LOKA CONSULTING ENGINEERS PTY LTD
OFFICE: 14A, 8 AVENUE OF THE AMERICAS, NEWINGTON, NSW 2127
PHONE: 02 8065 9689 FAX: 02 8065 9690
MOBILE: 0404 142 063
EMAIL: info@Lceng.com.au
WEB: www.Lceng.com.au

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Development Consent No: For Part 5 Application Approval **Issue No:** 3

Access Review Report for

18-28 Simpson St, Dundas Valley, NSW

Prepared for: Part 5 Application

Report No.	Issue No.	Issue Date	Details
22NL037-A1	1	13/03/2023	Issued for DA
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Prepared by

LOKA CONSULTING ENGINEERS PTY LTD

Nermein Loka

ACCREDITED MEMBER
Nermein Loka: 500

Assessor Livable Housing Design

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Kennedy Associates Architects to provide an Access assessment for 18-28 Simpson St, Dundas Valley, NSW.

An Access assessment report has been completed based on the following drawings prepared by Kennedy Associates Architects Pty Ltd.

No	Title	Drawing No.	Revision	Date
1	General arrangement - external works	DA-201	A	5.4.2023
2	General arrangement - ground floor	DA-202	A	5.4.2023
3	General arrangement - first floor	DA-203	A	5.4.2023
4	General arrangement - roof	DA-204	A	5.4.2023

2. Purpose of the Report

The purpose of this report is to provide a review of the accessibility for the proposed Manor House development to ascertain the architectural plans is consistent with the requirements of access to premises to issue a Part 5 Application Submission under the environmental planning and assessment Act based on the architectural plans as listed above.

The subject project achieves the spatial requirements to provide access for people with disability under the relevant standards and codes, it is required that a detailed assessment to be undertaken covering but not limited of internal fit-out, details for stairs, ramps, finishes, amenities and other features to occur at CC “Construction Certificate” stage.

By implementing the recommendation set in this report, the proposed development complies with the requirements of BCA, AS 1428.1 and equable and dignified access for all users of the building/facility.

3. Assessment Criteria and Legislative Requirements

The assessment based on the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- Building Code of Australia (BCA) 2022, volume 1, part D4
- Disability (Access to Premises-Buildings) standards (DAPS) 2010
- Australian Standard AS1428.1 (2009) Design for Access and Mobility
- Australian Standard AS1428.4.1 (2009) – Tactile ground surface indicators
- Australian Standard AS2890.6 (2009) – Off-Street Parking for People with Disabilities

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA (Disability Discrimination Act). This provides greater

access for people with disabilities as well as greater certainty for developer that his obligation under the DDA have been met.

Access is required to be provided to all levels of building and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability.

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided, where items are nominated as 'Compliance Achievable" it is considered that the existing plans are capable of achieving compliance subject to implementation of the requirements in the construction phase of the development.

4. Development summary

The development proposes the following configuration:

- The proposed development is to construct 4 Manor Houses development of 16 units within a site area of 2594m^2 with open car parking spaces on ground floor with 2 separate driveways on Simpson Street.
- The proposed development lies within City of Parramatta Council.
- The development proposes 4 separate pedestrian entries via footpath one for each Manor house from Simpson Street.
- The proposed development has a total number of 8 car parking spaces.

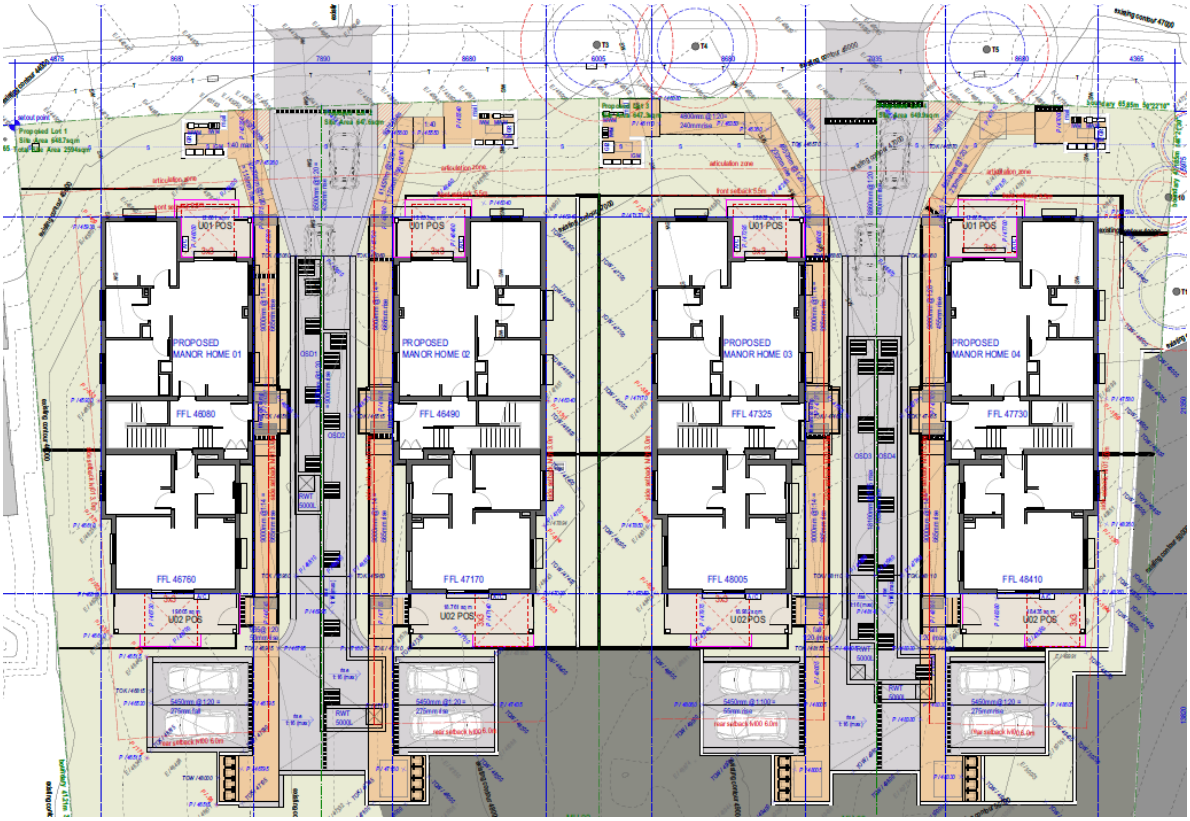


Figure 1: General arrangement – External works

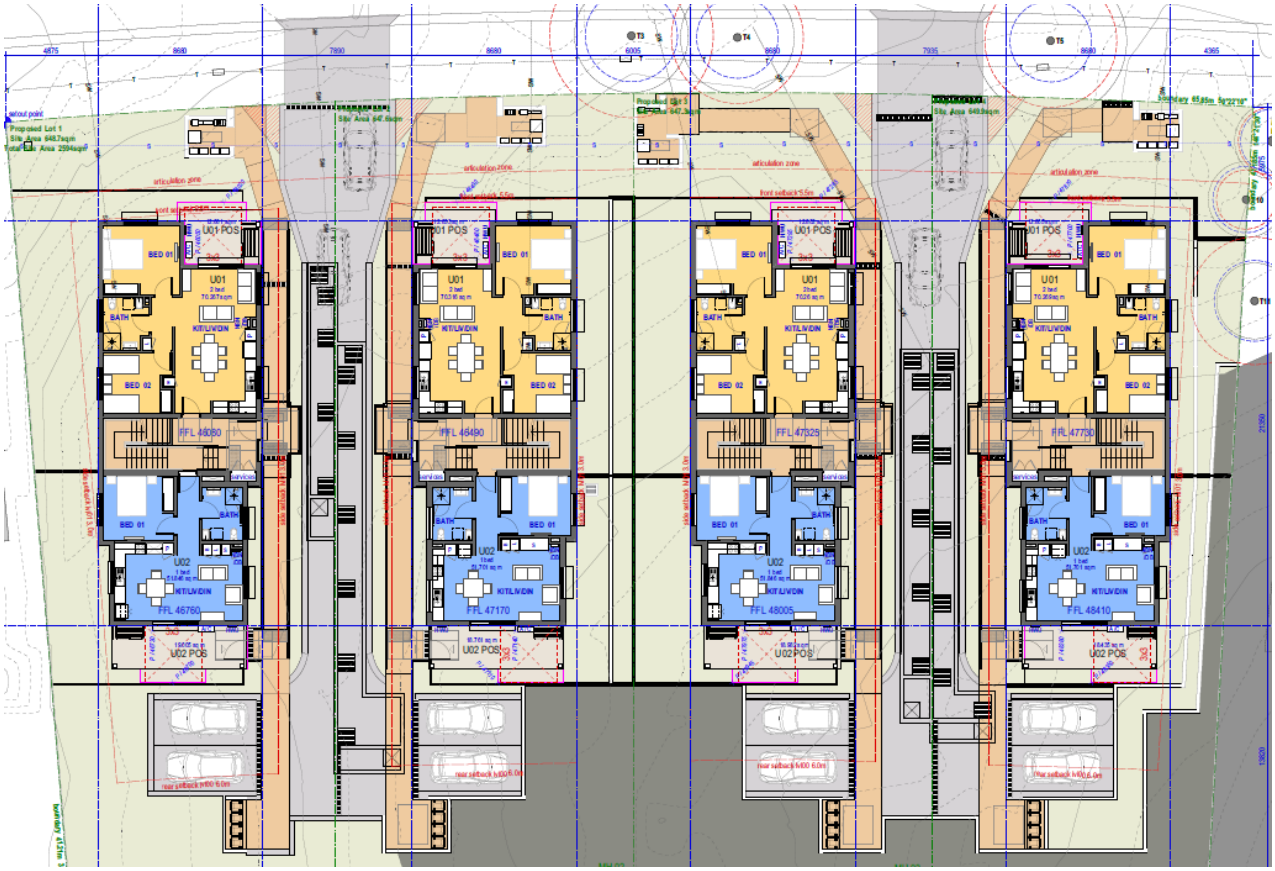


Figure 2: General arrangement – Ground floor

This report is for a proposed New Building, the development being a building with classification as detailed below:

- Class 2 – Manor House

5. Compliance Assessment

As per detailed Building Code of Australia BCA (2022) and DAPS (2010)

The following table assess compliance with the relevant parts of the BCA and Standards.

BCA Clause				Compliance	Comments/ Recommendation
Part D4 Access for People with Disability					
D4D2(4)	**General building access requirements**	**Class 2**	**Common areas** • From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. • To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, individual shop, eating area, or the like. • Where a ramp complying with AS 1428.1 or a passenger lift is installed— a) to the entrance doorway of each *sole-occupancy unit*; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.	Complies More details to be verified at CC stage	Access is provided from the 4 separate pedestrian entries to entry doors of all the manor houses by means of accessible pathway.
D4D3	**Access to buildings**	a) An *access way* must be provided to a building *required* to be *accessible*: i. from the main points of a pedestrian entry at the allotment boundary; ii. from another *accessible* building connected by a pedestrian link; and iii. from any *required accessible* car parking space on the allotment.		Complies More details to be verified at CC stage	A 1.25m minimum wide pedestrian path is provided from the boundary to Manor houses for each separate pathway. There is an accessible entry for each unit at ground floor.

		b) In a building required to be accessible, an access way must be provided through the principal pedestrian entrance, and: i. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and ii. in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.	Complies More details to be verified at CC stage	All pedestrian entries from footpath to all unit are accessible.
		c) Where a pedestrian entrance required to be accessible has multiple doorways— i. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and ii. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. d) For the purposes of (3)— i. an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— • all doorways serve the same part or parts of the building; and • the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and ii. a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).	N/A	There are no doors with multiple leaves.

		e) Where a doorway on an access way has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		
D4D4	**Parts of buildings to be accessible**	a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D4D5, must comply with: i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 1:14 ramp ➢ landing ➢ TGSI ➢ Handrails ➢ Handrail extension	Compliances are achievable Details to be verified at CC stage	Providing landing at start and end of each 1:14 ramp complying with AS1425.1 will lead to compliance. Ensure ramps are complying with AS1428.1 with: • 600mm wide TGSI at a distance of 300mm from the ramp • handrails on both sides of the ramps with an extension of min 300mm or providing a performance solution at CC stage. Refer to Section A.3 with figures 2 for more details.
		Threshold ramp ➢ Should have maximum rise of 35mm for a maximum length of 280mm ➢ Should have a maximum gradient of 1:8 ➢ Must be located within 20mm of door leaf which it serves	Compliances are achievable Details to be verified at CC stage	Providing a threshold ramp of maximum length of 280mm with maximum difference in levels of 35mm at entry doors for the POSs from the units will lead to compliance. Refer to Section A.6 with figure 7 for more details.
		ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; ➢ Setback ➢ TGSI ➢ handrail	Compliances are achievable	Providing below features for stairs on ground floor leading to first floor will lead to compliance: a) Setback b) TGSI

		➢ Risers ➢ Nosing ➢ Luminance contrasting strip	Details to be verified at CC stage	c) handrail d) Risers e) Nosing f) Luminance contrasting strip Refer to Section A.5 with figure 6 and Section A.9 figure 10 and 11 for more details.
		iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; 11.1.f (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3. 11.1.g (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.	N/A	No fire stairs proposed
		b) every passenger lift must comply with clause E3D7;	N/A	No lift proposed

		c) *accessways* must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *access way* where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: (A) within 2 m of the end of *access ways* where it is not possible to continue travelling along the *access way*; and (B) at maximum 20 m intervals along the *access way*; d) an intersection of *access ways* satisfies the spatial requirements for a passing and turning space; e) a passing space may serve as a turning space;	Complies More details to be verified at CC stage	One passing space is provided complying with AS 1428.1 for each accessible pathway. 30° to <60° turning spaces are provided between ramps and walkway comply with AS 1428.1 for each accessible pathway. 60° to <90° turning spaces are provided at the start and end of pedestrian pathway comply with AS 1428.1 for each accessible pathway. Refer to Section A.4 with figures 3, 4&5 for more details.
		f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building- i. containing not more than 3 *storeys*; and ii. with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m2;	N/A	Proposed development is class 2
		g) clause 7.4.1 (a) of AS 1428.1 does not apply and is replaced with the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm	N/A	No carpet used in the common areas.
		h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	N/A	No carpet used in the common areas.
D4D5	**Exemptions**	The following areas are not required to be accessible: a) An area where access would be inappropriate because of the particular purpose for which the area is used.	Noted	All the rooms and parts inside the unit such as kitchen, bedrooms are not required to be accessible.

		b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by a) or b).		
D4D6	**Accessible carparking**	Class 2 buildings No requirement.	N/A	
D4D7	**Signage**	1) In a building required to be accessible— a) braille and tactile signage complying with Specification 15 must— i. incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— a) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and b) space with a hearing augmentation system; and ii. identify each door required by E4D5 to be provided with an exit sign and state— a) "Exit"; and b) "Level"; and aa. the floor level number or floor level descriptor, or a combination of the two.	Compliances are achievable Details to be verified at CC stage	All doors nominated as Exit doors require signage as described. Sign is required to inform accessible parking space on basement. Refer to Section A.8 with figures 9 for more details. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance.
		b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— i. the type of hearing augmentation; and ii. the area covered within the room; and iii. if receivers are being used and where the receivers can be obtained; and	N/A	A hearing augmentation system has not been provided in the development since there is no inbuilt amplification system proposed. If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

		c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and	N/A	No common use, unisex sanitary facilities have been provided in the development
		d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and	N/A	No common use, ambulant sanitary facilities have been provided in the development
		e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	N/A	All entrances are accessible.
		f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional incorporating the international symbol of access signage in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility; and	N/A	No bank of sanitary is provided.
		2) In a building subject to F4D12, and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each— a) bank of sanitary facilities; and i. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.	N/A	No common use, accessible adult change facilities have been provided in the development
D4D8	**Hearing Augmentation**	1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— a) in a room in a Class 9b building; or b) in an auditorium, conference room, meeting room or room for judicatory purposes; or at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	N/A	A hearing augmentation system has not been provided in the development since there is no inbuilt amplification system proposed in the development. If inbuilt amplification system is proposed in the development, then

				hearing augmentation is to be provided.
D4D9	**Tactile indicators**	1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: a) a stairway, other than a fire-isolated stairway; b) an escalator; c) a passenger conveyor or moving walk; d) a ramp other than a fire-isolated ramp, a step ramp, a kerb ramp or a swimming pool ramp; and e) in the absence of a suitable barrier: i. an overhead obstruction less than 2 m above floor level, other than a doorway; and ii. an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D4D5, if there is no kerb or kerb ramp at that point; except for areas exempted by clause D4D5. 2) Tactile ground surface indicators required by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	Compliances are achievable Details to be verified at CC stage	Providing TGSIs in accordance with AS1428.1 & 4 at the start and end of ramps and stairs (TGSI is not required in fire stairs) will lead to compliance. TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance. Refer to Section A.5 with figure 6 for more details
D4D10	**Wheelchair seating spaces in Class 9b assembly buildings**	Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided	N/A	Proposed development is class 2
D4D11	**Swimming Pools**	Not less than 1 means of accessible water entry/exit in accordance with SpecificationD3.10 must be provided for each swimming pool required by Table D3.1 to be accessible	N/A	A swimming pool has not been provided in the development

D4D12	**Ramps**	On an access way: a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A	No series of connected ramps is provided.
D4D13	**Glazing on an access way**	On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliances are achievable Details to be verified at CC stage	All glazing doors must be marked in accordance with AS1428.1 Glazing strip selections generally take place at CC stage of works. Selection of glazing strips in accordance with **AS1428.1** will lead to compliance. Refer to Section A.2 for more details

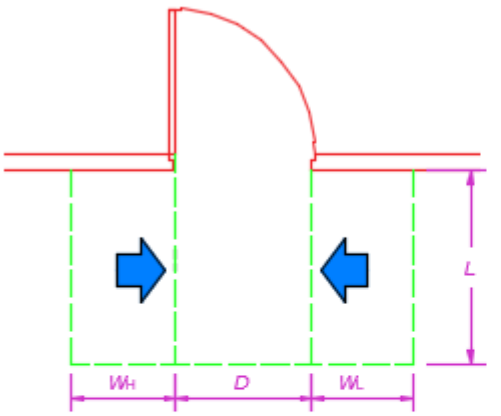
Appendix A – References

The below figures are taken from AS1428.1, AS2890.6 for accessible car parking and AS 1735.12 for lifts. They should be taken as references only for broader knowledge, more clarification and to support the "comments/recommendations" part of the table in Section 5 of the report.

Section A.1 Door circulation space

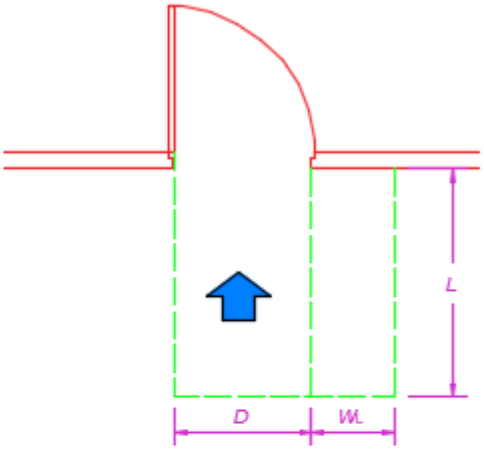
Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel. Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40. Doorway circulation spaces shall be used in combination to allow access through doorways in both directions.

The clear circulation space at doorways with swinging doors is based on the clear opening width of the doorway (D). The clear circulation space shall be not less than the dimensions specified in the tables below each figure for the appropriate clear opening width.



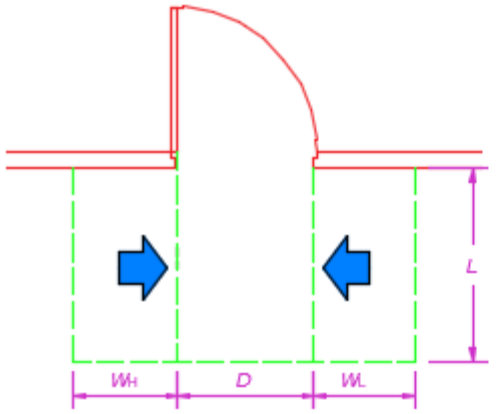
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



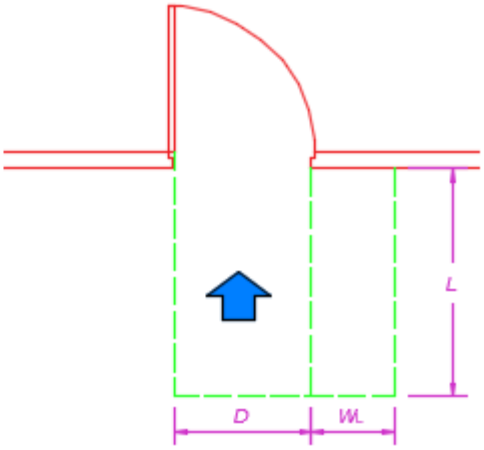
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user



Dimension D	Dimension L	Dimension WH	Dimension WL
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



Dimension D	Dimension L	Dimension WH	Dimension WL
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

LEGEND:
D = Clear opening of width of doorway
L = Length
WH = Width-hinge side
WL = Width-latch side
➡ = Direction of approach
– – – = Circulation space

DIMENSIONS IN MILLIMETRES

Figure 1: circulation spaces at doorways with swinging doors

Section A.2 Glazing

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Section A.3 Ramp, handrails and TGSI

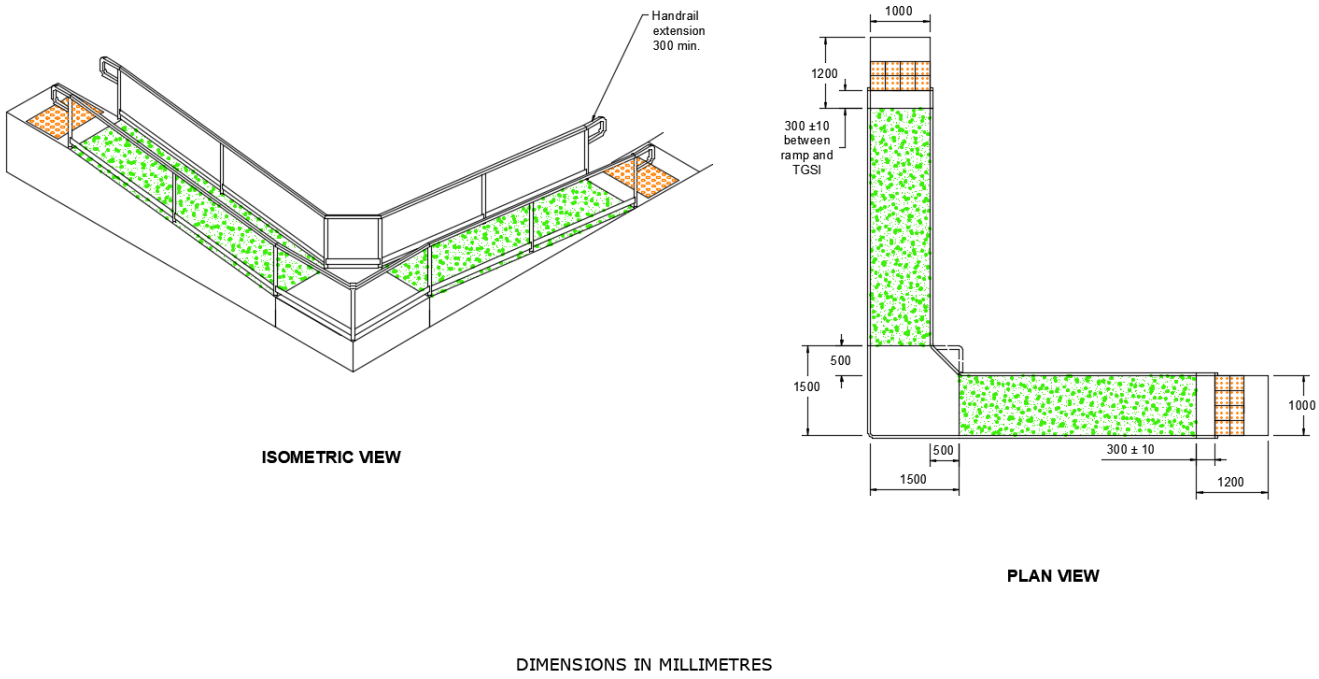


Figure 2: Ramps and landing

Section A.4 Circulation space for wheelchair turn

>90˚ to 180˚

The space required for a wheelchair to make a >90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide, as shown in Figure 3 below:

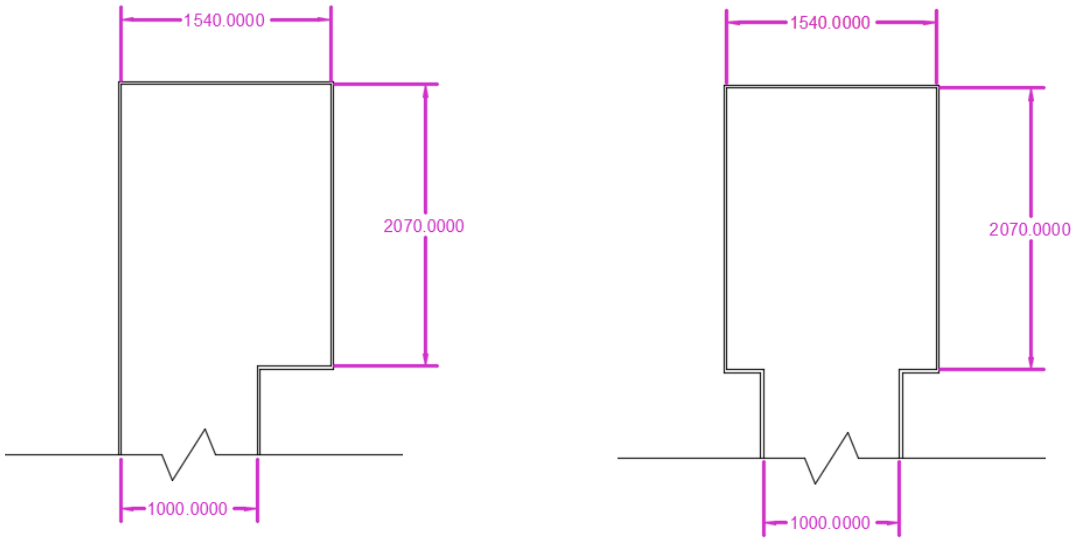


Figure 3: Space required for 180˚ turn

30° to <60°

Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200 mm, a splay of at least 500 mm × 500 mm shall be made on the internal corner, as shown in Figure 3 below:

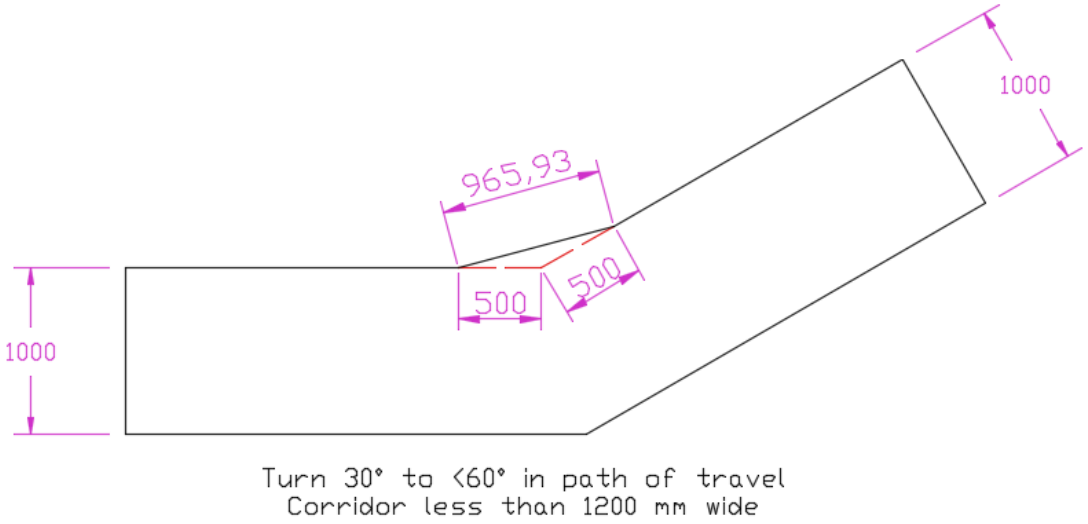


Figure 4: Space required for 30˚ to 180˚ turn

60° to 90°

The space required for a wheelchair to make a 60° to 90° turn shall have a gradient no steeper than 1 in 40 and shall be not less than 1500 mm wide and 1500 mm long in the direction of travel. The space may be splayed across the internal corner as shown in Figure 4.

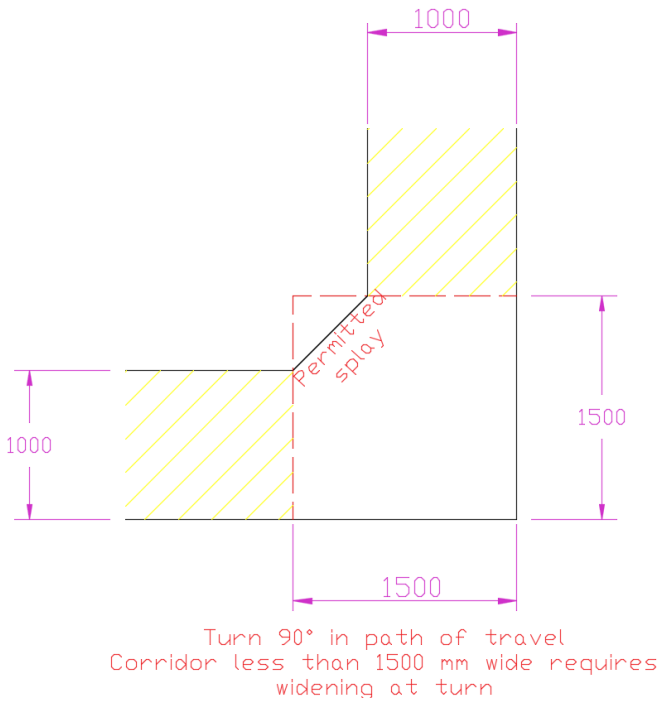


Figure 5: Space required for 90˚ turn

Section A.5 Stairs and TGSI

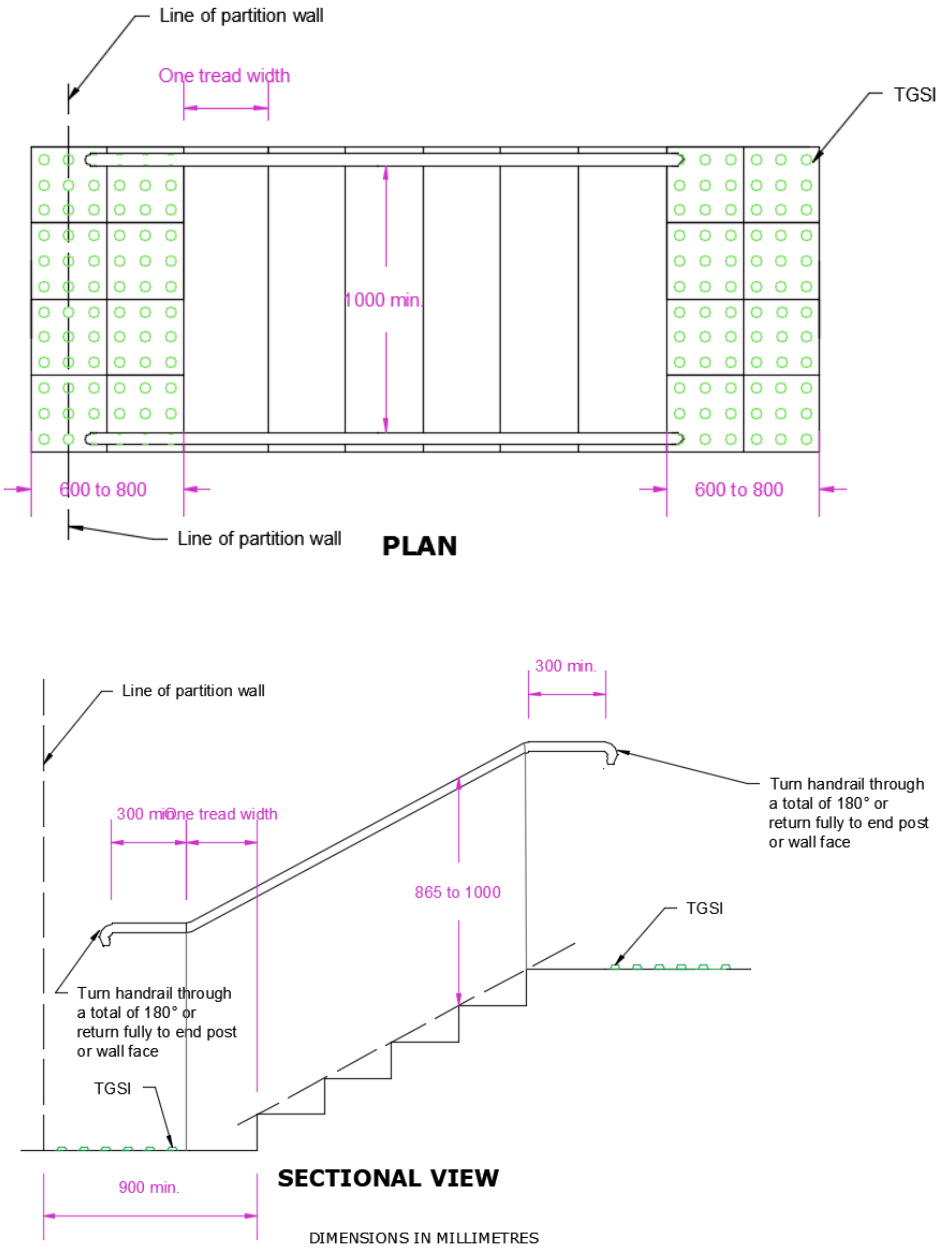


Figure 6: Stairway location and handrail extensions at end of stairway other than at line of boundary

Section A.6 Threshold ramp

Threshold ramps at doorways on a continuous path of travel shall have—

a. a maximum rise of 35 mm;
b. a maximum length of 280 mm;
c. a maximum gradient of 1:8; and
d. be located within 20 mm of the door leaf which it serves, as shown in figure below

The edges of the threshold ramp shall be tapered or splayed at a minimum of 45° where the ramp does not abut a wall.

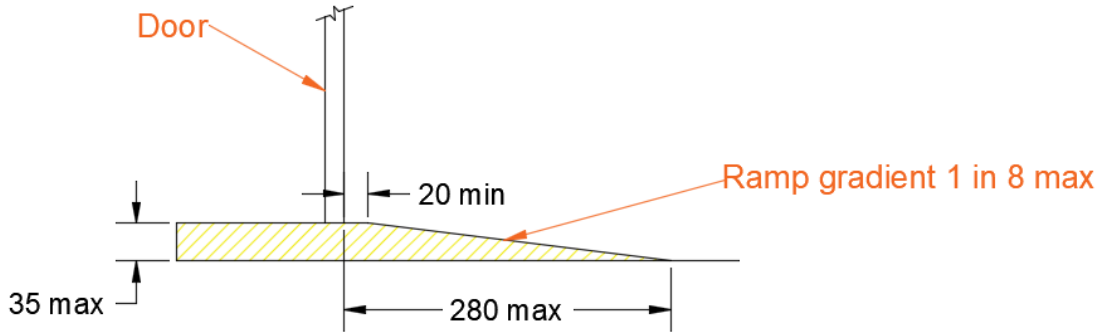


Figure 7: Threshold ramp

Section A.7 Step ramp

Step ramps shall have—

a. a maximum rise of 190 mm;
b. a length not greater than 1900 mm; and
c. a gradient not steeper than 1 in 10.

Step ramps shall be as shown in Figure 11 below as appropriate.

The edges of step ramp shall have a 45° splay where there is pedestrian cross-traffic. Otherwise, it shall be protected by a suitable barrier, such as—

i. a wall or suitable barrier with a minimum height of 450 mm; or
ii. where an open balustrade is provided a kerb or kerb rail shall be provided.

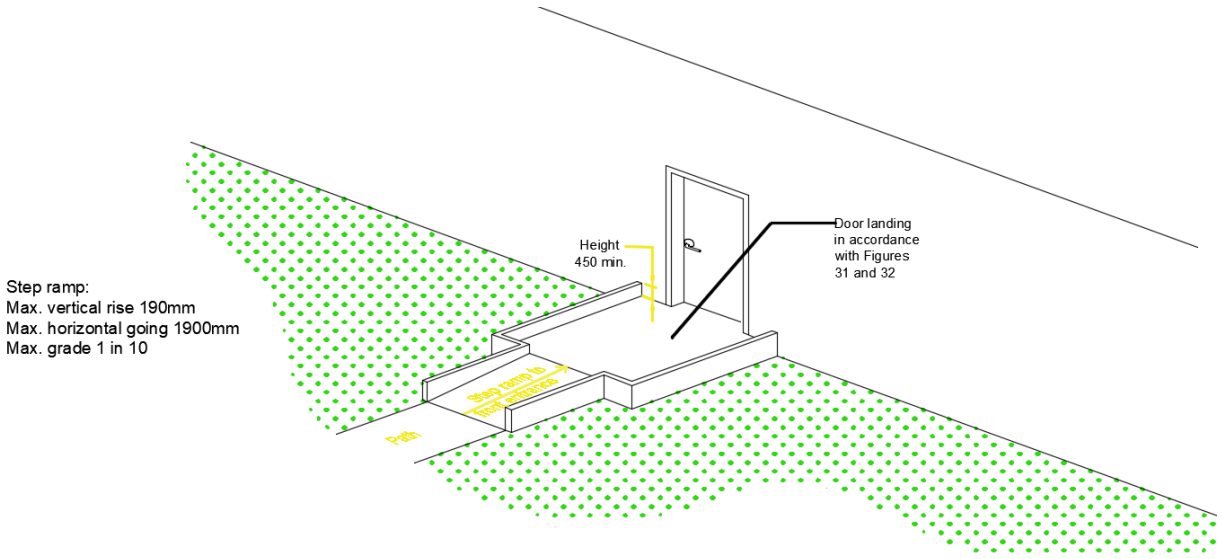


Figure 8: Step ramp

Section A.8 Signage

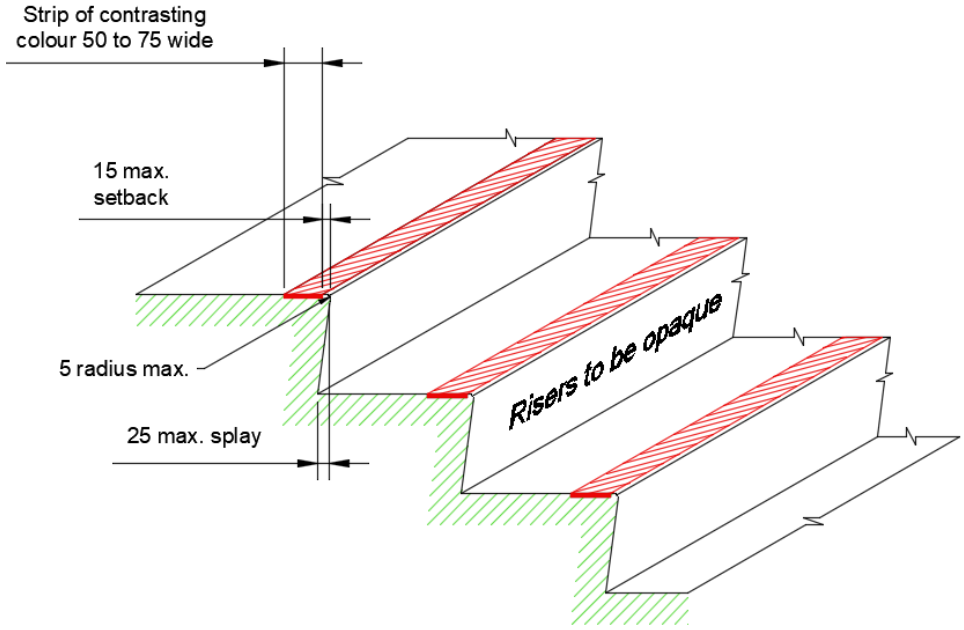
Braille and tactile signage is required to identify a Fire exit door required by E4.5 by stating the ‘Exit” and ‘Level’, followed by either:

- The floor level number,
- Floor level descriptor or
- A combination of both

Sign must be located on the side that faces a person seeking egress.

Figure 9: Exit signage

Section A.9 Nosing at the stairs



NOTE: A chamfered nosing 5 × 5 mm may be used.

DIMENSIONS IN MILLIMETRES

Figure 10: A typical stair nosing profile with nosing strip

Figure 11: Nosing in the stairs (Source: Luminance Contrast Assessment Tool)

Appendix B – Statement of Expertise

CONSULTANCY PROFILE AND STATEMENT OF EXPERTISE

Loka Consulting Engineers offers a wide range of professional services to provide advice and auditing services for clients in developing new or modifying existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations. These legislations and regulations include Disability Discrimination Act (DDA), Building Code of Australia (BCA), Australian Standards AS 1428.1, as 1428.4.1, as 2890.6, AS 1735.12 and various local government development plans.

Apart from providing access report, Loka Consulting Engineers also provides below stated services:

- Traffic report, traffic control plan, waste management plan, Dilapidation report
- Stormwater design
- BASIX and NatHERS
- Soil & Water Management and Erosion & Sediment Control Plan, and many more

The access reports prepared by the Loka Consulting Engineers consider issues concerning people with all types of disability including: physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with the Disability Discrimination Act.

As a Senior Civil Engineer and the Director, Nermein Loka has 22 years of experience in Civil Engineering field and considerable expertise in a wide range of access related projects.

Her qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia
- Member of Institute of Engineers Australia
- Member of the St. Merkorious Charity, which predominantly focuses on feeding the homeless around Sydney.

Assessor
Livable
Housing Design
Nermein Loka

ACAA
ACCREDITED MEMBER
Nermein Loka: 500

APPENDIX C

ARCHITECTURAL PLAN

SCALE FOR PRINTING PURPOSE ONLY

0 5 10 20 40MM

SIMPSON STREET

existing contour 47000

existing contour 46000

existing contour 44000

existing contour 45000

existing contour 48000

existing contour 49000

existing contour 50000

setout point

Proposed Lot 1
Site Area 648.7sqm
Total Site Area 2594sqm

Proposed Lot 2
Site Area 647.6sqm

Proposed Lot 3
Site Area 647.3sqm

Proposed Lot 4
Site Area 649.9sqm

Lot 200 PPO
DP 1143465

Lot 442
DP 36692

boundary 65.85m 50°22'10"

boundary 41.735m 144°21'30"

boundary 4.76m 225°52'20"

boundary 16.85m 228°07'50"

boundary 16.85m 230°20'10"

boundary 17.185m 232°40'40"

boundary 4.45m 234°32'40"

boundary 41.21m 316°21'00"

articulation zone

front setback 5.5m

rear setback lvl00 6.0m

side setback lvl01 3.0m

side setback lvl03 3.0m

side setback lvl04 3.0m

No. 16 & 16A
two storey semi
detatched
residence

No. 30
brick &
weatherboard
residence

PROPOSED MANOR HOME 01

PROPOSED MANOR HOME 02

PROPOSED MANOR HOME 03

PROPOSED MANOR HOME 04

FFL 46080

FFL 46490

FFL 47270

FFL 47730

FFL 46760

FFL 47170

FFL 47950

FFL 48410

U01 POS

U02 POS

3x3

A/C

OSD1

OSD2

OSD3

OSD4

RWT 5000L

MH 01

MH 02

MH 03

MH 04

T3

T4

T5

T10

T11

Lot 456 DP 36692

Lot 455 DP 36692

Lot 454 DP 36692

Lot 453 DP 36692

Lot 457 DP 36692

1:100 @ A1 / 1:200 @ A3

north

LEGEND

- Site boundary
- Setback
- grid lines
- denotes structural dimension
- easement
- driveway / carparking
- private / common paved area
- common landscaped area

ABBREVIATION LEGEND

PP	power pole
SMH	sewer manhole
TEL	telstra pit

LEVELS LEGEND

FFL / 10000	finished floor level (mm)
E / 10000	existing ground level (mm)
RL / 10000	relative level (mm)
P / 10000	proposed ground level (mm)
TOW / 10000	top of wall level (mm)

TREE LEGEND

- T1 / H5 — arborist report tree number
- existing tree to be retained
- tree protection zone
- structural root zone

FENCE & SCREEN LEGEND

- F1 — 1.8m high colourbond boundary fence
- F2 — 1.5m high vertical slat fence - closely spaced for privacy
- F3 — 1m high max vertical slat fence ontop of retaining wall
- F4 — colourbond dividing fence - various heights
- BAL01 — 1.1m high vertical slat balustrade - closely spaced for privacy
- SCR01 — full height privacy screen - 50 x 50mm vertical slats
- SCR02 — full height angled privacy screen - 50 x 100mm vertical slats
- SCR03 — full height privacy screen - 50 x 100mm vertical slats

NOTES

1. do not scale off drawings.
2. these drawings are to be read in conjunction with specifications, schedules and other consultants' documentation.
3. refer to landscape architect's documentation for all external works details including planting, hard paving, fences, screens + gates.
4. refer to civil engineer's drawings for all levels to be provided. any discrepencies to be referred to the architect for clarification.

NSW GOVERNMENT

LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/2023	PART 5 APPLICATION SUBMISSION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT: KENNEDY ASSOCIATES ARCHITECTS PH (02) 9557 6466
STRUCTURAL / CIVIL CONSULTANT: XAVIER KNIGHT
ACCESS / TRAFFIC CONSULTANT: LOKA CONSULTING ENGINEERS PTY LTD PH (02) 9748 8742
PROJECT MANAGER: LAND & HOUSING CORPORATION
LANDSCAPE CONSULTANT: CONZEPT LANDSCAPE ARCHITECTS PH (02) 9922 5312
BASIX CONSULTANT: GREEN WORLS ARCHITECTURAL DRAFTING PH 0407 842 586

PROJECT: **MANOR HOUSE** at 18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2594 sqm
LOT 1707-1712 of DP 31846

TITLE: **GENERAL ARRANGEMENT - EXTERNAL WORKS**

FILE: 2227 - SD 01 PLANS MASTER.vwx

STATUS:			
PART 5 APPLICATION			
	SCALE: 1:100	PROJ.: BGYJW	PROJECT No.: 2227
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-201		REV: A

LEGEND

- Site boundary
- Setback
- grid lines
- denotes structural dimension
- easement
- driveway / carparking
- private / common paved area
- common landscaped area
- 1 bed unit
- 2 bed unit
- clothesline

ABBREVIATION LEGEND

F	fridge
P	pantry
S	storage
R	robe
L	linen cupboard
B	broom cupboard
DB	distribution board
NTD	network termination device

TREE LEGEND

- T1 H5 — arborist report tree number
- existing tree to be retained
- tree protection zone
- structural root zone

FENCE & SCREEN LEGEND

- F1 — 1.8m high colourbond boundary fence
- F2 — 1.5m high vertical slat fence - closely spaced for privacy
- F3 — 1m high max vertical slat fence ontop of retaining wall
- F4 — colourbond dividing fence - various heights
- BAL01 — 1.1m high vertical slat balustrade - closely spaced for privacy
- SCR01 — full height privacy screen - 50 x 50mm vertical slats
- SCR02 — full height angled privacy screen - 50 x 100mm vertical slats
- SCR03 — full height privacy screen - 50 x 100mm vertical slats

NOTES

1. these drawings are to be read in conjunction with specifications schedules and other consultants' documentation.
2. do not scale off drawings.
3. all the rangehood, laundry and bathroom exhaust to be ducted to the external walls.

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PROJECT MANAGER: LAND & HOUSING CORPORATION
STRUCTURAL / CIVIL CONSULTANT: XAVIER KNIGHT
LANDSCAPE CONSULTANT: CONZEPT LANDSCAPE ARCHITECTS, PH (02) 9922 5312
ACCESS / TRAFFIC CONSULTANT: LOKA CONSULTING ENGINEERS PTY LTD, PH (02) 9748 8742
BASIX CONSULTANT: GREEN WORLS ARCHITECTURAL DRAFTING, PH 0407 842 586

PROJECT: **MANOR HOUSE** at 18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2594 sqm
LOT 1707-1712 of DP 31846

TITLE: **GENERAL ARRANGEMENT - GROUND FLOOR**

FILE: 2227 - SD 01 PLANS MASTER.vwx

STATUS: PART 5 APPLICATION			
	SCALE: 1:100	PROJ: BGYJW	PROJECT No. 2227
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-202		REV: A

SCALE FOR PRINTING PURPOSE ONLY

0 5 10 20 40MM

SIMPSON STREET

Lot 1707
DP 31846
Site Area 433.8sqm
Total Site Area 2594sqm

Lot 200 PPO
DP 1143465

Lot 442
DP 36692

boundary 65.85m 50°22'10"

boundary 41.21m 316°21'00"

boundary 4.76m 225°52'20"

boundary 16.85m 228°07'50"

boundary 16.85m 230°20'10"

boundary 17.185m 232°40'40"

boundary 4.45m 234°32'40"

MH 01

MH 02

MH 03

MH 04

articulation zone

front setback 5.5m

rear setback lvl01 10.0m

side setback lvl01 3.0m

roof be

No. 16 & 16A
wo storey semi
etatched residence

existing contour 44000
existing contour 45000
existing contour 46000
existing contour 47000
existing contour 48000
existing contour 49000
existing contour 50000

T3 T4 T5 T9 T10 T11

U03	U04	U02	U04 POS
2 bed	1 bed	1 bed	
70.26 sq m	51.846 sq m	51.701 sq m	16.385 sq m
70.256 sq m	51.701 sq m		16.393 sq m
70.3 sq m	51.846 sq m		16.367 sq m
70.262 sq m			16.391 sq m

10.226 sq m U03 POS

FFL 49180 FFL 49590 FFL 50370 FFL 50830

FFL 49860 FFL 50270 FFL 51050 FFL 51510

LEGEND

- Site boundary
- Setback
- (0) grid lines
- XX denotes structural dimension
- easement
- driveway / carparking
- private / common paved area
- common landscaped area
- 1 bed unit
- 2 bed unit
- clothesline

ABBREVIATION LEGEND

F	fridge
P	pantry
S	storage
R	robe
L	linen cupboard
B	broom cupboard
DB	distribution board
NTD	network termination device

TREE LEGEND

- T1 H5 arborist report tree number
- existing tree to be retained
- tree protection zone
- structural root zone

FENCE & SCREEN LEGEND

- F1 1.8m high colourbond boundary fence
- F2 1.5m high vertical slat fence - closely spaced for privacy
- F3 1m high max vertical slat fence ontop of retaining wall
- F4 colourbond dividing fence - various heights
- BAL01 1.1m high vertical slat balustrade - closely spaced for privacy
- SCR01 full height privacy screen - 50 x 50mm vertical slats
- SCR02 full height angled privacy screen - 50 x 100mm vertical slats
- SCR03 full height privacy screen - 50 x 100mm vertical slats

NOTES

1. these drawings are to be read in conjunction with specifications schedules and other consultants' documentation.
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3. all the rangehood, laundry and bathroom exhaust to be ducted to the external walls.

1:100 @ A1 / 1:200 @ A3

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anthony nolan 6773

REV	DATE	NOTATION/AMENDMENT
A	5/4/2023	PART 5 APPLICATION SUBMISSION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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BASIX CONSULTANT: GREEN WORLS ARCHITECTURAL DRAFTING
PH 0407 842 586

PROJECT:
MANOR HOUSE
at
18-28 SIMPSON ST, DUNDAS VALLEY, Lot 1707-1712 of DP 31846
2594 sqm

LOT 1707-1712 of DP 31846

TITLE:
GENERAL ARRANGEMENT - FIRST FLOOR

FILE: 2227 - SD 01 PLANS MASTER.vwx

STATUS:	SCALE:	PROJ:	PROJECT No.
PART 5 APPLICATION	1:100	BGYJW	2227
STAGE: SD	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-203		REV: A