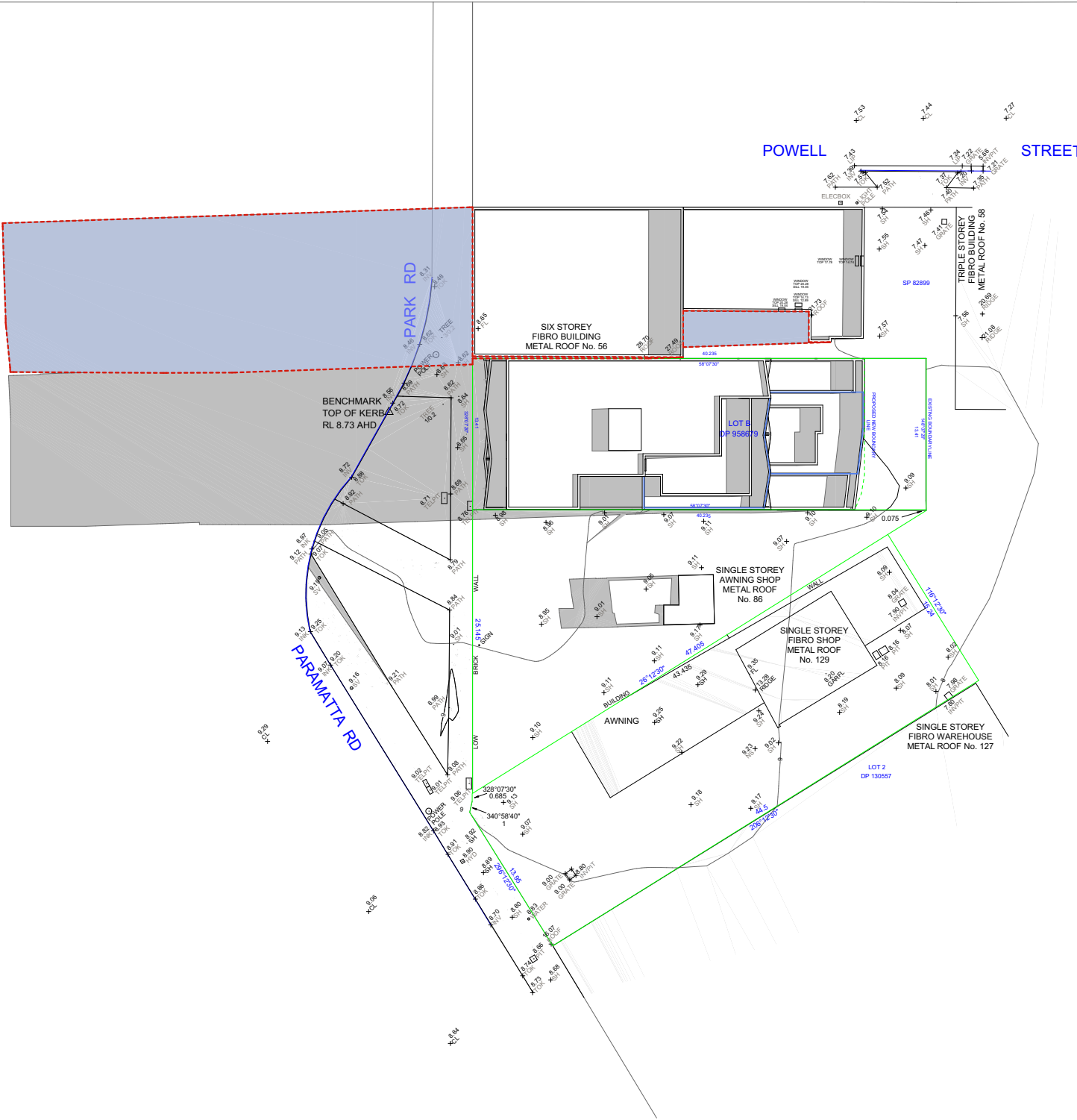
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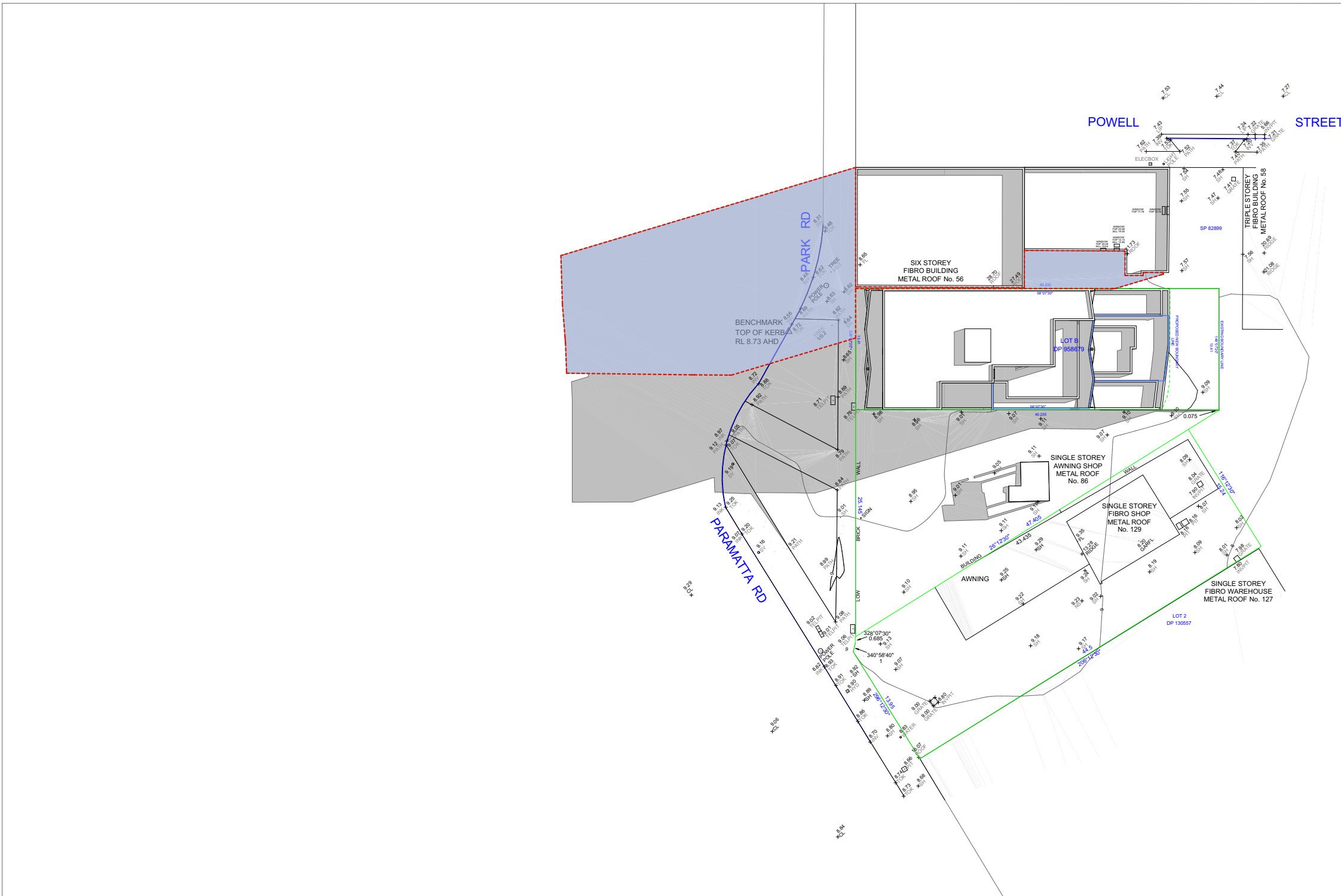
PRINT DATE
28/09/2021



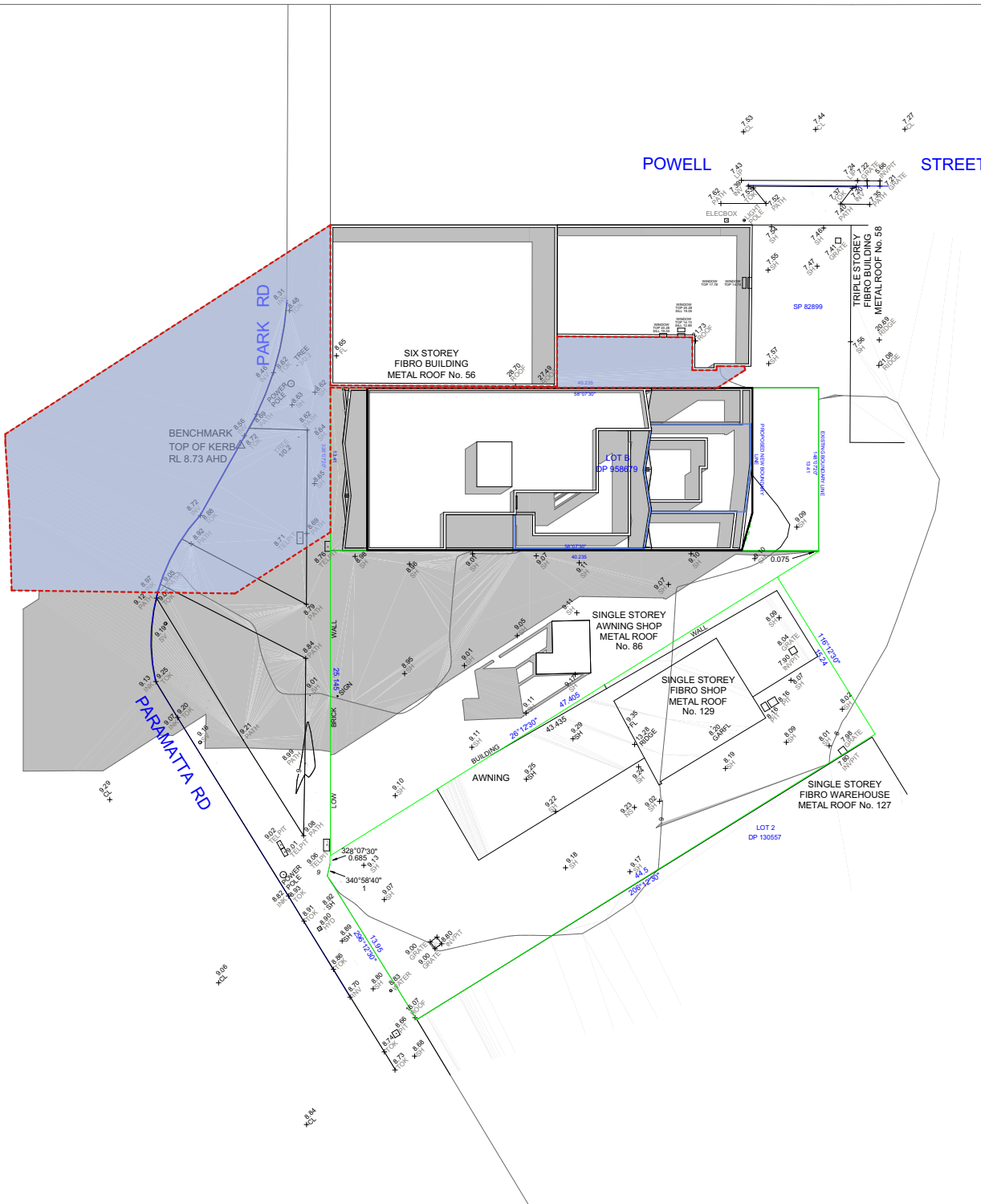
01 22 JUNE_9AM 1:500



02 22 JUNE_10AM 1:500



03 22 JUNE_11AM 1:500



04 22 JUNE_12 NOON 1:500

SHADOW CASTED BY NO.56

SHADOW CASTED BY NO.84

PROJECT MANAGER



zta group

5.04, 55 miller street pyrmont, nsw 2009
ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

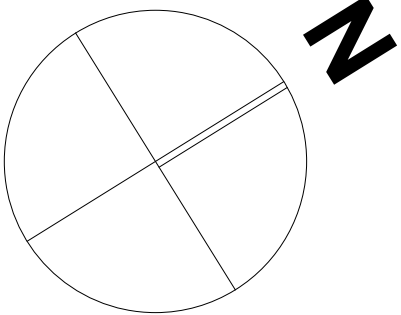
CONSULTANTS

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A	12/11/2019
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PURPOSE OF ISSUE
**PRE-DA
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AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM



STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO.

ISSUE

JOB NO.

A502

I

19307

DRAWN BY

CHECKED BY

SCALE

PRINT DATE

BY

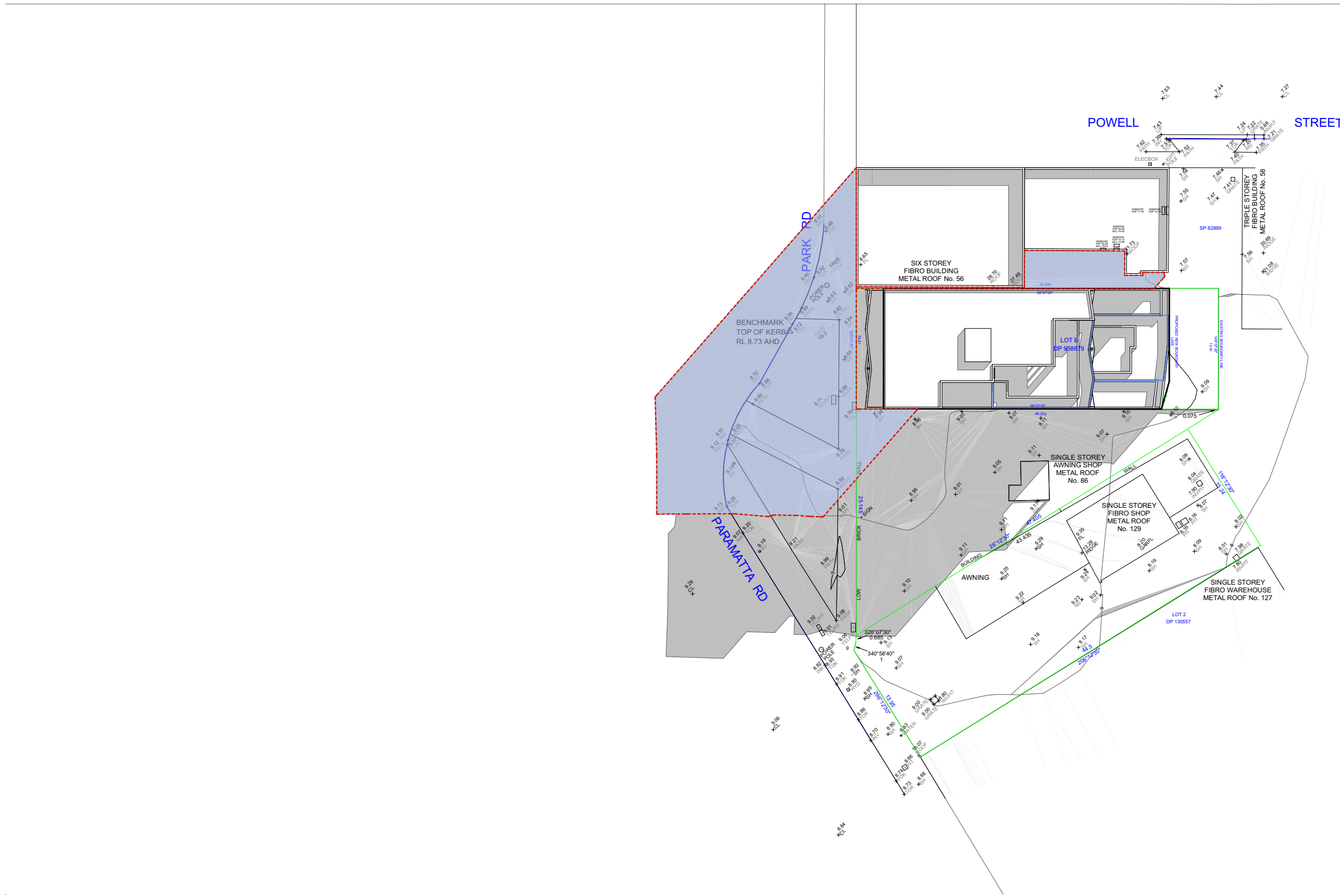
PS

28/09/2021

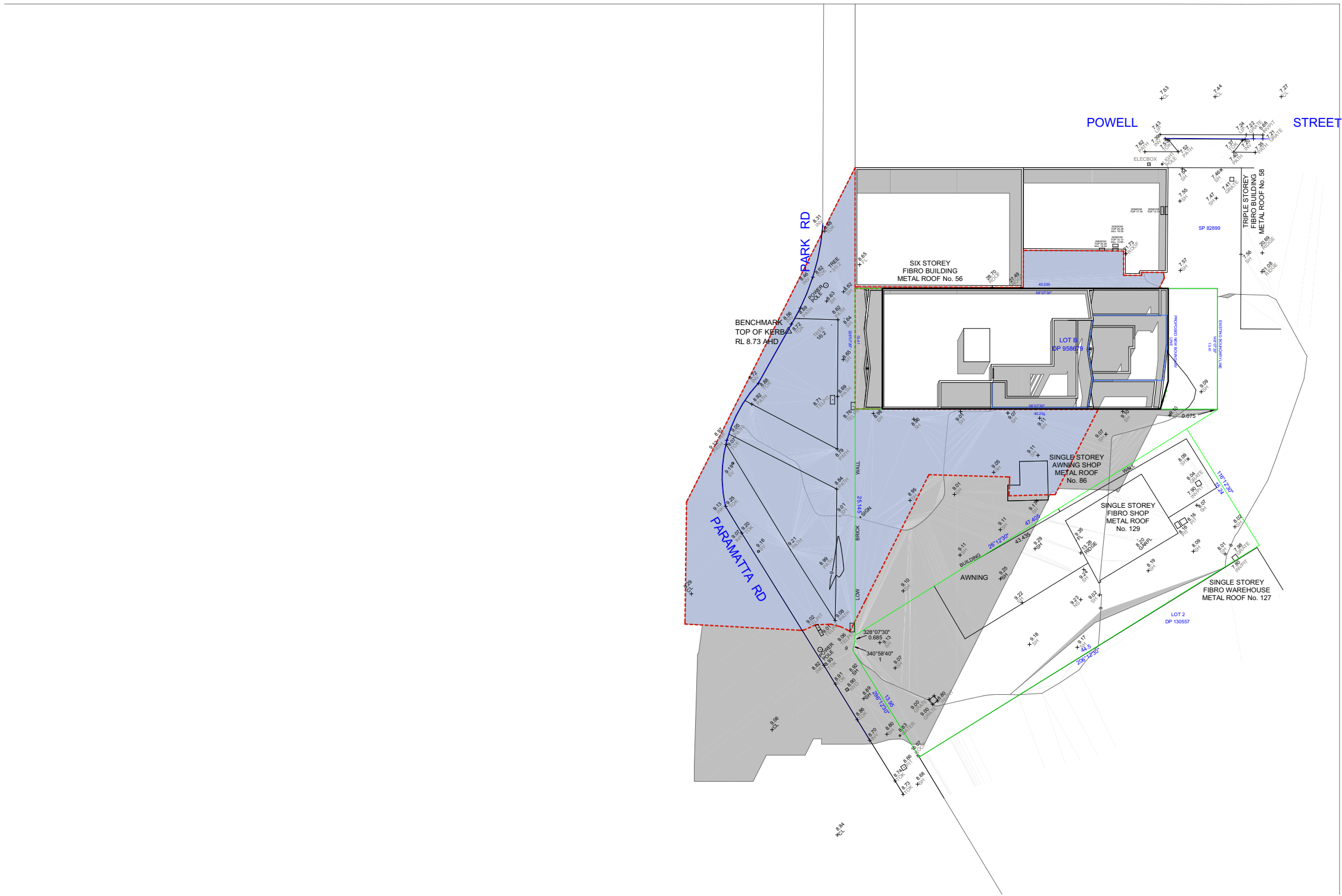
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UNO

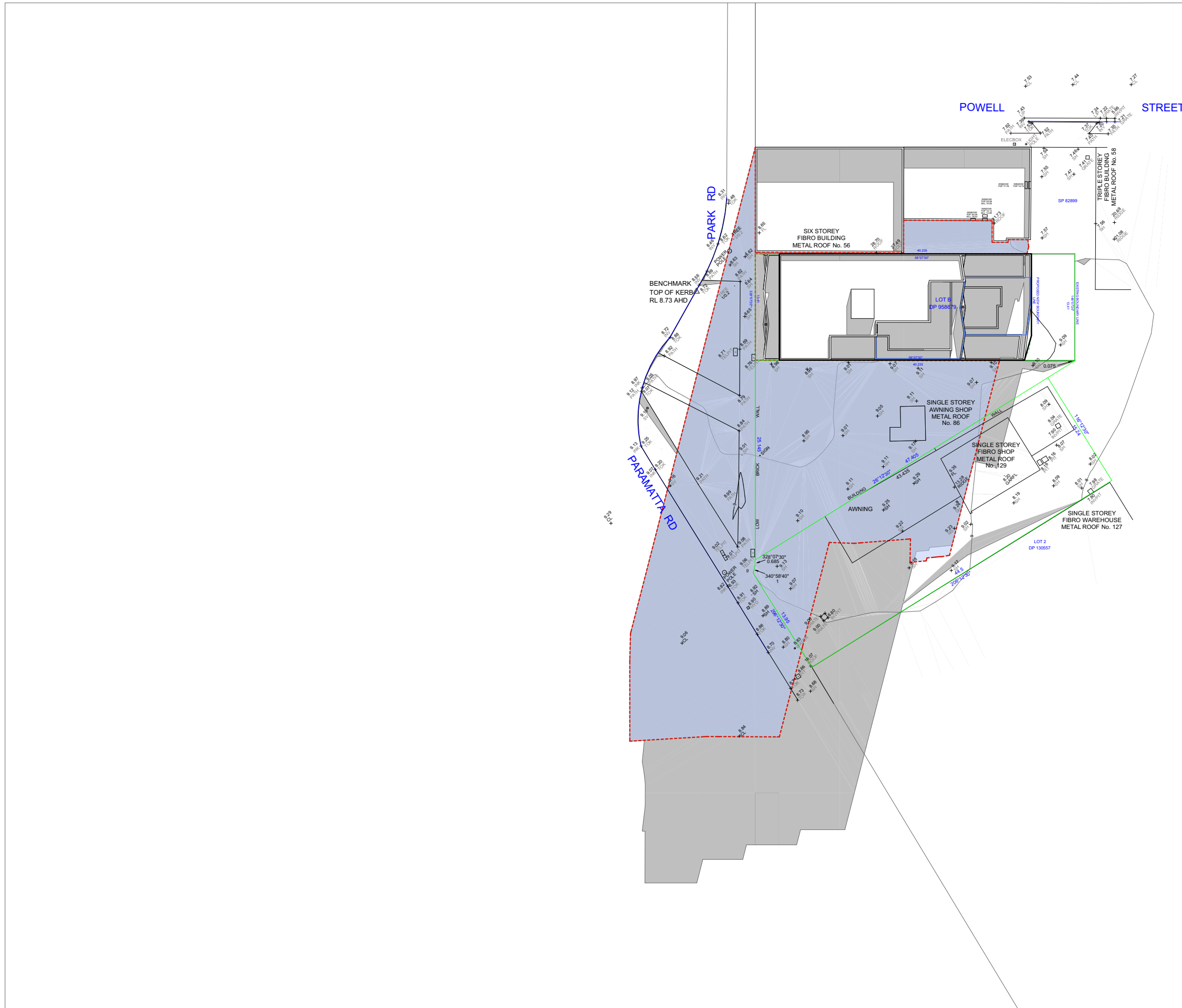
SHADOW DIAGRAM_1



05 22 JUNE_1PM 1:500



06 22 JUNE_2PM 1:500



07 22 JUNE_3PM 1:500

 SHADOW CASTED BY NO.56

 SHADOW CASTED BY NO.84

PROJECT MANAGER



zta group

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ph: +61 2 8098 7886 fx: +61 2 8098 7886
e: admin@zta.net.au
ABN 56 164 632 517

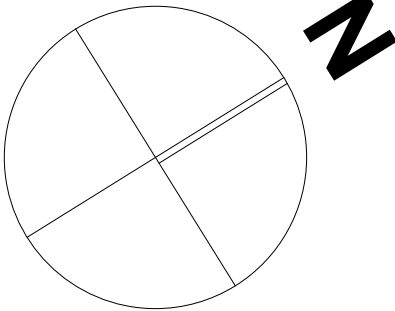
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PURPOSE OF ISSUE
**PRE-DA
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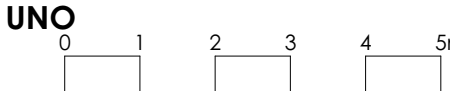
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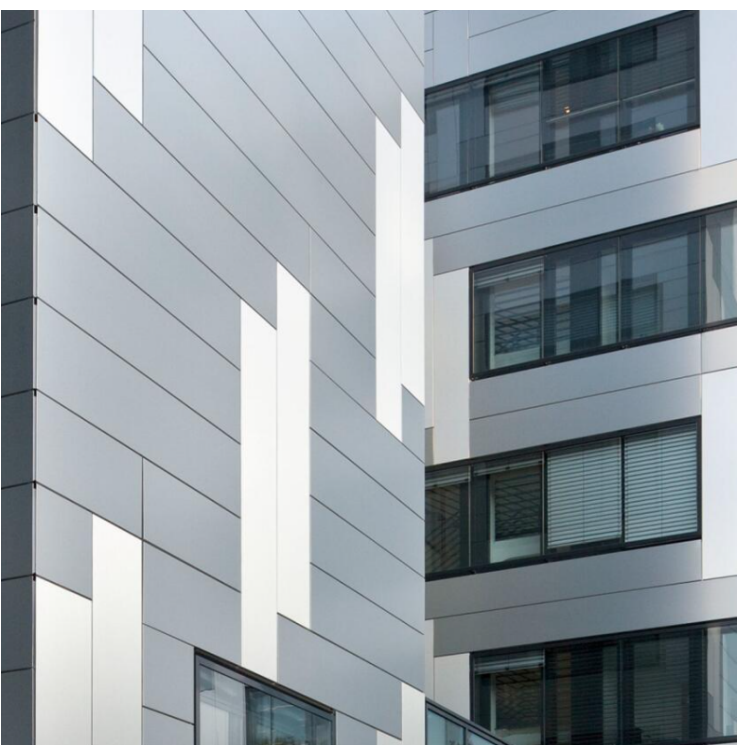
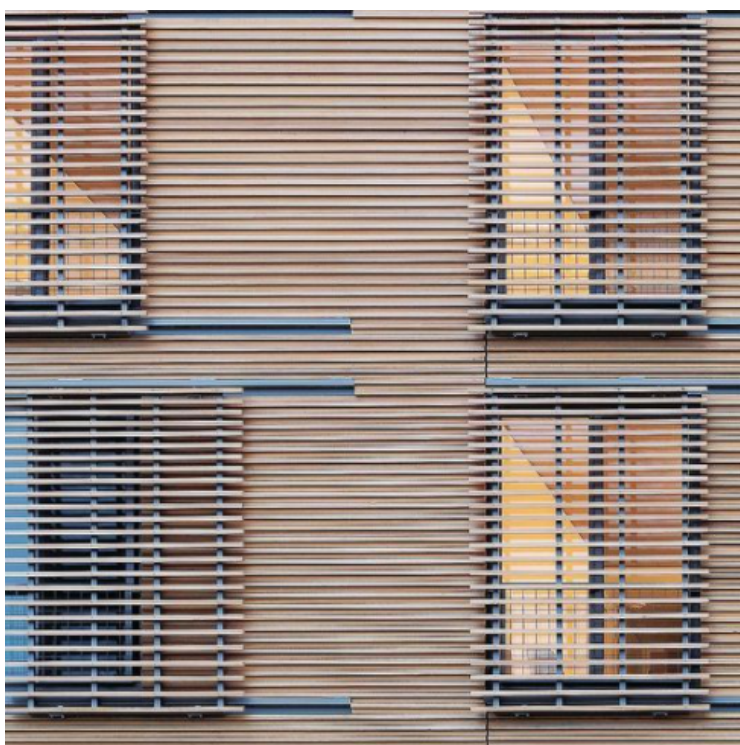
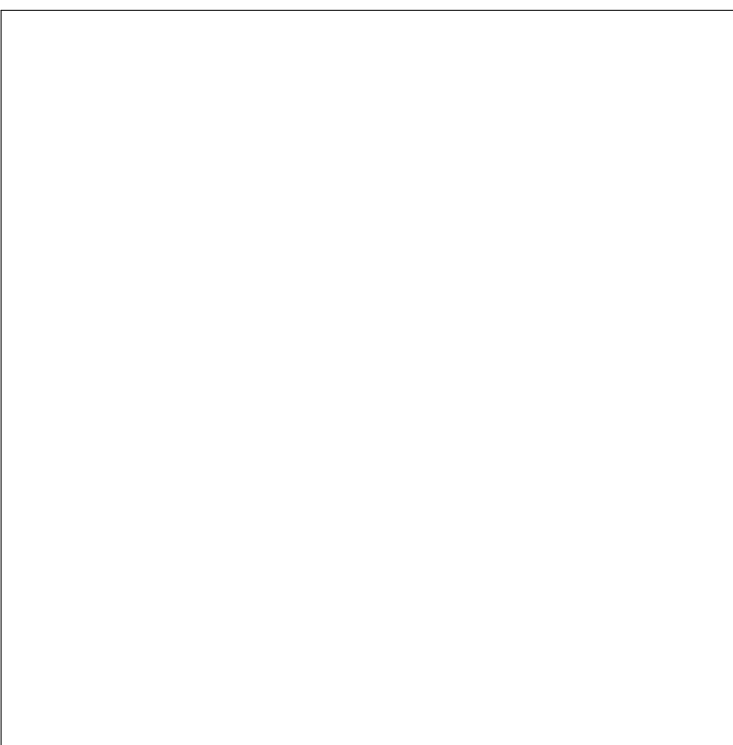
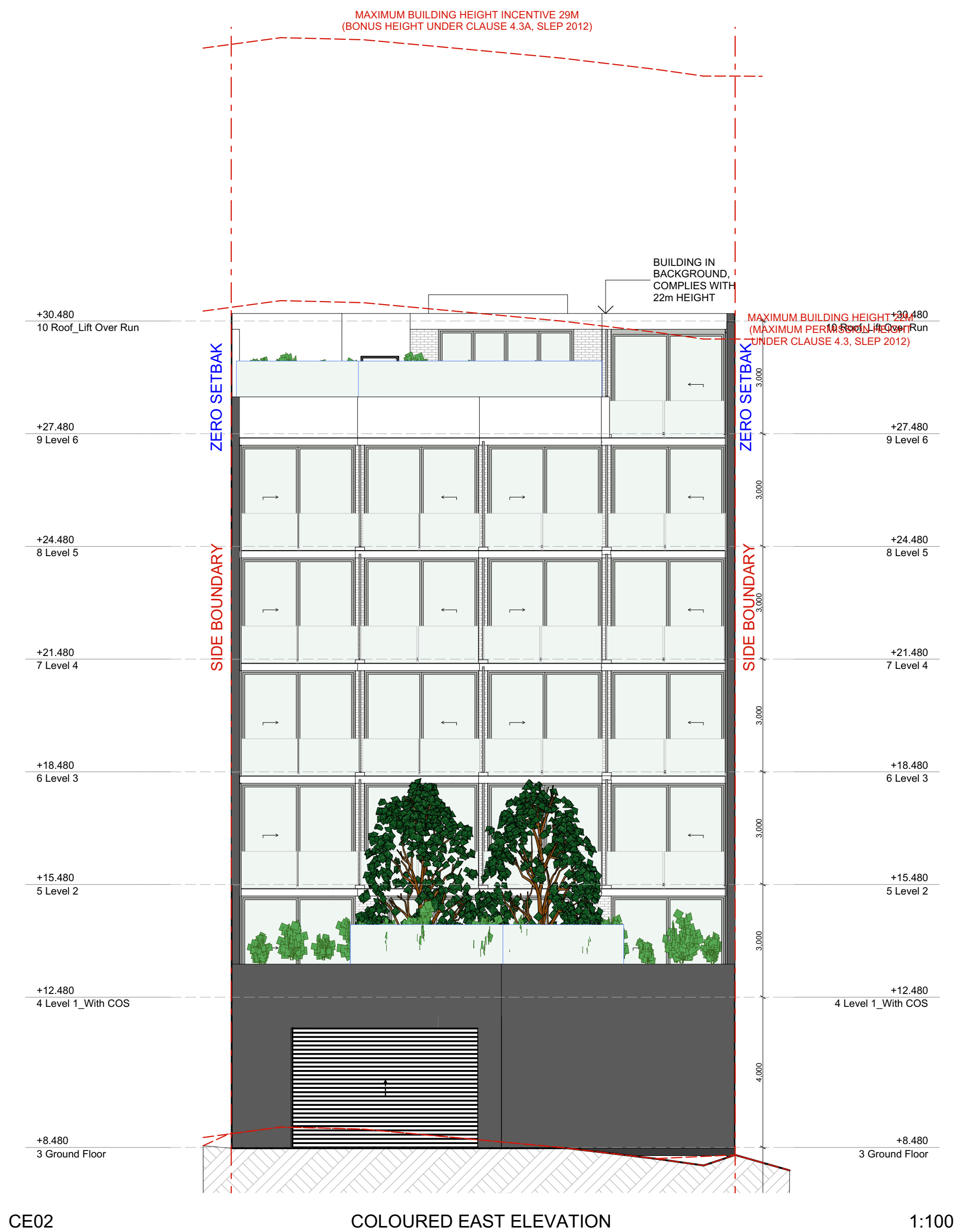
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM



STATUS
FOR APPROVAL
STAGE
LEC

DRAWING NO. **A503** ISSUE **I** JOB NO. **19307**
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DRAWING TITLE **SHADOW DIAGRAM_2**





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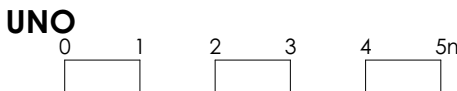
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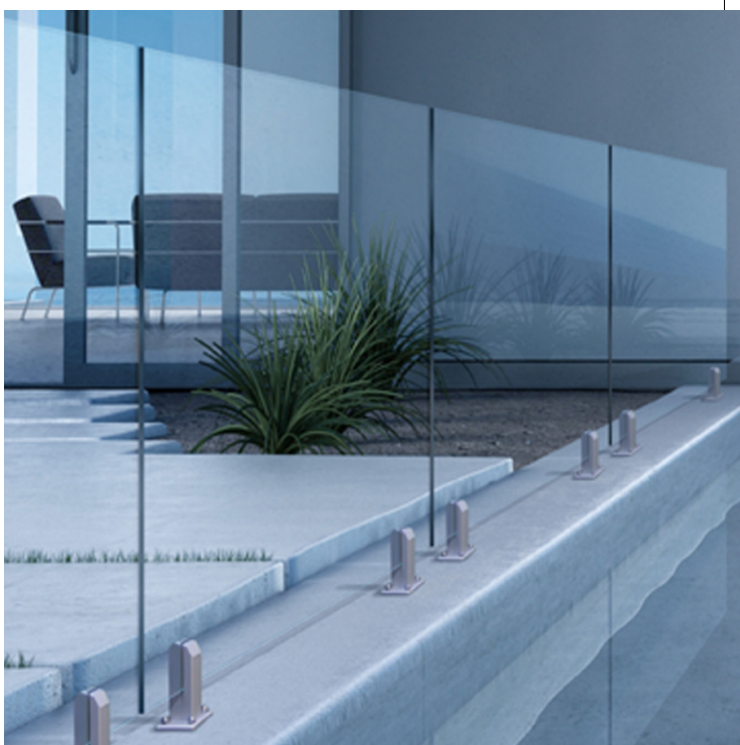
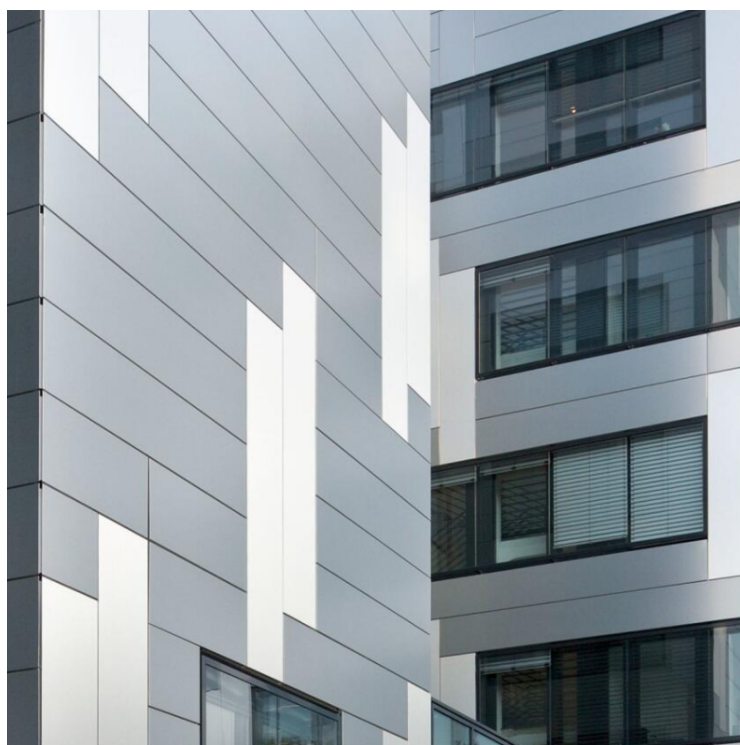
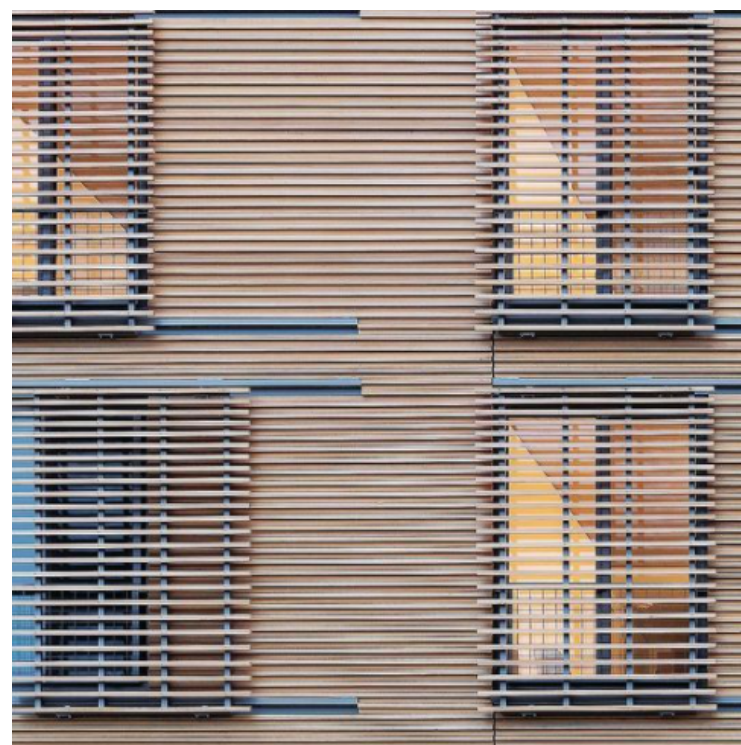
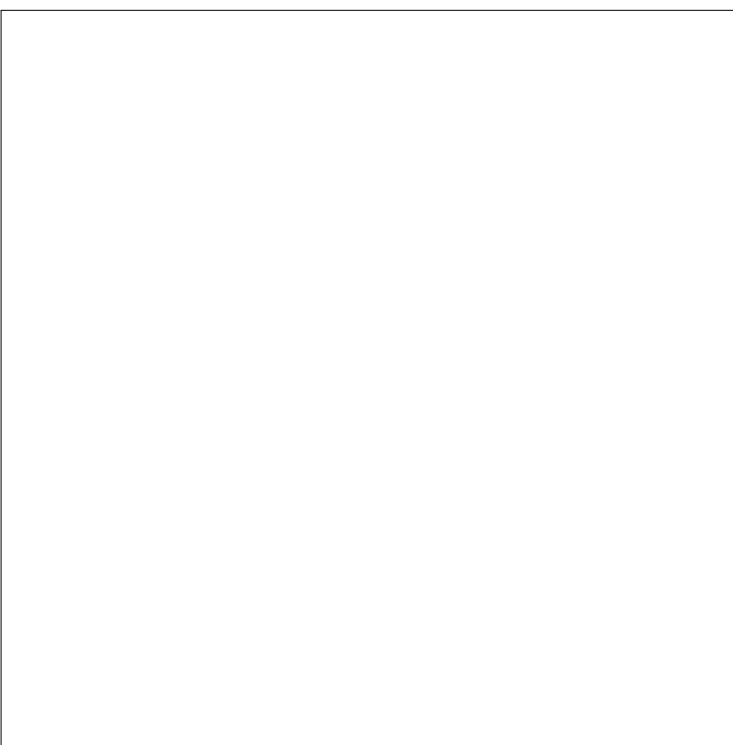
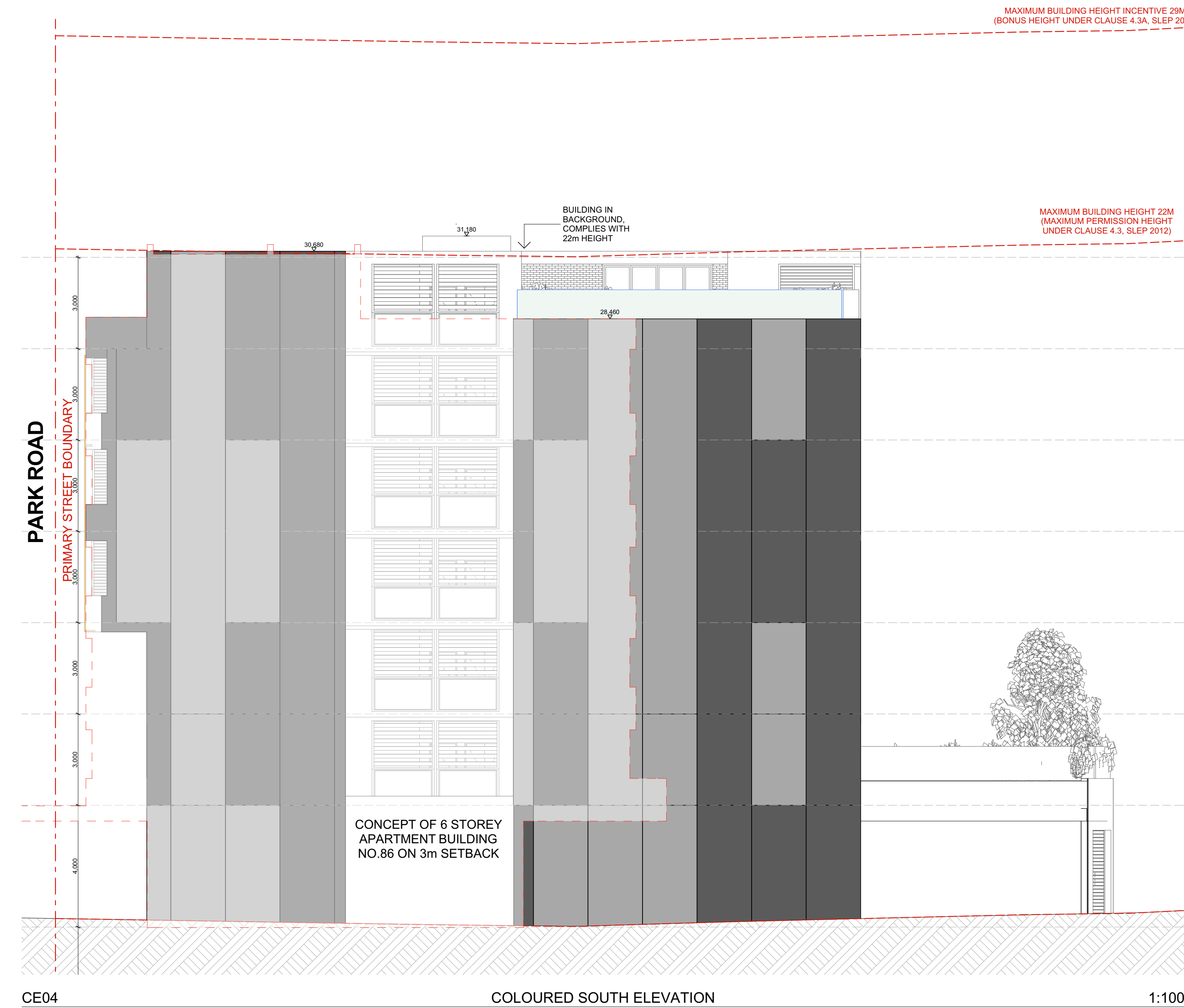
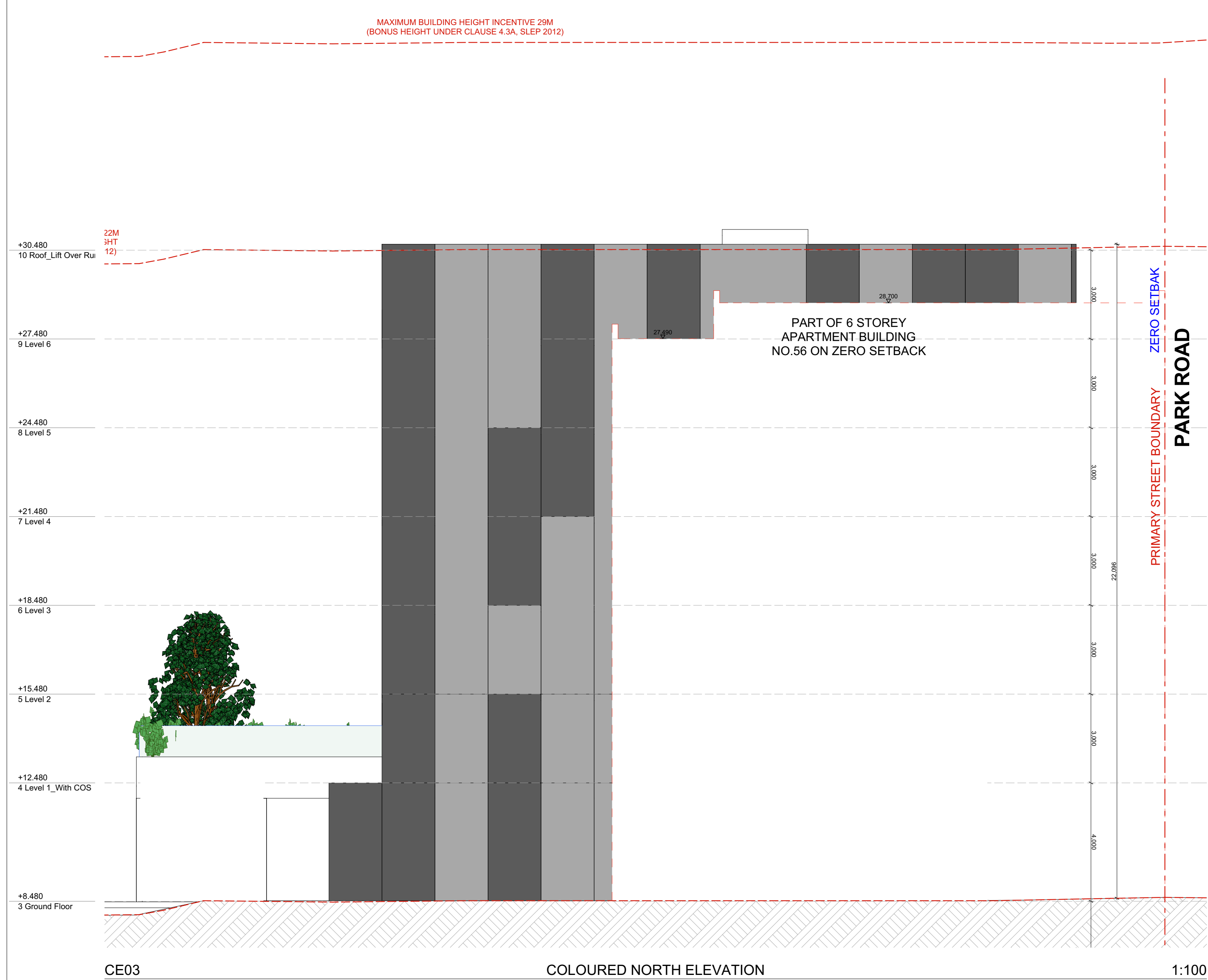
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**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM

STATUS
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STAGE
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A601
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BY
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SCHEDULE FOR FINISHES_1

ISSUE
I
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UNO
JOB NO.
19307
PRINT DATE
28/09/2021





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PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS

FOR APPROVAL

STAGE

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DRAWING NO.

A602

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BY

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PS

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SCHEDULE FOR FINISHES_2

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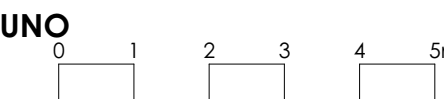
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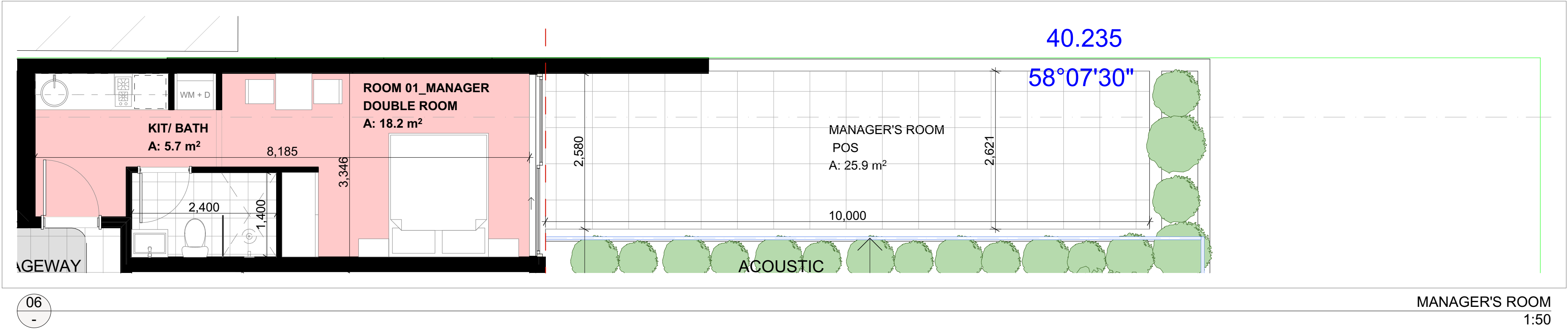
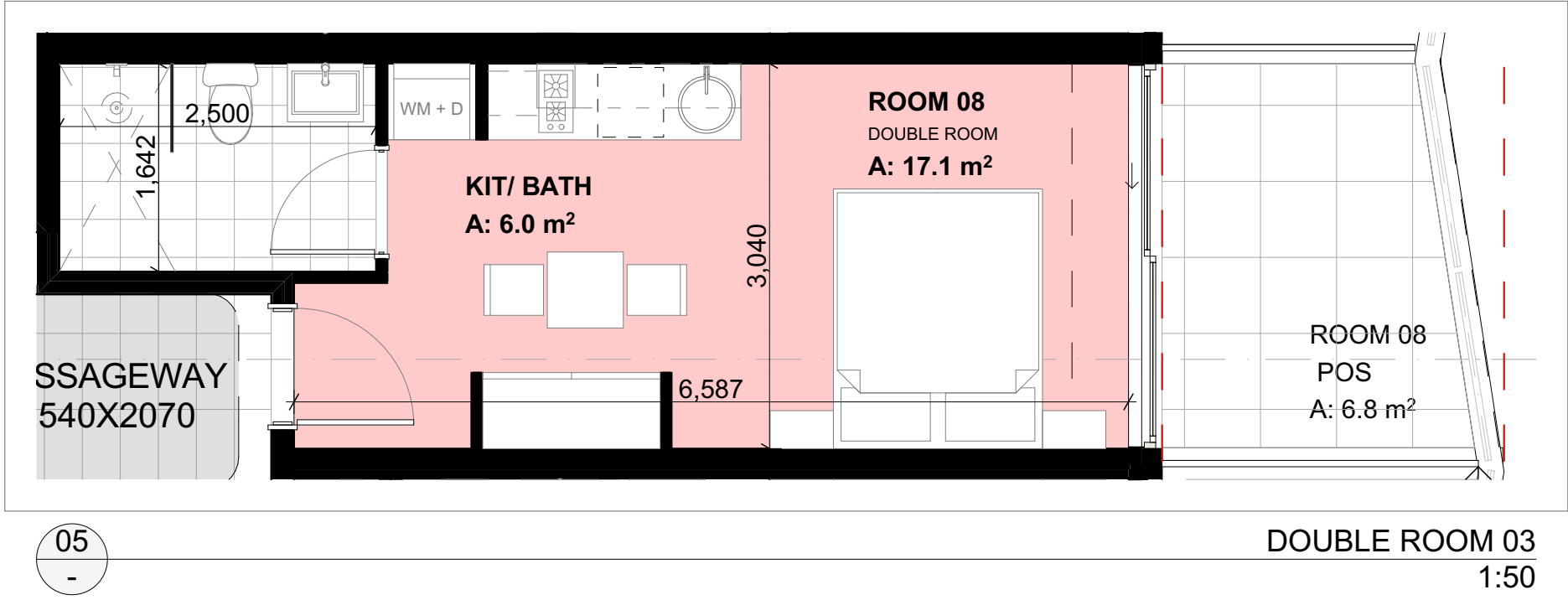
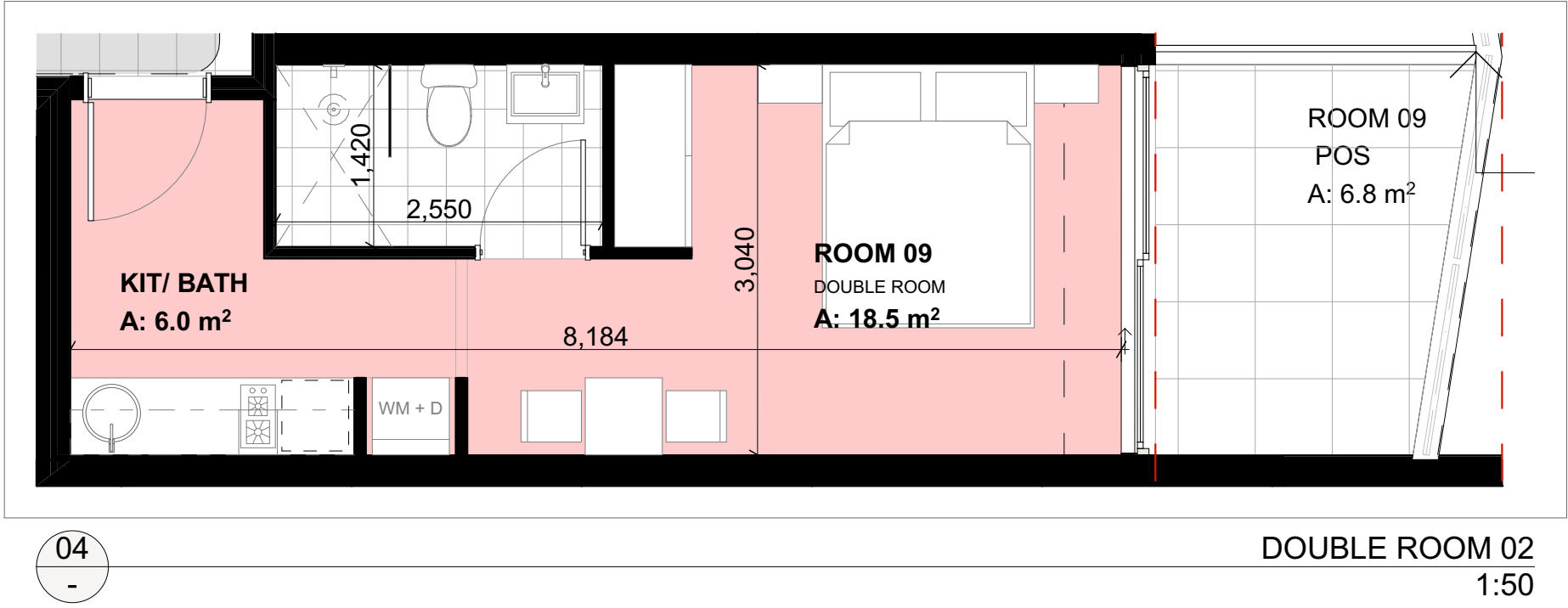
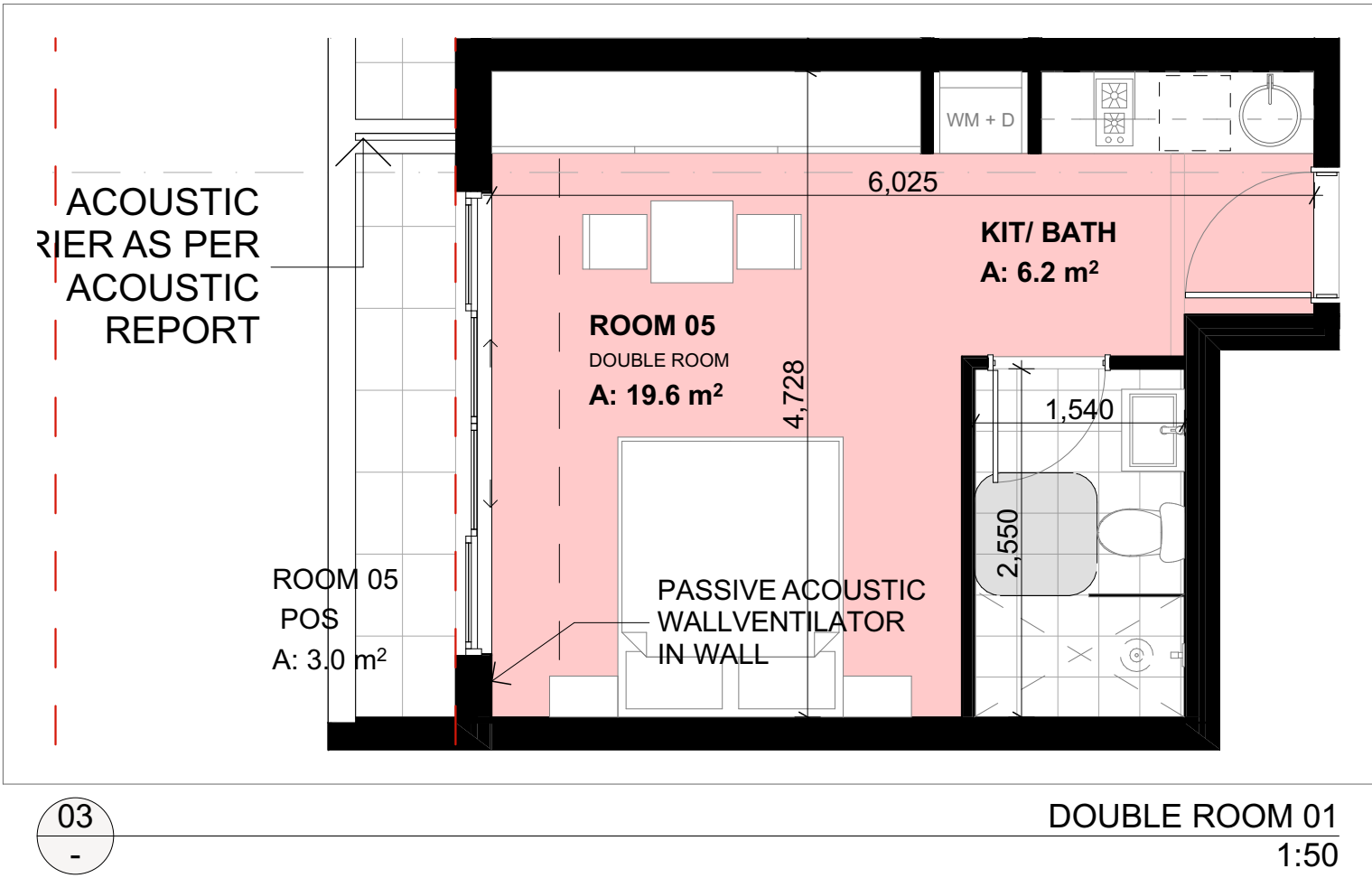
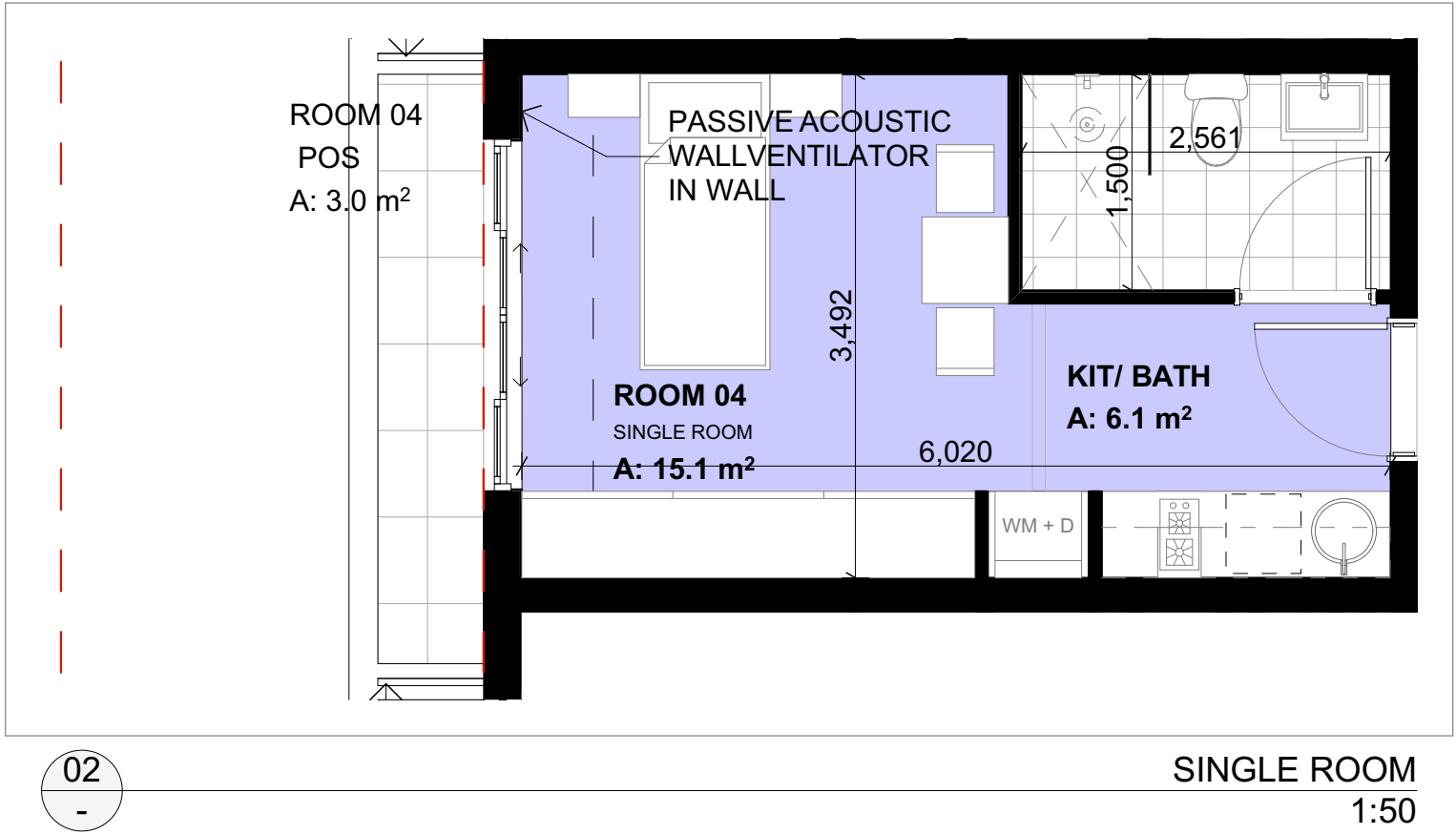
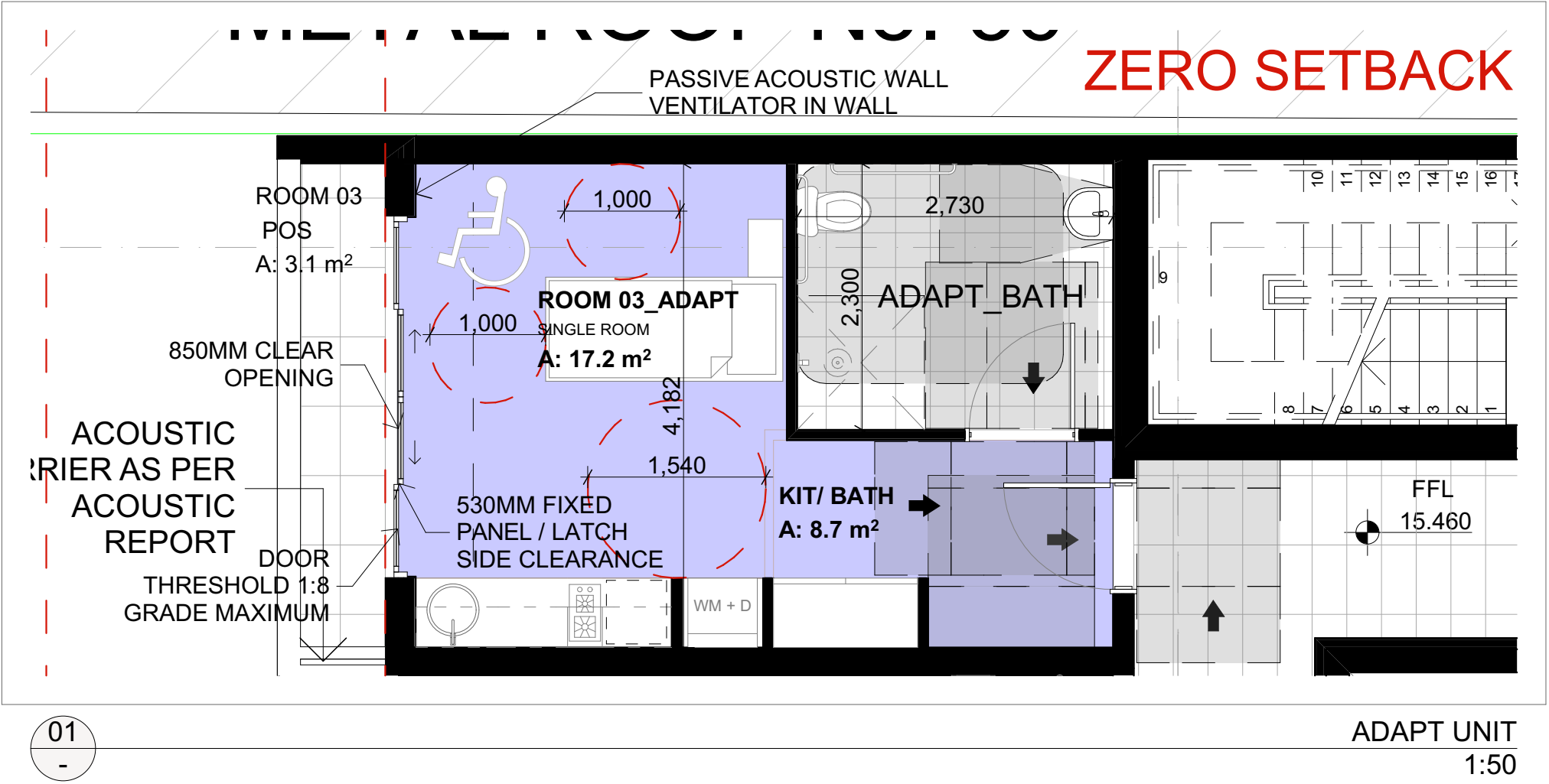
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19307





CONTRACTOR TO ENSURE THE FOLLOWING PROVISIONS ALLOWED FOR ADAPTABLE UNIT

REFER TO AS4299 FOR FURTHER DETAILS

- 1.0 Door Thresholds to be low-level
- 2.0 Accessible entry door to have 850 mm min. clearance
- 3.0 Door lever handles and hardware to AS 1428.1
- 4.0 Potential min. illumination level 300 Lux to all spaces
- 5.0 Internal doors to have 820 mm min. clearance
- 6.0 Internal corridors min. width of 1000 mm
- 7.0 Provision for compliance with AS 1428.1 for door approaches
- 8.0 Telephone adjacent to GPO

Kitchens

- 9.0 Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
- 10.0 Refrigerator adjacent to work surf ace
- 11.0 Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- 12.0 Kitchen sink bowl max. 150 mm deep when adapted
- 13.0 Tap set capstan or lever handles or lever mixer
- 14.0 Tap set located within 300 mm of front of sink
- 15.0 Cooktops to include either front or side controls with raised cross bars
- 16.0 Cooktops to include isolating switch
- 17.0 Worksurf ace min. 800 mm length adjacent to cook top at same height
- 18.0 Oven located adjacent to an adjustable height or replaceable work surf ace
- 19.0 GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface in kitchen
- 20.0 GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- 21.0 Slip-resistant floor surface

Bathrooms and or Ensuites

- 22.0 Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
- 23.0 Shower area waterproofed to AS 3740 with floor to fall to waste
- 24.0 Recessed soap holder
- 25.0 Shower taps positioned for easy reach to access side of shower sliding track
- 26.0 Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)
- 27.0 Provision for grabrail in shower (Refer to Figure 4. 7) to comply with AS 1428.1
- 28.0 Tap sets to be capstan or lever handles with single outlet
- 29.0 Provision for washbasin with clearances to comply with AS 1428.1
- 30.0 Double GPO beside mirror
- 31.0 Location of WC pan at correct distance from fixed walls

PROJECT MANAGER



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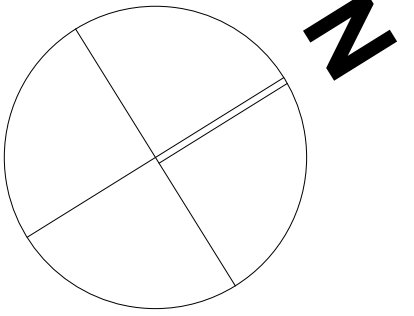
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PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT
RADWAN ALAM



STATUS

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STAGE

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A603

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ADAPTABLE ROOM TYPES

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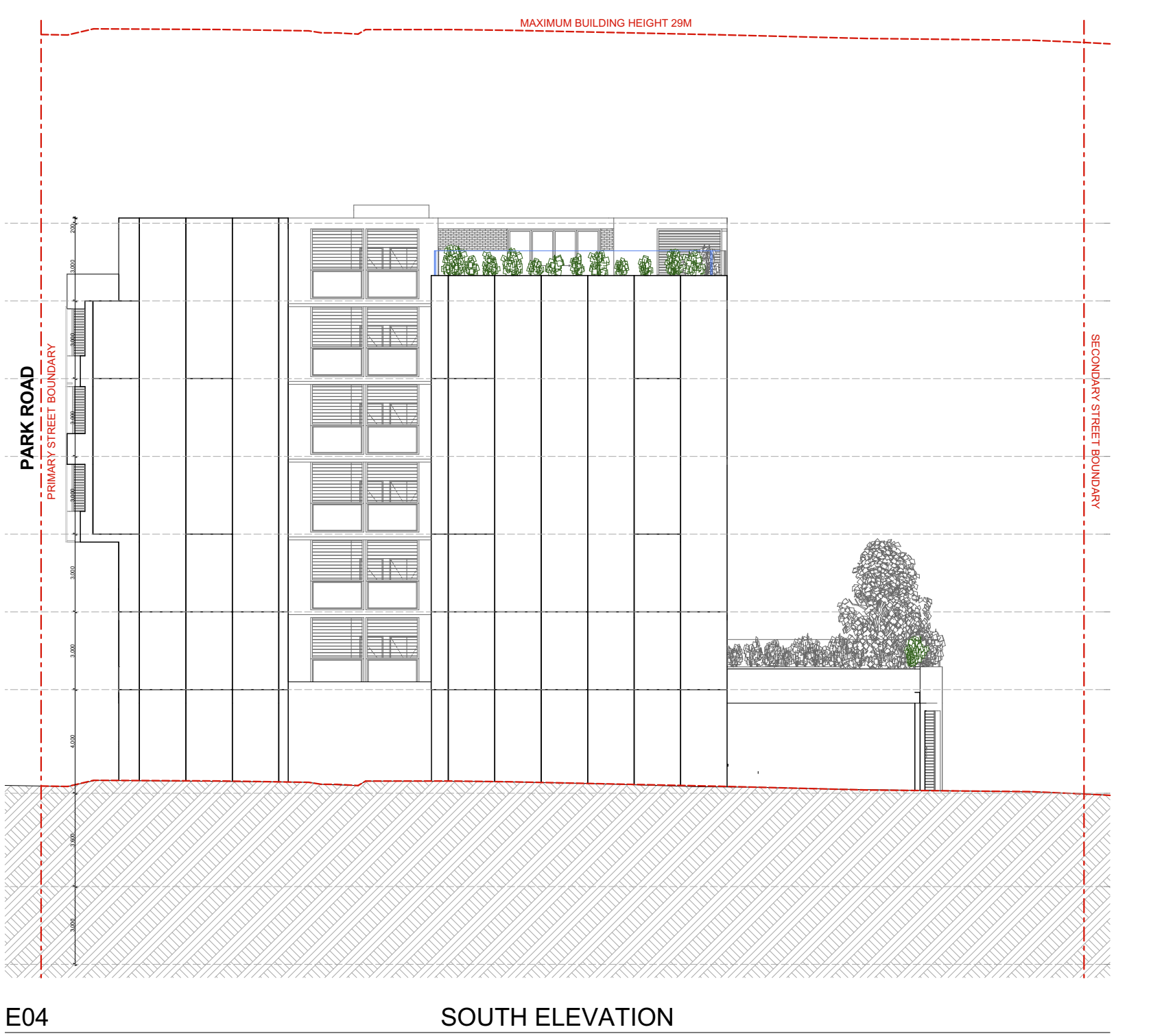
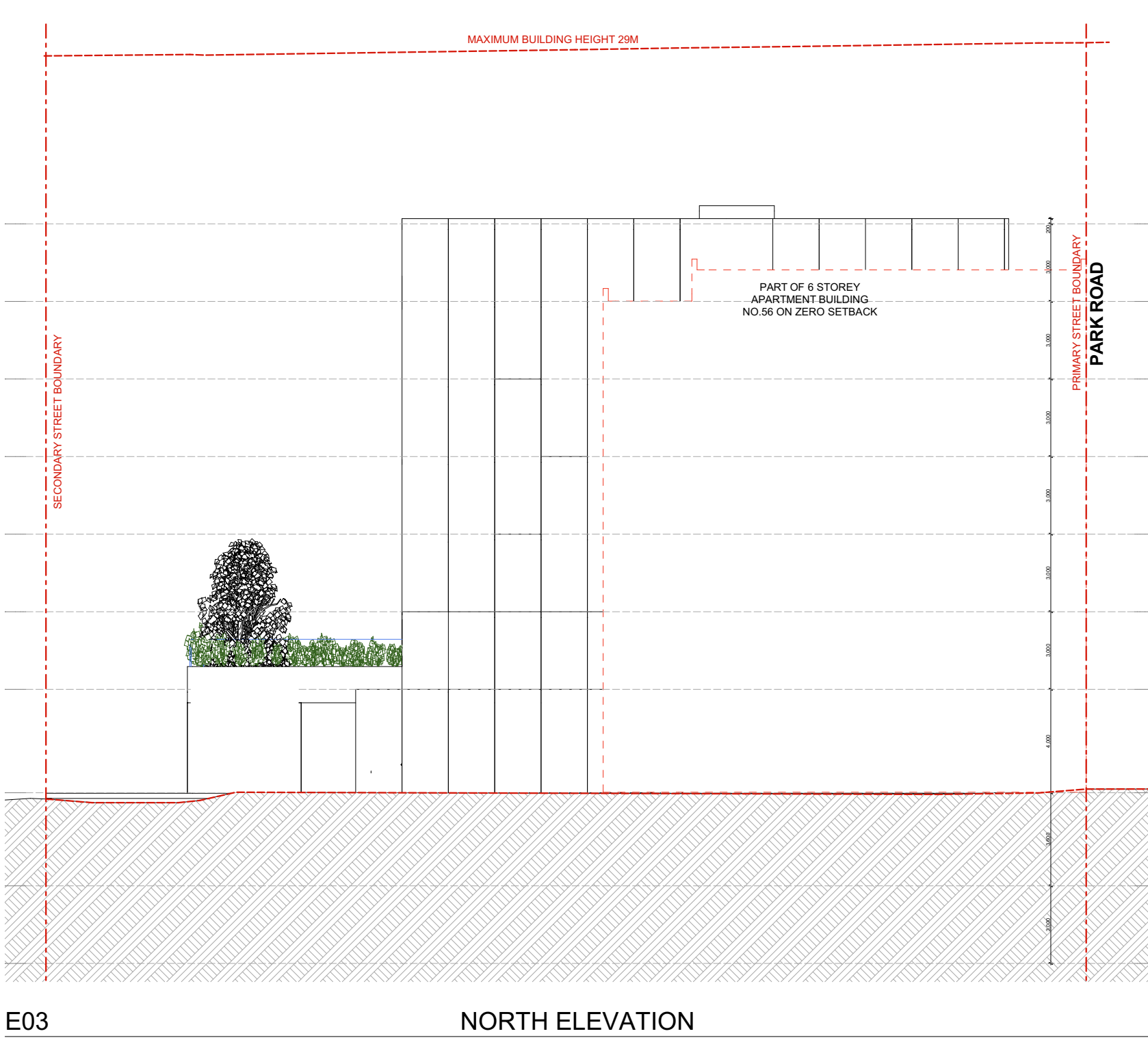
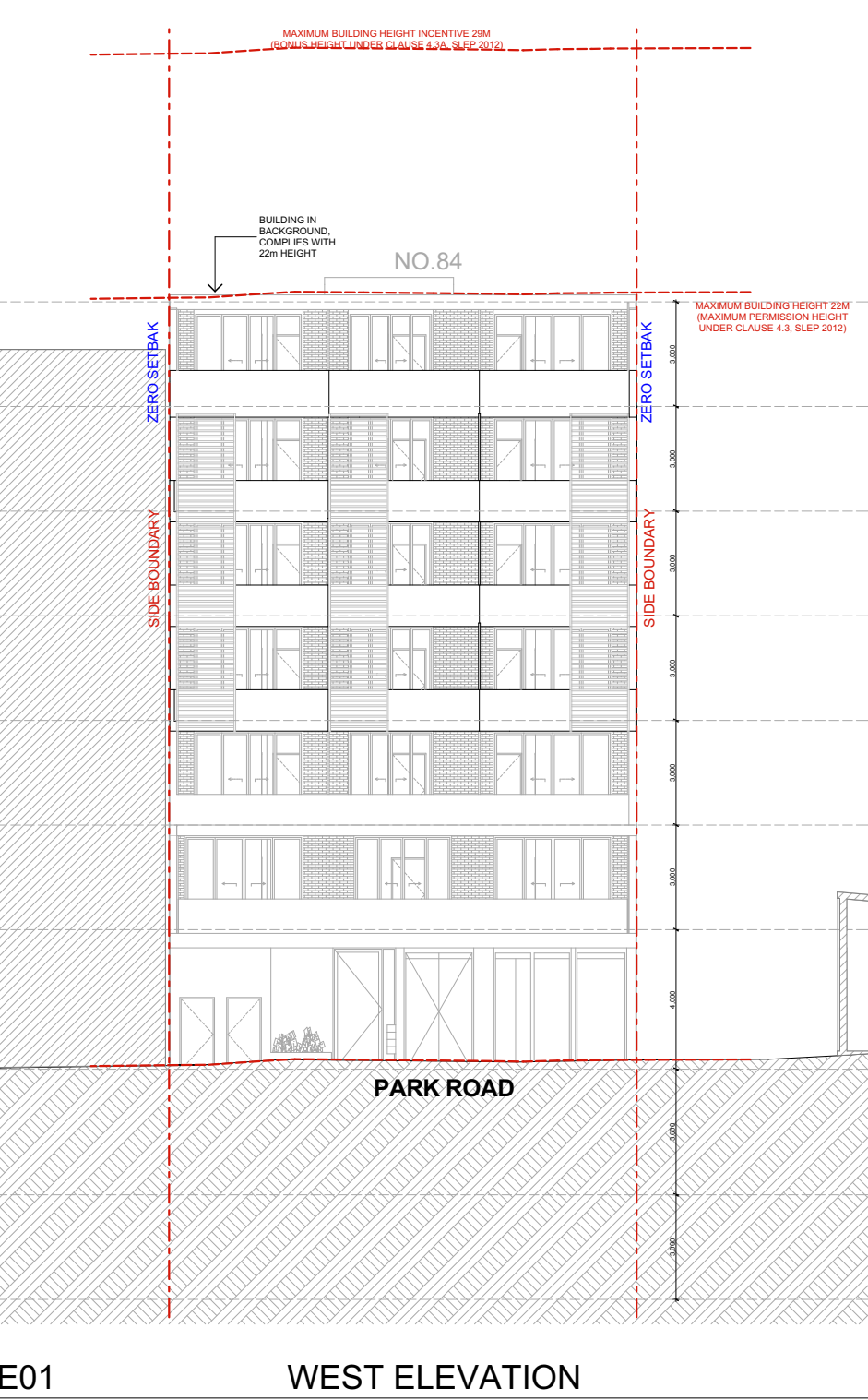
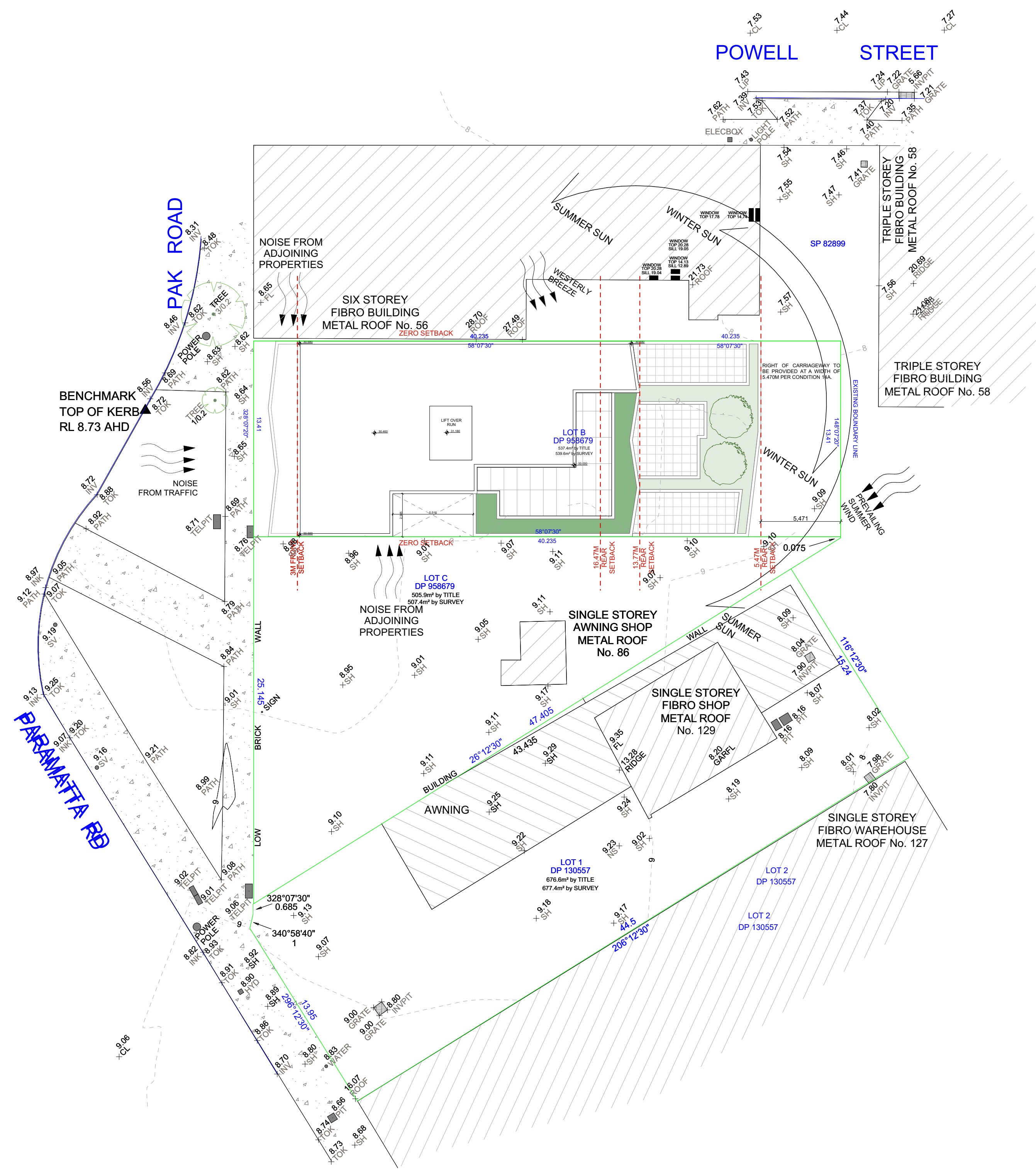


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19307

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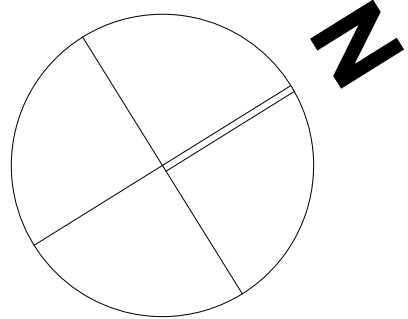
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NOTIFICATION PLAN

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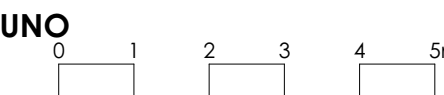
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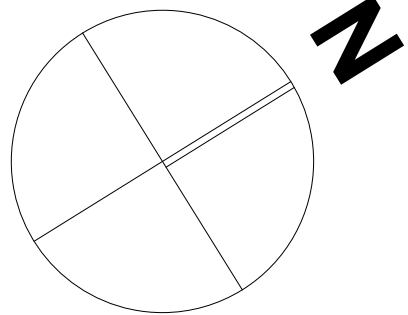
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84 PARK ROAD HOMEBUSH
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MIXED USE: COMMERCIAL &
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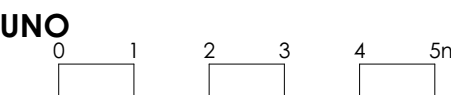
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NEIGHBOUR - SITE PLAN

ISSUE

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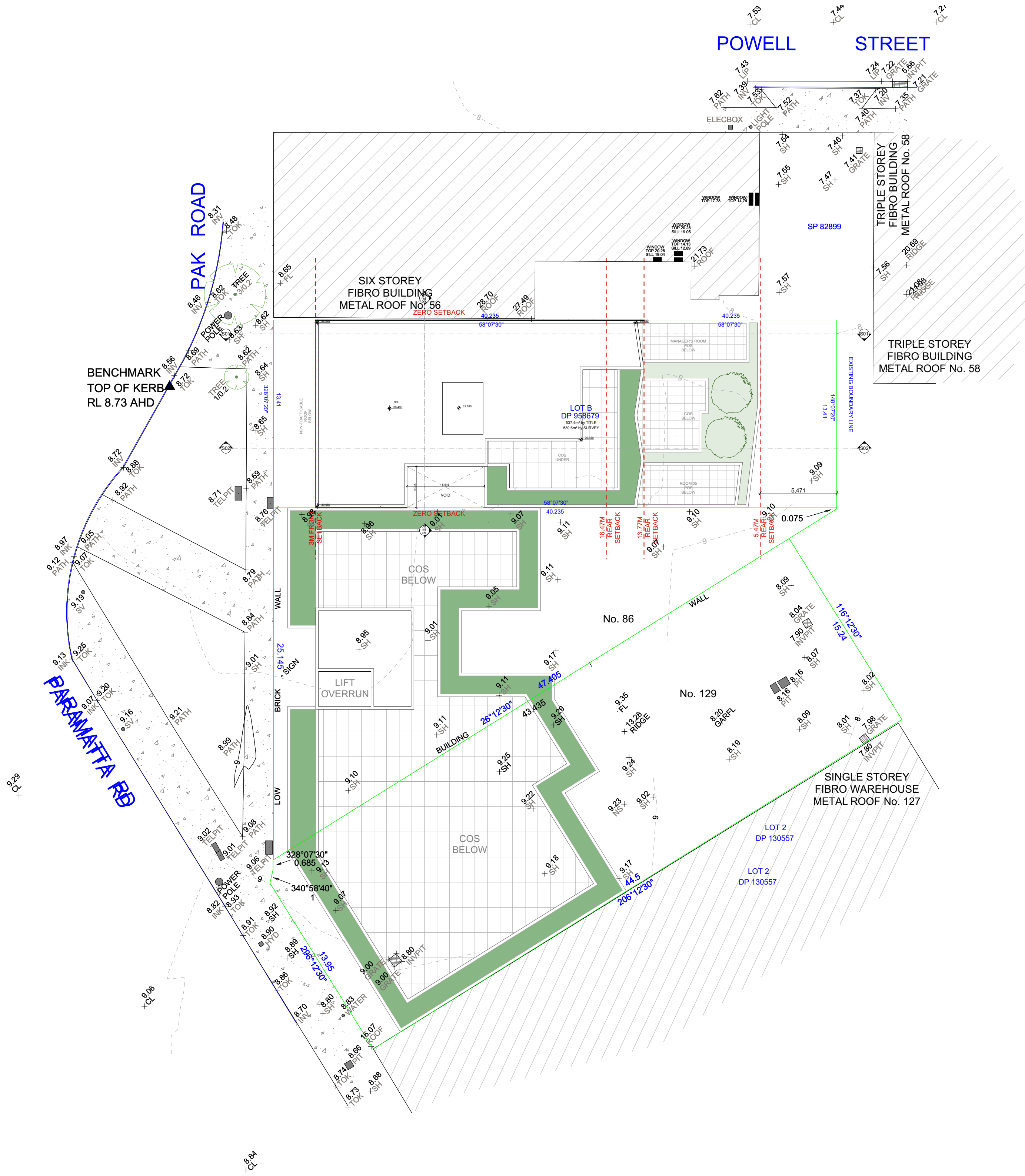
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STRATHFIELD LEP 2012 AND STRATHFIELD DCP COMPLAINE TABLE

LAND ZONING	B4 - MIXED USE		
SITE AREA	505.9 m ² BY TITLE; 507.4 m ² BY SURVEY 676.6 m ² BY TITLE; 677.4 m ² BY SURVEY		
LOT / DP	LOT C DP 958679 LOT 1 DP 130557		
	REQUIREMENT	PROPOSED	COMPLIANCE
FSR	2:1 (PLEP_PARRAMATTA ROAD CORRIDOR) =2.0 OF 1182.5 m ² = 2365 m ²	GROUND FLOOR:405.8 m ² LEVEL 1 GFA:385.7 m ² LEVEL 2 GFA:385.7 m ² LEVEL 3 GFA:385.7 m ² LEVEL 4 GFA:385.7 m ² LEVEL 5 GFA:385.7 m ² LEVEL 6 GFA:17.4 m ² TOTAL :2351.7 m ² FSR:2.0 (2362.5/1182.5m2) = 1.99	YES
MAX. BUILDING HEIGHT	29m (BONUS HEIGHT UNDER CLAUSE 4.3A, SLEP 2012 PARRAMATTA ROAD CORRIDOR) 22m (MAXIMUM PERMISSION HEIGHT UNDER CLAUSE 4.3, SLEPP 2012)	22 m	YES
PARKING	COMMERCIAL: - AREA < 500 m ² = 1 PER 100 m ² MIX USE DEVELOPMENT: - 1 PER 1 & 2 BEDROOM UNIT; - 1.5 PER 3 OR MORE BEDROOM UNIT. VISITOR: TOTAL UNITS > 20 = 1 PER 5 UNITS REQUIREMENT: G01: 91.03 m ² , COMMERCIAL = 1 SPACES G02: 123.33 m ² , COMMERCIAL = 1 SPACES G03: 154.22m ² , COMMERCIAL = 1 SPACES U101: 3 BED = 1.5 SPACES U102: 2 BED = 1 SPACES U103: 2 BED = 1 SPACES U104: 3 BED = 1.5 SPACES U201: 3 BED = 1.5 SPACES U202: 2 BED = 1 SPACES U203: 2 BED = 1 SPACES U204: 3 BED = 1.5 SPACES U301: 3 BED = 1.5 SPACES U302: 2 BED = 1 SPACES U303: 2 BED = 1 SPACES U304: 3 BED = 1.5 SPACES U401: 3 BED = 1.5 SPACES U402: 2 BED = 1 SPACES U403: 2 BED = 1 SPACES U404: 3 BED = 1.5 SPACES U501: 3 BED = 1.5 SPACES U502: 2 BED = 1 SPACES U503: 2 BED = 1 SPACES U504: 3 BED = 1.5 SPACES VISITOR: 20 TOTAL UNITS = 4 SPACES TOTAL PARKING SPACE: 32	COMMERCIAL = 3 SPACES RESIDENTIAL = 25 VISITOR: = 4 SPACES TOTAL PARKING SPACE: 32	YES





PROJECT MANAGER



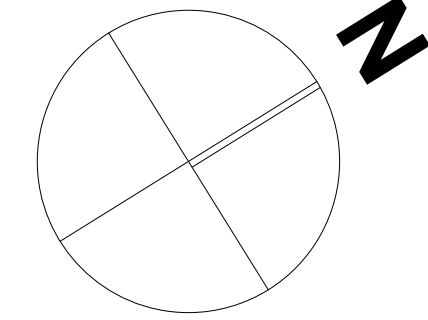
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**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
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RADWAN ALAM

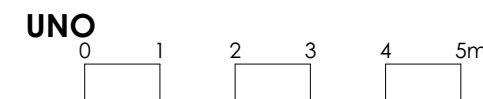


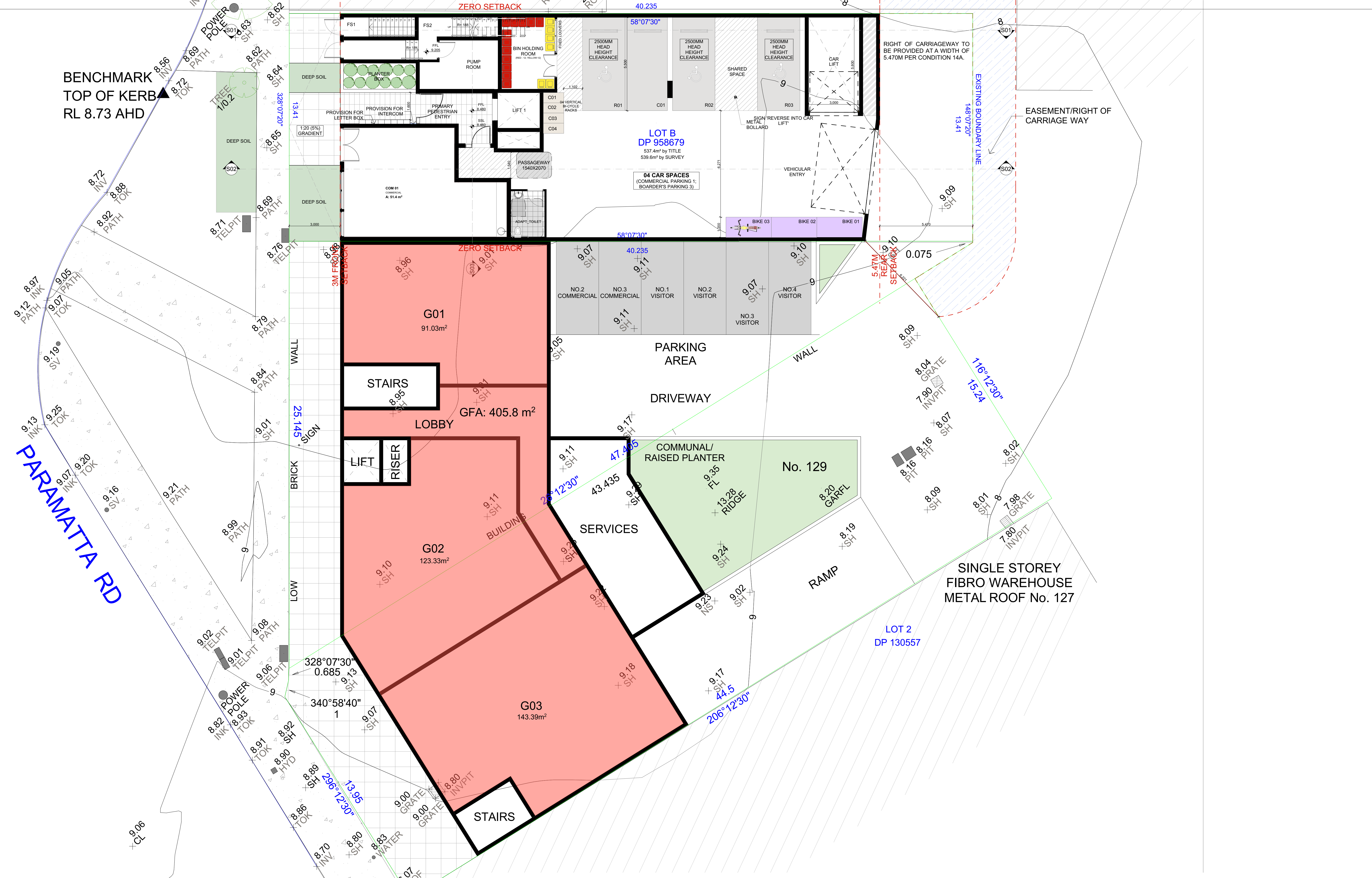
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NEIGHBOUR - BASEMENT

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19307
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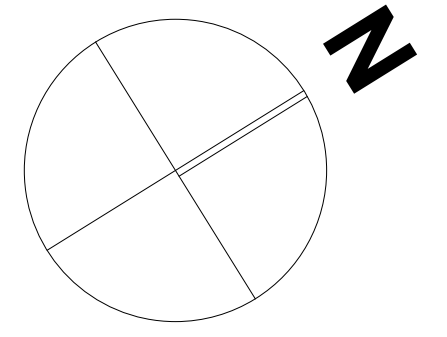
PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
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CLIENT

RADWAN ALAM



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A802

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NEIGHBOUR - GROUND FLOOR
PLAN

ISSUE

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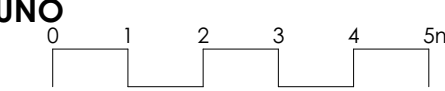
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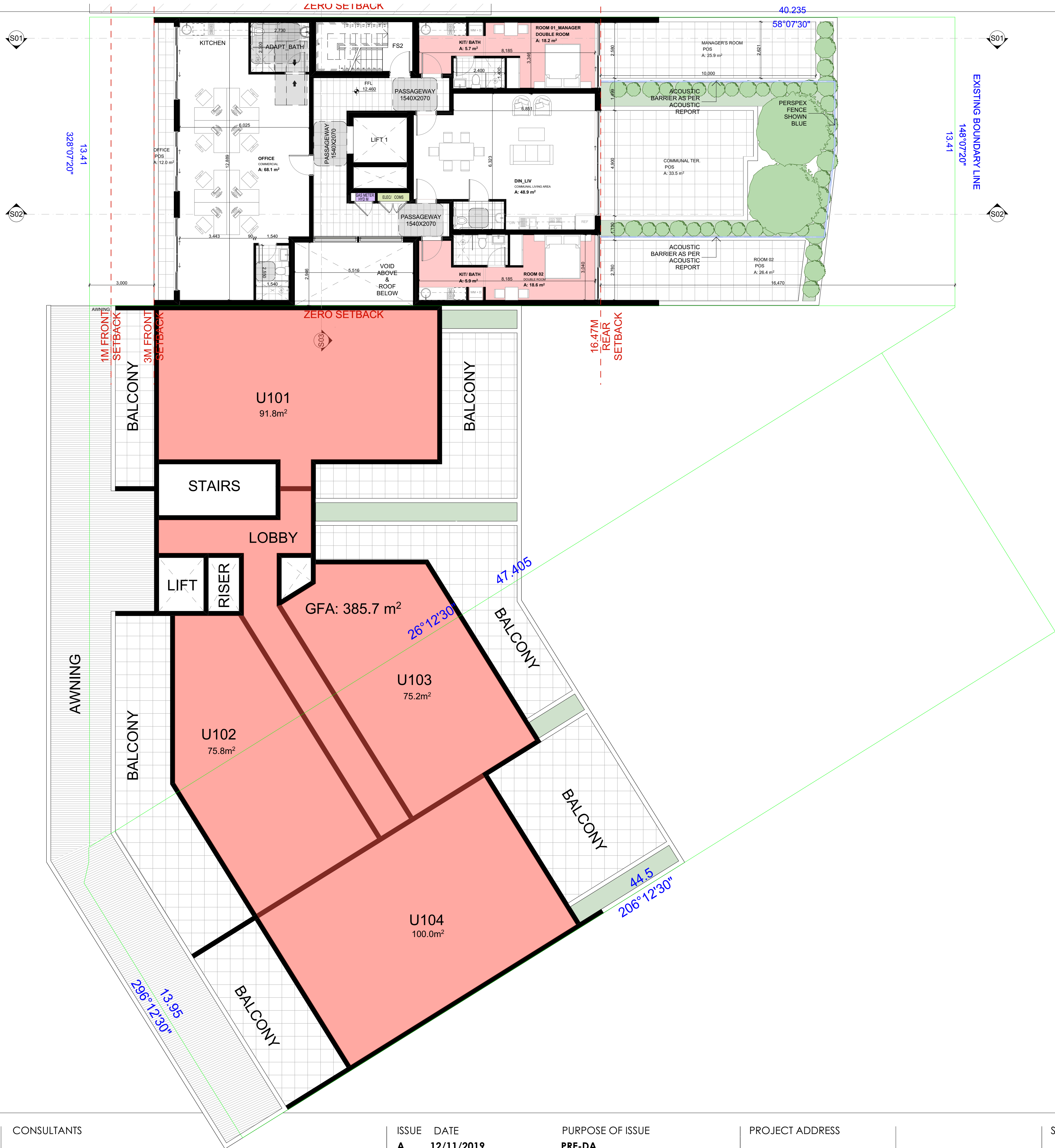
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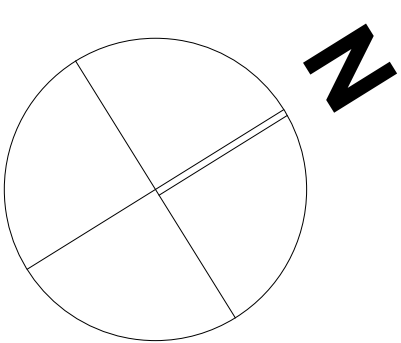
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STATUS

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LEC

DRAWING NO.

A803

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DRAWING TITLE
NEIGHBOUR - LEVEL 1

ISSUE

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19307

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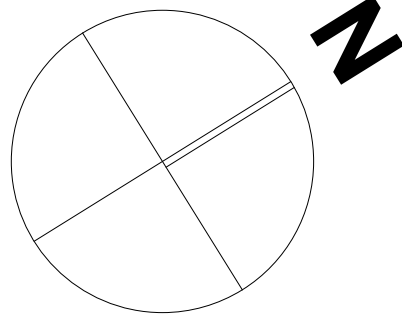
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AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM



STATUS

FOR APPROVAL
STAGE
LEC

DRAWING NO.

A804

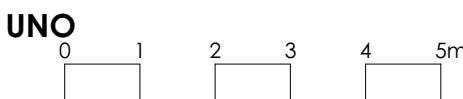
DRAWN BY
BY CHECKED BY
PS

DRAWING TITLE
NEIGHBOUR - LEVEL 2

ISSUE

I

SCALE



JOB NO.

19307

PRINT DATE
28/09/2021



PROJECT MANAGER



zta group

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ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020
C	03/11/2020
D	13/11/2020
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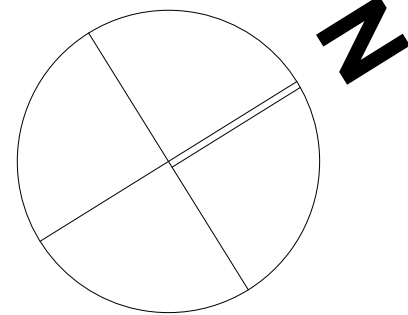
PURPOSE OF ISSUE
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PROJECT ADDRESS

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**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

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STATUS

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A805

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NEIGHBOUR - LEVEL 3

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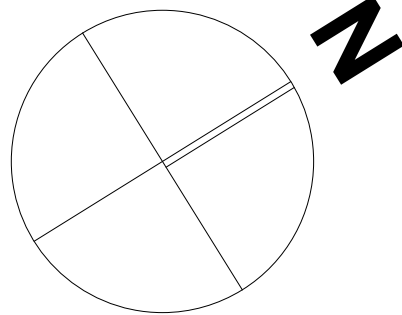
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PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140
MIXED USE: COMMERCIAL &
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CLIENT
RADWAN ALAM



STATUS

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A806

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PS

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NEIGHBOUR - LEVEL 4

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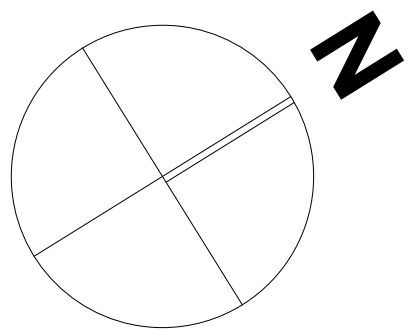
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PROJECT ADDRESS

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**MIXED USE: COMMERCIAL &
BOARDING HOUSES**
CLIENT
RADWAN ALAM



STATUS

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STAGE
LEC

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A807

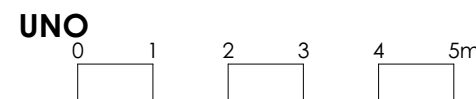
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NEIGHBOUR - LEVEL 5

ISSUE

I

SCALE

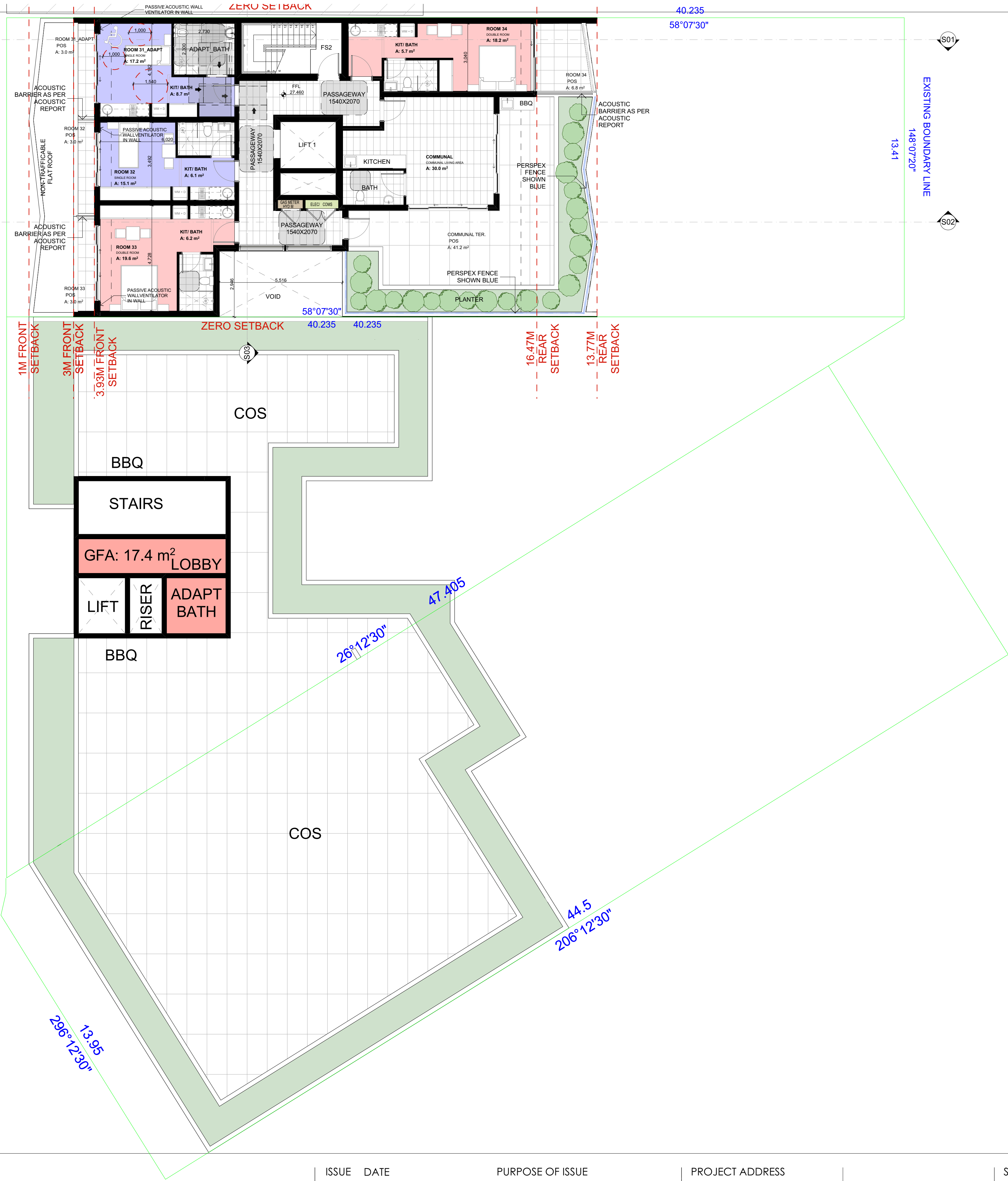


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19307

PRINT DATE
28/09/2021





PROJECT MANAGER



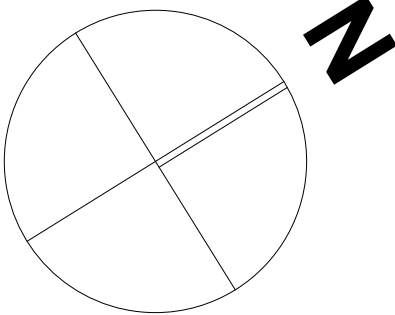
5.04, 55 miller street pyrmont, nsw 2009
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PROJECT ADDRESS
**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
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RADWAN ALAM



STATUS
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STAGE
LEC

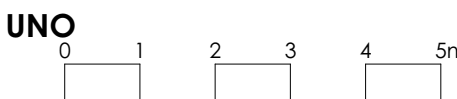
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A808

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BY
CHECKED BY
PS

DRAWING TITLE
**NEIGHBOUR - LEVEL 6_WITH
COS**

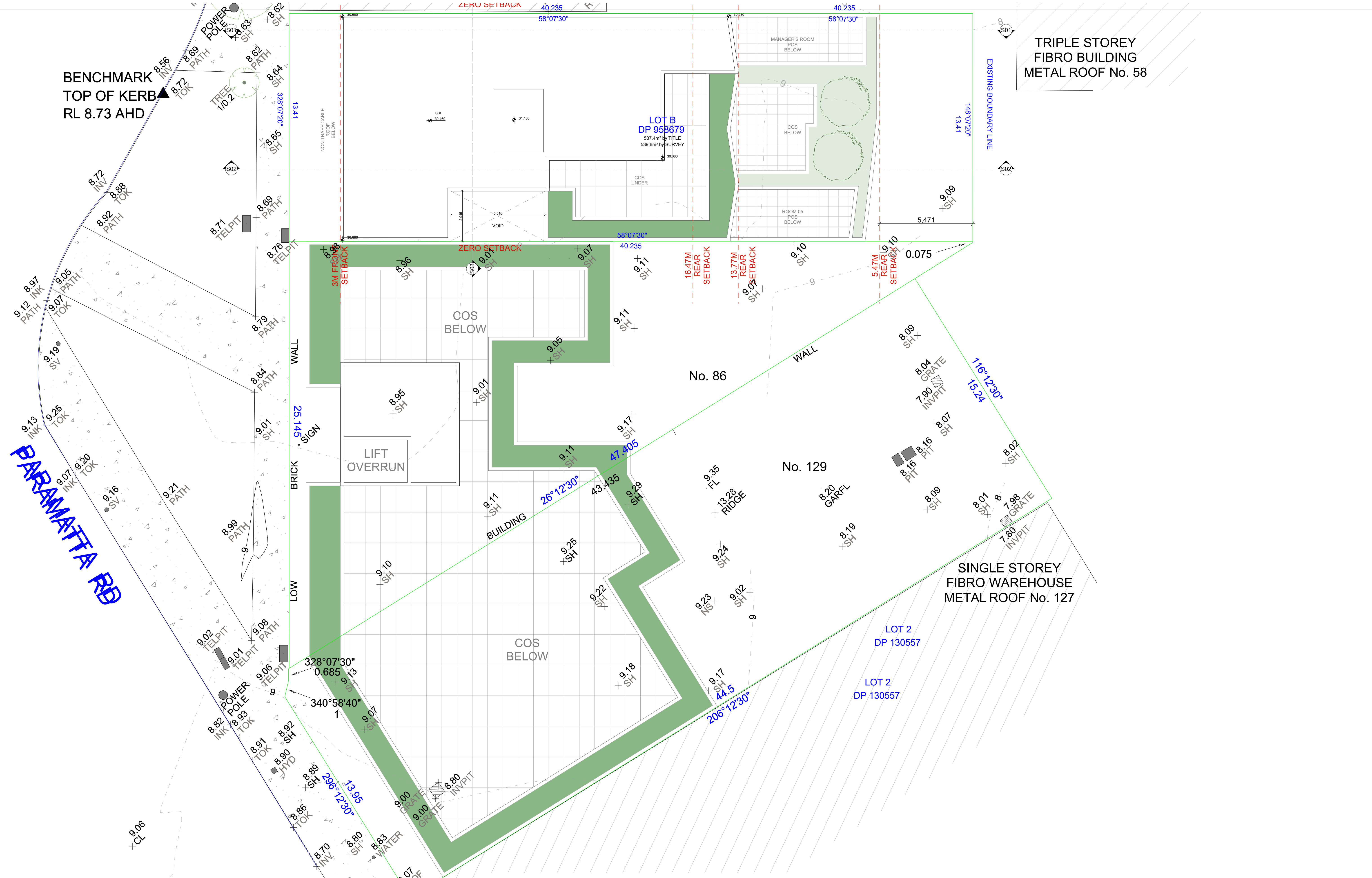
ISSUE
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SCALE



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19307

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PROJECT MANAGER

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C	03/11/2020	AMENDMENTS
D	13/11/2020	AMENDMENTS
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PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

CLIENT
RADWAN ALAM

STATUS

FOR APPROVAL

STAGE

LEC

DRAWING NO.

A809

DRAWN BY
BY

CHECKED BY
PS

DRAWING TITLE
**GENERAL ARRANGMENT -
ROOF_LIFT OVER RUN**

ISSUE

I

SCALE

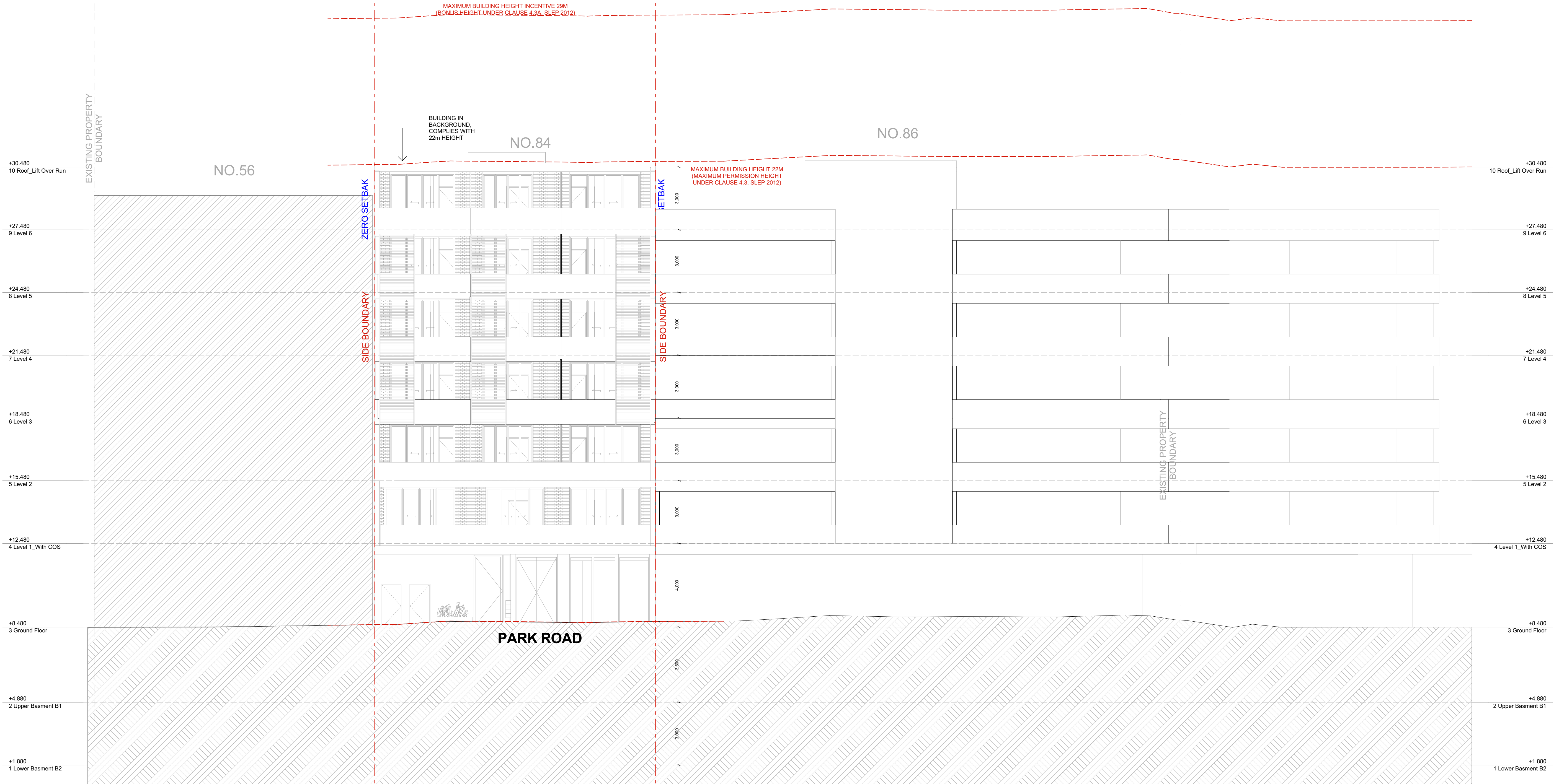
UNO

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19307

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28/09/2021



PROJECT MANAGER



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SYDNEY NSW 2140**
**MIXED USE: COMMERCIAL &
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CLIENT
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STATUS

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STAGE
LEC

DRAWING NO.

A810

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PS
DRAWING TITLE
NEIGHBOUR - WEST ELEVATION

ISSUE

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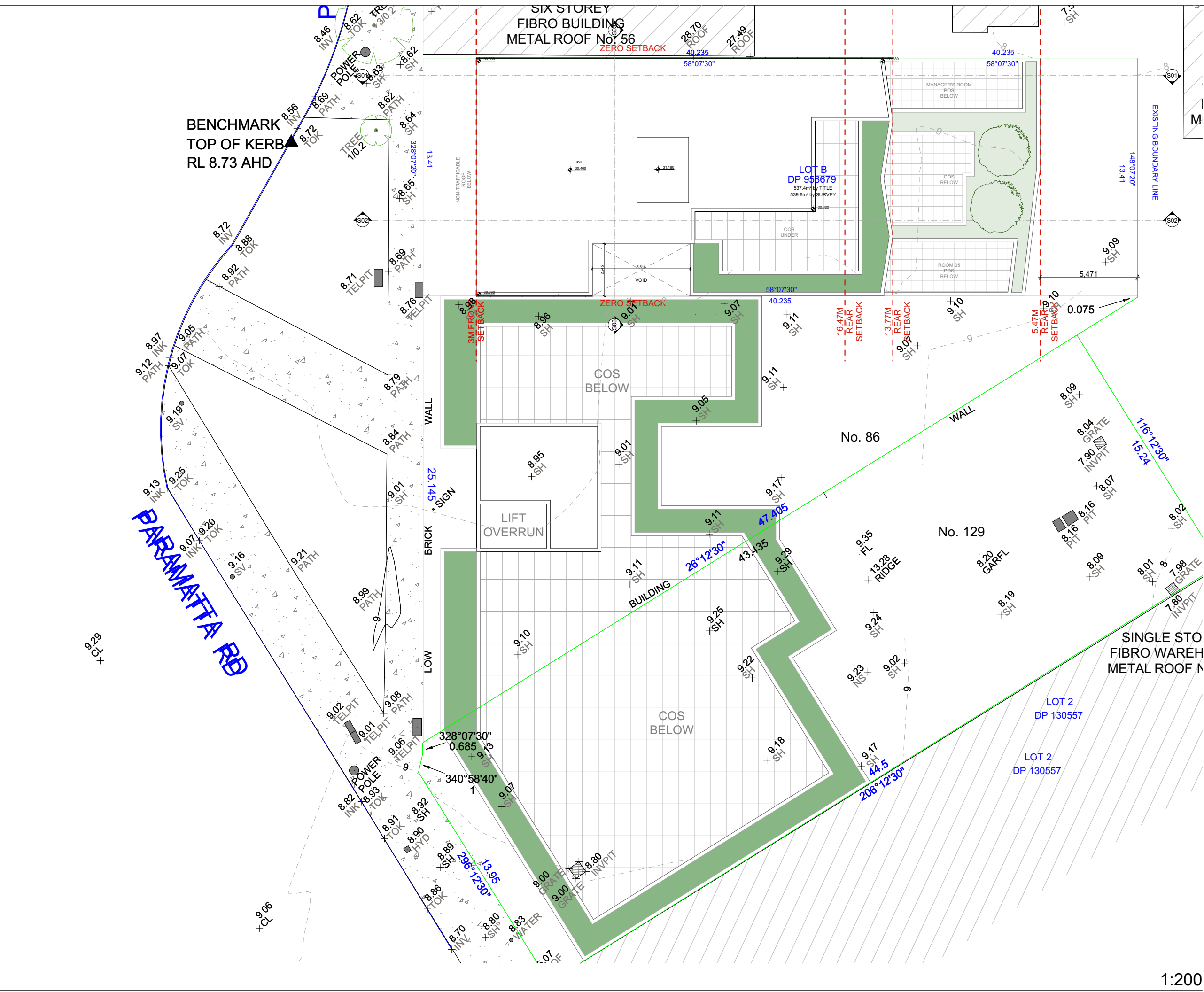
SCALE

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19307

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28/09/2021



Solar Access	
Zone Category	ID
SOLAR ACCES - 0HRS	U102
SOLAR ACCES - 0HRS	U202
SOLAR ACCES - 0HRS	U302
SOLAR ACCES - 0HRS	U402
SOLAR ACCES - 0HRS	U502
SOLAR ACCESS - 3HRS & MORE	U101
SOLAR ACCESS - 3HRS & MORE	U103
SOLAR ACCESS - 3HRS & MORE	U104
SOLAR ACCESS - 3HRS & MORE	U201
SOLAR ACCESS - 3HRS & MORE	U203
SOLAR ACCESS - 3HRS & MORE	U204
SOLAR ACCESS - 3HRS & MORE	U301
SOLAR ACCESS - 3HRS & MORE	U303
SOLAR ACCESS - 3HRS & MORE	U304
SOLAR ACCESS - 3HRS & MORE	U401
SOLAR ACCESS - 3HRS & MORE	U403
SOLAR ACCESS - 3HRS & MORE	U404
SOLAR ACCESS - 3HRS & MORE	U501
SOLAR ACCESS - 3HRS & MORE	U503
SOLAR ACCESS - 3HRS & MORE	U504

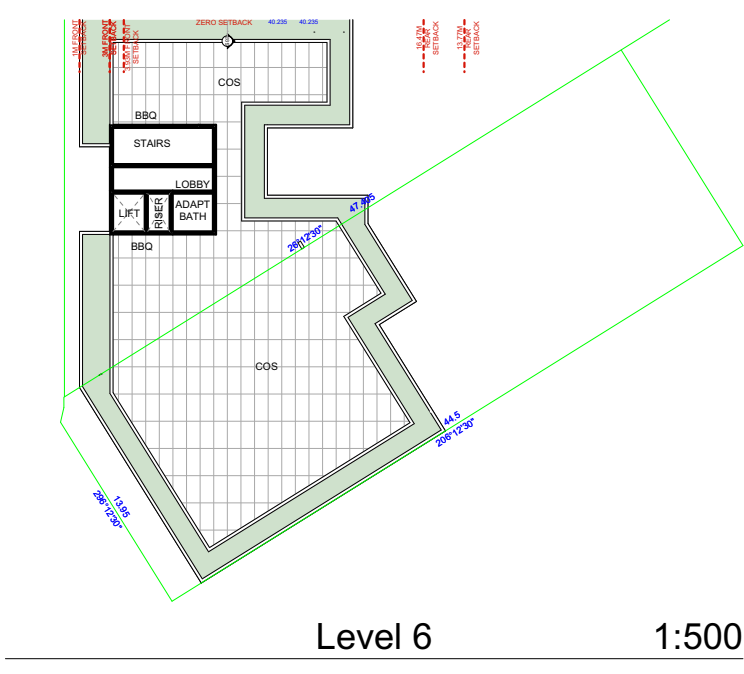
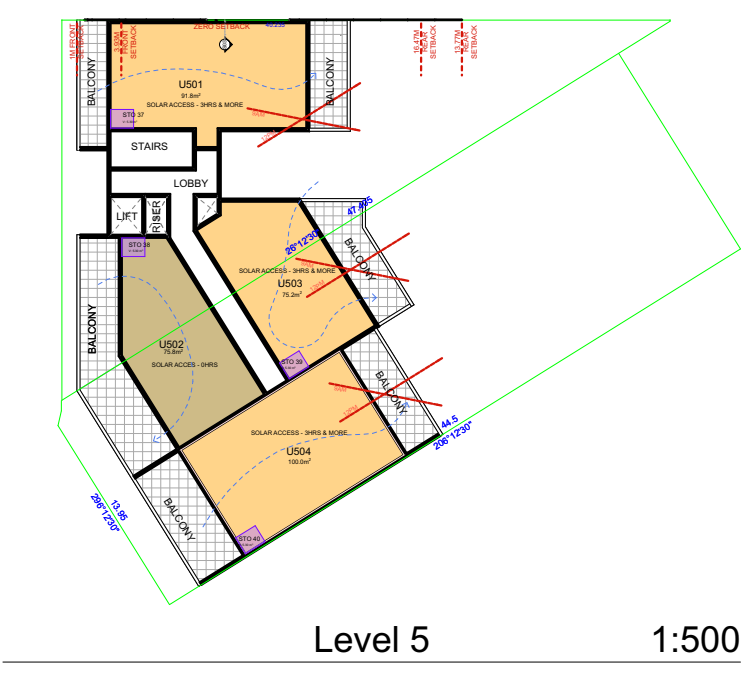
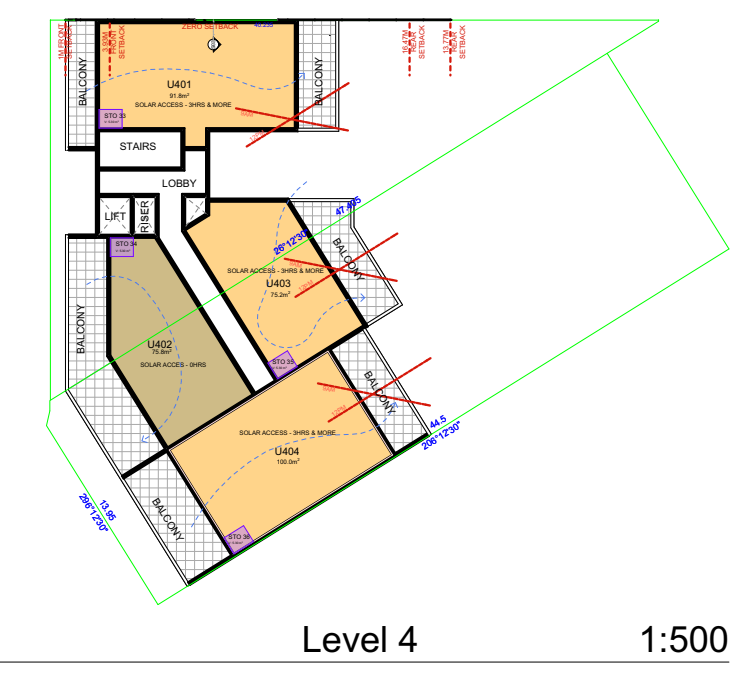
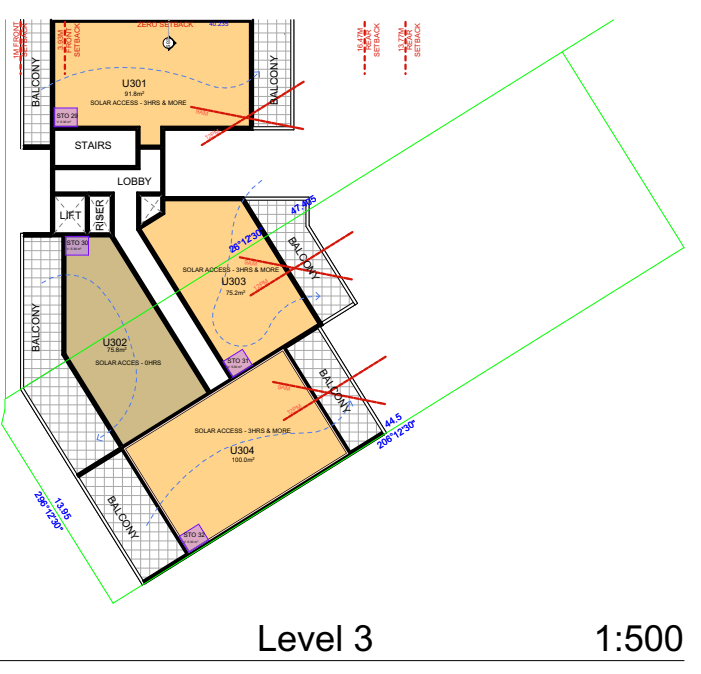
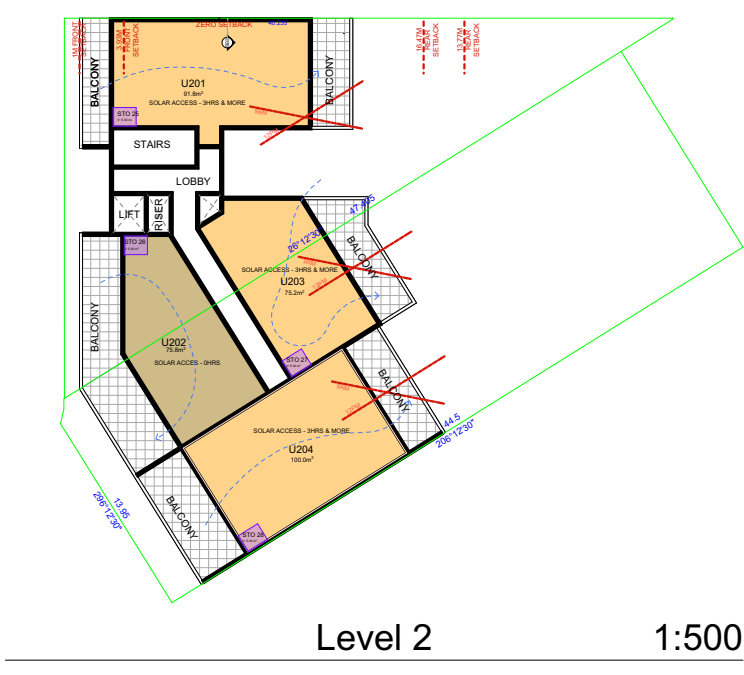
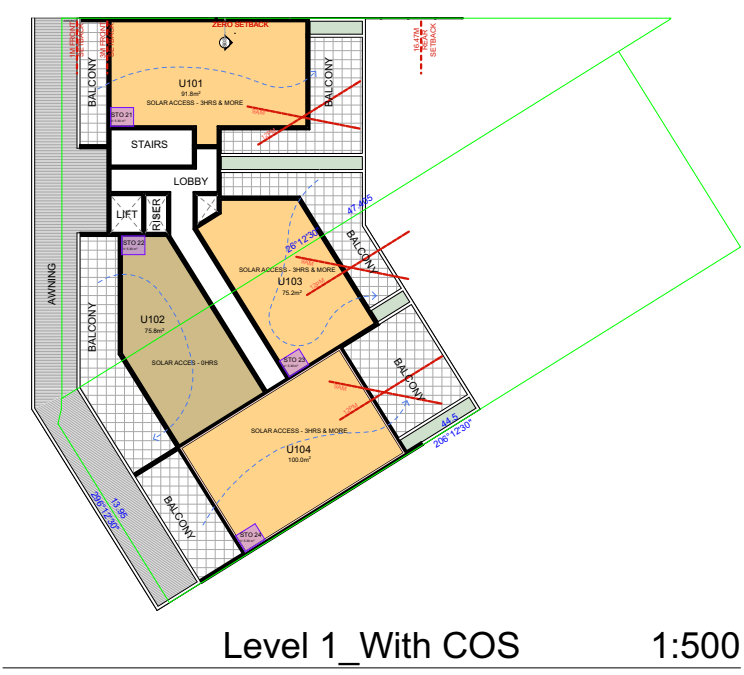
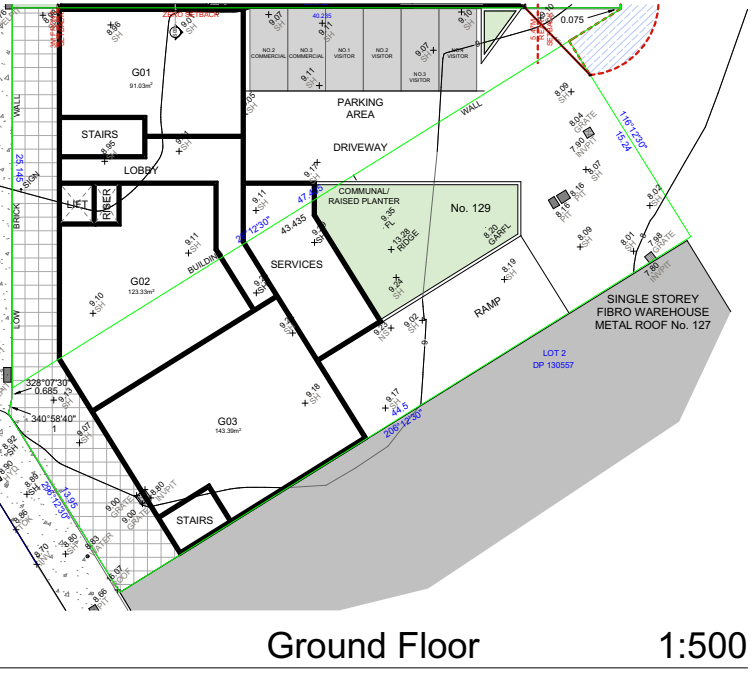
	≥ 3 HRS SOLAR ACCESS
	2 HRS SOLAR ACCESS NOT INCLUDED IN CALCULATION
	1HR SOLAR ACCESS NOT INCLUDED IN CALCULATION
	NO SOLAR ACCESS

SOLAR ACCESS TABLE	
MIN 3 HRS SOLAR ACCESS	15
MIN 2 HRS SOLAR ACCESS	0
MIN 1 HR SOLAR ACCESS	0
0 HRS SOLAR ACCESS	5
TOTAL UNITS	20
PERCENTAGE	75%

CROSS VENTILATION TABLE	
UNIT WITH CROSS VENTILATION	20
UNIT WITHOUT CROSS VENTILATION	0
TOTAL UNITS	20
PERCENTAGE	100%

Storage			
Home Story	UNIT	Zone Name	Net Volume
2. Upper Basment B1	U101	STO 1	6.25
2. Upper Basment B1	U102	STO 2	6.25
2. Upper Basment B1	U103	STO 3	6.25
2. Upper Basment B1	U104	STO 4	6.25
2. Upper Basment B1	U201	STO 5	6.25
2. Upper Basment B1	U202	STO 6	6.25
2. Upper Basment B1	U203	STO 7	6.25
2. Upper Basment B1	U204	STO 8	6.25
2. Upper Basment B1	U301	STO 9	6.25
2. Upper Basment B1	U302	STO 10	6.25
2. Upper Basment B1	U303	STO 11	6.25
2. Upper Basment B1	U304	STO 12	6.25
2. Upper Basment B1	U401	STO 13	6.25
2. Upper Basment B1	U402	STO 14	6.25
2. Upper Basment B1	U403	STO 15	6.25
2. Upper Basment B1	U404	STO 16	6.25
2. Upper Basment B1	U501	STO 17	6.25
2. Upper Basment B1	U502	STO 18	6.25
2. Upper Basment B1	U503	STO 19	6.25
2. Upper Basment B1	U504	STO 20	6.25
4. Level 1_ With COS	U101	STO 21	5.11
4. Level 1_ With COS	U102	STO 22	5.11
4. Level 1_ With COS	U103	STO 23	5.11
4. Level 1_ With COS	U104	STO 24	5.11
5. Level 2	U201	STO 25	5.11
5. Level 2	U202	STO 26	5.11
5. Level 2	U203	STO 27	5.11
5. Level 2	U204	STO 28	5.11
6. Level 3	U301	STO 29	5.11
6. Level 3	U302	STO 30	5.11
6. Level 3	U303	STO 31	5.11
6. Level 3	U304	STO 32	5.11
7. Level 4	U401	STO 33	5.11
7. Level 4	U402	STO 34	5.11
7. Level 4	U403	STO 35	5.11
7. Level 4	U404	STO 36	5.11
8. Level 5	U501	STO 37	5.11
8. Level 5	U502	STO 38	5.11
8. Level 5	U503	STO 39	5.11
8. Level 5	U504	STO 40	5.11

STORAGE TABLE		
STORAGE	REQUIREMENT	PROPOSED
STUDIO: - 4 m³ 1 BED: - 6 m³ 2 BED: - 8 m³ 3+ BED: - 10 m³ REQUIREMENT: U101: 3 BED = 10 m³ U102: 2 BED = 8 m³ U103: 2 BED = 8 m³ U104: 3 BED = 10 m³ U201: 3 BED = 10 m³ U202: 2 BED = 8 m³ U203: 2 BED = 8 m³ U204: 3 BED = 10 m³ U301: 3 BED = 10 m³ U302: 2 BED = 8 m³ U303: 2 BED = 8 m³ U304: 3 BED = 10 m³ U401: 3 BED = 10 m³ U402: 2 BED = 8 m³ U403: 2 BED = 8 m³ U404: 3 BED = 10 m³ U501: 3 BED = 10 m³ U502: 2 BED = 8 m³ U503: 2 BED = 8 m³ U504: 3 BED = 10 m³		U101: 3 BED = 12 m³ U102: 2 BED = 12 m³ U103: 2 BED = 12 m³ U104: 3 BED = 12 m³ U201: 3 BED = 12 m³ U202: 2 BED = 12 m³ U203: 2 BED = 12 m³ U204: 3 BED = 12 m³ U301: 3 BED = 12 m³ U302: 2 BED = 12 m³ U303: 2 BED = 12 m³ U304: 3 BED = 12 m³ U401: 3 BED = 12 m³ U402: 2 BED = 12 m³ U403: 2 BED = 12 m³ U404: 3 BED = 12 m³ U501: 3 BED = 12 m³ U502: 2 BED = 12 m³ U503: 2 BED = 12 m³ U504: 3 BED = 12 m³



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