MIXED USE: COMMERCIAL & BOARDING HOUSES

PRE-DA

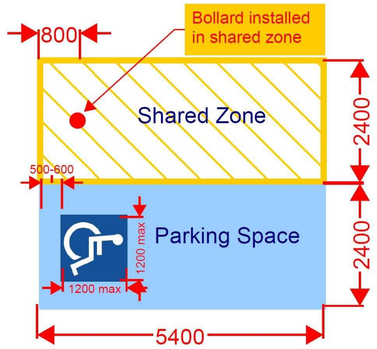
84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

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	SOLAR ACCESS
A503	SHADOW DIAGRAM_1
A504	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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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

N

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A000

ISSUE
B

JOB NO.
19307

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MAF

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1:100@ A1
1:200@ A3
UNO

PRINT DATE
24/06/2020

DRAWING TITLE
COVER PAGE

0 1 2 3 4 5m

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	1343 sqm	YES
MAX. BUILDING HEIGHT	29m (BONUS HEIGHT UNDER CLAUSE 4.3A, SLEP 2012 _ PARRAMATTA ROAD 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): 119 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; 1 PARKING SPACE FOR MANAGER (ARH) 1 COMMERCIAL PARKING TOTAL: 23 CARS	20 PARKING FOR BOARDING 1 MANAGER'S PARKING 1 COMMERCIAL PARKING TOTAL: 23 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

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	20
ROOM 02	3. Level 1_With COS	SINGLE ROOM	14	9	21
ROOM 03_ADAPT	3. Level 1_With COS	SINGLE ROOM	17	9	26
ROOM 4 _MANAGER	3. Level 1_With COS	DOUBLE ROOM	18	7	21
ROOM 05	4. Level 2	DOUBLE ROOM	19	6	20
ROOM 06	4. Level 2	SINGLE ROOM	14	9	21
ROOM 07_ADAPT	4. Level 2	SINGLE ROOM	17	9	26
ROOM 08	4. Level 2	DOUBLE ROOM	18	12	29
ROOM 09	4. Level 2	DOUBLE ROOM	19	11	29
ROOM 10	4. Level 2	DOUBLE ROOM	18	6	29
ROOM 11	4. Level 2	DOUBLE ROOM	19	7	30
ROOM 12	5. Level 3	DOUBLE ROOM	19	6	20
ROOM 13	5. Level 3	SINGLE ROOM	14	9	22
ROOM 14_ADAPT	5. Level 3	SINGLE ROOM	17	9	26
ROOM 15	5. Level 3	DOUBLE ROOM	18	12	29
ROOM 16	5. Level 3	DOUBLE ROOM	19	10	28
ROOM 17	5. Level 3	DOUBLE ROOM	18	6	30
ROOM 18	5. Level 3	DOUBLE ROOM	19	7	30
ROOM 19	6. Level 4	DOUBLE ROOM	19	6	20
ROOM 20	6. Level 4	SINGLE ROOM	16	9	22
ROOM 21_ADAPT	6. Level 4	SINGLE ROOM	17	9	26
ROOM 22	6. Level 4	DOUBLE ROOM	18	12	29
ROOM 23	6. Level 4	DOUBLE ROOM	19	10	28
ROOM 24	6. Level 4	DOUBLE ROOM	18	6	29
ROOM 25	6. Level 4	DOUBLE ROOM	19	7	30
ROOM 26	7. Level 5	SINGLE ROOM	19	6	19
ROOM 27	7. Level 5	SINGLE ROOM	14	9	19
ROOM 28	7. Level 5	SINGLE ROOM	17	9	26
ROOM 29	7. Level 5	DOUBLE ROOM	18	12	29
ROOM 30	7. Level 5	DOUBLE ROOM	18	10	28
ROOM 31	7. Level 5	DOUBLE ROOM	22	6	23
ROOM 32	7. Level 5	DOUBLE ROOM	18	7	30
ROOM 33	8. Level 6	DOUBLE ROOM	19	6	19
ROOM 34	8. Level 6	SINGLE ROOM	14	9	11
ROOM 35_ADAPT	8. Level 6	SINGLE ROOM	17	9	26
ROOM 36	8. Level 6	DOUBLE ROOM	18	12	29
ROOM 37	8. Level 6	DOUBLE ROOM	19	10	28
ROOM 38	8. Level 6	DOUBLE ROOM	18	6	29
ROOM 39	8. Level 6	DOUBLE ROOM	19	7	30
ROOM 40	9. Level 7_With COS	DOUBLE ROOM	19	6	19
ROOM 41	9. Level 7_With COS	SINGLE ROOM	14	9	21
ROOM 42	9. Level 7_With COS	DOUBLE ROOM	17	9	26
ROOM 43	3. Level 1_With COS	DOUBLE ROOM	19	7	30
			761 m^2		

PRIVATE OPEN SPACE CALCULATION		
Zone Category	ROOM NAME	AREA
POS	COMMUNAL TER.	35
POS	COMMUNAL TER.	83
POS	MANAGER'S ROOM	16
POS	ROOM 01	7
POS	ROOM 02	7
POS	ROOM 03	7
POS	ROOM 04	15
POS	ROOM 05	6
POS	ROOM 06	6
POS	ROOM 07	6
POS	ROOM 08	7
POS	ROOM 09	7
POS	ROOM 10	7
POS	ROOM 11	7
POS	ROOM 12	6
POS	ROOM 13	6
POS	ROOM 14	6
POS	ROOM 15	7
POS	ROOM 16	7
POS	ROOM 17	7
POS	ROOM 18	7
POS	ROOM 19	6
POS	ROOM 20	6
POS	ROOM 21	6
POS	ROOM 22	7
POS	ROOM 23	7
POS	ROOM 24	7
POS	ROOM 25	7
POS	ROOM 26	6
POS	ROOM 27	6
POS	ROOM 28	6
POS	ROOM 29	7
POS	ROOM 30	7
POS	ROOM 31	7
POS	ROOM 32	7
POS	ROOM 33	6
POS	ROOM 34	6
POS	ROOM 35	6
POS	ROOM 36	7
POS	ROOM 37	7
POS	ROOM 38	7
POS	ROOM 39	7
POS	ROOM 40	6
POS	ROOM 41	5
POS	ROOM 42	6
		417 m^2

02 BOARDING ROOM AREA

03 PRIVATE OPEN SPACE CALCULATION

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A100

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JOB NO.
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MAF

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PS

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1:200@ A3
UNO

PRINT DATE
6/07/2020

DRAWING TITLE
CALCULATION

0 1 2 3 4 5m

POWELL STREET

PAK ROAD

PARAMATTA RD

NOISE FROM ADJOINING PROPERTIES

TRIPLE STOREY FIBRO BUILDING METAL ROOF No. 56

SUMMER SUN

WINTER SUN

WESTERLY BREEZE

WINDOW TOP 17.78

WINDOW TOP 14.79

WINDOW TOP 20.28 SILL 19.05

WINDOW TOP 14.13 SILL 12.89

WINDOW TOP 20.28 SILL 19.04

SP 82899

TRIPLE STOREY FIBRO BUILDING METAL ROOF No. 58

BENCHMARK TOP OF KERB RL 8.73 AHD

NOISE FROM TRAFFIC

PROPOSED NEW BOUNDARY LINE

EXISTING BOUNDARY LINE

40.235 58°07'30"

328°07'20" 13.41

148°07'20" 13.41

116°12'30" 15.24

0.075

6M FRONT SETBACK

6M REAR SETBACK

LIFT OVER RUN

NOISE FROM ADJOINING PROPERTIES

SINGLE STOREY AWNING SHOP METAL ROOF No. 86

SINGLE STOREY FIBRO SHOP METAL ROOF No. 129

PREVAILING SUMMER WIND

WALL

BRICK

SIGN

BUILDING

LOW

AWNING

ELECBOX

LIGHT POLE

POWER POLE

TREE 3/0.2

TREE 1/0.2

TELPIT

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SYDNEY NSW 2140

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STATUS
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STAGE
PRE-DA

DRAWING NO. **A101**

ISSUE **B**

JOB NO. **19307**

DRAWN BY **MAF**

CHECKED BY **PS**

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1:200@ A3
UNO

PRINT DATE **24/06/2020**

DRAWING TITLE
SITE PLAN & SITE ANALYSIS

0 1 2 3 4 5m

POWELL STREET

PARK RD

PARAMATTA RD

BENCHMARK
TOP OF KERB
RL 8.73 AHD

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 56

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

SP 82899

ZERO SETBACK

BRICK

WALL

40.235

58°07'30"

28.70 ROOF

27.49 ROOF

21.73 ROOF

WINDOW TOP 17.78

WINDOW TOP 14.74

WINDOW TOP 20.28 SILL 19.05

WINDOW TOP 14.13 SILL 12.89

WINDOW TOP 20.28 SILL 19.04

ELECBOX

LIGHT POLE

POWER POLE

TREE 3/0.2

TREE 1/0.2

FENCE

BRICK GARAGE

PROPOSED NEW BOUNDARY

EXISTING BOUNDARY LINE

COLORBOND FENCING

148°07'20"

13.41

328°07'20"

13.41

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 84

LOT B
DP 958679
537.4m² by TITLE
539.6m² by SURVEY

AWNING

METAL ZERO SETBACK

FCE

6M FRONT SETBACK

6M REAR SETBACK

LOT C
DP 958679
505.9m² by TITLE
507.4m² by SURVEY

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

25.145

47.405

43.435

26°12'30"

116°12'30"

15.24

0.075

BUILDING

AWNIN

LOW

SIGN

8.31 INV	8.48 TOK	8.46 INV	8.62 TOK	8.62 SH	8.63 SH	8.56 INV	8.72 TOK	8.69 PATH	8.62 PATH	8.64 SH	8.65 SH
8.72 INV	8.88 TOK	8.92 PATH	8.71 TELPIT	8.69 PATH	8.76 TELPIT	8.97 INK	9.12 PATH	9.05 PATH	9.07 TOK	8.79 PATH	9.19 SV
8.84 PATH	9.13 INK	9.25 TOK	9.01 SH	9.07 INK	9.20 TOK	9.16 SV	9.21 PATH	8.99 PATH	9.02 TELPIT	9.08 PATH	
7.43 LIP	7.39 INV	7.62 PATH	7.53 TOK	7.52 PATH	7.24 LIP	7.22 GRATE	5.66 INVPIT	7.21 GRATE	7.37 TOK	7.20 INV	7.35 PATH
7.40 PATH	7.54 SH	7.46 SH	7.41 GRATE	7.55 SH	7.47 SH	20.69 RIDGE	7.56 SH	21.08 RIDGE	7.57 SH	8.66 GRATE	8.65 GRATE
8.33 INVPIT	12.59 ROOF	19.01	9.08 PIT	9.07 SH	9.10 SH	9.07 SH	9.11 SH	9.01 SH	9.07 SH	9.10 SH	8.98 SH
8.96 SH	9.01 SH	9.11 SH	9.05 SH	8.95 SH	9.01 SH	9.17 SH	9.11 SH	9.29 SH	9.35 FL	13.28 RIDGE	8.20 GARFL
8.09 SH	8.04 GRATE	7.90 INVPIT	8.07 SH	8.16 PIT	8.16 PIT	8.02 SH	8.01 SH	7.98 GRATE	8.19	9.10 SH	

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N

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STAGE
PRE-DA

DRAWING NO.
A103

ISSUE
B

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UNO

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24/06/2020

DRAWING TITLE
DEMOLITION PLAN

0 1 2 3 4 5m

POWELL

PARK RD

PARAMATTA RD

BENCHMARK
TOP OF KERB
RL 8.73 AHD

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 56

TRIPLE STOREY
FIBRO BUILDING
METAL ROOF No. 58

SINGLE STOREY
AWNING SHOP
METAL ROOF
No. 86

SINGLE STOREY
FIBRO SHOP
METAL ROOF
No. 129

LOT C
DP 958679
505.9m² by TITLE
507.4m² by SURVEY

ZERO SETBACK
6M FRONT SETBACK
6M REAR SETBACK
40.235
47.405
43.435
25.145
13.41
15.24
0.075
82899
328°07'20"
26°12'30"
116°12'30"
148°07'20"

TEMPORARY DELIVARY AREA DURING CONSTRUCTION
TEMPORARY STOCK PILES
TEMPORRAY LOCATION OF SKIP BIN
SITE OFFICE
LOCATION OF TEMPORAY WC
PROPOSED NEW BOUNDARY LINE
EXISTING BOUNDARY LINE
ELECBOX
LIGHT POLE
POWER POLE
TREE 3/0.2
TREE 1/0.2
WINDOW TOP 17.78
WINDOW TOP 14.74
WINDOW TOP 20.28 SILL 19.04
WINDOW TOP 20.28 SILL 19.05
WINDOW TOP 14.13 SILL 12.89
WALL
BRICK
BUILDING
AWNING
SIGN
LOW

EROSION & SEDIMENTATION CONTROL NOTES

1. 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.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. 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.

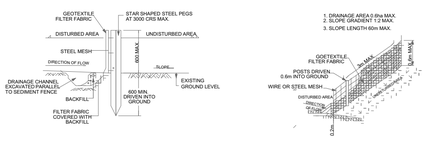
GENERAL NOTES

1. 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.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

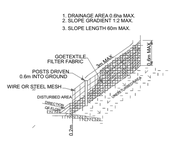
CLAY SOILS

1. A SYSTEM SHALL BE INSTALLED TO EITHER:
2. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.

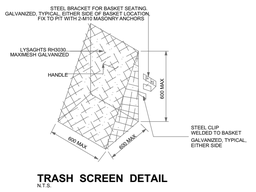
TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL



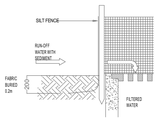
TYPICAL SEDIMENT FENCE SECTION

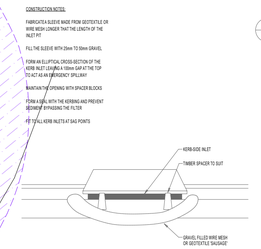


SEDIMENT FENCE

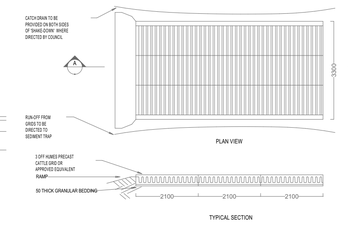


TRASH SCREEN DETAIL
N.T.S.



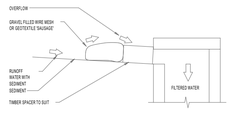


2 DETAIL
SUMP SEDIMENT TRAP
NOT TO SCALE



NOT TO SCALE

'CATTLE GRID' ALTERNATIVE



1 DETAIL
GRAVEL INLET FILTER (SAUSAGE)
NOT TO SCALE

3 DETAIL
TEMPORARY CONSTRUCTION EXIT

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1:200@ A3
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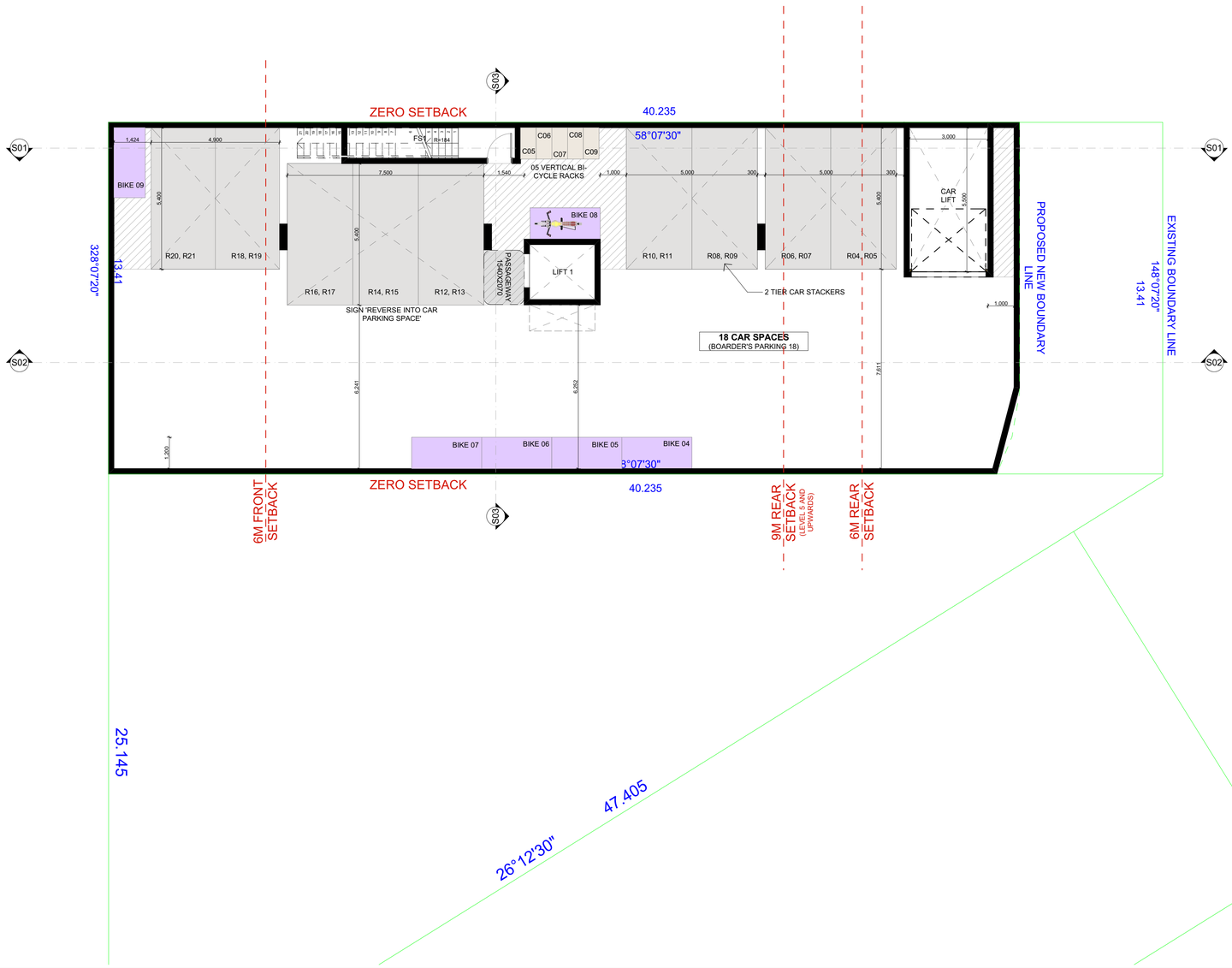
PRINT DATE **24/06/2020**

DRAWING TITLE
CONSTRUCTION MANAGMENT PLAN

0 1 2 3 4 5m



PROJECT MANAGER

zta

zta group

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

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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.
A200

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

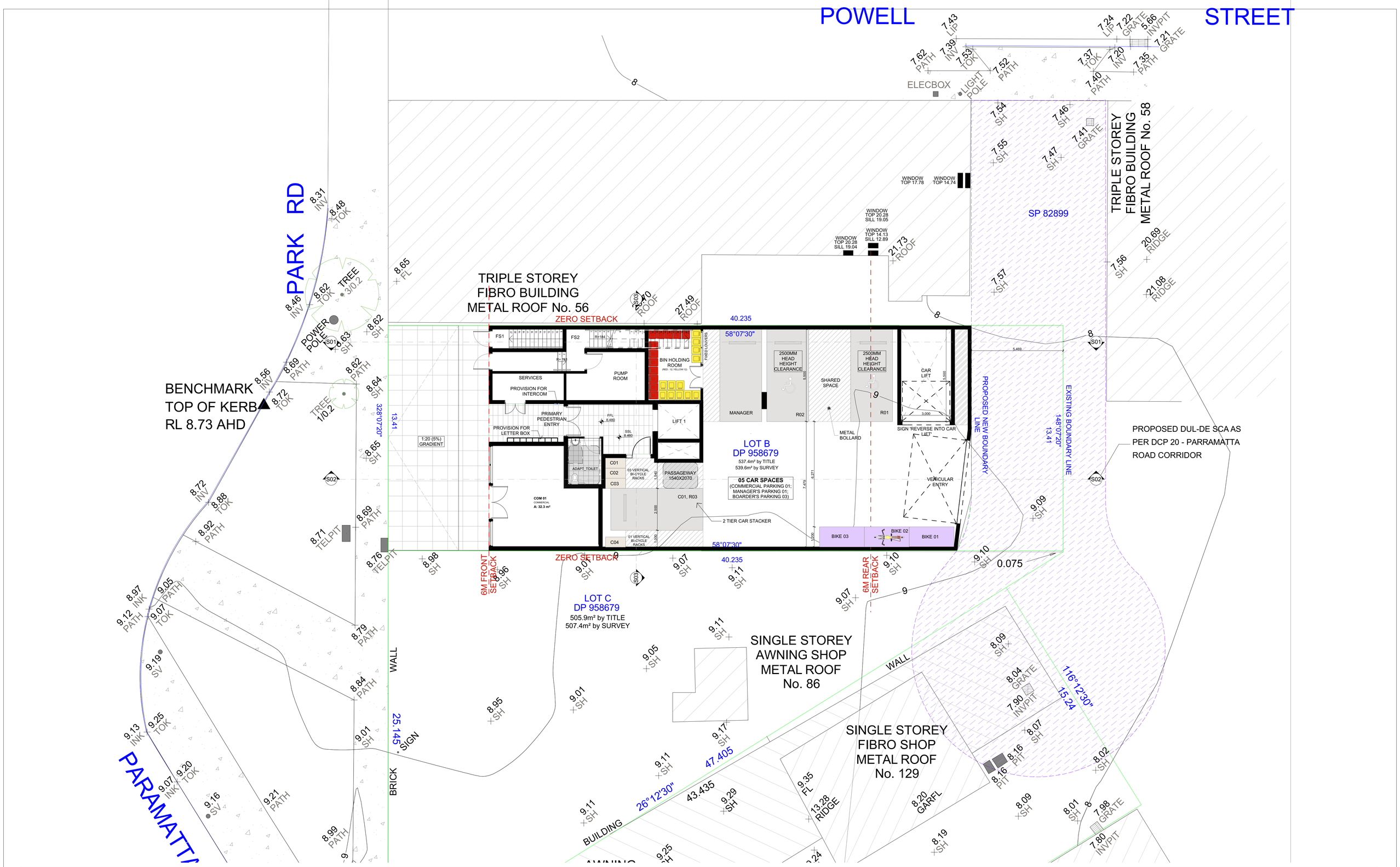
CHECKED BY
PS

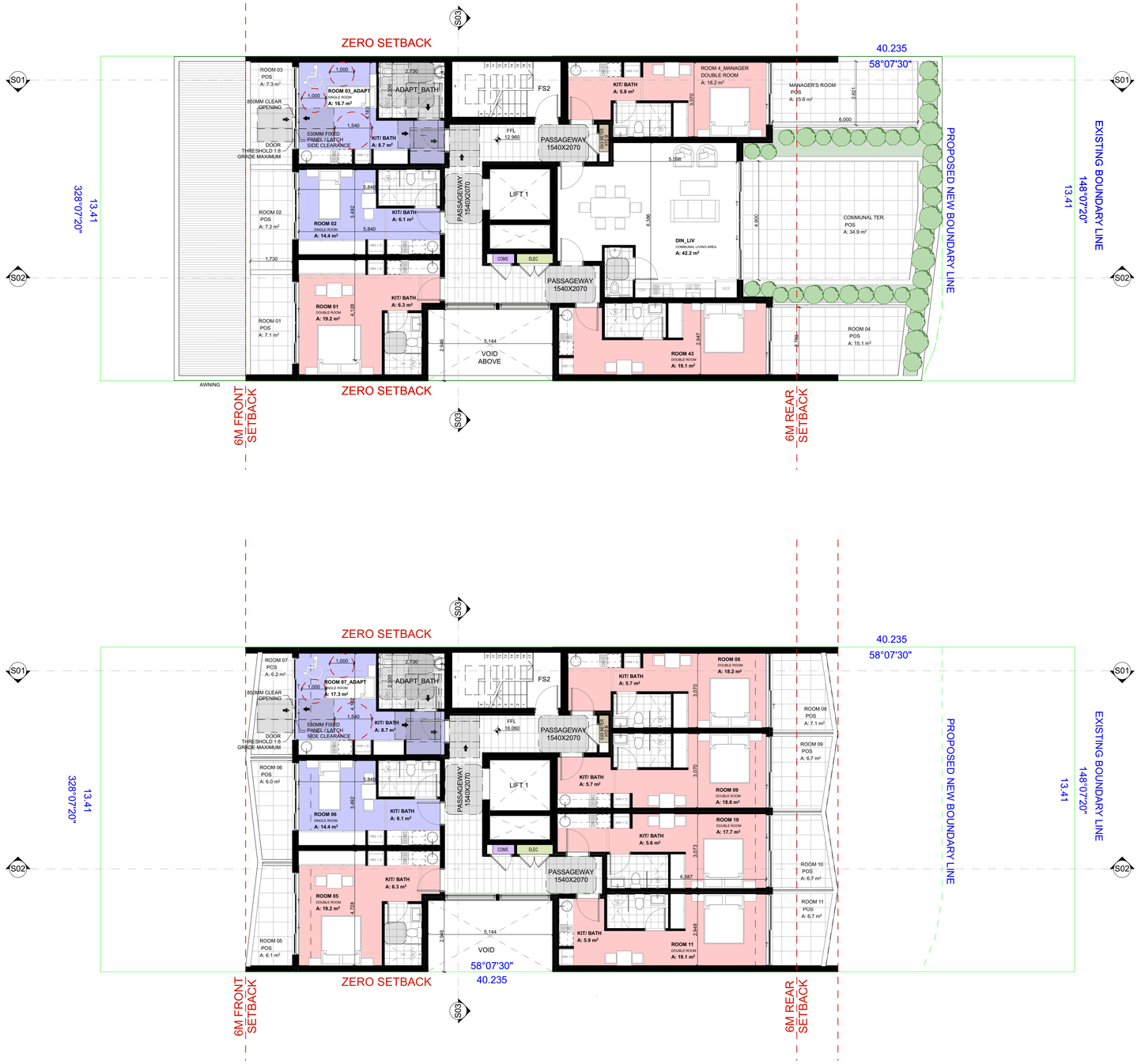
SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
24/06/2020

DRAWING TITLE
GENERAL ARRANGEMENT - BASEMENT

0 1 2 3 4 5m


POWELL STREET
PARK RD
PARAMATTA
TRIPLE STOREY FIBRO BUILDING METAL ROOF No. 56
TRIPLE STOREY FIBRO BUILDING METAL ROOF No. 58
SP 82899
BENCHMARK TOP OF KERB RL 8.73 AHD
ZERO SETBACK
40.235
58°07'30"
LOT B DP 958679
537.4m² by TITLE
539.6m² by SURVEY
05 CAR SPACES
(COMMERCIAL PARKING 01; MANAGER'S PARKING 01; BOARDER'S PARKING 03)
LOT C DP 958679
505.9m² by TITLE
507.4m² by SURVEY
SINGLE STOREY AWNING SHOP METAL ROOF No. 86
SINGLE STOREY FIBRO SHOP METAL ROOF No. 129
PROPOSED NEW BOUNDARY LINE
EXISTING BOUNDARY LINE
PROPOSED DUL-DE SCA AS PER DCP 20 - PARRAMATTA ROAD CORRIDOR
6M FRONT SETBACK
6M REAR SETBACK
ELECBOX
LIGHT POLE
POWER POLE
TREE 3/0.2
TREE 1/0.2
WALL
BRICK
BUILDING
SIGN
25.145
47.405
43.435
26°12'30"
116°12'30"
15.24
13.41
328°07'20"
148°07'20"
0.075
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
PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION
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.
A201
ISSUE
B
JOB NO.
19307
DRAWN BY
MAF
CHECKED BY
PS
SCALE
1:100@ A1
1:200@ A3
UNO
PRINT DATE
24/06/2020
DRAWING TITLE
GENERAL ARRANGEMENT - GROUND FLOOR PLAN



PROJECT MANAGER

zta

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

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE

PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE **B**

JOB NO. **19307**

DRAWN BY **MAF**

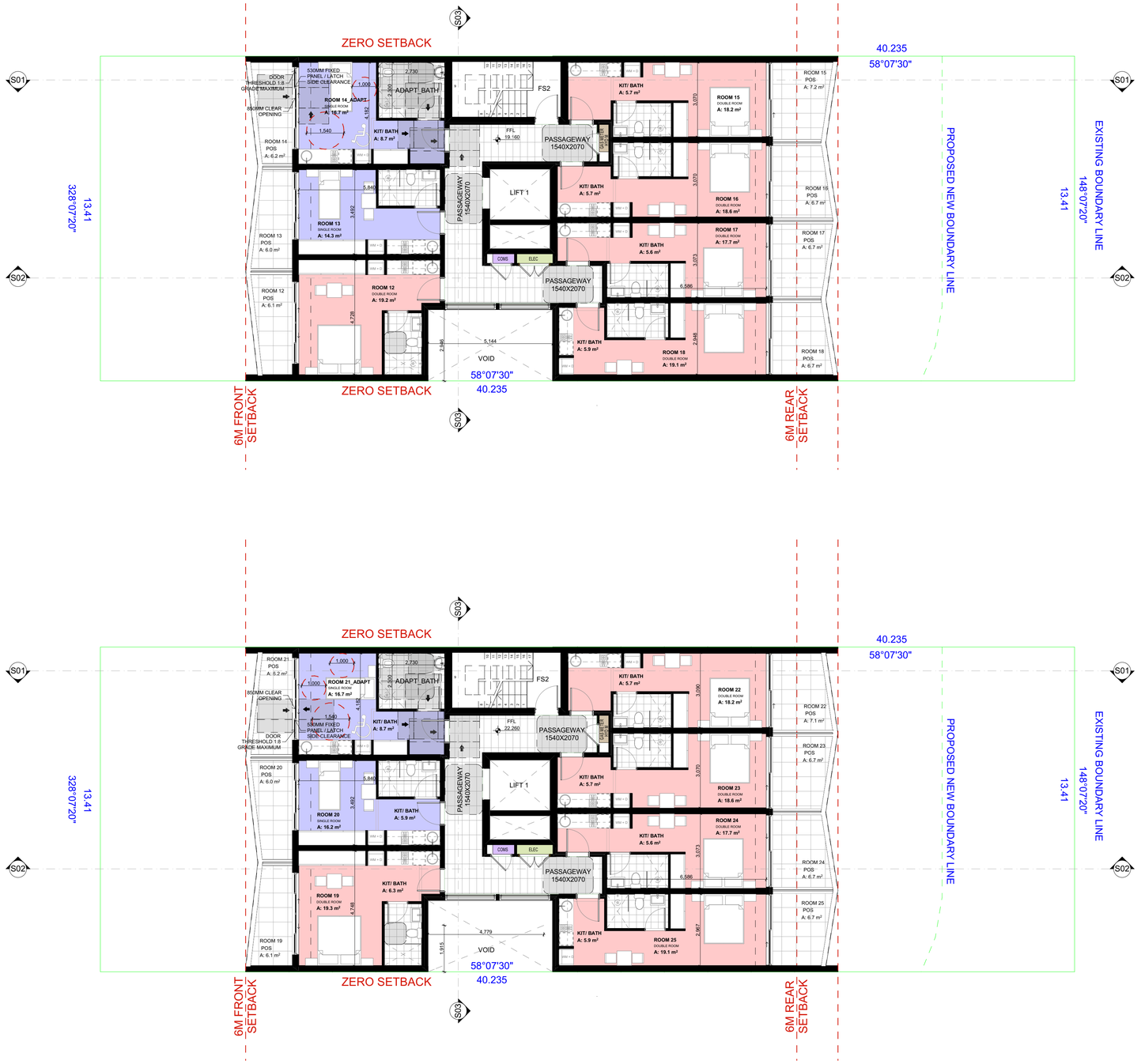
CHECKED BY **PS**

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

PRINT DATE **6/07/2020**

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

0 1 2 3 4 5m



PROJECT MANAGER

zta group
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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

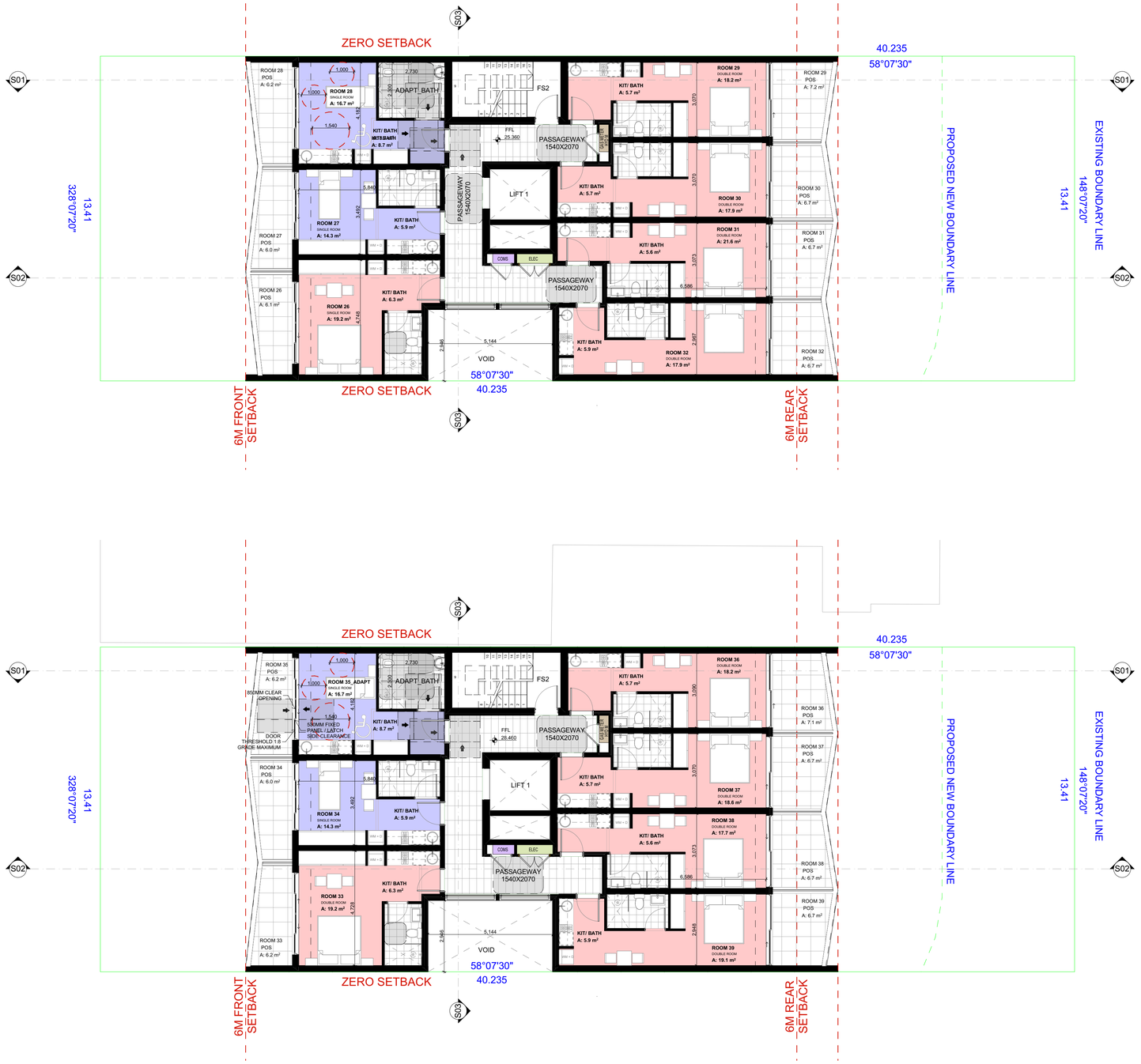
ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **24/06/2020**

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 3; LEVEL 4

0 1 2 3 4 5m



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

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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.
A204

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**

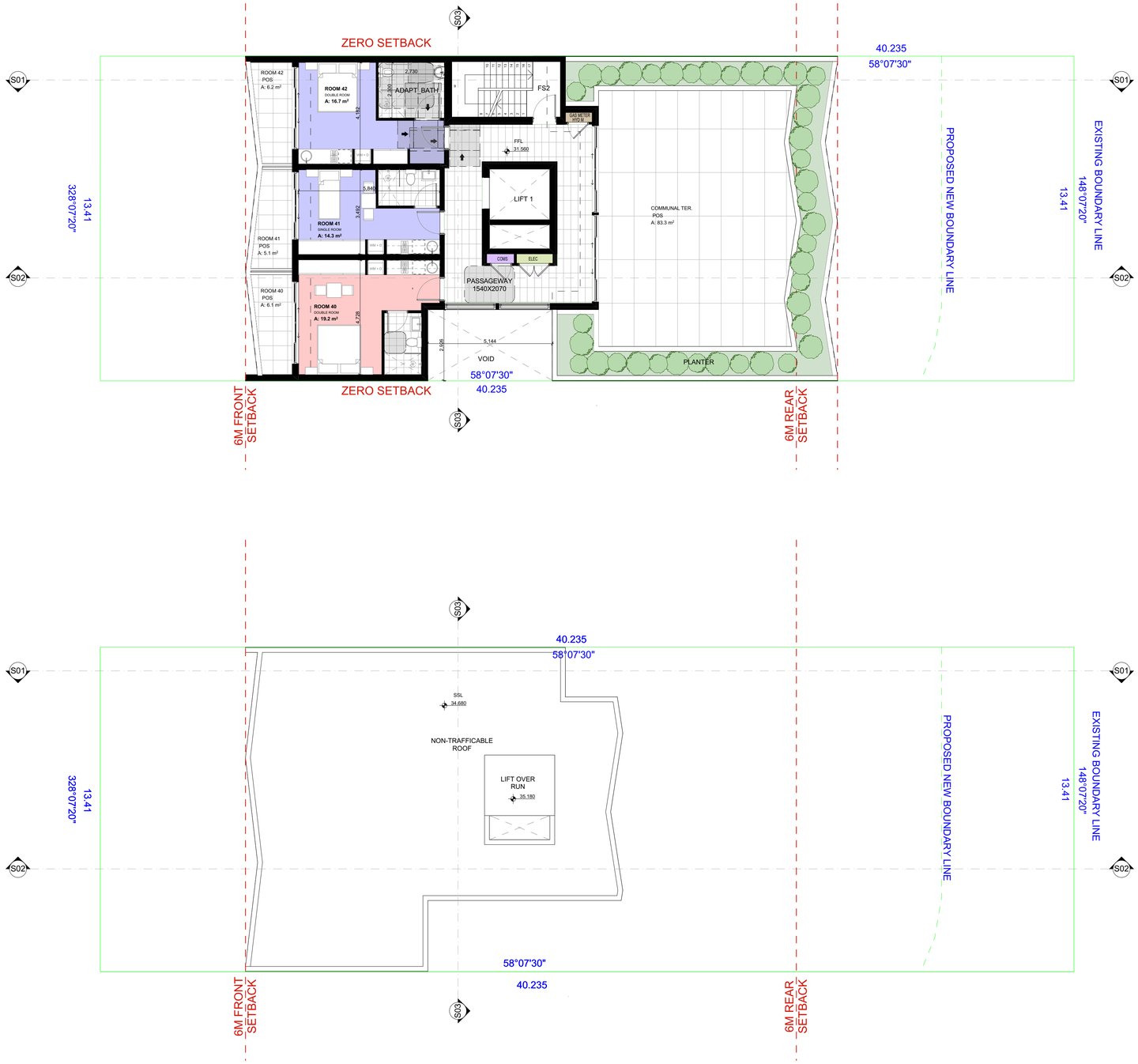
CHECKED BY **PS**

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

PRINT DATE **24/06/2020**

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 5; LEVEL 6

0 1 2 3 4 5m



PROJECT MANAGER

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ABN 56 164 632 517

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

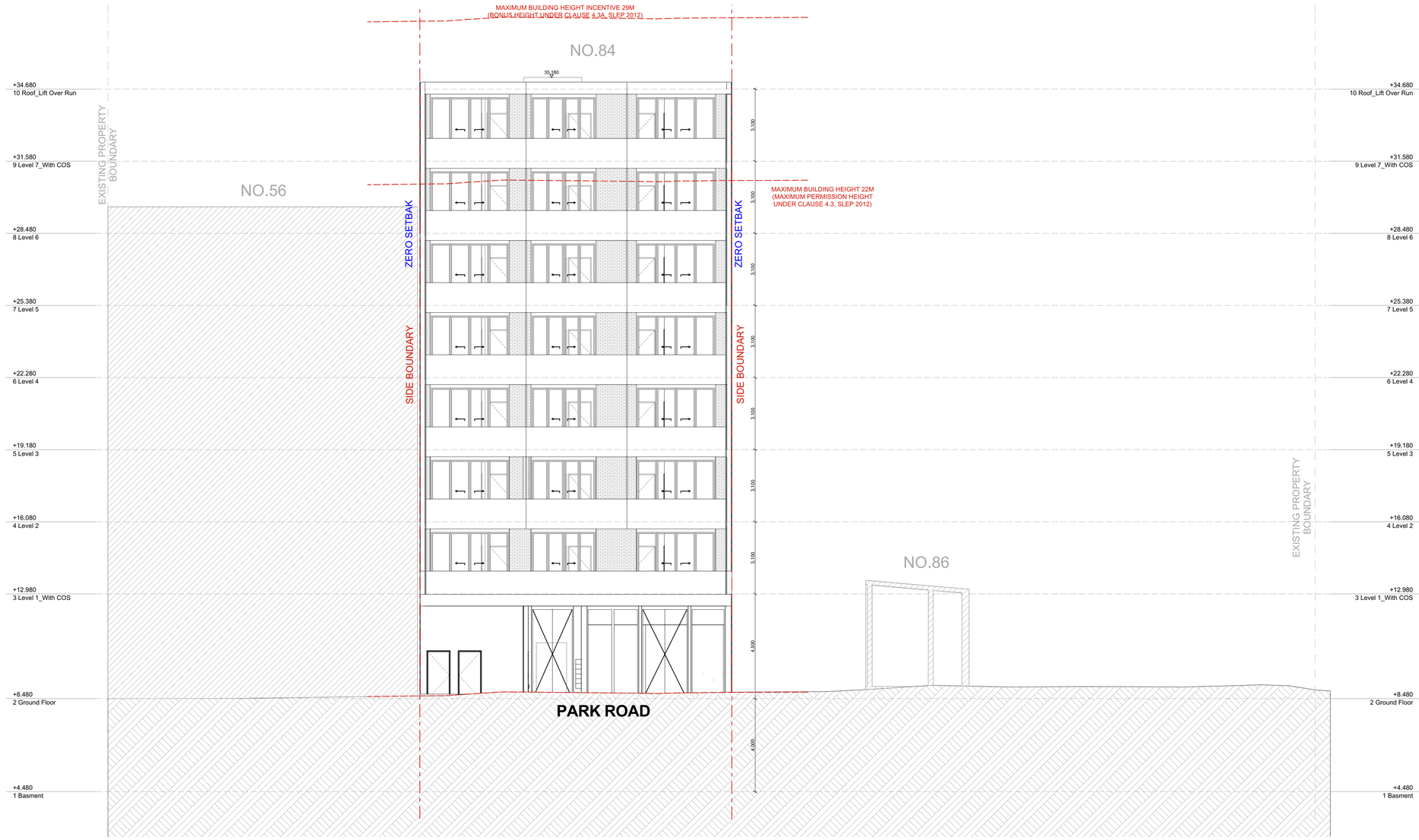
CHECKED BY
PS

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

PRINT DATE
24/06/2020

DRAWING TITLE
GENERAL ARRANGMENT - LEVEL 7_WITH COS; ROOF_LIFT OVER RUN

0 1 2 3 4 5m



PROJECT MANAGER

zta group

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

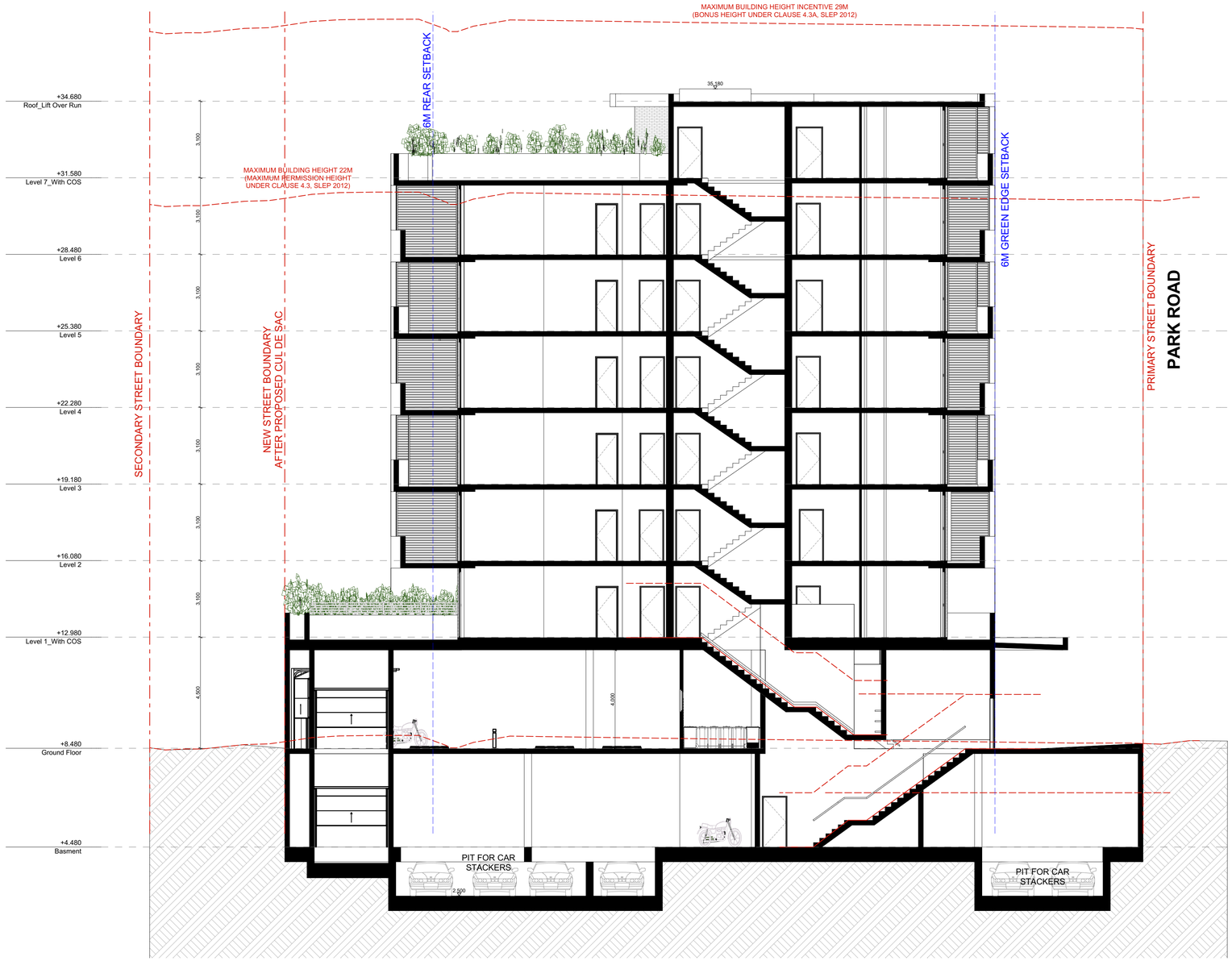
ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **24/06/2020**

DRAWING TITLE
FRONT STREETSCAPE

0 1 2 3 4 5m



S01 SECTION AA 1:100

PROJECT MANAGER

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

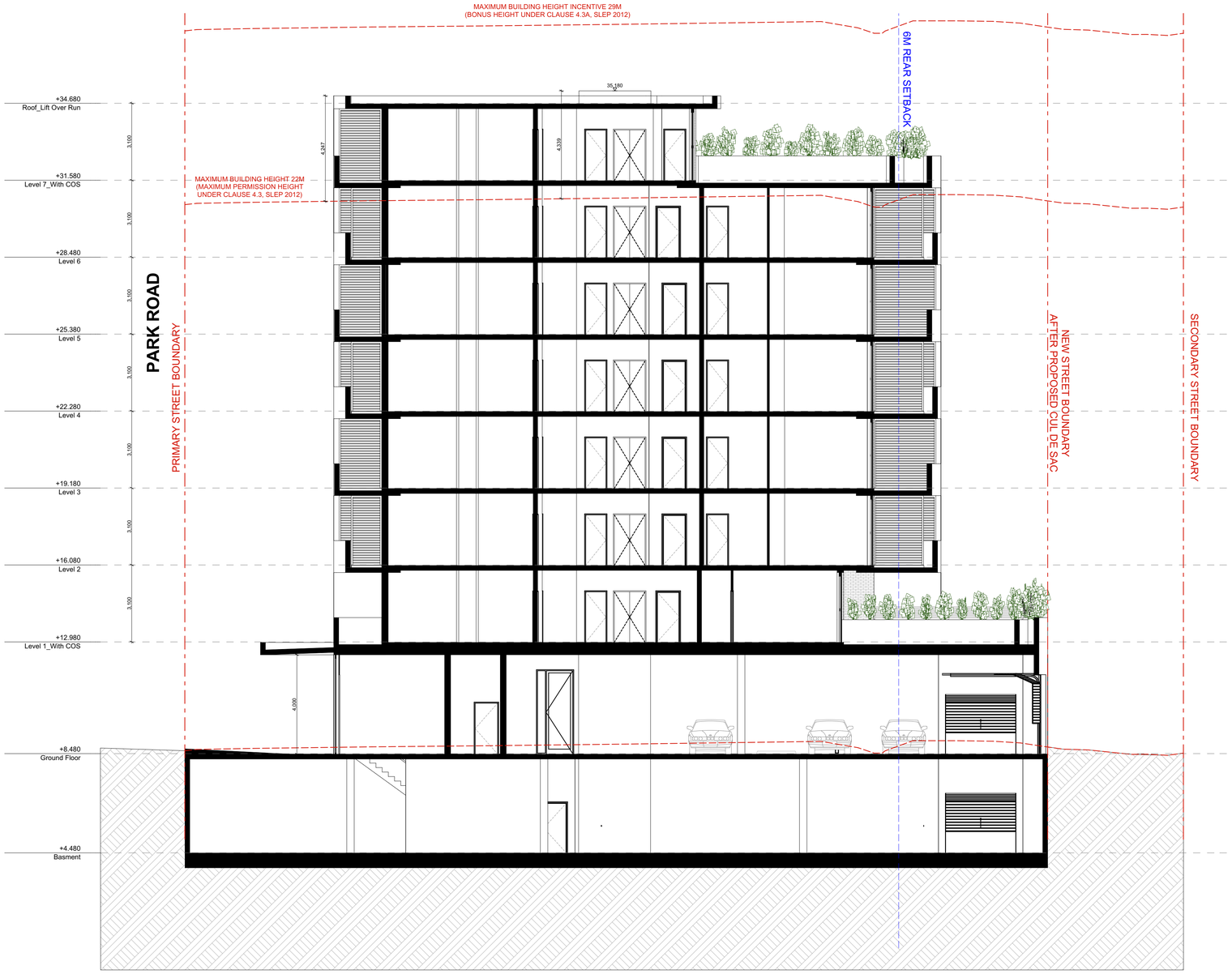
CHECKED BY
PS

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

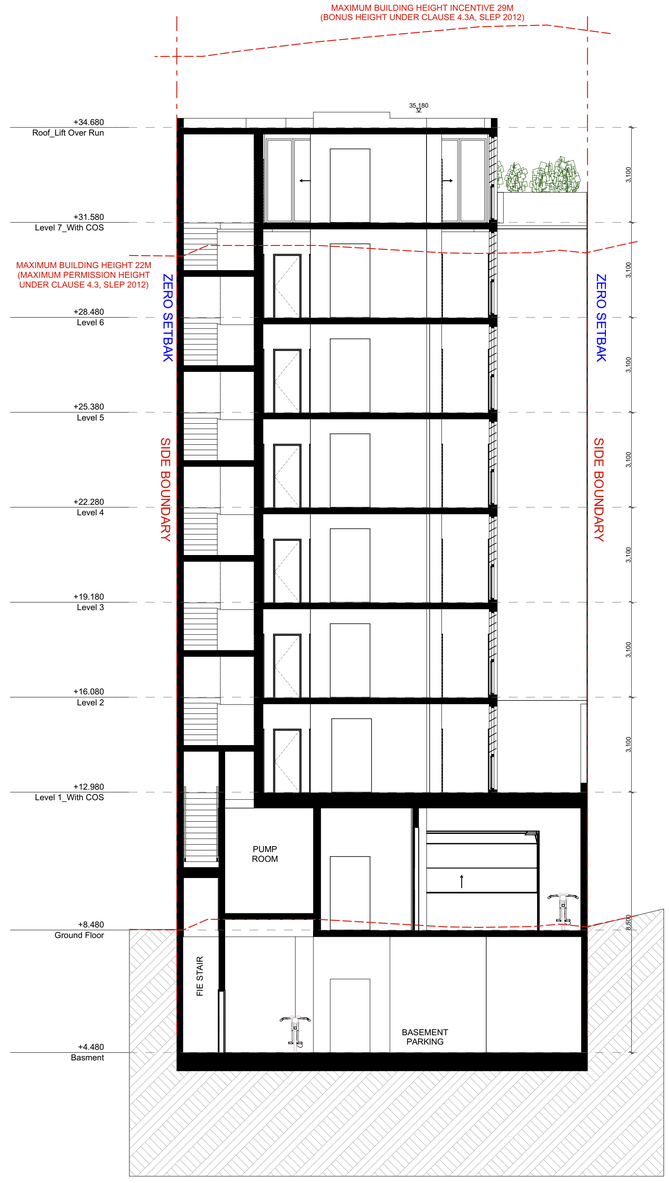
PRINT DATE
24/06/2020

DRAWING TITLE
SECTION AA

0 1 2 3 4 5m



S02 SECTION BB 1:100



S03 SECTION CC 1:100

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

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

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

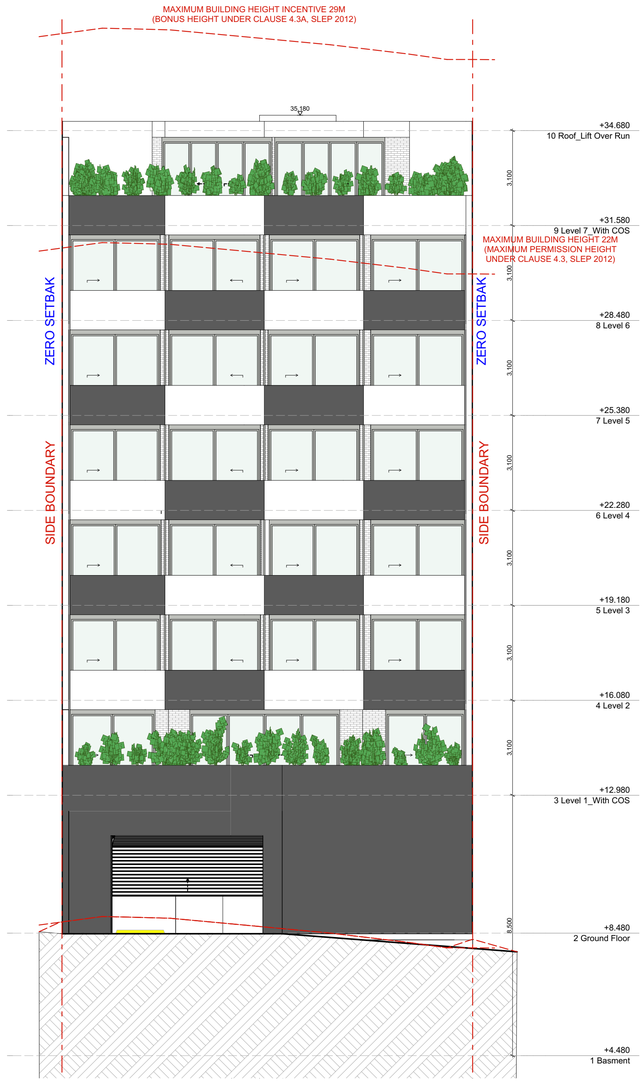
SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
24/06/2020

DRAWING TITLE
SECTION BB; SECTION CC

0 1 2 3 4 5m

CE01 COLOURED WEST ELEVATION 1:100



CE02 COLOURED EAST ELEVATION 1:100

PROJECT MANAGER

zta group

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

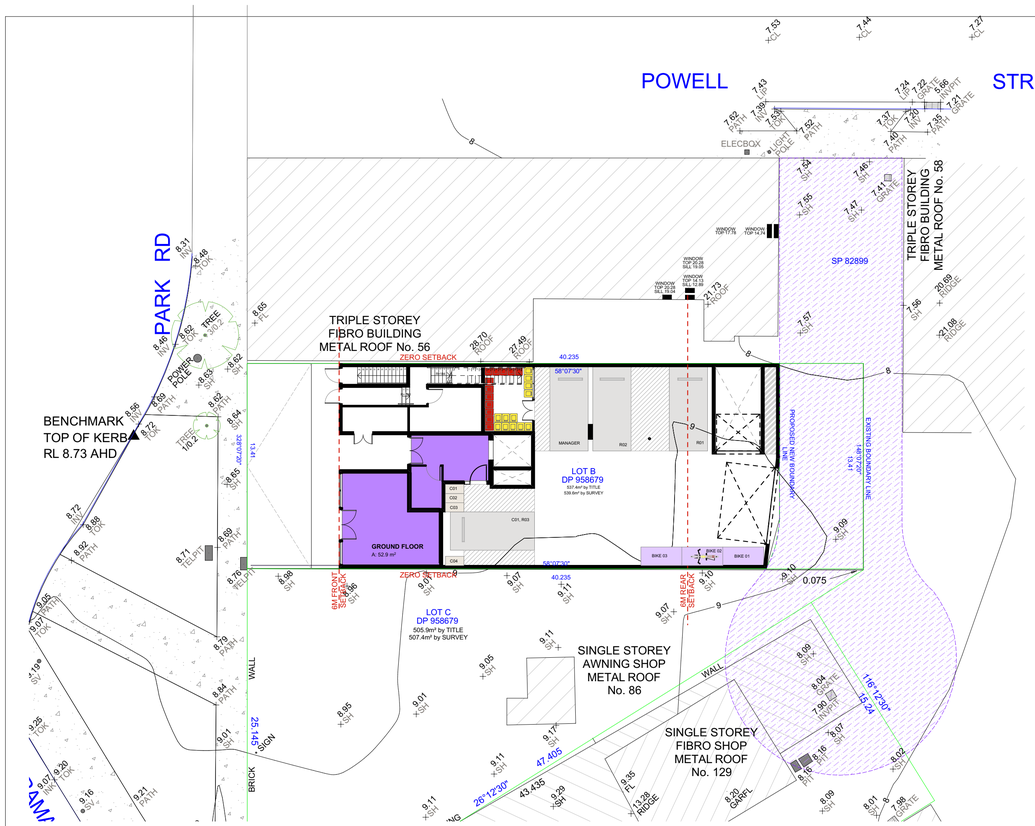
CHECKED BY
PS

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

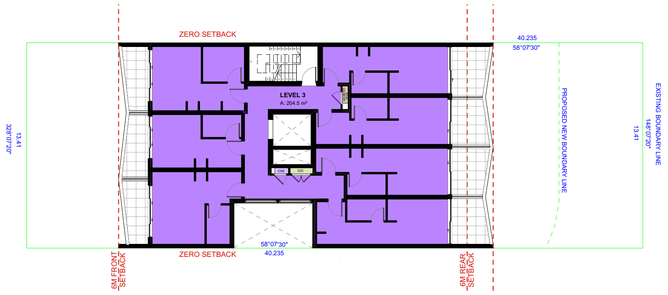
PRINT DATE
24/06/2020

DRAWING TITLE
WEST ELEVATION; EAST ELEVATION

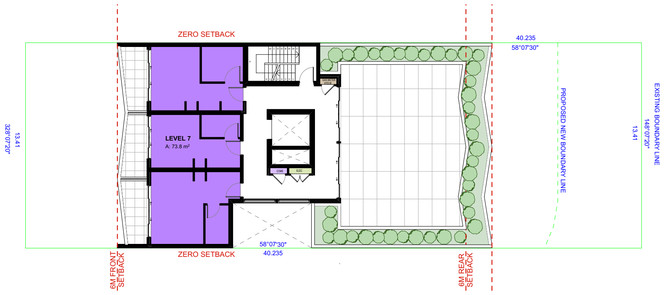
0 1 2 3 4 5m



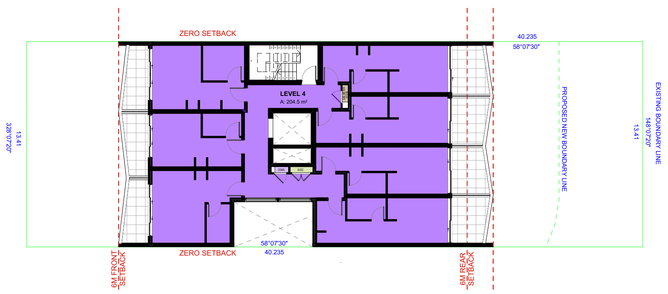
2. Ground Floor 1:200



5. Level 3 1:200



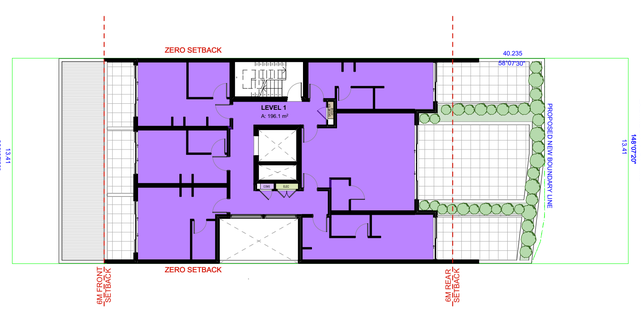
9. Level 7_With COS 1:200



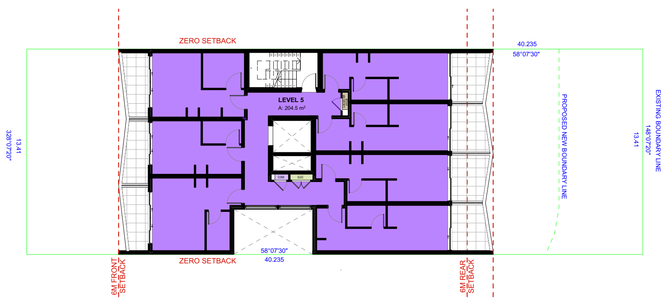
6. Level 4 1:200

GFA CALCULATION		
ID	Zone Name	Area
2	GROUND FLOOR	53
2	LEVEL 1	196
2	LEVEL 2	204
2	LEVEL 3	204
2	LEVEL 4	204
2	LEVEL 5	204
2	LEVEL 6	204
2	LEVEL 7	74
		1,343 m²

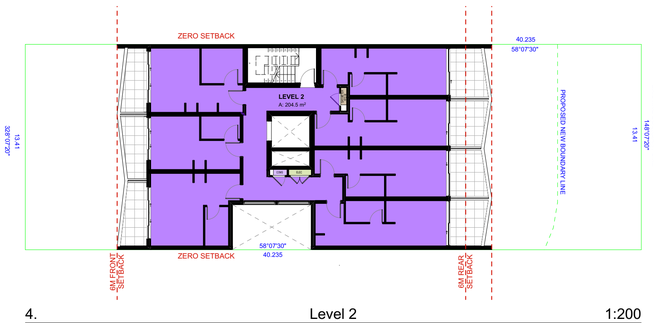
01 GFA CALCULATION 1:1



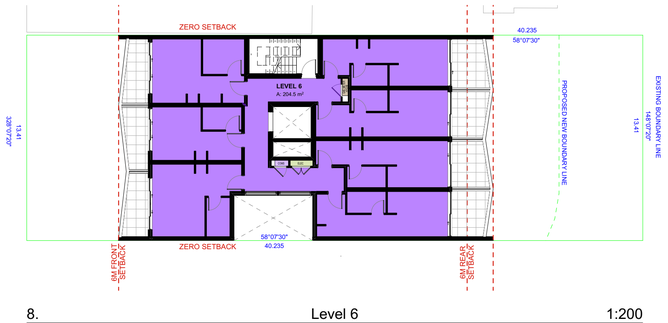
3. Level 1_With COS 1:200



7. Level 5 1:200



4. Level 2 1:200



8. Level 6 1:200

PROJECT MANAGER
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zta group

CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

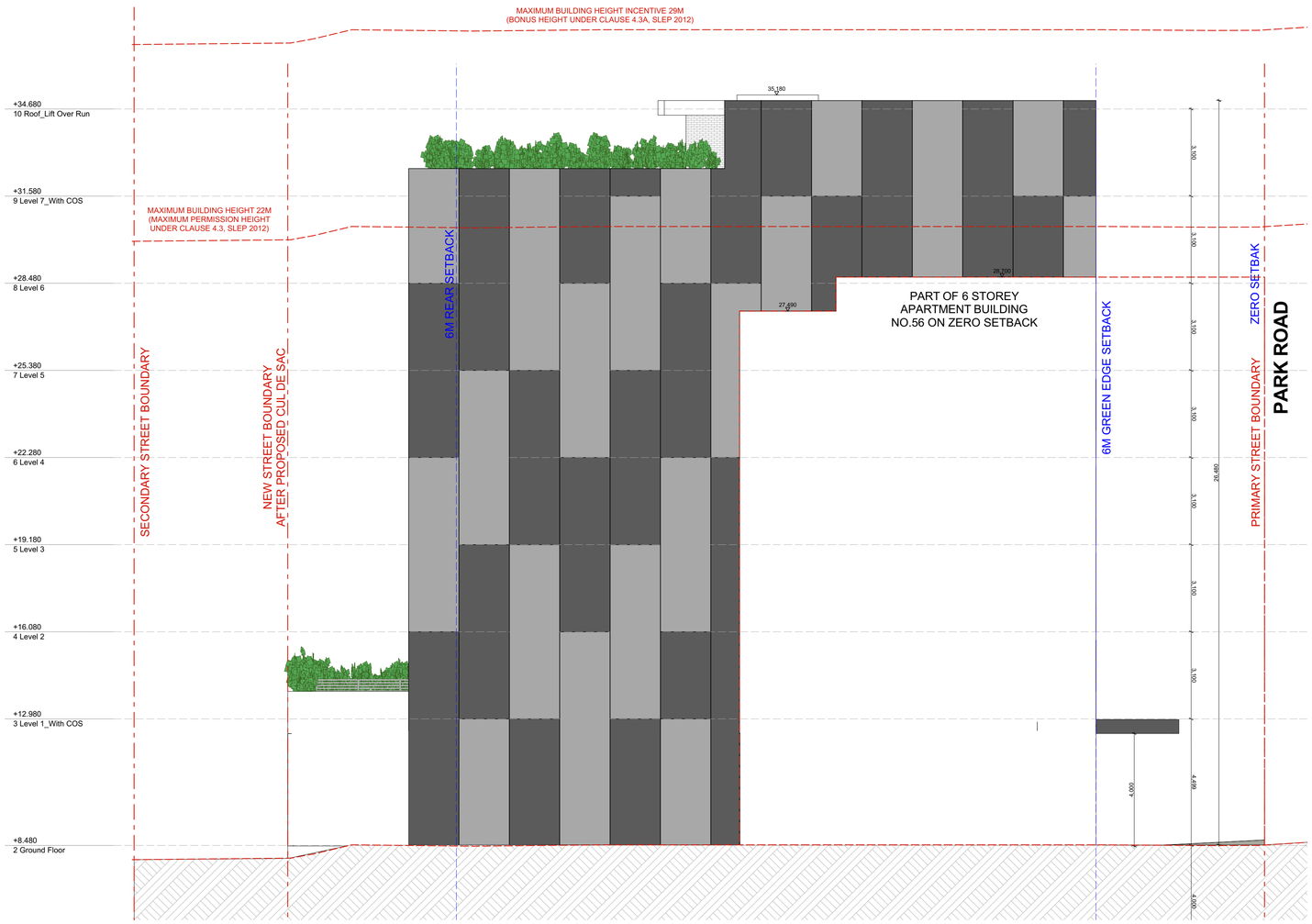
MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO. **A501**
ISSUE **B**
JOB NO. **19307**
DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1** **1:200@ A3** **UNO**
PRINT DATE **24/06/2020**
DRAWING TITLE **FSR CALCULATION**
0 1 2 3 4 5m



PROJECT MANAGER

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CONSULTANTS

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

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

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**

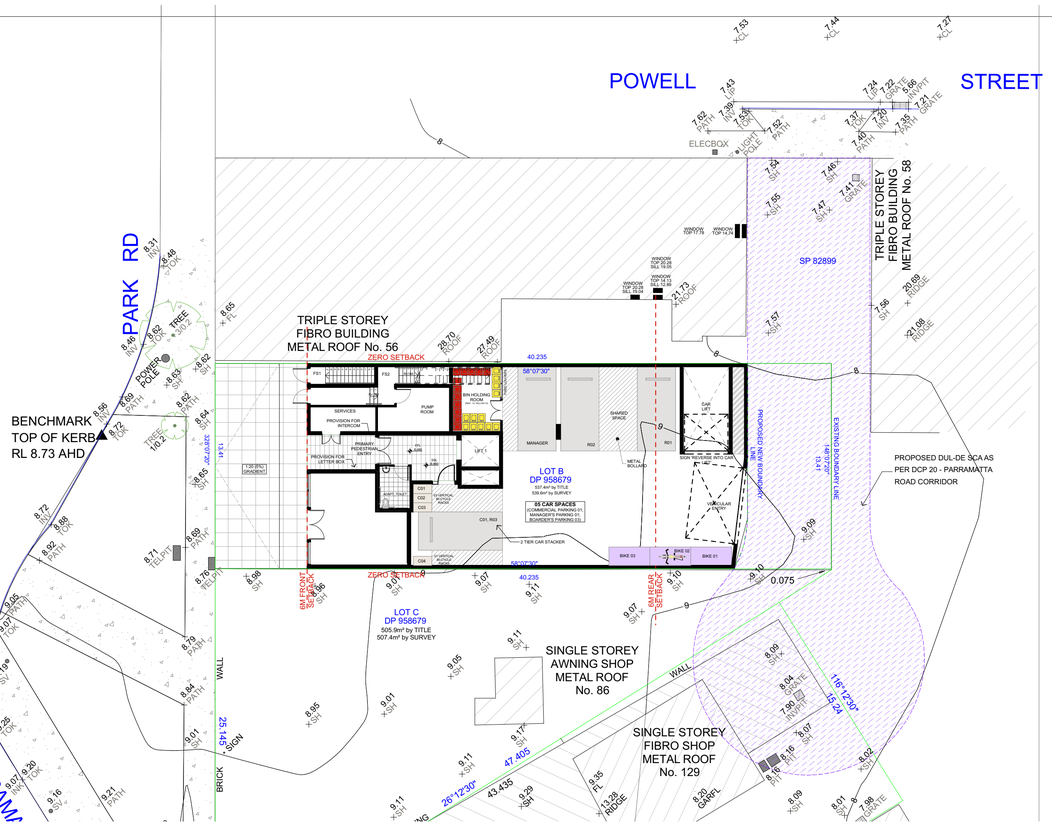
CHECKED BY **PS**

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

PRINT DATE **24/06/2020**

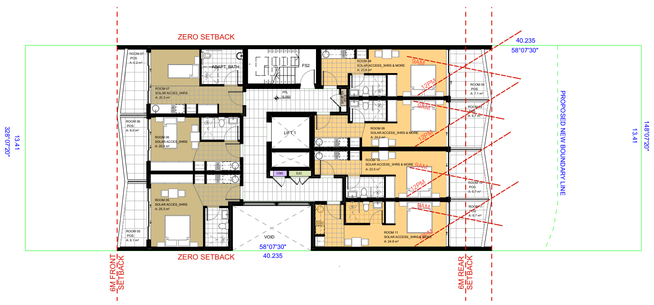
DRAWING TITLE
NORTH ELEVATION

0 1 2 3 4 5m

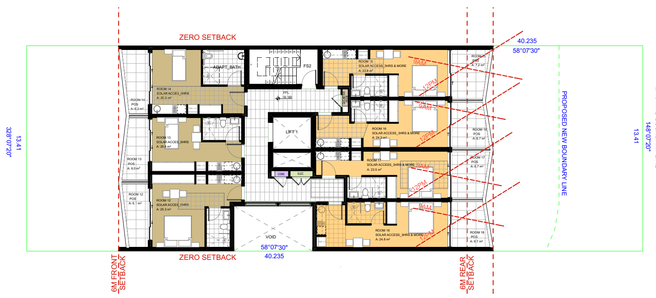


2. Ground Floor 1:200

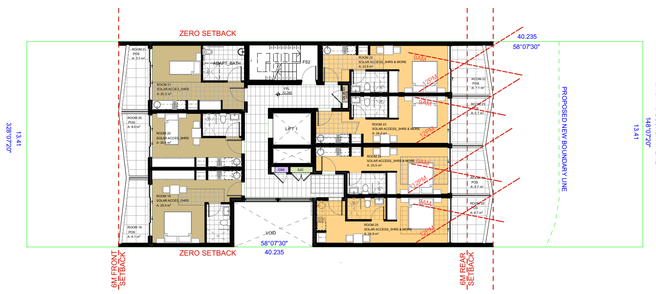
3. Level 1_With COS 1:200



4. Level 2 1:200

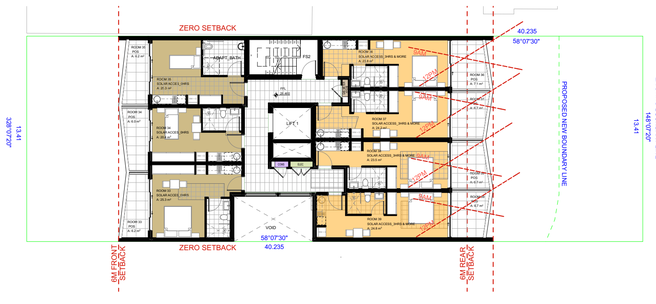


5. Level 3 1:200

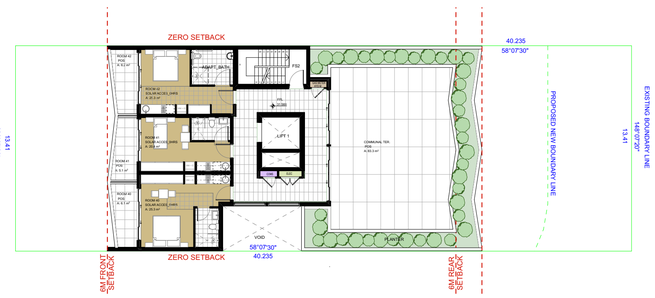


6. Level 4 1:200

7. Level 5 1:200



8. Level 6 1:200



9. Level 7_With COS 1:200

SOLAR ACCESS	
Zone Category	UNIT NO.
SOLAR ACCES_0HRS	
	ROOM 01
	ROOM 02
	ROOM 03
	ROOM 05
	ROOM 06
	ROOM 07
	ROOM 12
	ROOM 13
	ROOM 14
	ROOM 19
	ROOM 20
	ROOM 21
	ROOM 26
	ROOM 27
	ROOM 28
	ROOM 33
	ROOM 34
	ROOM 35
	ROOM 40
	ROOM 41
	ROOM 42
SOLAR ACCESS_3HRS & MORE	
	ROOM 4 MANAGER
	ROOM 08
	ROOM 09
	ROOM 10
	ROOM 11
	ROOM 15
	ROOM 16
	ROOM 17
	ROOM 18
	ROOM 22
	ROOM 23
	ROOM 24
	ROOM 25
	ROOM 29
	ROOM 30
	ROOM 31
	ROOM 32
	ROOM 36
	ROOM 37
	ROOM 38
	ROOM 39
	ROOM 43
	43

SOLAR ACCESS TABLE	
MIN 3 HRS SOLAR ACCESS	21
MIN 2 HRS SOLAR ACCESS	0
MIN 1 HR SOLAR ACCESS	0
0 HRS SOLAR ACCESS	21
TOTAL UNITS	42
PERCENTAGE	50%

≥ 3 HRS SOLAR ACCESS

2 HRS SOLAR ACCESS

1HR SOLAR ACCESS NOT INCLUDED IN CALCULATION

NO SOLAR ACCESS NOT INCLUDED IN CALCULATION

PROJECT MANAGER

zta group

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**

CHECKED BY **PS**

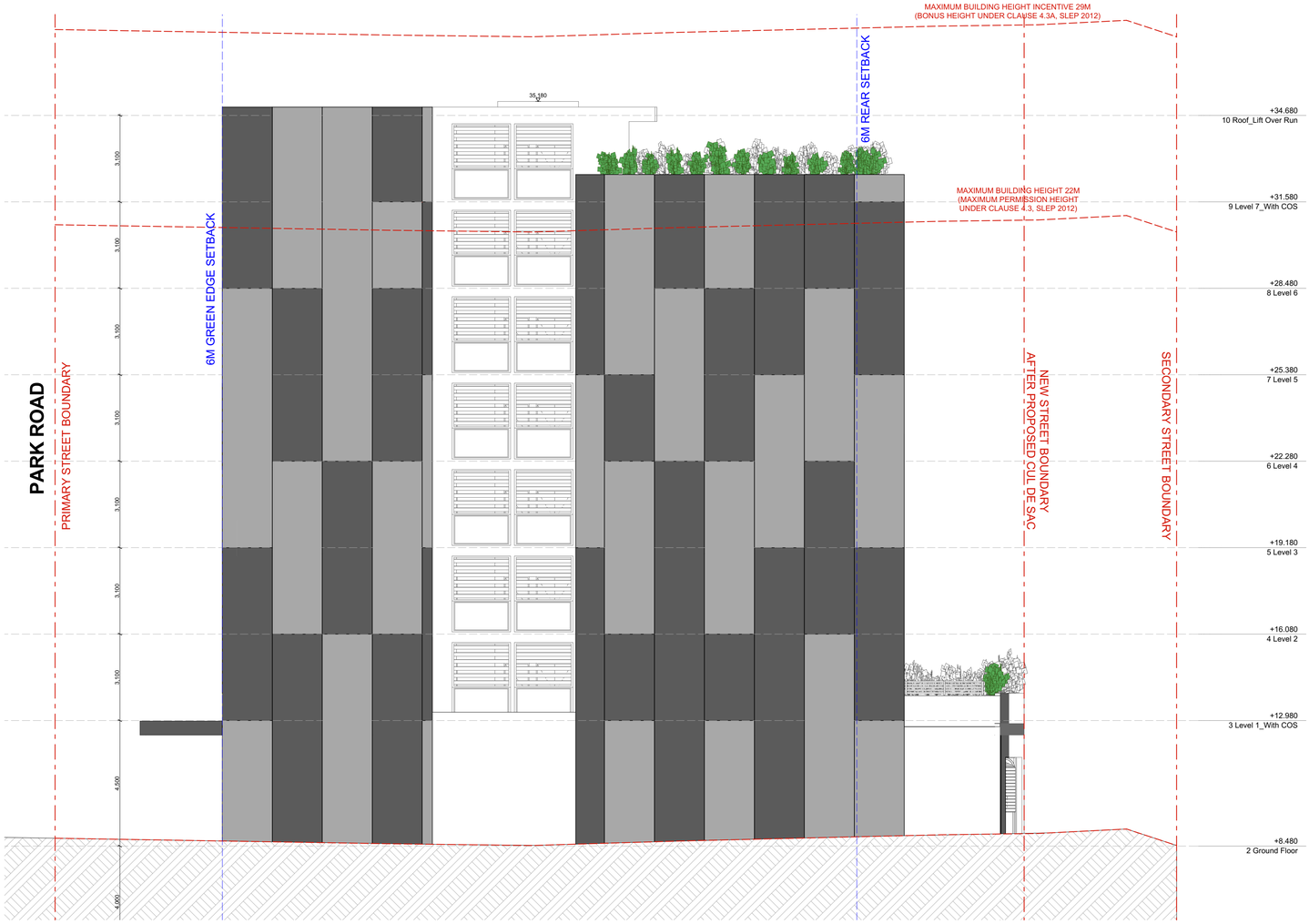
SCALE **1:100@ A1**
1:200@ A3

PRINT DATE **6/07/2020**

DRAWING TITLE
SOLAR ACCESS

UNO

0 1 2 3 4 5m



PROJECT MANAGER

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PURPOSE OF ISSUE

PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE

B

JOB NO.

19307

DRAWN BY **MAF**

CHECKED BY **PS**

SCALE
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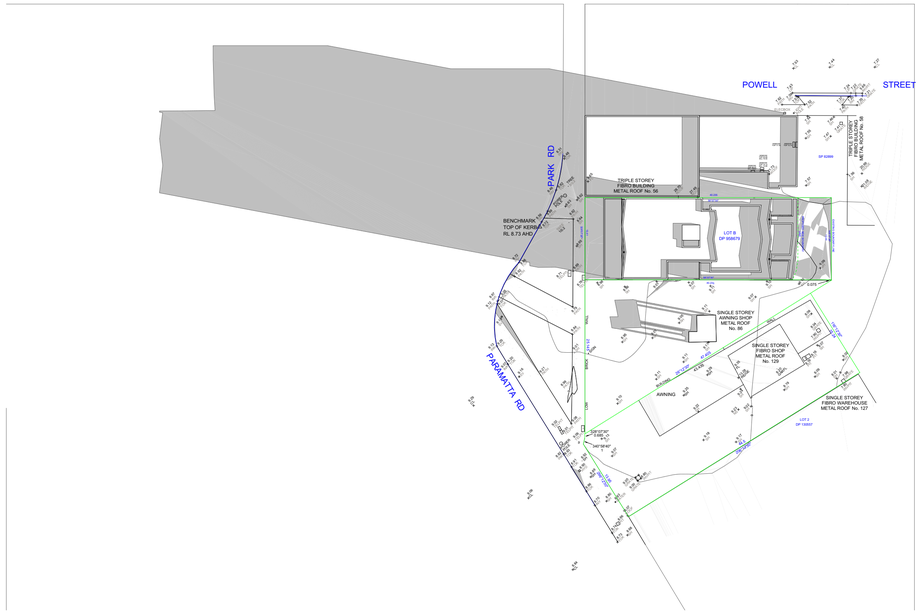
1:200@ A3
UNO

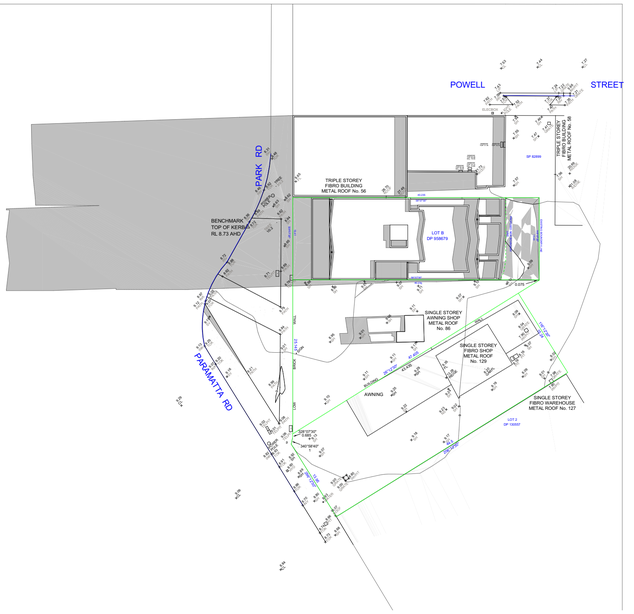
PRINT DATE **24/06/2020**

DRAWING TITLE
SOUTH ELEVATION

0 1 2 3 4 5m



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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PRE-DA
FOR DEVELOPMENT APPLICATION

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

ISSUE
B

JOB NO.
19307

DRAWN BY **MAF**

CHECKED BY **PS**

SCALE
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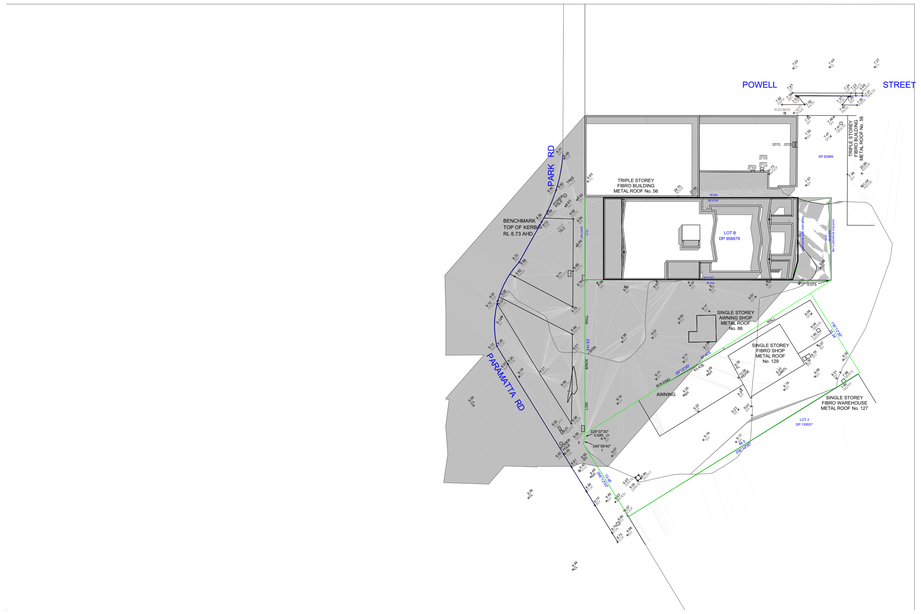
1:200@ A3
UNO

PRINT DATE
24/06/2020

DRAWING TITLE
SHADOW DIAGRAM_1

0 1 2 3 4 5m



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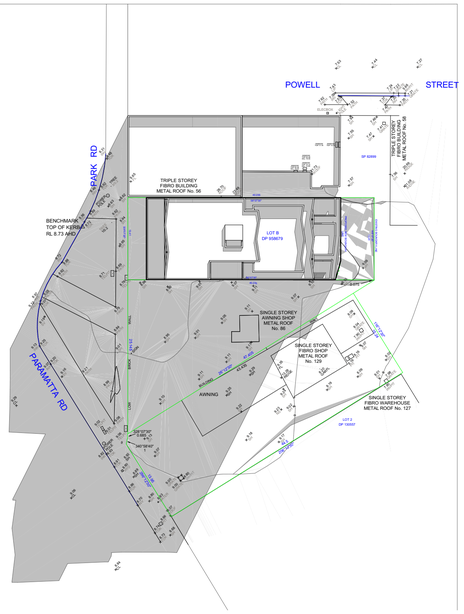

06 22 JUNE _2PM 1:500

07 22 JUNE_3PM 1:500

PROJECT MANAGER

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PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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.
A504

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

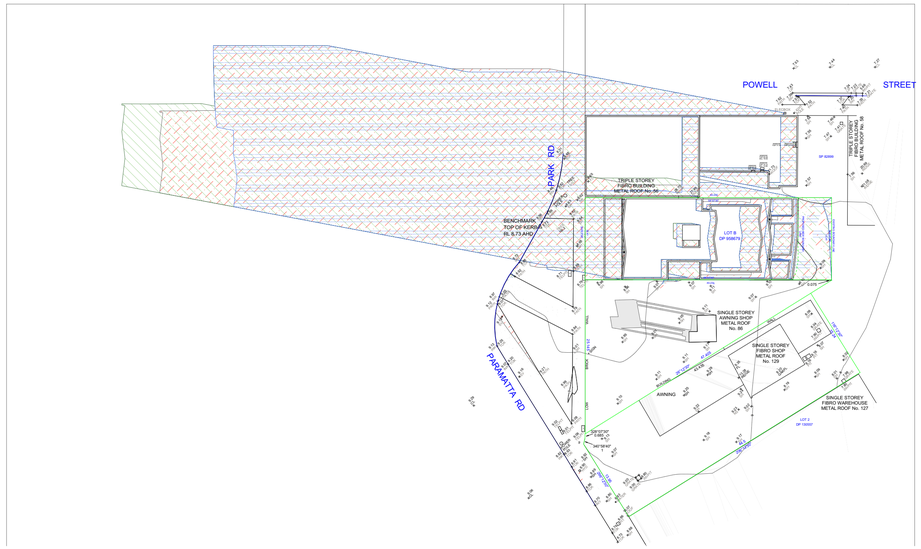
CHECKED BY
PS

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

PRINT DATE
24/06/2020

DRAWING TITLE
SHADOW DIAGRAM_2

0 1 2 3 4 5m



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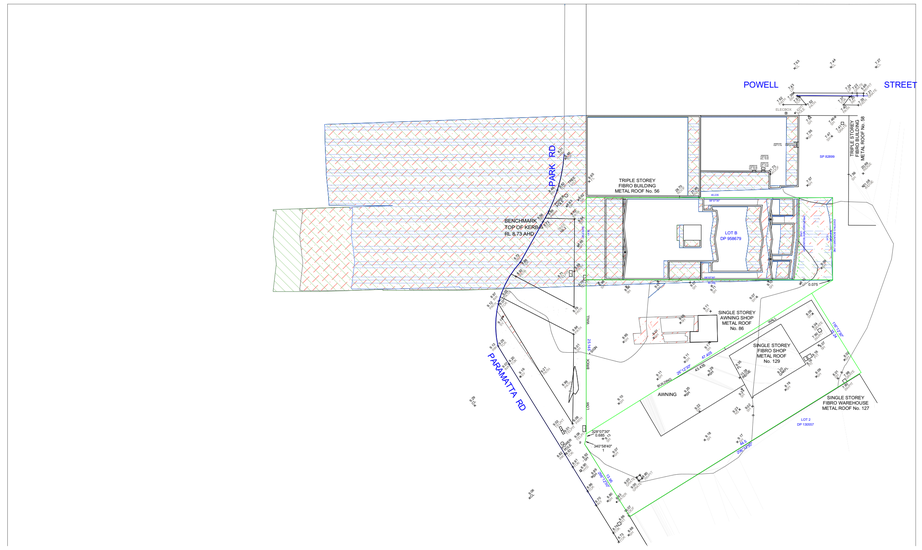

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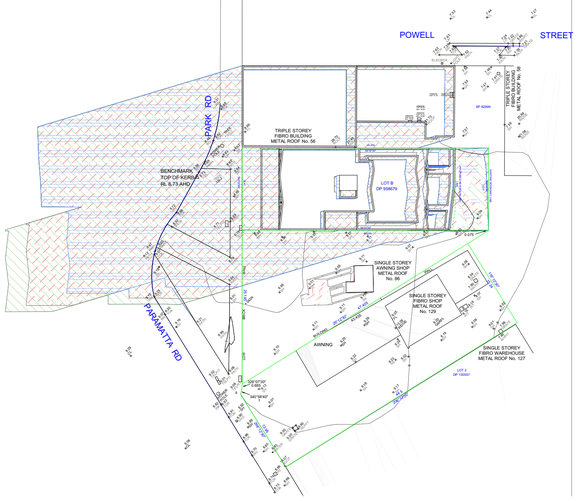

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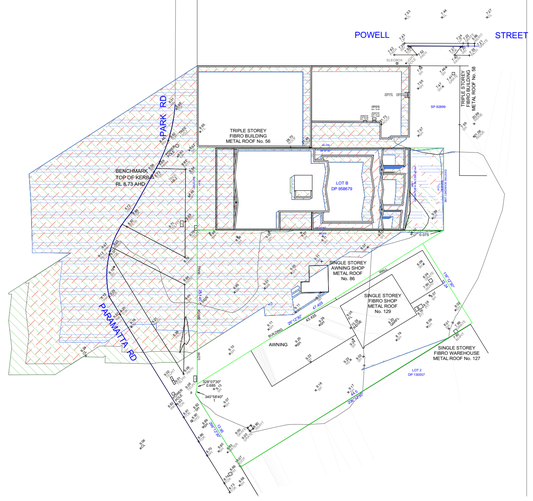

04 22 JUNE_12 NOON 1:500

PROPOSED SHADOWS

22m SHADOWS

29m SHADOWS

PROJECT MANAGER

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
ENTER PROJECT ADDRESS
CITY NSW 0000

ENTER PROJECT INFO
CLIENT
ENTER CLIENT DETAILS

N

STATUS
ENTER STATUS
STAGE
CONSTRUCTION CERTIFICATE

DRAWING NO.
A505

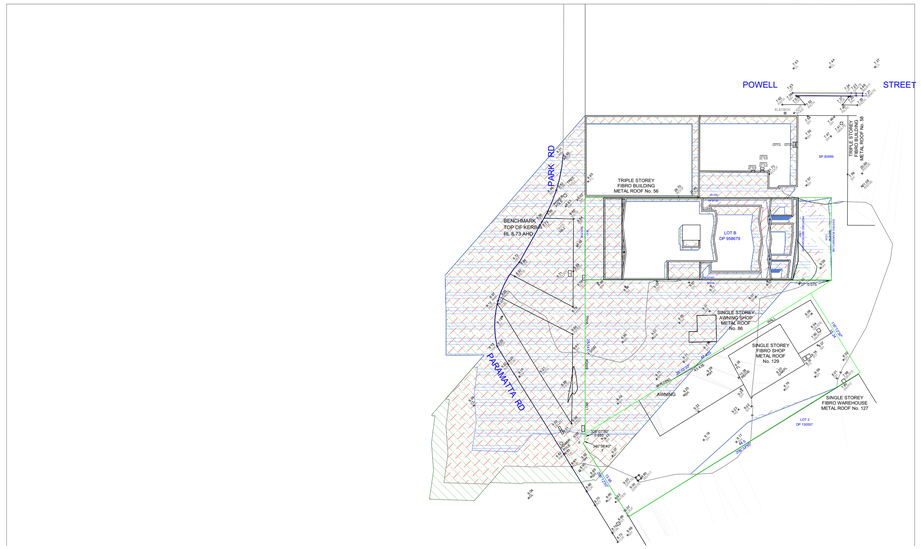
ISSUE
B

JOB NO.
ENTER PROJECT #

DRAWN BY **MAF**
CHECKED BY **PS**
SCALE **1:100@ A1**
1:200@ A3
UNO
PRINT DATE **29/05/2020**

DRAWING TITLE
OVERLAPPED SHADOW DIAGRAMS 1

0 1 2 3 4 5m



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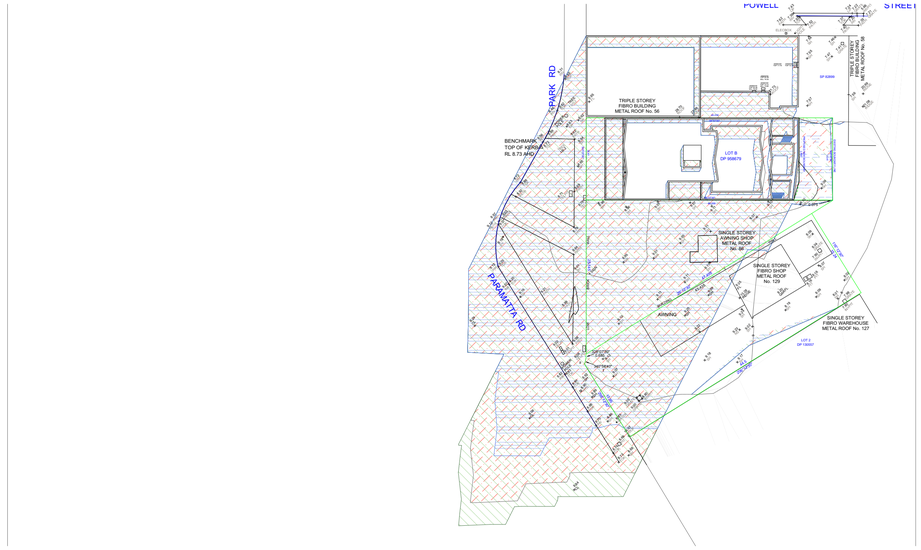
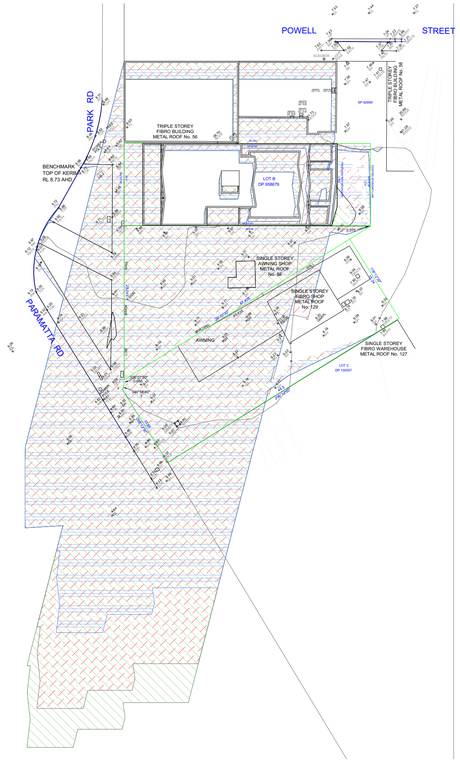


06 22 JUNE_2PM 1:500



07 22 JUNE_3PM 1:500

PROPOSED SHADOWS

22m SHADOWS

29m SHADOWS

PROJECT MANAGER

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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
ENTER PROJECT ADDRESS
CITY NSW 0000

ENTER PROJECT INFO

CLIENT
ENTER CLIENT DETAILS

N

STATUS
ENTER STATUS

STAGE
CONSTRUCTION CERTIFICATE

DRAWING NO.
A506

ISSUE
B

JOB NO.
ENTER PROJECT #

DRAWN BY
MAF

CHECKED BY
PS

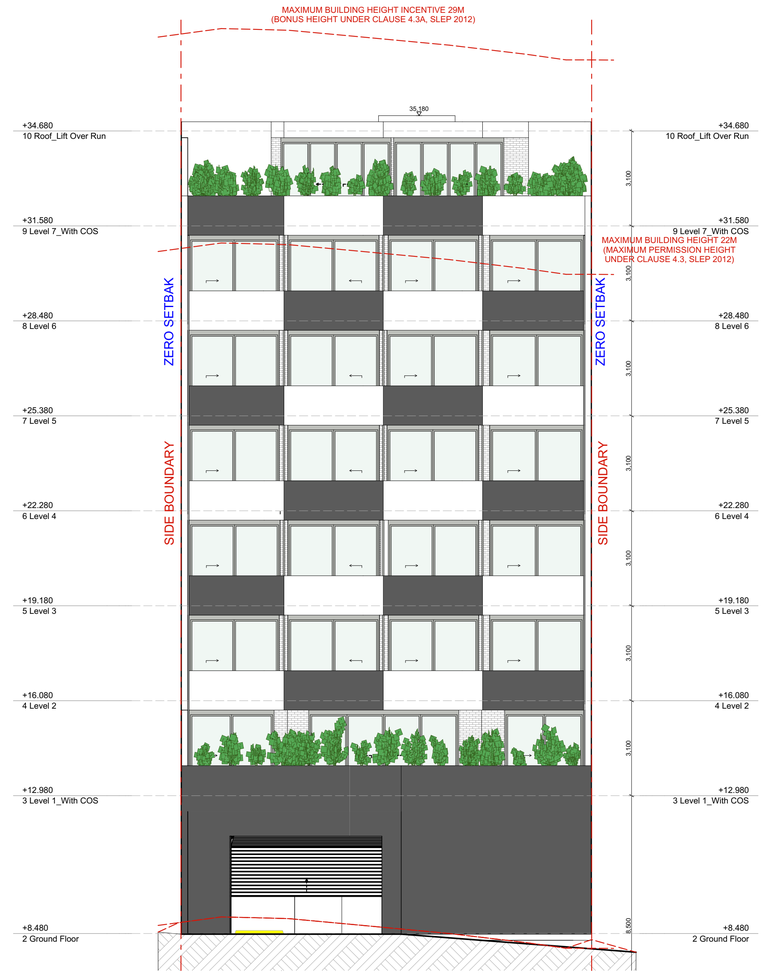
SCALE
1:100@ A1
1:200@ A3
UNO

PRINT DATE
29/05/2020

DRAWING TITLE
OVERLAPPED SHADOW DIAGRAMS 2

0 1 2 3 4 5m

CE01 COLOURED WEST ELEVATION 1:100

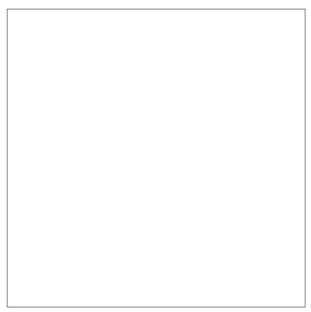


CE02 COLOURED EAST ELEVATION 1:100

PRECAST CONCRETE PANELS

GREY FACEBRICK

CHARCOAL GREY RENDER



WHITE RENDER

METAL AWNING OVER SHOP FRONT DOORS

PROJECT MANAGER

zta group

5.04, 55 miller street pyrmont, nsw 2009
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CONSULTANTS

ISSUE	DATE
A	12/11/2019
B	30/01/2020

PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

N

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A601

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

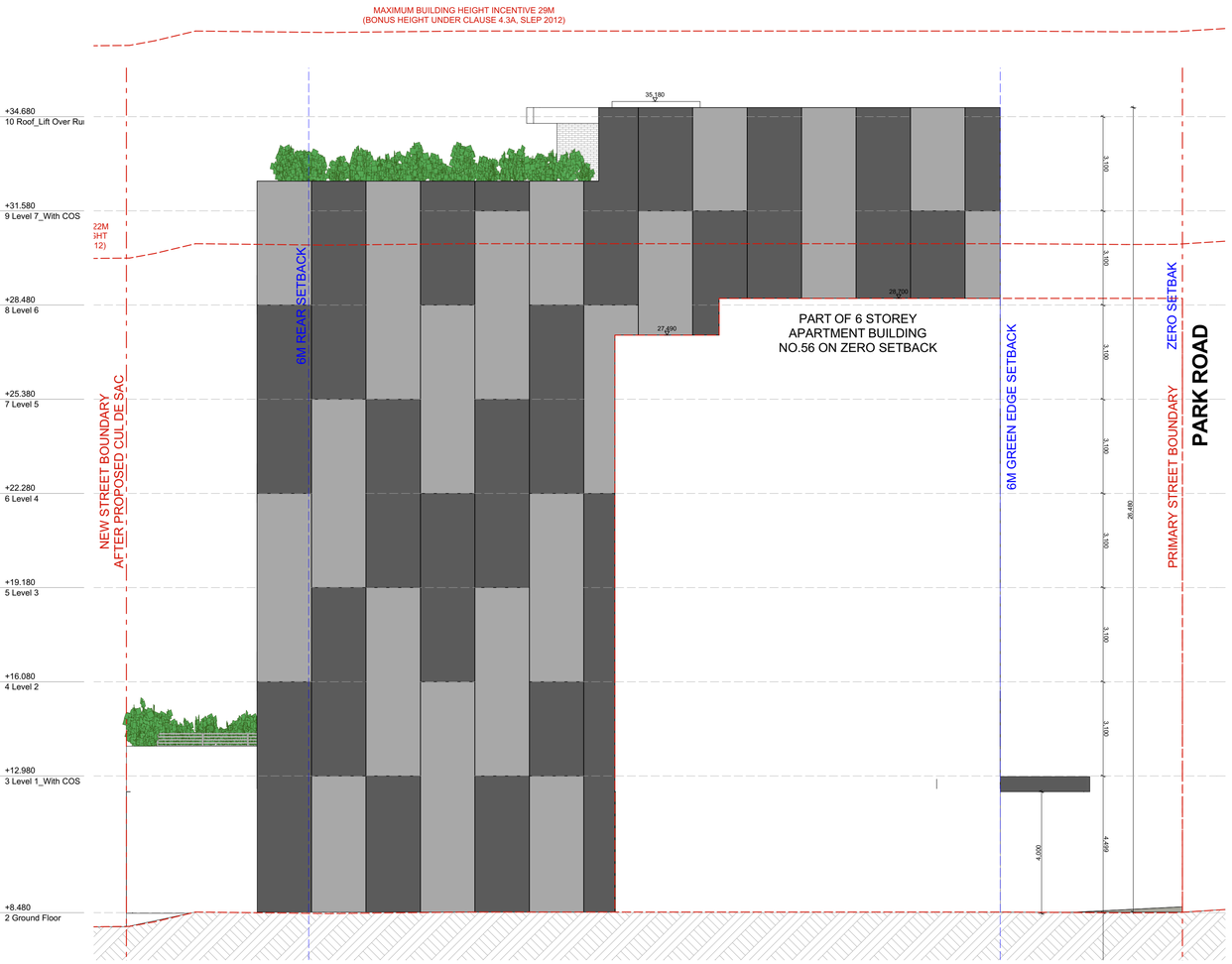
CHECKED BY
PS

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

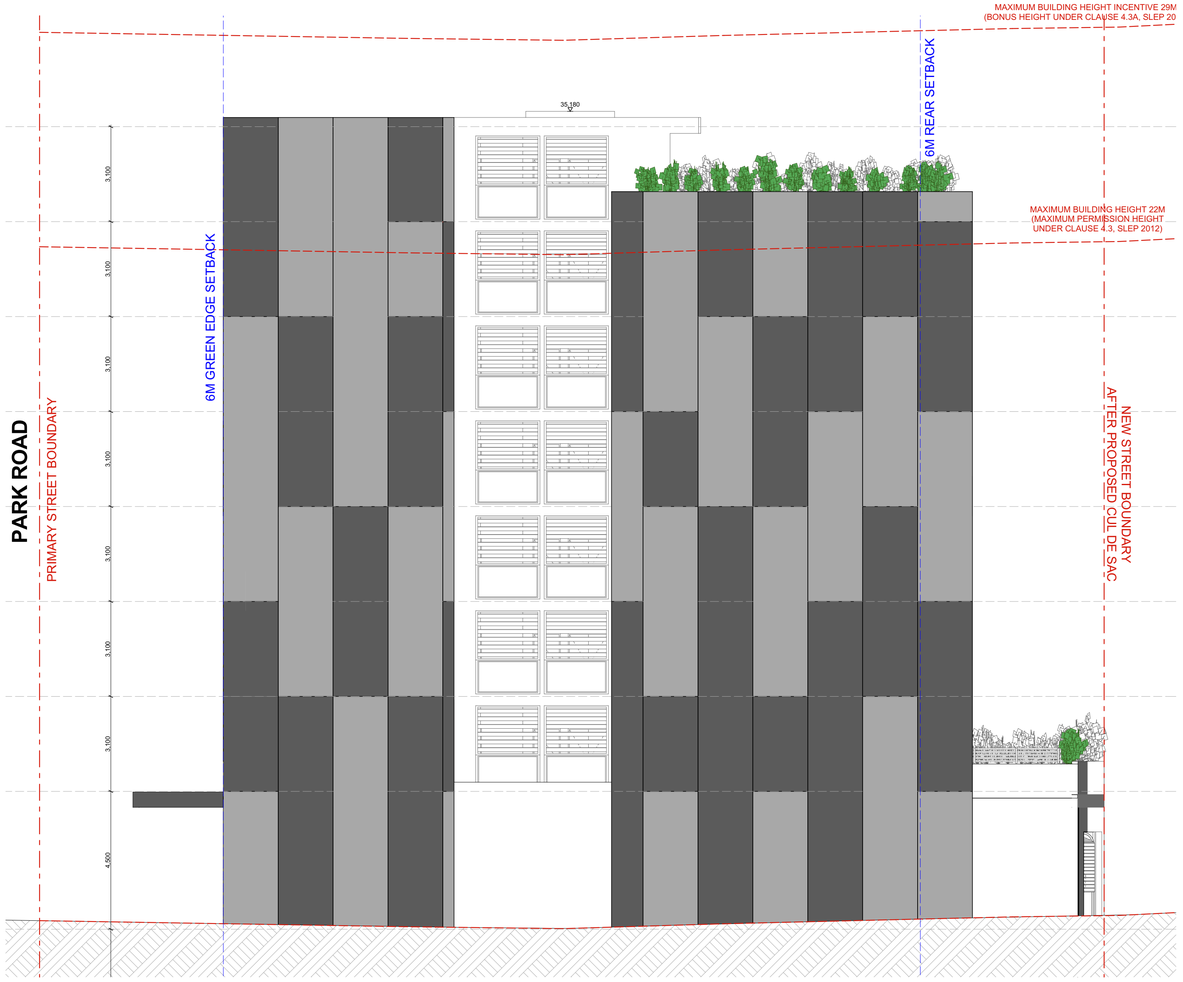
PRINT DATE
24/06/2020

DRAWING TITLE
SCHEDULE FOR FINISHES_1

0 1 2 3 4 5m



CE03 COLOURED NORTH ELEVATION 1:100

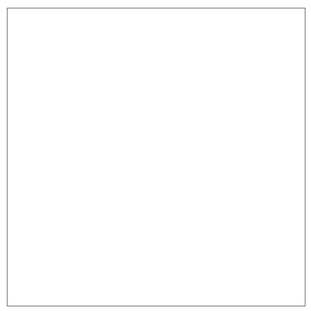


CE04 COLOURED SOUTH ELEVATION 1:100

PRECAST CONCRETE PANELS

GREY FACEBRICK

CHARCOAL GREY RENDER



WHITE RENDER

METAL AWNING OVER SHOP FRONT DOORS

PROJECT MANAGER

zta group

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CONSULTANTS

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

PROJECT ADDRESS
84 PARK ROAD HOMEBUSH
SYDNEY NSW 2140

MIXED USE: COMMERCIAL & BOARDING HOUSES

CLIENT
RADWAN ALAM

N

STATUS
PRE-DA

STAGE
PRE-DA

DRAWING NO.
A602

ISSUE
B

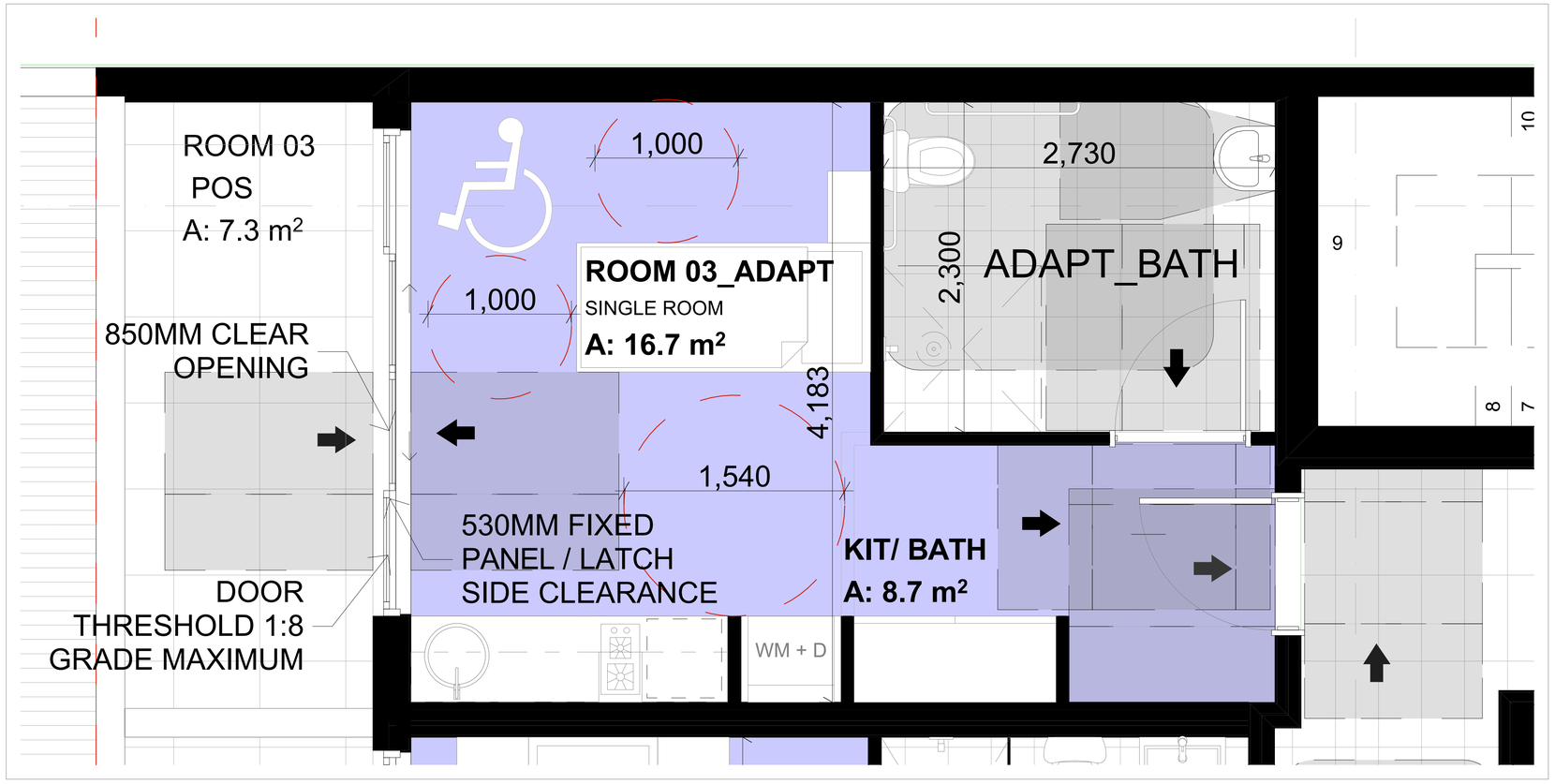
JOB NO.
19307

DRAWN BY	CHECKED BY	SCALE	PRINT DATE
MAF	**PS**	**1:100@ A1** **1:200@ A3**	**24/06/2020**

DRAWING TITLE
SCHEDULE FOR FINISHES_2

UNO

0 1 2 3 4 5m



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

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zta group

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PURPOSE OF ISSUE
PRE-DA
FOR DEVELOPMENT APPLICATION

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.
A603

ISSUE
B

JOB NO.
19307

DRAWN BY
MAF

CHECKED BY
PS

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

PRINT DATE
24/06/2020

DRAWING TITLE
ADAPTABLE ROOM TYPES

0 1 2 3 4 5m