

PART 5 ACTIVITY SUBMISSION
BGZKN

Manor House
at
16 Lowana Street Villawood
Lot 634 DP 36612

Proposed Development Data – Manor House Development - BGZKN				
Suburb	Bankstown			
Address	16 Lowana Street			
Lot & DP	Lot 634 DP 36612			
Site Area	967.5m2			
Dwellings	4			
Dwelling	Type	Bed	Area M2	POS - Balconies m2
1	Ground floor	2	77.2	15* + POS 17.8
2	Ground floor	3	99.5	15.8* + POS 24.9 + 87.6
3	First floor	2	77.2	12.7*
4	First floor	3	99.5	13*
Corridors and Stair			28.5	
			381.9	
Control	Required		Proposed	Compliance
FSR	CBLEP 2023	0.75: 1	0.395: 1	YES
	HSEPP 42 (c)	0.85:1	0.395:1	YES
Height	HSEPP 42 (b)	11m	8.95m	YES
	CBLEP 2023	10m	8.95m	YES
Min. Lot Size	CBLEP 2023	Min. 450m2	967.5m2	YES
Dwelling Yield	HSEPP 42 (d)	Max. 75 dwellings	4	YES
Setbacks	Bankstown DCP 2023 (MDH) 7.3	Min front setback 5.5m	6.7m to Building 5.4m to balcony	YES
	Bankstown DCP 2023 (MDH) 7.4	Min. 0.9 except east-west orientated sites where min side setback to southern boundary is 3m	1.9m	YES
Solar Access	HSEPP 44 (2)(b) - LAHC Design Reg's	2 hours to 70% of units	100%	YES
Apartment size and Layout	HSEPP 44 (2)(b) - LAHC Design Reg's	2 bed = 70m2	77.2m2	YES
	HSEPP 44 (2)(b) - LAHC Design Reg's	3 bed = 90m2	99.5m2	YES
Landscaped Area	Bankstown DCP 2023 (MDH) 7.15 (a)	Min.45% of the area between the MDH and primary frontage to be landscaped with trees and shrubs (natives endemic to Canterbury-Bankstown – see council landscape guide)	Area between MDH and boundary = 186m2 Landscape Area = 115m2 = 62%	YES
	Bankstown DCP 2023 (MDH) 7.15 (b)	Plant at least one 75 litre tree between the MDH and primary street frontage	1 X 75 litre trees	YES
Car parking	HSEPP 42 (e) accessible area	2 beds – 0.5 spaces 3 beds – 1 space	4	YES
Private Open Space	HSEPP 44 (2)(b) - LAHC Design Reg's	2 beds – 10m2 POS	10 - 12.9 m2 POS	YES
	HSEPP 44 (2)(b) - LAHC Design Reg's	3 beds – 12m2 POS	12.6 - 15.5m2 POS	YES

*Includes 2 sqm of balcony space to allow for clotheslines and on-balcony bicycle storage



LOWANA STREET PERSPECTIVE



LOCATION PLAN

DRAWING SCHEDULE:

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SITE PLAN	A03
GROUND FLOOR PLAN	A04
FIRST FLOOR PLAN	A05
ROOF PLAN	A06
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CUT AND FILL	A09
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SURVEY	
DETAIL & LEVEL SURVEY	SHT 1 OF 2
DETAIL & LEVEL SURVEY	SHT 2 OF 2

C	20/02/2024	PART 5 ACTIVITY SUBMISSION
B	15/02/2024	REVISED ISSUE
A	29/01/2024	PRELIMINARY PART 5 ACTIVITY SUBMISSION
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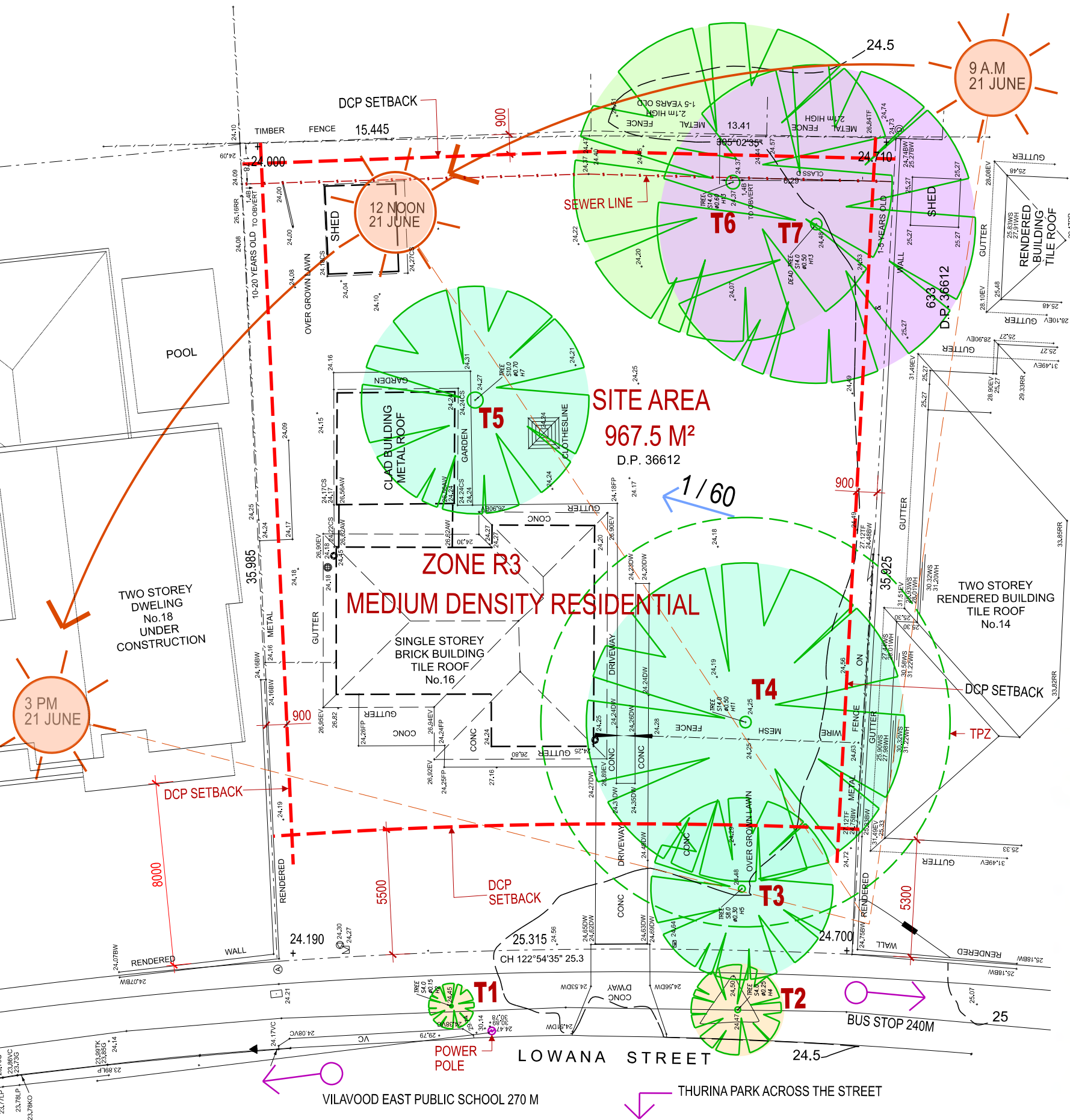
PROJECT:

Manor House - BGZKN
at
16 Lowana Street Villawood

DRAWING
PART 5 ACTIVITY SUBMISSION
COVER PAGE

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NTS	FEBRUARY 2024
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SITE ANALYSIS

SCALE 1 : 200



BLOCK ANALYSIS

SCALE NTS

LEGEND:

- HIGH RETENTION
- MEDIUM RETENTION
- LOW RETENTION
- EXEMPT SPECIES NOT PROTECTED

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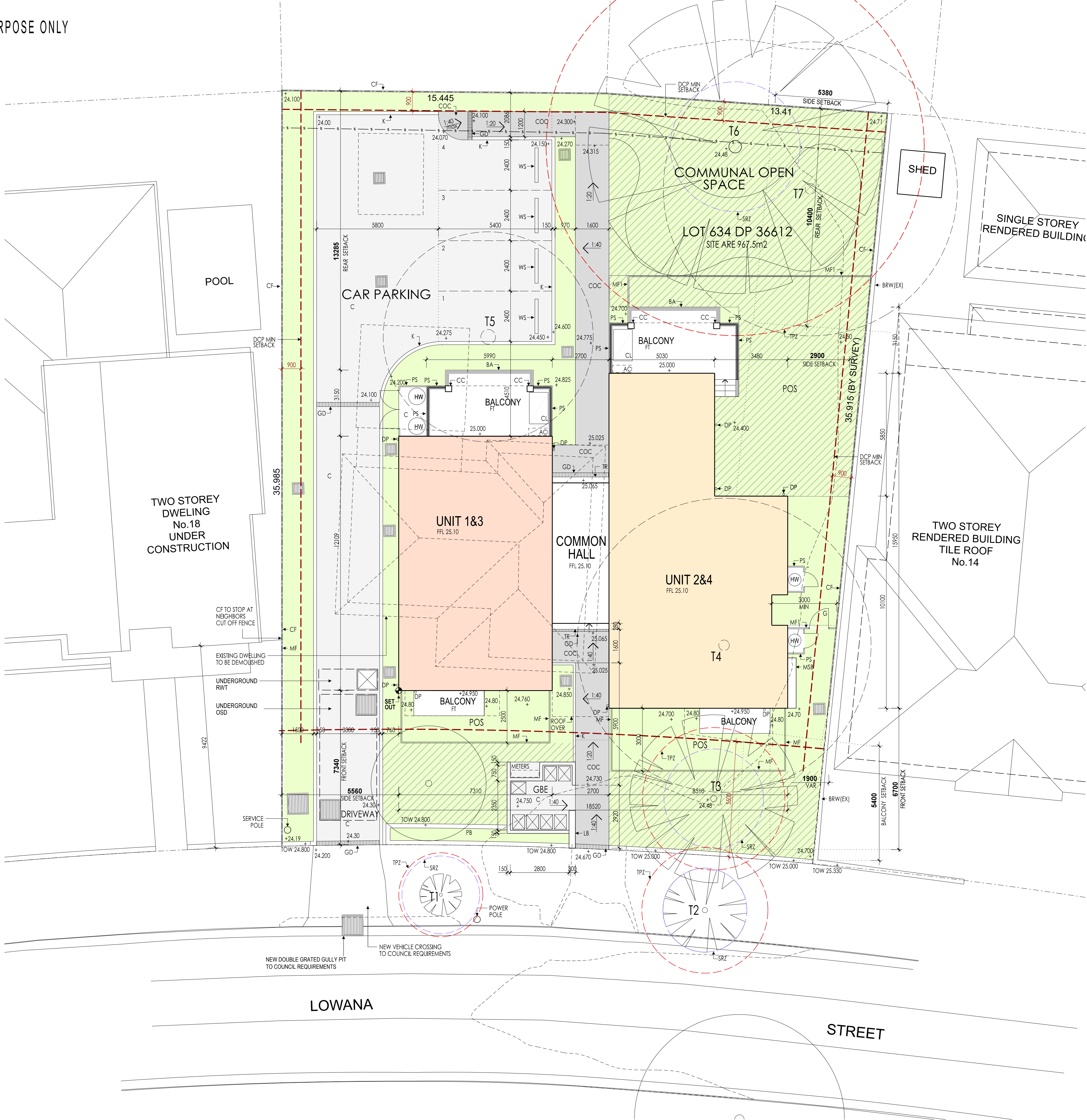
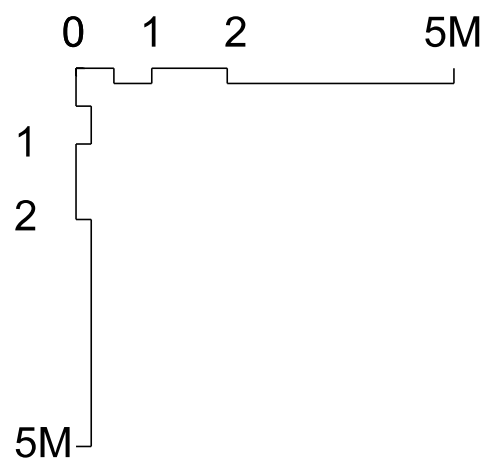
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SITE and BLOCK ANALYSIS

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1 SITE PLAN
SCALE 1:100

- LEGEND:
- AC : FUTURE AIRCONDITIONING UNIT
 - BA : BALUSTRADE
 - BRW : BLOCK RETAINING WALL
 - C : CONCRETE
 - CC : CONCRETE COLUMN
 - COC : COLOURED CONCRETE
 - CF : COLORBOND FENCE 1800mm
 - CL : CLOTHES LINE
 - DP : DOWN PIPE
 - FT : FLOOR TILES
 - G : GATE TO MATCH FENCE
 - GBE : GARBAGE BIN ENCLOSURE
 - GD : GRAVED DRAIN
 - HW : HOT WATER UNIT
 - LB : LETTER BOX
 - K : KERB
 - MF : METAL FENCE 1500mm
 - MFI : METAL FENCE 1800mm
 - MSB : MAIN SWITCH BOARD
 - PB : PLANTER BOX
 - POS : PRIVATE OPEN SPACE
 - PS : PRIVACY SCREEN
 - RWT : RAIN WATER TANK
 - SRZ : STRUCTURAL ROOT ZONE
 - TOW : TOP OF WALL
 - TPZ : TREE PROTECTION ZONE
 - TR : THRESHOLD RAMP 1:8MAX
 - WS : WHEEL STOP
- ⊙ : TREE TO BE RETAINED
- ⊙ : NEW TREE
- ⊙ : TREE TO BE REMOVED
- ▨ : DEEP SOIL
- : LANDSCAPE AREA

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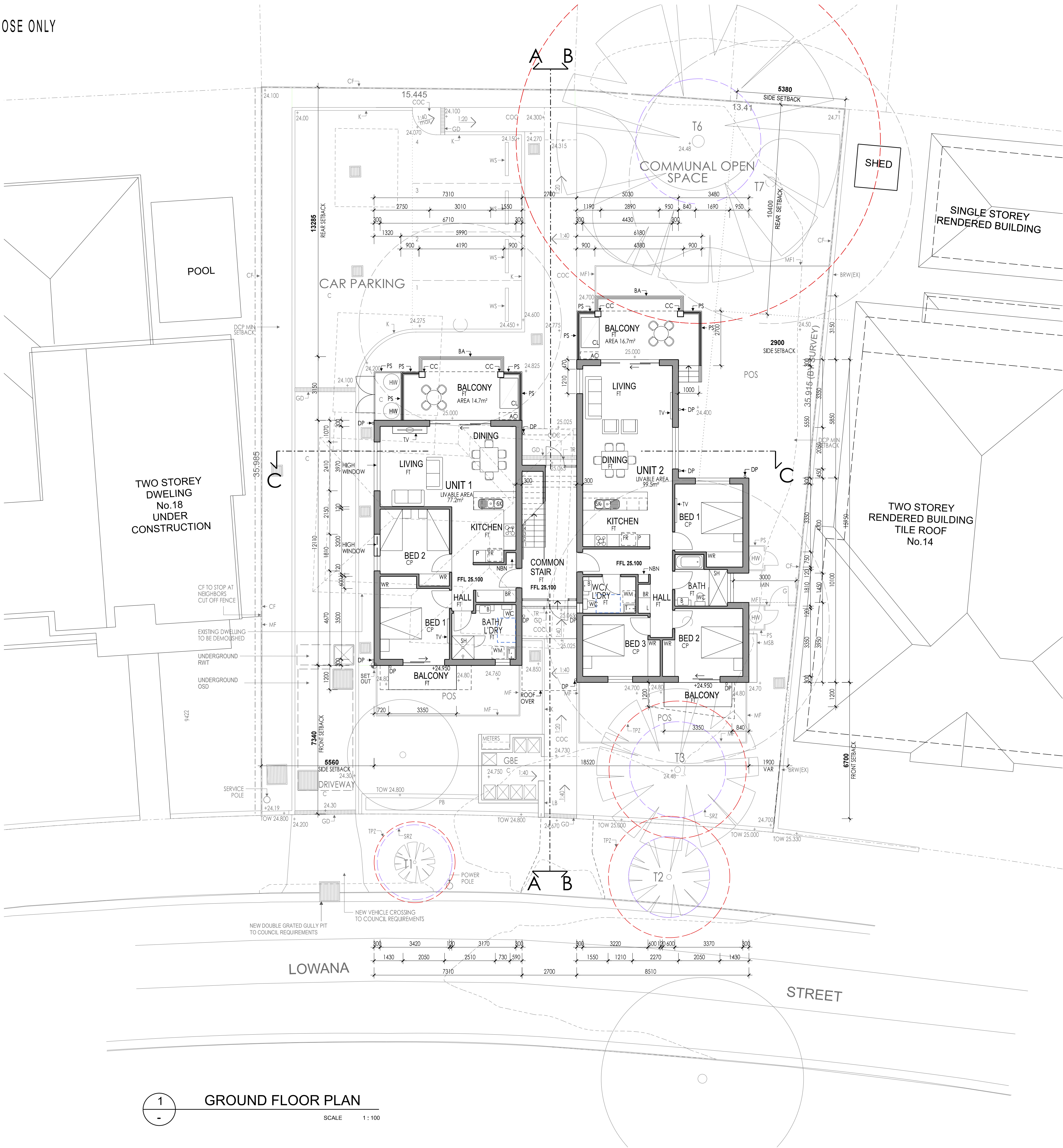
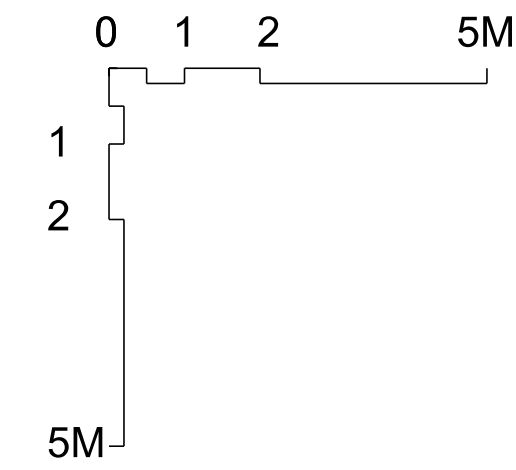
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DRAWING
PART 5 ACTIVITY SUBMISSION
SITE PLAN

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1
-
GROUND FLOOR PLAN
SCALE 1:100

- LEGEND:
- AC : FUTURE AIRCONDITIONING UNIT
 - BA : BALUSTRADE
 - BG : BOX GUTTER
 - BRW : BLOCK RETAINING WALL
 - C : CONCRETE
 - COC : COLOURED CONCRETE
 - CF : COLORBOND FENCE 1800mm
 - CL : CLOTHES LINE
 - CP : CARPET
 - CT : COOK TOP
 - DP : DOWN PIPE
 - FR : REFRIGERATOR
 - FT : FLOOR TILES
 - G : GATE TO MATCH FENCE
 - GBE : GARBAGE BIN ENCLOSURE
 - GD : GRADED DRAIN
 - HW : HOT WATER UNIT
 - L : LINEN
 - LB : LETTER BOX
 - K : KERB
 - MF : METAL FENCE 1500mm
 - MF1 : METAL FENCE 1800mm
 - POS : PRIVATE POEN SPACE
 - P : PANTRY
 - PS : PRIVACY SCREEN
 - RWT : RAIN WATER TANK
 - SH : SHOWER
 - SK : SINK
 - SRZ : STRUCTURAL ROOT ZONE
 - T : LAUNDRY TUB
 - TR : THRESHOLD RAMP 1.8MAX
 - TPZ : TREE PROTECTION ZONE
 - TOW : TOP OF WALL
 - TV : TELEVISION UNIT
 - WR : WARDROBE
 - WM : WASHING MACHINE
 - TR : THRESHOLD RAMP 1.8MAX
 - WS : WHEEL STOP
- Tree Symbols:
- Tree to be retained
 - New tree
 - Tree to be removed

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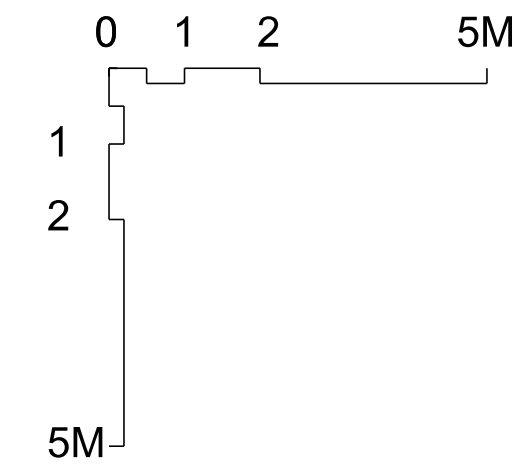
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DRAWING
PART 5 ACTIVITY SUBMISSION
GROUND FLOOR PLAN

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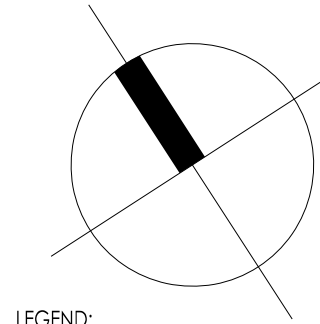
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1
-

FIRST FLOOR PLAN

SCALE 1 : 100



LEGEND:

AC : FUTURE AIRCONDITIONING UNIT
BA : BALUSTRADE
BG : BOX GUTTER
BRW : BLOCK RETAINING WALL
C : CONCRETE
COC : COLOURED CONCRETE
CF : COLORBOND FENCE 1800mm
CL : CLOTHES LINE
CP : CARPET
CT : COOK TOP
DP : DOWN PIPE
FR : REFRIGERATOR
FT : FLOOR TILES
G : GATE TO MATCH FENCE
GBE : GARBAGE BIN ENCLOSURE
GD : GRATED DRAIN
HW : HOT WATER UNIT
L : LINEN
LB : LETTER BOX
K : KERB
MF : METAL FENCE 1500mm
MF1 : METAL FENCE 1800mm
POS : PRIVATE POEN SPACE
P : PANTRY
PS : PRIVACY SCREEN
RWT : RAIN WATER TANK
SH : SHOWER
SK : SINK
SRZ : STRUCTURAL ROOT ZONE
T : LAUNDRY TUB
TR : THRESHOLD RAMP 1.8MAX
TPZ : TREE PROTECTION ZONE
TOW : TOP OF WALL
TV : TELEVISION UNIT
WR : WARDROBE
WM : WASHING MACHINE
TR : THRESHOLD RAMP 1.8MAX
WS : WHEEL STOP



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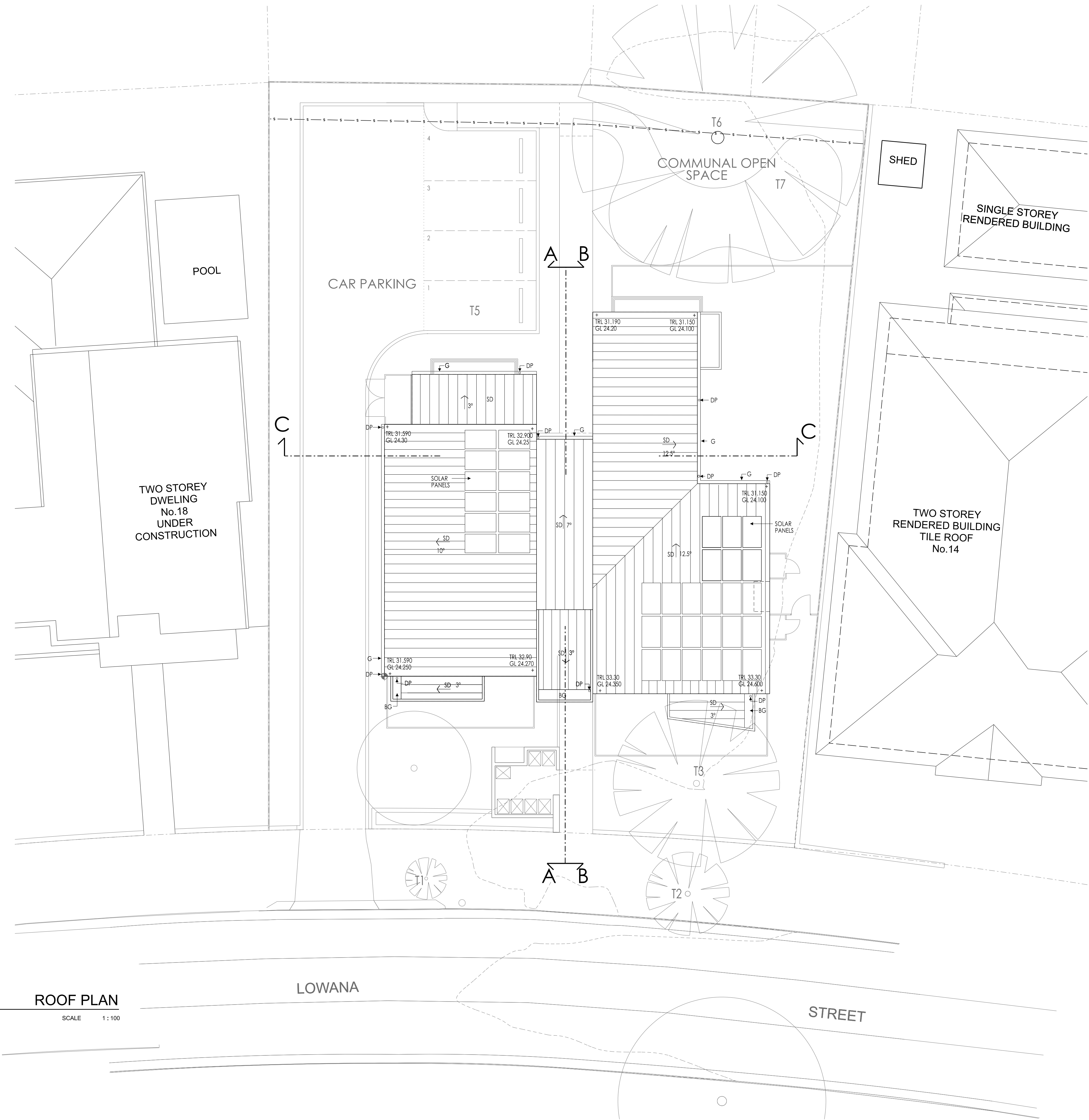
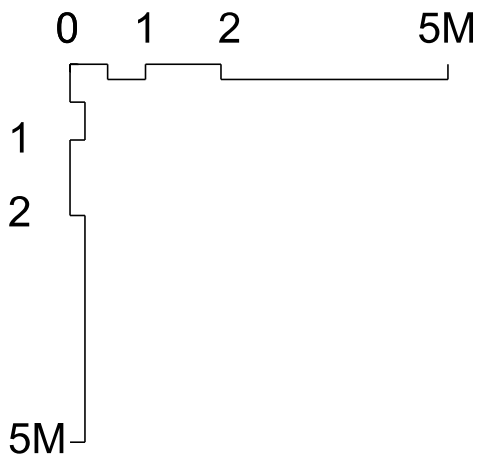
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FIRST FLOOR PLAN

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LEGEND:
DP : DOWN PIPE
BG : BOX GUTTER
G : GUTTER
SD : COLORBOND SPANDEK ROOFING

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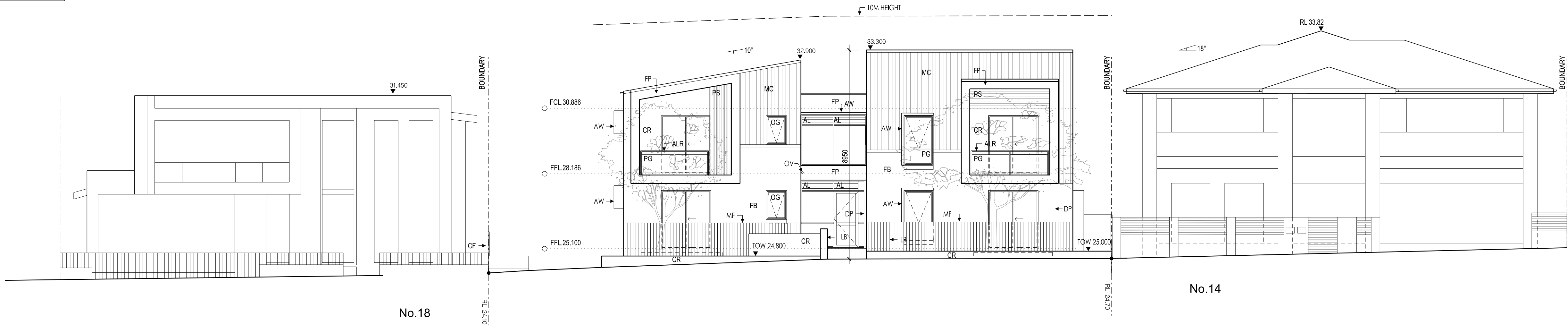
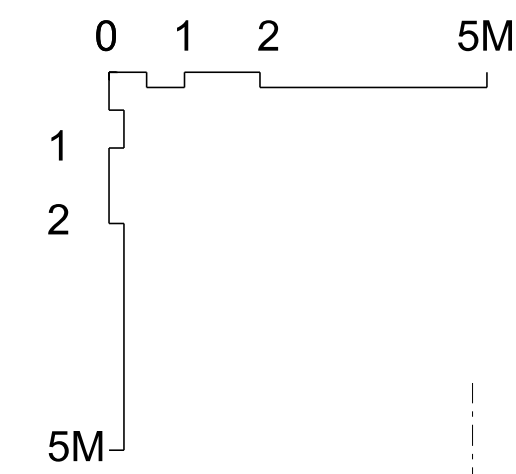
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ROOF PLAN

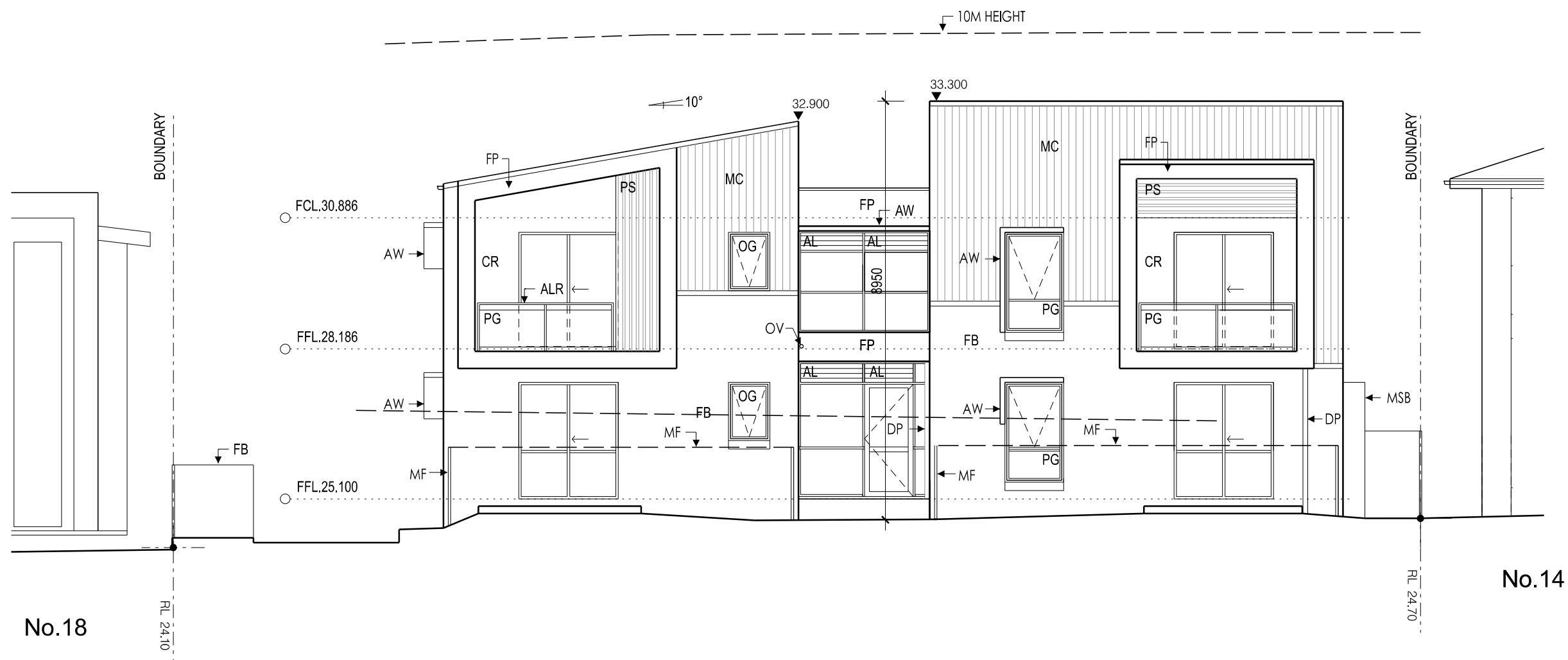
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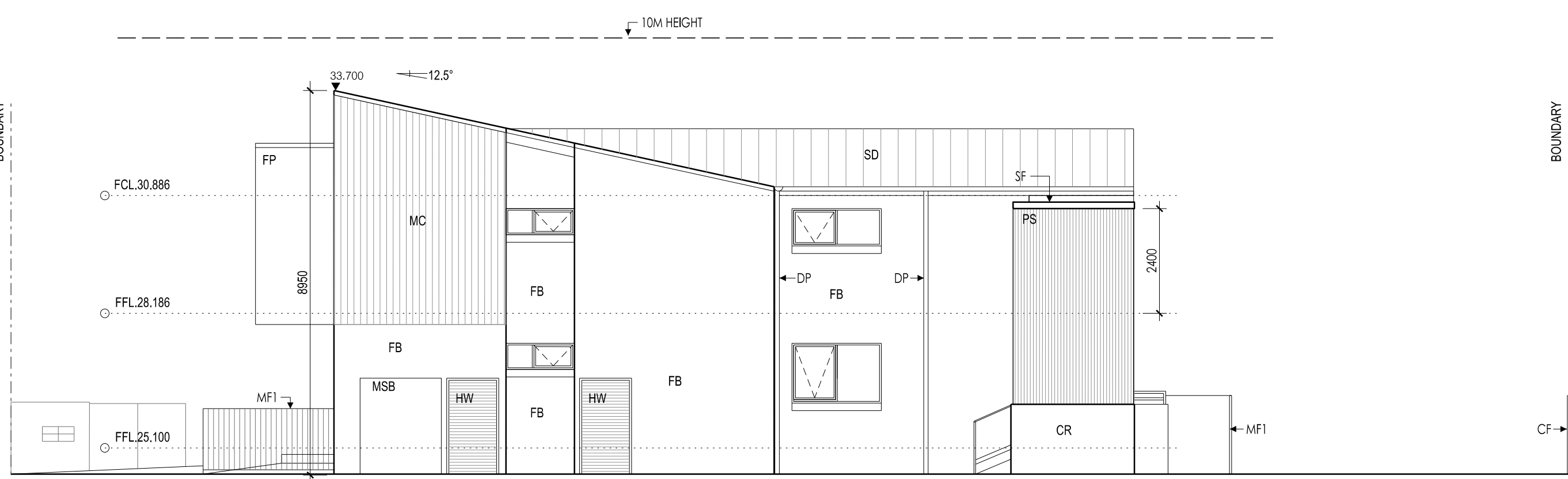
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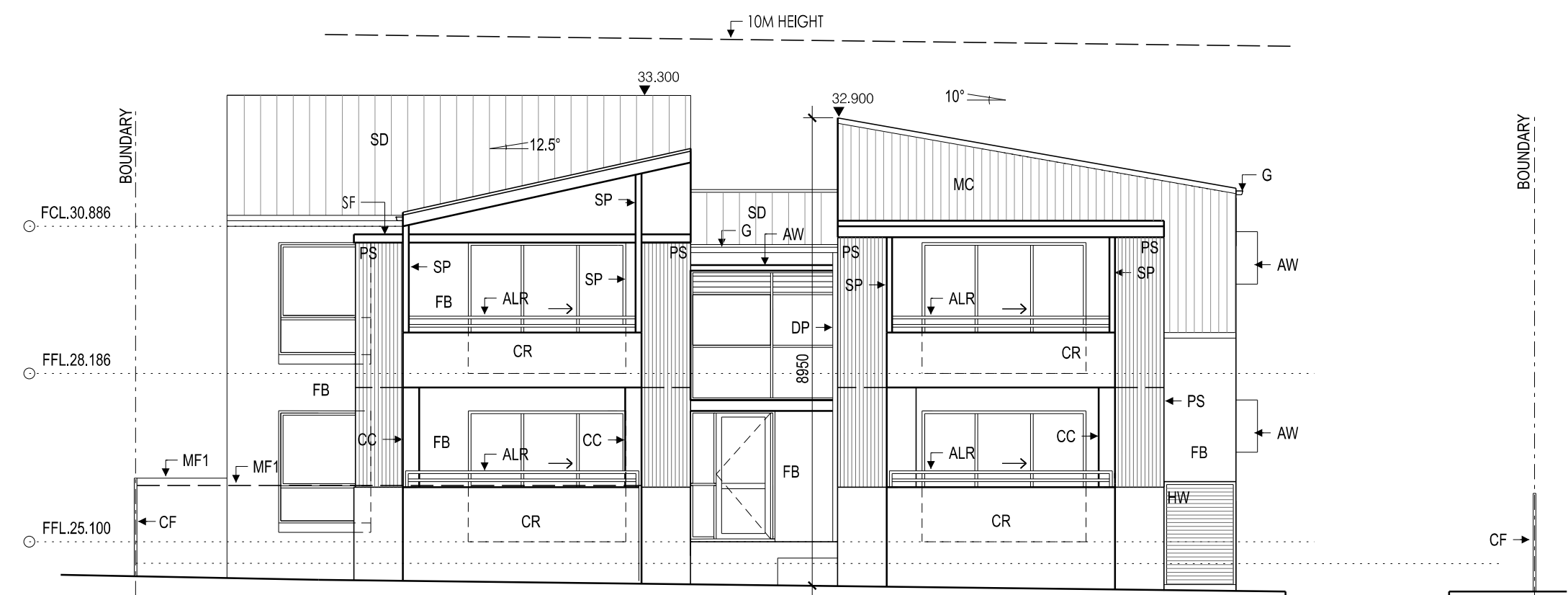
1 STREET ELEVATION No.14
SCALE 1:100



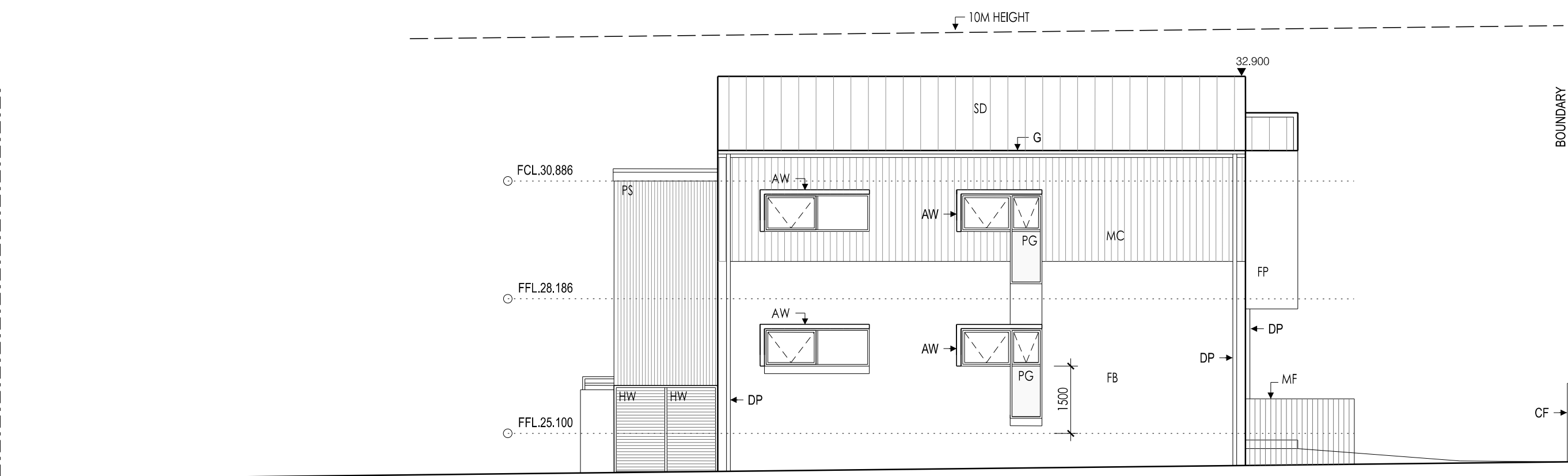
2 SOUTH ELEVATION
SCALE 1:100



3 EAST ELEVATION
SCALE 1:100



4 REAR NORTH ELEVATION
SCALE 1:100



5 WEST ELEVATION
SCALE 1:100

- LEGEND:
- AL : ALUMINIUM FIXED LOUVERS
 - ALR : ALUMINIUM RAILING
 - AW : AWNING
 - CC : CONCRETE COLUMN
 - CF : COLORBOND FENCE 1800mm
 - G : COLORBOND GUTTER
 - CR : CEMENT RENDER
 - DP : DOWN PIPE
 - FB : FACE BRICKWORK
 - FP : FIBRO CEMENT PANEL
 - G : GATE TO MATCH FENCE
 - GB : GLASS BALUSTRADE
 - LL : LONGLINE 305
 - MC : METAL CLADDING LONGLINE 305
 - MF : METAL FENCE 1500mm HIGH
 - MF1 : METAL FENCE 1800mm HIGH
 - OG : OPAQUE GLASS
 - OV : OVERFLOW
 - PG : PAINTED GLASS
 - PS : PRIVACY SCREEN
 - SF : STEEL FRAME
 - SD : COLORBOND SPENDEK ROOFING
 - SP : STEEL POST

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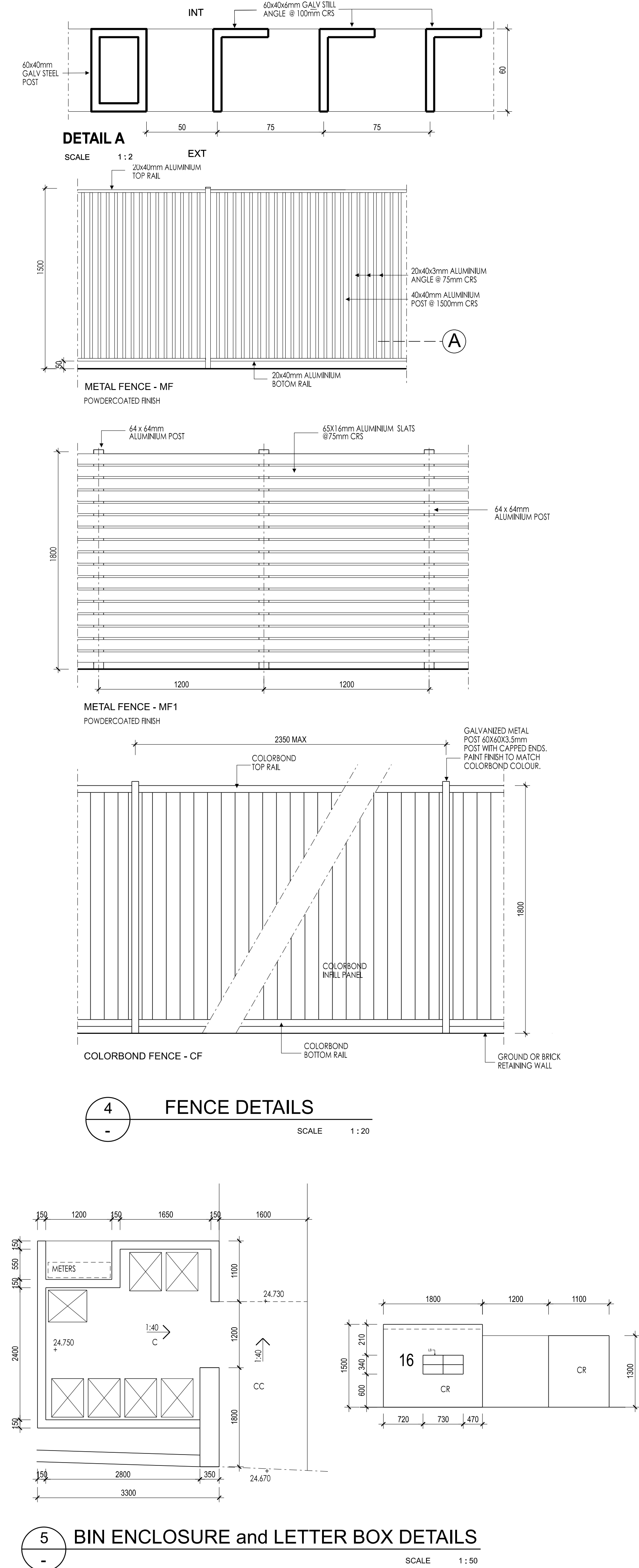
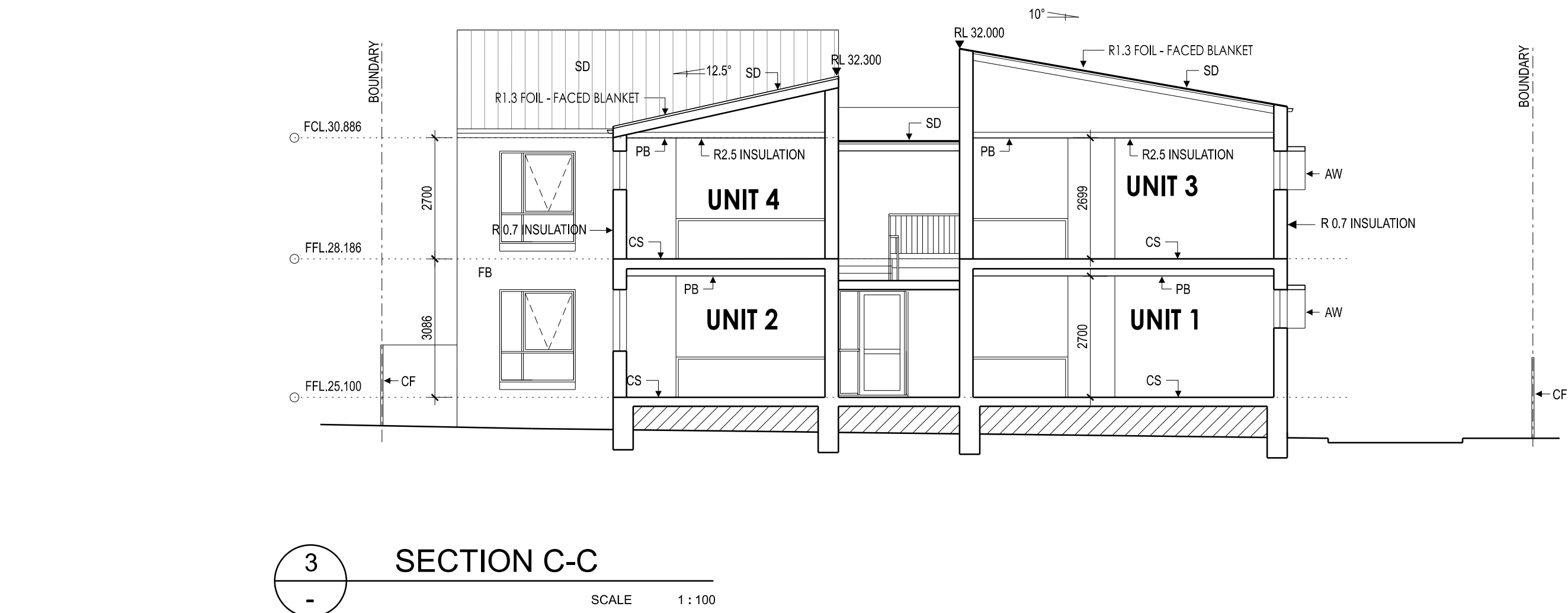
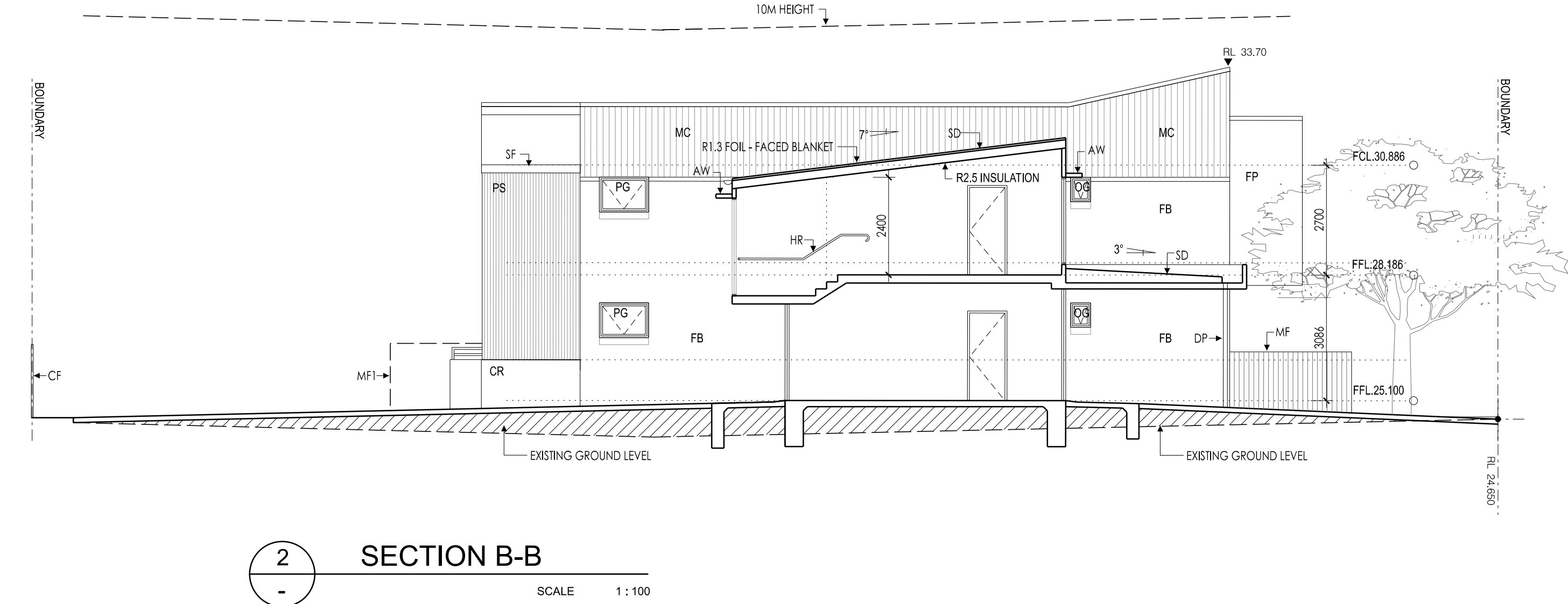
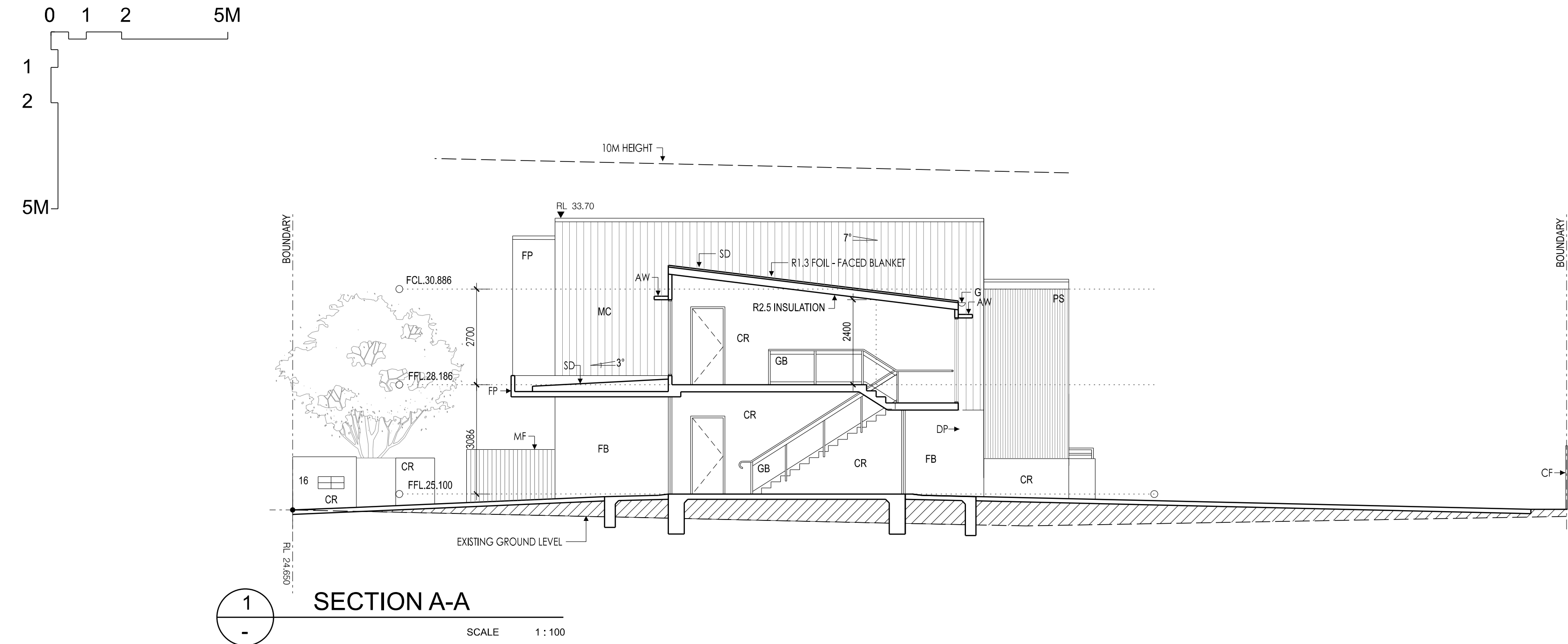
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DRAWING
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ELEVATIONS AND SECTIONS

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LEGEND:

ALR	: ALUMINIUM RAILING
AW	: AWNING
CC	: CONCRETE COLUMN
CF	: COLORBOND FENCE 1800mm
CS	: CONCRETE SLAB
G	: COLORBOND GUTTER
CR	: CEMENT RENDER
FB	: FACE BRICKWORK
FP	: FIBRO CEMENT PANEL
G	: GATE TO MATCH PANEL
GB	: GLASS BALUSTRADE
LL	: LONGLINE 305
MC	: METAL CLADDING LONGLINE 305
MF1	: METAL FENCE 1200mm HIGH
MF2	: METAL FENCE 1800mm HIGH
PS	: PRIVACY SCREEN
SP	: STEEL POST

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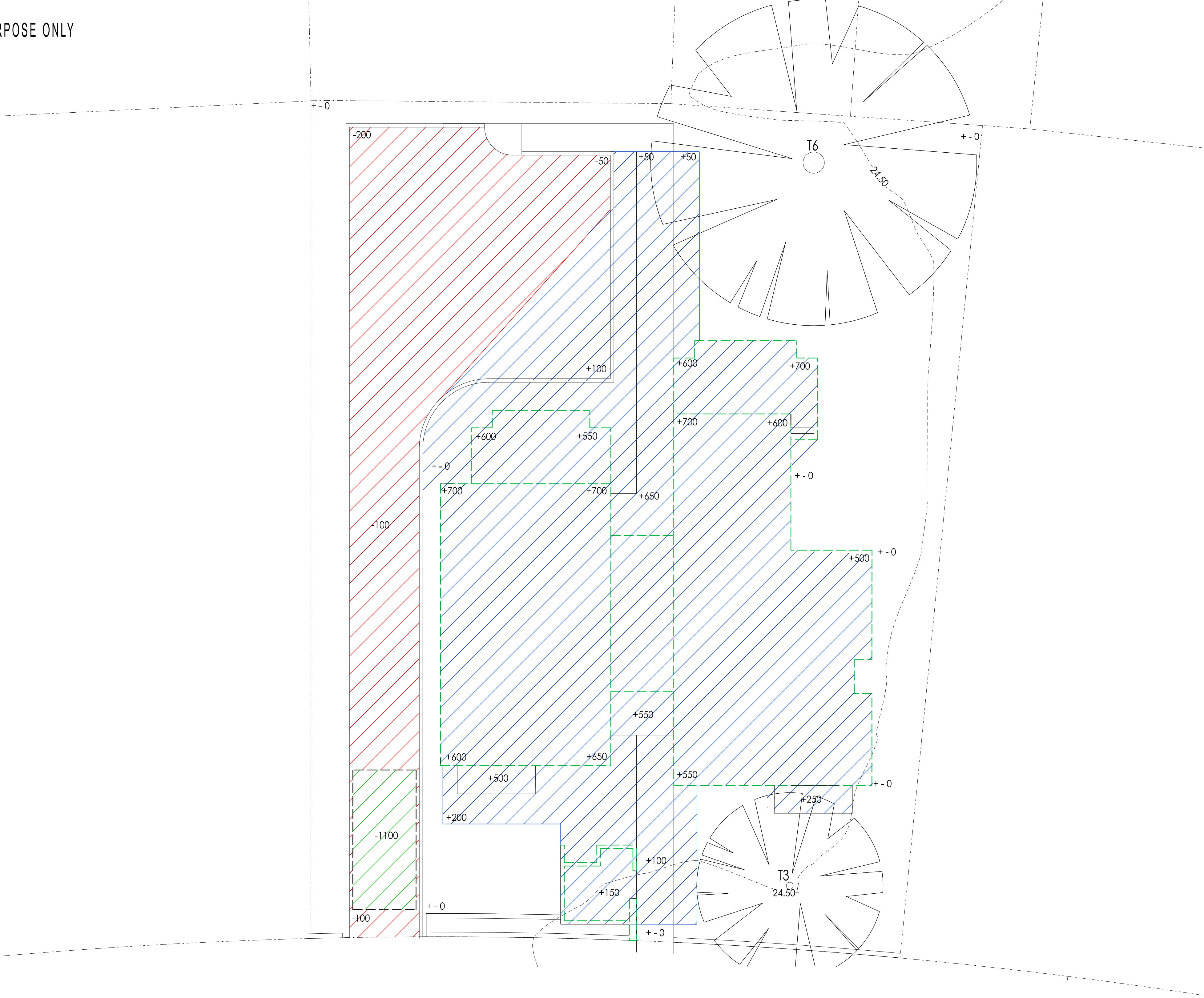
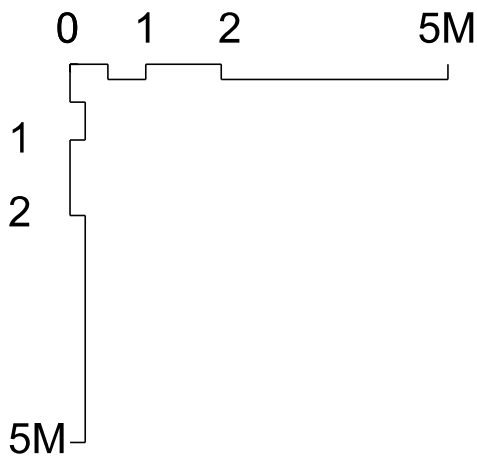
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DRAWING
PART 5 ACTIVITY SUBMISSION
SECTIONS and FENCE DETAILS

SCALE@A1	DATE
1:100;1:20	FEBRUARY 2024
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1 CUT AND FILL
SCALE 1:100

- LEGEND:
- OUTLINE OF NEW BUILDING AND PAVING
 - BLUE AREA INDICATED EXTENT OF FILL
 - RED AREA INDICATED EXTENT OF CUT
 - GREEN AREA INDICATED EXTENT OF CUT FOR OSD
 - +50 : APPROX DEPTH OF CUT AND FILL IN MILLIMETERS
 - 24.5 : APPROX LOCATION OF EXISTING CONTOURS

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B	05/02/2024	REVISED ISSUE
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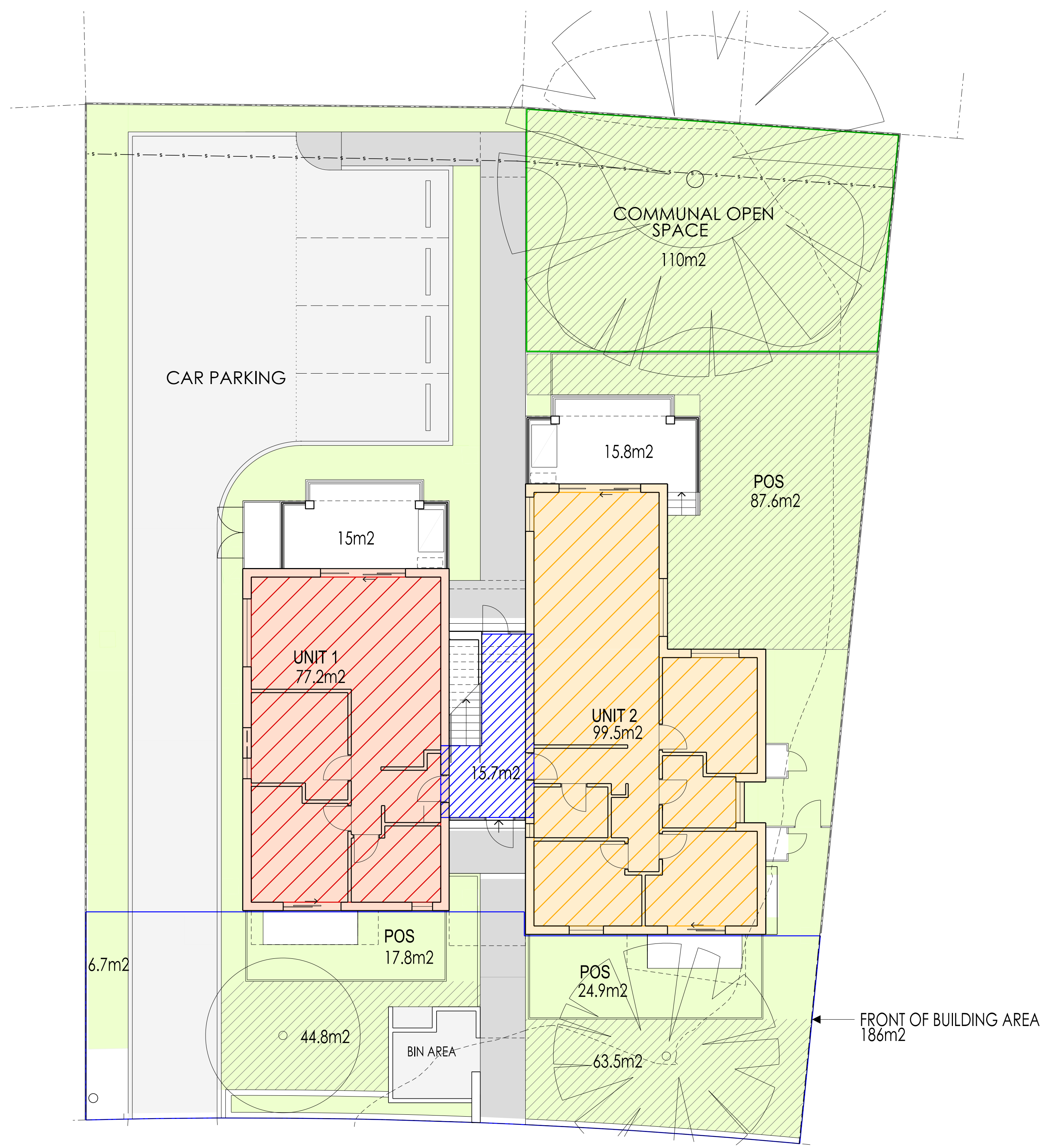
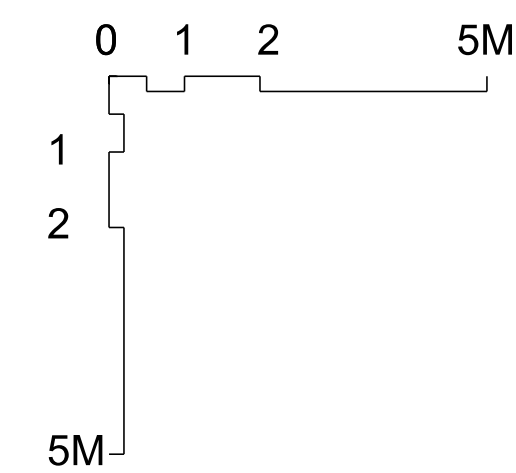
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DRAWING
PART 5 ACTIVITY SUBMISSION
CUT AND FILL

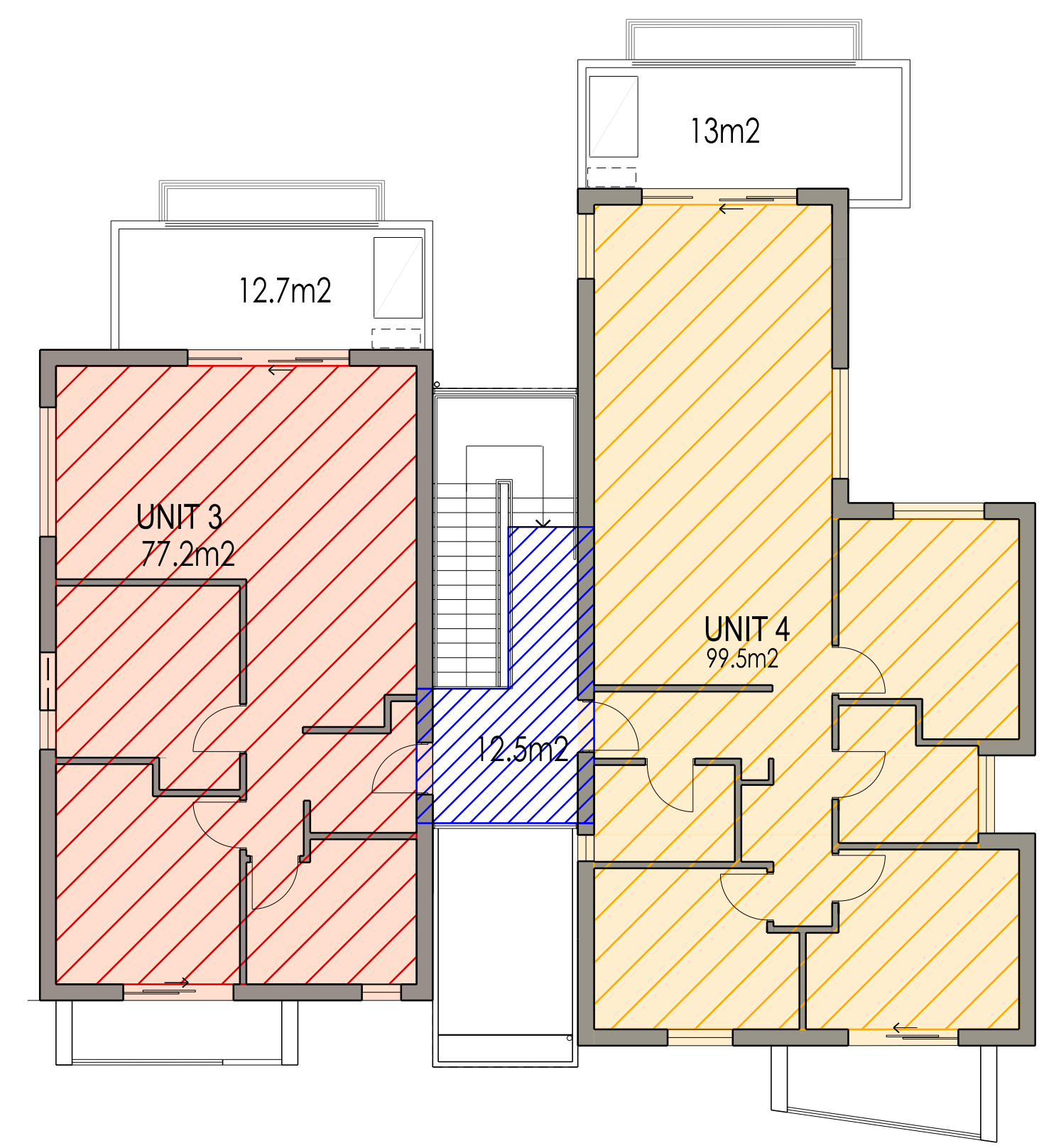
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1:100	FEBRUARY 2024
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DKT	ET
STATUS:	No. IN SET
SP	-/-
PROJECT No.	DRAWING:
P22121	A09

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1 SITE AND GROUND FLOOR AREAS
SCALE 1:100

- LEGEND:
- : 3 BED GFA
 - : 2 BED GFA
 - : COMMON GF and FF AREA
 - : LANDSCAPE AREA :402m²
 - : DEEP SOIL AREA: 276m²



2 FIRST FLOOR AREAS
SCALE 1:100

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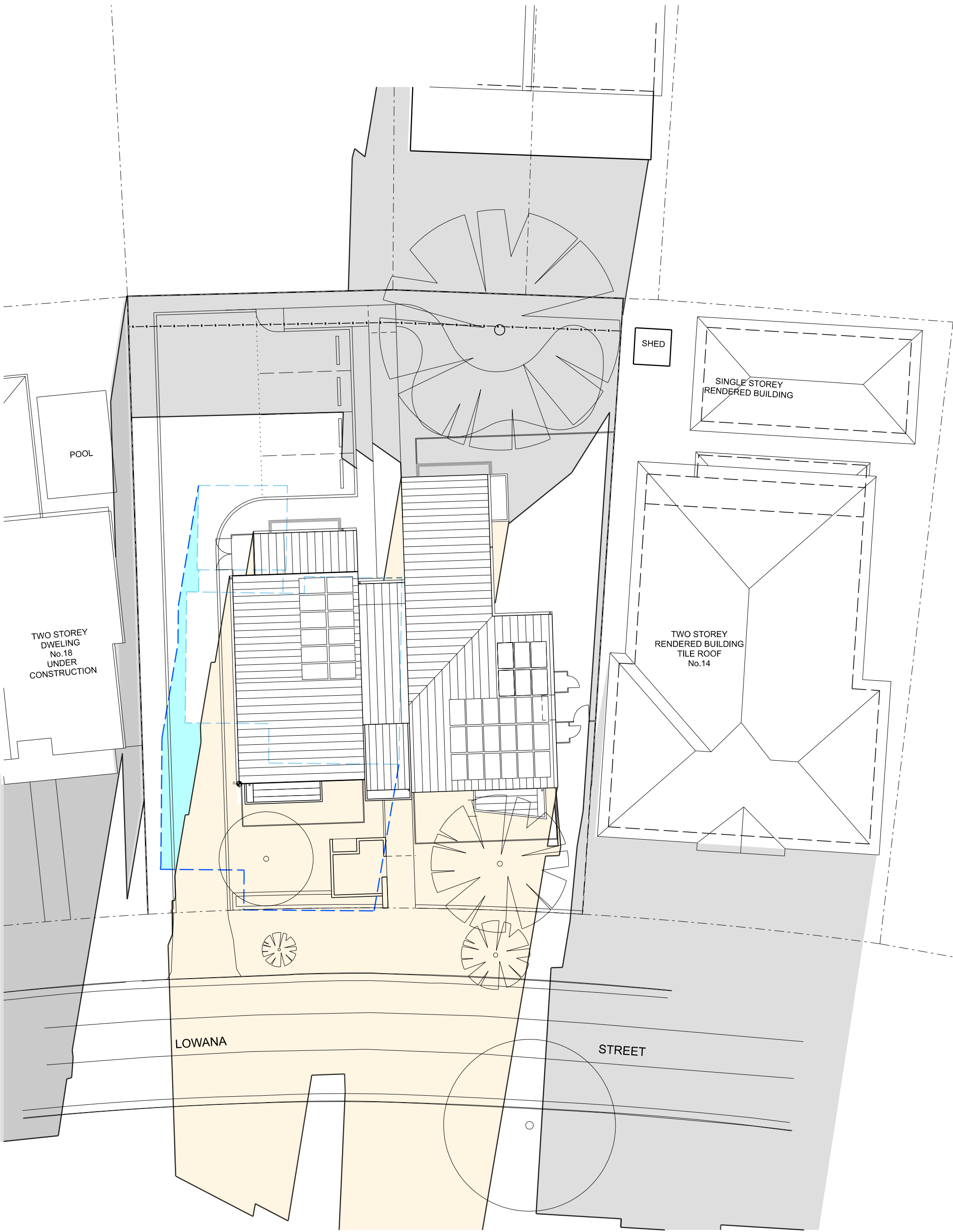
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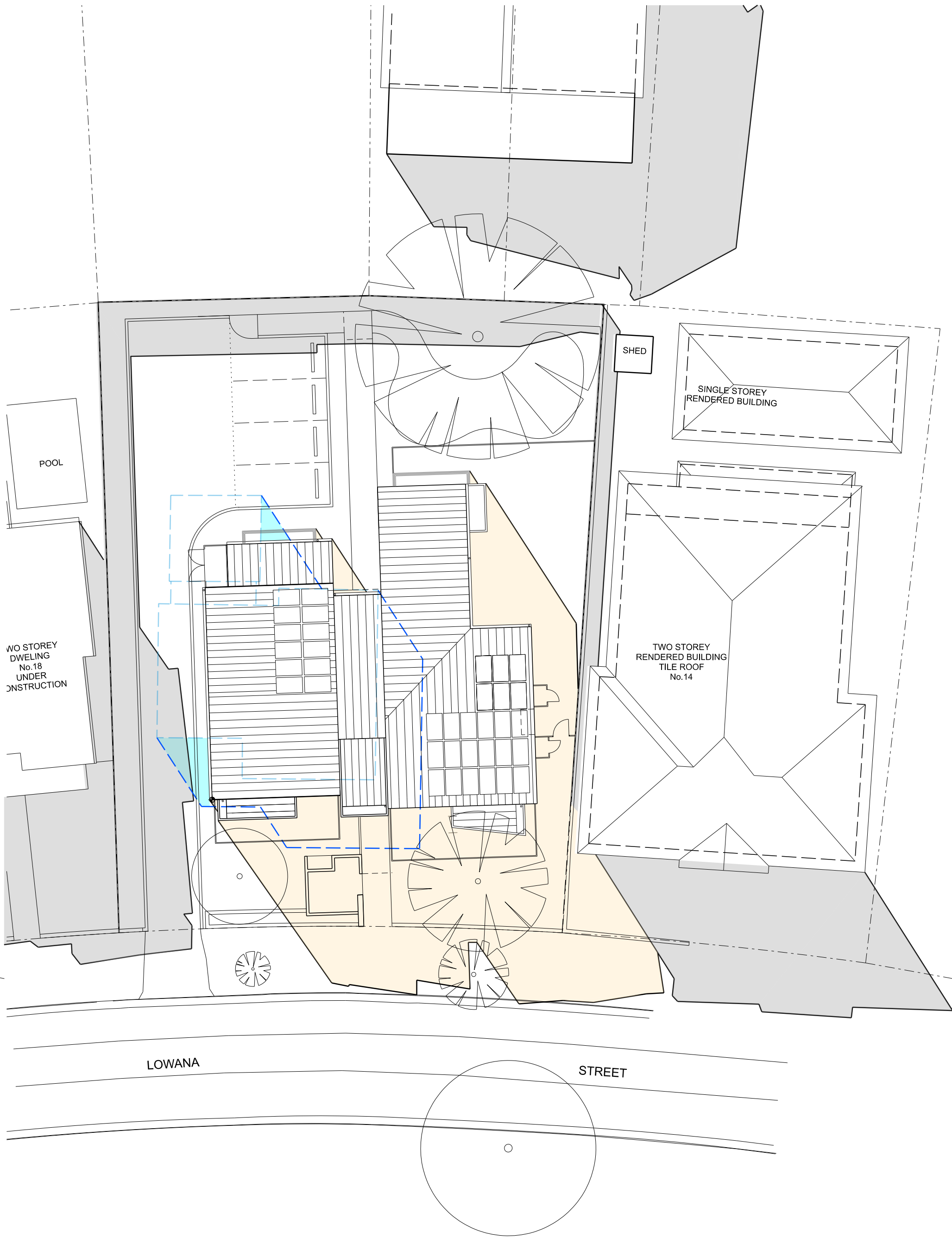
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PART 5 ACTIVITY SUBMISSION
GFA DIAGRAM

SCALE@A1	DATE
1:100	FEBRUARY 2024
DRAWN BY	APPROVED BY
DKT	ET
STATUS:	No. IN SET
SP	-/-
PROJECT No.	REVISION:
P22121	C
	DRAWING:
	A10

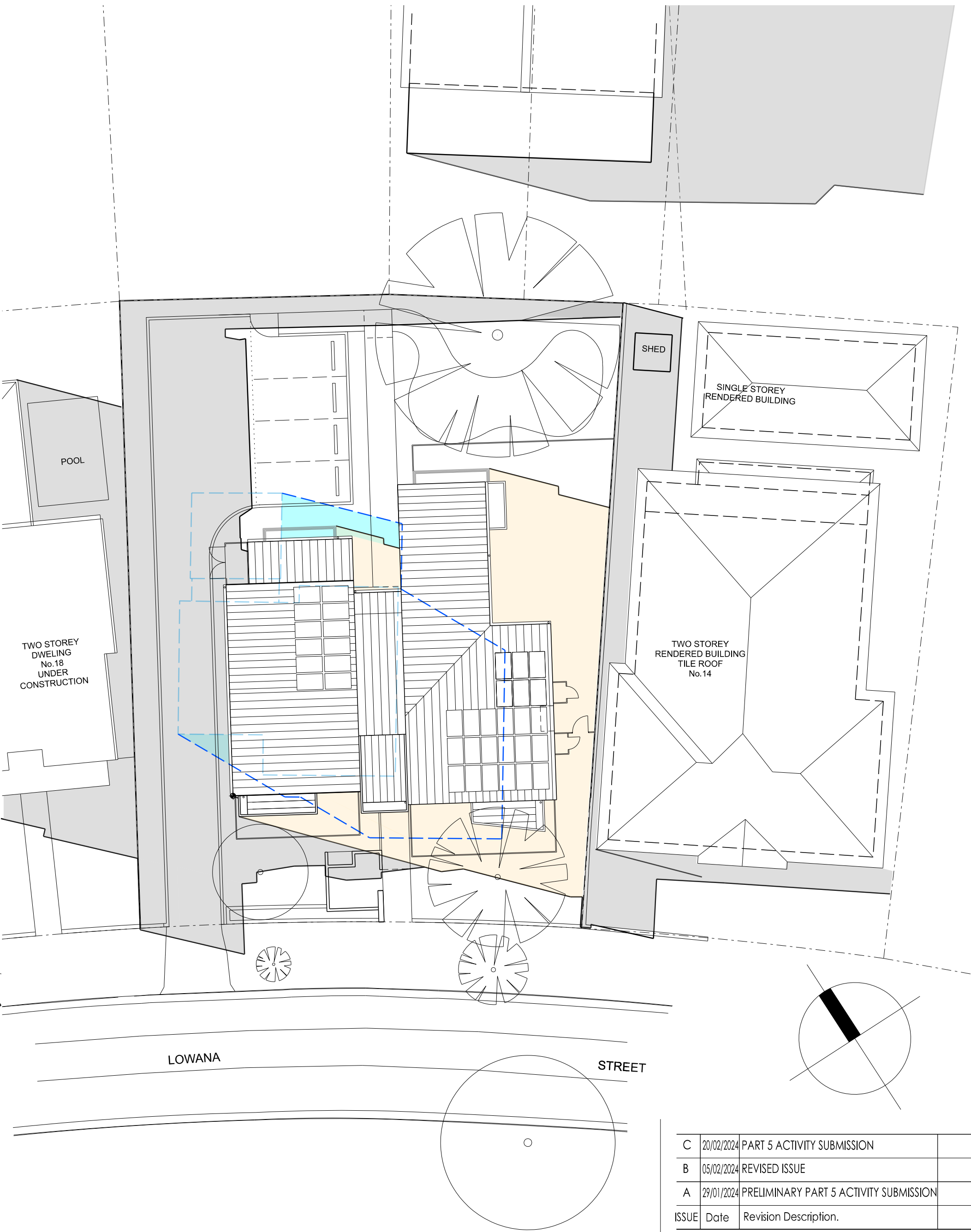
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1 9 am SHADOW DIAGRAM on 21st JUNE
SCALE 1 : 250



2 12 pm SHADOW DIAGRAM on 21st JUNE
SCALE 1 : 250



3 3pm SHADOW DIAGRAM on 21st JUNE
SCALE 1 : 200

- LEGEND:
- SHADOW CAST BY PROPOSED BUILDING
 - SHADOW CAST BY EXISTING BUILDING AND EXISTING FENCES
 - SHADOW CAST BY EXISTING DWELLING

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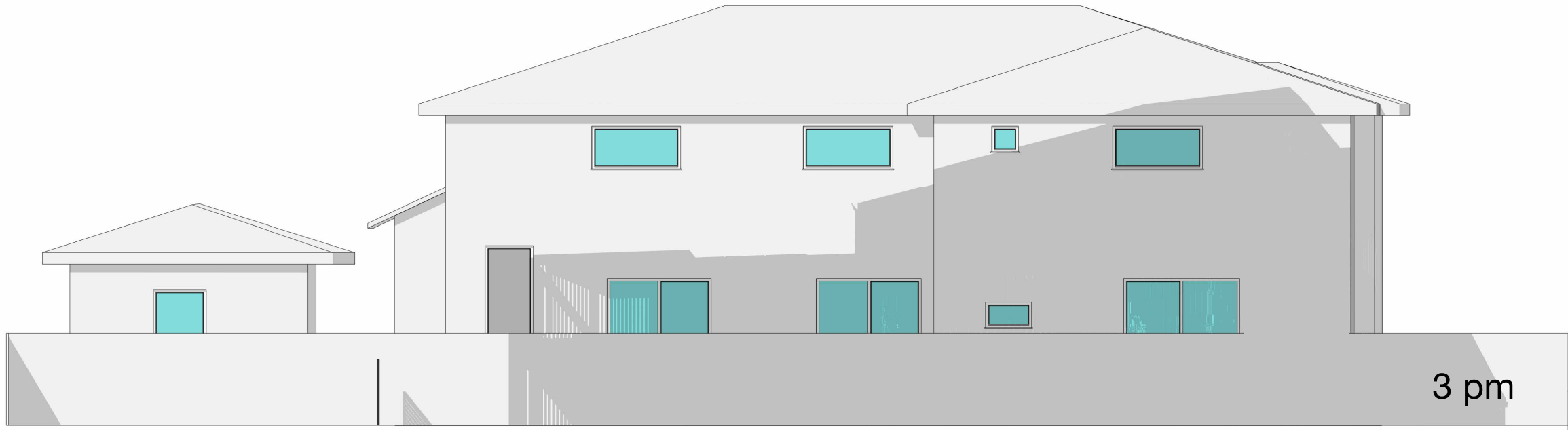
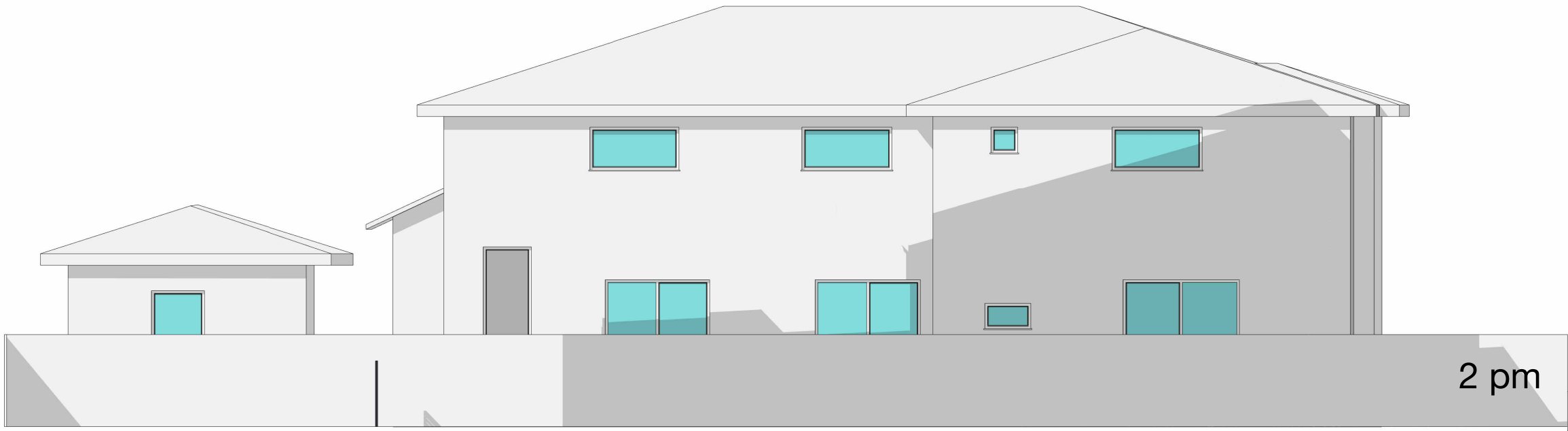
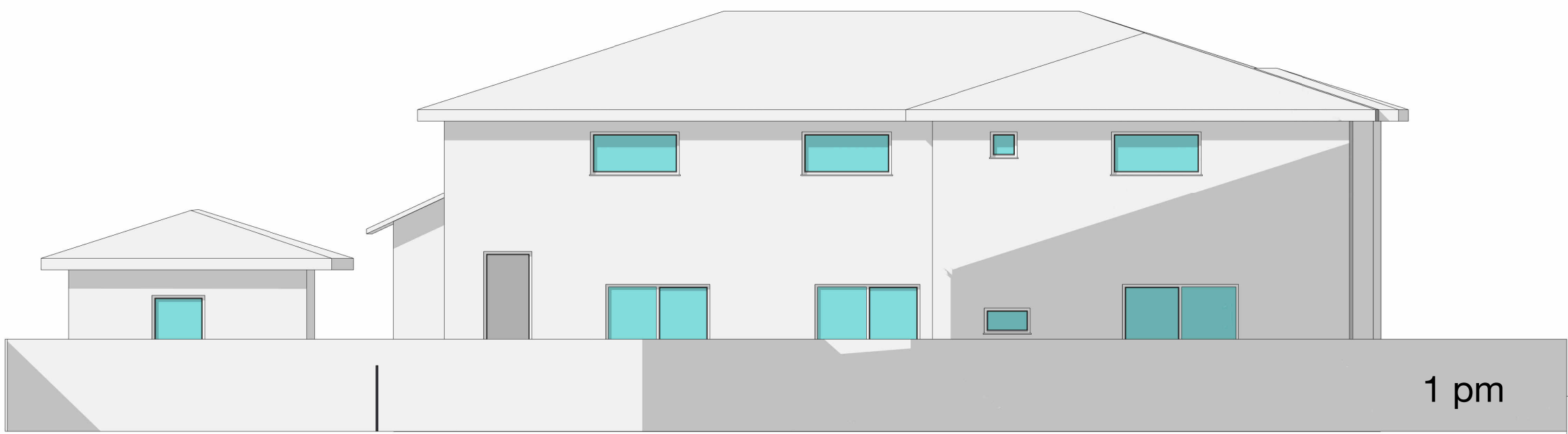
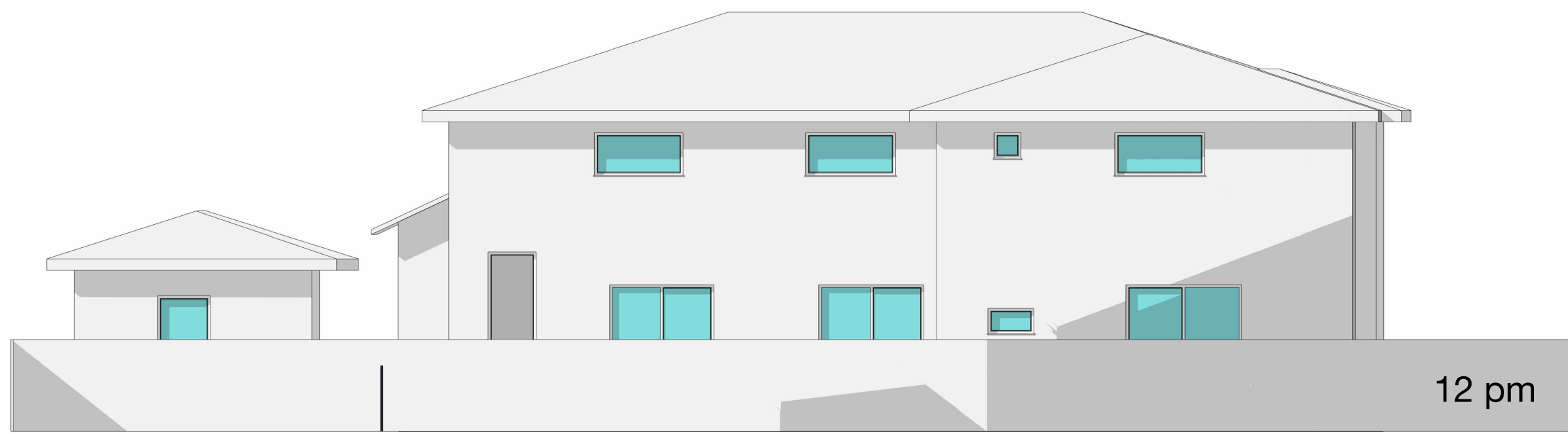
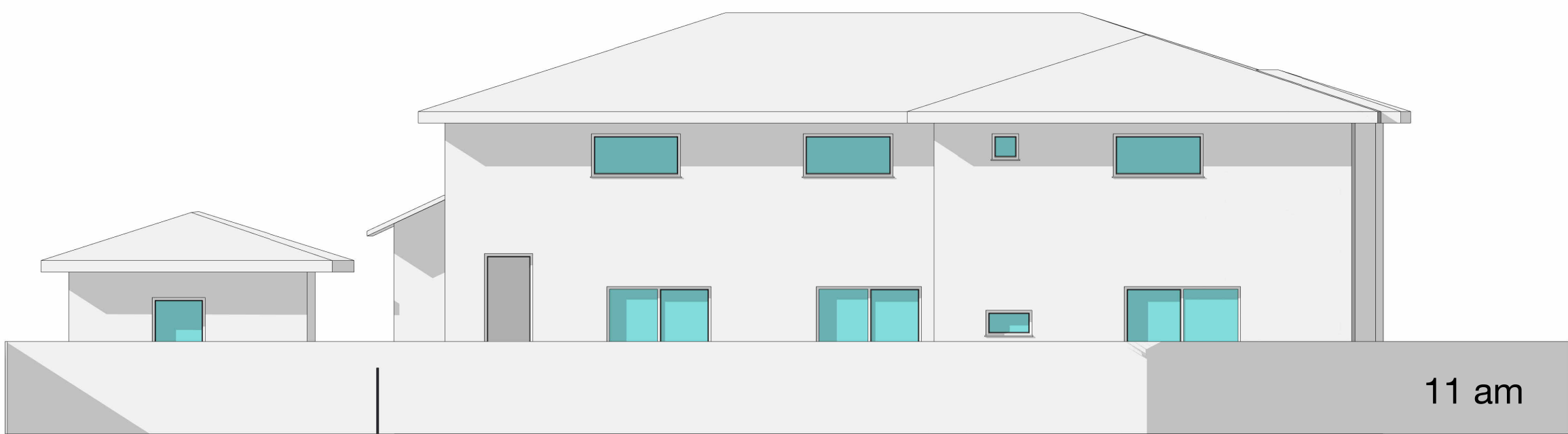
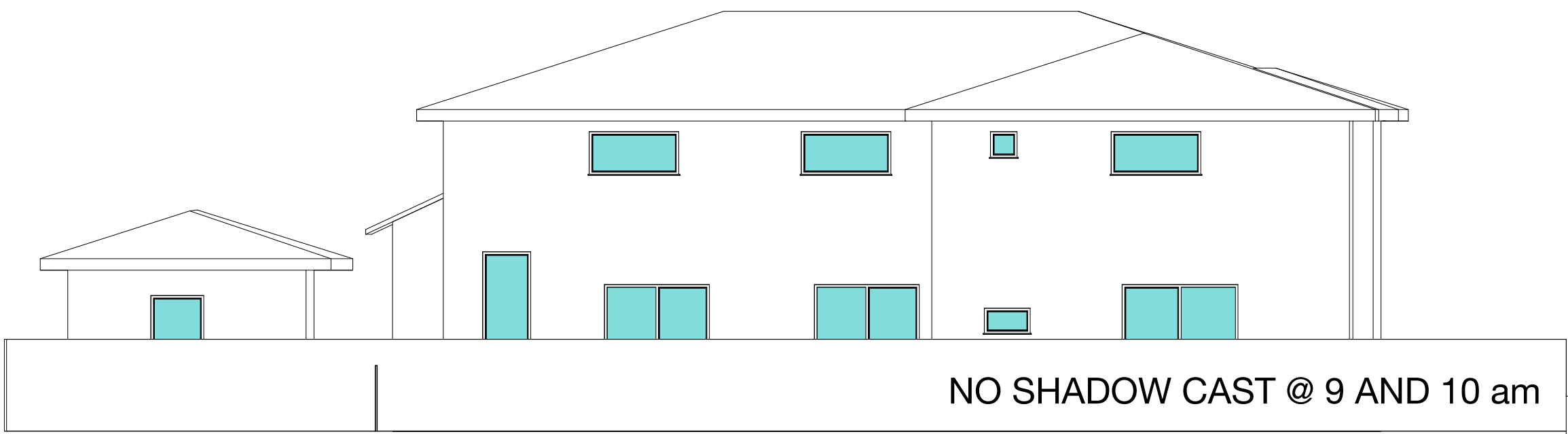
PROJECT:

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DRAWING
PART 5 ACTIVITY SUBMISSION
SHADOW DIAGRAM

SCALE@A1 1:200	DATE FEBRUARY 2024
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STATUS: SP	REVISION: C
PROJECT No. P22121	DRAWING: A11

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SHADOWS CAST TO NO 14 LOWANA STREET WEST ELEVATION

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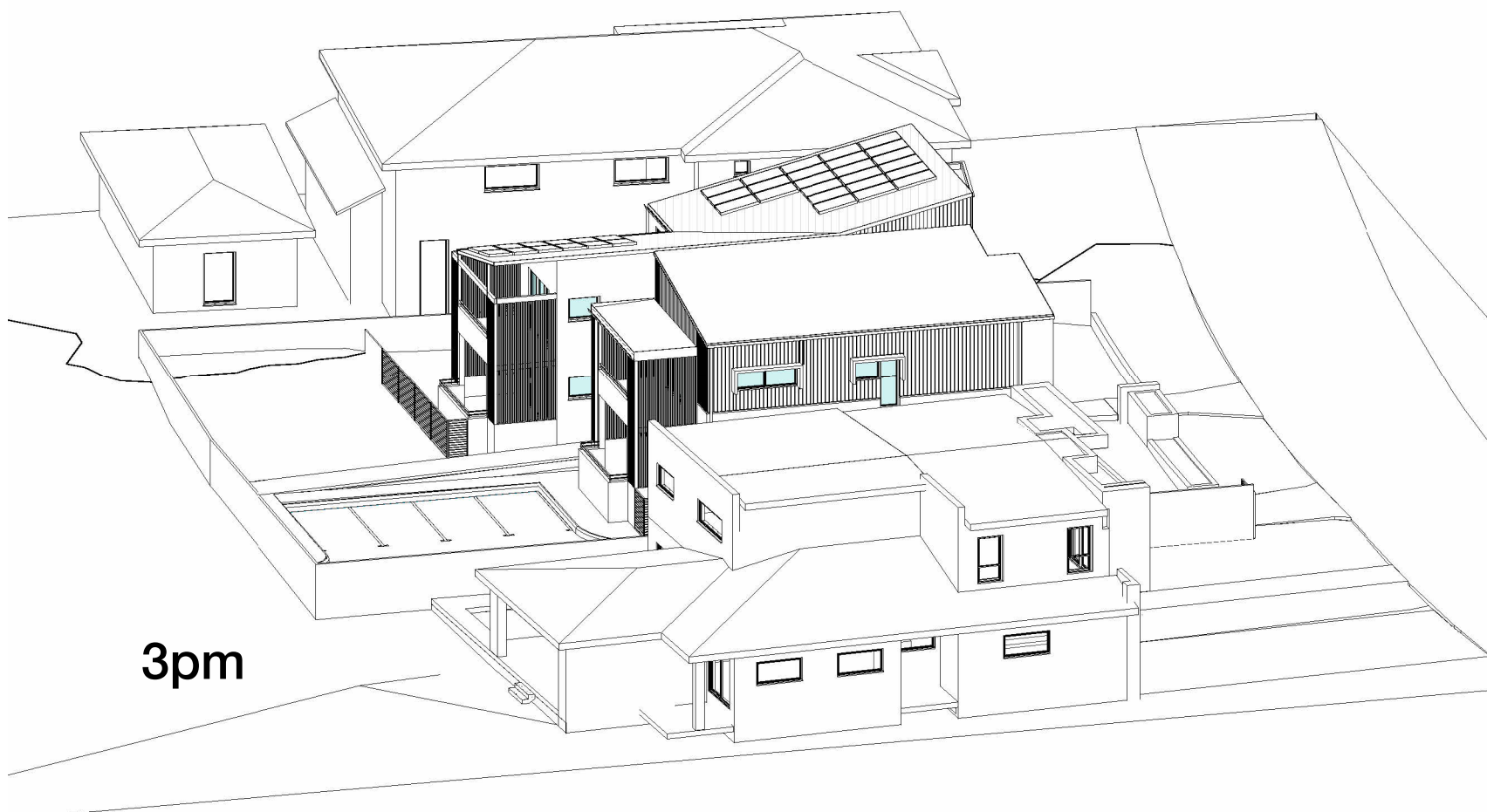
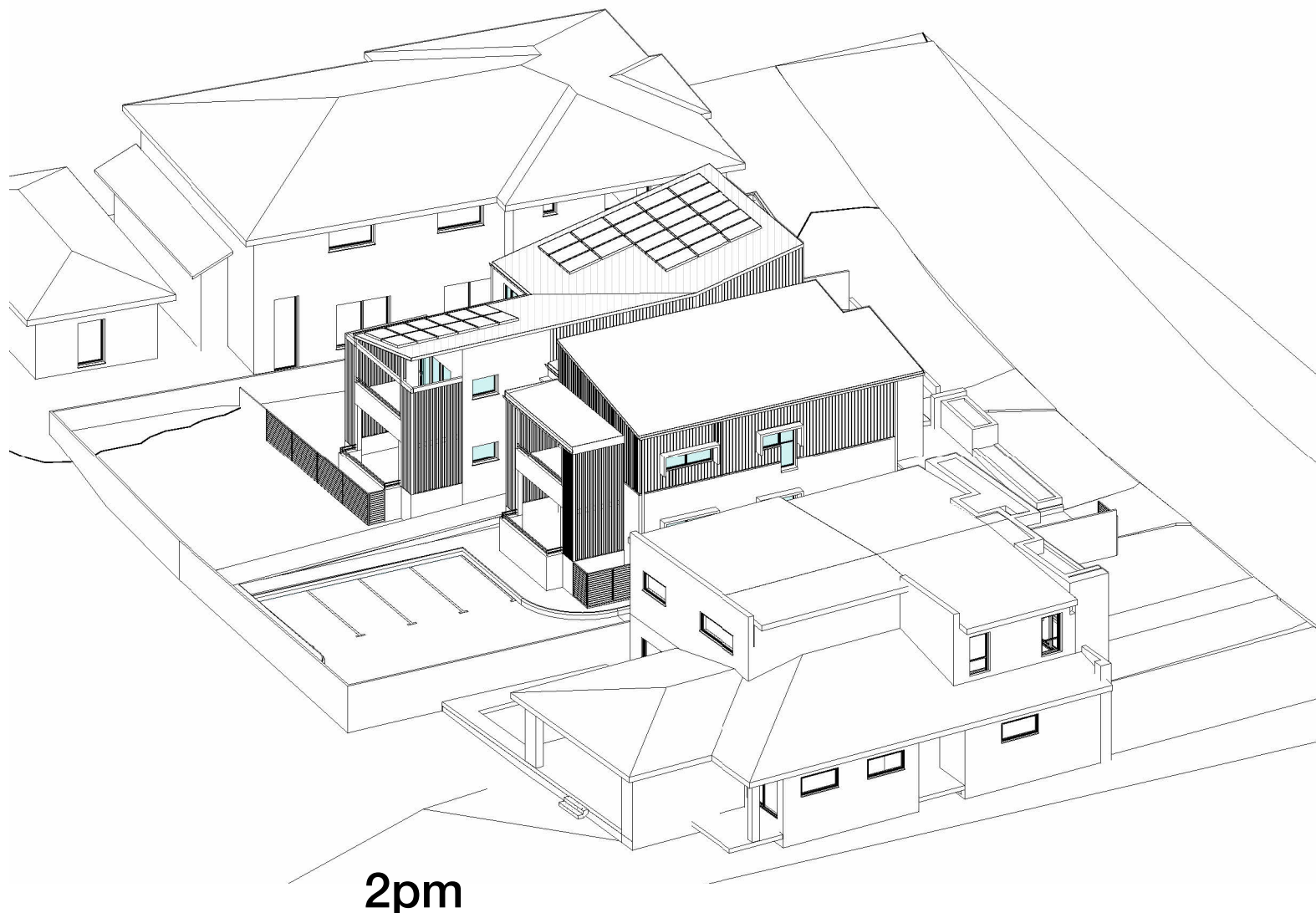
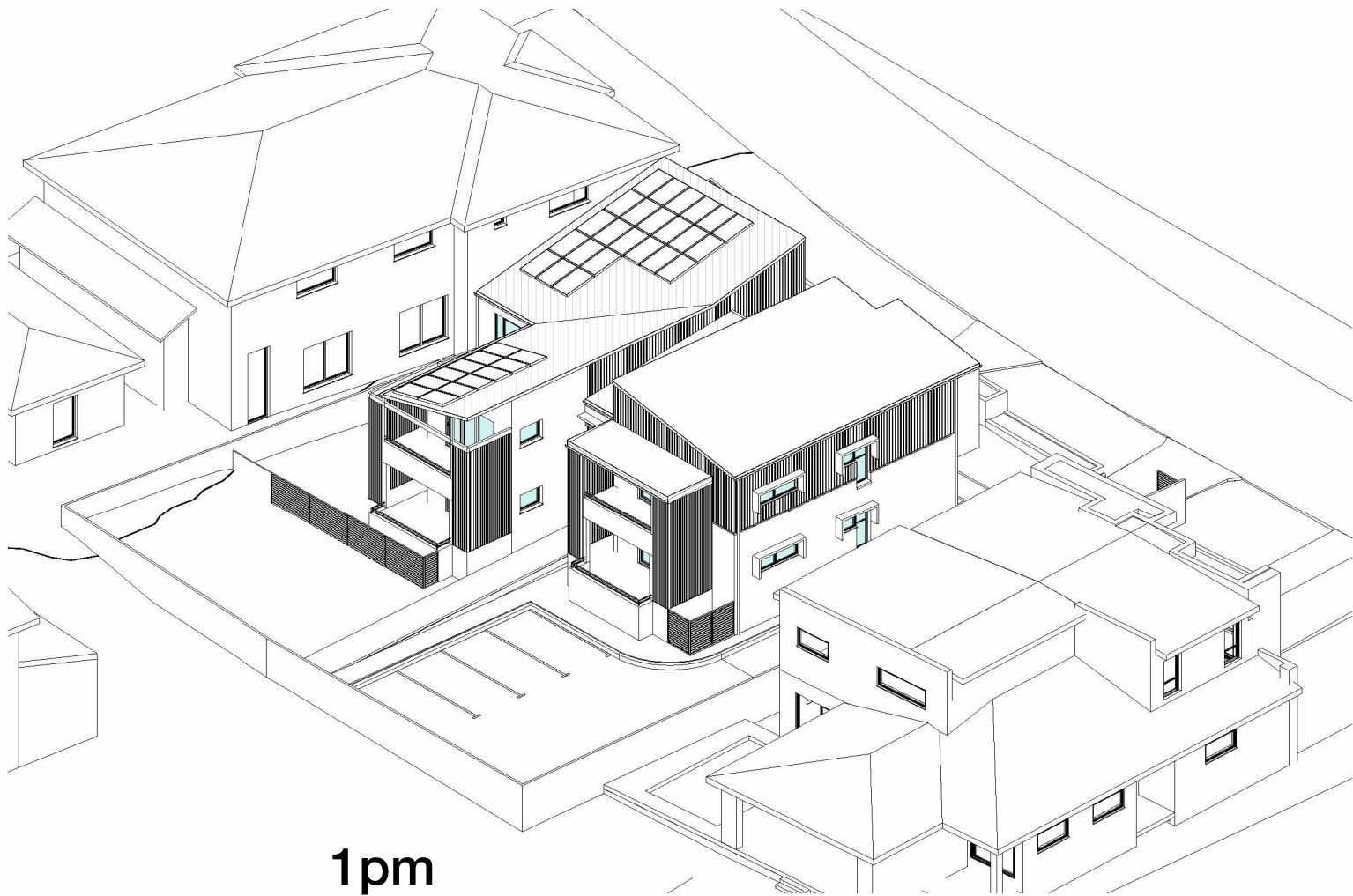
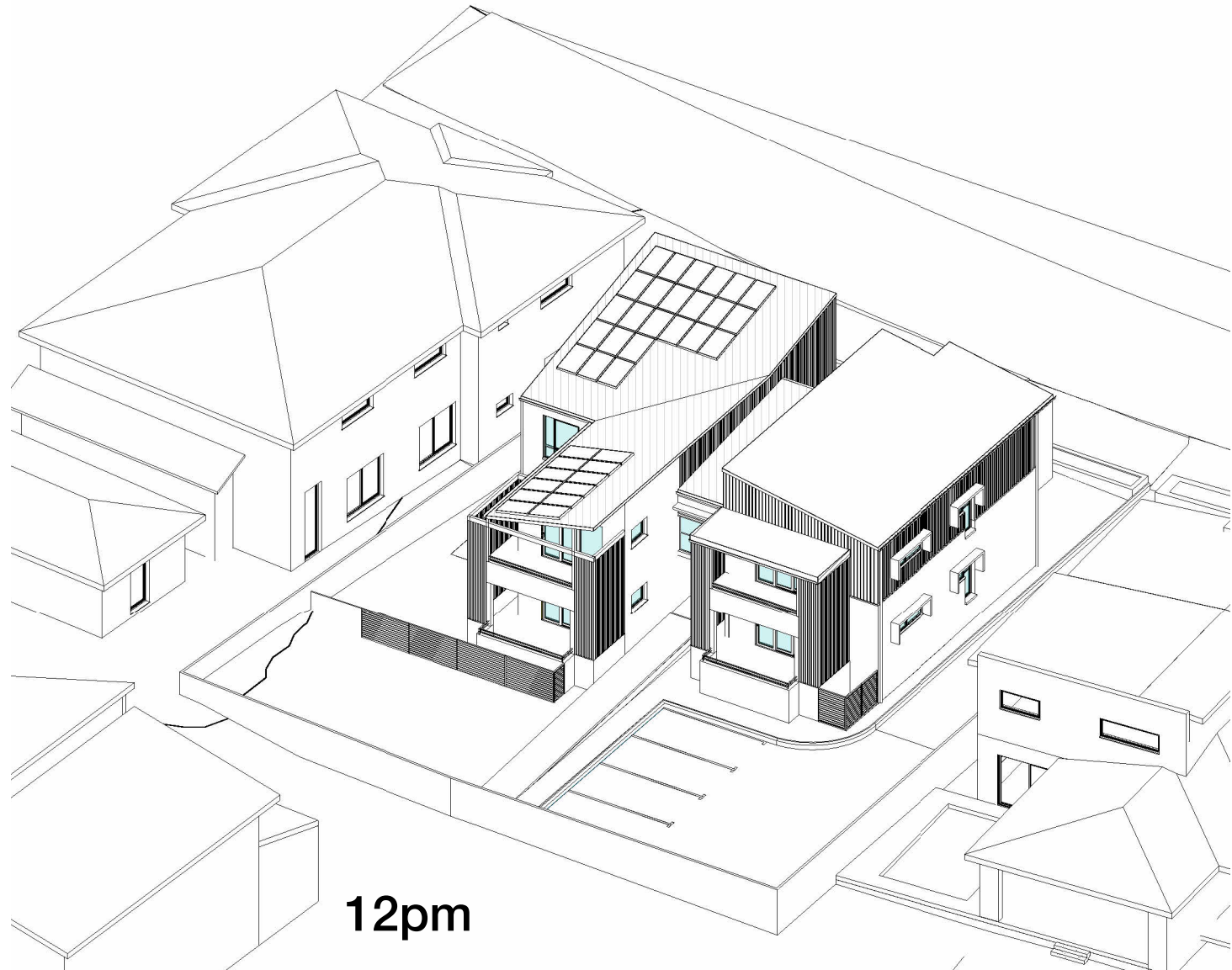
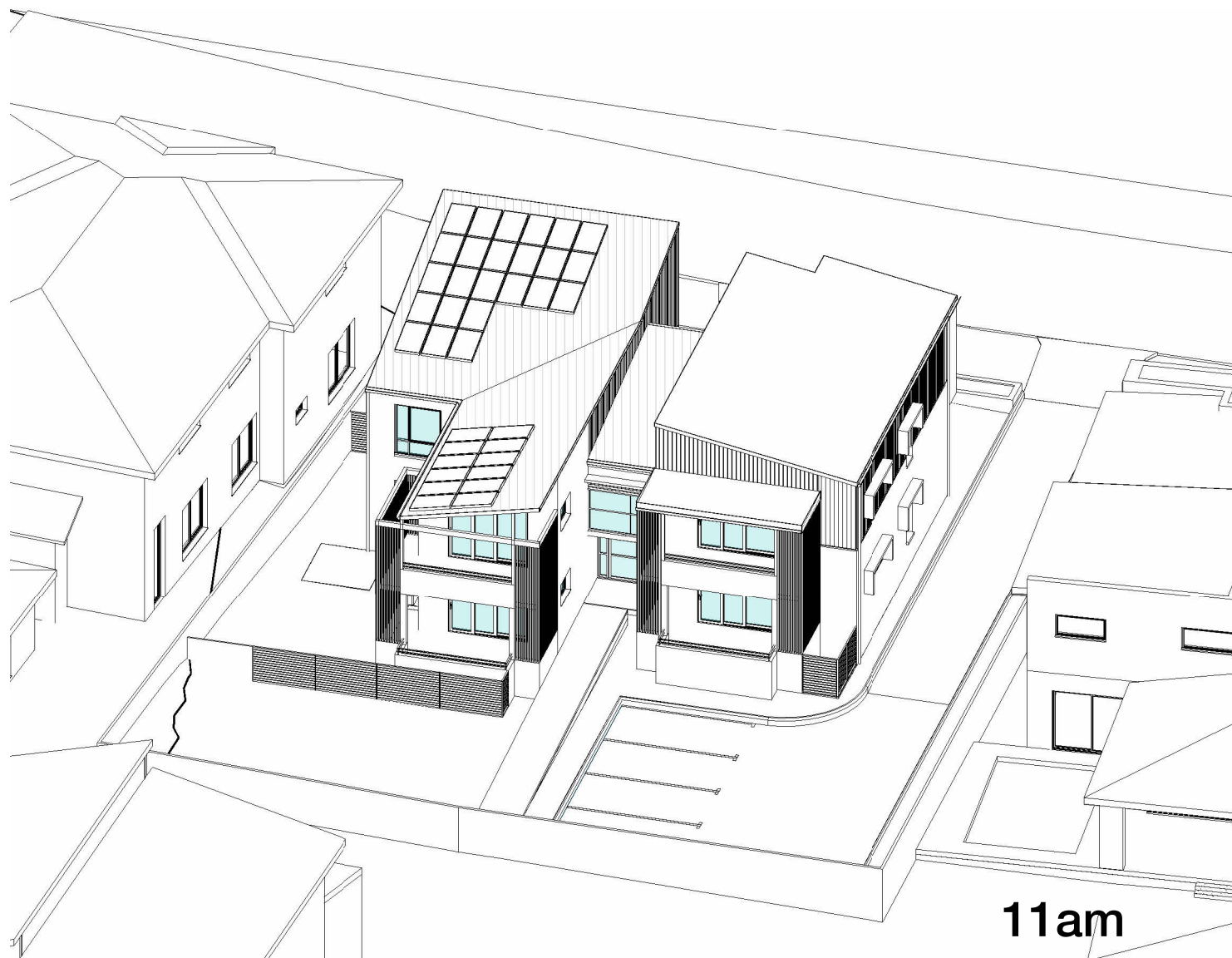
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DRAWING
PART 5 ACTIVITY SUBMISSION
VERTICAL SHADOWS

SCALE@A1	DATE
NTS	FEBRUARY 2024
DRAWN BY	APPROVED BY
DKT	ET
STATUS:	No. IN SET
SP	-/-
PROJECT No.	DRAWING:
P22121	A12

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UNIT	TIME							SOLAR COMPLIANCE	NATURAL VENTILATION
	9am	10am	11am	12pm	1pm	2pm	3pm		
1									
2									
3									
4									

C	20/02/2024	PART 5 ACTIVITY SUBMISSION
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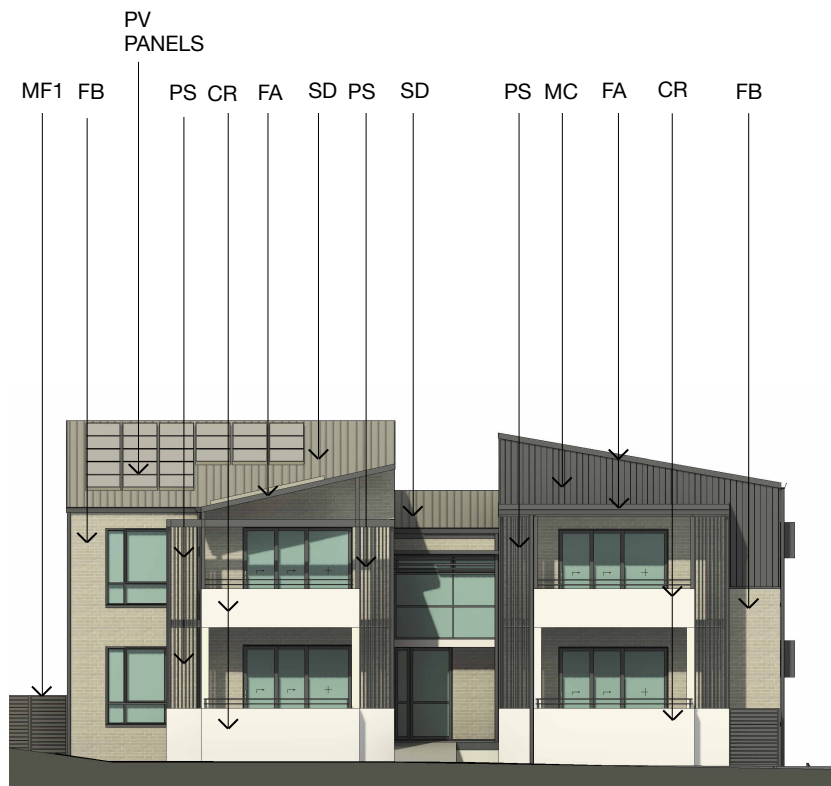
PROJECT:

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at
16 Lowana Street Villawood

DRAWING
PART 5 ACTIVITY SUBMISSION
VIEW FROM SUN

SCALE@A1	DATE
NTS	FEBRUARY 2024
DRAWN BY	APPROVED BY
DKT	ET
STATUS:	No. IN SET
SP	-/-
PROJECT No.	REVISION:
P22121	C
	DRAWING:
	A13

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FB	MC	FP CC CR	AW SP SF PS	SD	GT FA	EA	MF MF1	CF	FG
WALLS	WALL CLADDING	FIBRO PANEL CONCRETE COLUMNS CEMENT RENDER	METAL AWNING STEEL POST STEEL FRAMES PRIVACY SCREEN	ROOFING	GUTTERS & FACIAS	ENTRY AWNING	METAL FENCE	COLORBOND FENCE	BALCONY BALUSTRADE
AUSTRAL BRICKS	LYSAGHT SPANDEK	DULUX PAINT	POWDERCOATED METAL	LYSAGHT SPANDEK	POWDERCOATED METAL	PAINTED FIBRO PANEL	POWDERCOATED METAL	POWDERCOATED METAL	GREY TINT 12MM TOUGHENED SAFETY GLASS
NEUTRALS CANVAS	COLORBOND IRONSTONE	DULUX LEXICON	COLORBOND IRONSTONE	COLORBOND SHALE GREY	COLORBOND IRONSTONE	DULUX INTEGRITY	COLORBOND IRONSTONE	COLORBOND SHALE GREY	DARK GREY

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Design: Positioning Registration No.: D0900154
CITY OF SYDNEY

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PROJECT:

Manor House - BGZKN
at
16 Lowana Street Villawood

DRAWING
PART 5 ACTIVITY SUBMISSION
SCHEDULE OF FINISHES

SCALE: A1	DATE
NTS	FEBRUARY 2024
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DKT	ET
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SP	C
PROJECT No.	DRAWING:
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