

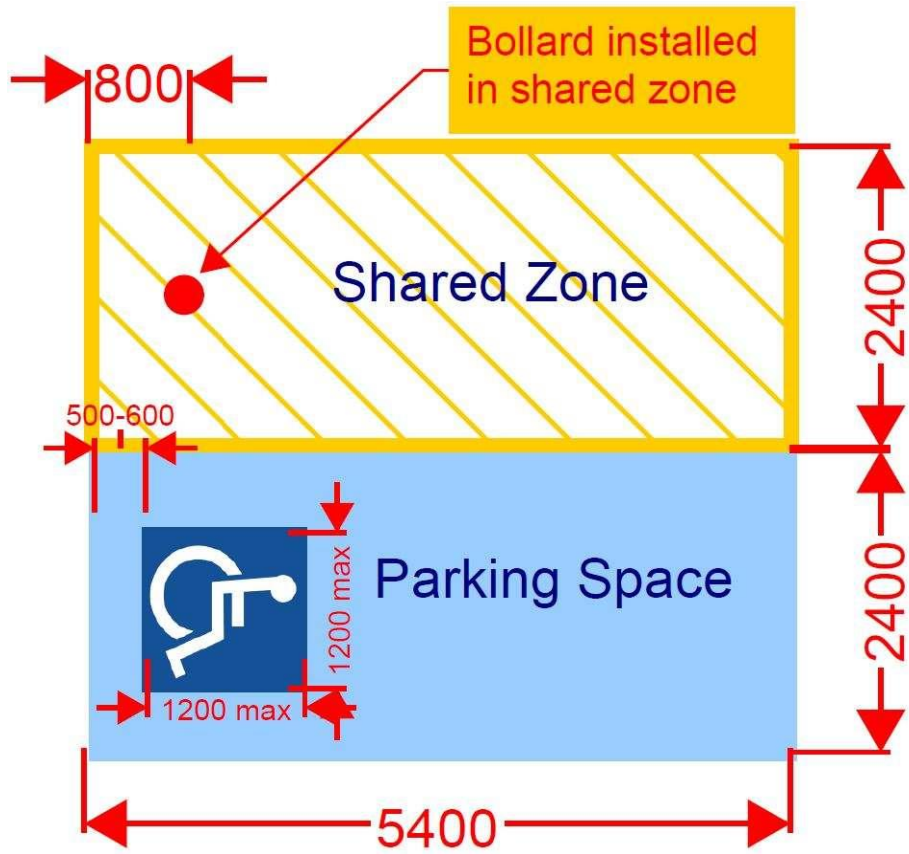
MIXED USE: COMMERCIAL & BOARDING HOUSES

PRE-DA

84 PARK ROAD HOMEBUSH SYDNEY NSW 2140
PROJECT No. 19307

No	DRAWING NAME
A000	COVER PAGE
A100	CALCULATION
A101	SITE PLAN & SITE ANALYSIS
A103	DEMOLITION PLAN
A104	CONSTRUCTION MANAGMENT PLAN
A200	GENERAL ARRANGEMENT - BASEMENT
A201	GENERAL ARRANGEMENT - GROUND FLOOR PLAN
A202	GENERAL ARRANGEMENT - LEVEL 1_WITH COS; LEVEL 2
A203	GENERAL ARRANGMENT - LEVEL 3; LEVEL 4
A204	GENERAL ARRANGMENT - LEVEL 5; LEVEL 6
A205	GENERAL ARRANGMENT - LEVEL 7_WITH COS; ROOF_LIFT OVER RUN
A300	WEST ELEVATION; EAST ELEVATION
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	FRONT STREETSCAPE
A400	SECTION AA
A401	SECTION BB; SECTION CC
A501	FSR CALCULATION
A502	SHADOW DIAGRAM_1
A503	SHADOW DIAGRAM_2
A601	SCHEDULE FOR FINISHES_1
A602	SCHEDULE FOR FINISHES_2
A603	ADAPTABLE ROOM TYPES
A700	NOTIFICATION PLAN

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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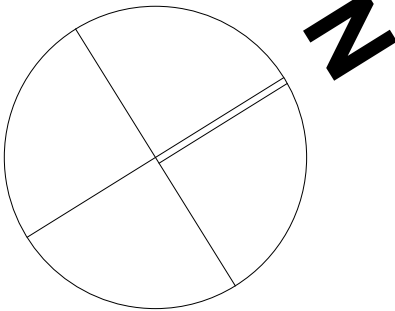
PURPOSE OF ISSUE
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FOR DEVELOPMENT APPLICATION
AMENDMENTS
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84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT
RADWAN ALAM



STATUS

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STAGE
PRE-DA

DRAWING NO.

A000

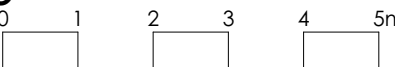
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JOB NO.
19307



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	1289.7 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	YES
ALLOWABLE SETBACKS	FRONT SETBACK 6M SIDE SETBACKS ZERO SETBACK REAR SETBACK 6M: GROUND FLOOR-LEVEL 4 9M: LEVEL 5 AND ABOVE	FRONT SETBACK: 6M SIDE SETBACK: ZERO REAR SETBACK 6M: GROUND FLOOR- LEVEL 4 9M: LEVEL 5 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	N/A	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 = 21 CARS;	20 PARKING FOR BOARDING	YES
	1 PARKING SPACE FOR MANAGER (ARH)	1 MANAGER'S PARKING	
	1 COMMERCIAL PARKING	1 COMMERCIAL PARKING	
	TOTAL: 23 CARS	TOTAL: 23 CARS	
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

BOARDING ROOM AREAS					
ROOM NUMBER	HOME STOREY	ROOM TYPES	INTERNAL HABITABLE AREA	KITCHEN / BATH	UNIT TOTAL (HABITABLE + KIT/BATH)
ROOM 01	3. Level 1_With COS	DOUBLE ROOM	19.6	6	20
ROOM 02	3. Level 1_With COS	SINGLE ROOM	14.8	9	21
ROOM 03_ADAPT	3. Level 1_With COS	SINGLE ROOM	16.7	9	26
ROOM 4 MANAGER	3. Level 1_With COS	DOUBLE ROOM	18.2	7	21
ROOM 5	3. Level 1_With COS	DOUBLE ROOM	18.6	7	30
ROOM 06	4. Level 2	DOUBLE ROOM	19.6	6	20
ROOM 07	4. Level 2	SINGLE ROOM	15.1	9	21
ROOM 08_ADAPT	4. Level 2	SINGLE ROOM	17.2	9	26
ROOM 09	4. Level 2	DOUBLE ROOM	18.2	12	29
ROOM 10	4. Level 2	DOUBLE ROOM	17.1	11	29
ROOM 11	4. Level 2	DOUBLE ROOM	17.1	6	29
ROOM 12	4. Level 2	DOUBLE ROOM	18.5	7	30
ROOM 13	5. Level 3	DOUBLE ROOM	19.6	6	20
ROOM 14	5. Level 3	SINGLE ROOM	15.1	9	21
ROOM 15_ADAPT	5. Level 3	SINGLE ROOM	17.2	9	26
ROOM 16	5. Level 3	DOUBLE ROOM	18.2	12	29
ROOM 17	5. Level 3	DOUBLE ROOM	17.1	11	29
ROOM 18	5. Level 3	DOUBLE ROOM	17.1	6	29
ROOM 19	5. Level 3	DOUBLE ROOM	18.5	7	30
ROOM 20	6. Level 4	DOUBLE ROOM	19.6	6	20
ROOM 21	6. Level 4	SINGLE ROOM	15.1	9	21
ROOM 22_ADAPT	6. Level 4	SINGLE ROOM	17.2	9	26
ROOM 23	6. Level 4	DOUBLE ROOM	18.2	12	29
ROOM 24	6. Level 4	DOUBLE ROOM	17.1	11	29
ROOM 25	6. Level 4	DOUBLE ROOM	17.1	6	29
ROOM 26	6. Level 4	DOUBLE ROOM	18.5	7	30
ROOM 27	7. Level 5	DOUBLE ROOM	19.6	6	20
ROOM 28	7. Level 5	SINGLE ROOM	15.1	9	21
ROOM 29_ADAPT	7. Level 5	SINGLE ROOM	17.2	9	26
ROOM 30	7. Level 5	DOUBLE ROOM	18.2	12	29
ROOM 31	7. Level 5	DOUBLE ROOM	17.1	11	29
ROOM 32	7. Level 5	DOUBLE ROOM	17.1	6	29
ROOM 33	7. Level 5	DOUBLE ROOM	18.5	7	30
ROOM 34	8. Level 6	DOUBLE ROOM	19.6	6	20
ROOM 35	8. Level 6	SINGLE ROOM	15.1	9	21
ROOM 36_ADAPT	8. Level 6	SINGLE ROOM	17.2	9	26
ROOM 37	8. Level 6	DOUBLE ROOM	18.2	12	29
ROOM 38	8. Level 6	DOUBLE ROOM	17.1	11	29
ROOM 39	8. Level 6	DOUBLE ROOM	17.1	6	29
ROOM 40	8. Level 6	DOUBLE ROOM	18.5	7	30
			701.9 m ²		

PRIVATE OPEN SPACE CALCULATION		
Zone Category	ROOM NAME	AREA
POS	COMMUNAL TER.	30.0
POS	COMMUNAL TER.	52.5
POS	COMMUNAL TER.	54.5
POS	MANAGER'S ROOM	25.9
POS	ROOM 01	11.3
POS	ROOM 02	11.3
POS	ROOM 03	11.6
POS	ROOM 05	26.4
POS	ROOM 06	10.3
POS	ROOM 07	10.1
POS	ROOM 08	10.4
POS	ROOM 09	6.8
POS	ROOM 10	6.9
POS	ROOM 11	6.8
POS	ROOM 12	6.8
POS	ROOM 13	10.2
POS	ROOM 14	10.2
POS	ROOM 15	10.3
POS	ROOM 16	6.8
POS	ROOM 17	6.8
POS	ROOM 18	6.9
POS	ROOM 19	6.9
POS	ROOM 20	10.2
POS	ROOM 21	10.1
POS	ROOM 22	10.3
POS	ROOM 23	6.8
POS	ROOM 24	6.9
POS	ROOM 25	6.8
POS	ROOM 26	6.8
POS	ROOM 27	10.3
POS	ROOM 28	10.2
POS	ROOM 29	10.4
POS	ROOM 30	6.8
POS	ROOM 31	6.8
POS	ROOM 32	6.9
POS	ROOM 33	6.9
POS	ROOM 34	3.0
POS	ROOM 35	3.0
POS	ROOM 36	3.0
POS	ROOM 37	6.8
POS	ROOM 38	6.9
POS	ROOM 39	6.8
POS	ROOM 40	6.8
		492.2 m ²

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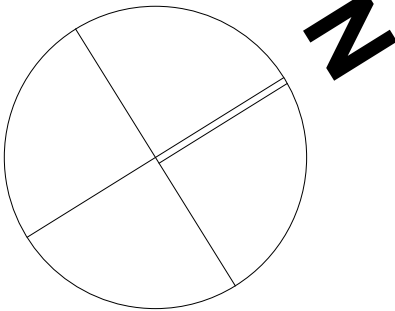
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84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
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CLIENT
RADWAN ALAM



STATUS

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STAGE

PRE-DA

DRAWING NO.

A100

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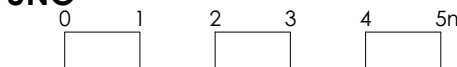
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19307

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POWELL STREET

PAK ROAD

PARAMATTA ROAD

BENCHMARK
TOP OF KERB
RL 8.73 AHD

NOISE FROM
ADJOINING
PROPERTIES

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 56

SUMMER SUN

WINTER SUN

WINTER SUN

EXISTING BOUNDARY LINE

PROPOSED NEW BOUNDARY LINE

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

NOISE
FROM TRAFFIC

NOISE FROM
ADJOINING
PROPERTIES

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

SUMMER
SUN

WALL

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STATUS

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STAGE

PRE-DA

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A101

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SITE PLAN & SITE ANALYSIS

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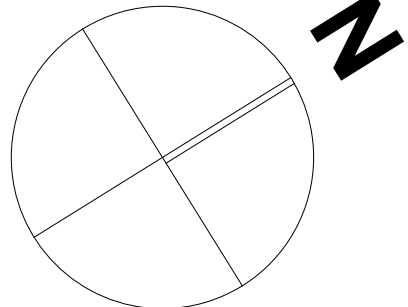
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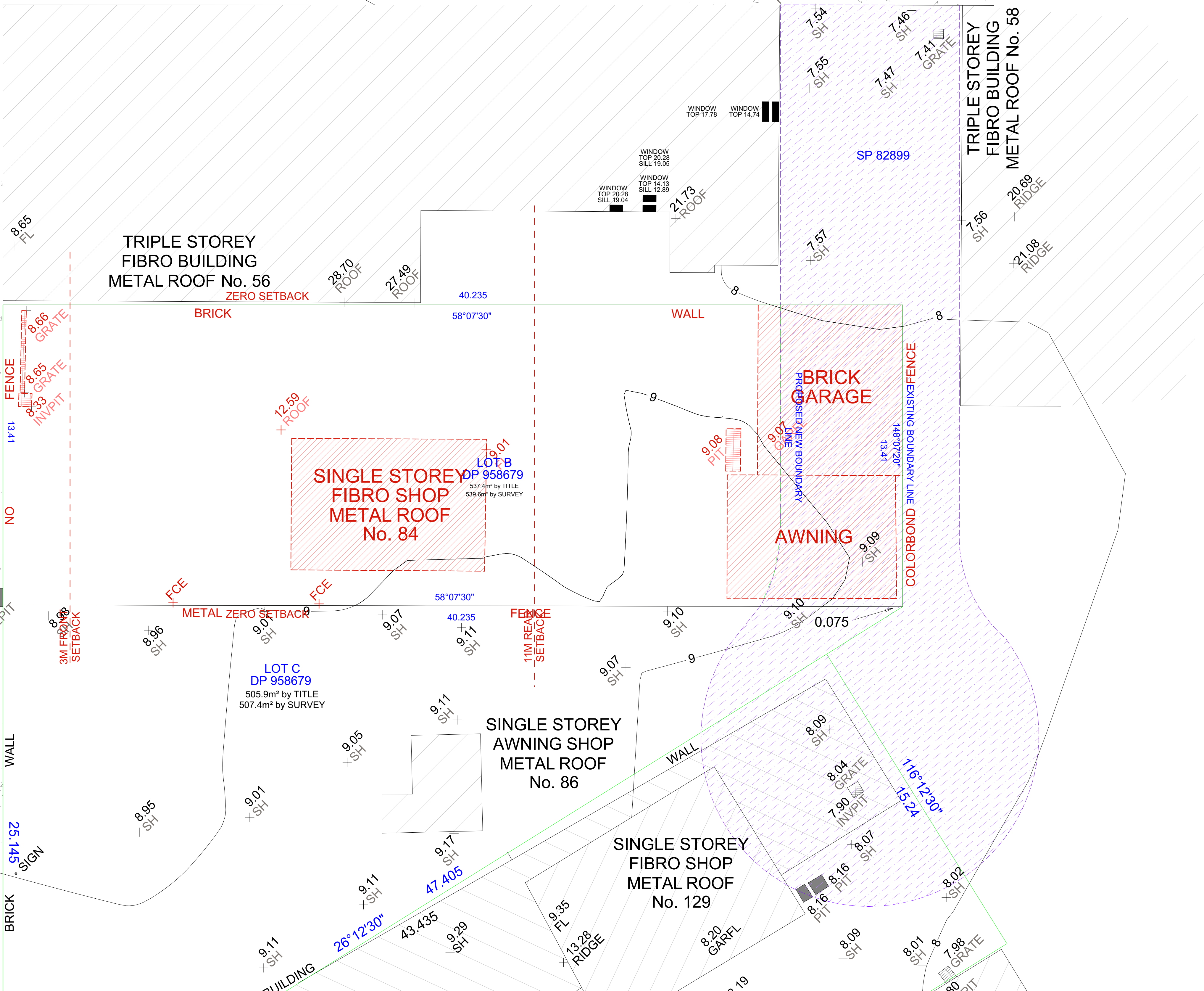
POWELL

STREET

PARK RD

PARAMATTA RD

BENCHMARK
TOP OF KERB
RL 8.73 AHD



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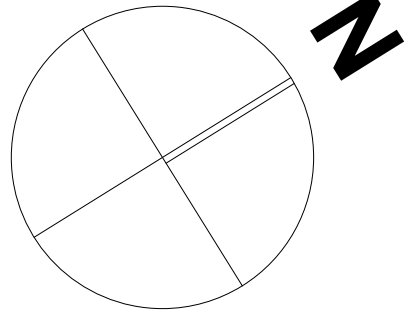
LOW

AWNIN

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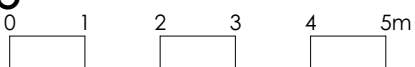
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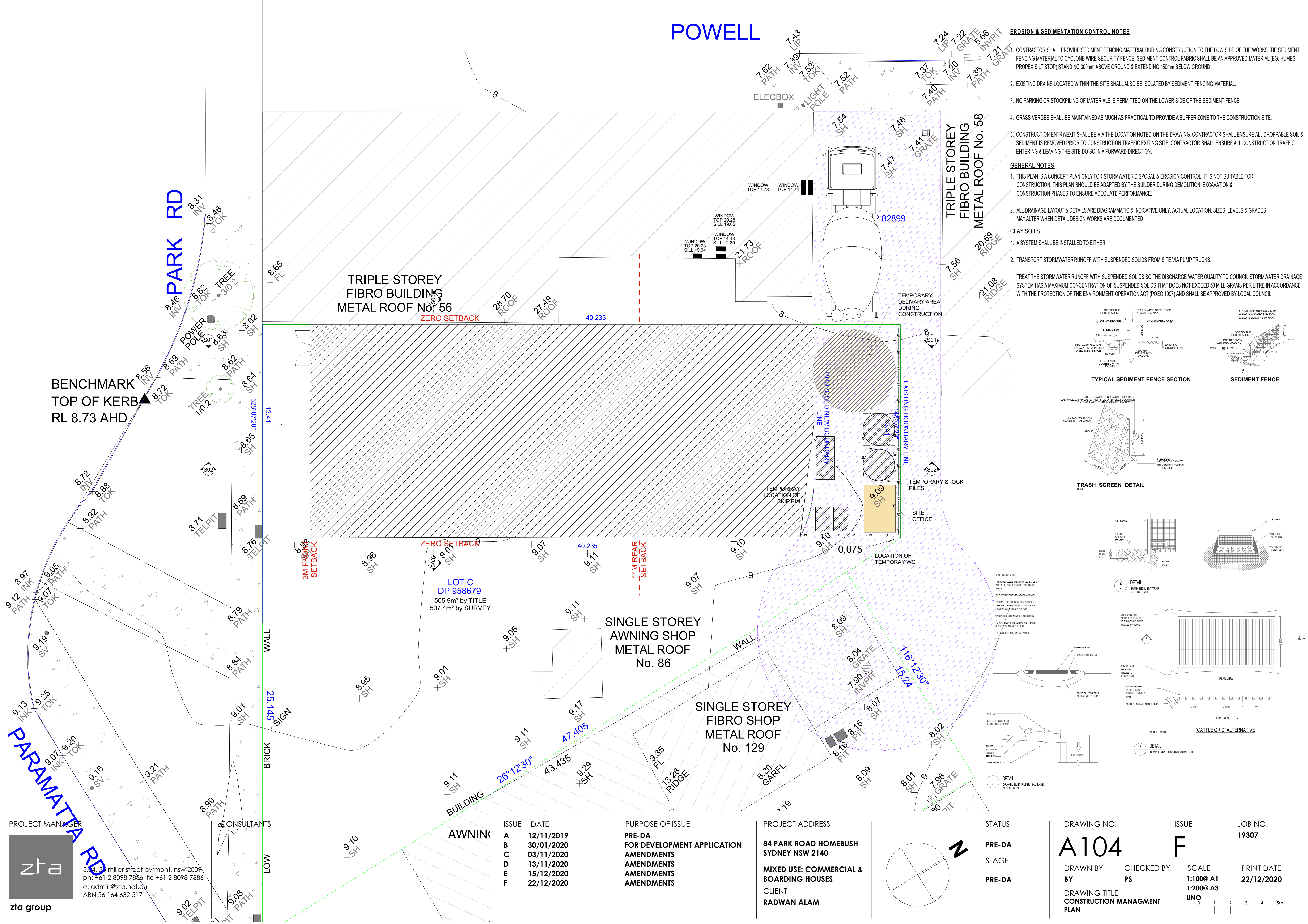
STATUS
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STAGE
PRE-DA

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A103
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DRAWING TITLE
DEMOLITION PLAN

ISSUE
F
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POWELL



EROSION & SEDIMENTATION CONTROL NOTES

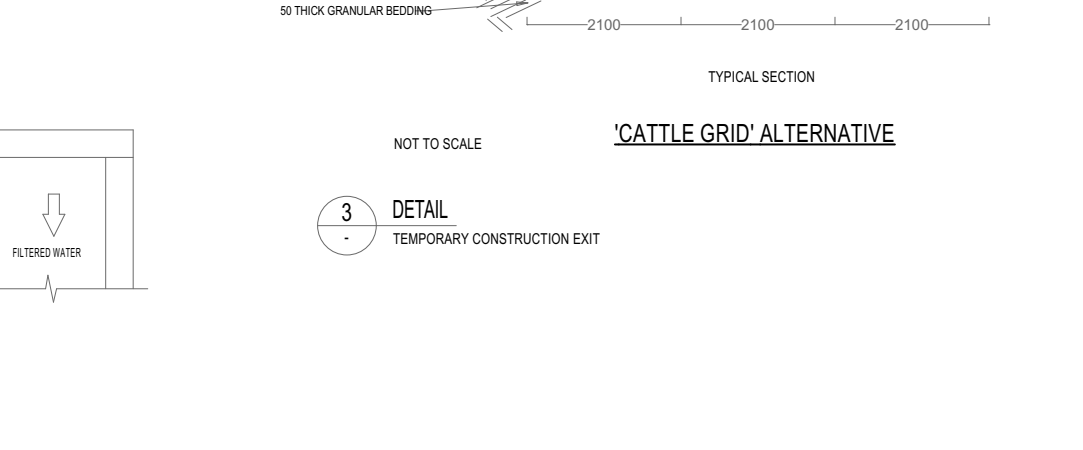
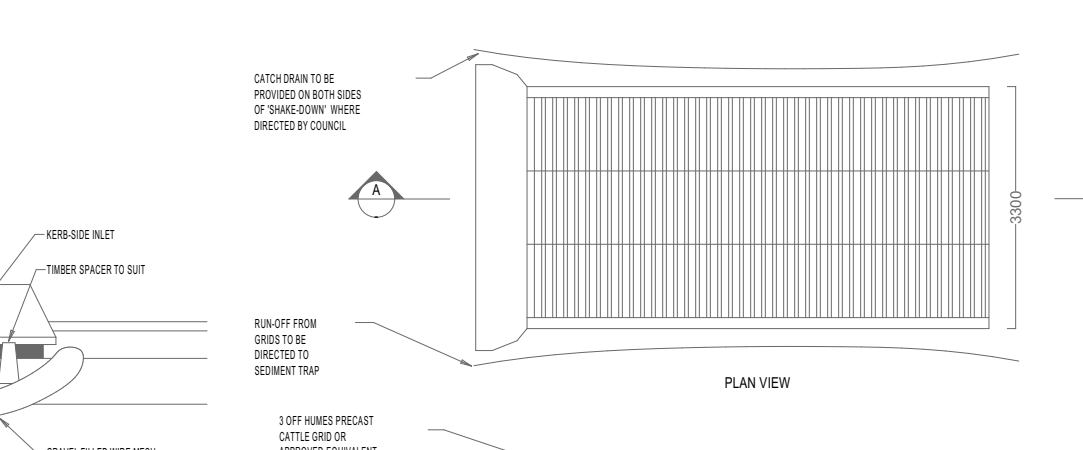
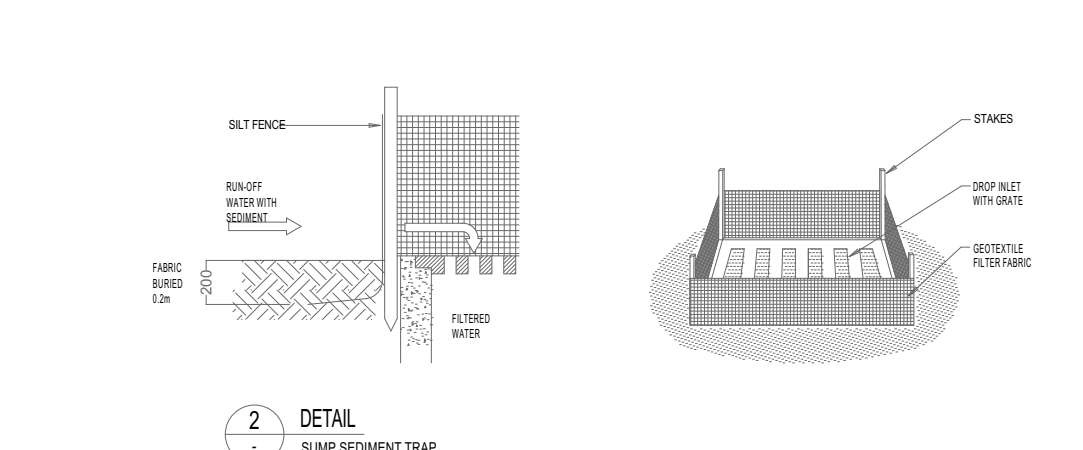
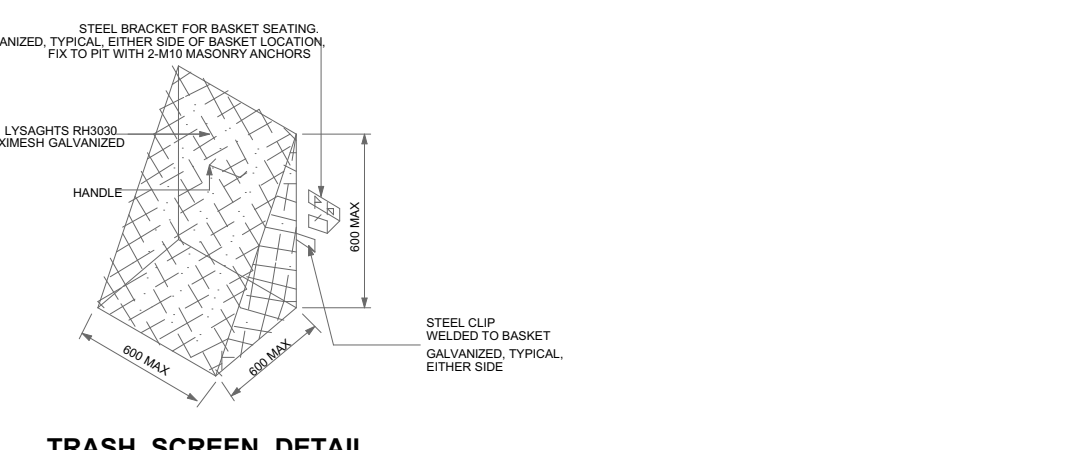
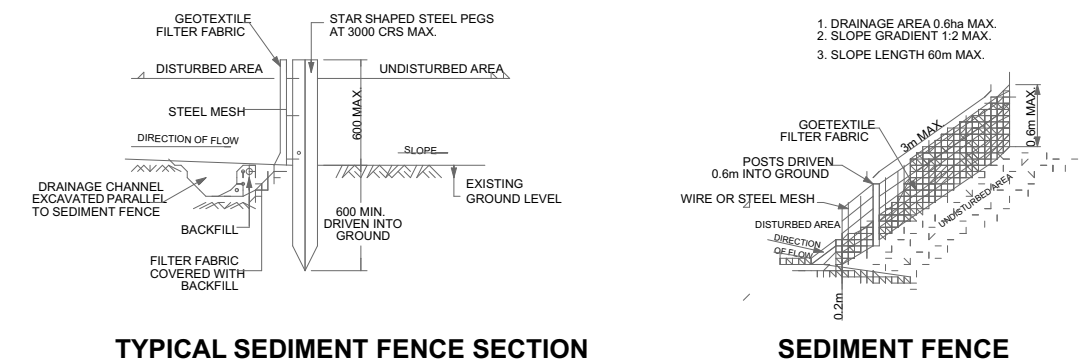
- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
- 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 MATERIAL 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:
 - 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.
- TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.



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STATUS

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A104

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CONSTRUCTION MANAGMENT
PLAN

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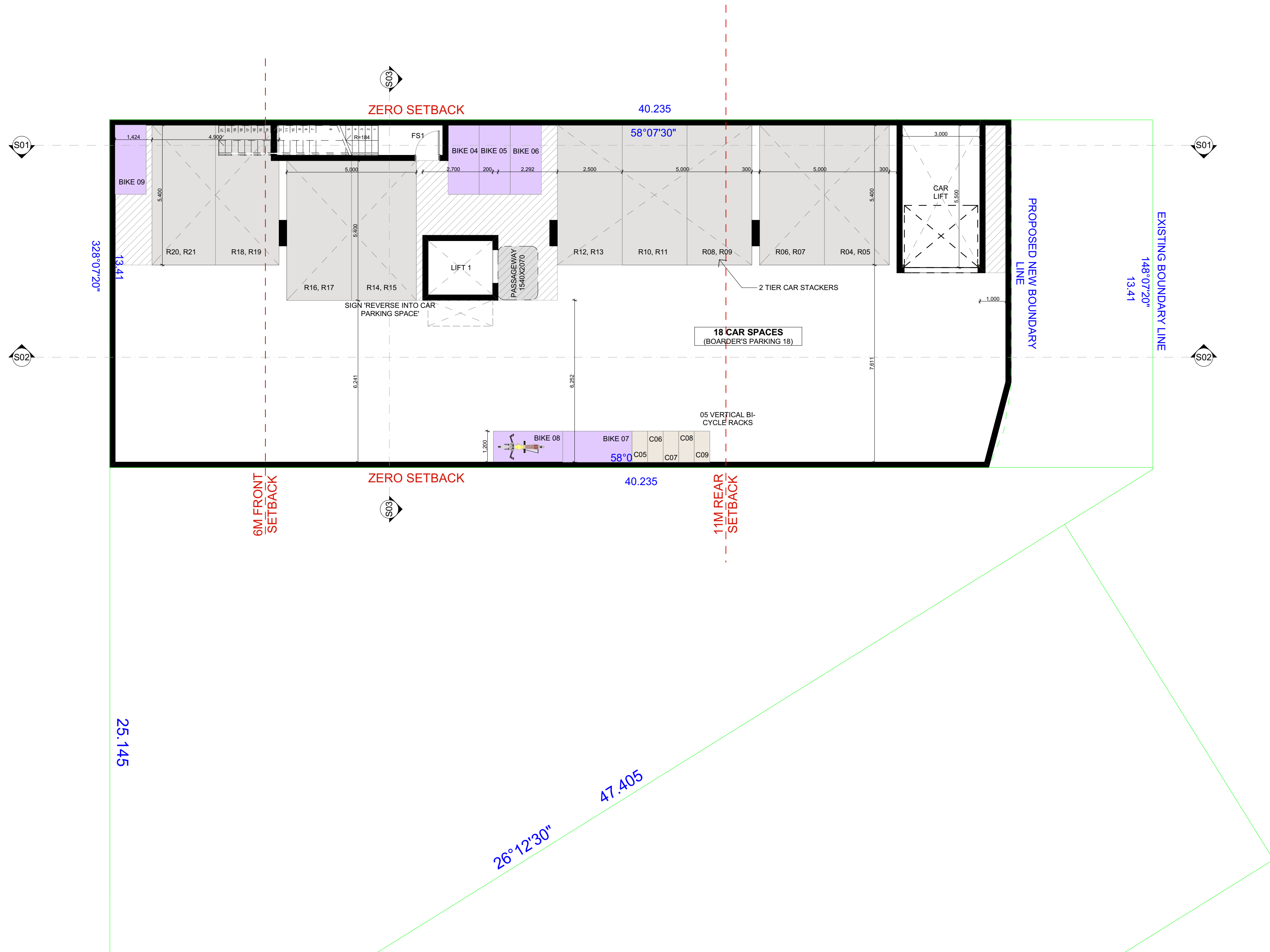
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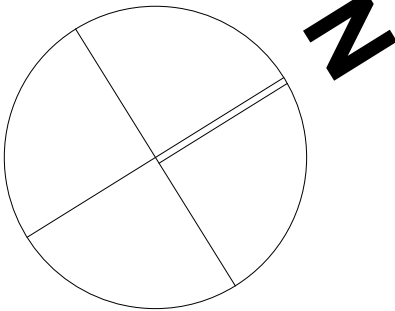
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STATUS

**PRE-DA
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PRE-DA**

DRAWING NO.

A200

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DRAWING TITLE
**GENERAL ARRANGEMENT -
BASEMENT**

ISSUE

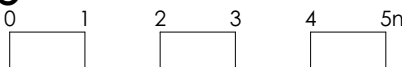
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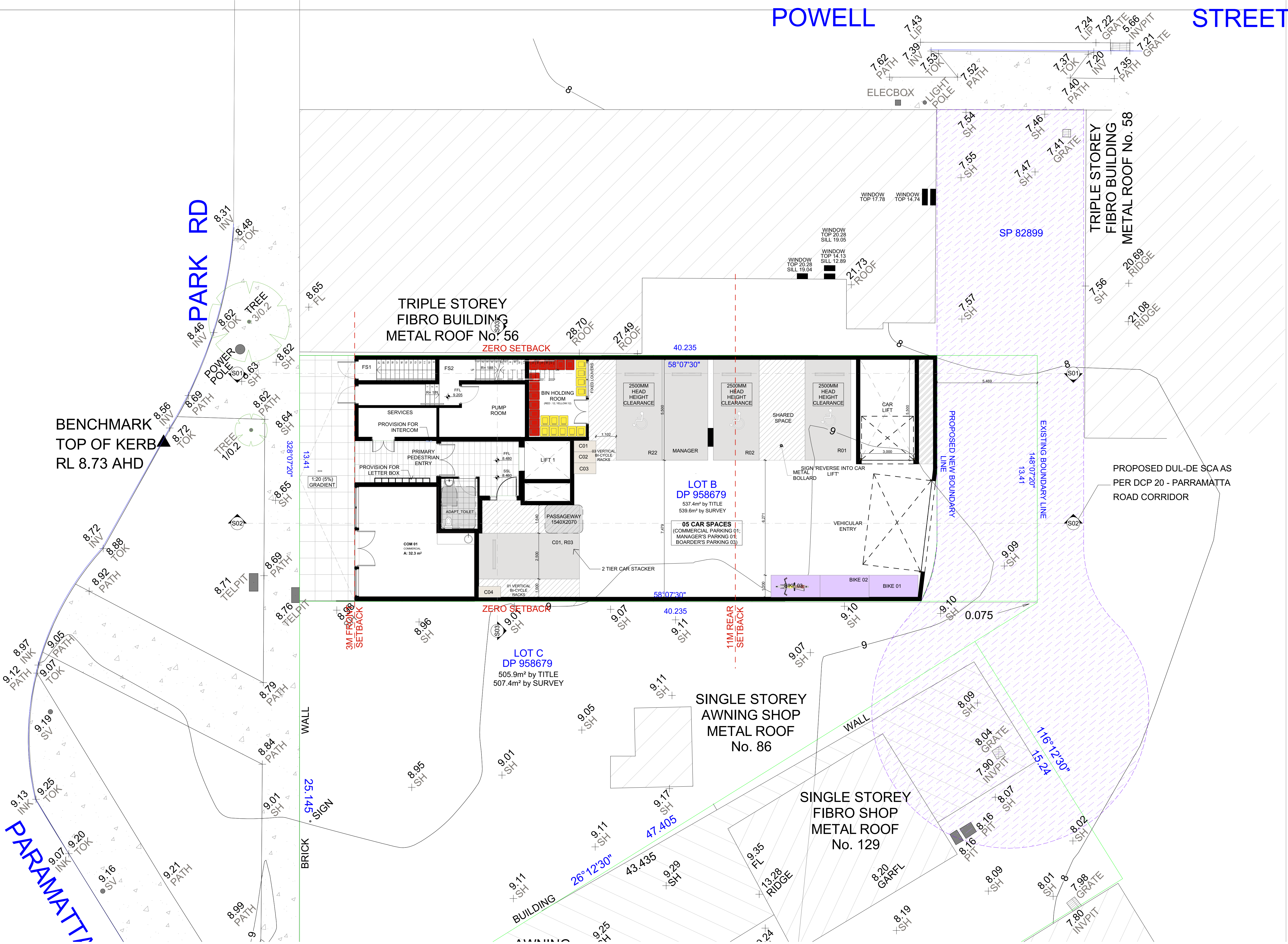
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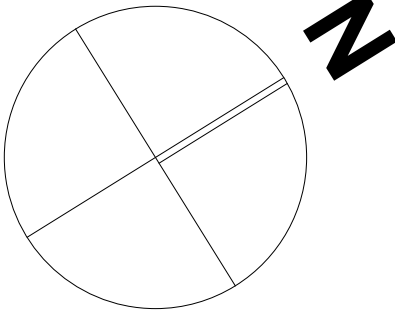
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A201

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GENERAL ARRANGEMENT -
GROUND FLOOR PLAN

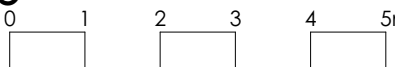
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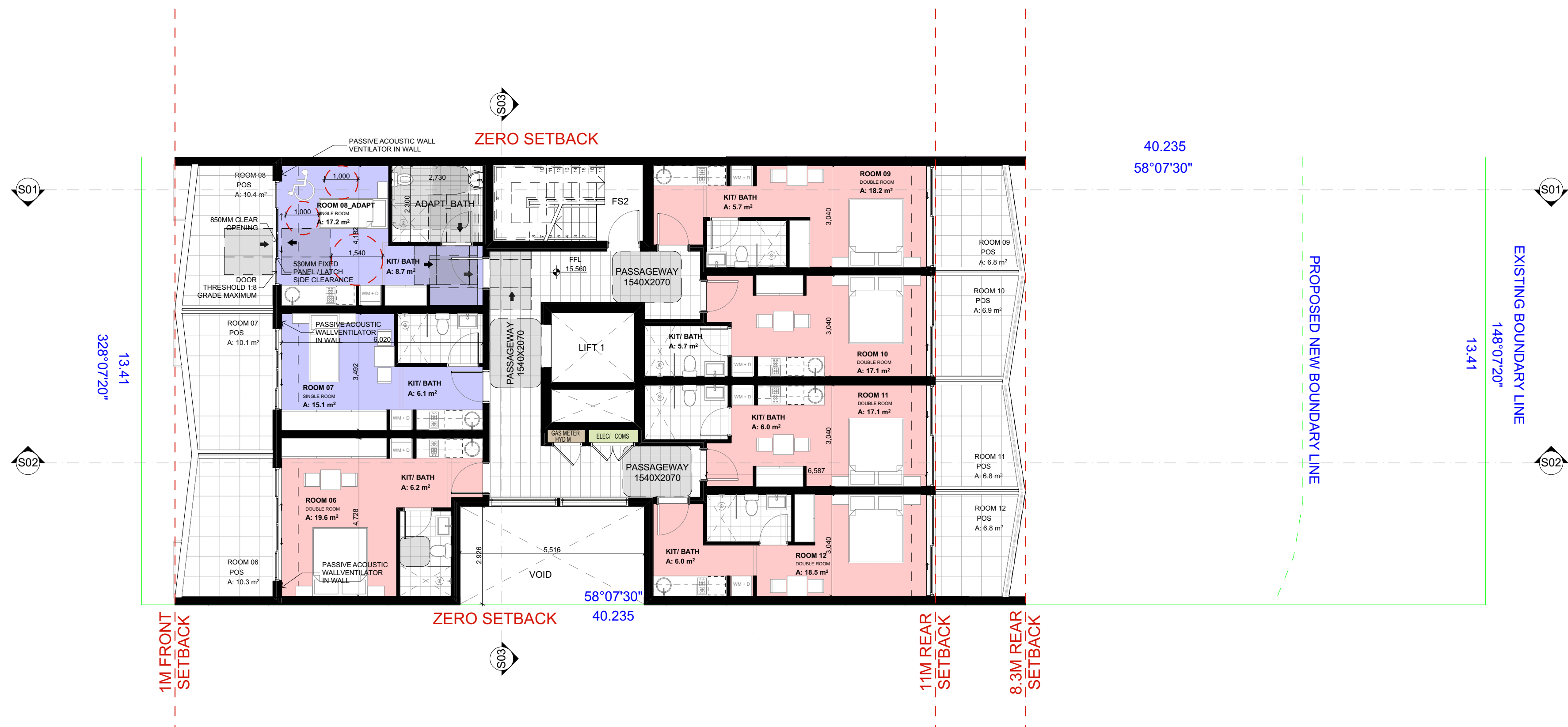
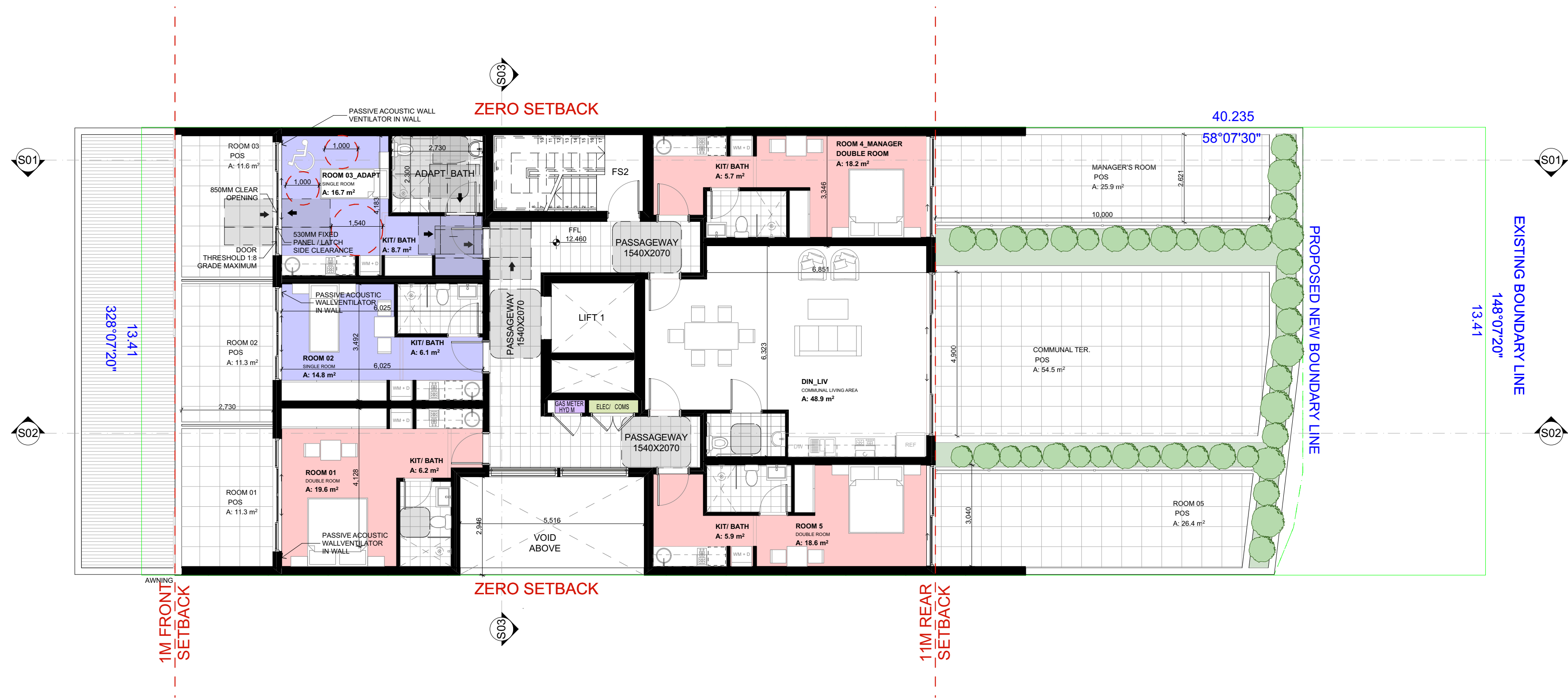
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C	03/11/2020
D	13/11/2020
E	15/12/2020
F	22/12/2020

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

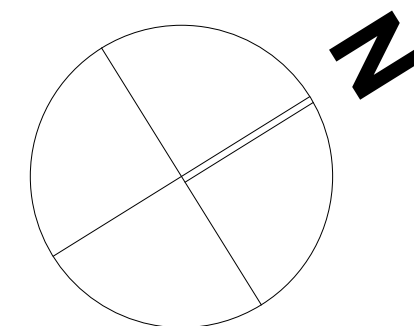
PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT

RADWAN ALAM



STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A202

DRAWN BY
BY

CHECKED BY
PS

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

ISSUE

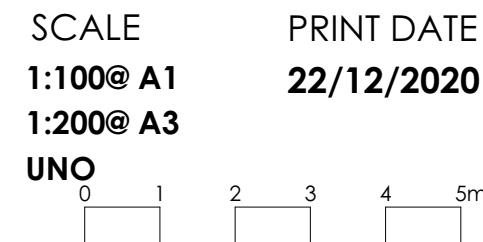
F

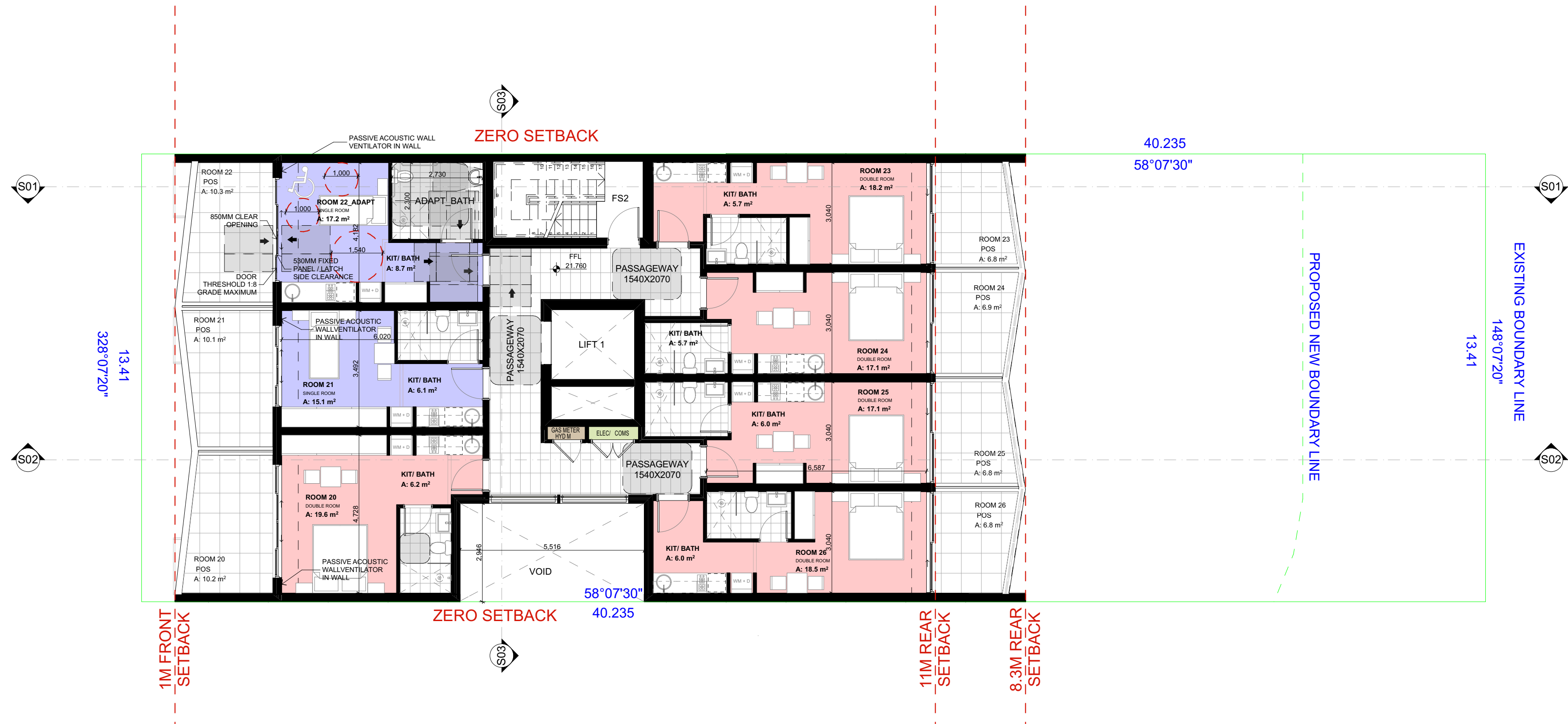
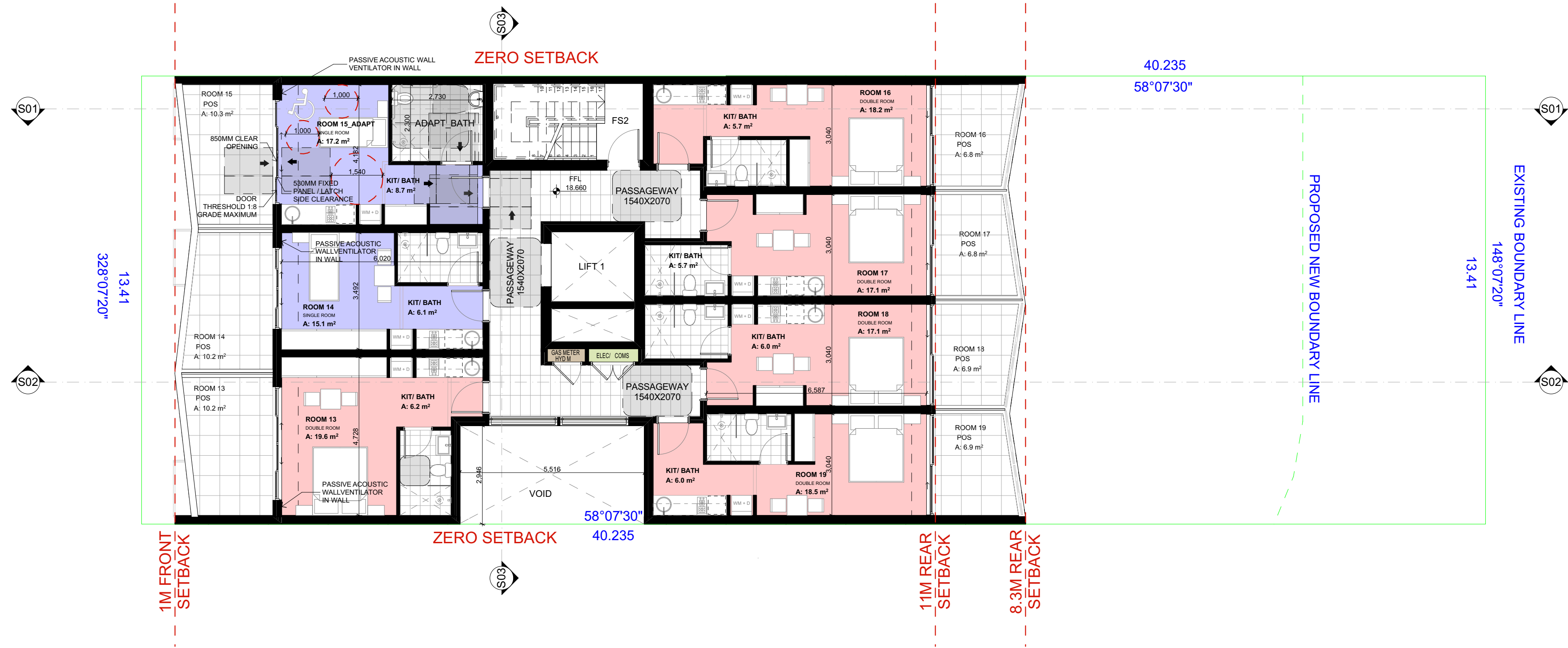
SCALE
1:100@ A1
1:200@ A3
UNO

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
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ABN 56 164 632 517

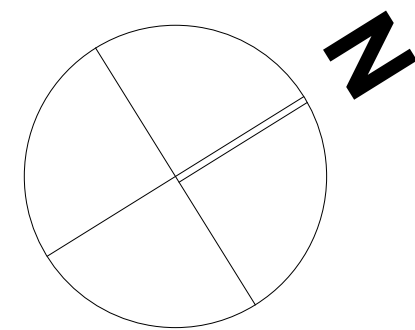
CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020
C	03/11/2020
D	13/11/2020
E	15/12/2020
F	22/12/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
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AMENDMENTS

PROJECT ADDRESS

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



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A203

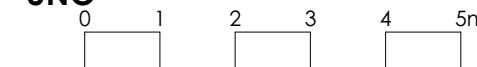
DRAWN BY
BY
CHECKED BY
PS

DRAWING TITLE
GENERAL ARRANGMENT -
LEVEL 3; LEVEL 4

ISSUE

F

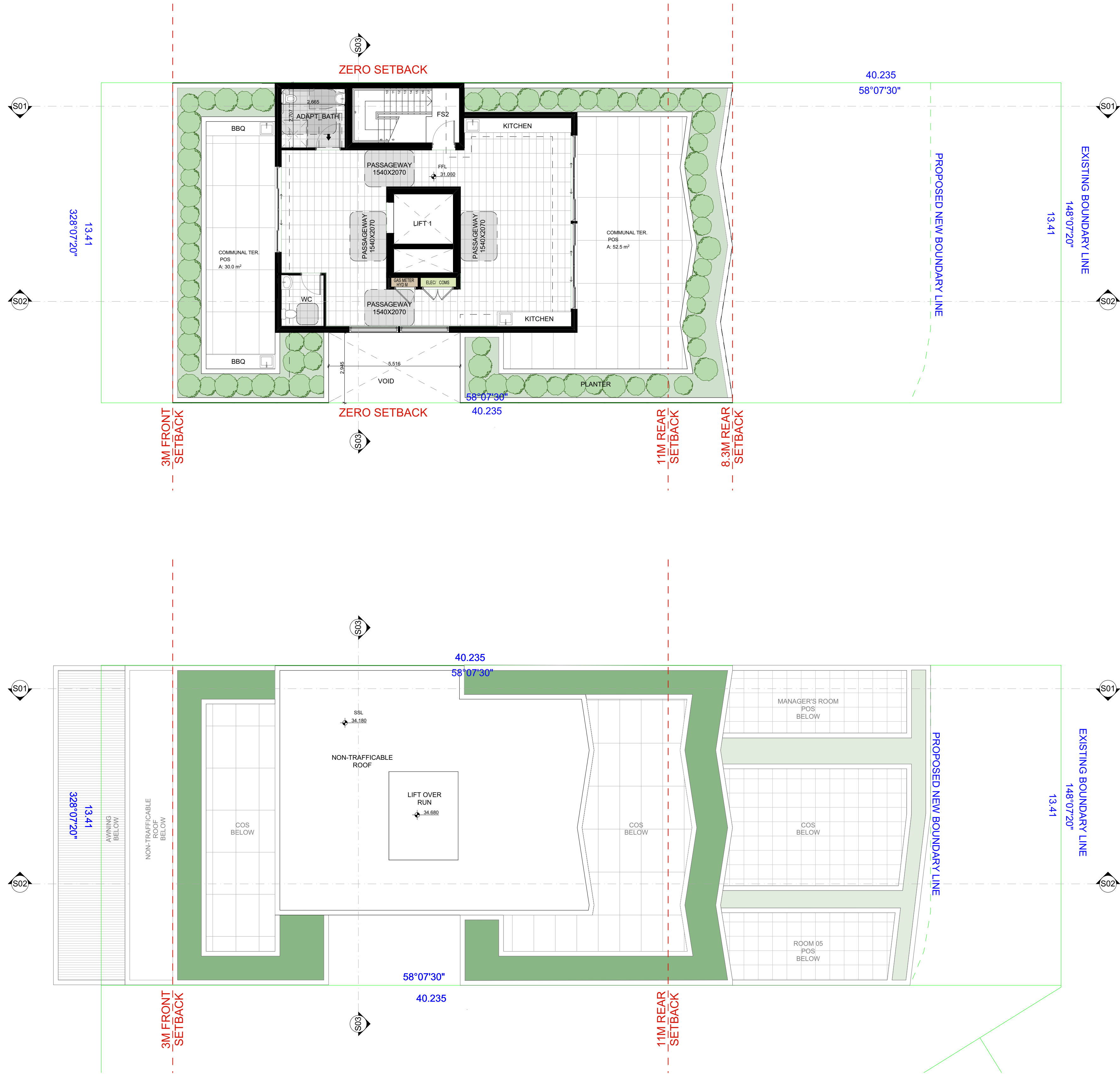
SCALE
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1:200@ A3
UNO



JOB NO.

19307

PRINT DATE
22/12/2020



PROJECT MANAGER



5.04, 55 miller street pyrmont, nsw 2009
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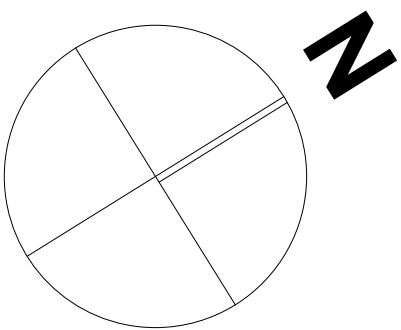
CONSULTANTS

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

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

PROJECT ADDRESS

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



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

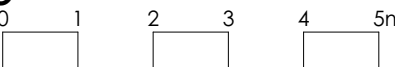
A205

DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
**GENERAL ARRANGMENT -
LEVEL 7 WITH COS; ROOF_LIFT
OVER RUN**

ISSUE

F

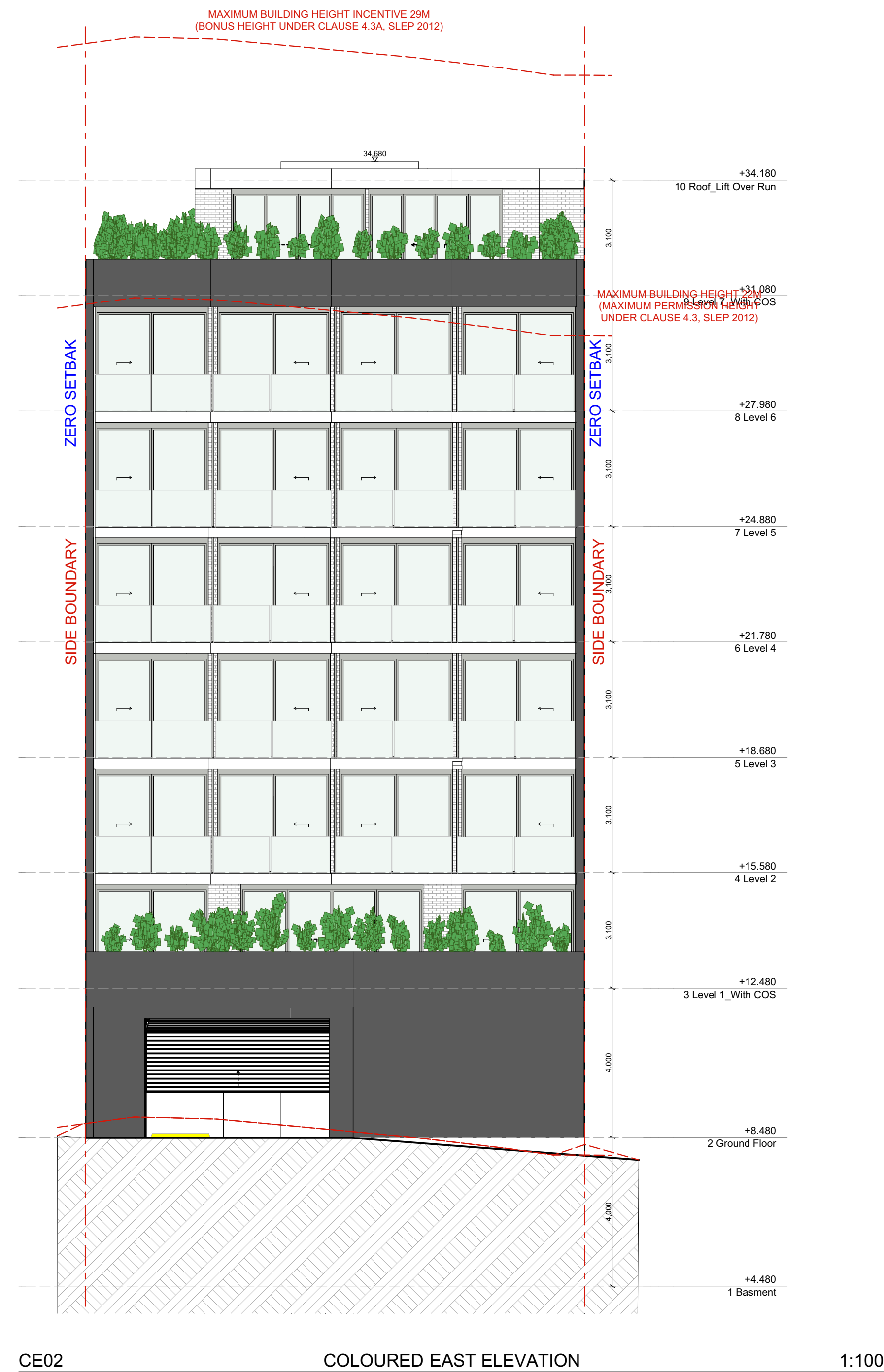
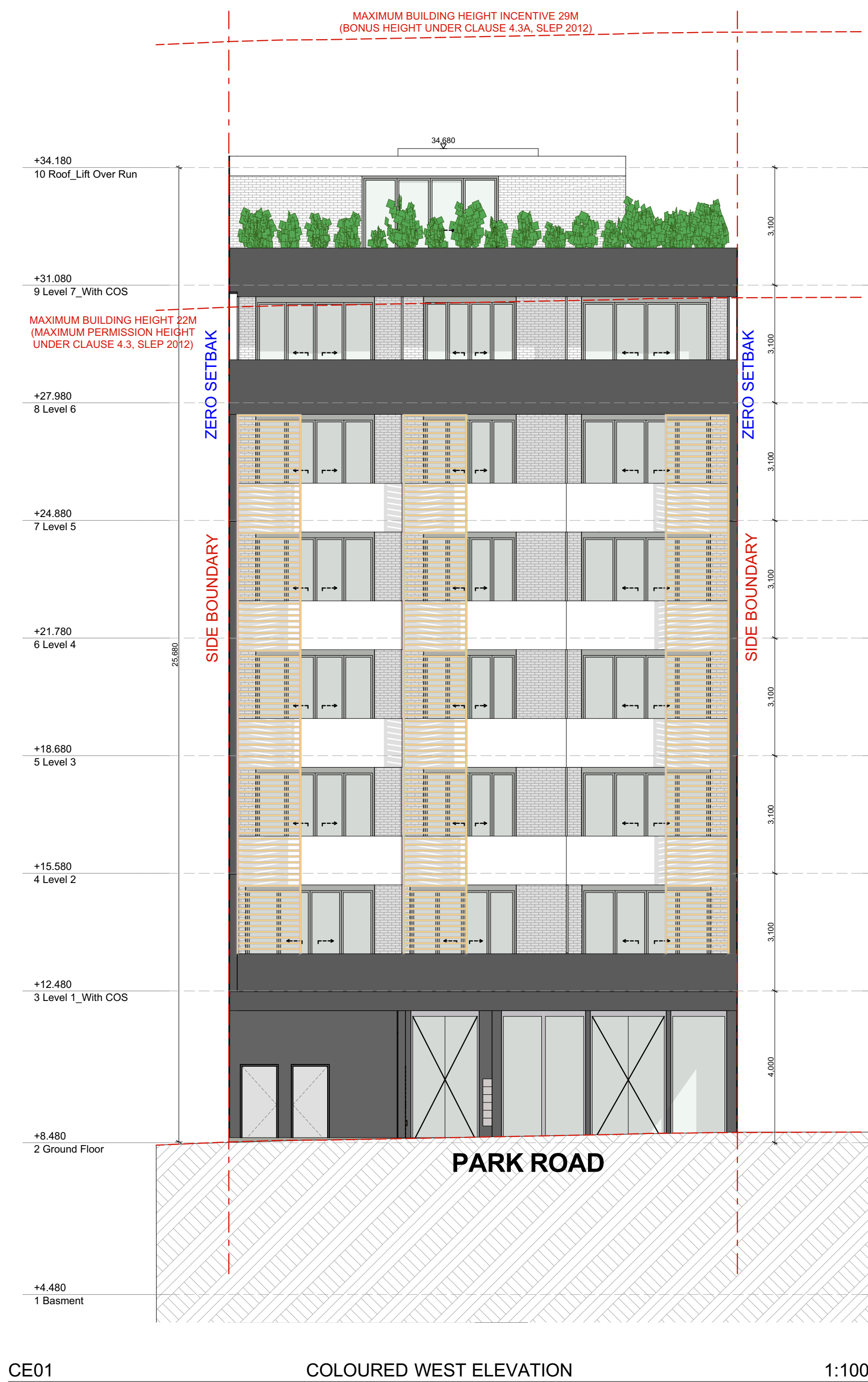
SCALE
**1:100@ A1
1:200@ A3
UNO**



JOB NO.

19307

PRINT DATE
22/12/2020



PROJECT MANAGER



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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

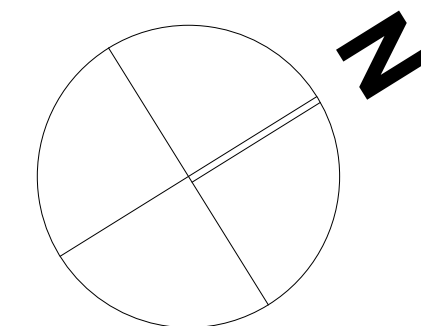
PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

CLIENT
RADWAN ALAM



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A300

DRAWN BY
BY CHECKED BY
PS

DRAWING TITLE
**WEST ELEVATION; EAST
ELEVATION**

ISSUE

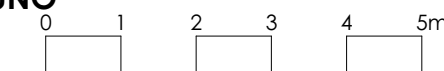
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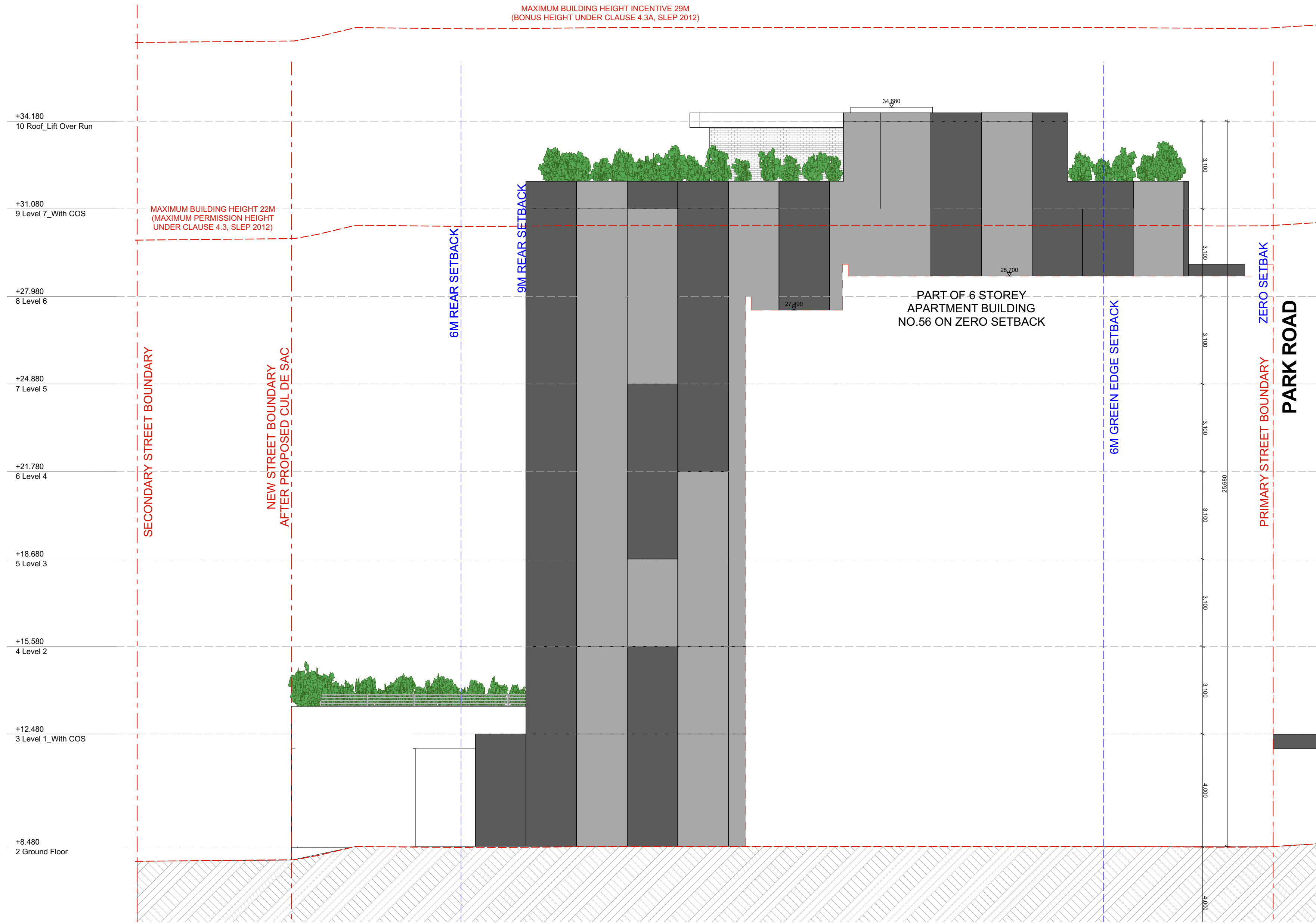
SCALE
**1:100@ A1
1:200@ A3
UNO**

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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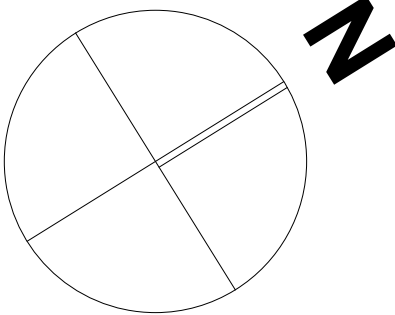
CONSULTANTS

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

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

PROJECT ADDRESS

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



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A301

DRAWN BY
BY
DRAWING TITLE
NORTH ELEVATION

CHECKED BY
PS

ISSUE

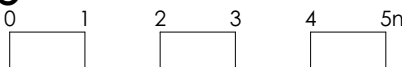
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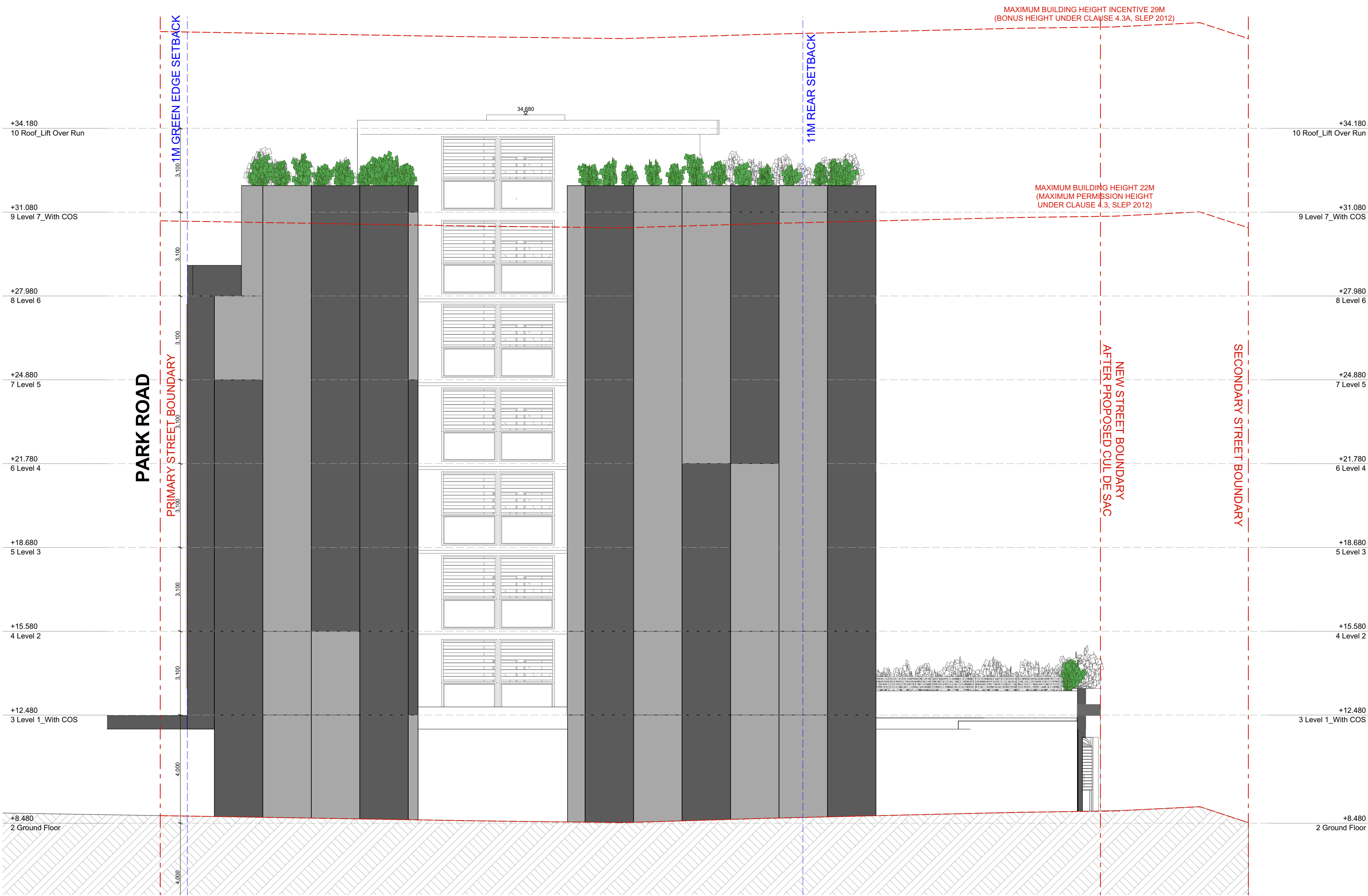
SCALE
**1:100@ A1
1:200@ A3
UNO**

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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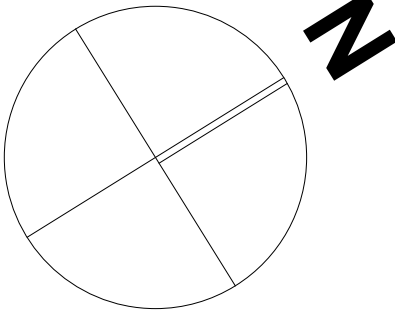
CONSULTANTS

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

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

PROJECT ADDRESS

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



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A302

DRAWN BY
BY
DRAWING TITLE
SOUTH ELEVATION

CHECKED BY
PS

ISSUE

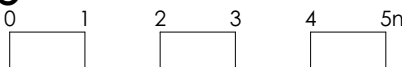
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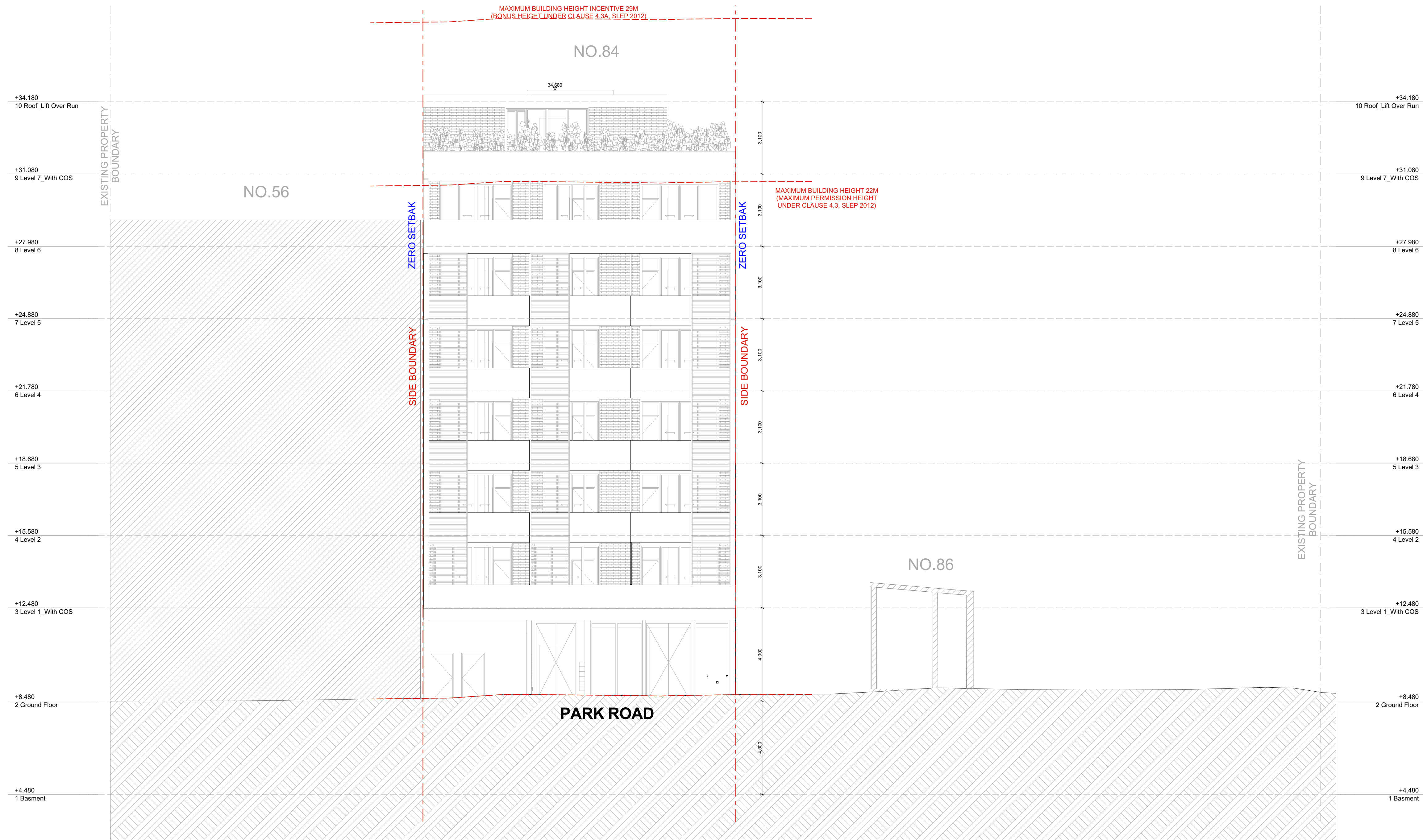
SCALE
**1:100@ A1
1:200@ A3
UNO**

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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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

PURPOSE OF ISSUE

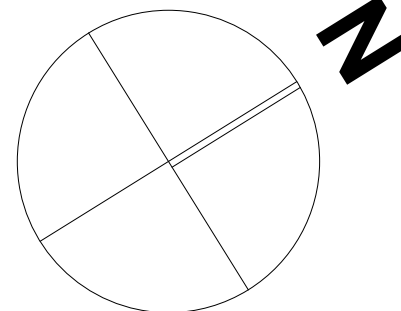
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT
RADWAN ALAM



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A303

DRAWN BY
BY

CHECKED BY
PS

DRAWING TITLE
FRONT STREETSCAPE

ISSUE

F

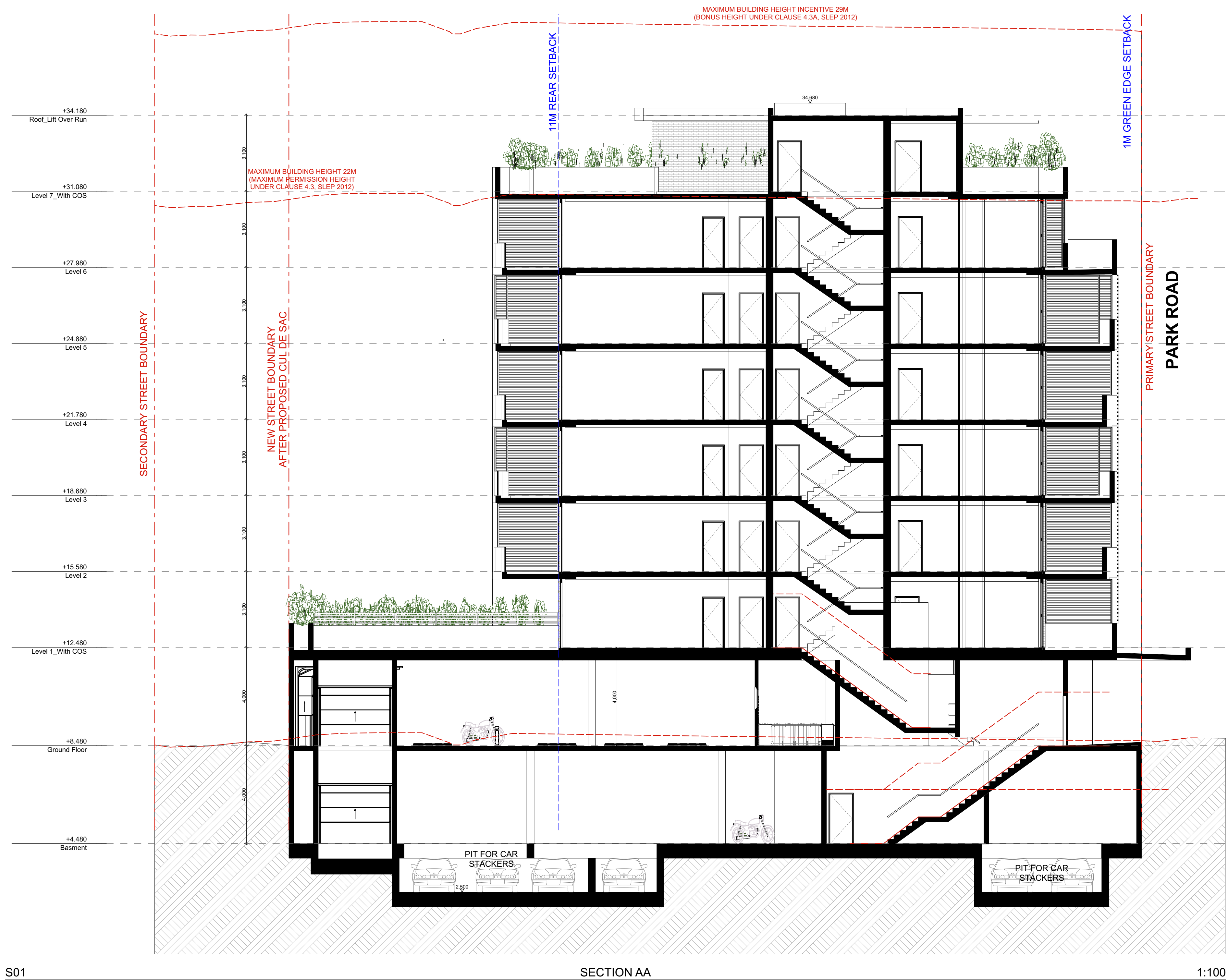
SCALE
1:100@ A1
1:200@ A3
UNO

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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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

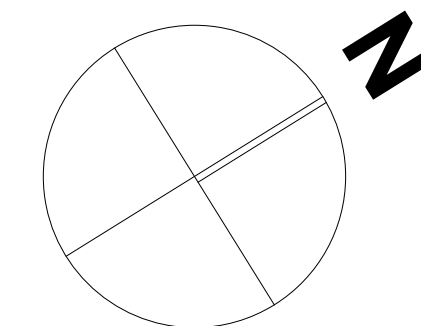
PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

CLIENT
RADWAN ALAM



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A400

DRAWN BY
BY
DRAWING TITLE
SECTION AA

CHECKED BY
PS

ISSUE

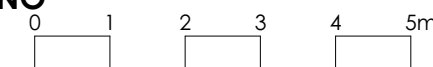
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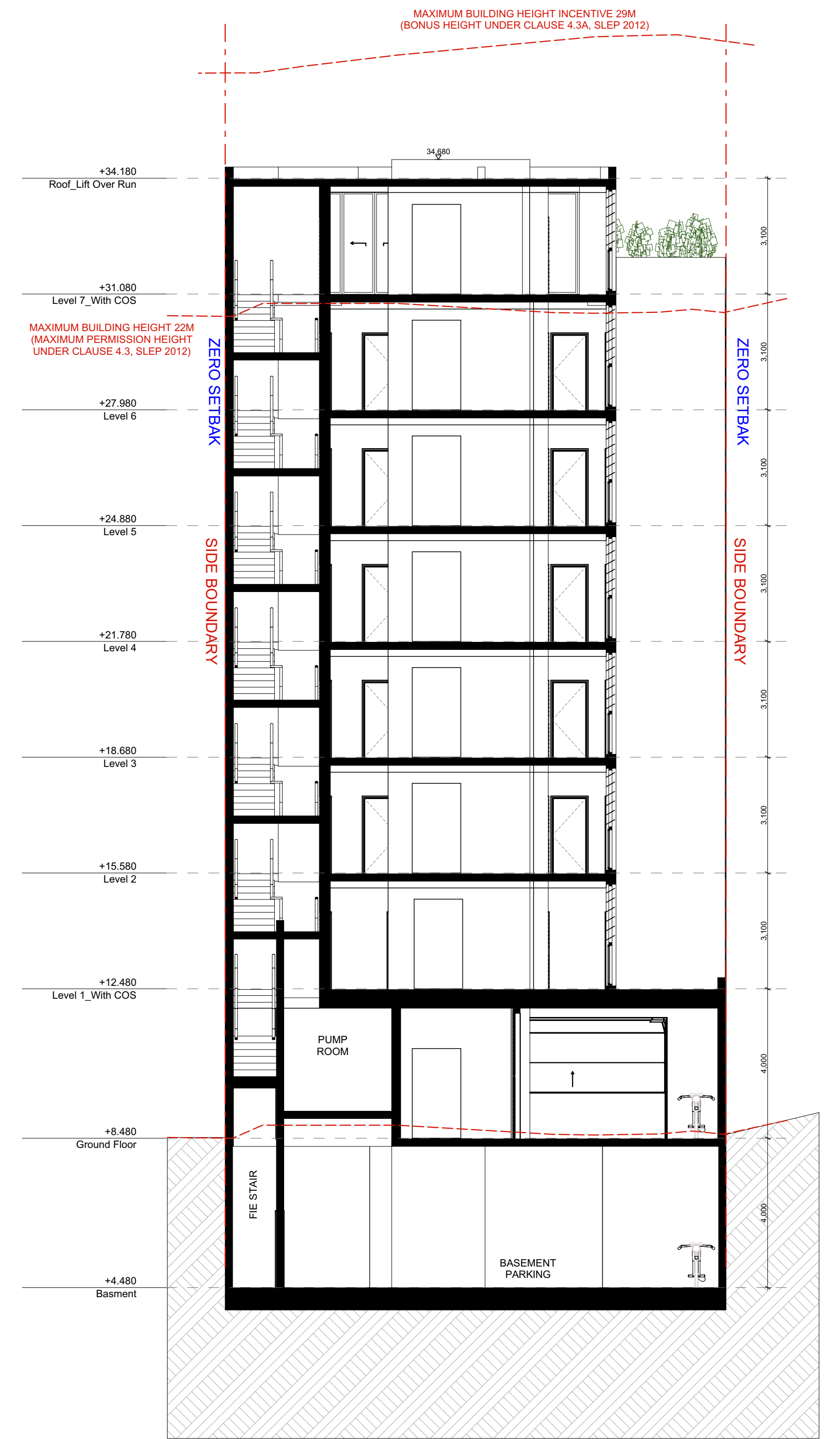
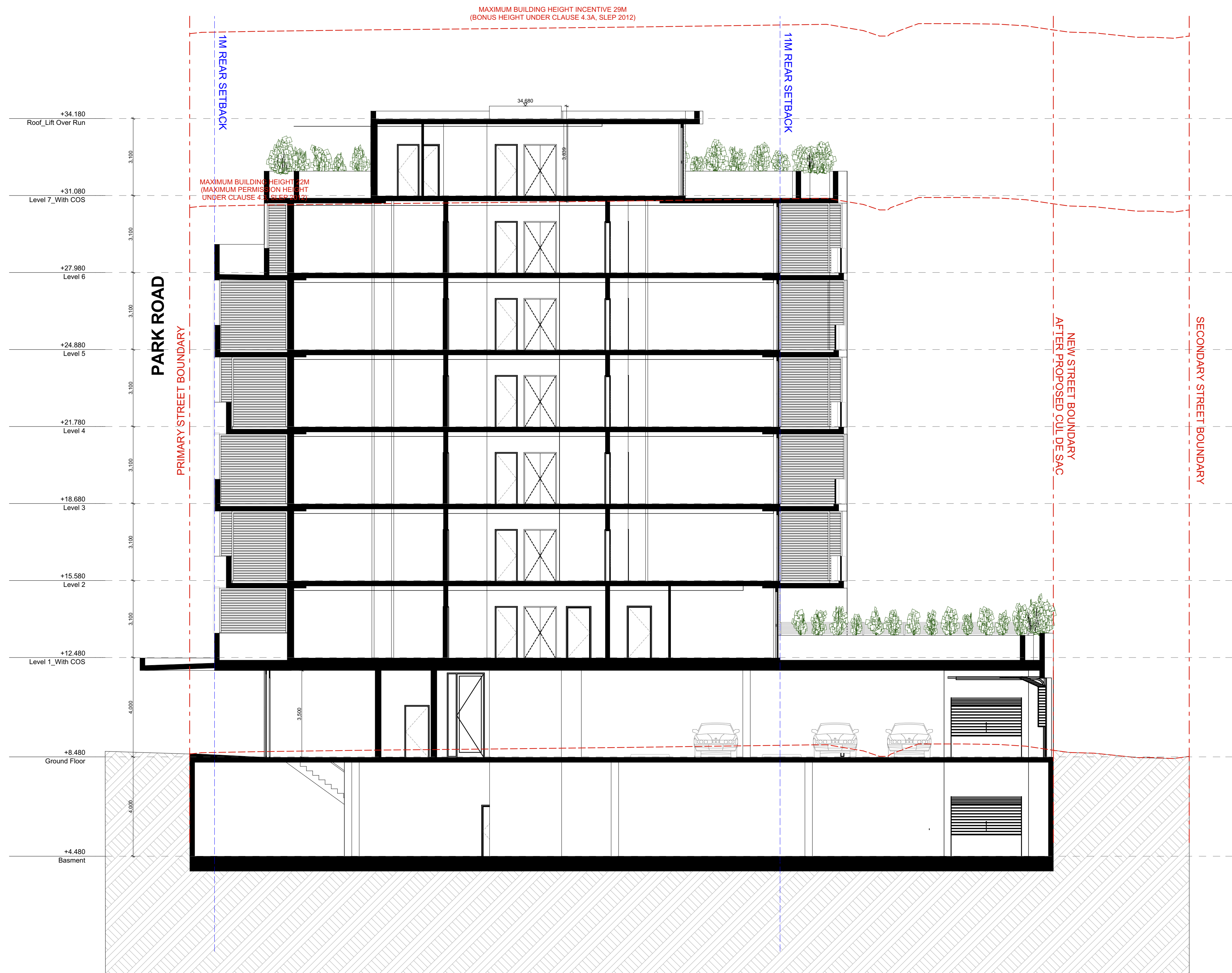
SCALE
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UNO**

JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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ABN 56 164 632 517

zta group

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

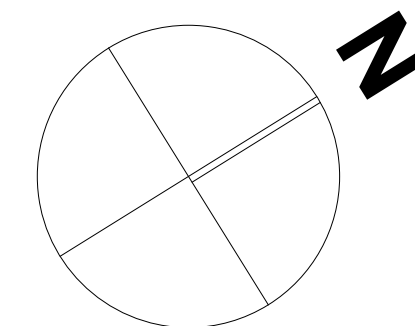
PURPOSE OF ISSUE
**PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS**

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

**MIXED USE: COMMERCIAL &
BOARDING HOUSES**

CLIENT
RADWAN ALAM



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A401

DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
SECTION BB; SECTION CC

ISSUE

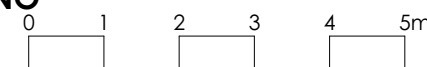
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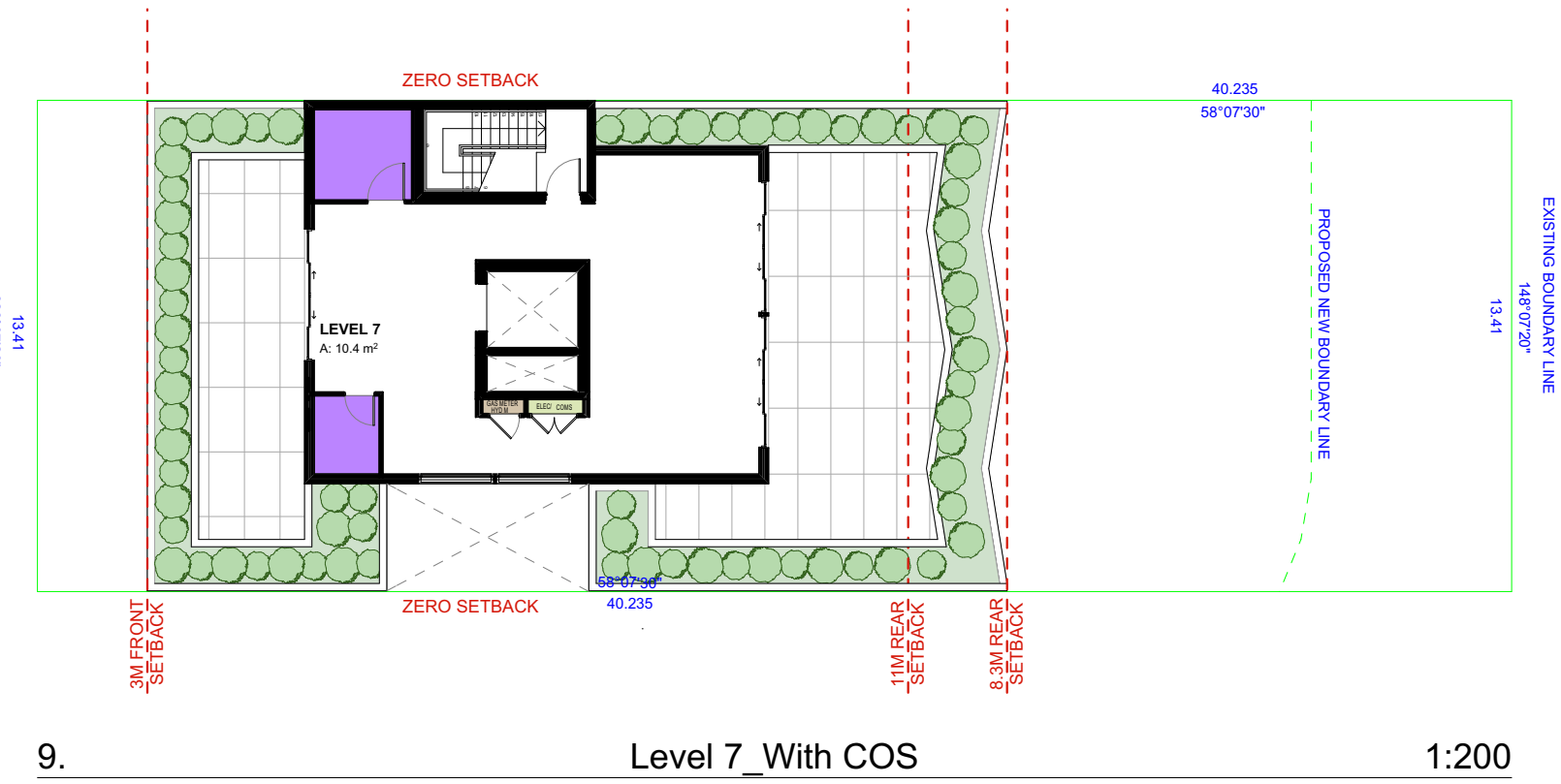
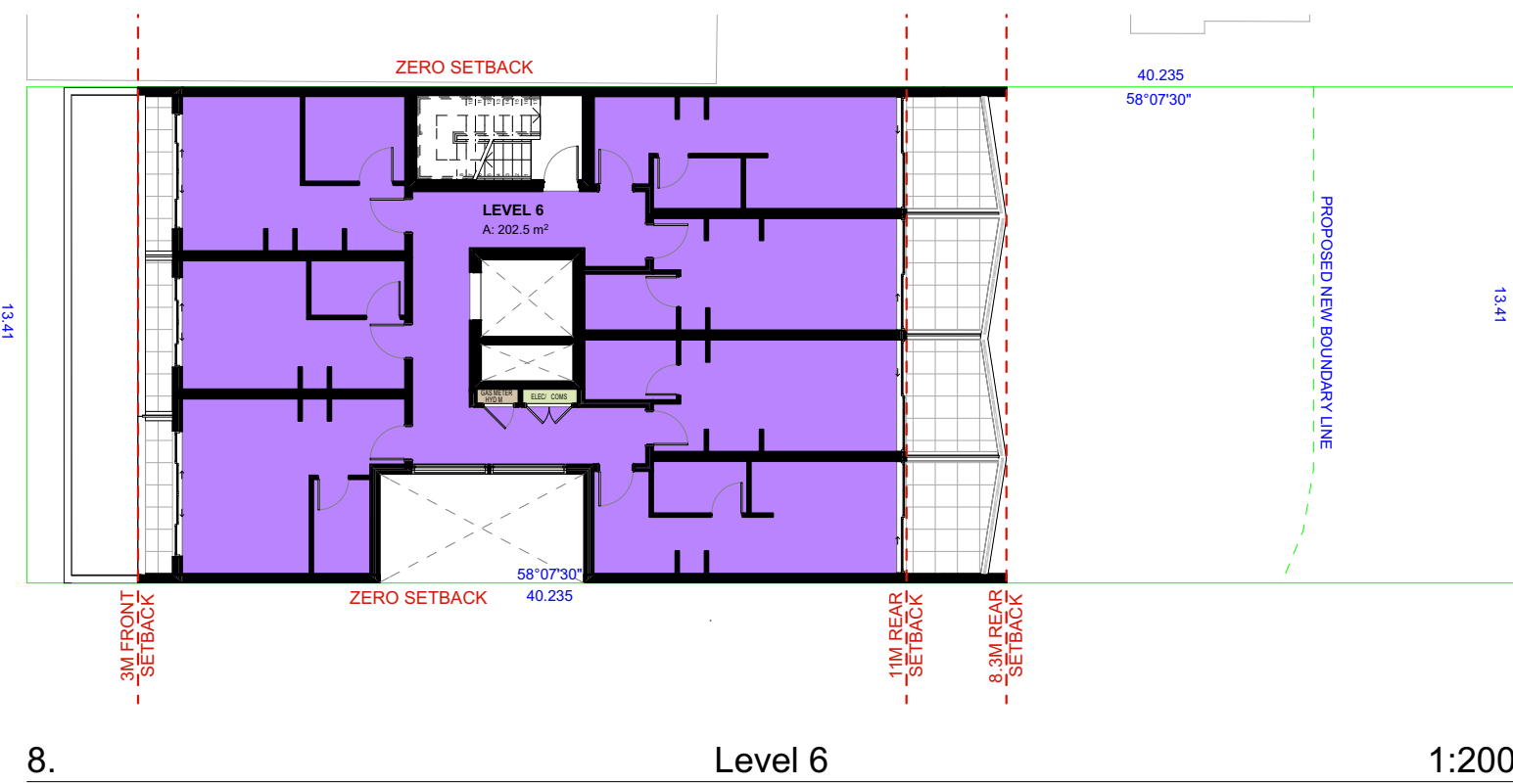
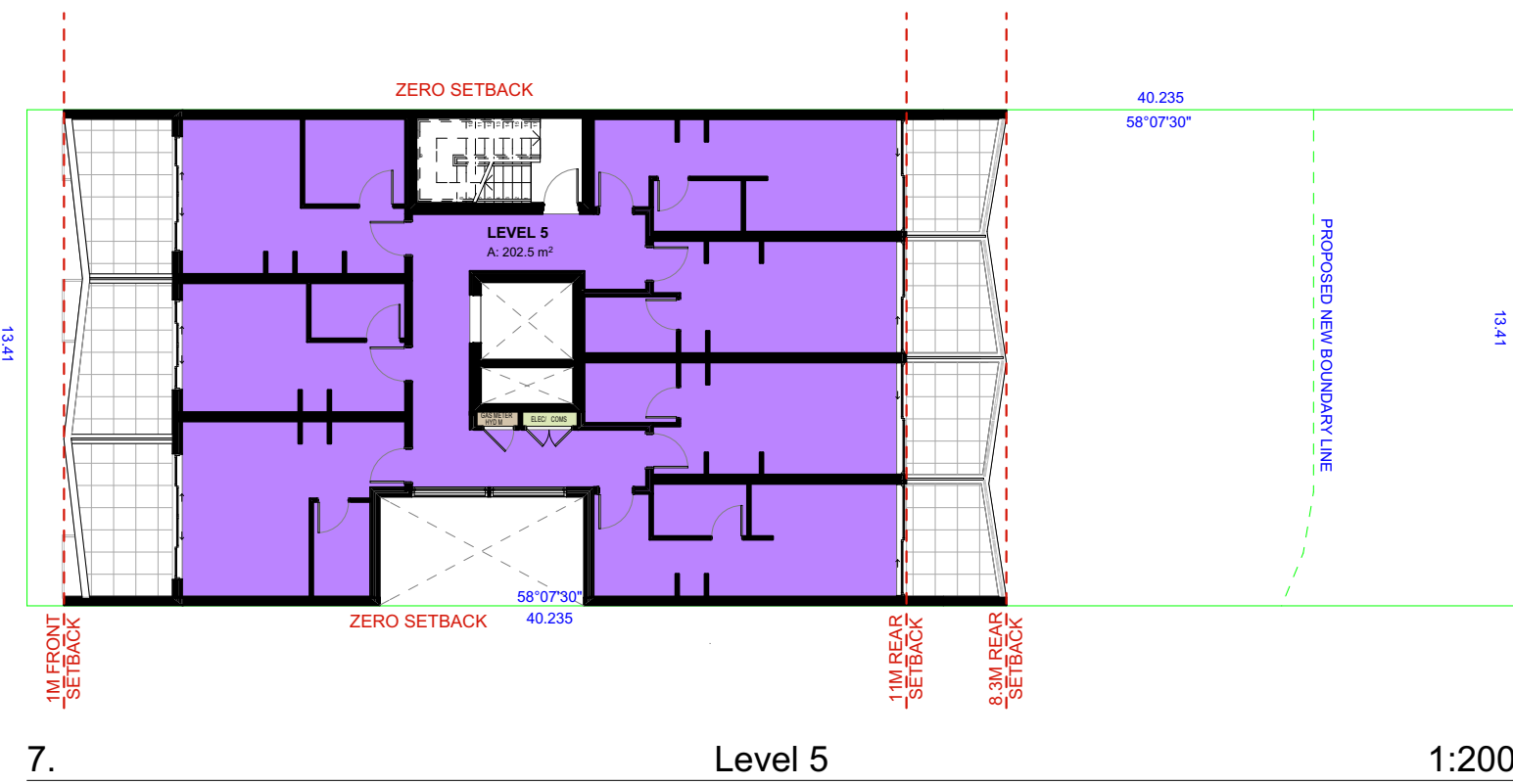
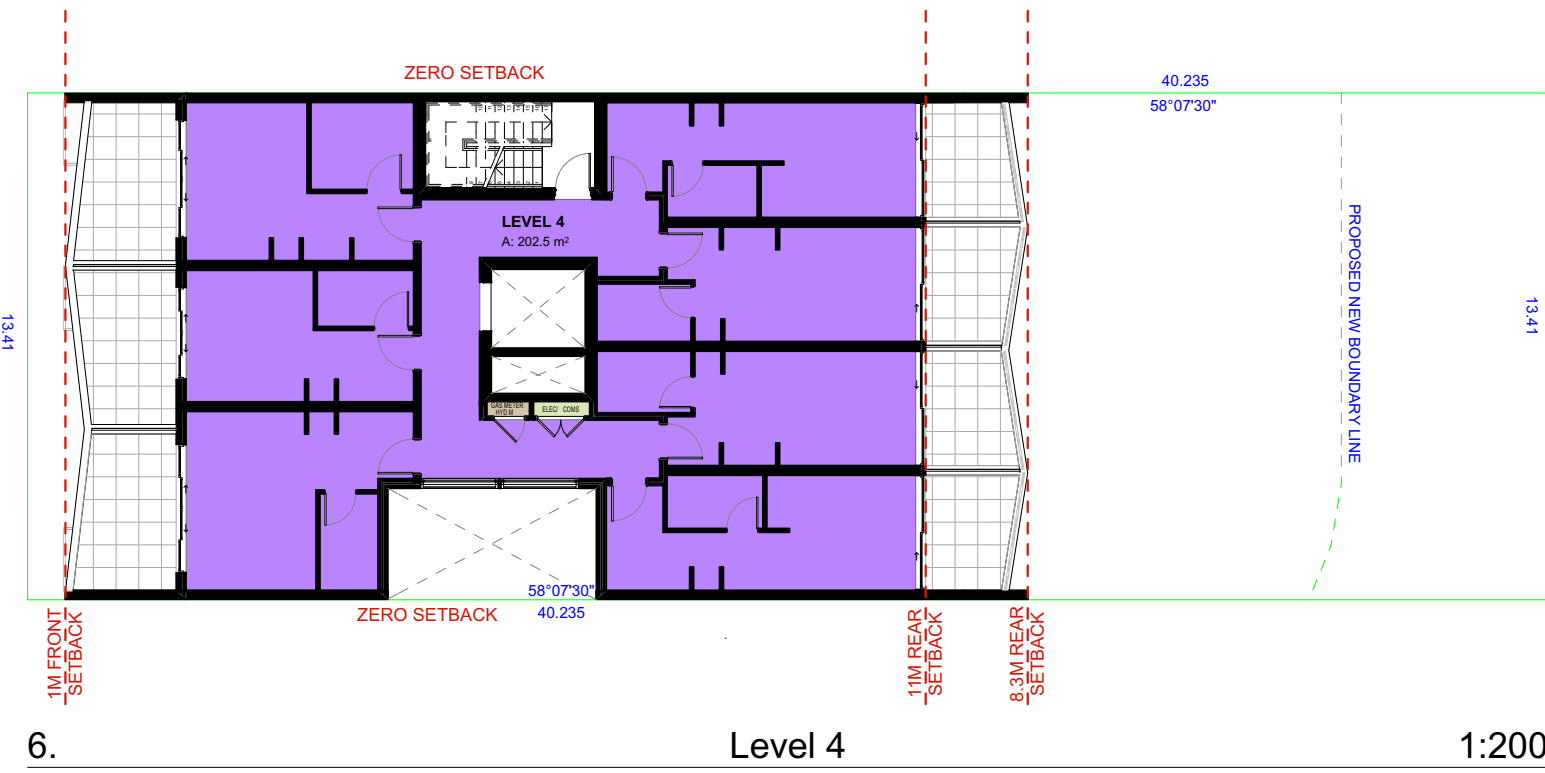
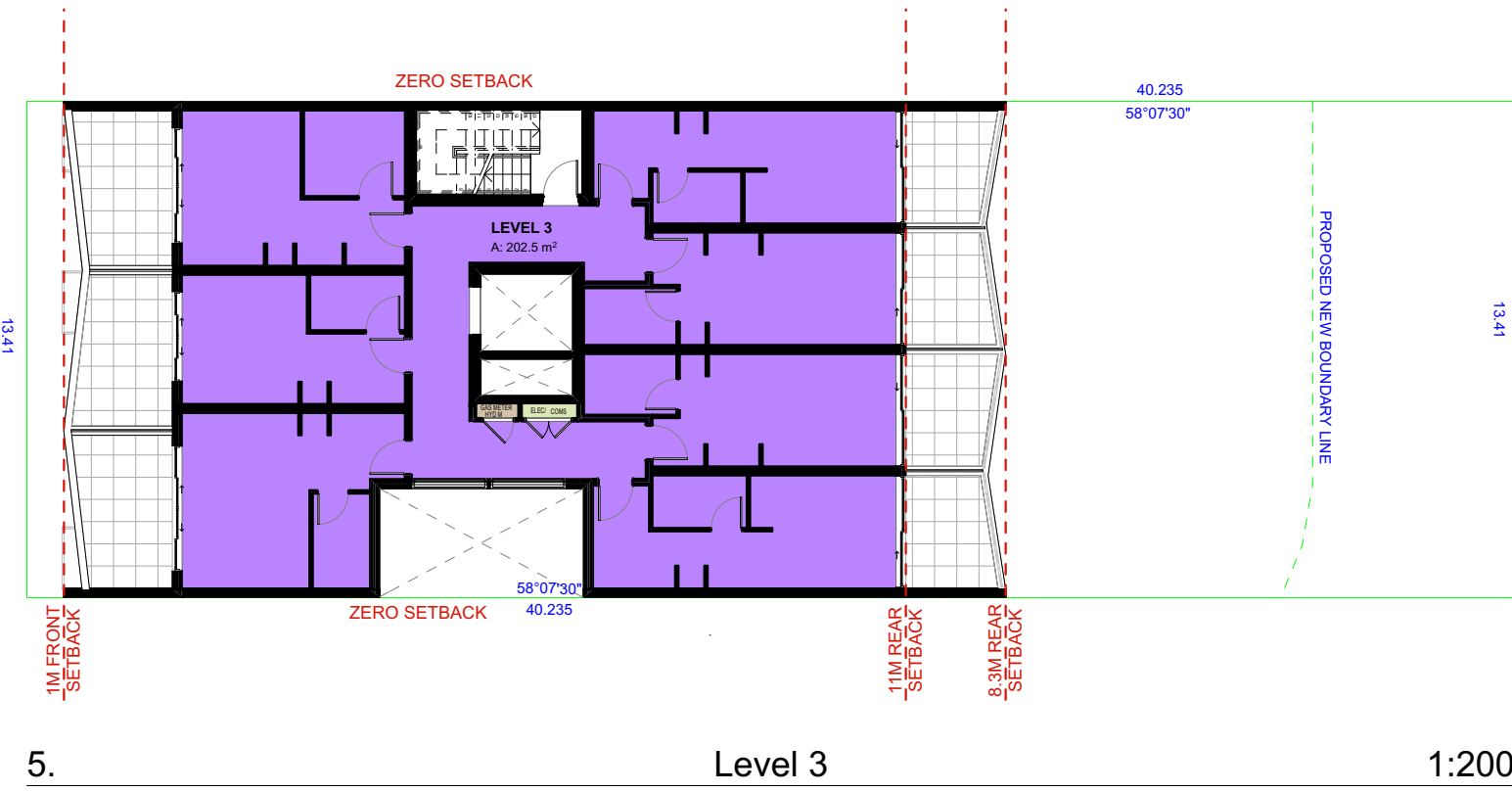
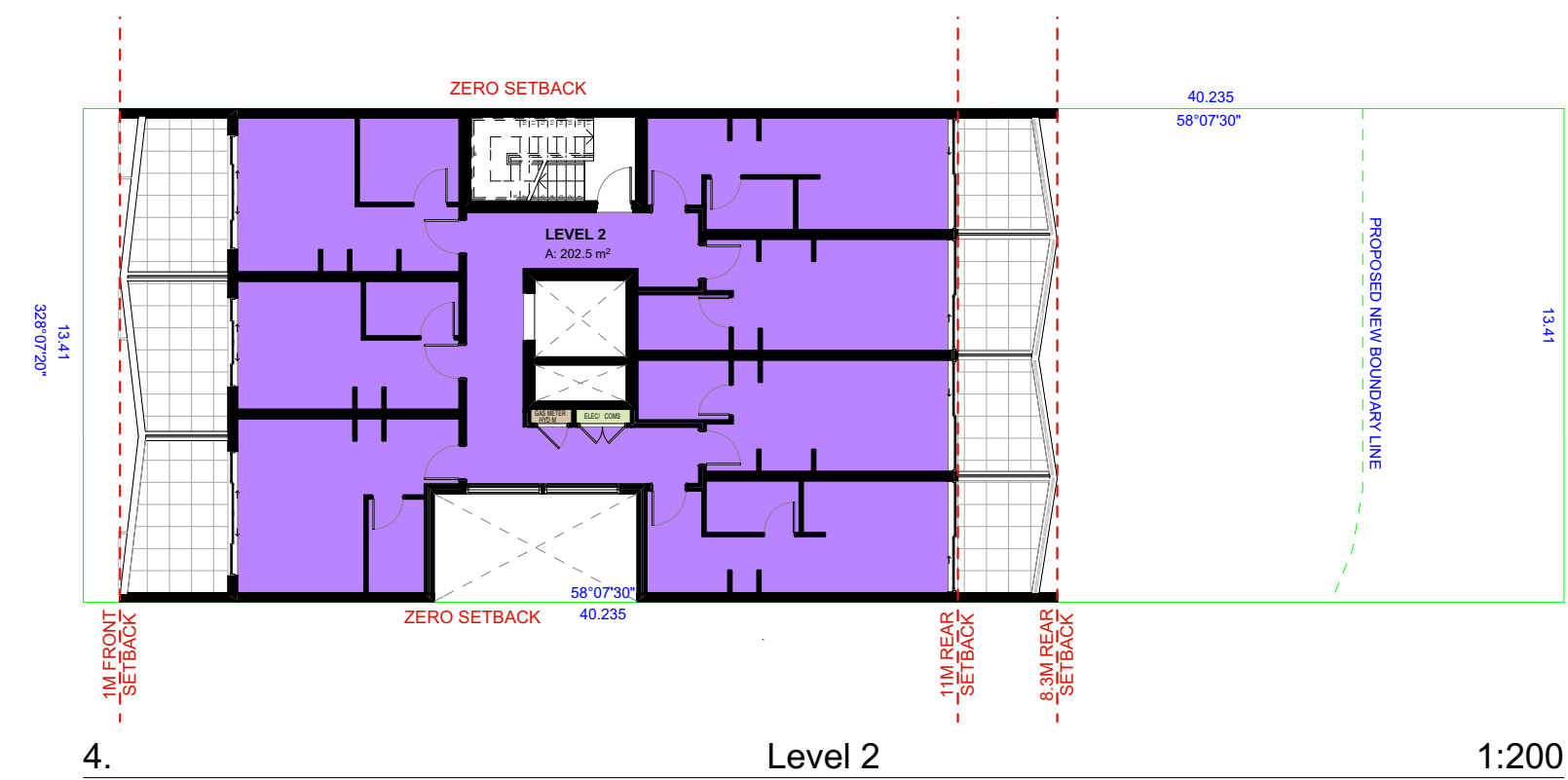
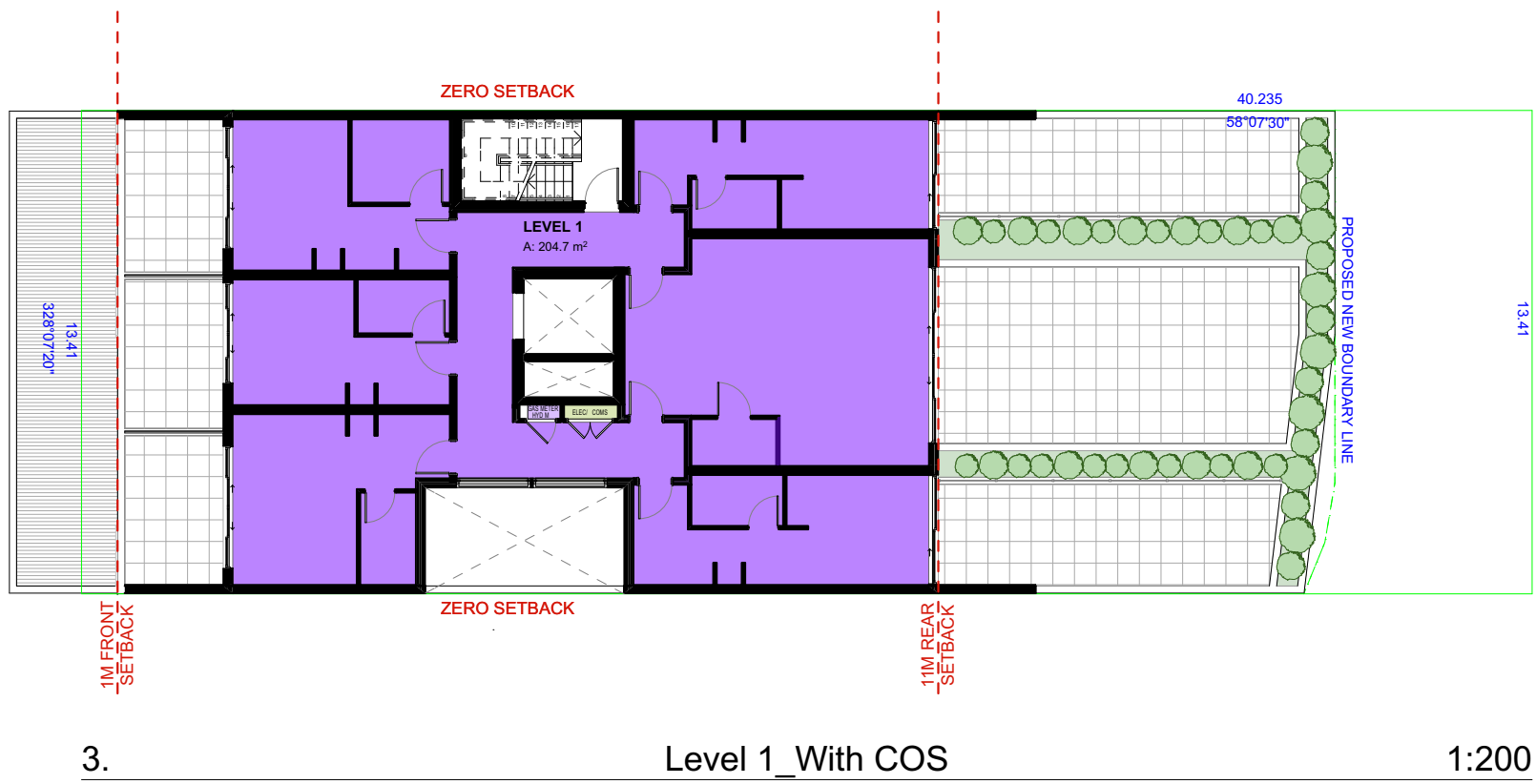
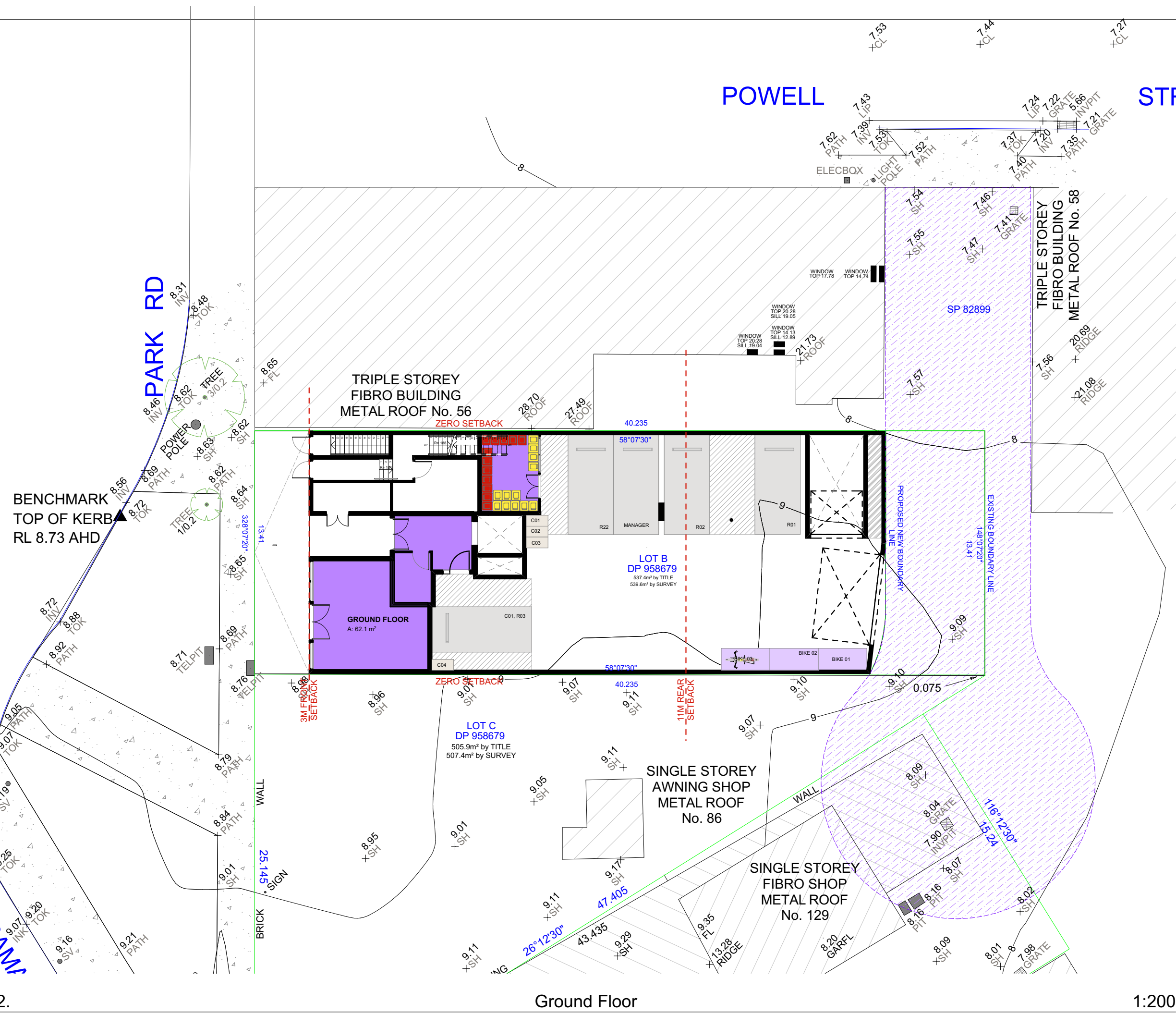
SCALE
**1:100@ A1
1:200@ A3
UNO**

JOB NO.

19307

PRINT DATE
22/12/2020





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

GFA CALCULATION		
ID	Zone Name	Area
2	GROUND FLOOR	62.1
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	202.5
2	LEVEL 7	10.4
		1,289.7 m ²

GFA CALCULATION

PROJECT MANAGER



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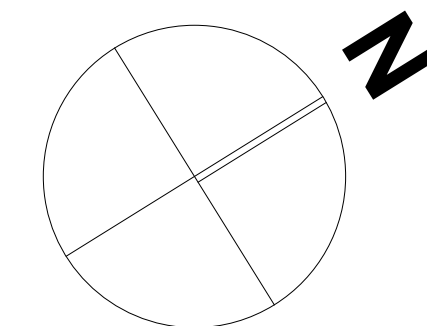
CONSULTANTS

ISSUE	DATE
A	12/11/2019
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C	03/11/2020
D	13/11/2020
E	15/12/2020
F	22/12/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
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AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

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



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A501

DRAWN BY
BY
DRAWING TITLE
FSR CALCULATION

CHECKED BY
PS

ISSUE

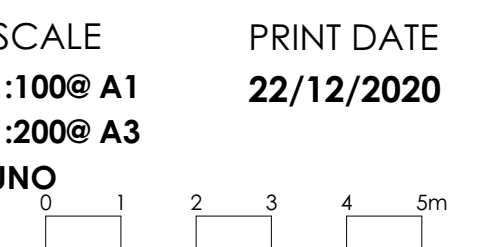
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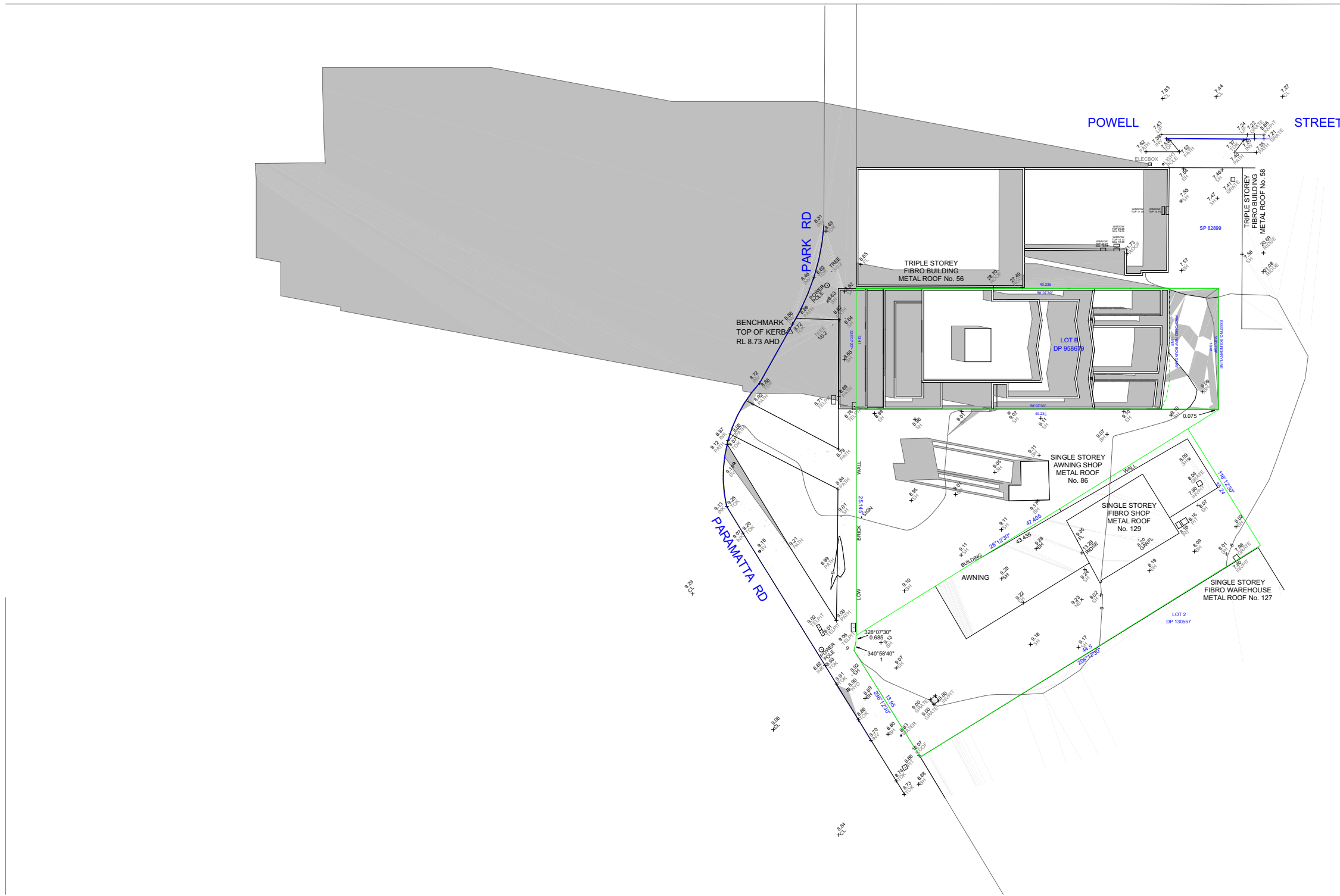
SCALE
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1:200@ A3
UNO

JOB NO.

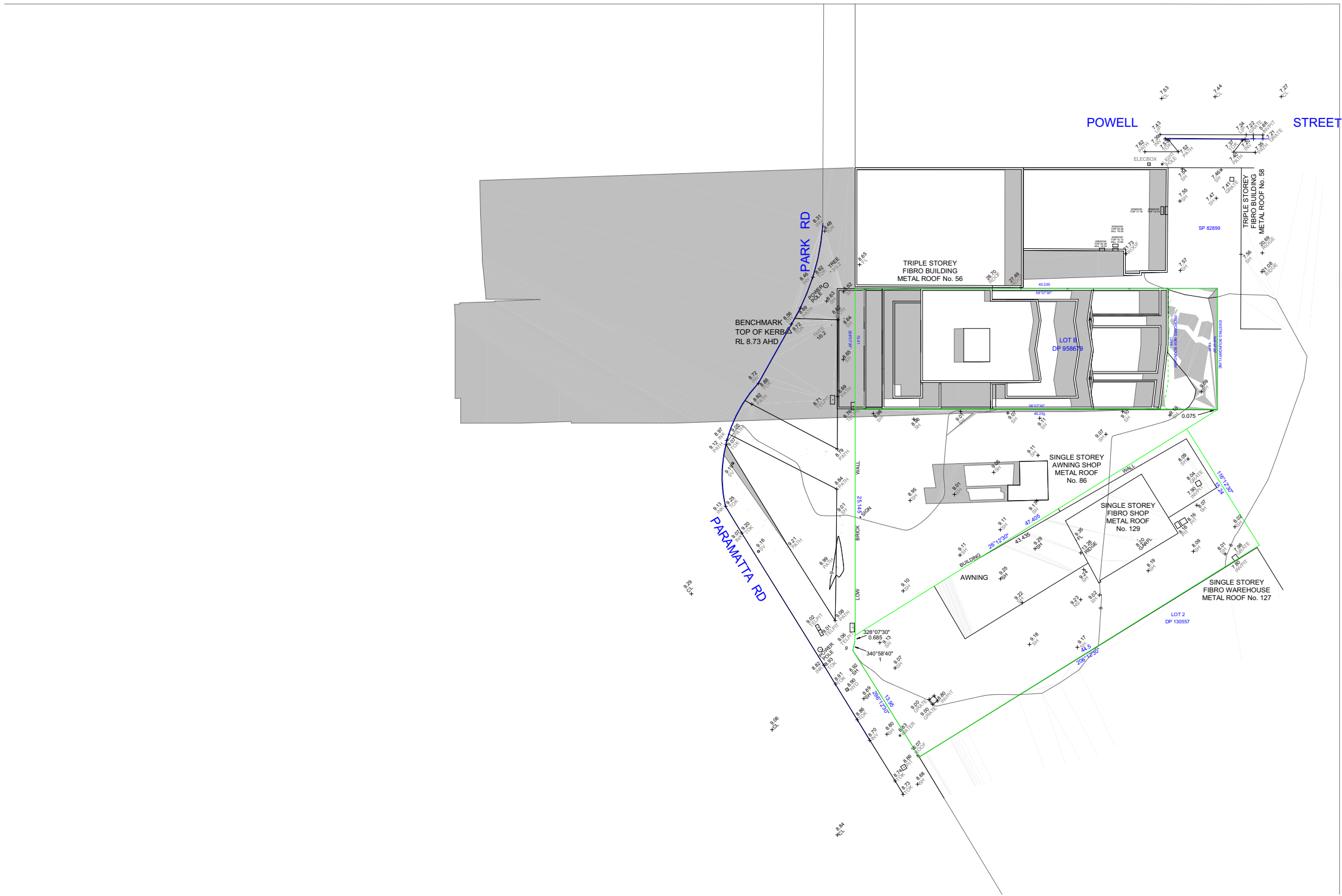
19307

PRINT DATE
22/12/2020

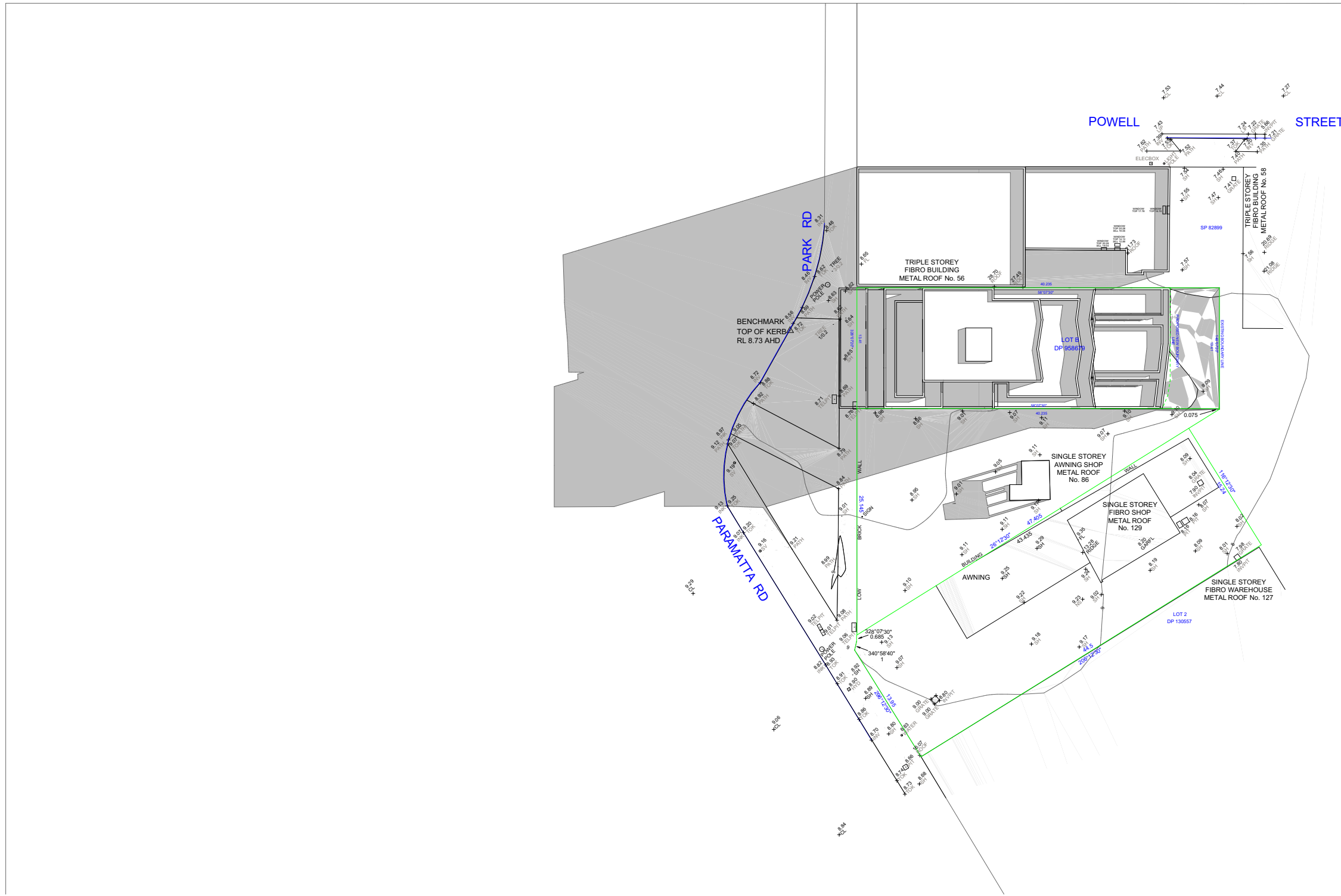




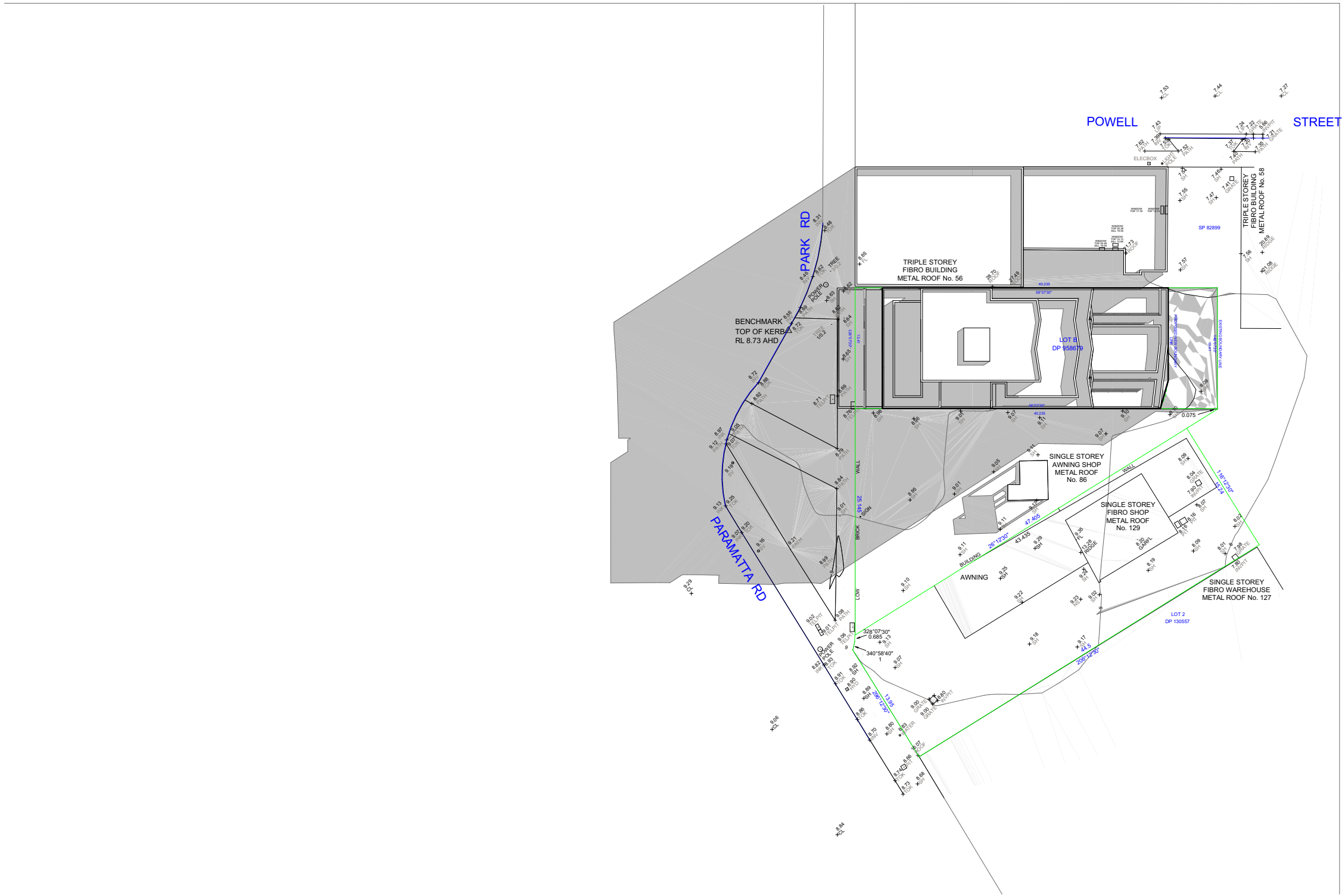
01 22 JUNE_9AM 1:500



02 22 JUNE_10AM 1:500



03 22 JUNE_11AM 1:500



04 22 JUNE_12 NOON 1:500

PROJECT MANAGER



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ABN 56 164 632 517

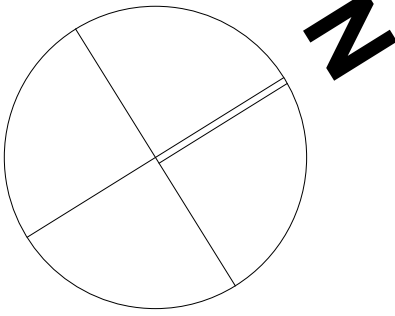
CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020
C	03/11/2020
D	13/11/2020
E	15/12/2020
F	22/12/2020

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

PROJECT ADDRESS

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



STATUS

**PRE-DA
STAGE
PRE-DA**

DRAWING NO.

A502

DRAWN BY
BY
CHECKED BY
PS
DRAWING TITLE
SHADOW DIAGRAM_1

ISSUE

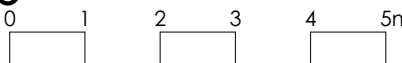
F

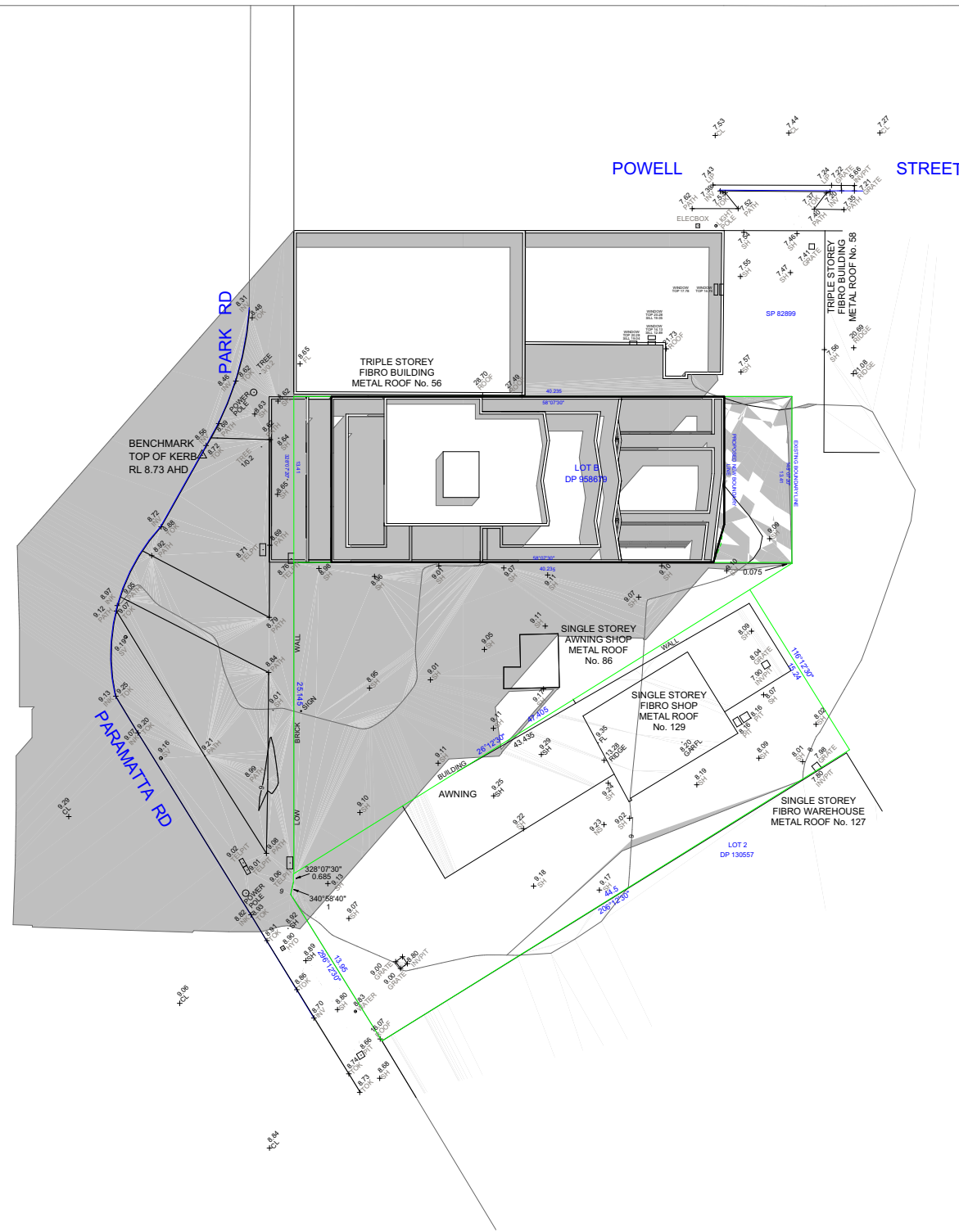
SCALE
**1:100@ A1
1:200@ A3
UNO**

JOB NO.

19307

PRINT DATE
22/12/2020

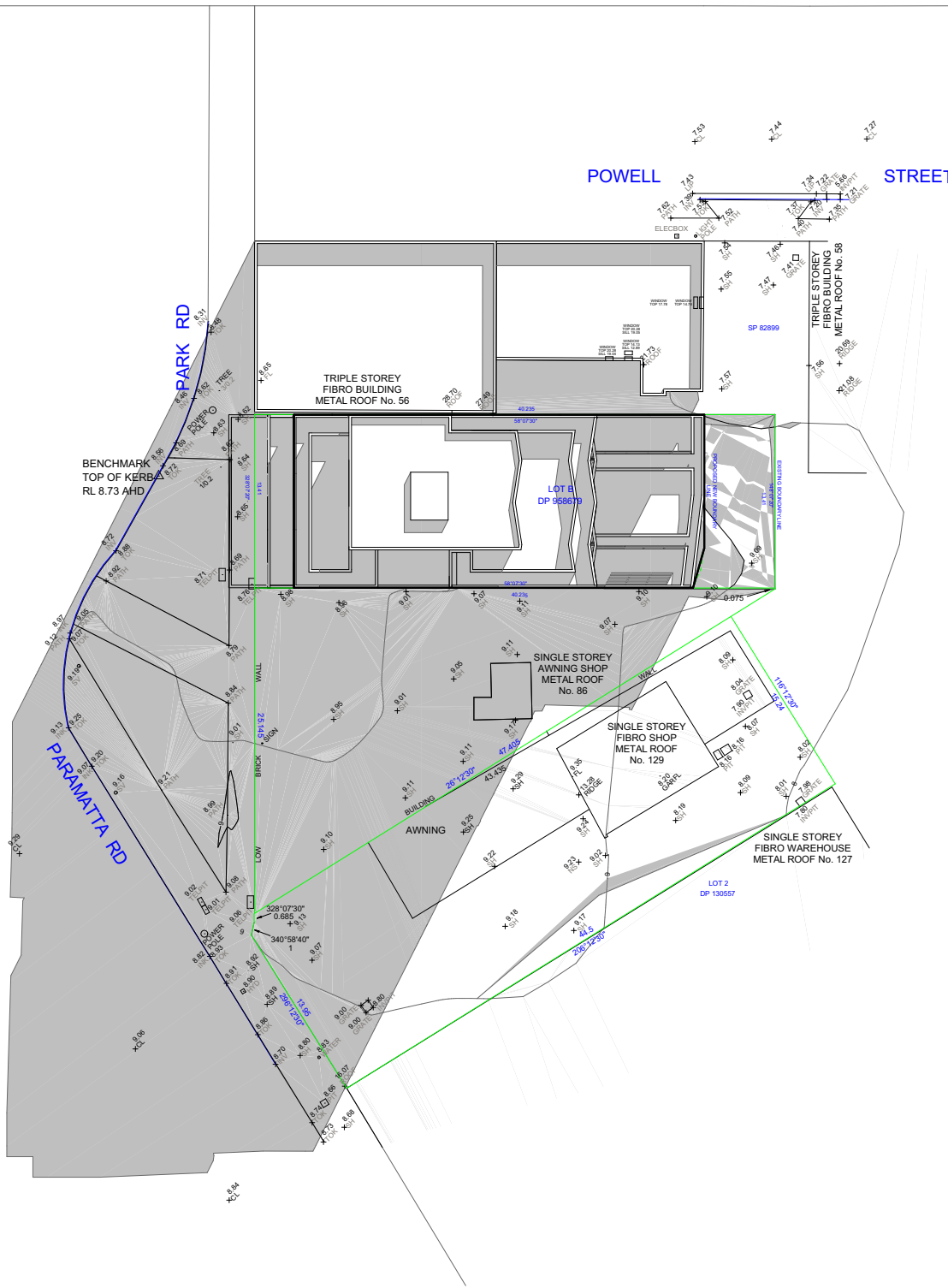




05

22 JUNE_1PM

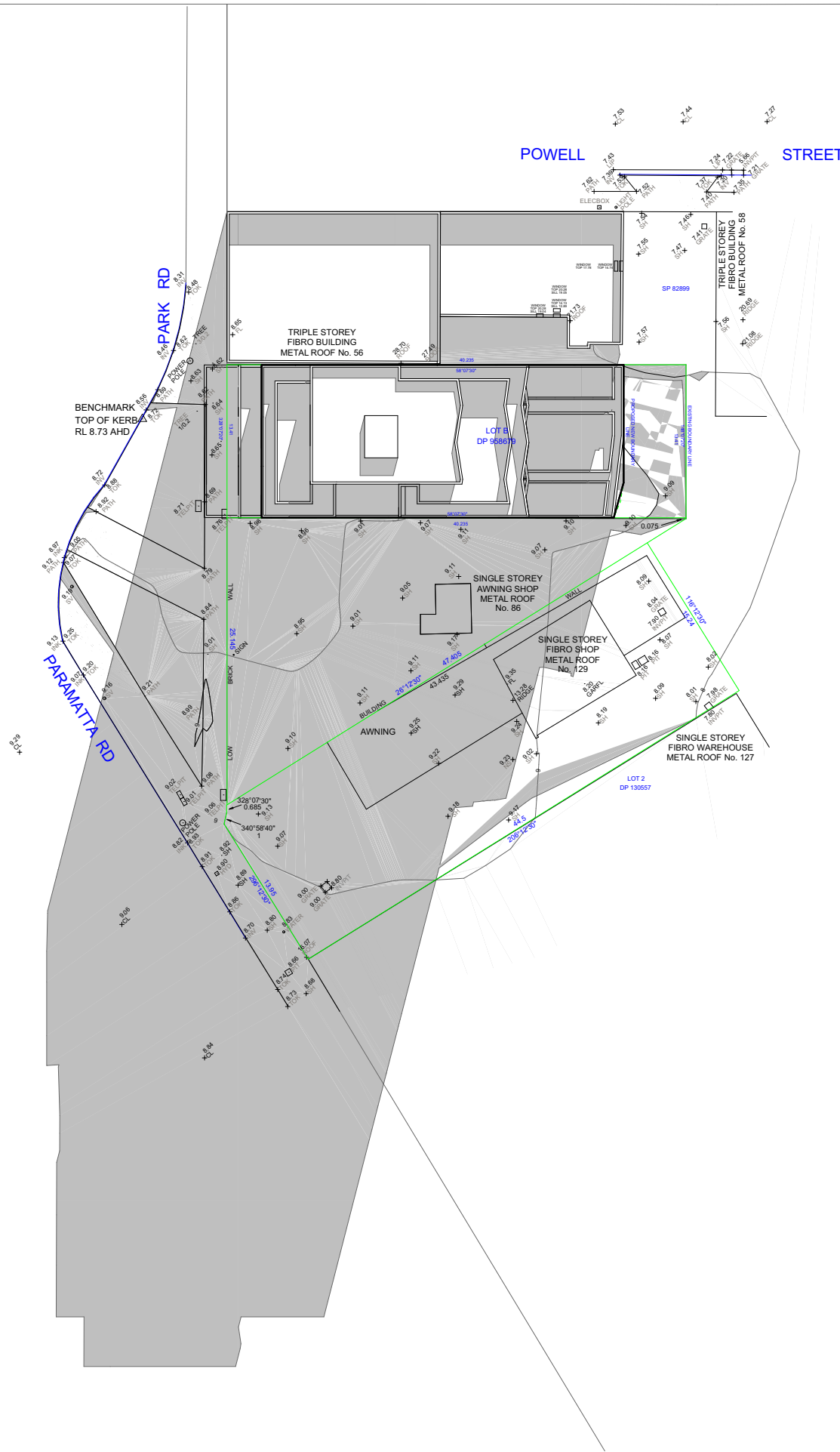
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06

22 JUNE_2PM

1:500



07

22 JUNE_3PM

1:500

PROJECT MANAGER



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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
E 15/12/2020
F 22/12/2020

PURPOSE OF ISSUE

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AMENDMENTS
AMENDMENTS

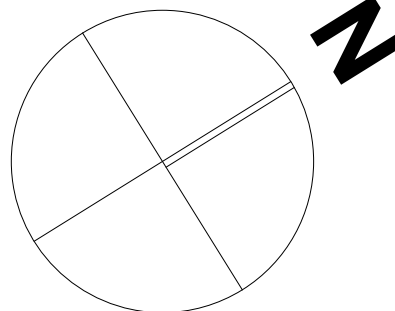
PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
BOARDING HOUSES

CLIENT

RADWAN ALAM



STATUS

PRE-DA

STAGE

PRE-DA

DRAWING NO.

A503

DRAWN BY
BY

CHECKED BY
PS

DRAWING TITLE
SHADOW DIAGRAM_2

ISSUE

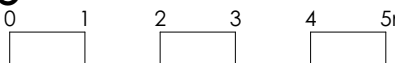
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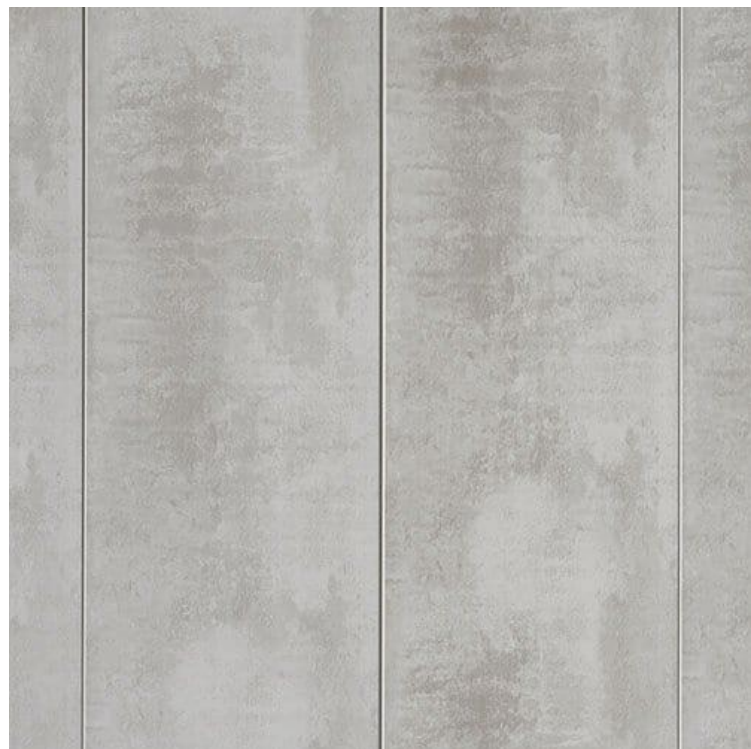
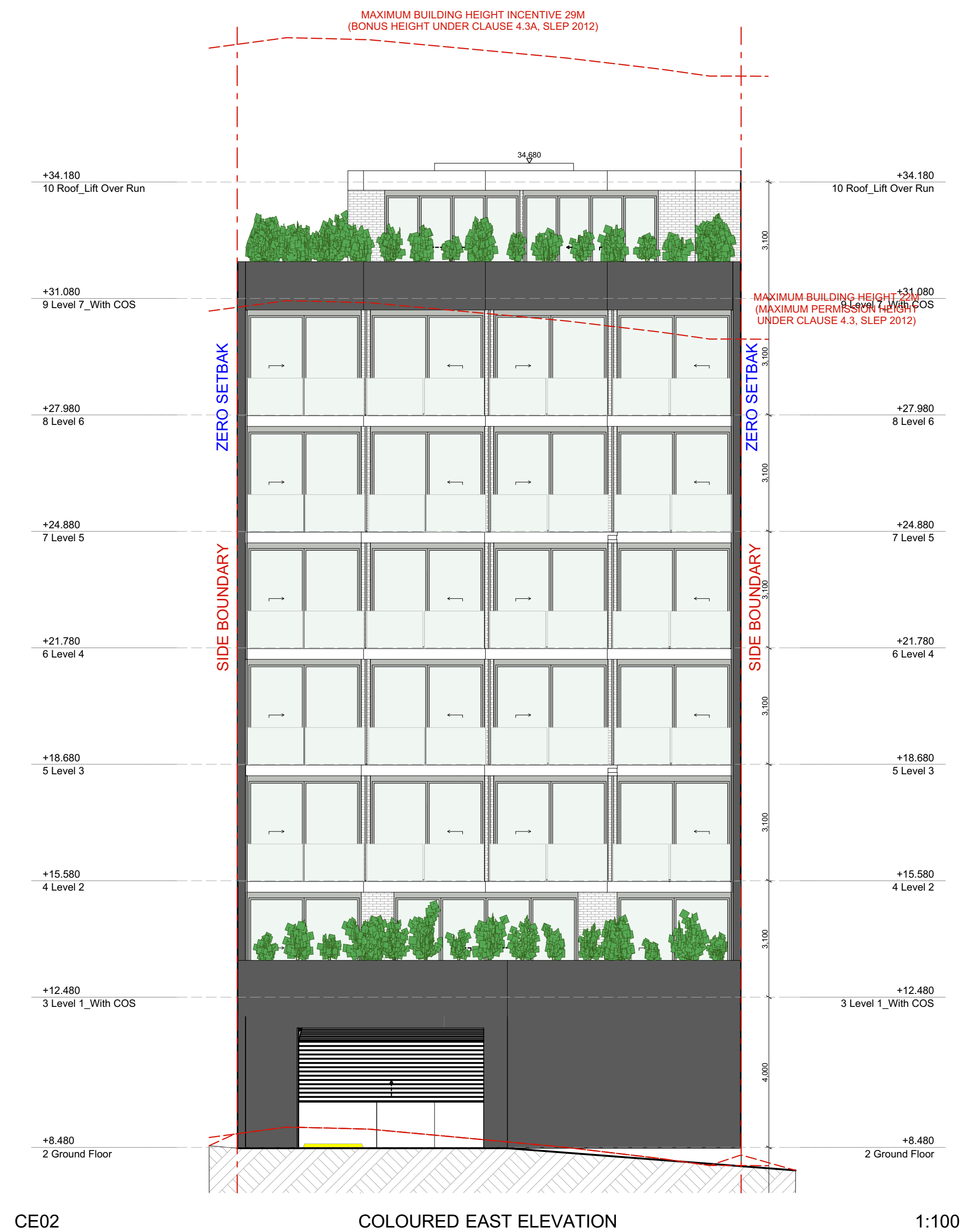
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JOB NO.

19307

PRINT DATE
22/12/2020





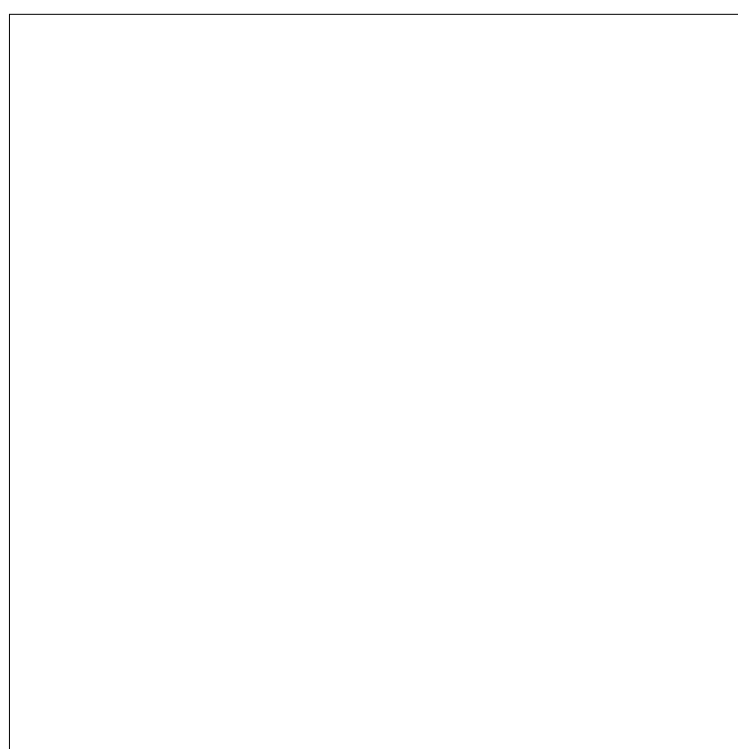
PRECAST CONCRETE PANELS



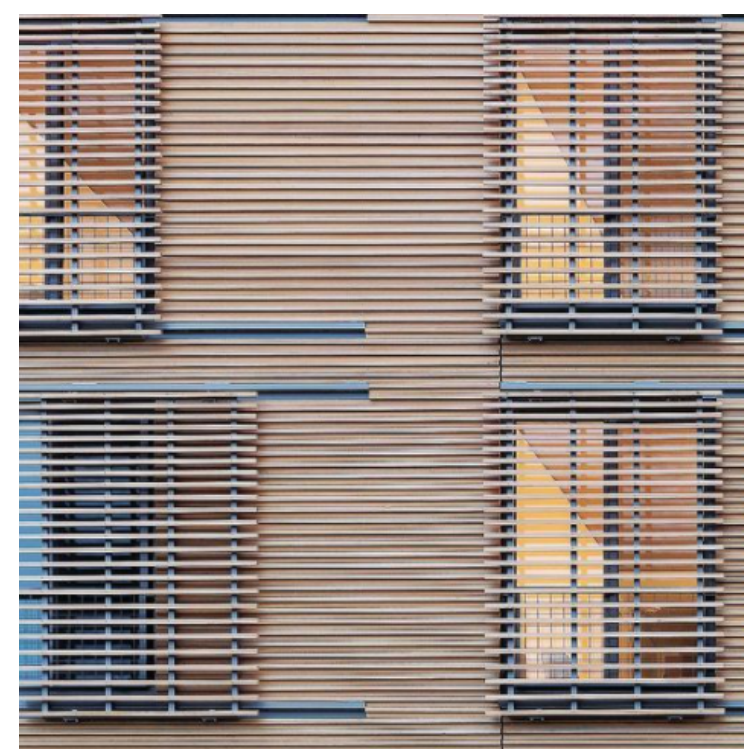
GREY FACEBRICK



CHARCOAL GREY RENDER



WHITE RENDER



TIMBER SCREEN



METAL AWNING OVER SHOP FRONT DOORS

PROJECT MANAGER



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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

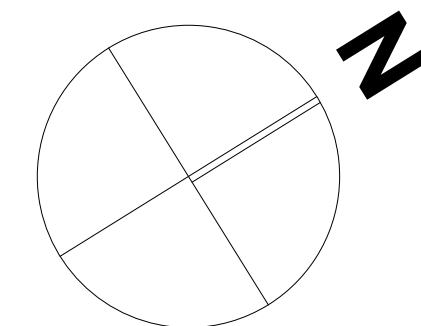
PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
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CLIENT
RADWAN ALAM



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A601

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BY
CHECKED BY
PS

DRAWING TITLE
SCHEDULE FOR FINISHES_1

ISSUE

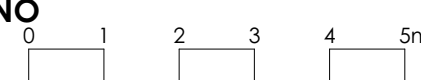
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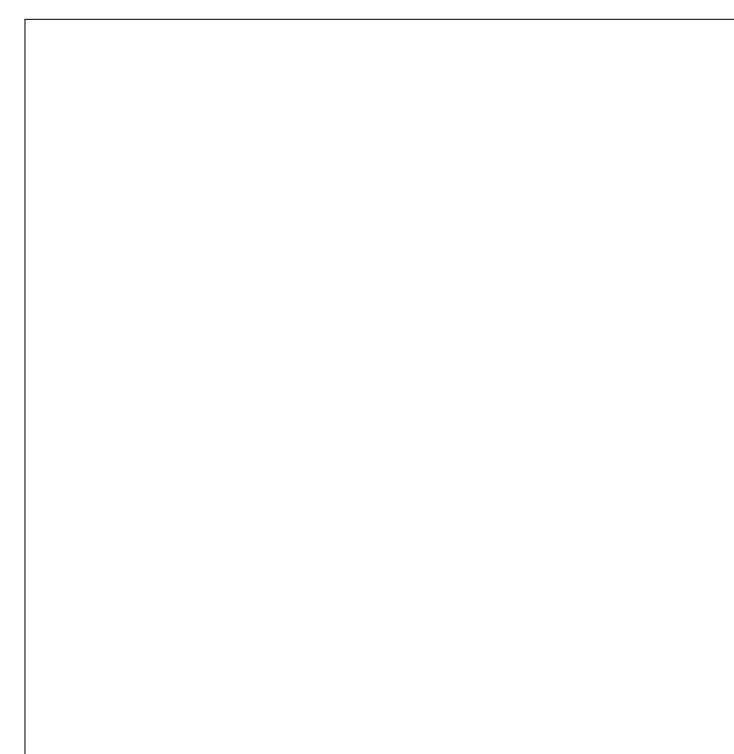
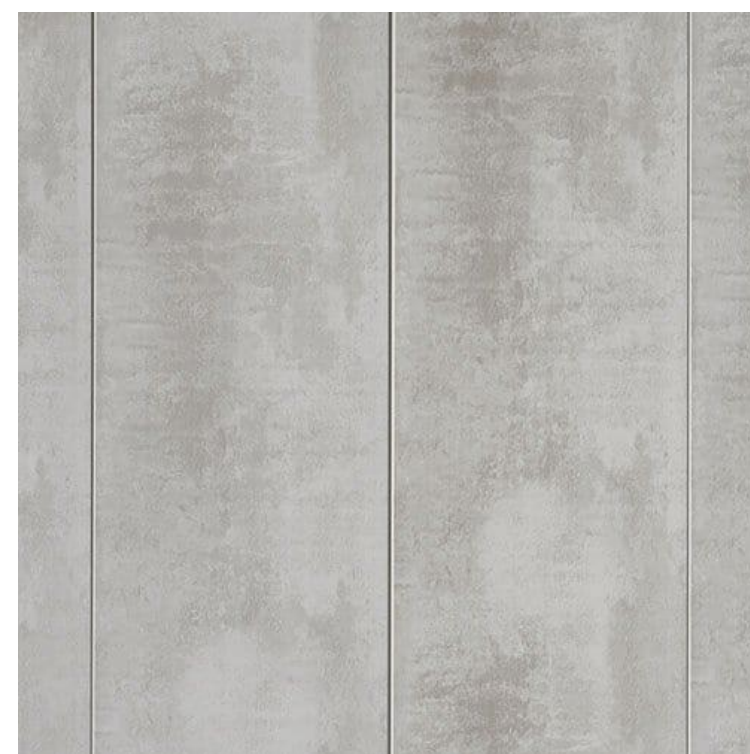
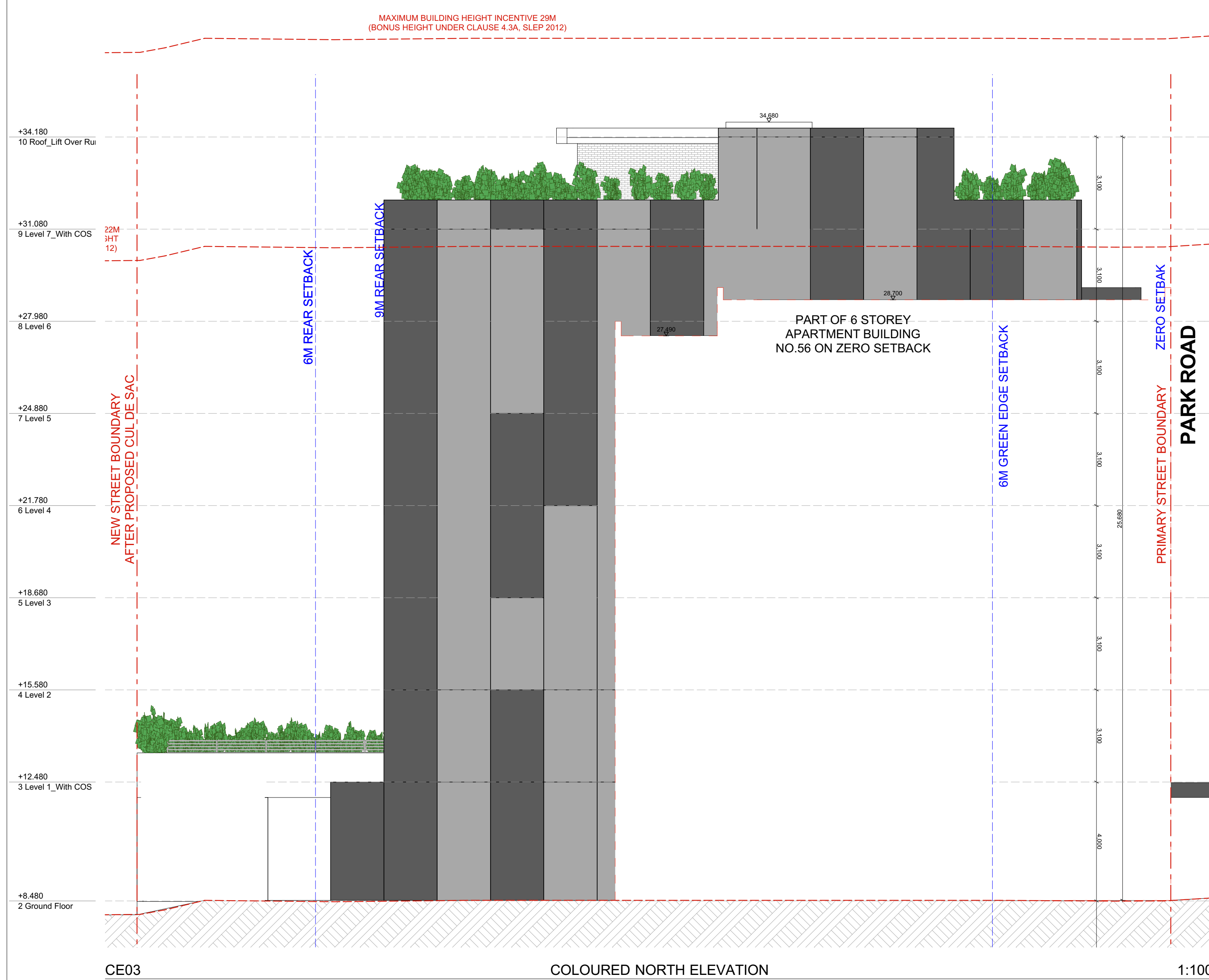
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JOB NO.

19307

PRINT DATE
22/12/2020





PROJECT MANAGER



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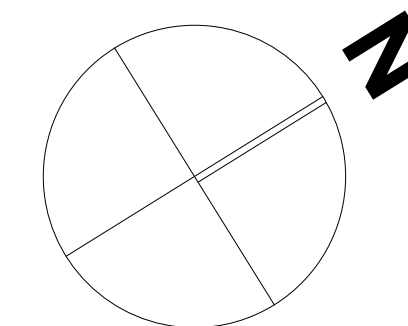
PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

**84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140**

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A602

DRAWN BY
BY

DRAWING TITLE
SCHEDULE FOR FINISHES_2

CHECKED BY
PS

ISSUE

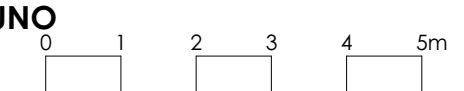
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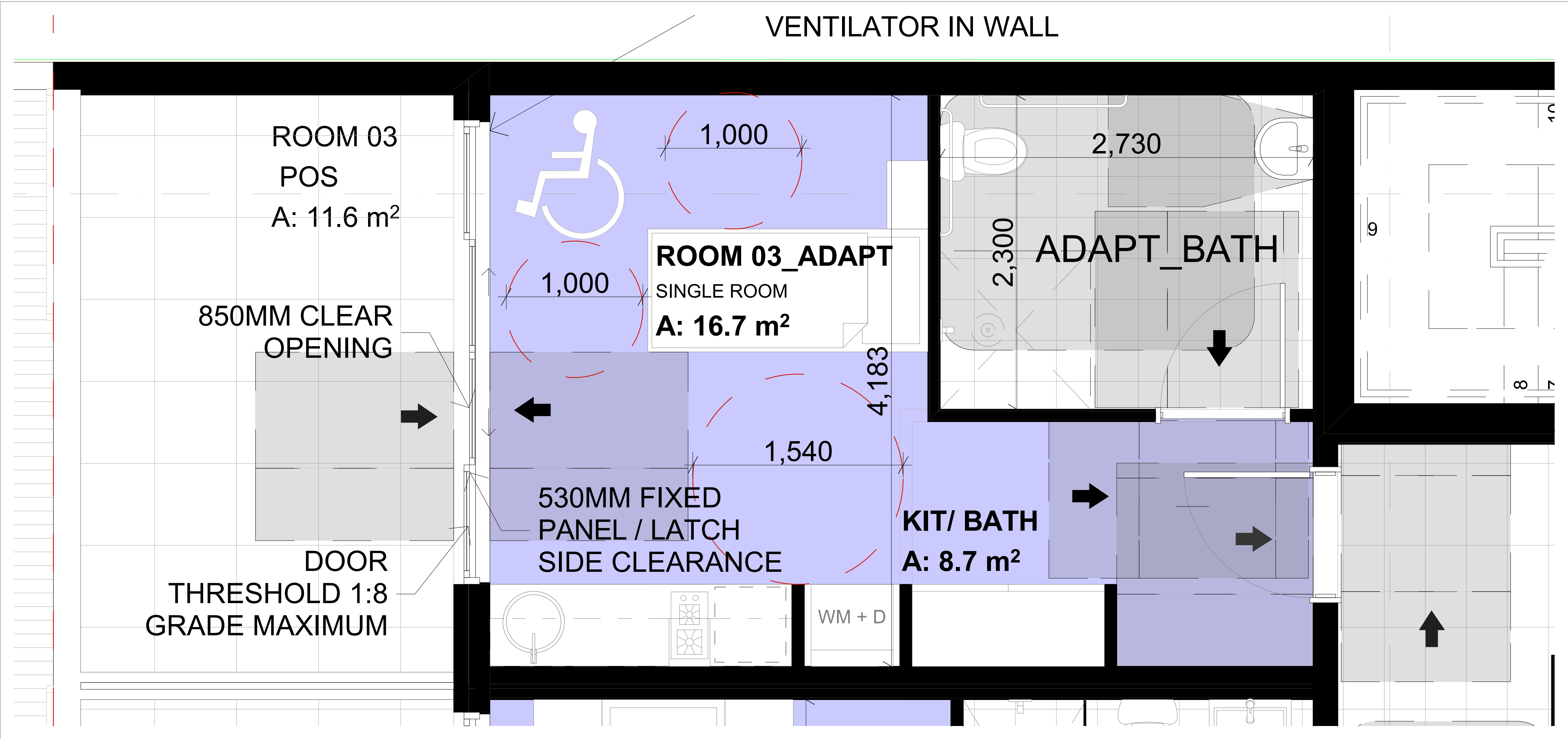
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UNO

JOB NO.

19307

PRINT DATE
22/12/2020





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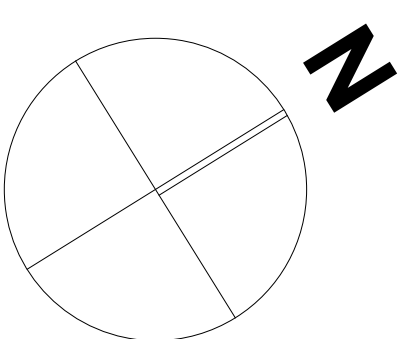
PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL &
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RADWAN ALAM



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A603

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DRAWING TITLE
ADAPTABLE ROOM TYPES

ISSUE

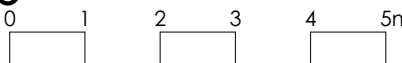
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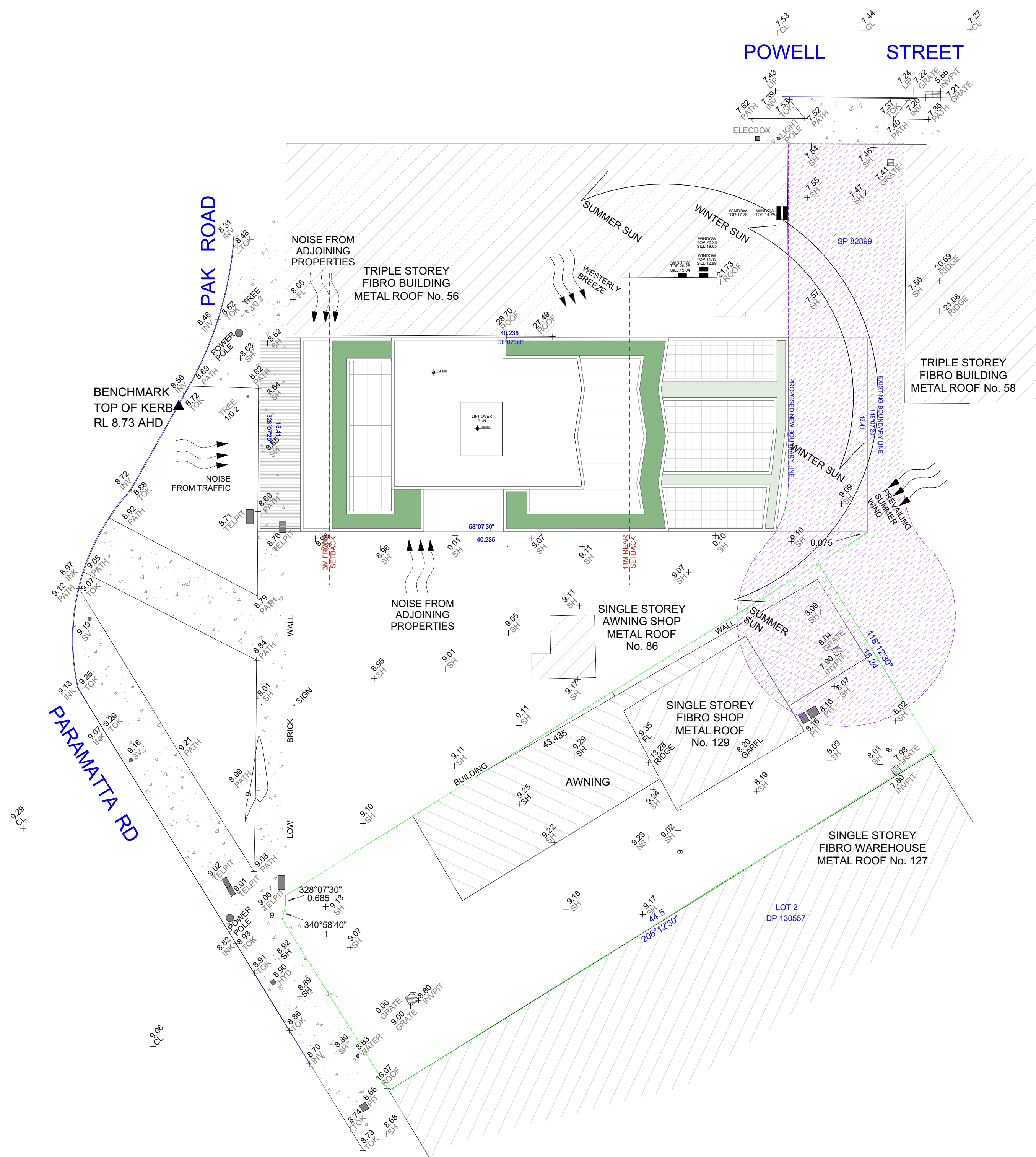
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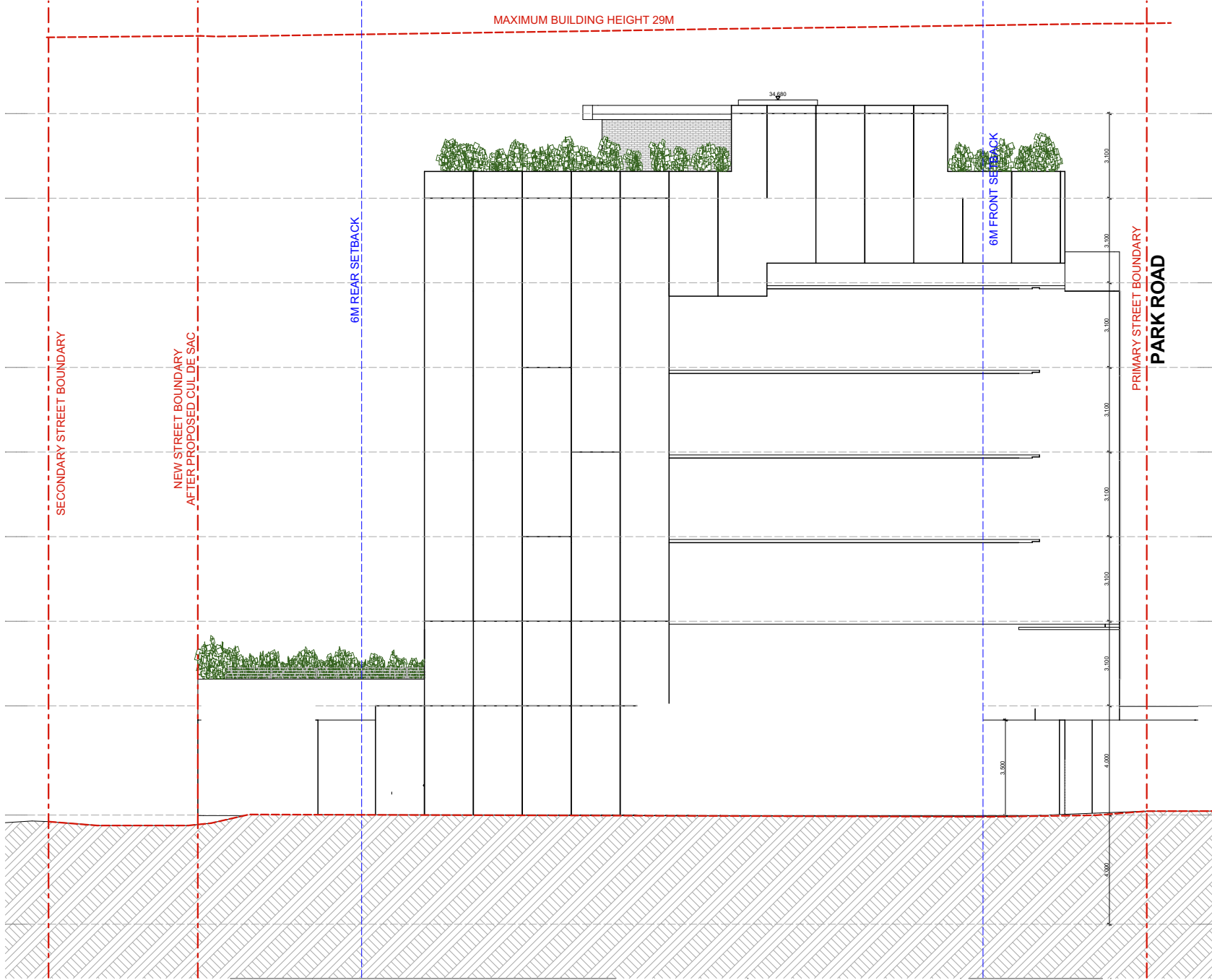
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22/12/2020

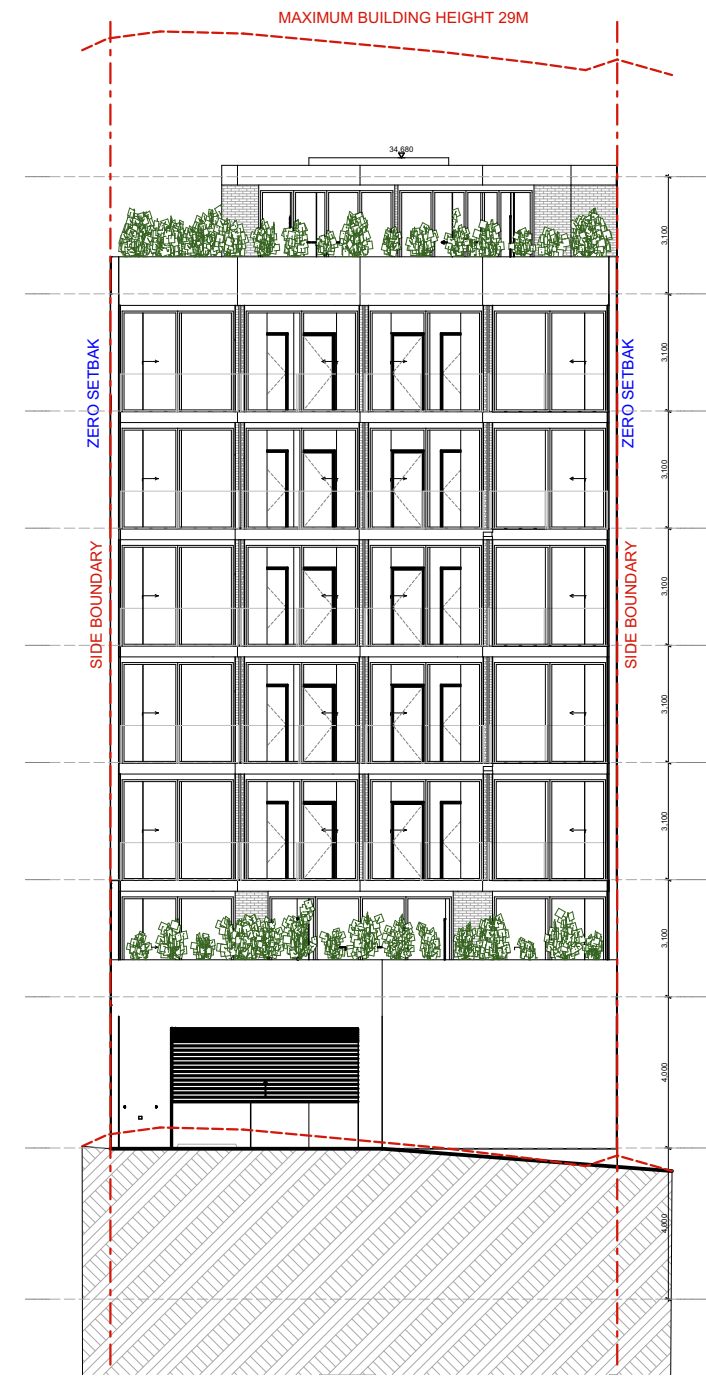




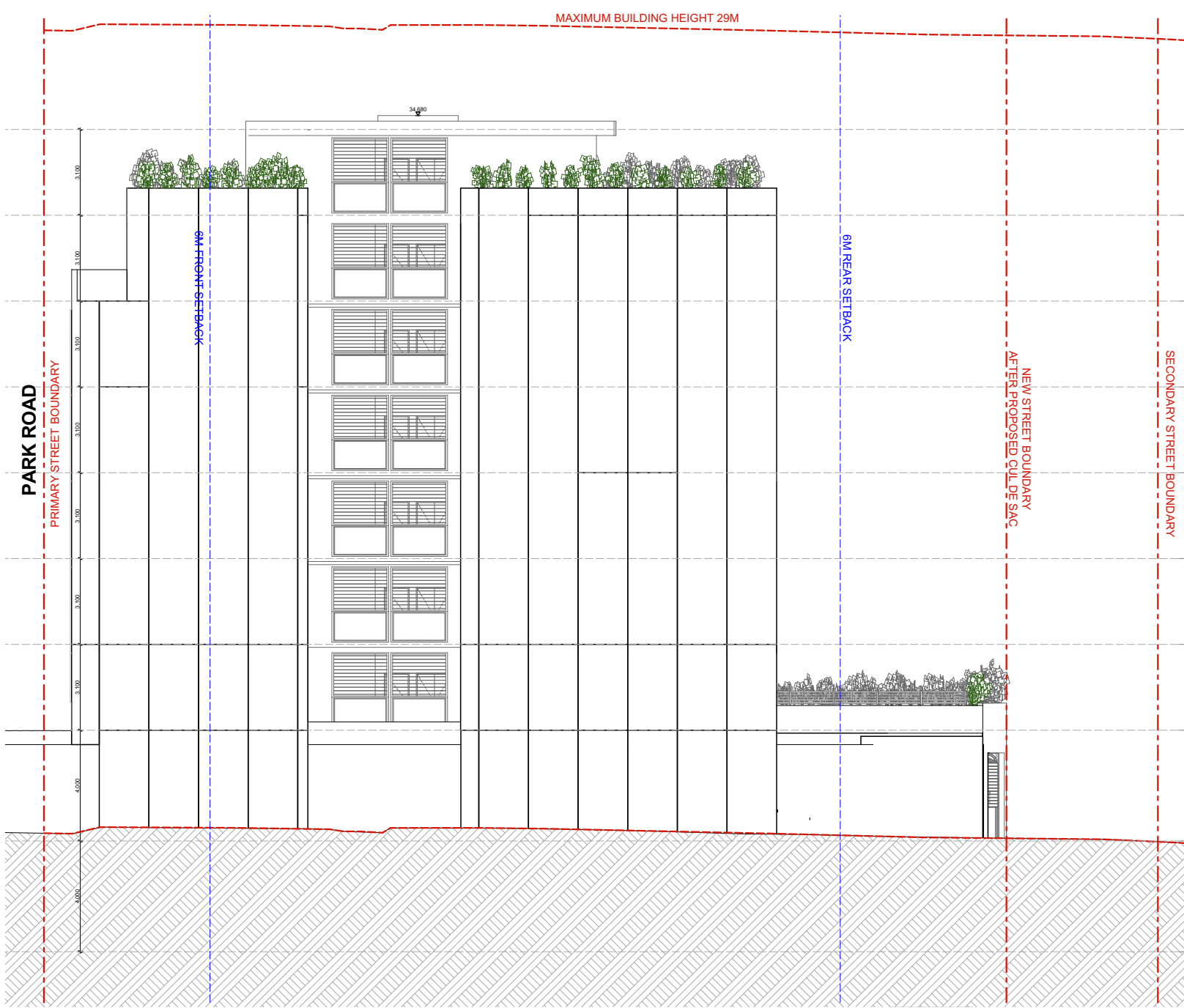
E01 WEST ELEVATION



E03 NORTH ELEVATION



E02 EAST ELEVATION



E04 SOUTH ELEVATION

PROJECT MANAGER



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PURPOSE OF ISSUE

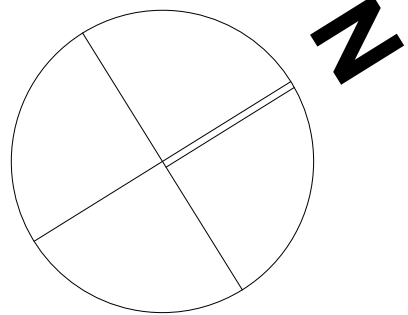
PRE-DA
FOR DEVELOPMENT APPLICATION
AMENDMENTS
AMENDMENTS
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS

84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

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RADWAN ALAM



STATUS

PRE-DA
STAGE
PRE-DA

DRAWING NO.

A700

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PS
DRAWING TITLE
NOTIFICATION PLAN

ISSUE

F

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PRINT DATE
22/12/2020

JOB NO.

19307

