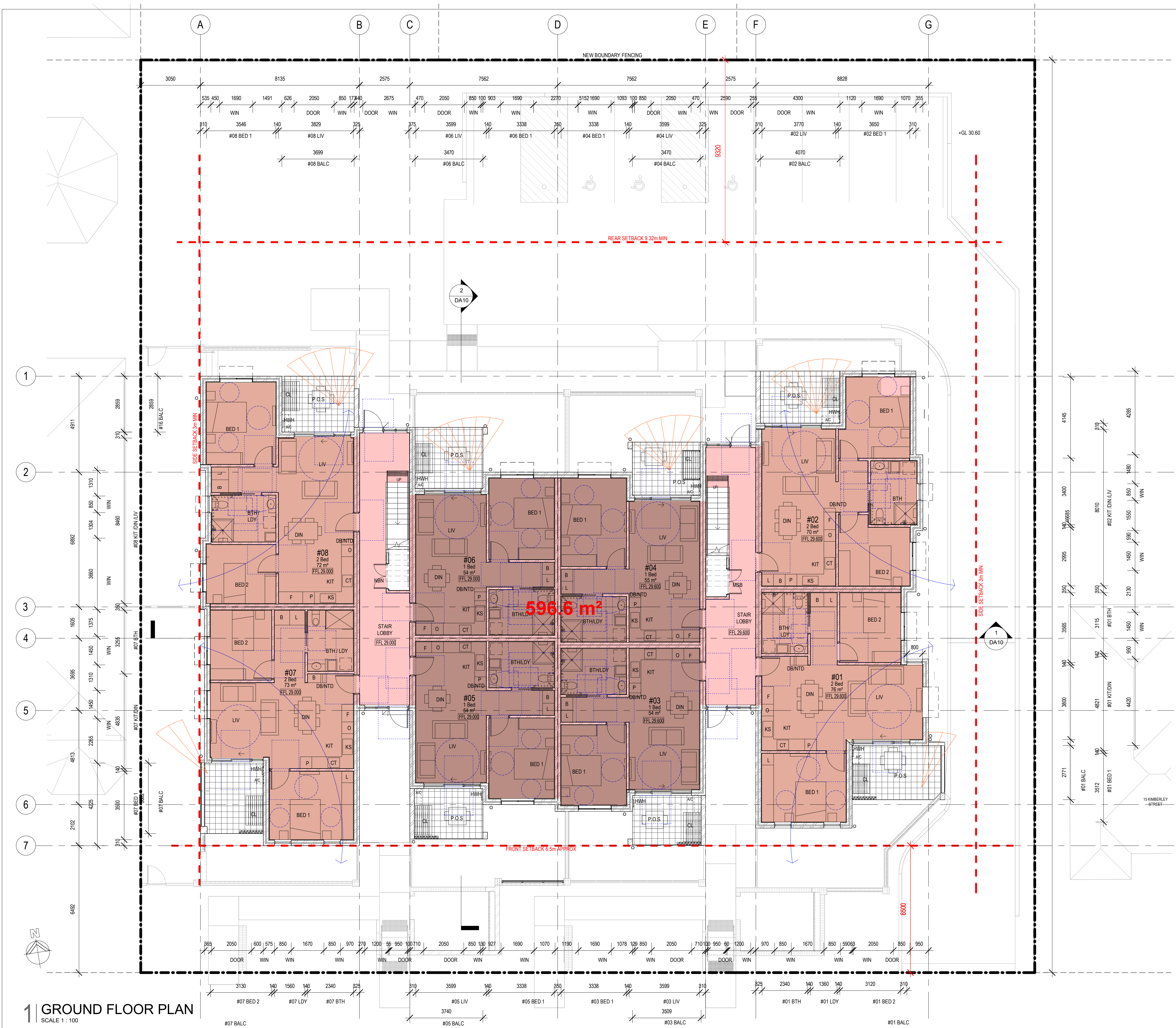


C:\Users\aged\Documents\21-4550_17-21 Kimberley St Merylands_SKETCH_REV_Q_CENTRAL_A_Ged@brewstermurray.com.au\cvt
20/04/2023 7:12:24 PM



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 CUPBOARD TO BE MIN FRL 120/120/120
- FIRST FLOOR WINDOWS OPENING RESTRICTED TO 125mm MAX



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
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	

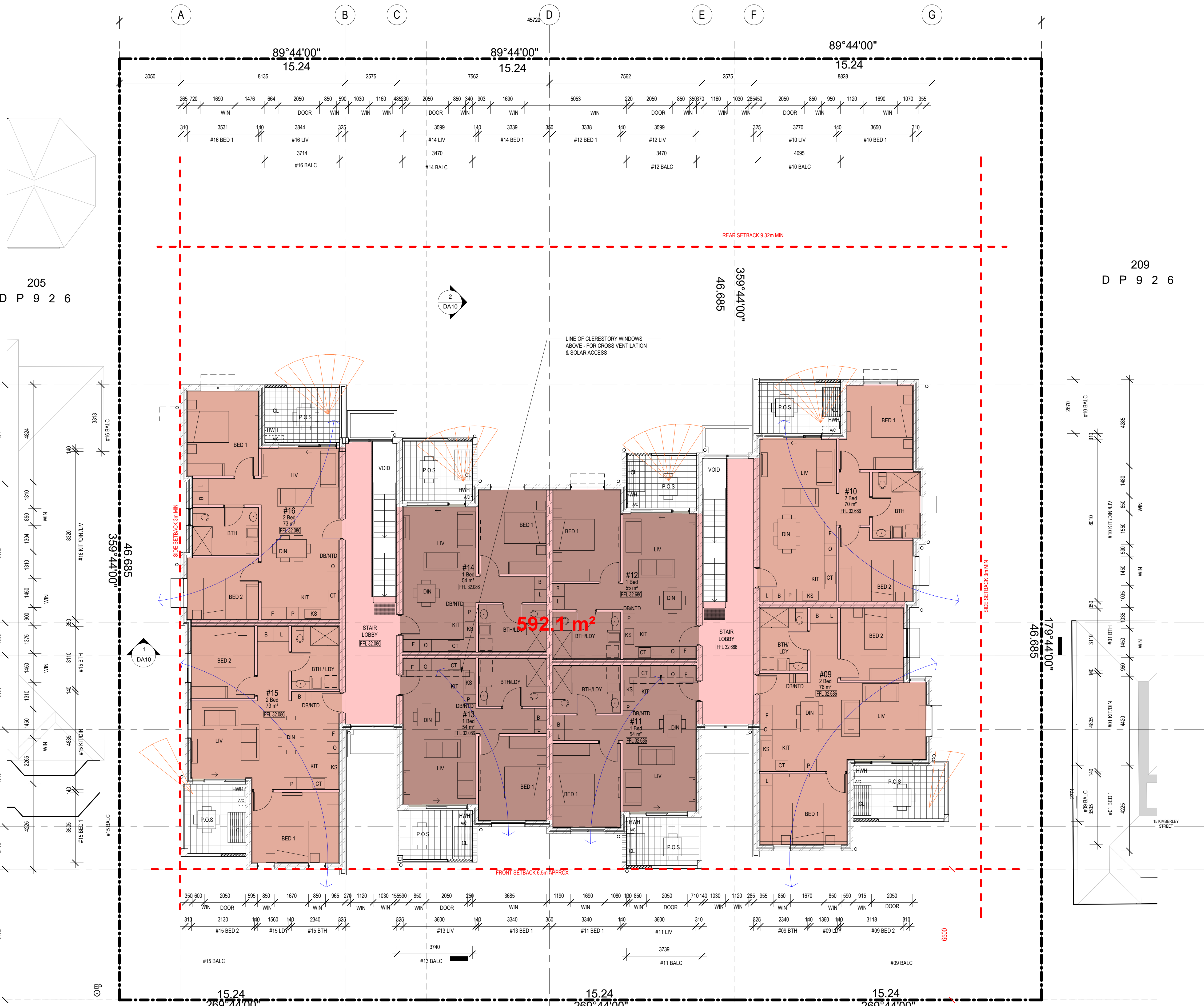
CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

CLIENT	NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION
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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	AG
DESIGNER	AG
CHECKED	MB
REV	E
DA05	



LEGEND

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

- | |
|----------------------|
| PRIVATE OPEN SPACE |
| FINISHED FLOOR LEVEL |
| CLOTHES LINE |
| BROOM CUPBOARD |
| LINEN |
| KITCHEN SINK |
| COOKTOP |
| PANTRY |
| FRIDGE |
| WALL OVEN |
| GAS HOT WATER HEATER |

NOTES:
1. FULL BRICK CONSTRUCTION TO GROUND
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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 MCC (2022)
BD1D4 AND AS 2444
EMERGENCY LIGHTING TO BE IN
ACCORDANCE WITH MCC(2022) E4D2.
E4D4 AND AS 2293.1
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FIRST FLOOR WINDOWS OPENING
RESTRICTED TO 125mm MAX

1 | FIRST FLOOR PLAN

SCALE 1 : 100



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PARRAMATTA NSW 2124
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NOMINATED ARCHITECT:		SIGNATURE:		E	18-04-23	PART 5 ISSUE		ARCHITECT	CLIENT	PROJECT	TITLE	STATUS																								
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