PART 5 ACTIVITY SUBMISSION

SENIORS LIVING REDEVELOPMENT

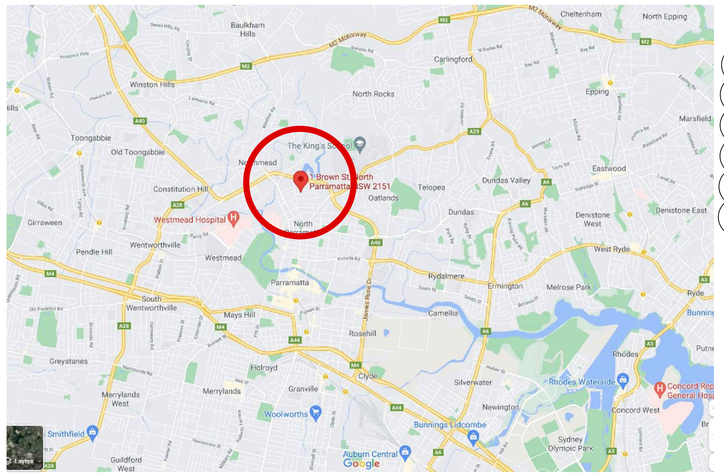
1-5 BROWN STREET, NORTH PARRAMATTA, NSW

Lot 45, 46 & 47 DP 35290
Project No: BGXWY

BASIX Commitments

DWELLING No	ITEM	REQUIREMENT
ALL DWELLINGS	FIXTURES Shower heads (>4.5 but < 6 L/min) Toilet flushing system Kitchen taps Bathroom taps	4 Star rating 4 Star rating 4 Star rating 4 Star rating
ALL DWELLINGS	ALTERNATIVE WATER Central water tank connection Central water tank (Rainwater or stormwater) 100.0 sqare metres of roof area of buildings in the development	4000 L irrigation of 214.0 square metres of common landscaped area on the site
ALL DWELLINGS	ENERGY Hot water system VENTILATION Ventilation to Bathrooms Ventilation to Kitchen Ventilation to Laundry	Gas instantaneous - 6 star rating Individual fan ducted to facade or roof -interlinked with light switch Individual fan ducted to facade or roof - manual switch on/off Individual fan ducted to facade or roof -interlinked with light switch
ALL DWELLINGS	COOLING & HEATING N/A CEILING FAN IN AT LEAST 1 BEDROOM CEILING FAN IN LIVINGROOM ARTIFICIAL LIGHTING Yes	N/A Yes Yes Yes
ALL DWELLINGS	OTHER Cooktop Oven Well Ventilated Refrigerator Space Clothes Line	Gas Electric Yes Install outdoor Clothes Line
ALL DWELLINGS	FLOORS & WALLS Wall & Floor construction & Insulation Requirements	Refer NatHERS Thermal Performance Specification above
System location U5 & U7	ALTERNATIVE ENERGY SUPPLY	Photovoltaic system

LOCATION PLAN



DRAWING LIST:

ARCHITECTURAL

B

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SITE ANALYSIS & DEMOLITION PLAN	A02 of A14/A
BLOCK PLAN	A03 of A14/B
FILL & CUT PLAN	A04 of A14/B
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SITE PLAN	A06 of A14/B
GROUND FLOOR PLAN	A07 of A14/B
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LANDSCAPING

LANDSCAPE PLAN	L01/B of 01

CIVIL / STORMWATER

B

SITE STORMWATER DRAINAGE LAYOUT PLAN WITH DRAINAGE EASEMENT	C 01 of 07 /4
SITE STORMWATER DRAINAGE LAYOUT PLAN	C 02 of 07 /2
ROOF STORMWATER DRAINAGE LAYOUT PLAN	C 03 of 07 /2
STORMWATER DRAINAGE DETAILS	C 04 of 07 /2
EROSION & SEDIMENT CONTROL LAYOUT PLAN	C 05 of 07 /2
EROSION & SEDIMENT CONTROL DETAILS	C 06 of 07 /2
STORMWATER DRAINAGE DETAILS	C 07 of 07 /2

HYDRAULICS / GAS

B

COVER SHEET	H-000/3
LEGEND, NOTES & SCHEDULE	H-001/3
SITE SERVICES	H-100/3
FIRST FLOOR WATER & SANITARY DRAINAGE	H-101/2

ELECTRICAL

B

COVER SHEET	E-000/4
SITE RETICULATION, LEGEND & BLOCK DIAGRAM	E-100/4
FIRST FLOOR LAYOUT	E-101/3
ROOF LAYOUT	E-102/3

REPORTS

1 BASIX REPORT - ENERGY RATINGS AUSTRALIA P/L
2 TRAFFIC REPORT & CARPARK TURNING CIRCLES - TEF CONSULTING
3 ACCESS REPORT - ACCESSIBILITY SOLUTIONS P/L

NSW GOVERNMENT Planning, Industry & Environment

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022

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Marline Building Services Engineers
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Landscape Architect
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BCA Consultant:
BCA Vision
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BASIX:
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Access:
Accessibility Solutions
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Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title: COVER PAGE

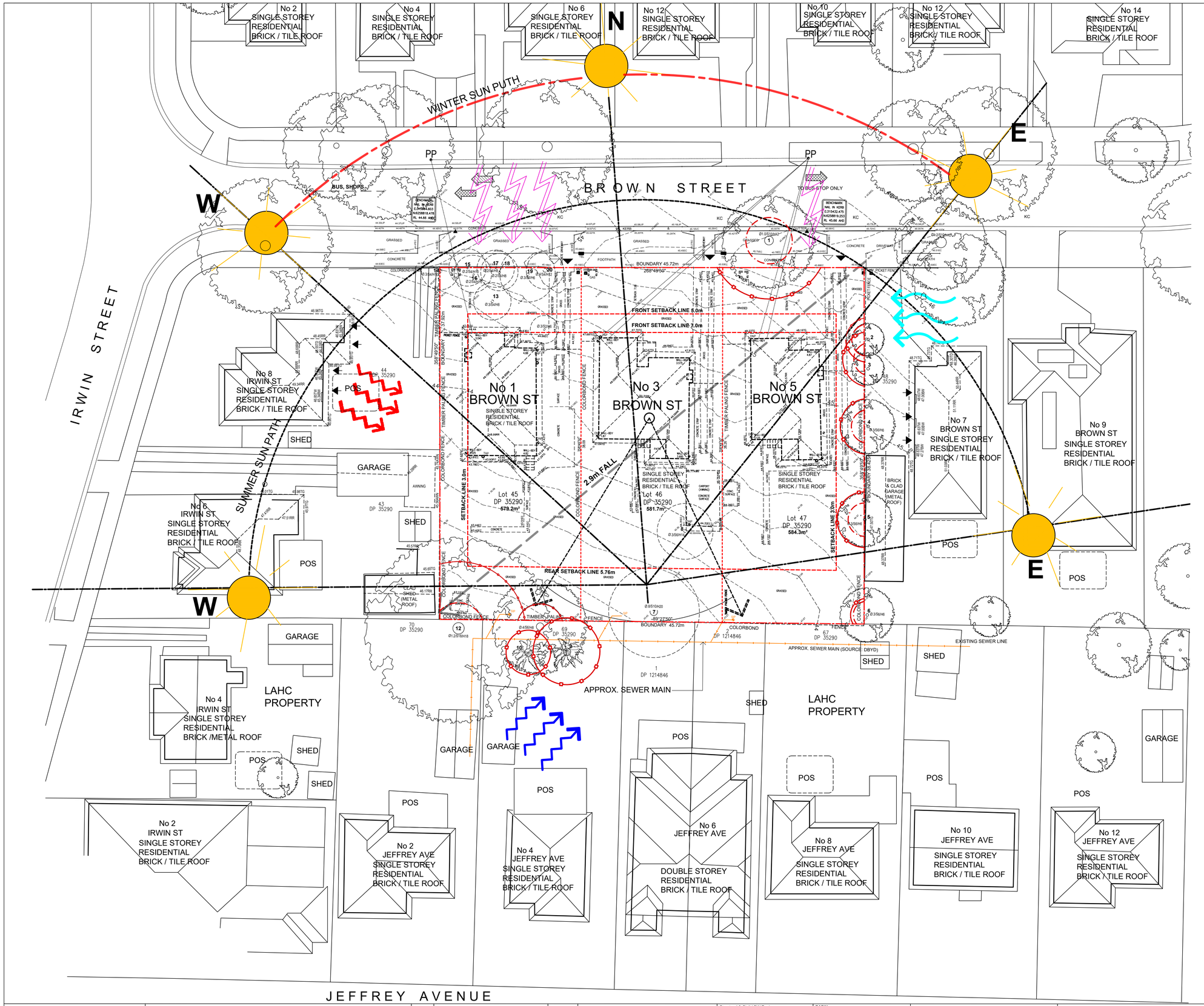
Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status	Project Arch. SB	Drawn by LB	Checked SB	Certifier
PART 5 ACTIVITY SUBMISSION				

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	01 of 14	B

Date: April 2022
Scale: 1:200



LEGEND:

- TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED TREE PROTECTION TO ARBORIST'S REPORT
- EXISTING SINGLE STOREY BRICK DWELLINGS SHED AND PATHS TO BE DEMOLISHED
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- SETBACK LINE
- 45 CONTOURS
- EXISTING SEWER LINE
- SUN PATH
- SUMMER BREEZES
- PREVAILING WEATHER
- HOT SUMMER WINDS
- NOISE SOURCE
- TO SHOPS 434 m
- TO BUS STOP 240m CAMBERLAND HOSPITAL 1.6 km
- VIEWS OVER THE HOUSES ON DOWN SLOPE
- EXISTING DRIVEWAYS TO BE DEMOLISHED
- EXISTING VEHICULAR CROSSING
- EXISTING PEDESTRIAN CROSSING
- NEIGHBOURS WINDOWS & DOORS FACING SITE
- EXISTING SPOT LEVELS
- PP POWER POLE
- TEL TELECOM PIT
- HYD WATER HYDRANT
- E ELECTRICITY
- W WATER MAIN
- T TELECOM
- G GAS
- ROAD SIGN
- NEW DRAINAGE EASEMENT
- BOTTOM OF BANK / TOP OF BANK BANKS & GRADIENTS
- POS PRIVATE OPEN SPACE
- KC KERB CROSSING

TREE PROTECTION ZONE SETBACKS

- TREE PROTECTION ZONE SETBACKS (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

Tree No	TPZ	SRZ
2	2.4	1.75
9	3.6	2.0
10	2.5	N/A for palms
11	2.5	N/A for palms
12	7.2	2.76

SITE DETAILS:

- Lot Numbers 45,46 & 47
- Deposited Plan DP 35290
- Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

North N

Scale 0 5 10m

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BCA Vision
Tel: 9476 8613

BASIX:
Energy Rating Australia
Tel: 1800 372 689

Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE ANALYSIS & DEMOLITION PLAN WITH TREE PROTECTION ZONE

Status: PART 5 ACTIVITY SUBMISSION

Date: April 2022

Plotted	LAHC Project No: BGXWY	Project Arch. SB	Drawn by LB	Checked SB	Certifier	Scale 1:200
	LSB Architects Job No: 2102	Drawing Size A1	Stage DA	Drawing No 02 of 14		Issue / Rev A

LEGEND

- CUT
- FILL
- EVENLY BATTERED SLOPE
- - 0.20 DEPTH OF CUT IN METRES
- + 0.20 DEPTH OF FILL IN METRES
- UNSHADED AREAS TO BE STRIPPED 150MM FOR NEW TOPSOIL
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- 45.20 EXISTING CONTOURS
- × EXISTING SPOT LEVELS
- RL 44.99 NEW FINISHED RL's
- B AMENDMENTS

NOTE:
CUT & FILL PLAN IS FOR INTERNAL USE ONLY AND SHALL NOT TO BE USED FOR TENDERING & CONSTRUCTION PURPOSES.

North

Scale
0 1 2 3 4 5m

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SENIORS LIVING REDEVELOPMENT
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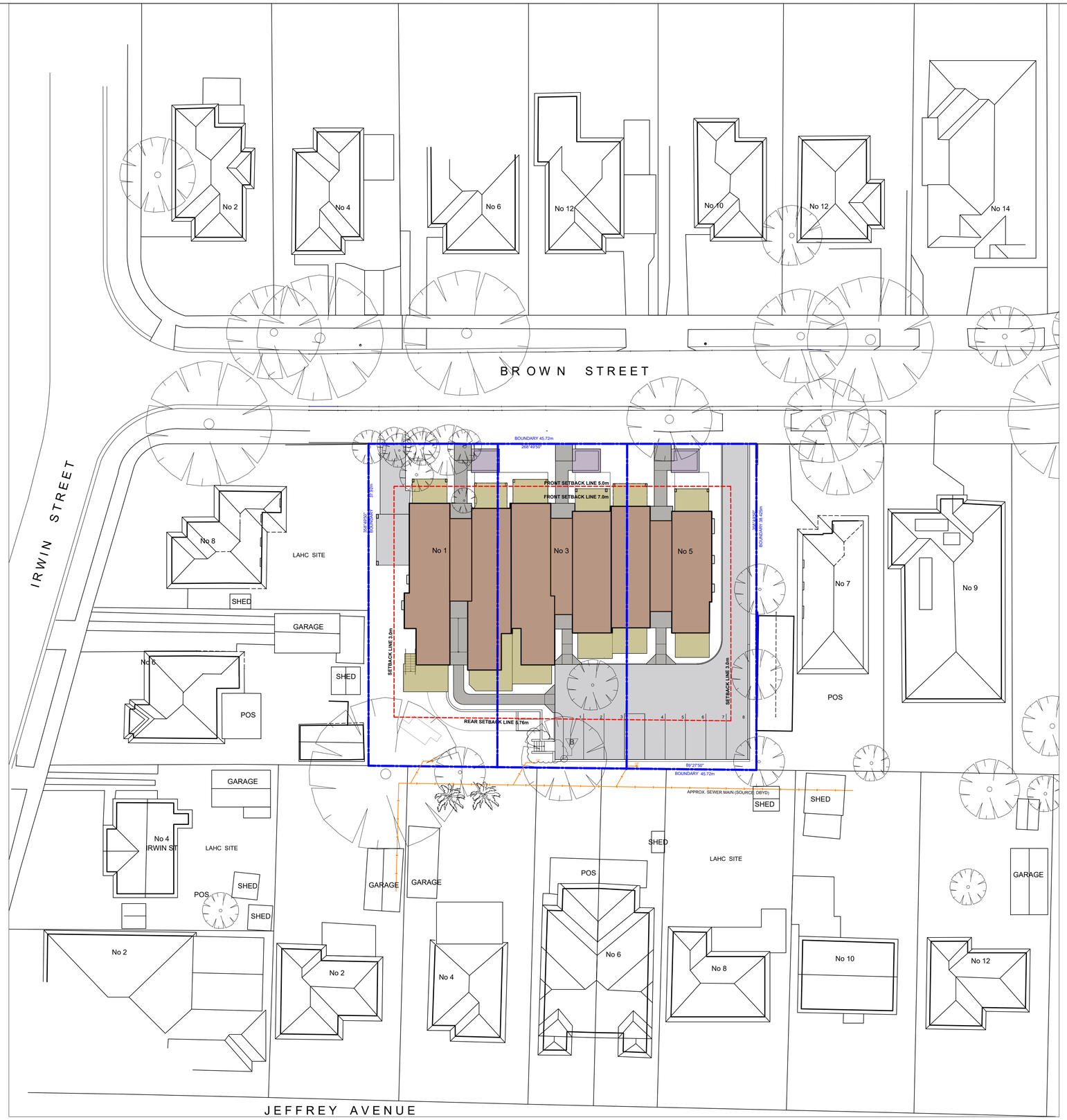
Drawing Title
CUT & FILL PLAN

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

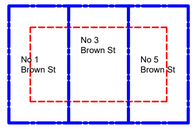
Status	Project Arch. SB	Drawn by SB	Checked LB	Certifier
PART 5 ACTIVITY SUBMISSION				

Date	Scale	Drawing Size	Stage	Drawing No	Issue / Rev
April 2022	1:100	A1	DA	03 of 14	B



LEGEND

SITE



Site Boundary (amagamation of 3 sites)

Setback Lines

No 1 Brown St	Lot 45 DP 35290 Area: 579.2m2
No 3 Brown St	Lot 46 DP 35290 Area: 581.7m2
No 5 Brown St	Lot 47 DP 35290 Area: 584.3m2

PROPOSED REDEVELOPMENT

- Building envelope
- Vehicular access / parking
- Pedestrian access
- Private Open Space / Rear Yards
- Services area (bins)
- Existing trees
- B AMENDMENTS

North

N

Scale

0 5 10m

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DP 35290

Drawing Title
BLOCK PLAN

Plotted

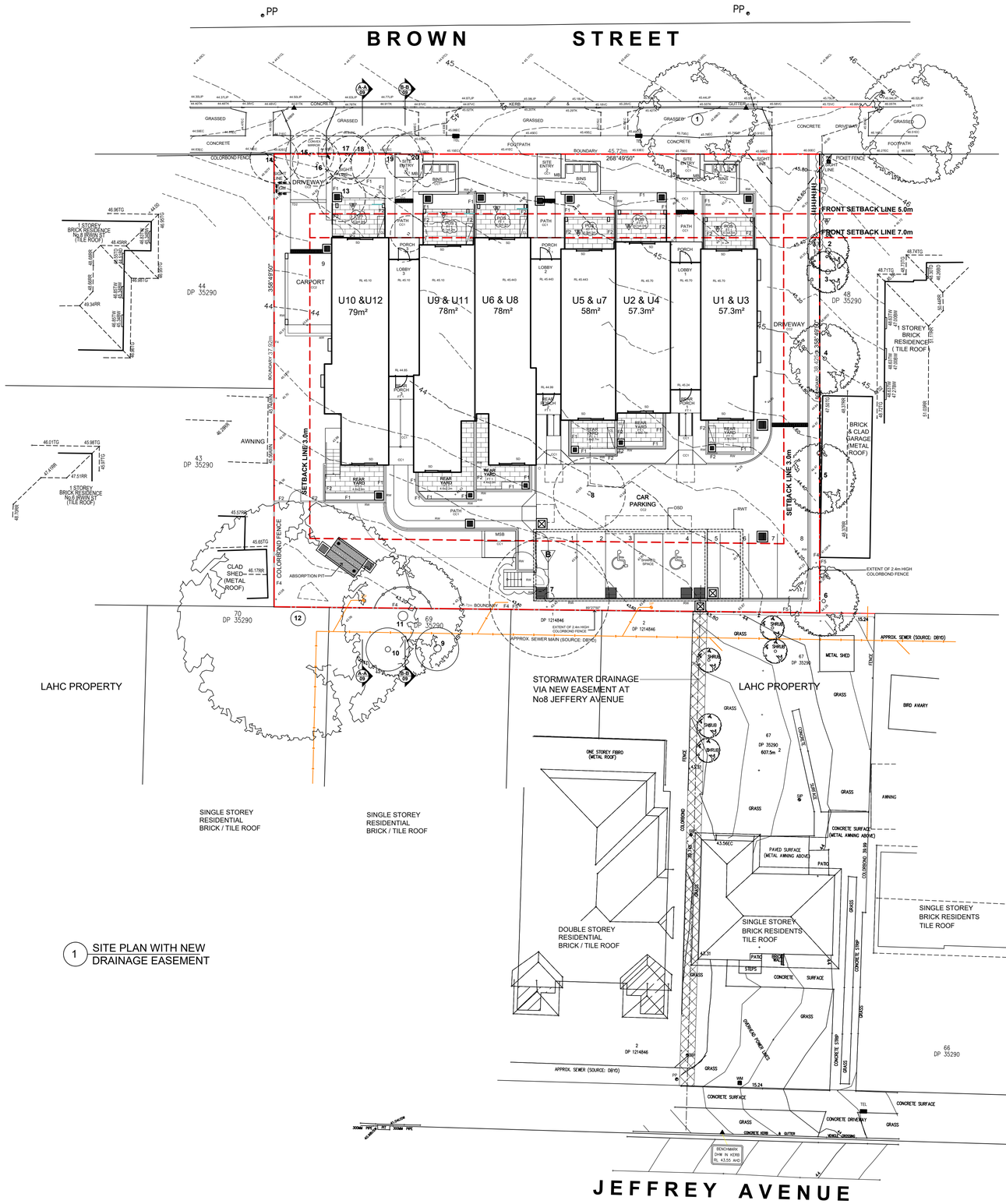
LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status
PART 5 ACTIVITY SUBMISSION

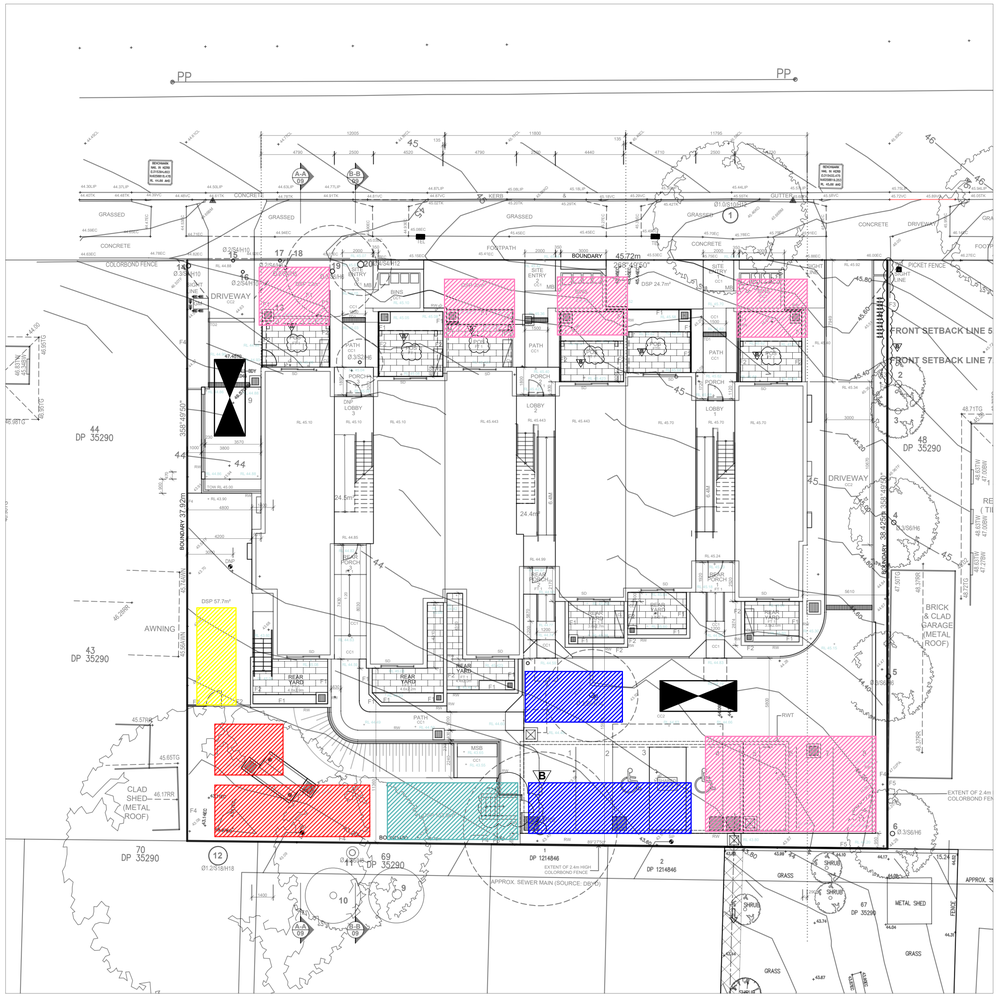
Date
April 2022

Project Arch.	Drawn by	Checked	Certifier
SB	SB	LB	

Drawing Size	Stage	Drawing No	Scale	Issue / Rev
A1	DA	04 of 14	1:250	B



1 SITE PLAN WITH NEW DRAINAGE EASEMENT



2 SITE WASTE MANAGEMENT PLAN

WASTE MANAGEMENT PLAN LEGEND:

- BUILDING MATERIALS
- SAND / GRAVEL
- TOPSOIL FOR REUSE IN GARDENS
- FILL FOR REUSE ON SITE
- BUILDERS SHED & AMENITIES
- BUILDERS SKIP

SITE PLAN LEGEND:

- EXIST. TREES TO BE REMOVED
- EXIST. TREE
- NEW BOUNDARY LINE
- SETBACK LINE
- SEWER MAIN
- EXISTING RL's
- 43.67 EXISTING RL's
- RL 44.15 NEW RL's
- 1 to 20 EXISTING TREE NUMBERS
- STORMWATER PIT
- B AMENDMENTS

SITE DETAILS:

- Lot Numbers 45,46 & 47
  Deposited Plan DP 35290
- Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

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Planning, Industry & Environment

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1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SITE PLAN WITH NEW DRAINAGE EASMENT + WASTE MANAGEMENT PLAN

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status	Drawing Size	Stage	Drawing No	Issue / Rev
PART 5 ACTIVITY SUBMISSION	A1	DA	05 of 14	B

Project Arch. SB	Drawn by LB	Checked SB	Certifier

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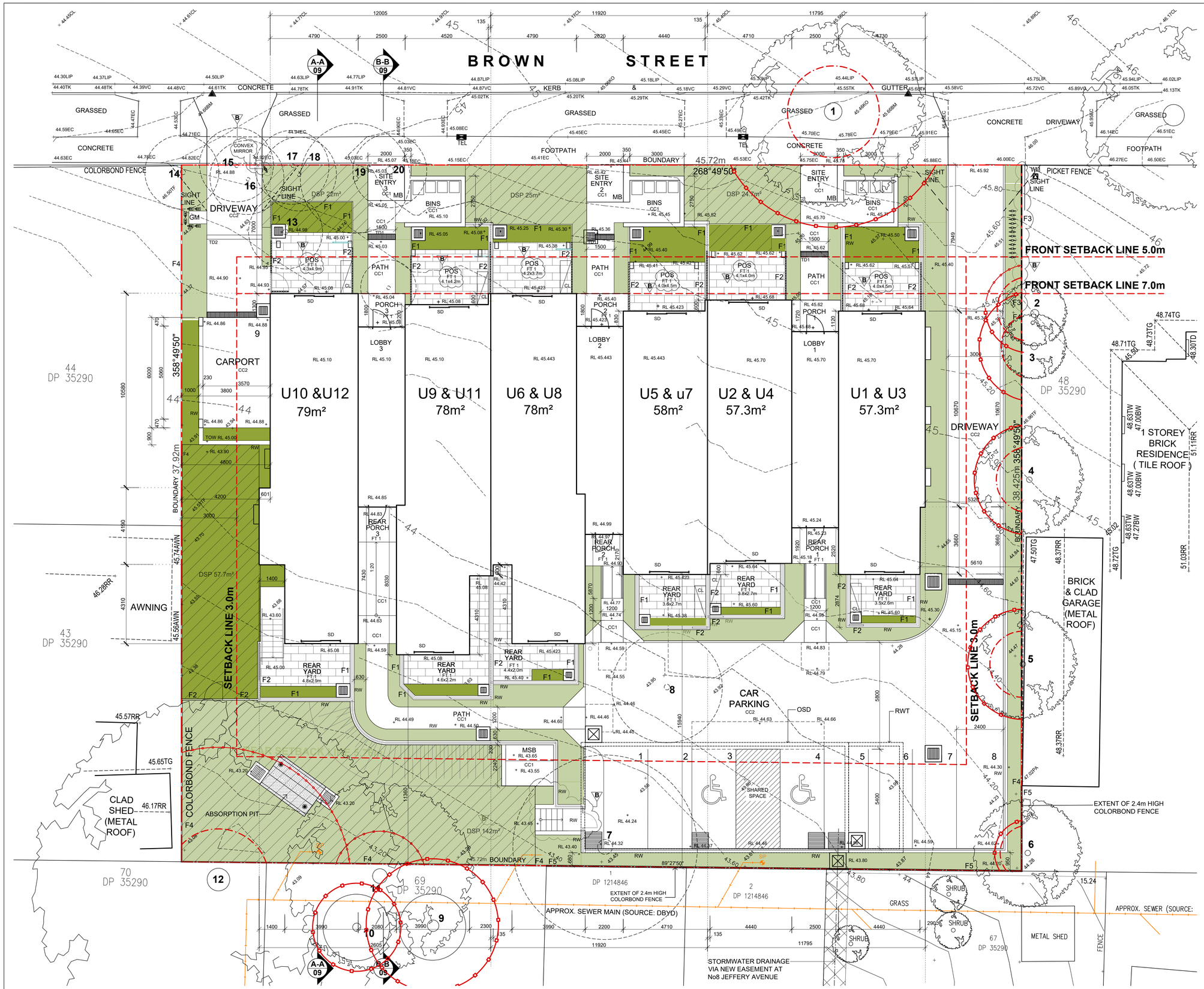

State Environmental Planning Policy (Housing) 2021 Parramatta Council's DCP Controls & LEP			
Control		Required	Proposed
DCP	Frontage	24m	45.72m
LAHC Standards	Balcony & POS 1 Bed min.	8 m²	8.8m² to 9m²
	2 Bed min.	10 m²	10 m²
	Min. dimension	2 m	2.6m to 2.7 m
SEPP (Housing) 2021 Housing for seniors and people with a disability	POS Min. dimension	15 m² 3 m	15.9 to 21.7 m² 3 m
	Balcony Min. dimension	2 m	2.6m to 2.7 m
	1 Bed min.	6 m²	8.8m² to 9m²
		10 m²	10 m²
SEPP (Housing) 2021 Housing for seniors and people with a disability	Building Height	Max.9.5m	8.0m
DCP	Setbacks R2 Zone ● Min. front setback	5-7m	7 to 8.26m Balconies 4.6 to 6.1m
	● Min. rear setback ● Min. side setback 3m	5.8m	11.9m &15.7m
	● Min. side setback - 3m generally - 4m adjacent a residential wall boundary	3 to 4.5m	4.2m to 4.9m
DCP SEPP (Housing) 2021 Housing for seniors and people with a disability	FSR ● Max 0.5:1 ● Max 0.5:1	GFA Max. 872.6m² Proposed 968m² Max. 872.6m² Proposed 968m²	0.55:1 0.55:1
SEPP (Housing) 2021 Housing for seniors and people with a disability	Solar access to proposed development ● Min 2 hours between 9am-3pm on 21 June	Min. of 70% of the dwellings	100%
DCP	Fencing ● Max height of front boundary fencing	1.2m	1.2m
SEPP (Housing) 2021 Affordable housing	Parking (Not Accessible) ● for 2 bed dwelling, = 1 spaces / dwelling 6 x 1 = 6 ● for 1 bed dwelling = 0.5 spaces / dwelling, 6 x 0.5 = 3	9	9
SEPP (Housing) 2021 Housing for seniors and people with a disability	Deep Soil Planting Zone ● 15% min. of the site area ● Minimum dimension	Min.261.8m² 3m	265.8m² 3m
	● 65% of DSP Zone located at the rear	Min.170.2m²	205.7m²
SEPP (Housing) 2021 Housing for seniors and people with a disability	Landscaping ● at least 35m² ● of landscaped area per dwelling	Min.420m²	458.0m²

DEVELOPMENT DATA - SENIORS LIVING	
Site Area	1745.2m²
Number of Lots	3
Proposed all 2 storey dwellings	
NUMBER OF UNITS 12 = (6 x 1BED & 6 x 2BED = 18 BED)	

DWELL. No	TYPE	AREA m² NETT	BED No	POS
U1	Unit	57.3m²	1	18.4m²
U2	Unit	57.3m²	1	16.4m²
U3	Unit	57.3m²	1	9.0m²
U4	Unit	57.3m²	1	9.0m²
U5	Unit	58m²	1	18.7m²
U6	Unit	78m²	2	15.9m²
U7	Unit	58m²	1	8.8m²
U8	Unit	78m²	2	10m²
U9	Unit	78m²	2	17.7m²
U10	Unit	79m²	2	21.7m²
U11	Unit	78m²	2	10.0m²
U12	Unit	79m²	2	10.0m²
		FSR		GFA
Maximum		0.5:1		872.6m²
Proposed		0.55:1		968m²

LEGEND:

- EXIST. TREES TO BE REMOVED
- EXIST. TREE
- NEW BOUNDARY LINE
- SETBACK LINE
- SEWER MAIN
- COMMON LANDSCAPING
- PRIVATE LANDSCAPING
- DEEP SOIL PLANTING
- 43.81 RL 44.15 — EXISTING RL's / NEW RL's
- 1 to 20 — EXISTING TREE NUMBERS
- STORMWATER PIT
- B — AMENDMENTS

CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CL	CLOTHES LINE
CF	COLORBOND FENCE
DSP	DEEP SOIL PLANTING
EL DB	ELECTRICAL DISTRIBUTION BOARD
& NBN	& NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 20mm GAP, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.8m HIGH WITH 10mm GAP, POWDER COAT FINISH
F3	ALUM. TUBULAR POOL FENCE FLAT TOP 1.2m HIGH, POWDER COAT FINISH (B)
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
GM	GAS METERS
HWU	HOT WATER UNIT
KC	KERB CROSSING
MSB	MAIN SWITCH BOARD
OSD	ONSITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PP	POWER POLE
PS	PRIVACY SCREEN
RW	RETAINING WALL
RWT	RAIN WATER TANK
MB	MAIL BOX
U1 to 12	UNIT / DWELLING NUMBER
WMTR	WATER METERS

TREE PROTECTION ZONE SETBACKS:

- TREE PROTECTION ZONE SETBACKS (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

Tree No	TPZ	SRZ
1	6.3m	2.57m
2	2.4m	1.75m
3	3.0m	1.84m
4	3.0m	1.84m
5	3.0m	1.84m
6	2.0m	1.5m
9	3.6m	2.0m
10	2.5m	N/A for palms
11	2.5m	N/A for palms
12	7.2m	2.76m

SITE DETAILS:

- Lot Numbers: 45,46 & 47
- Deposited Plan: DP 35290
- Total Site Area: 1745.2m²
- Frontage : 45.72m
- Slopes to rear approx. 2.9m
- Zone: R2
- Accessibility: Not Accessible

North N

Scale 0 1 2 3 4 5 6 7 8 9 10m

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission	11.04.2022

Architect
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29A West Street
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Nominated Architect:
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NSW Reg. No. 6353

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Hydraulic & Electrical: Marline Building Services Engineers Tel: 4925 9300
Landscape Architect: Ray Fuggle & Associates P/L Tel: 9660 0022
BCA Consultant: BCA Vision Tel: 9476 8613
BASIX: Energy Rating Australia Tel: 1800 372 889
Access: Accessibility Solutions Tel: 9695 1940
Traffic: TEF Consulting Tel: 0414 979 067
Arborist: Urban tree Management Australia P/L Tel: 0418 471 806

Client: NSW GOVERNMENT Planning, Industry & Environment

Project: **SENIORS LIVING REDEVELOPMENT**
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

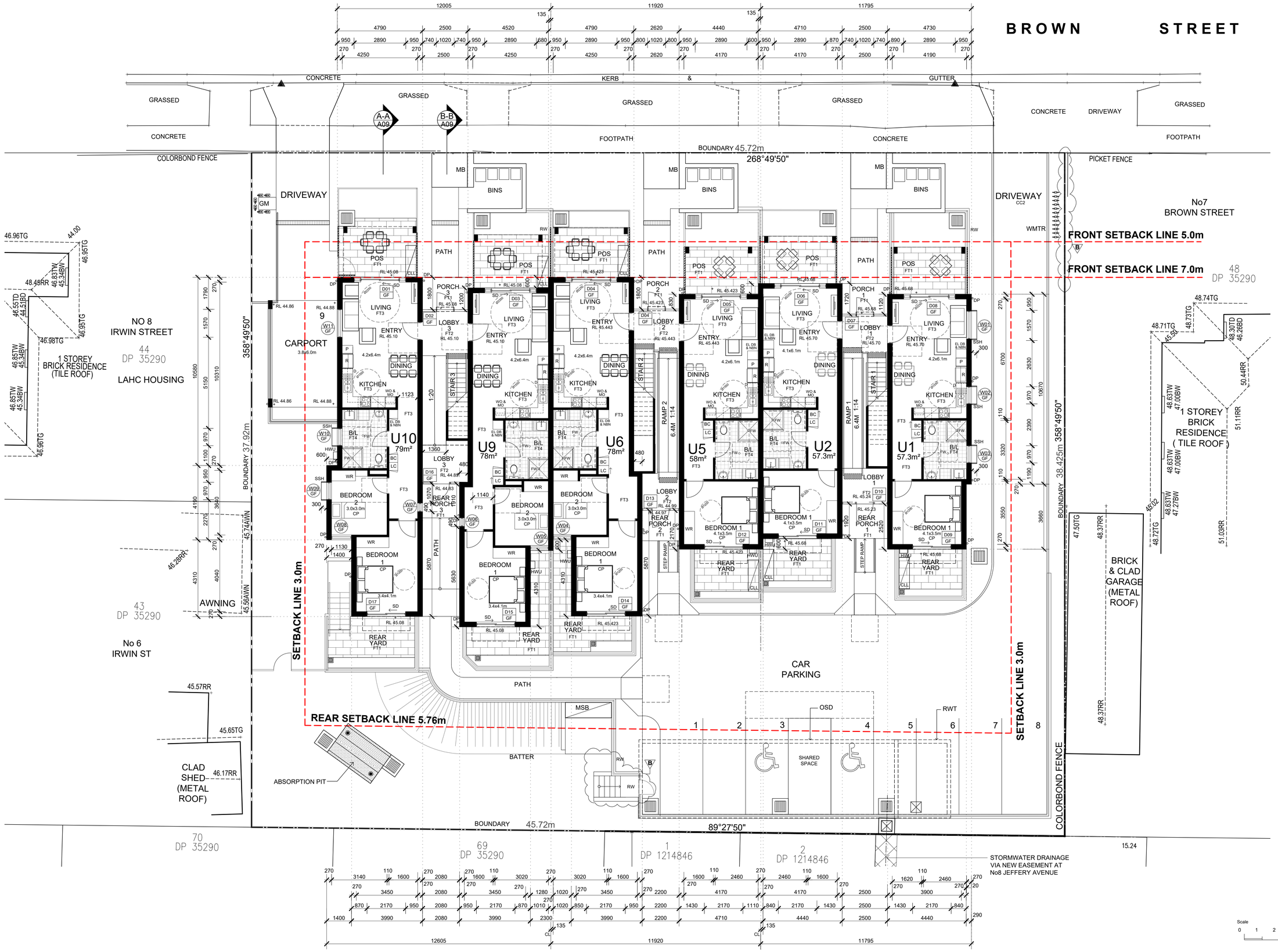
Drawing Title: SITE PLAN

Status: PART 5 ACTIVITY SUBMISSION

Date: April 2022

Plotted | LAHC Project No: BGXWY 10m | LSB Architects Job No: 2102 | Drawing Size: A1 | Stage: DA | Drawing No: 06 of 14 | Issue / Rev: B

Project Arch. SB | Drawn by LB | Checked SB | Certifier | Scale 1:100



LEGEND:

AW	AWNING
BC	BROOM CUPBOARD
B/L	BATHROOM /LAUNDRY
CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CLL	CLOTHES LINE
CL	CENTER LINE
CP	CARPET
D	SPACE FOR DISHWASHER
DP	DOWN PIPE
EL DB	ELECTRICAL DISTRIBUTION BOARD
& NBN	& NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FT	FLOOR TILE
FW	FLOOR WASTE
GM	GAS METER(S)
HWU	HOT WATER UNIT
MB	MAIL BOX
MO	SPACE FOR MICROWAVE OVEN
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
R	REFRIGERATOR
RW	RETAINING WALL
RWT	RAIN WATER TANK
SD	SLIDING DOOR
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
WMTR	WATER METER(S)
WR	WARDROBE
WO	WALL OVEN
B	AMENDMENTS

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Issue	Details	Date
B	Part 5 Amendment	10.11.2022
A	Part 5 Activity Submission - Consultants issue	11.04.2022

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Hydraulic & Electrical:
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BCA Vision
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BASIX:
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Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
GROUND FLOOR PLAN

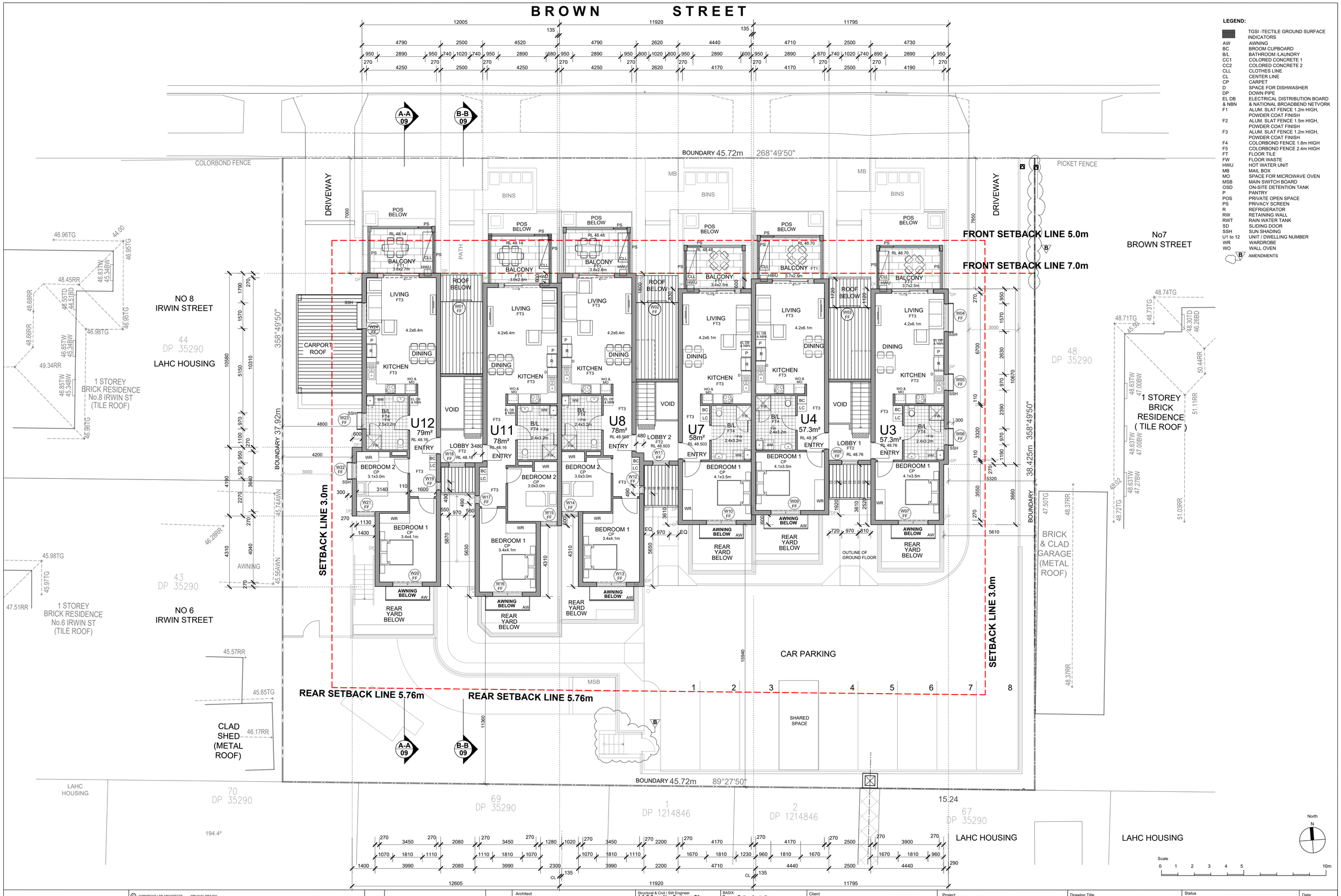
Status
PART 5 ACTIVITY SUBMISSION

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Project Arch.	Drawn by	Checked	Certifier	Date
SB	LB	SB		April 2022

Drawing Size	Stage	Drawing No	Scale	Issue / Rev
A1	DA	07 of 14	1:200	B



LEGEND:

	TGSI -TECTILE GROUND SURFACE INDICATORS
AW	AWNING
BC	BROOM CUPBOARD
B/L	BATHROOM /LAUNDRY
CC1	COLORED CONCRETE 1
CC2	COLORED CONCRETE 2
CLL	CLOTHES LINE
CL	CENTER LINE
CP	CARPET
D	SPACE FOR DISHWASHER
DP	DOWN PIPE
EL DB & NBN	ELECTRICAL DISTRIBUTION BOARD & NATIONAL BROADBEND NETVORK
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FT	FLOOR TILE
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MB	MAIL BOX
MO	SPACE FOR MICROWAVE OVEN
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
R	REFRIGERATOR
RW	RETAINING WALL
RWT	RAIN WATER TANK
SD	SLIDING DOOR
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
WR	WARDROBE
WO	WALL OVEN
B	AMENDMENTS

NSW GOVERNMENT | Planning, Industry & Environment

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Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT | Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
FIRST FLOOR PLAN

Status
PART 5 ACTIVITY SUBMISSION

Date
April 2022

Project Arch. SB | Drawn by LB | Checked SB | Certifier

Scale
1:100

Plotted

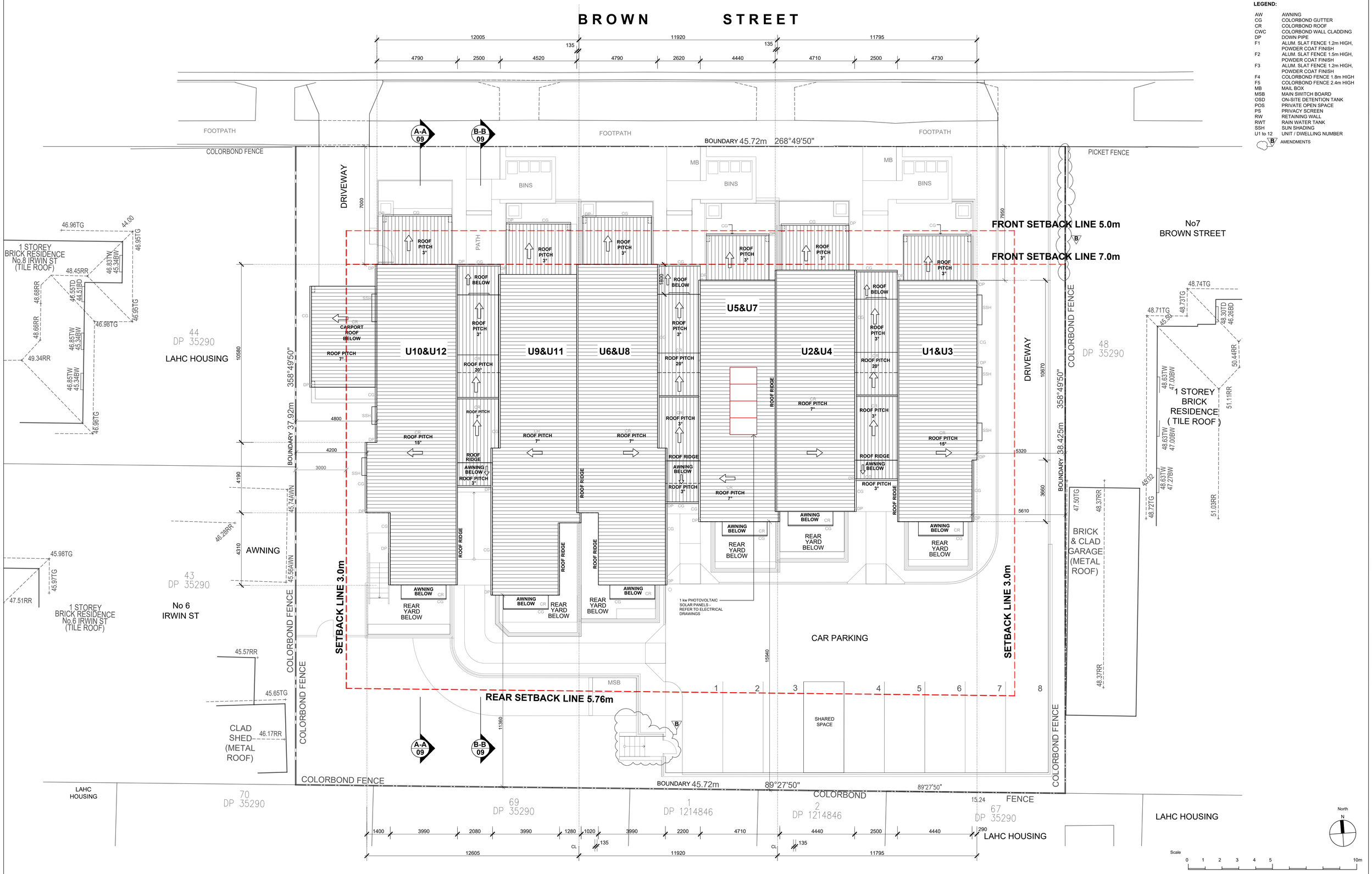
LAHC Project No: BGXWY
LSB Architects Job No: 2102

Drawing Size
A1

Stage
DA

Drawing No
08 of 14

Issue / Rev
B



LEGEND:

AW	AWNING
CG	COLORBOND GUTTER
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.5m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
MB	MAIL BOX
MSB	MAIN SWITCH BOARD
OSD	ON-SITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RW	RETAINING WALL
RWT	RAIN WATER TANK
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
B	AMENDMENTS

Planning, Industry & Environment

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BCA Vision
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BASIX:
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Access:
Accessibility Solutions
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Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client: Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title: ROOF PLAN

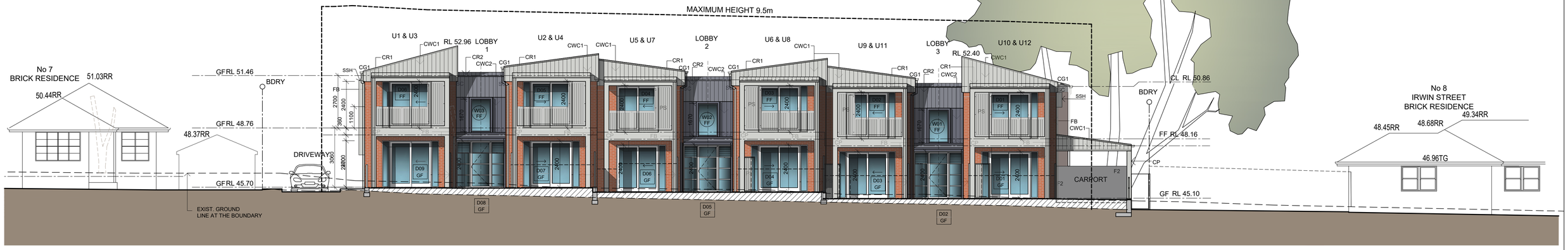
Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

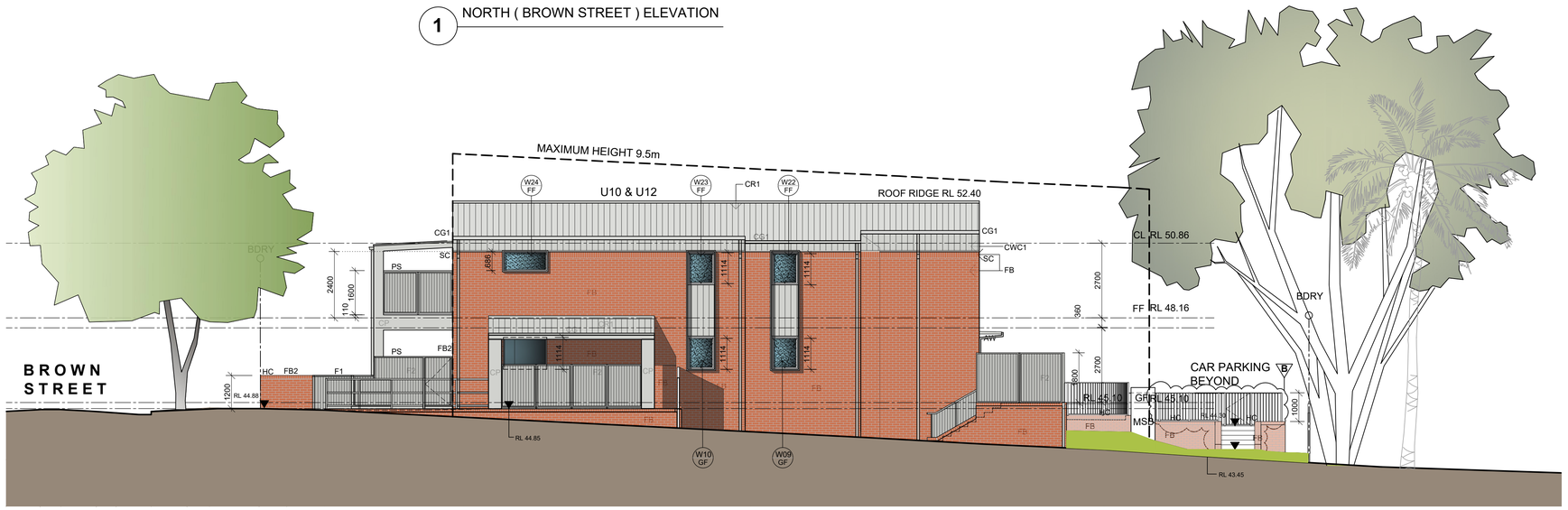
Status	Date
PART 5 ACTIVITY SUBMISSION	April 2022

Project Arch.	Drawn by	Checked	Certifier	Scale
SB	LB	SB		1:100

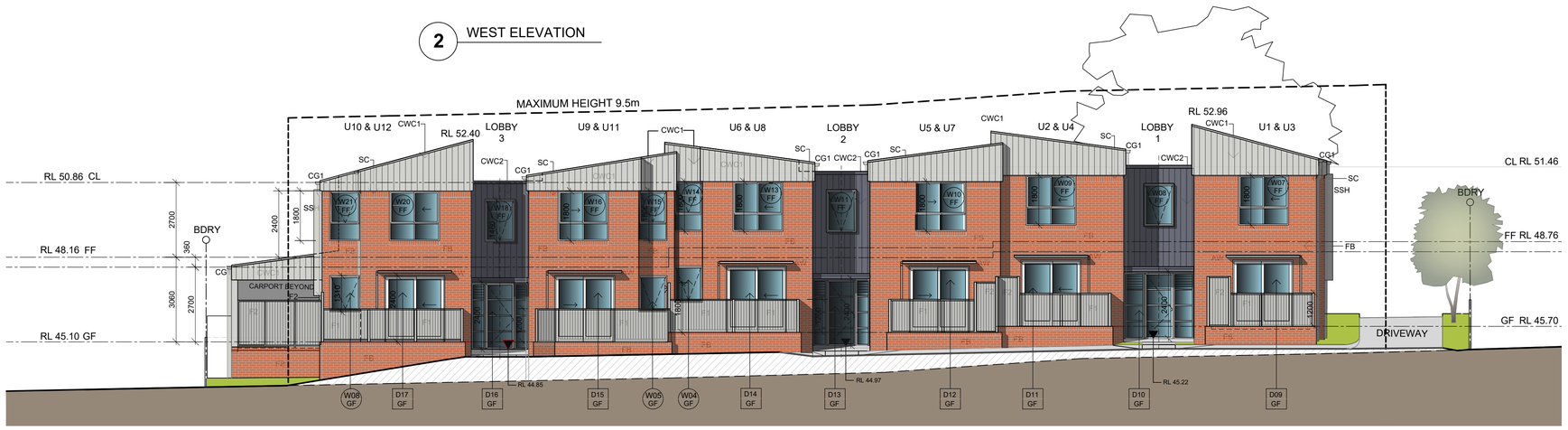
Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	09 of 14	B



1 NORTH (BROWN STREET) ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION

LEGEND:

AW	AWNING
BD	BALUSTRADE
B/L	BATHROOM /LAUNDRY
CLL	CLOTHES LINE
CG	COLORBOND GUTTER
CL	CENTER LINE
CP	CONCRETE PORTAL
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
D	DOOR
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 10mm GAP, POWDER COAT FINISH
F2	ALUM. SLAT FENCE 1.6m HIGH, POWDER COAT FINISH
F3	ALUM. SLAT FENCE 1.2m HIGH, WITH 40mm GAP,POWDER COAT FINISH
F4	COLORBOND FENCE 1.8m HIGH
F5	COLORBOND FENCE 2.4m HIGH
FB1	FACE BRICK 1
FB2	FACE BRICK2
GL	GLASS LOUVERS
HC	HEADER COURSE
HWU	HOT WATER UNIT
MSB	MAIN SWITCH BOARD
OG	OBSCURE GLASS
OSD	ON-SITE DETENTION TANK
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
RW	RETAINING WALL
SC	SOLDIER COURSE
SD	SLIDING DOOR (ALUMINIUM FRAME)
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
W	WINDOW (ALUMINIUM FRAME)

EXIST. TREES TO BE REMOVED
BUILDING ENVELOPE
FILL
W00 GF — WINDOW SYMBOL
D00 GF — DOOR SYMBOL
B — AMENDMENTS

Scale
0 1 2 3 4 5 10m

Planning, Industry & Environment

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Tel: 0418 471 806

Client
Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
EAST ELEVATION & SECTIONS A-A & B-B

Status
PART 5 ACTIVITY SUBMISSION

Date
April 2022

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Project Arch.	Drawn by	Checked	Certifier	Scale
SB	LB	SB		1:100

Drawing Size	Stage	Drawing No	Issue / Rev
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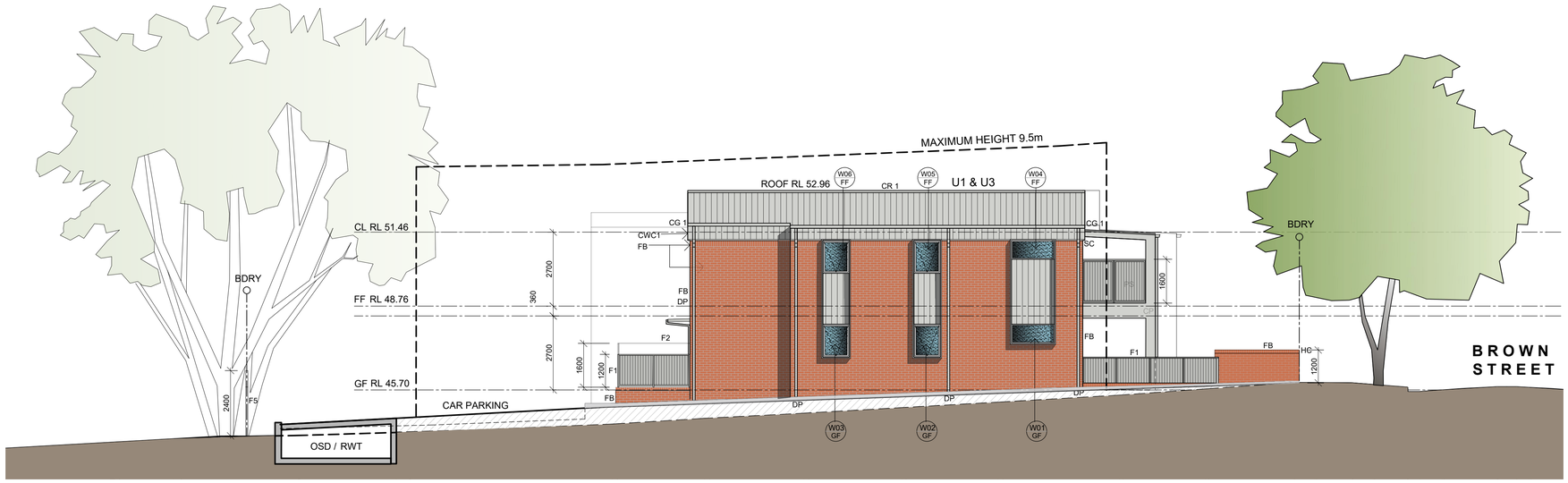
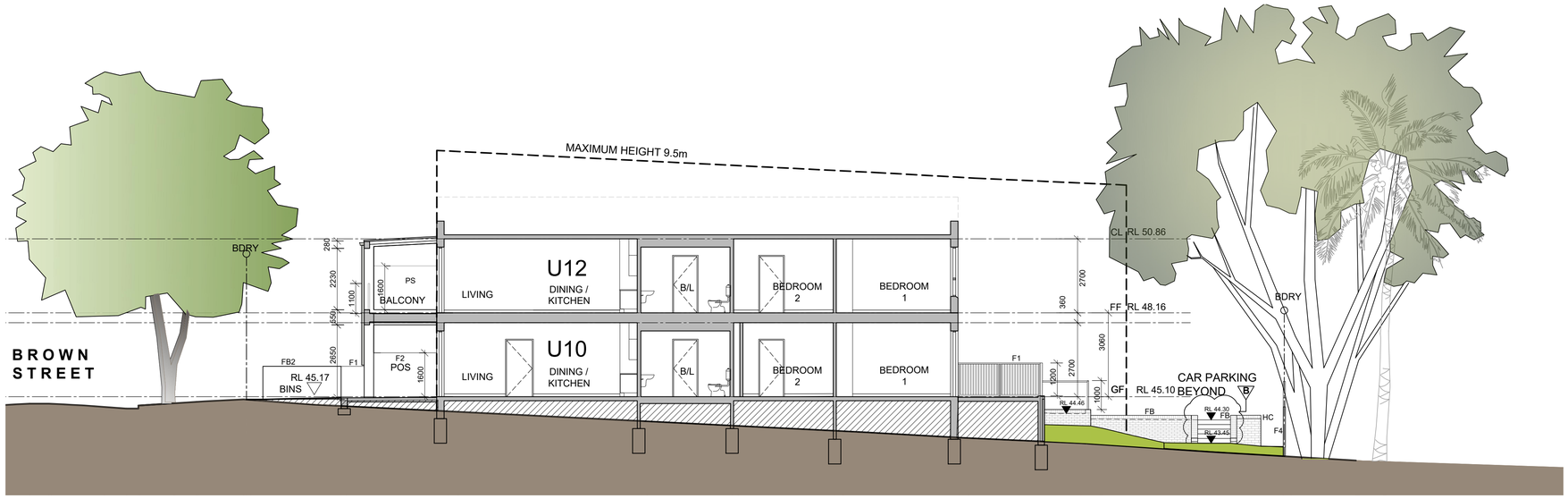
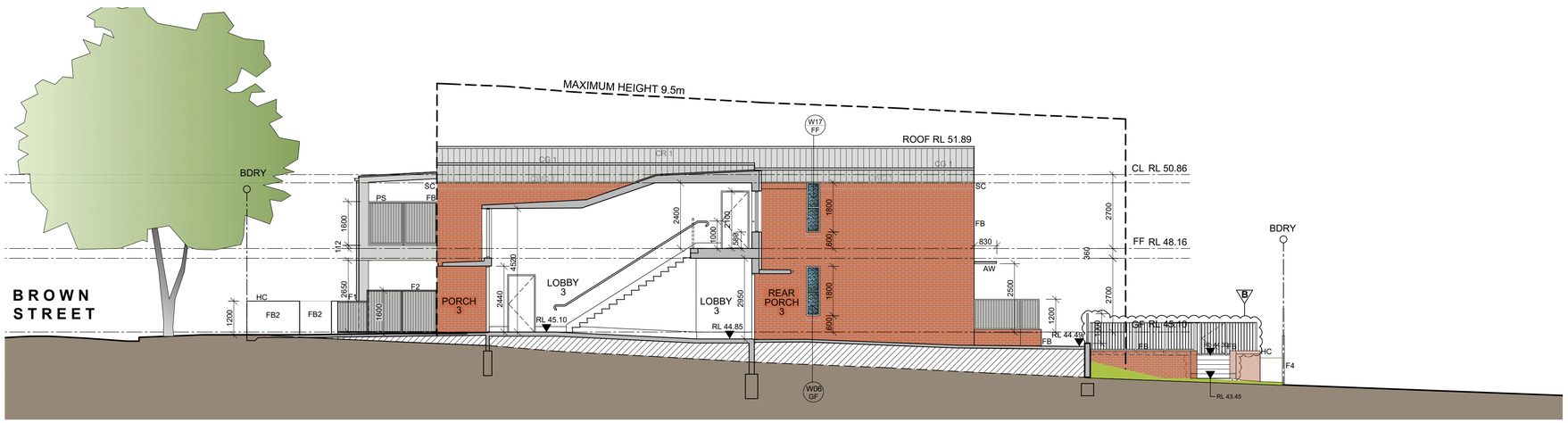


1 EAST ELEVATION



2 SECTION A-A



3 SECTION B-B

Scale
0 1 2 3 4 5 10m

LEGEND:

AW	AWNING
BD	BALUSTRADE
B/L	BATHROOM /LAUNDRY
CLL	CLOTHES LINE
CG	COLORBOND GUTTER
CL	CENTER LINE
CP	CONCRETE PORTAL
CR	COLORBOND ROOF
CWC	COLORBOND WALL CLADDING
D	DOOR
DP	DOWN PIPE
F1	ALUM. SLAT FENCE 1.2m HIGH WITH 10mm GAP. POWDER COAT FINISH
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SD	SLIDING DOOR (ALUMINIUM FRAME)
SSH	SUN SHADING
U1 to 12	UNIT / DWELLING NUMBER
W	WINDOW (ALUMINIUM FRAME)

EXIST. TREES TO BE REMOVED
BUILDING ENVELOPE
FILL
W00 GF — WINDOW SYMBOL
D00 GF — DOOR SYMBOL
B7 — AMENDMENTS

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Tel: 0418 471 806

Client

Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
EAST ELEVATION & SECTIONS A-A & B-B

Status
PART 5 ACTIVITY SUBMISSION

Date
April 2022

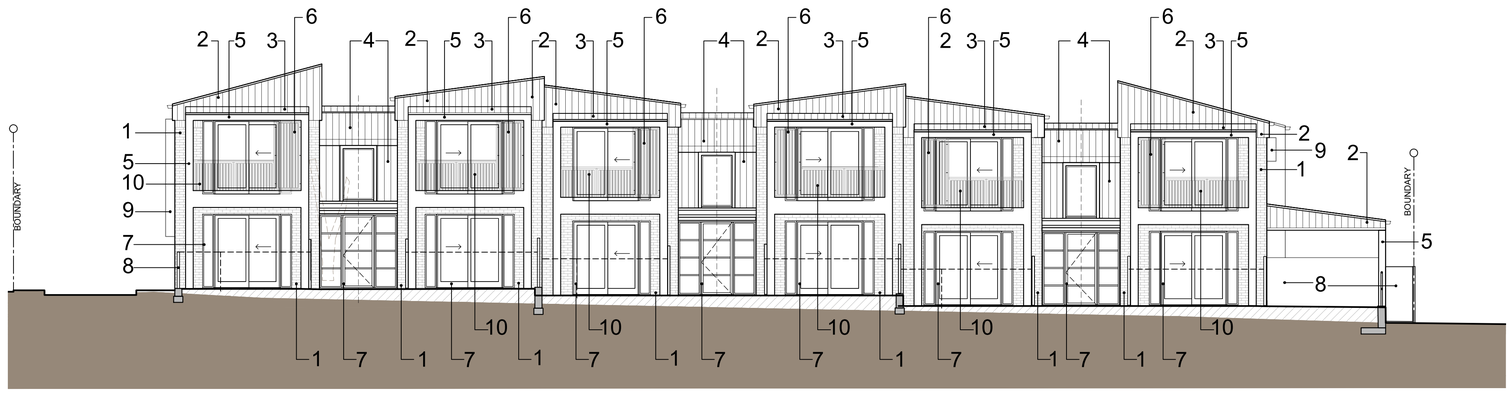
Project Arch. SB | Drawn by LB | Checked SB | Certifier | Scale 1:100

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Drawing Size A1 | Stage DA | Drawing No 11 of 14 | Issue / Rev B

1 STREET ELEVATION WITH FRONT FENCE



2 NORTH ELEVATION - FINESHES

	SWATCH	ITEM	CODE	MATERIAL/ FINISH	COLOUR
1		FACE BRICK	FB	PGH BRICKS SMOOTH RANGE	RED STANDARD
2		WALL CLADDING	CWC 1	COLORBOND	SHALE GREY
3		ROOF, GUTTERS, FASCIA & DOWN PIPES	CR 1 CG 1 CF 1 DP 1	COLORBOND	SHALE GREY
4		WALL CLADDING	CWC 2	COLORBOND	MONUMENT
		ROOF, GUTTERS, FASCIA & DOWN PIPES	CR 2 CG 2 CF 2 DP 2		
5		CONCRETE PORTAL	CP	DULUX PAINT	SHALE GREY

	SWATCH	ITEM	CODE	MATERIAL/ FINISH	COLOUR
6		ALUMINIUM PRIVACY SCREENS	PS	POWDER COAT ALUMINIUM	DULUX SHALE GREY
7		ALUMINIUM WINDOWS	W	POWDER COAT ALUMINIUM	DULUX MONUMENT
8		FENCES	F1 F2 F3	POWDER COAT ALUMINIUM	DULUX SHALE GREY
			F4 F5	COLORBOND STEEL	
9		AWNING &	AW	POWDER COAT ALUMINIUM	DULUX SHALE GREY
		SUN SHADING	SSH		
10		BALUSTRADE	BD	POWDER COAT ALUMINIUM	DULUX SHALE GREY

3 COLOUR SCHEDULE

Scale
0 1 2 3 4 5 10m

NSW GOVERNMENT Planning, Industry & Environment

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Sreeko Bebek
NSW Reg. No. 6353

Structural & Civil / SW Engineer
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Hydraulic & Electrical:
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Landscape Architect
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Tel: 8860 0022

BCA Consultant:
BCA Vision
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Traffic:
TEF Consulting
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Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client
NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
STREET ELEVATION & COLOUR SCHEME

Plotted

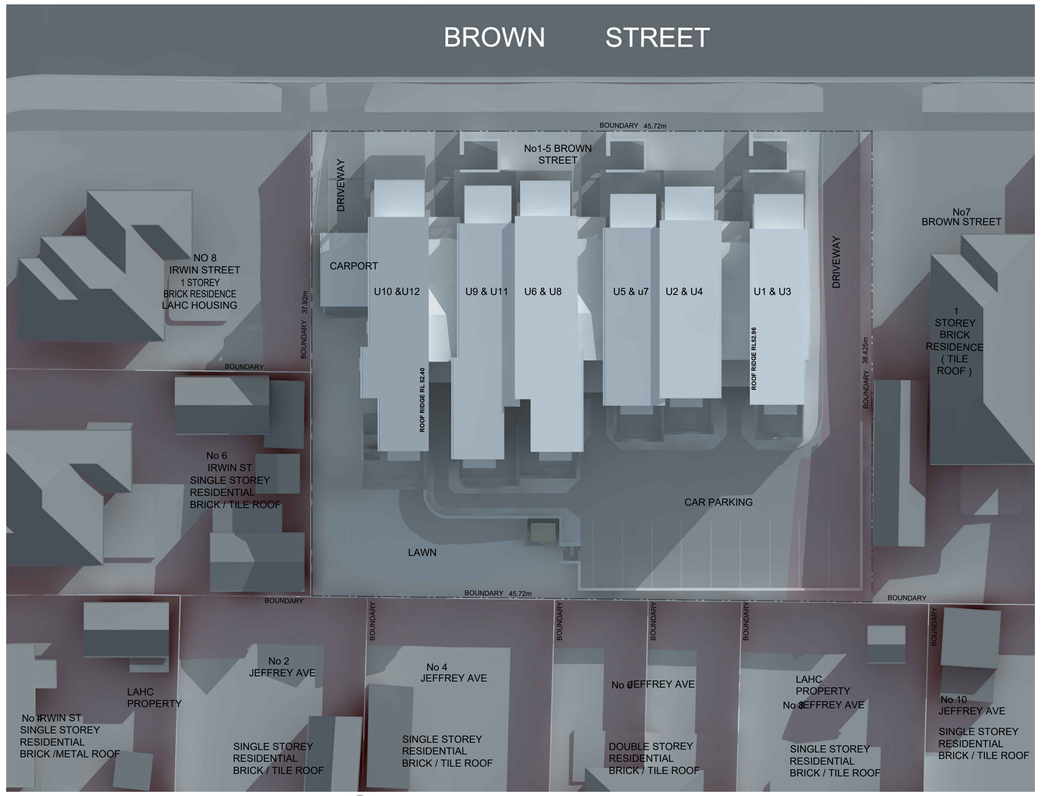
LSB Architects Job No: 2102

LAHC Project No: BGXWY

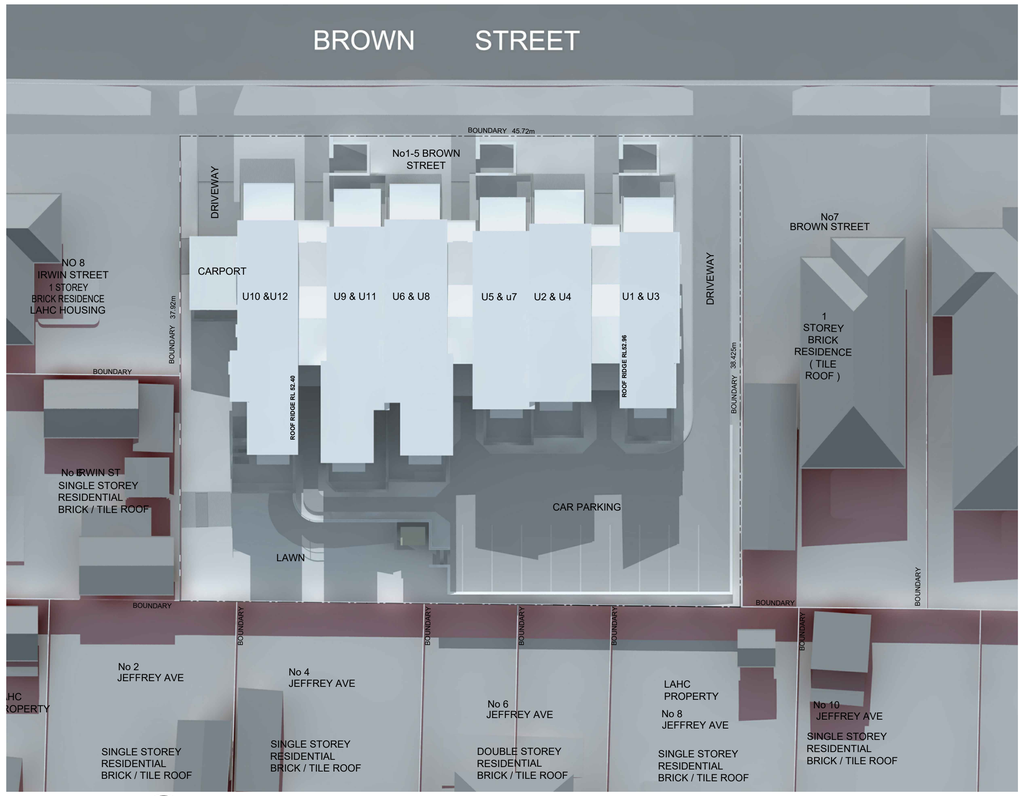
Status	Date
PART 5 ACTIVITY SUBMISSION	April 2022

Project Arch.	Drawn by	Checked	Certifier	Scale
SB	LB	SB		1:100

Drawing Size	Stage	Drawing No	Issue / Rev
A1	DA	12 of 14	A



1 SHADOW DIAGRAM AT 9.00AM



2 SHADOW DIAGRAM AT 12.00PM

3 SHADOW DIAGRAM AT 3.00PM

North N

Scale 0 1 2 3 4 5 10m

NSW GOVERNMENT Planning, Industry & Environment

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Issue	Details	Date
A	Part 5 Activity Submission	11.04.2022

Architect
LSB Architects
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20A West Street
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Web: www.@lsbarchitects.com.au
Nominated Architect:
Srecko Bebek
NSW Reg. No. 6353

Structural & Civil / SW Engineer
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Tel: 9807 7971

Hydraulic & Electrical:
Marline Building Services Engineers
Tel: 4925 9300

Landscape Architect
Ray Fuggle & Associates P/L
Tel: 9660 0022

BCA Consultant:
BCA Vision
Tel: 9476 8613

BASIX:
Energy Rating Australia
Tel: 1800 372 689

Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client: NSW GOVERNMENT Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
SHADOW DIAGRAMS
ON 21 JUNE AT 9.00AM & 12.00PM

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

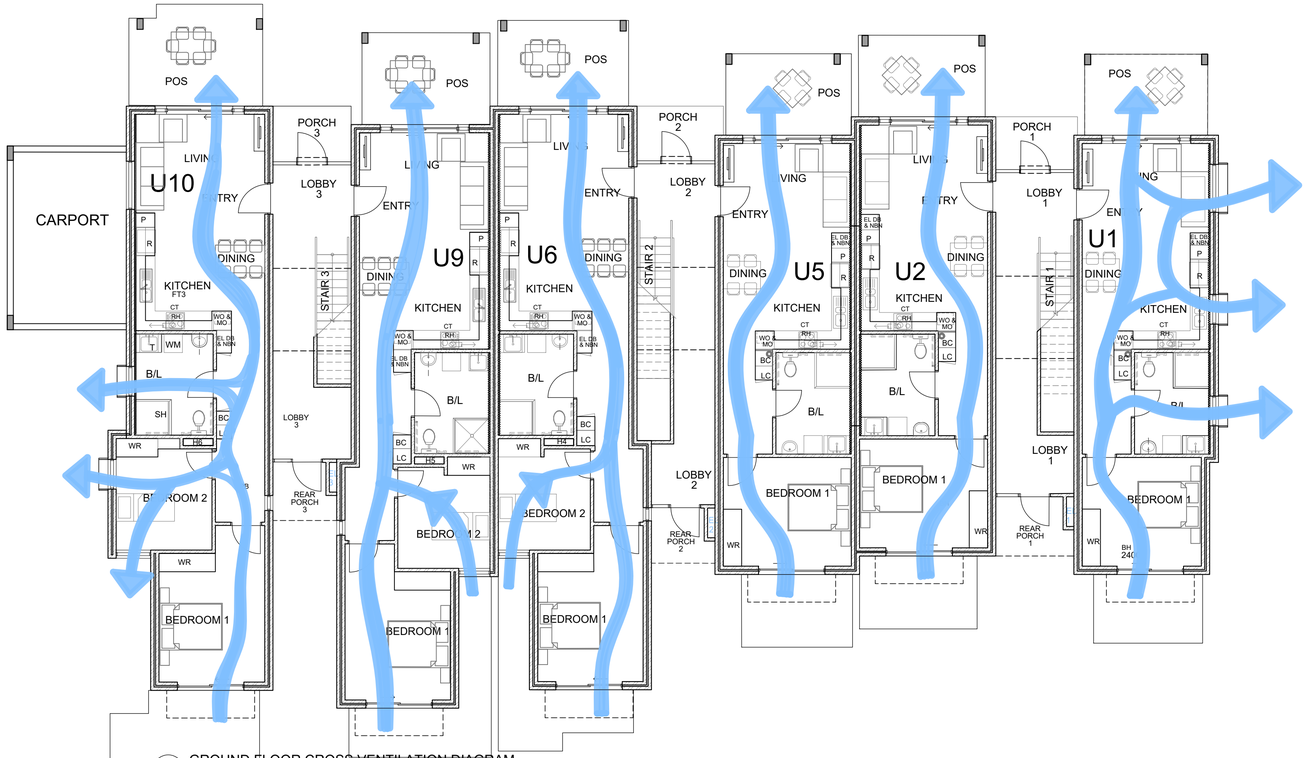
Status	Drawing Size	Stage	Drawing No	Issue / Rev
PART 5 ACTIVITY SUBMISSION	A1	DA	13 of 14	A

Date	Scale	Certifier
April 2022	1:100	

Project Arch. SB | Drawn by LB | Checked SB

LEGEND:

CROSS VENTILATION



1 GROUND FLOOR CROSS VENTILATION DIAGRAM

2 FIRST FLOOR CROSS VENTILATION DIAGRAM

North

N

Scale

0 1 2 3 4 5 10m

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Issue	Details	Date
A	Part 5 Activity Submission	10.11.2022

Architect

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PETERSHAM NSW 2049

Tel: 02 9572 9115
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Nominated Architect:
Sreeko Bebek
NSW Reg. No. 6353

Structural & Civil / SW Engineer
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Tel: 9807 7971

Hydraulic & Electrical:
Marline Building Services Engineers
Tel: 4925 9300

Landscape Architect
Ray Fuggle & Associates P/L
Tel: 8860 0022

BCA Consultant:
BCA Vision
Tel: 9476 8613

BASIX:
Energy Rating Australia
Tel: 1800 372 669

Access:
Accessibility Solutions
Tel: 9695 1940

Traffic:
TEF Consulting
Tel: 0414 978 067

Arborist:
Urban tree Management Australia P/L
Tel: 0418 471 806

Client

Planning, Industry & Environment

Project
SENIORS LIVING REDEVELOPMENT
1-5 BROWN STREET, NORTH PARRAMATTA, NSW
Lots: 45, 46 & 47
DP 35290

Drawing Title
CROSS VENTILATION DIAGRAMS

Plotted

LAHC Project No: BGXWY
LSB Architects Job No: 2102

Status	Drawing Size	Stage	Drawing No	Issue / Rev
PART 5 ACTIVITY SUBMISSION	A1	DA	14 of 14	A

Project Arch.	Drawn by	Checked	Certifier	Date
SB	LB	SB		April 2022

Scale 1:100