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NSW PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

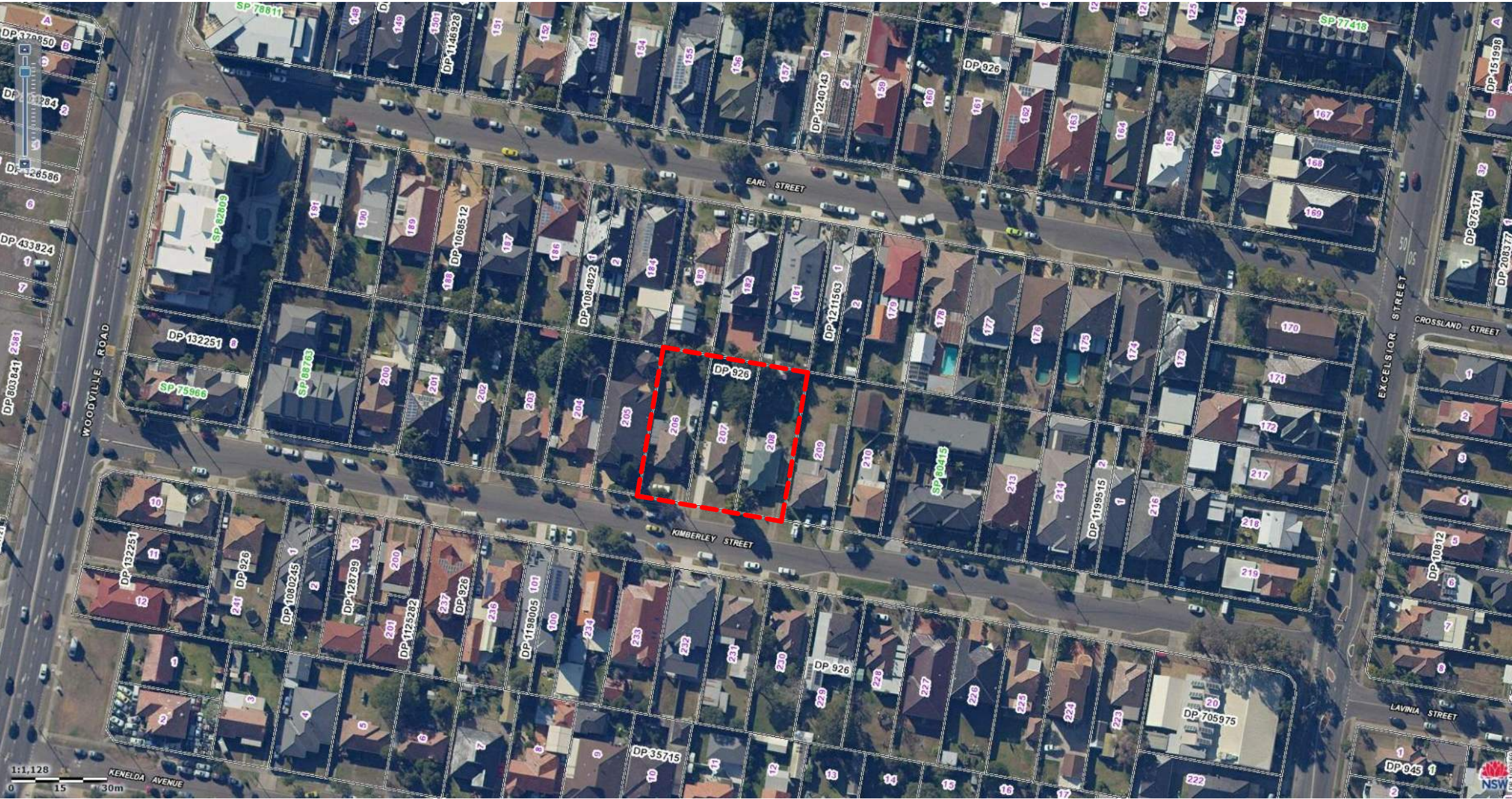
BGYF2

DEPARTMENT OF PLANNING & ENVIRONMENT

NSW LAND & HOUSING CORPORATION

AT: 17-21 KIMBERLEY STREET, MERRYLANDS
LOTS 206, 207, 208 IN DP926

LOCATION PLAN



SHEET LIST

DA00	COVER SHEET	E
DA01	BLOCK ANALYSIS	E
DA02	SITE ANALYSIS	E
DA03	DEMOLITION PLAN	E
DA04	SITE PLAN	E
DA05	GROUND FLOOR	E
DA06	FIRST FLOOR	E
DA07	ROOF PLAN	E
DA08	ELEVATIONS 1	E
DA09	ELEVATIONS 2	E
DA10	SECTIONS	E
DA11	SECTION 2 - RETAINING WALLS	E
DA12	CUT AND FILL PLAN	E
DA13	SHADOW DIAGRAM	E
DA14	VIEW FROM SUN DIAGRAM	E
DA15	MATERIALS & FINISHES	E
DA16	LOT CONSOLIDATION PLAN	A

KIMBERLEY STREET PHOTOMONTAGE



DEVELOPMENT DATA

JOB REFERENCE	BGYF2			
LOCALITY / SUBURB	MERRYLANDS			
STREET ADDRESS	17-21 KIMBERLEY STREET			
LOTS	LOTS 206, 207, 208 DP 926			
SITE AREA	2134.5m²			
NO. EXISTING LOTS	3			
PROPOSED GFA*	GROUND FLOOR: 608 m² FIRST FLOOR: 593m² TOTAL: 1201 m²			
TOTAL DWELLINGS	16 (8 x 2 BED + 8 x 1 BED)			
UNIT NO.	LEVEL	NO. BEDROOMS	AREA (m²)	P.O.S. (m²)
01	GROUND FLOOR	2 BED	76	38
02	GROUND FLOOR	2 BED	70	22
03	GROUND FLOOR	1 BED	54	27
04	GROUND FLOOR	1 BED	55	30
05	GROUND FLOOR	1 BED	54	36
06	GROUND FLOOR	1 BED	54	34
07	GROUND FLOOR	2 BED	73	72
08	GROUND FLOOR	2 BED	72	61
09	FIRST FLOOR	2 BED	76	12
10	FIRST FLOOR	2 BED	70	10
11	FIRST FLOOR	1 BED	54	8.5
12	FIRST FLOOR	1 BED	55	9
13	FIRST FLOOR	1 BED	54	8.5
14	FIRST FLOOR	1 BED	54	10
15	FIRST FLOOR	2 BED	73	11
16	FIRST FLOOR	2 BED	72	10

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	H-SEPP	9.5m	7.5m
PARKING	H-SEPP - CI 42	ACCESSIBLE SITE RATE: 0.4 per 1 BED + 0.5 per 2 BED = 0.4*8 + 0.5*8 = 7.2 (8) TOTAL	8 TOTAL CAR SPACES
	H-SEPP - CI 108	ACCESSIBLE SPACES: 1 PER 5 UNITS = 16 / 5 = (ROUDNED UP) 4	4 ACCESSIBLE SPACES
FSR	H-SEPP	0.5:1	0.56 : 1*
	C-LEP	NOT ADOPTED	-
SETBACK	C-DCP #	FRONT SETBACK - NO LESS THAN 6m OR CORRESPONDED WITH EXISTING PREVALENT BUILDING SETBACK	6.5m
		SIDE SETBACK - 3m	EAST - 3.0m WEST - 3.05m
		REAR SETBACK - 20% OF THE LENGTH OF THE SITE (9.32m) OR 6m, WHICHEVER IS GREATER	18.9m
LANDSCAPING	H-SEPP	35m² / UNIT = 525m² MIN	840m²
DEEP SOIL	H-SEPP	15% OF SITE AREA, MIN DIMENSION 3m = 320.2m² MIN TOTAL 65% OF REQUIRED DEEP SOIL AT REAR =208.1m² MIN AT REAR	444m² TOTAL (252m² AT REAR)
SOLAR ORIENTATION	H-SEPP	70% OF DWELLINGS TO HAVE MIN. 2 HRS SUNLIGHT BETWEEN 9AM-3PM MIDWINTER TO LIVING AREA & P.O.S	12 / 16 UNITS = 75% LIVING + P.O.S (NOTE: 3 HRS SOLAR ACHIEVED TO 8/16 UNITS)
	ADG	MAX 15% OF UNITS NO SOLAR MID WINTER	2 / 16 UNITS = 12.5%
CROSS VENTILATION	ADG	CROSS VENTILATION TO MIN 60% UNITS	10/16 UNITS = 62.5% (INCLUDING CLERESTORY WINDOWS TO UNITS 11 & 13)
COMMON OPEN SPACE	ADG	25% OF SITE AREA = 534m²	270m² INFORMAL COS AT REAR

C-LEP =
C-DCP =
H-SEPP =
ADG =

CUMBERLAND LOCAL ENVIRONMENTAL PLAN 2021
CUMBERLAND DEVELOPMENT CONTROL PLAN 2021
HOUSING SEPP 2021
APARTMENT DESIGN GUIDE

* GROSS FLOOR AREA CALCULATION FOR H-SEPP EXCLUDES EXTERIOR WALLS BUT INCLUDES COMMON VERTICAL CIRCULATION SPACE

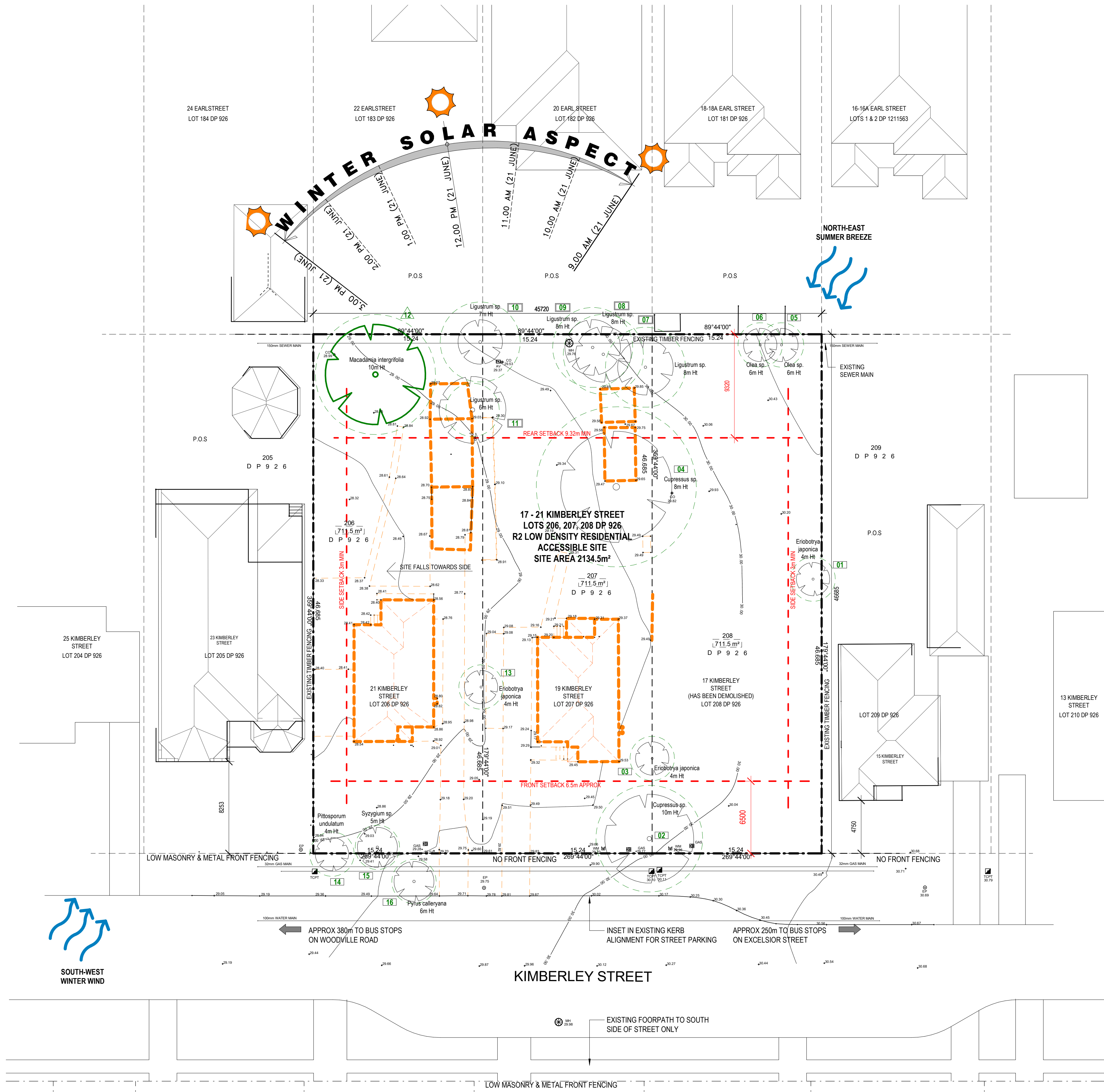
CUMBERLAND DCP - PART B3 (RFB) REFERS TO 2.4 OF LRHD DESIGN GUIDE FOR DA - MULTI DWELLING HOUSING

A photograph of a residential street. On the left, a large, dense, rounded green tree stands prominently. A silver car is parked on the asphalt road in the foreground. Behind the tree and car, a chain-link fence runs across the middle ground. In the background, there are several houses. A white house with a brown tiled roof is visible, and a text box with a pointer indicates that the residence at No. 17 has been demolished. The sky is blue with scattered white clouds.

[illegible]

STATUS			
PART 5			
DATE	SCALE	PROJ	PROJECT No
18-04-23	NTS	MB	BGYF2
STAGE	SHEET SIZE	DESIGNER	CHECKED
	A1	AG	MB
TYPE	SHEET	REV	
	DA01	E	

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LEGEND

EXISTING TREE - CATEGORY A - TO BE RETAINED (WITH TPZ DASHED)

EXISTING TREE - CATEGORY Z - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)

EXISTING TREE - CATEGORY ZZ - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)

EXISTING STRUCTURE - TO BE DEMOLISHED

PP

POWER POLE

T

TELSTRA PIT

H

HYDRANT

SW

STORMWATER

S

SEWER

SITE CHARACTERISTICS & POTENTIALS

- THE CHARACTER OF SURROUNDING DEVELOPMENTS CONSISTS OF A MIXTURE OF OLDER DETACHED SINGLE STOREY RESIDENTIAL DWELLINGS ALONG WITH NEWER 2 STOREY APARTMENT BUILDINGS & TERRACES
- GENTLY SLOPING SITE - AIDS ACCESSIBILITY WITHIN THE SITE
- LOW TRAFFIC LEVELS ON KIMBERLEY STREET
- SITE IS WITHIN CLOSE PROXIMITY OF BUS STOPS ON EXCELSIOR STREET WITH EXISTING REFUGE CROSSING
- REGULAR RECTANGULAR SHAPED SITE

SITE CONSTRAINTS

- TREES WITHIN SITE - AS PER ARBORIST REPORT
- POWER POLE WITHIN FRONTAGE
- STORMWATER DESIGN TO CONSIDER THAT THE SITE SLOPES TO THE SIDE / REAR
- NO EXISTING FOOTPATH ON NORTH SIDE OF THE STREET
- EXISTING ADJACENT TWO-STOREY DWELLINGS - POSSIBLE OVERLOOKING

1 SITE ANALYSIS

SCALE 1 : 200

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PARRAMATTA NSW 2124
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NOMINATED ARCHITECT:	SIGNATURE:	E	18-04-23	PART 5 ISSUE
MICHAEL BULLEN		D	27-03-23	PART 5 ISSUE
		C	03-03-23	PART 5 FOR REVIEW
		B	09-02-23	ISSUE FOR REVIEW
		A	21-11-22	ISSUE FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING
BCA CONSULTANT	LANDSCAPE CONSULTANT
	GREENLAND DESIGN

CLIENT
NSW PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

PROJECT
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SEPP (HOUSING) 2021
17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

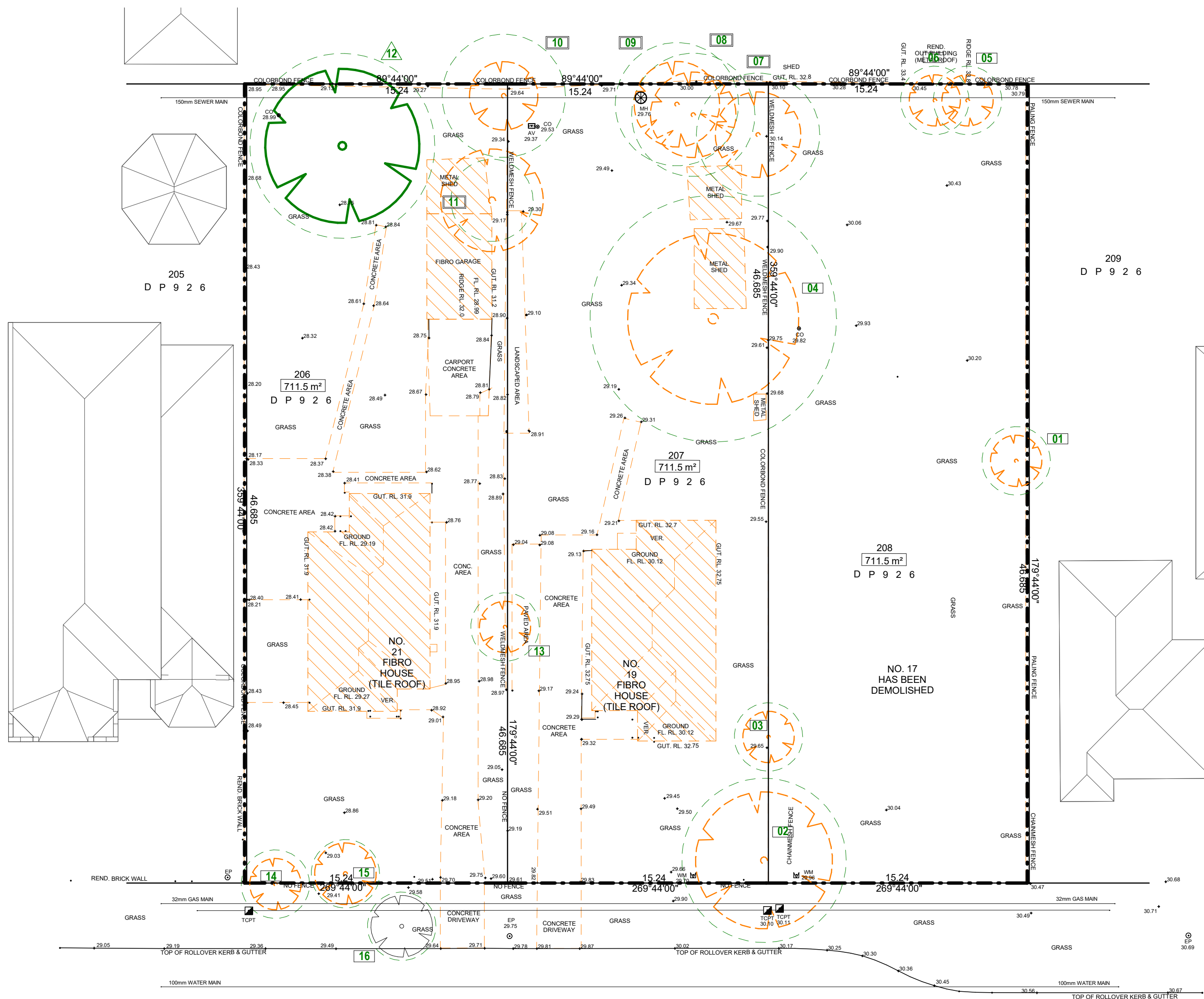
TITLE
SITE ANALYSIS

FILE	PLOTTED
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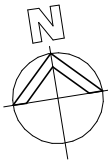
STATUS	PART 5
DATE	18-04-23
SCALE	1:200
PROJ	MB
PROJECT No	BGYF2
STAGE	A1
SHEET SIZE	AG
DESIGNER	AG
CHECKED	MB
REV	E
SHEET	DA02

0008499640 14 Mar 2023
Assessor: Dean Gorman
Accreditation No: DAN131645
Address:
Kimberley Street, Merrylands
NSW, 2160
www.certified.gov.au
hstar.com.au

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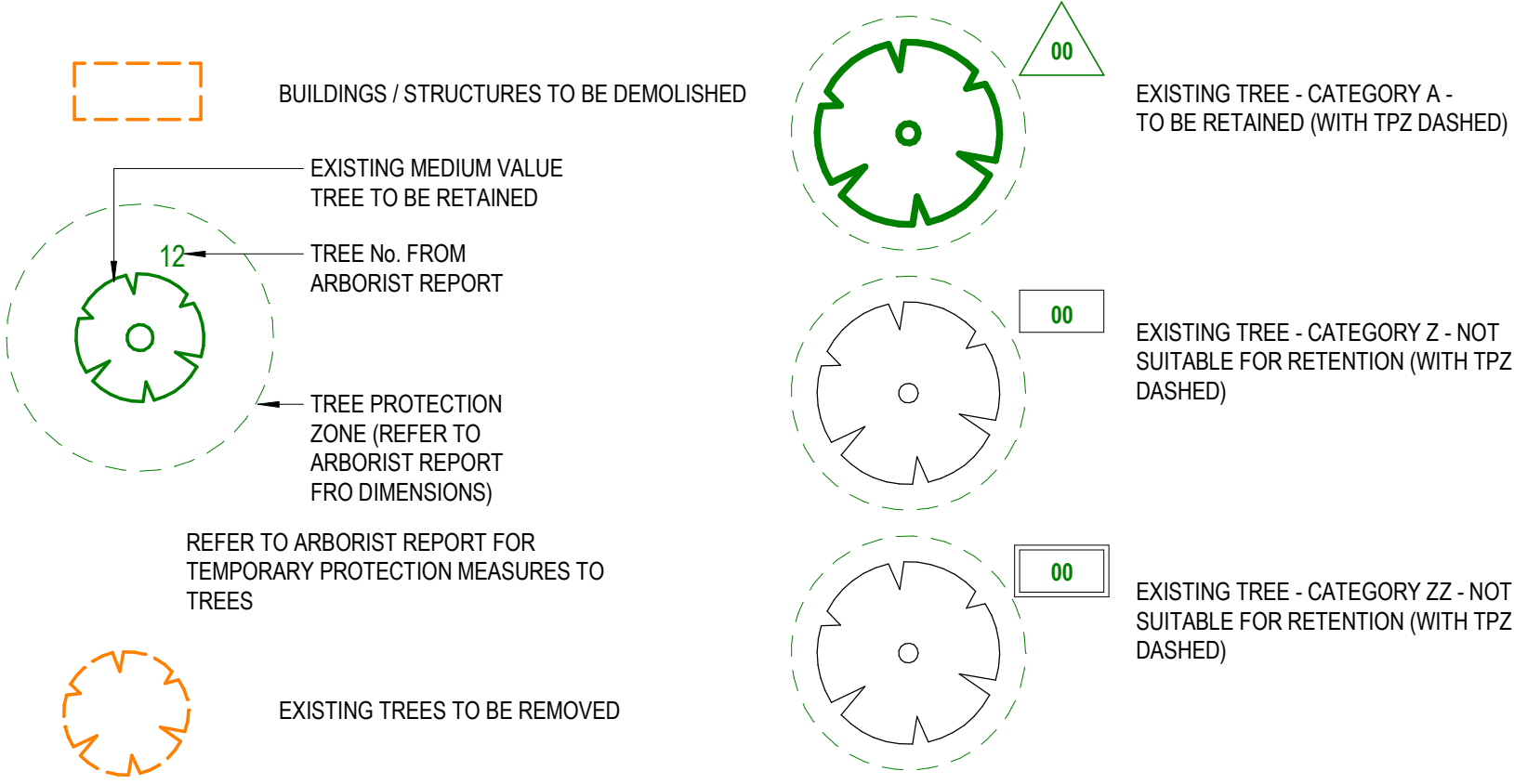
KIMBERLEY STREET



1 | DEMOLITION PLAN

SCALE 1 : 200

LEGEND:



DEMOLITION NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2601 (2001 - AS AMENDED) THE DEMOLITION OF STRUCTURES, CODES AND LOCAL AUTHORITY REQUIREMENTS.
- ALL EXISTING SERVICES ON & ADJACENT TO THE SITE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONFIRM EXISTING LOCATION OF SERVICES WITH 'DIAL BEFORE YOU DIG'.
- PROVIDE TEMPORARY FENCING AND STAGING FOR SAFETY AND SECURITY. PROVIDE LOCKABLE GATES FOR THE FULL DURATION OF CONSTRUCTION WORK UNTIL HAND OVER. FENCE SPECIFICATION TO BE IN-ACCORDANCE WITH COUNCIL AND WH&S STANDARDS. PROVIDE SIGNAGE TO COMPLY WITH COUNCIL REQUIREMENTS.
- REFER TO LAHC REFERENCE SPECIFICATION FOR HOUSING CONSTRUCTION, SECTIONS (BUT NOT LIMITED TO): PRELIMINARIES & 01-DEMOLITION
- DEMOLISH AND REMOVE FROM SITE STRUCTURES AS NOTED, MATERIALS ON SITE, INCLUDING ALL BUILDING STRUCTURES UNDERGROUND AND ANY UNDERGROUND INSPECTION AND PITS AND THEIR ASSOCIATED SERVICES LINES. MAKE SAFE ALL SERVICES.
- ALLOW FOR ALL REMOVAL OF ALL ASBESTOS AND ANY HAZARDOUS MATERIALS ON SITE. DISPOSE HAZARDOUS MATERIAL IN-ACCORDANCE WITH EPA AND LOCAL COUNCIL'S REQUIREMENT. PAY FOR FEES ASSOCIATED WITH REMOVAL & DISPOSAL OF WASTE.
- DEMOLISH & REMOVE FENCES AS NOTED BUT NOT LIMITED TO: WATER TANKS, SEPTIC TANKS, CLOTHES LINES, BBQ & ASSOCIATED AREAS, LANDSCAPING, DECKS, STAIRS, ANTENNAS, PONDS & ASSOCIATED SERVICES & EQUIPMENT.
- TERMINATE, CAP OFF OR DIVERT OF ALL EXISTING SERVICES WHERE SO REQUIRED AND/OR ARE NECESSARY TO CARRY OUT NEW WORKS. PERFORM ALL WORKS IN BEST TRADESMAN-LIKE MANNER AND TO THE SATISFACTION OF RELEVANT AUTHORITIES.
- ALL EXISTING STORMWATER & SEWERAGE DRAIN CONNECTIONS TO EXISTING MAINS TO BE CAPPED
- WHOLE SITE TO BE MADE SECURE BY SUITABLE METAL FENCING/ HOARDINGS TO PREVENT ANY UNAUTHORISED ACCESS. SITE SECURITY AND SAFETY TO BE UNDERTAKEN BY BUILDING CONTRACTOR.
- REMOVE ALL SPOIL & DEMOLISHED MATERIAL FROM SITE.
- DISCONNECT ALL EXISTING ON SITE SERVICES TO THE SITE BOUNDARIES CLEAR OF WORKS. MAKE SAFE TO AUTHORITIES REQUIREMENTS.
- ALL TREES SHOWN DOTTED TO BE REMOVED, ALL OTHER EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION WORK IN-ACCORDANCE WITH ARBORIST AND COUNCIL'S RECOMMENDATION. REFER TO LANDSCAPE DESIGN FOR ADDITIONAL INFORMATION.
- CLEAR THE SITE OF ALL VEGETATION AND TOPSOIL, LEFT BEHIND MATERIALS, SPOIL, ETC
- DEMOLISH EXISTING CROSSINGS & REPLACE WITH KERB & GUTTER TO COUNCIL'S REQUIREMENTS. MAKE GOOD TO SURROUNDS WHERE DISTURBED BY NEW WORKS TO COUNCIL ENGINEER'S SPECIFICATION. OBTAIN ALL COUNCIL APPROVALS AND PAY ALL AUTHORITIES' FEES / BONDS.
- ALL DIMENSIONS SHOWN IN METRES
- REFER TO PHOTOS ON THIS PAGE SHOWING ELEVATIONS OF DWELLINGS PROPOSED FOR DEMOLITION



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NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

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18-04-23 PART 5 ISSUE

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CLIENT

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LAND & HOUSING CORPORATION

PROJECT

RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021

17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE

DEMOLITION PLAN

FILE

PLOTTED

STATUS

PART 5

DATE 18-04-23

SCALE 1:200

PROJ MB

PROJECT No BGYF2

STAGE A1

DESIGNER AG

CHECKED MB

REVISION E

DA03

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LEGEND:

	COMMON STAIRS		BALCONY OVER		EXISTING TREE - CATEGORY A - TO BE RETAINED (WITH TPZ DASHED)
	1 BEDROOM UNIT		EXISTING BUILDING TO BE DEMOLISHED		EXISTING TREE - CATEGORY Z - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)
	2 BEDROOM UNIT		CIRCULATION CLEARANCE		EXISTING TREE - CATEGORY ZZ - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)
	LANDSCAPE AREA	L8	LETTERBOX		EXISTING TREE - TO BE DEMOLISHED
	DEEP SOIL AREA	G	GARBAGE AREA		PROPOSED NEW TREES - REFER TO LANDSCAPE PLAN
	CONCRETE / PATHWAY	P.O.S	PRIVATE OPEN SPACE		PROPOSED NEW PLANTING - REFER TO LANDSCAPE PLAN
	DRIVEWAY	HIL	HIGHLIGHT WINDOW		
	PAVED COURTYARD / BALCONY	DP	DOWNPIPE		
		CL	CLOTHES LINE		
		HW	GAS HOT WATER HEATER		
		PP	POWER POLE (EXISTING)		
		TEL	TELSTRA PIT (EXISTING)		
		LT	EXTERIOR LIGHT		
		---	POWER CONDUIT		
		---	TELECOM LINE		
		---	SEWER LINE		
		---	SETBACK LINE		
		---	STORMWATER PIT (REFER TO CIVIL LAYOUT PLAN)		
		RL 00.000	PROPOSED RL TO AHD		
		00.000	EXISTING GROUND RL FROM SURVEY TO AHD		

GENERAL NOTES:

- REFER TO ENGINEERS DOCUMENTATION FOR PROPOSED STORMWATER.
- REFER SURVEY DOCUMENTATION FOR ALL EXISTING SERVICES.
- REFER TO LANDSCAPE PLAN FOR PLANTING TYPES
- ALL SLOPE ARROWS SHOW SLOPE UP UNLESS ANNOTATED 'FALL'.
- READ IN CONJUNCTION WITH CUT & FILL PLAN AND RETAINING WALL SECTIONS
- FENCE FEN-1 TYPICAL HEIGHT 1.5m (MASONRY BIN AREA WALLS & PIERS)
- FENCE FEN-2 TYPICAL HEIGHT 1.8m (BOUNDARY FENCE), EXCEPT AS NOTED
- FENCE FEN-3 TYPICAL HEIGHT 1.2m AT FRONT, 1.5m AT REAR & WHERE PRIVACY REQUIRED
- FENCE FEN-3A HT 1.6m - NO GAPS IN FENCING ADJACENT DRIVEWAY ENTRY FOR HEADLIGHTS

DEEP SOIL ZONES CALCULATION:

DSZ1 - 213m² (AT REAR)
DSZ2 - 39m² (AT REAR)
DSZ3 - 100m²
DSZ4A - 15m²
DSZ4B - 10m²
DSZ5 - 39m²
DSZ6A - 16m²
DSZ6B - 12m²

TOTAL= 444m²

1 | SITE PLAN

SCALE 1 : 200



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D 27-03-23 PART 5 ISSUE

C 03-03-23 PART 5 FOR REVIEW

B 09-02-23 ISSUE FOR REVIEW

A 21-11-22 ISSUE FOR REVIEW

REV DATE NOTATION/AMENDMENT

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LAND & HOUSING CORPORATION

PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021

17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE

SITE PLAN

FILE

PLOTTED

STATUS

PART 5

DATE

18-04-23

SCALE

1:200

STAGE

A1

PROJ

MB

DESIGNER

AG

CHANGED

MB

REV

E

PROJECT No

BGYF2

ASSESSOR

DA04

ASSESSOR

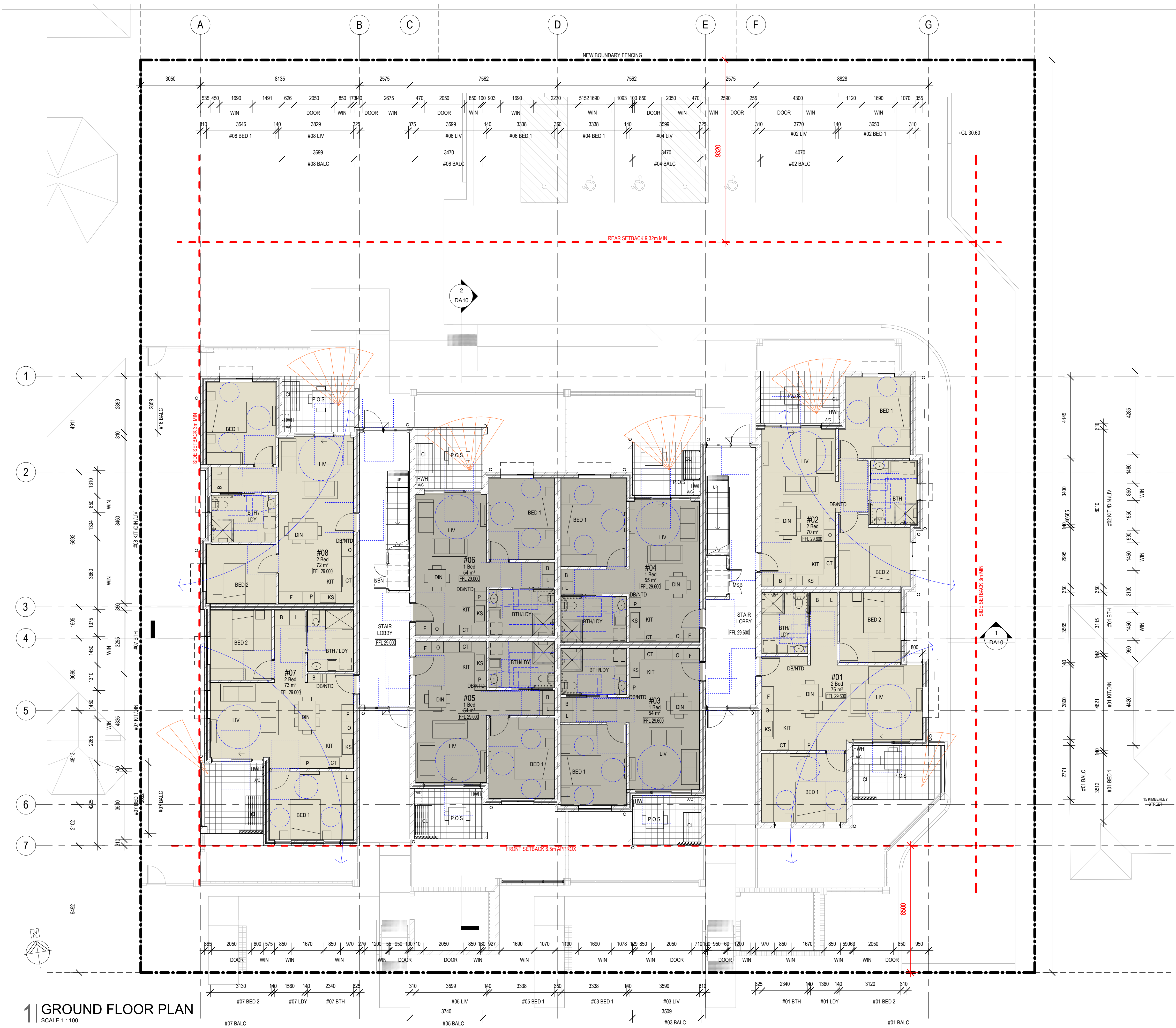
DA04

ASSESSOR

DA04



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LEGEND

- COMMON AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- DIRECT SOLAR MID-WINTER
- CROSS-VENTILATION

- P.O.S. PRIVATE OPEN SPACE
- F.F.L. FINISHED FLOOR LEVEL
- CL CLOTHES LINE
- B BROOM CUPBOARD
- L LINEN
- KS KITCHEN SINK
- CT COOKTOP
- P PANTRY
- F FRIDGE
- WO WALL OVEN
- HWH GAS HOT WATER HEATER

NOTES:

1. FULL BRICK CONSTRUCTION TO GROUND FLOOR + FIRST FLOOR INCLUDING FULL HT OF PARTY WALLS. ALL INTERNAL WALLS TO BE LINED WITH PLASTERBOARD EXCEPT STAIRWAYS & BATH/ LAUNDRIES TO BE RENDERED.

FIRE SAFETY MEASURES:

EXISTING SERVICES
STREET HYDRANTS PROVIDE COVERAGE IN ACCORDANCE WITH NCC (2022) B102 AND AS 2419.1, OR A PERFORMANCE SOLUTION TO BE PROVIDED

PROPOSED SERVICES

- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH NCC (2022) B1014 AND AS 2444
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2022) E4D2, E4D4 AND AS 2293.1
- EXIT AND DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2022) B4D5 - D8 AND AS 2293.1
- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2022) SPEC 20 AND AS 1670.1 AND AS 3786
- LIFT-OFF HINGES TO BE PROVIDED TO FIRST FLOOR BATHROOM DOORS
- NBN CUPBOARD UNDER STAIRS TO BE FIRE-RATED MIN 60/60/60
- MSB BALCONY TO BE MIN FRL 120/120/120
- FIRST FLOOR WINDOWS OPENING RESTRICTED TO 125mm MAX

1 GROUND FLOOR PLAN

SCALE 1: 100



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BCA CONSULTANT	

CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

CLIENT	NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION
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PROJECT	RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
	17-21 KIMBERLEY STREET, MERRYLANDS, NSW LOTS 206, 207, 208 IN DP926

TITLE	GROUND FLOOR
FILE	
PLOTTED	



STATUS	PART 5
DATE	18-04-23
SCALE	1:100
PROJ	MB
PROJECT No	BGYF2
STAGE	A1
SHEET SIZE	AG
DESIGNER	AG
CHECKED	MB
REV	E
SHEET	DA05



NOMINATED ARCHITECT:
MICHAEL BULLEN

ARCHITECT
BREWSTER MURRAY PTY LTD
BCA CONSULTANT

LANDSCAPE CONSULTANT
GREENLAND DESIGN

PROJECT
**RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021**

TITLE
FIRST FLOOR

0008499640 14 Mar 2023

Assessor Dean Gorman
 Accreditation No. DMN13/1645
 Address
 Kimberley Street, Merrylands
 NSW, 2160

7.8
 Average
 star rating

NATIONWIDE
HUSE
 Home Use System Evaluation

www.nathurs.gov.au



hstar.com.au

DIRECT SOLAR MID-WINTER

CROSS-VENTILATION

NOTES:
1. FULL BRICK CONSTRUCTION TO GROUND FLOOR + FIRST FLOOR INCLUDING FULL HT OF PARTY WALLS. ALL INTERNAL WALLS TO BE LINED WITH PLASTERBOARD EXCEPT STAIRWAYS & BATH/ LAUNDRIES TO BE RENDERED.

FIRE SAFETY MEASURES:

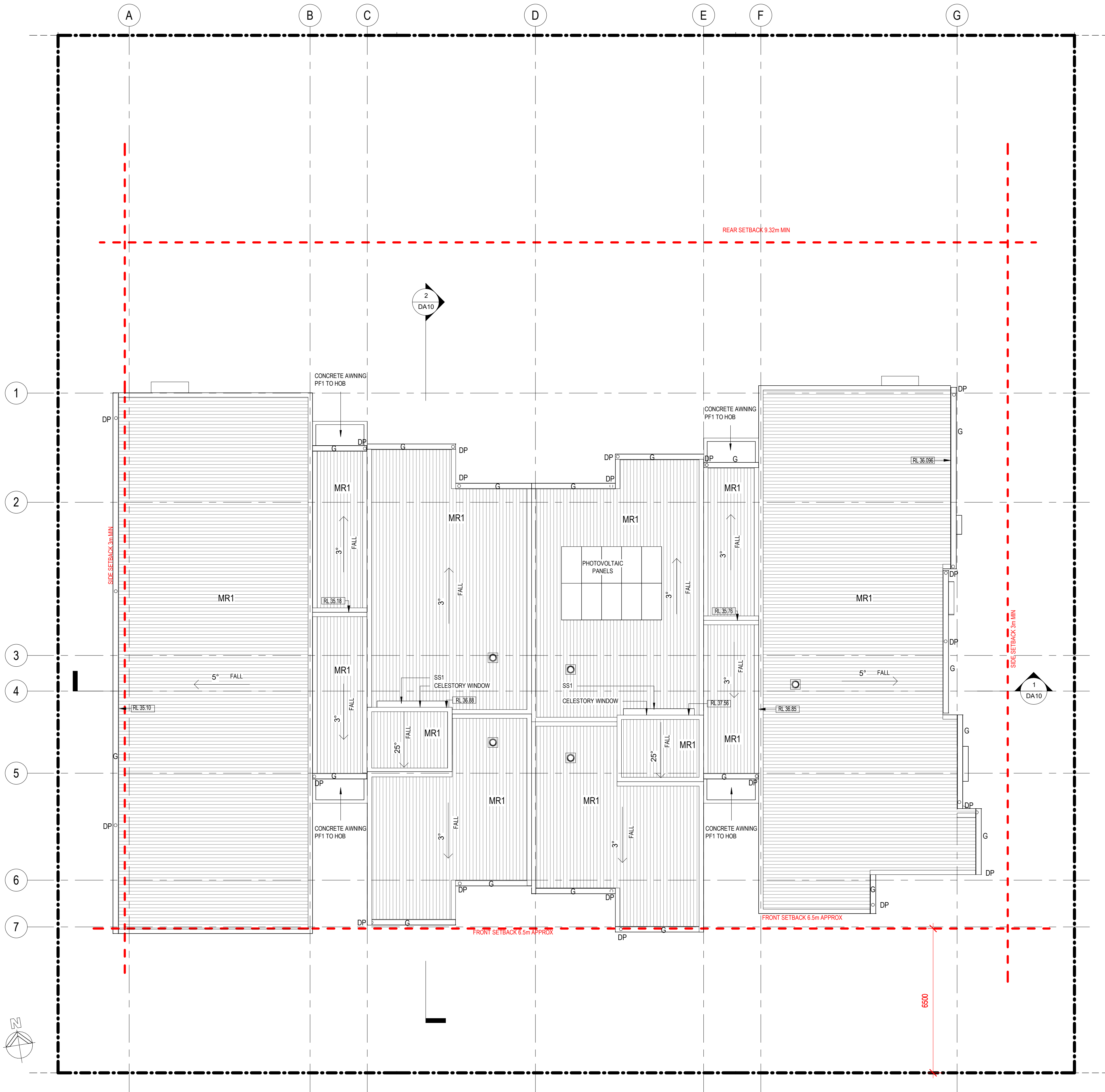
EXISTING SERVICES

- STREET HYDRANTS PROVIDE COVERAGE IN ACCORDANCE WITH NCC (2022) B1D2 AND AS 2419.1, OR A PERFORMANCE SOLUTION TO BE PROVIDED

PROPOSED SERVICES

- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH NCC (2022) B1014 AND AS 2444
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2022) E4D2 E404 AND AS 2293.1
- EXIT AND DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2022) B405 - D8 AND AS 2293.1
- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2022) SPEC 20 AND AS 1670.1 AND AS 3786
- LIFT-OFF HINGES TO BE PROVIDED TO FIRST FLOOR BATHROOM DOORS
- NBN CUPBOARD UNDER STAIRS TO BE FIRE-RATED MIN 60/60/60
- 120 L20/120
- MSB CUPBOARD TO BE MIN FRL
- FIRST FLOOR WINDOWS OPENING RESTRICTED TO 125mm MAX

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- LEGEND:**
- MR1 COLORBOND METAL DECK ROOF WITH SARKING/INSULATION UNDER
 - DP DOWNPIPE
 - G GUTTER - 200mm COLORBOND HALFROUND TYP.
 - RL 00.00 PROPOSED RL TO AHD

1 ROOF PLAN
SCALE 1 : 100



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NOMINATED ARCHITECT:	SIGNATURE:	E	18-04-23	PART 5 ISSUE	
MICHAEL BULLEN		D	27-03-23	PART 5 ISSUE	
		C	03-03-23	PART 5 FOR REVIEW	
		B	09-02-23	ISSUE FOR REVIEW	
		A	21-11-22	ISSUE FOR REVIEW	
	REV	DATE	NOTATION/AMENDMENT		
	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				

ARCHITECT	BREWSTER MURRAY PTY LTD
BCA CONSULTANT	

CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

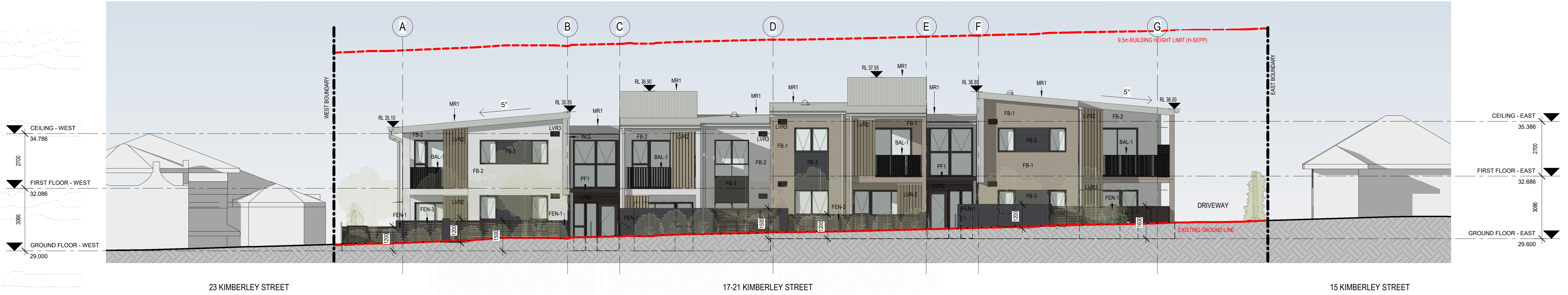
CLIENT
**NSW PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION**

PROJECT
**RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021**

17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE	ROOF PLAN
FILE	
PLOTTED	

STATUS	PART 5
DATE	18-04-23
SCALE	1:100
PROJ	MB
PROJECT No	BGYF2
STAGE	A1
SHEET SIZE	AG
DESIGNER	MB
CHECKED	MB
REV	E
DA07	



1 | SOUTH ELEVATION (KIMBERLEY STREET)

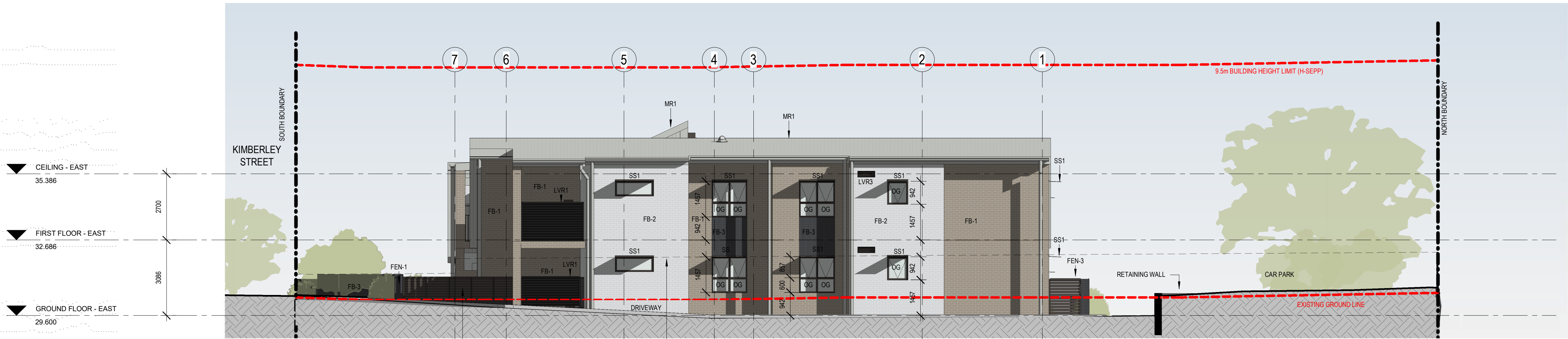


2 | NORTH ELEVATION
SCALE 1 : 100

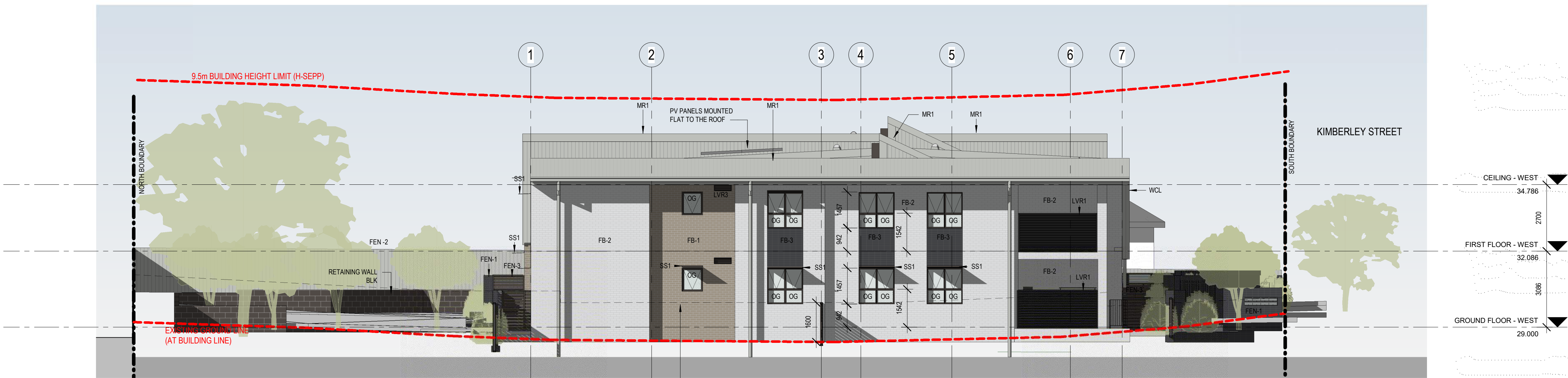


 LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	NOMINATED ARCHITECT:	SIGNATURE:	E 18-04-23 PART 5 ISSUE	ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS			
	MICHAEL BULLEN		D 27-03-23 PART 5 ISSUE	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING	NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	ELEVATIONS 1	PART 5			
			C 03-03-23 PART 5 FOR REVIEW						DATE	SCALE	PROJ	PROJECT NO
			B 09-02-23 ISSUE FOR REVIEW						18-04-23	1:100	M/B	B GYF2
			A 21-11-22 ISSUE FOR REVIEW						STAGE	SHEET SIZE	DESIGNER	CHECKED
			REV DATE NOTATION/AMENDMENT						A1	AG	MB	
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	BCA CONSULTANT	LANDSCAPE CONSULTANT	17-21 KIMBERLEY STREET, MERRYLANDS, NSW LOTS 206, 207, 208 IN DP926	FILE	PLOTTED	TYPE	SHEET	REV	
				GREENLAND DESIGN						DA08	E	

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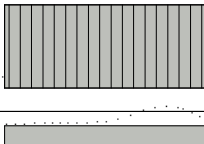
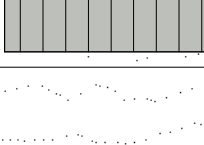


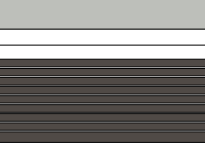
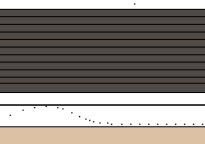
1 EAST ELEVATION
SCALE 1:100



2 WEST ELEVATION
SCALE 1:100

EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
FB-1		FACE BRICK	LIGHT BROWN WITH NATURAL VARIATION
FB-2		FACE BRICK	OFF-WHITE
FB-3, FEN-1		FEATURE BRICK, BRICK PIERS, GARBAGE AREA WALLS	DARK GREY
MR1		METAL ROOF	LIGHT GREY
G, DP		GUTTERS, DOWNPIPES	LIGHT GREY
WF, DF, SS1		ALUMINIUM WINDOW FRAMES, DOOR FRAMES, SUN SHADE	DARK GREY
BAL-1, PF1		BALUSTRADES, CONCRETE AWNINGS - PAINT FINISH	DARK GREY
WCL1		METAL CLADDING	LIGHT GREY

CODE	MATERIAL	DESCRIPTION	FINISH
CONC-1		CONCRETE COURTYARDS, PATHWAYS, DRIVEWAYS, ENTRANCE AWNINGS	NATURAL GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
FEN-2		METAL FENCING TO BOUNDARIES	LIGHT GREY
FEN-3		SLATTED PRIVACY FENCING	DARK GREY
LVR1, LVR3		HORIZ PRIVACY LOUVRES & VENT LOUVRES	DARK GREY
LVR2		VERTICAL PRIVACY LOUVRES	WOOD LOOK ALUMINIUM
BLK		SPLIT FACE BLOCK RETAINING WALL	DARK GREY



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RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021
17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE
ELEVATIONS 2

FILE

PLOTTED

STATUS
PART 5

DATE
18-04-23

SCALE
1:100

STAGE
A1

TYPE
DA09

PROJ
MB

DESIGNER
AG

PROJECT No
BGYF2

DRAWN
MB

REV
E

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17-21 KIMBERLEY STREET, MERRYLANDS
SUMMARY OF BASIX COMMITMENTS

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.
Refer to the CURRENT BASIX Certificate for Complete details.

WATER COMMITMENTS

Fixtures			
Alternative Water - Central Rainwater Tank Size 2,700 (L) Tank Connected To:			
All Toilets		Outdoor Tap	
Fixtures			
4 Star Shower Heads	4 Star Toilet	5 Star Kitchen Taps	5 Star Basin Taps

THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

ENERGY COMMITMENTS

Hot Water	Gas Instantaneous				
Cooling System	Living	None			
	Bedrooms	None			
Heating System	Living	None			
	Bedrooms	None			
Ventilation	Bedrooms	None			
	Bathrooms/Laundry	Fan ducted to roof/facade	Manual on/off		
Natural Lighting	Kitchen	Fan ducted to roof/facade	Manual on/off		
	Window/Skylight in Kitchen	As Drawn			
	Window/Skylight in Bathrooms/Toilets	As Drawn			
Artificial Lighting (Primarily lit by fluoro or LED)	Number of Bedrooms		All	Dedicated	Yes
	Number of Living/Dining Rooms		All	Dedicated	Yes
	Kitchen		Yes	Dedicated	Yes
	All Bathrooms/Toilets/Laundry Rooms		Yes	Dedicated	Yes
	All Hallways		Yes	Dedicated	Yes

OTHER COMMITMENTS

Outdoor clothes line	Yes
Stove/Oven	Gas cooktop & electric oven
Other	Well ventilated refrigerator space
	Central photovoltaic system to generate at least 3.0 peak kW of electricity
	Ceiling fans to be installed - Refer to NatHERS certificates for locations

NATHERS Thermal Performance Specification- Merrylands			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity brick	R0.7	Med - SA 0.475 - 0.70	As per elevations
Metal cladding	R2.5	Med - SA 0.475 - 0.70	As per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Internally in units	
Cavity brick-Plaster lining	None	Party walls	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground level	
Concrete	None	Level 1	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Roof above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 Foil-faced blanket	Med - SA 0.475 - 0.70	Roof above (Unvented roof space)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed + Clerestory (Throughout)	5.4	0.58	e.g. Single glazed clear Aluminium frame
Awning (Throughout)	5.4	0.49	e.g. Single glazed clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights / Clerestory			
Skylight Type	Frame Type	Comments	
Skylube	Timber & aluminium	Bathrooms of Units : 9, 11, 12, 13, 14 & 15	
Clerestory	Aluminium	Units: 12 & 14	
Ceiling fans			
Size	Location	Comments	
1200mm	Living & Bedrooms	All units	

Certificate Prepared by



Greenview Consulting Pty Ltd
ABN: 32600067336
Email: dean@greenview.net.au Phone: 0404 649 762



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A

21-11-22 ISSUE FOR REVIEW

REV

DATE

NOTATION/AMENDMENT

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ARCHITECT

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17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE

SECTIONS

FILE

PLOTTED

STATUS

PART 5

DATE

18-04-23

SCALE

1:100

STAGE

A1

TYPE

SHEET

PROJ

MB

DESIGNER

AG

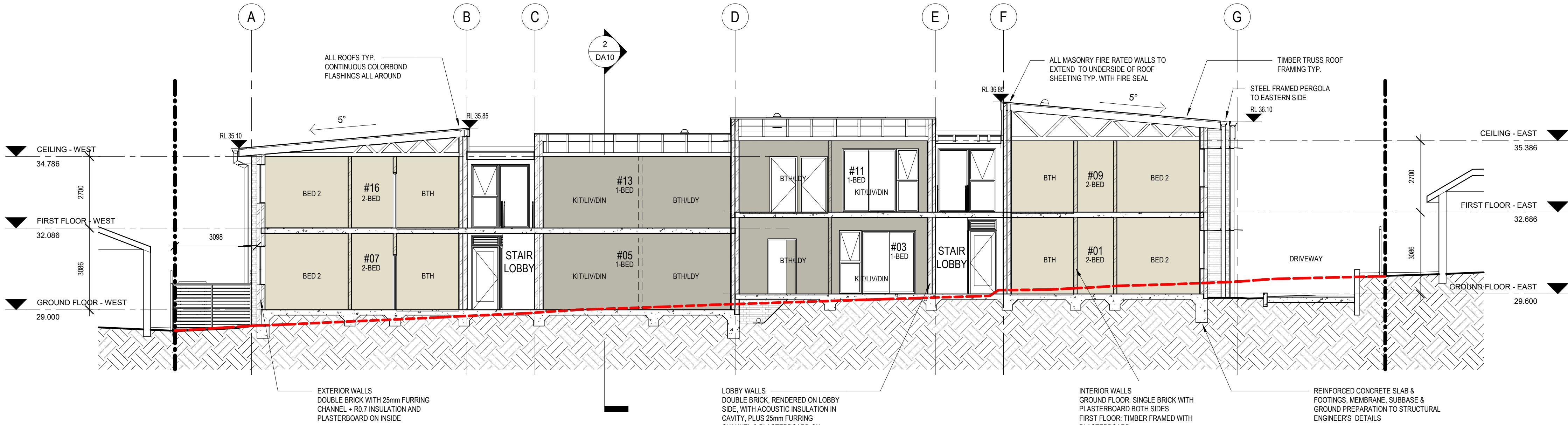
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MB

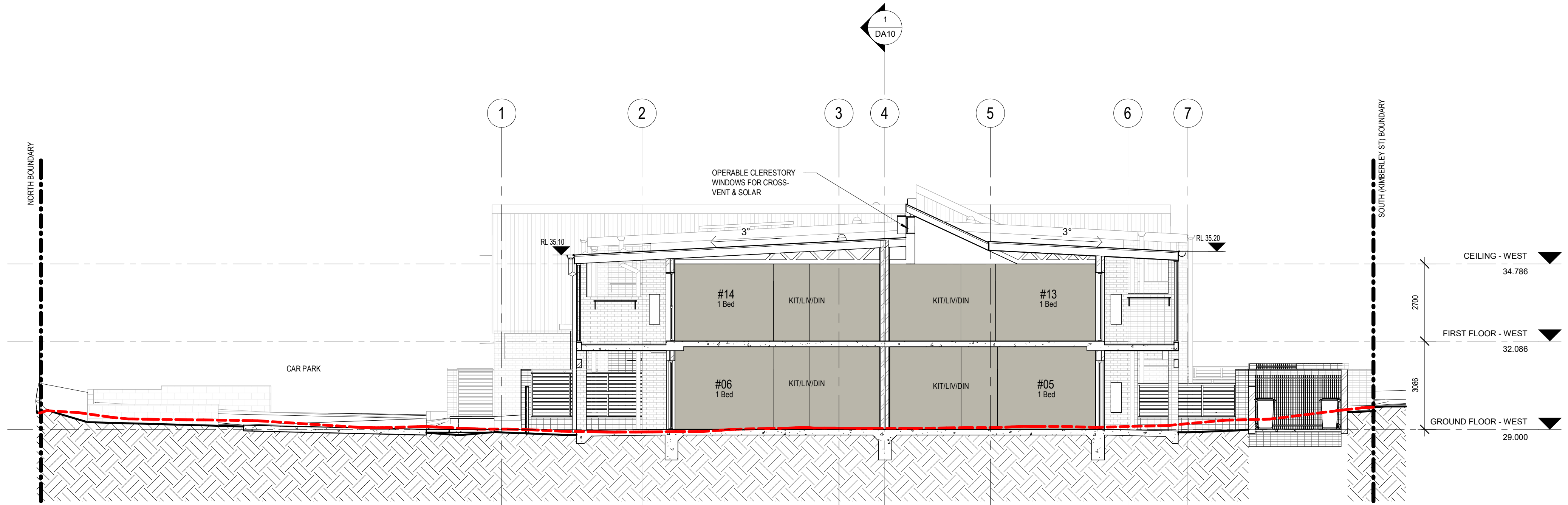
REV

E

DA10



1 SECTION 01
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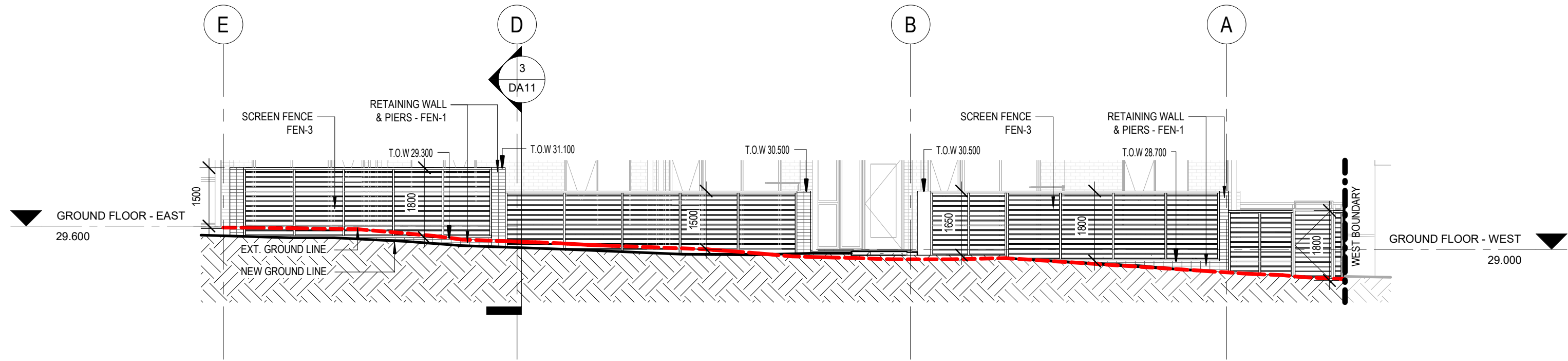


2 SECTION 02
SCALE 1 : 100

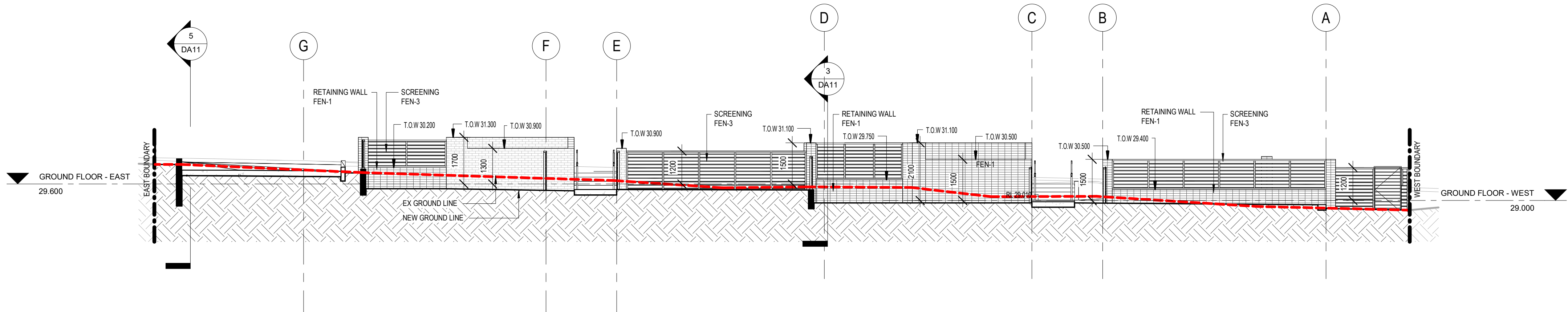


REFER TO SHEET DA12 FOR
SECTION LINE LOCATIONS

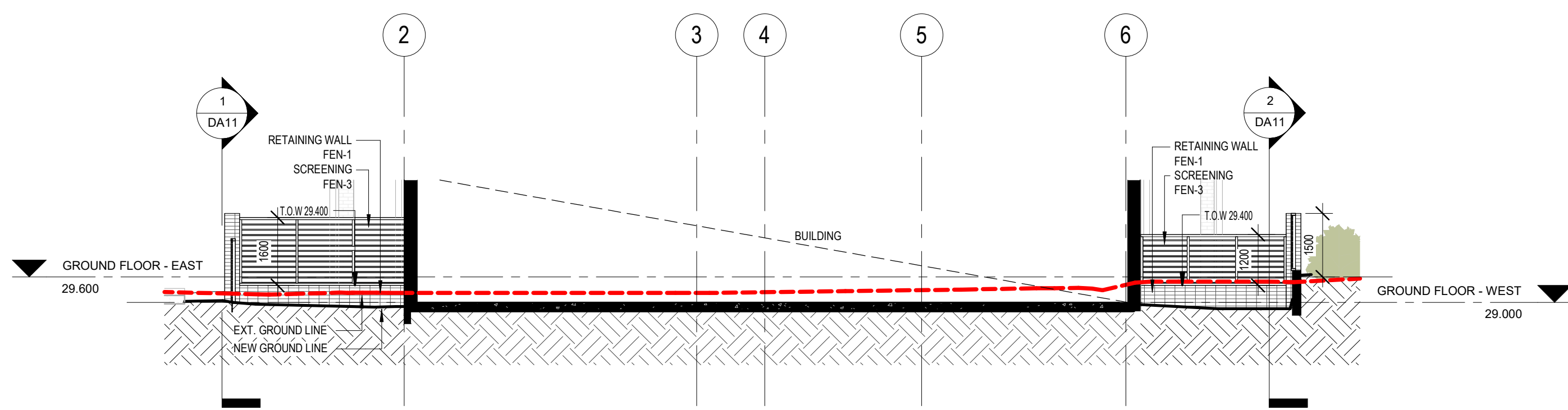
1 Section 1
SCALE 1 : 100



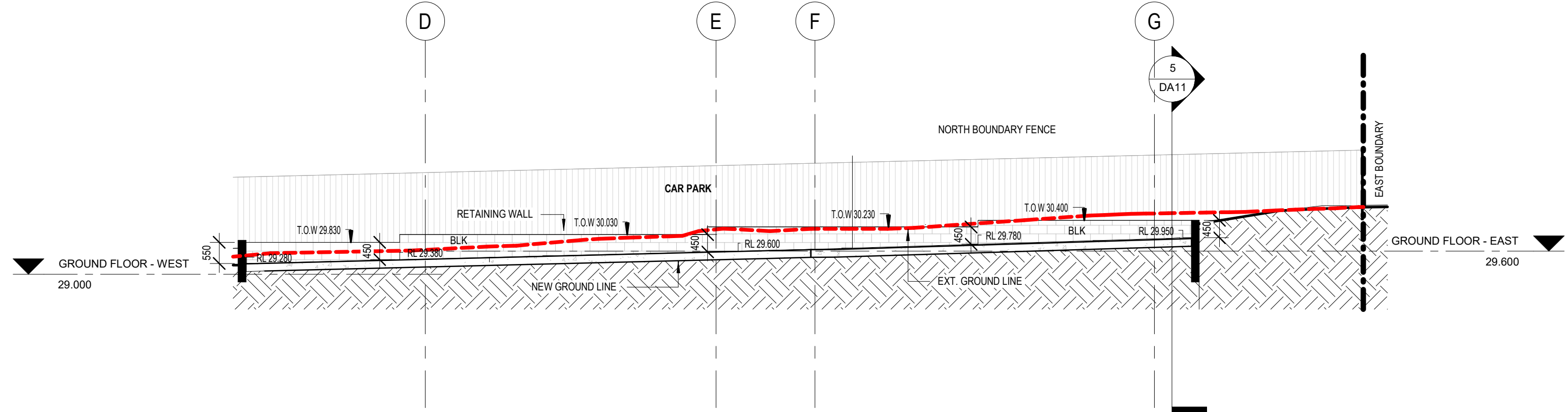
2 Section 2
SCALE 1 : 100



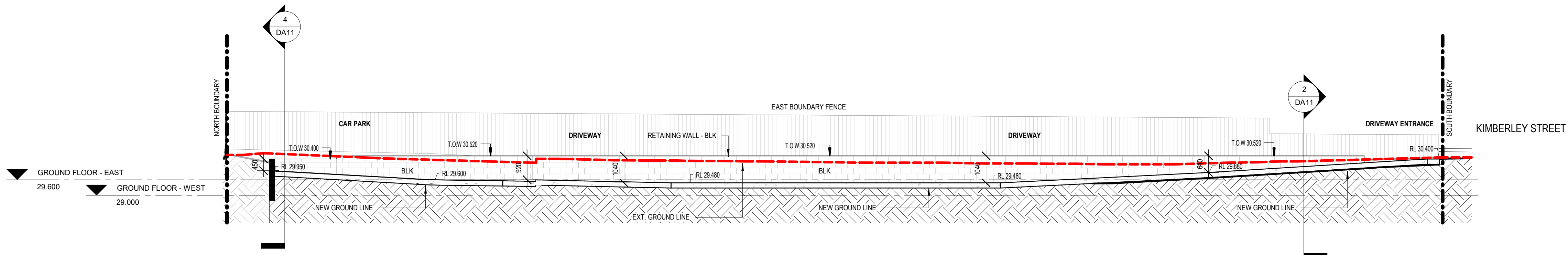
3 Section 3
SCALE 1 : 100



4 Section 4
SCALE 1 : 100



5 Section 5
SCALE 1 : 100



LEGEND:
--- EXISTING GROUND LEVEL
TO BE REMOVED
--- NEW GROUND LEVEL



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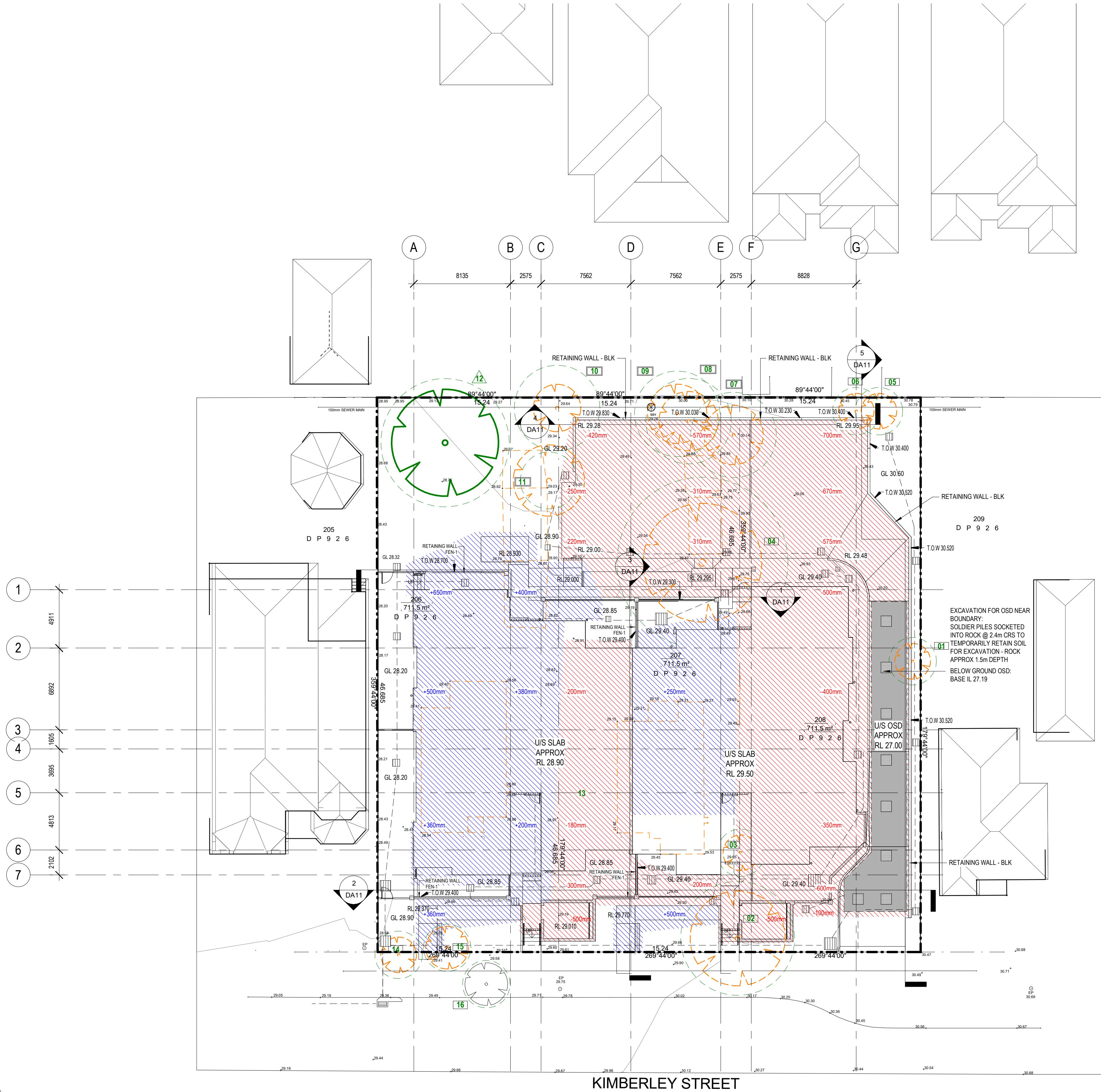
PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER
SEPP (HOUSING) 2021
17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

TITLE
SECTION 2 - RETAINING
WALLS

FILE PLOTTED

STATUS
PART 5
DATE 18-04-23
SCALE 1:100
STAGE MB
SHEET A1
DESIGNER AG
CHECKED MB
REV E

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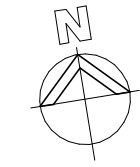


LEGEND:

- AREA OF FILL (APPROX)
- AREA OF CUT (APPROX)
- OUTLINE OF BUILDING SLABS
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING TREES TO BE DEMOLISHED
- TREE NUMBER FROM ARBORIST REPORT
- EXISTING TREES TO REMAIN
- SW DRAINAGE (REFER TO CIVIL PLAN)
- STORMWATER PIT
- PROPOSED UNDERSIDE OF SLAB LEVEL (APPROX)
- PROPOSED FINISH GROUND RL (APPROX)
- EXISTING GROUND LEVELS (FROM SURVEY)

NOTES:

- BUILDER TO VERIFY ALL PROPOSED LEVELS FOR EXCAVATION, ALL SURVEY INFORMATION, INCLUDING SERVICES AND LEVELS AND MAKE ADJUSTMENTS TO SUIT FINISHED REDUCED LEVELS PRIOR TO EXCAVATION COMMENCING
- BUILDER TO VERIFY ALL ABOVE GROUND / INGROUND POND, POOLS, WATER TANKS & SEPTIC TANKS ON SITE. AFTER DEMOLITION & REMOVAL OF THESE ITEMS, BUILDER TO INFILL HOLE TO NATURAL GROUND LEVEL OR INFILL TO REQUIRED LEVEL FOR CONSTRUCTION.
- EXTENT OF CUT AND FILL AREAS SHOWN SHADED ARE INDICATIVE FOR BULK EXCAVATION ONLY. CONTRACTOR TO VERIFY ON SITE.



1 CUT AND FILL PLAN

SCALE 1 : 200



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ARCHITECT	CONSULTING ENGINEERS
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	GREENLAND DESIGN

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TITLE
CUT AND FILL PLAN

FILE
PLOTTED

STATUS	PART 5	PROJECT No	BGYF2
DATE	18-04-23	SCALE	1:200
STAGE	A1	PROJ	MB
TYPE	SHEET	DESIGNER	AG
	DA12	CHECKED	MB
		REV	E



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7.8

Average star rating

APPROVED HOUSE

www.cattara.com.au

0008499640

14 Mar 2023

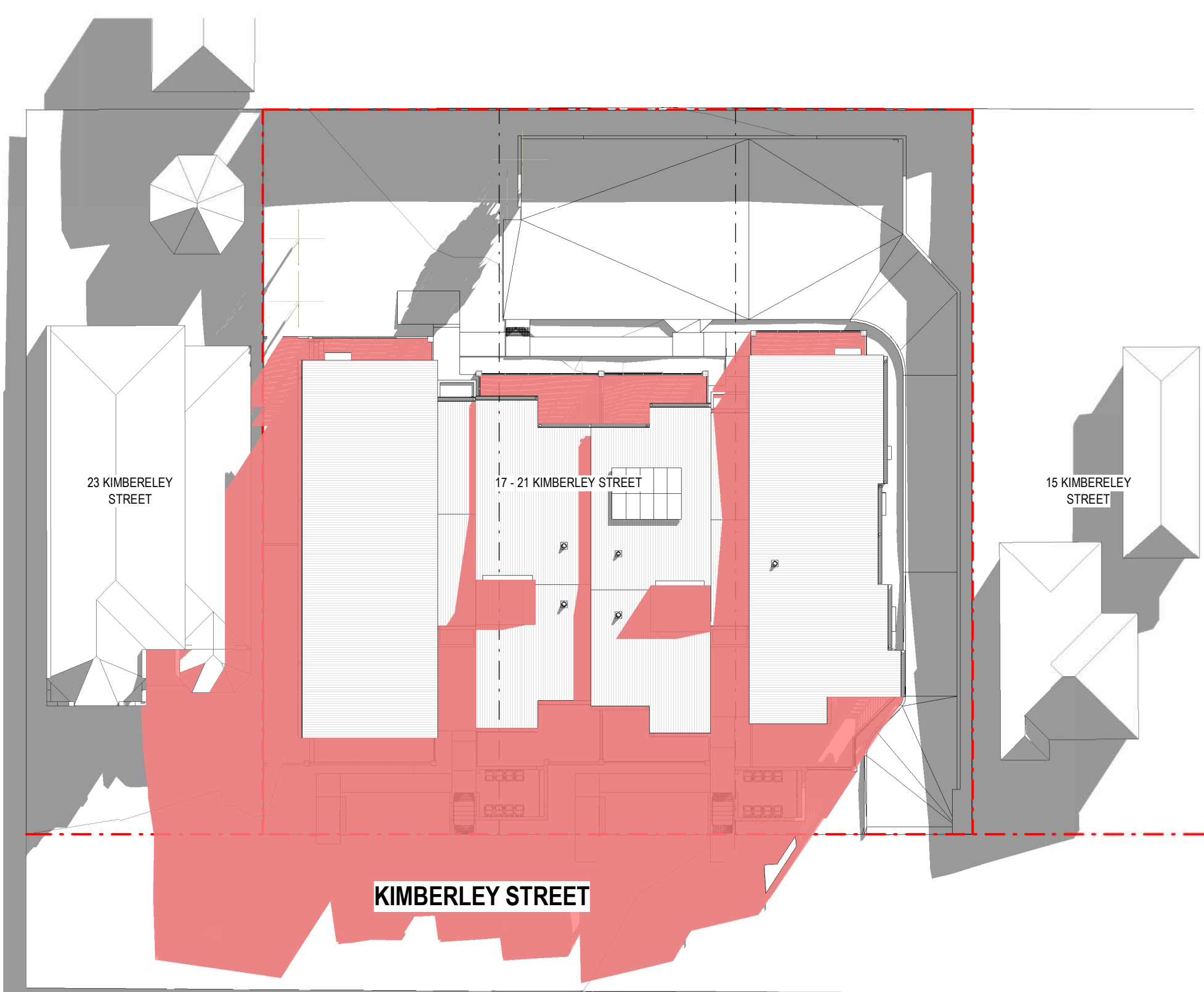
Assessor Dean Gorman

Accreditation No. DNV131645

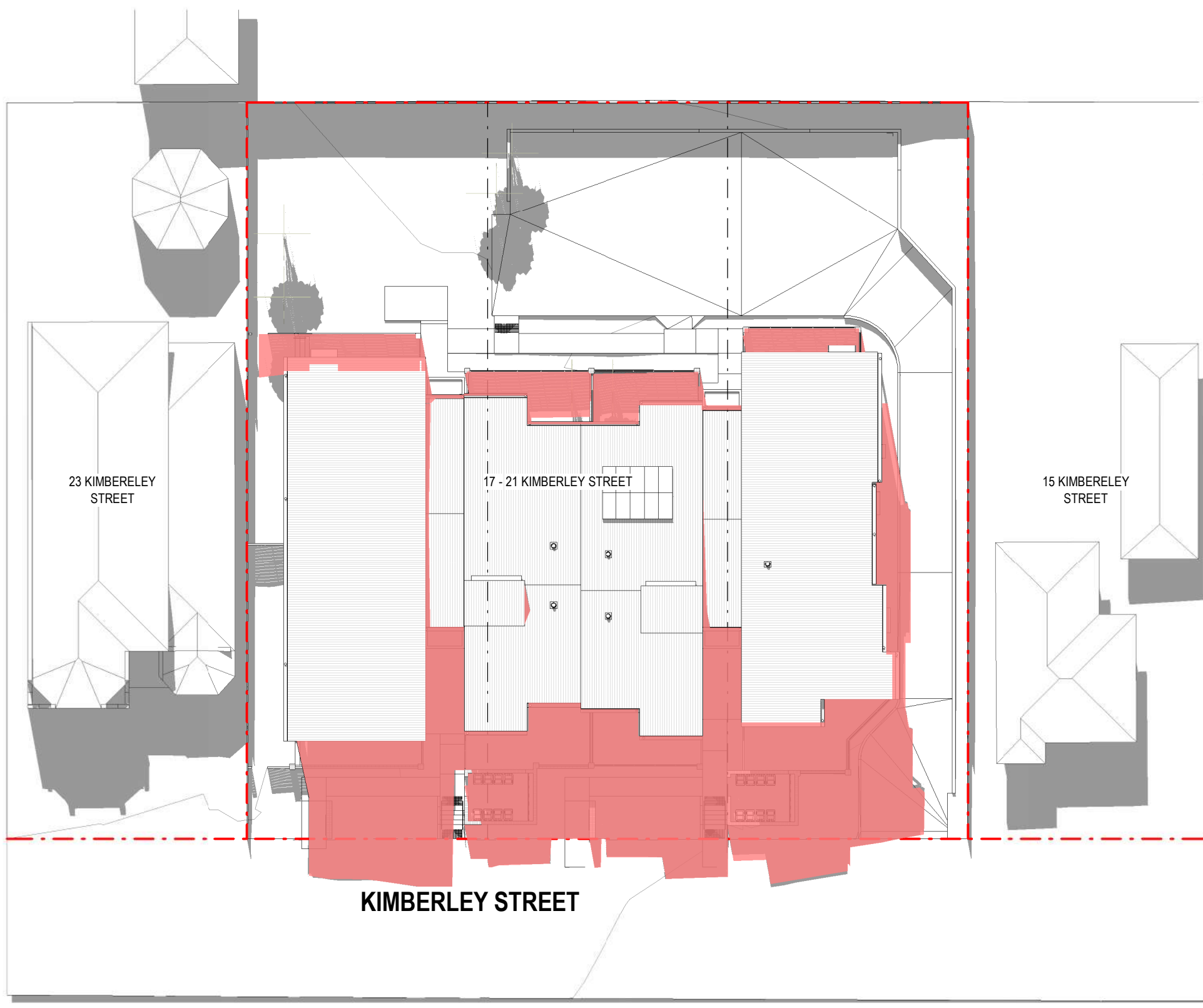
Address

Kimberley Street, Merrylands NSW, 2160

hstar.com.au



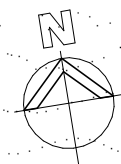
1 SHADOW IMPACT - JUNE 21 9AM
SCALE 1 : 300



2 SHADOW IMPACT - JUNE 21 12PM
SCALE 1 : 300



3 SHADOW IMPACT - JUNE 21 3PM
SCALE 1 : 300



GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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TITLE
SHADOW DIAGRAM

FILE

PLOTTED

STATUS

PART 5

DATE

18-04-23

SCALE

1:300

PROJ

MB

DESIGNER

AG

PROJECT No

BGYF2

DESIGNED

MB

REV

E

TYPE

DA13

SHEET

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1 | VIEW FROM SUN 21 JUNE 9AM
SCALE



4 | VIEW FROM SUN 21 JUNE 12PM
SCALE



2 | VIEW FROM SUN 21 JUNE 10AM
SCALE



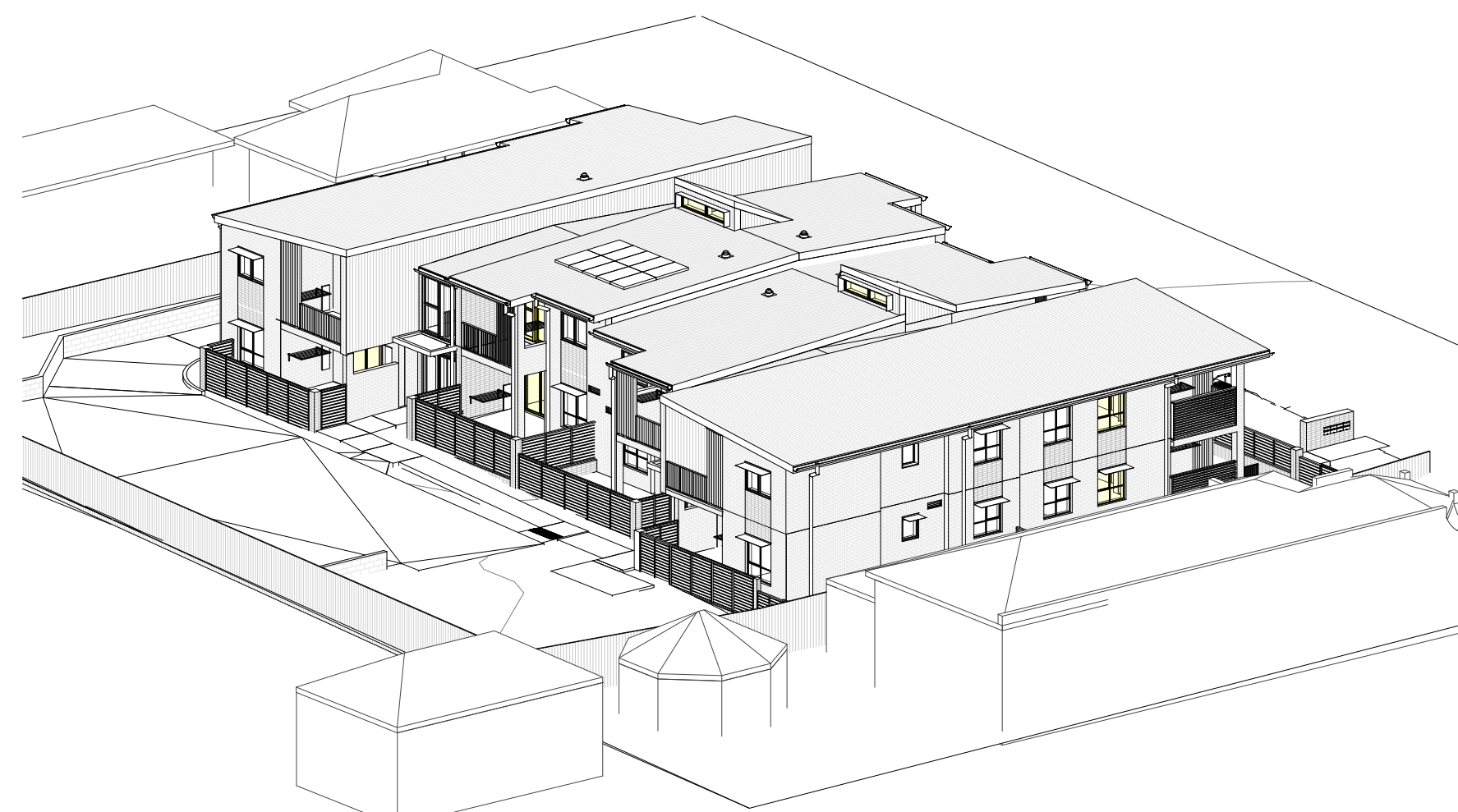
5 | VIEW FROM SUN 21 JUNE 1PM
SCALE



3 | VIEW FROM SUN 21 JUNE 11AM
SCALE



6 | VIEW FROM SUN 21 JUNE 2PM
SCALE



7 | VIEW FROM SUN 21 JUNE 3PM
SCALE

WINTER SOLAR ACCESS SUMMARY					2 HRS MIN	3 HRS MIN
UNIT	LIVING AREAS		P.O.S			
01	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
02	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
03	-	- HRS	-	- HRS		
04	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
05	-	- HRS	-	- HRS		
06	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
07	12.30PM - 3PM	2.5 HRS	12.30PM - 3PM	2.5 HRS		
08	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
09	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
10	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
11	9AM - 3PM (CLERESTORY)	6 HRS	10AM - 10.30AM	0.5 HRS		
12	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
13	9AM - 3PM (CLERESTORY)	6 HRS	12PM - 1PM	1 HRS		
14	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
15	12.30PM - 3PM	2.5 HRS	12.30PM - 3PM	2.5 HRS	✓	
16	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓



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17-21 KIMBERLEY STREET, MERRYLANDS, NSW
LOTS 206, 207, 208 IN DP926

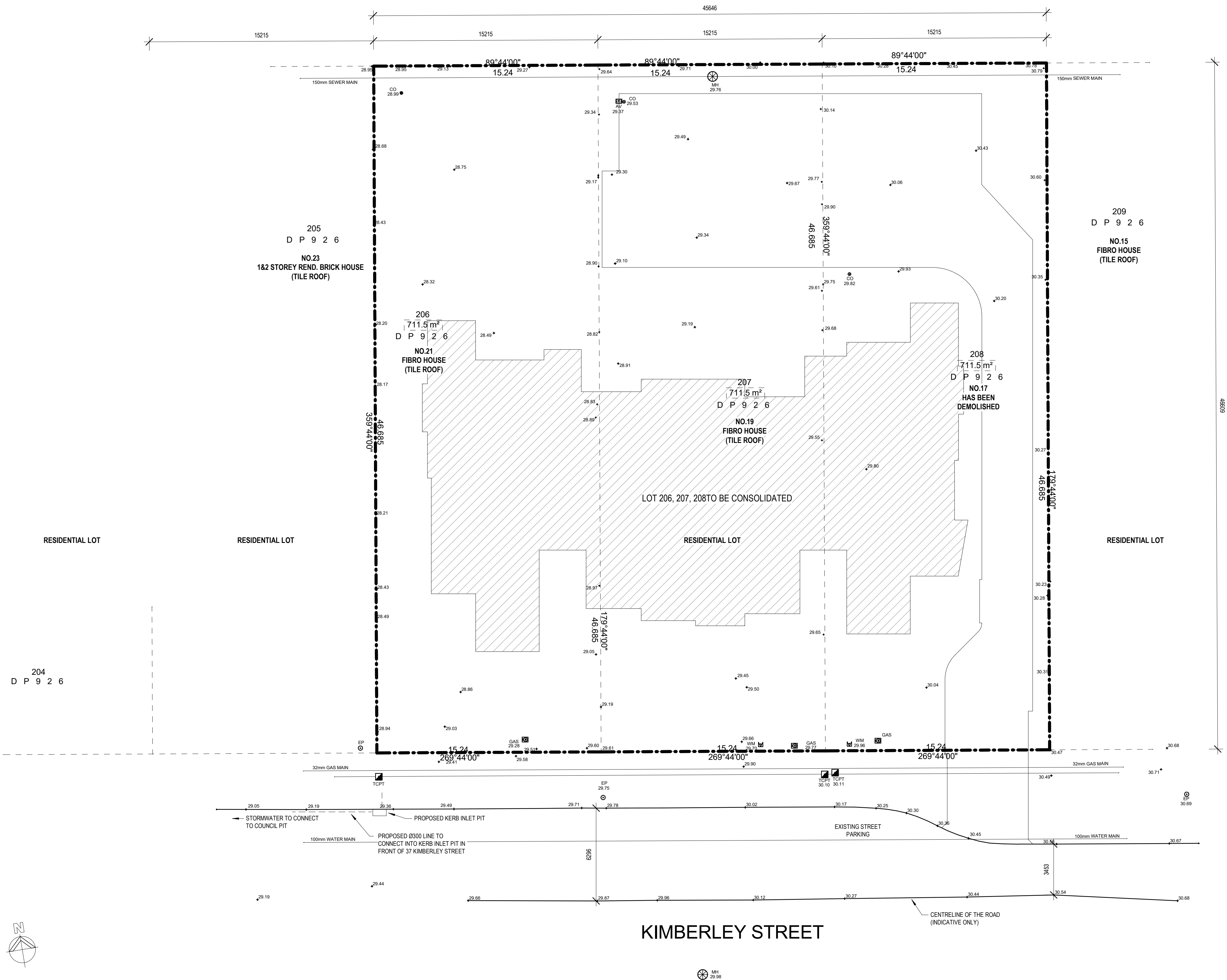
TITLE
VIEW FROM SUN DIAGRAM
FILE PLOTTED



STATUS
PART 5
DATE 18-04-23
SCALE NTS
STAGE A1
PROJECT No
BGYF2
PROJ MB
DESIGNER AG
CHECKED MB
REV E
DA14

A close-up photograph of a brick wall. The bricks are dark gray with a rough, textured surface. They are arranged in a standard running bond pattern. The mortar joints between the bricks are a light cream or off-white color, providing a sharp contrast to the dark bricks. The lighting is even, highlighting the texture of the bricks and the smoothness of the mortar.

A series of seven vertical wood grain samples, each showing a different texture and finish. The samples are arranged side-by-side, separated by thin white lines. The wood grain patterns vary from straight and uniform to more wavy and textured. The colors range from light tan to dark brown.



- | | |
|---|------------------------------------|
|  | EXISTING LOT BOUNDARY |
|  | CONSOLIDATED LOT BOUNDARY |
|  | PROPOSED BUILDING FOOTPRINT |
|  | PROPOSED DRIVEWAY/CARPAK FOOTPRINT |
| WM | WATER METER |
| TCPT | TELSTRA PIT |
| EP | ELECTRIC POLE |
| AV | AIR VENT |
| MH | MAN HOLE |
| GAS | GAS METER |
| CO | CLEAR OUT |

NOTE:
ALL THE INFORMATION SHOWN ON THIS PLAN COMES
FROM THE SURVEY PLAN BY S.J. SURVEYING SERVICES
PTY LTD, DRAWING NO.3269/21, DATED 11/05/2022.

