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Tel +61 2 8876 5300
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LAHC, Senior Living Development
1 Robyn Street & 17-19 Pank Parade, Blacktown , NSW
Lots 197, 198, 199
Part 5 Activity Submission

Photomontage - Street Frontage: 1 Robyn Street & 17-19 Pank Parade, Blacktown

NatHERS Thermal Performance Specification - Blacktown			
External Walls			
Wall Type	***Insulation***	***Colour***	***Comments***
Cavity Brick	R0.7	Dark - SA > 0.70	Throughout, as per elevations
Metal cladding over Cavity Brick	R0.7	Light - SA < 0.475	Throughout, as per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	***Insulation***	***Comments***	
Single Skin Brick	None	Internally inside units	
Cavity Brick	None	Party walls between units	
Cavity Brick	None	Shared walls with lobby/stairs	
Floors			
Floor Type	***Insulation***	***Comments***	
Suspended concrete slab	R1.5	All units on ground floor (Open subfloor)	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	***Insulation***	***Comments***	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Roof/air 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	Light - SA < 0.475	Throughout (Unvented cavity)
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Glazing & Frame Type***
Sliding + Fixed + Clerestory (Throughout except below)	5.4	0.58	e.g. Single glazed low-E clear Aluminium frame
Sliding + Fixed (Unit 5)	4.8	0.59	e.g. Single glazed low-E high preforming clear Aluminium frame
Awning (Throughout except below)	5.4	0.49	e.g. Single glazed low-E clear Aluminium frame
Awning (Unit 5)	4.8	0.51	e.g. Single glazed low-E high performing 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.			
Ceiling fan			
Size	***Location***	***Comments***	
1200mm in diameter	Living and bedrooms	Throughout	
Skylight			
Skylight Type	***Frame Type***	***Comments***	
na	na	na	

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 700 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 239.81 square metres of common landscaped area on the site

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
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Homes NSW

1 **Location Plan**
1:1000

General Notes

1. refer to the architectural drawings and specification in conjunction with consultants documentation for the full scope of works.
2. for all structural elements including steel or reinforced columns,floor slabs, stairs, retaining walls, and roof framing refer to structural engineers drawing and details, u.n.o.
3. the site boundaries and levels have been established from the survey prepared by **YSCO Geomatics** dated **14/02/2022**
4. building setout and boundary clearance to be verified by a registered surveyor before construction begins and any discrepancies referred to the architect.
5. all levels based on assumed datum, u.n.o.
6. all construction work to be carried out to comply with the requirements of authorities having jurisdiction over the works, including the conditions of approval issued for the project by the local council and relevant statutory authorities.
7. figured dimensions to be taken in preference to scaling from drawings. drawings not to be scaled without approval of the architect.
8. any discepancies or contradictions on or between the drawing or with the specification shall be referred to the architect for clarifications before construction.
9. all building works must be carried out in accordance with the building code of australia including relevant state based variations and additions.
10. the building is designed to be type **C** construction in accordance with the BCA
11. the BCA is interpreted to require a building of **Class 2** with a rise of **2** storeys.
12. refer to services consultants documents for all relevant services details.
13. all works to comply with AS1428.1 & AS1428.4 - Design for access and mobility.
14. clear dimensions of required exits including stairs, fire passages and landing and paths of travel to an exit shall be minimum 1 metre wide and minimum 2 metres high.

Electronic Documentation

The electronic copies of Architectural drawings, provided at the Builder's request for assistance in the production of shop drawings are subject to the following conditions:

* these drawings are not contract documents
* the recipient is responsible for any inaccuracies or omissions resulting from faulty electronic transfer of the information
* it remains the Builder's responsibility to provide to sub-contractors all the information they need to carry out the work based on the contract documents including any notices to tenderers, site instructions etc. No responsibility will be accepted by the Architect nor will a variation to the contract be approved for any incomplete or deficient information provided by the Builder to a sub-contractor
* the electronic copies are to be used strictly for the purpose for which they are provided. All the information contained in them remains the copyright of the Architects

This is an electronic copy of the drawing provided for information only. The contract documents are the hard copy and no guarantee can be provided that the electronic copies as transferred are identical.

Stanton Dahl Architects

LAHC

Senior Living Development

1 Robyn Street & 17-19 Pank Parade,
Blacktown , NSW

Drawn; SM, DR
Checked; AT
Plot date; 25/3/2025

Scale;1:1000 as noted @ AI

Project No;
BGYPY

Drawing No;
A0001

Revision#;
11

Cover Sheet & Location Plan

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

1 **Site Analysis Plan**
1:200

Legend site & block analysis plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- existing structures
- DCP setbacks
- site boundaries
- 40 approx. location of existing contours

NSW GOVERNMENT

Homes NSW
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PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
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Ph: (02) 8876 5300

Landscape Consultant:
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Hydraulic & Structural Consultant:
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Electrical Consultant:
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Architect:
Stanton Dahl Architects

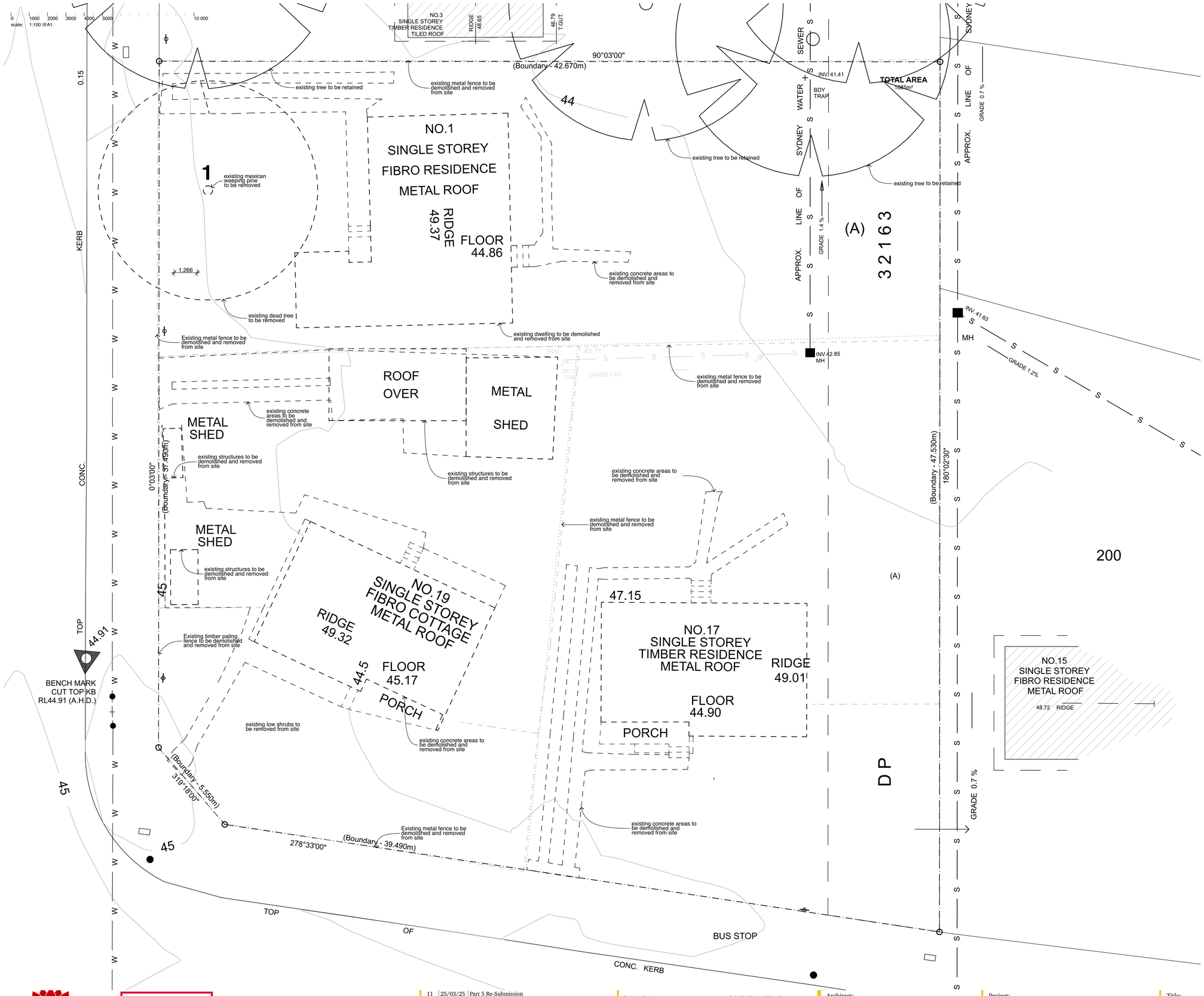
Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Site & Block Analysis Plan

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:200 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0101			11



1 **Demolition Plan**
1:100

Legend

demolition plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- not in scope of works
- denotes existing items to be demolished or removed (walls, equipment etc.)
- site boundaries
- 40 approx. location of existing contours

NSW GOVERNMENT

Homes NSW
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Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Demolition Plan

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0201			11

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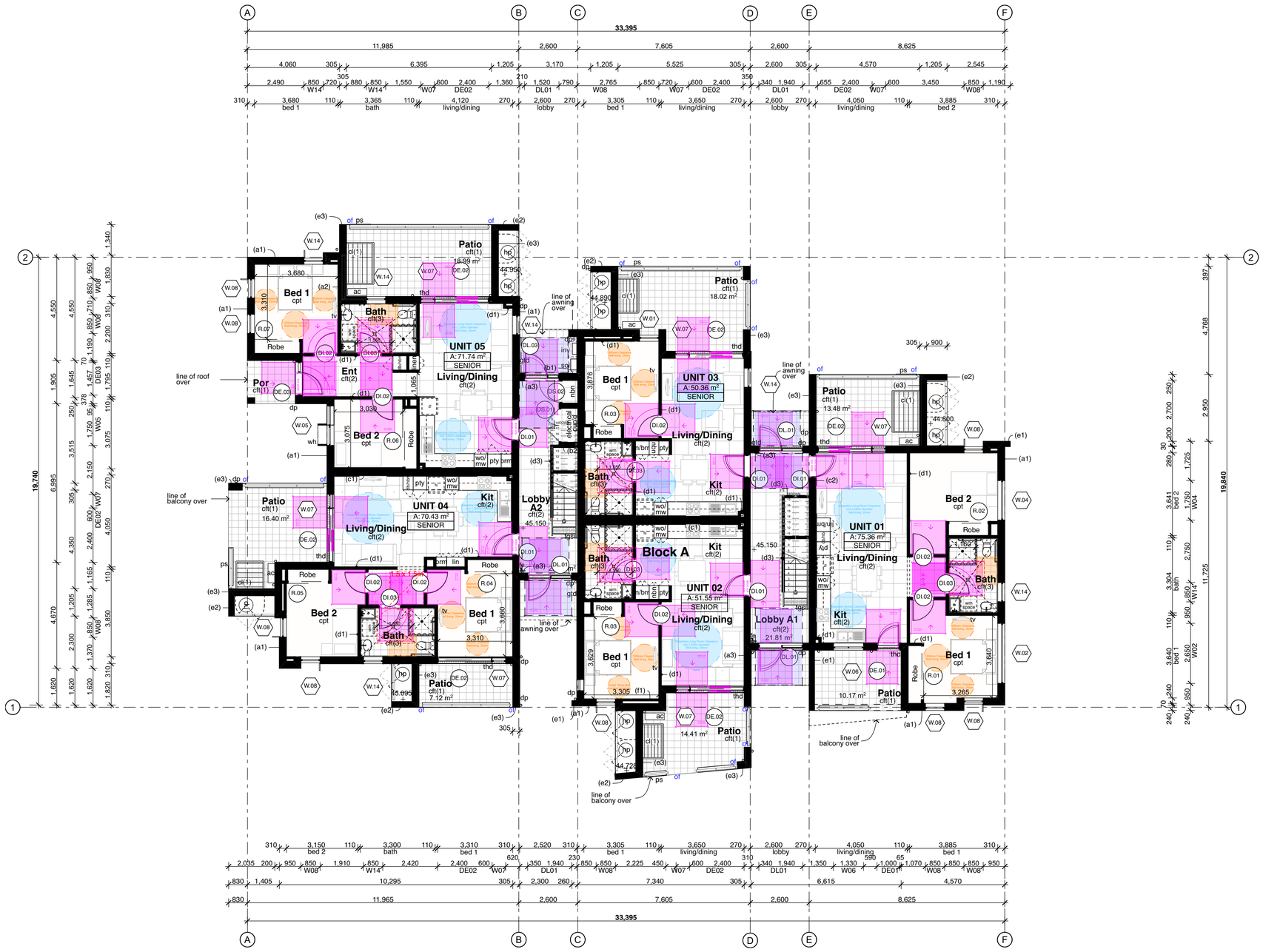

1 **Ground Floor Plan (Block A)**
1:100

Legend (floor plans)

note: drawing may not contain all items listed below

D01	door numbers (as scheduled) (prefix ex. for existing door)
W01	window numbers (as scheduled) (prefix ex. for existing window)
(a)	wall type (as scheduled)
ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
amb	ambulant
ap	access panel
bal(1)	balustrade (type)
bfc	broom finish concrete
bl	bollard light
bol	bollard
brm	broom cupboard
bsn	basin
cft(1)	ceramic floor tile (type)
cj	control joint
cl	clothes line
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
drp	doorpost
edb	electrical distribution box
ej	expansion joint
ex.	existing
fb(1)	face brickwork (type)
fhr	fire hose reel
filt	filtration & disinfection module
fp	feature panel
fs	fridge space
fw	floor waste
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hwud	hot water unit with diverter flue
hyd	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
of	overflow
ofc	off form concrete
ps	privacy screen
pty	pantry
ref	refridgerator
rfm	recessed floor mat
robe	wardrobe
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sj	saw cut joint
sk	skylight/skytube
sl	sliding door
st	store
spr	spreader
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsi	tactile ground surface indicators
td	tundish
vp	vent pipe
wbj	wall butt joint
wfc	wood float concrete
wm	washing machine space
wo	wall oven
ws	wheel stop
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade
- contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPs straight from clad walls above to brickwork below
- all tundishes to be read in conjunction with hydraulic engineers drawings

NSW GOVERNMENT

Homes NSW
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PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
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Rev	Date	Issue
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Electrical Consultant:
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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Ground Floor Plan (Block A)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0211			11

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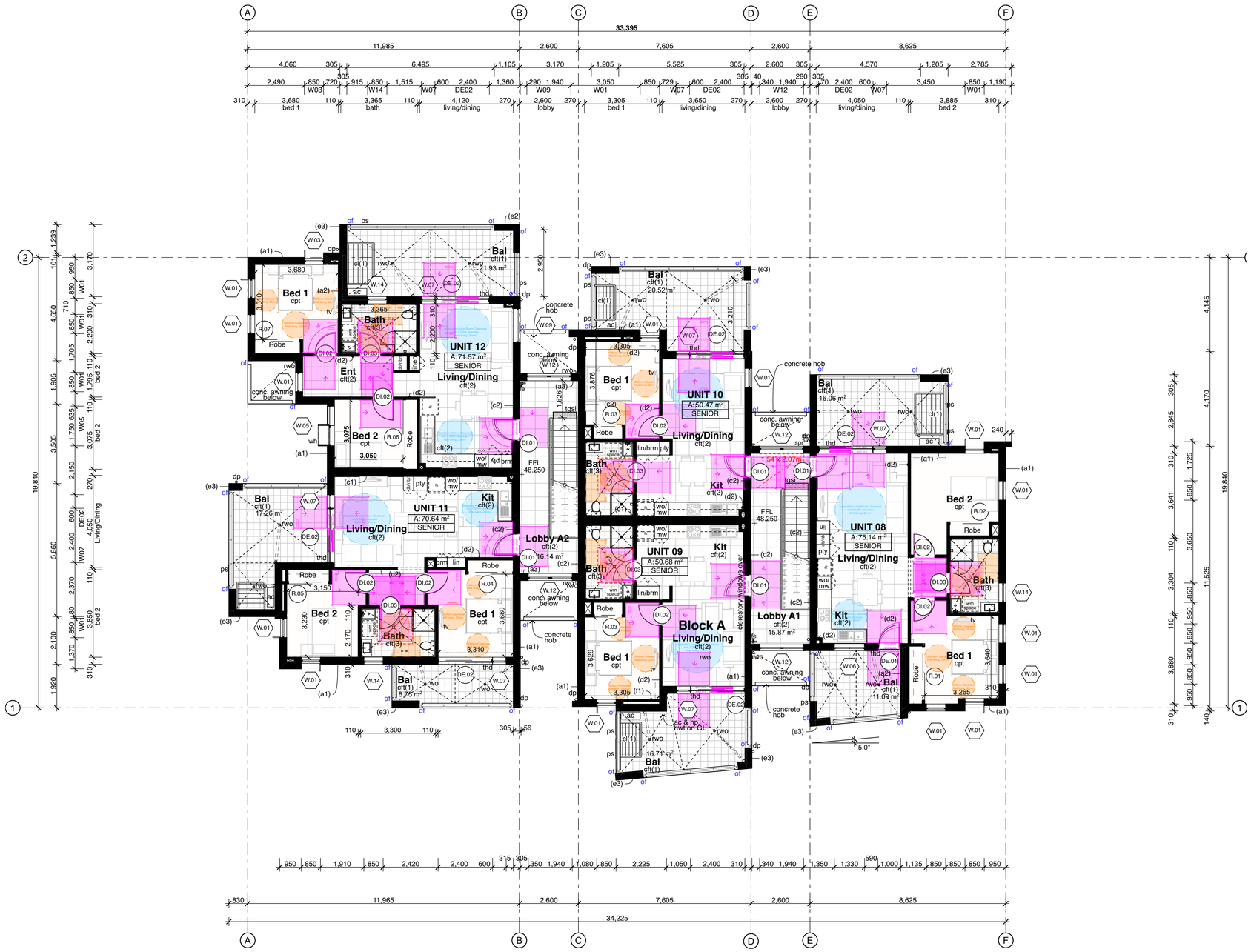

1 **First Floor Plan (Block A)**
1:100

Legend (floor plans)

note: drawing may not contain all items listed below

D01	door numbers (as scheduled) (prefix ex. for existing door)
W01	window numbers (as scheduled) (prefix ex. for existing window)
(a)	wall type (as scheduled)
ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
amb	ambulant
ap	access panel
bal(1)	balustrade (type)
bfc	broom finish concrete
bl	bollard light
bol	bollard
brm	broom cupboard
bsn	basin
cft(1)	ceramic floor tile (type)
cj	control joint
cl	clothes line
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
drp	doorpost
edb	electrical distribution box
ej	expansion joint
ex.	existing
fb(1)	face brickwork (type)
fhr	fire hose reel
filt	filtration & disinfection module
fp	feature panel
fs	fridge space
fw	floor waste
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hwud	hot water unit with diverter flue
hyd	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
of	overflow
ofc	off form concrete
ps	privacy screen
pty	pantry
ref	refridgerator
rfm	recessed floor mat
robe	wardrobe
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sj	saw cut joint
sk	skylight/skytube
sl	sliding door
st	store
spr	spreader
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsi	tactile ground surface indicators
td	tundish
vp	vent pipe
wbj	wall butt joint
wfc	wood float concrete
wm	washing machine space
wo	wall oven
ws	wheel stop
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade
- contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPs straight from clad walls above to brickwork below
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NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Hydraulic & Structural Consultant:
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Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
First Floor Plan (Block A)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S|d job no:	Project no.
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0212			11

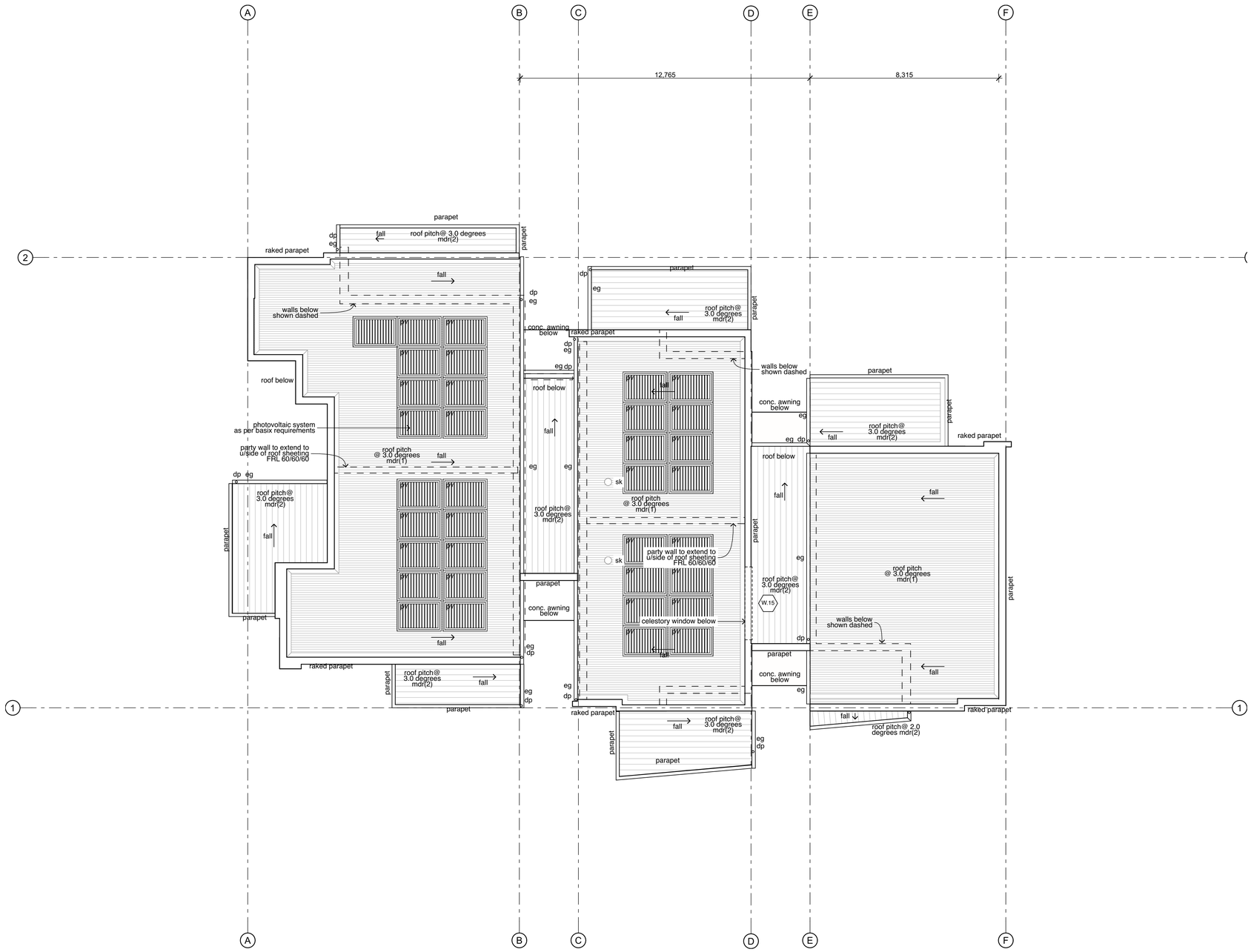
0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Legend (roof plans)

note: drawing may not contain all items listed below

ap	access panel
bc	barge capping
dp	downpipe
eg	eaves gutter
ex.	existing
fg	flashing
gu	gutter
mdr(1)	metal deck roof sheeting (type)
of	overflow
pc	parapet capping
pv	photovoltaic cells
rrc	roof ridge capping
rwh	rainwater head
sk	skylight/skytube
spr	spreader
tf	tray flashing
vg	valley gutter
vof	vertical overflow
vp	vent pipe

note:
1. provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
2. gutter on brackets as specified.
3. provide gutter-guards to all guttering throughout
4. metal roof sheeting to comply with AS1562.1
5. gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
6. down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
7. the fire hazard properties of materials used must comply with the following;
   (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
   (b) rigid & flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254 and compliance to Part C1.10 and Specification C1.10 of BCA 2019.
   (c) wall, floor, & ceiling linings must comply with Part C1.10 and Specification C1.10 of BCA 2019.
8. roof safety system and abseiling point system for window cleaning to be designed by a suitable qualified professional
9. the anticipated 10 year movement along joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings



1 **Roof Plan (Block A)**
1:100

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
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Date: 18 May 2025
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Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Roof Plan (Block A)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0213			11

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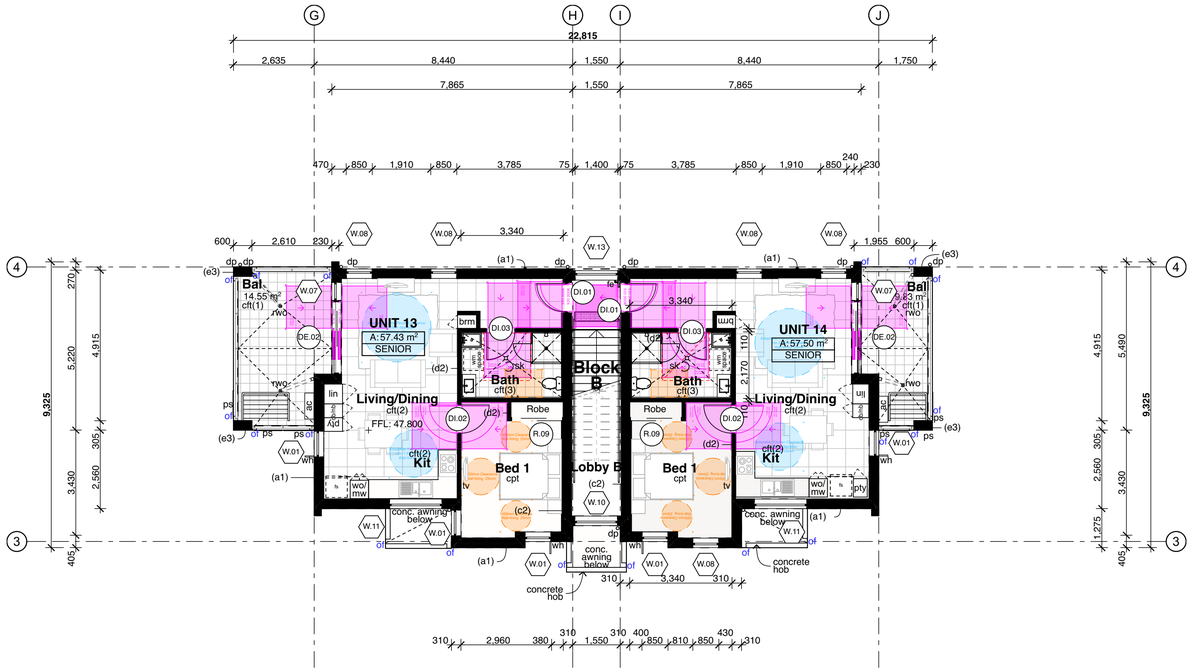
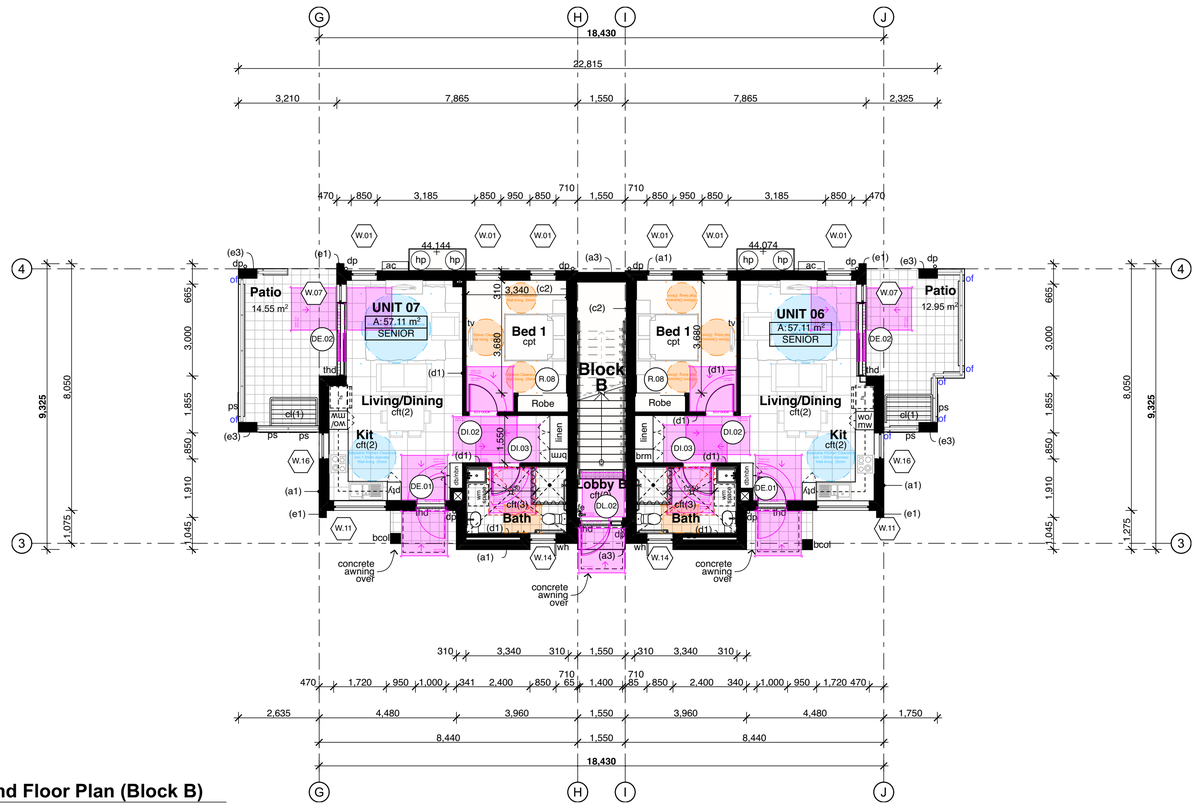


2 First Floor Plan (Block B)
1:100



1 Ground Floor Plan (Block B)
1:100

Legend
(floor plans)
note: drawing may not contain all items listed below

D01	door numbers (as scheduled) (prefix ex. for existing door)
W01	window numbers (as scheduled) (prefix ex. for existing window)
(a)	wall type (as scheduled)

ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
amb	ambulant
ap	access panel
bal(1)	balustrade (type)
bfc	broom finish concrete
bl	bollard light
bol	bollard
brm	broom cupboard
bsn	basin
cft(1)	ceramic floor tile (type)
cj	control joint
cl	clothes line
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
drp	doorpost
edb	electrical distribution box
ej	expansion joint
ex.	existing
fb(1)	face brickwork (type)
fhr	fire hose reel
filt	filtration & disinfection module
fp	feature panel
fs	fridge space
fw	floor waste
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hwud	hot water unit with diverter flue
hyd	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
of	overflow
ofc	off form concrete
ps	privacy screen
pty	pantry
ref	refridgerator
rfm	recessed floor mat
robe	wardrobe
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sj	saw cut joint
sk	skylight/skytube
sl	sliding door
st	store
spr	spreader
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsi	tactile ground surface indicators
td	tundish
vp	vent pipe
wbj	wall butt joint
wfc	wood float concrete
wm	washing machine space
wo	wall oven
ws	wheel stop
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade
- contractor to pay careful attention to insulation and lining alignment around bathrooms
- Ensure DPs straight from clad walls above to brickwork below
- all tundishes to be read in conjunction with hydraulic engineers drawings

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
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Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Electrical Consultant:
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Ph: (02) 8544 1683

Architect:
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Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Ground & First Floor Plan (Block B)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no.
25/3/2025	1:100 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0214			Rev: 11

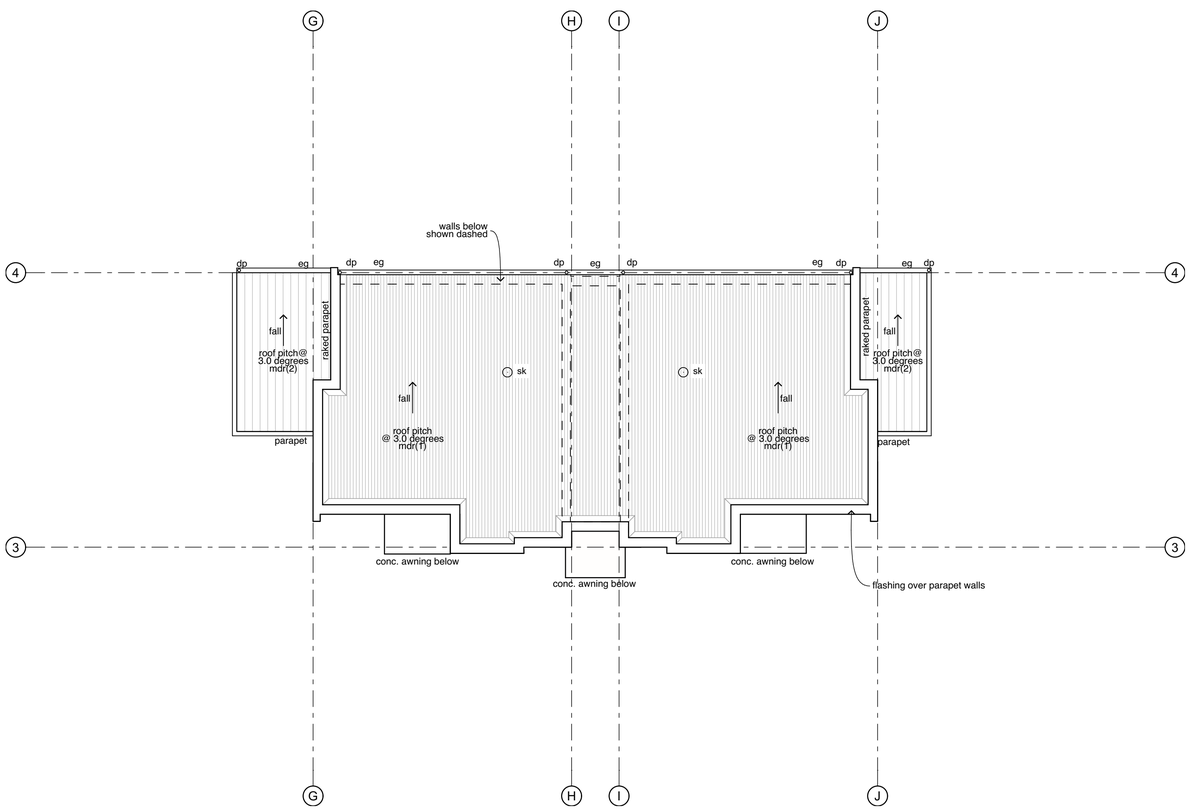
0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Legend (roof plans)

note: drawing may not contain all items listed below

ap	access panel
bc	barge capping
dp	downpipe
eg	eaves gutter
ex.	existing
fg	flashing
gu	gutter
mdr(1)	metal deck roof sheeting (type)
of	overflow
pc	parapet capping
pv	photovoltaic cells
rrc	roof ridge capping
rwh	rainwater head
sk	skylight/skytube
spr	spreader
tf	tray flashing
vg	valley gutter
vof	vertical overflow
vp	vent pipe

note:
1. provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
2. gutter on brackets as specified.
3. provide gutter-guards to all guttering throughout
4. metal roof sheeting to comply with AS1562.1
5. gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
6. down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
7. the fire hazard properties of materials used must comply with the following;
   (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
   (b) rigid & flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254 and compliance to Part C1.10 and Specification C1.10 of BCA 2019.
   (c) wall, floor, & ceiling linings must comply with Part C1.10 and Specification C1.10 of BCA 2019.
8. roof safety system and abseiling point system for window cleaning to be designed by a suitable qualified professional
9. the anticipated 10 year movement along joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings



1 **Roof Plan (Block B)**
1:100

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Roof Plan (Block B)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0215			Rev: 11

Stanton Dahl & Associates Pty Limited. ABN 32 002 261 396
Nominated Architects : S.M Evans 7686 DM Bell 11076

Legend

note: drawing may not contain all items listed below

🟩	**note:** Green area indicates landscape area **518.56 m²**
🟫	**note:** Brown area indicates deep soil zone (min. dim 3x3m) **294.03 m²**

2 **Soft Landscape Diagram**
1:200

3 **Deep Soil Diagram**
1:200

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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Homes NSW

Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton
Dahl
Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank
Parade, Blacktown

Title:
Landscape & Deep Soil Diagrams

File:
2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission
Date: 25/3/2025
Scale: 1:200, 1:1 @ A1
S|d job no: 2792.22
Project no. BGYPY
Stage:
Drawn: SM, DR
Checked: AT
Approved: AT
Drawing: A0216
Rev: 11

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

GFA

Area included in GFA calculation

GFA Calculation		
Level	Area Name	Area
Ground Floor Plan		
	Block A	365.61
	Block B	122.49
		488.10 m²
First Floor Plan		
	Block A	365.25
	Block B	119.71
		484.96 m²
		973.06 m²

1 **Ground Floor GFA Diagram**
1:200

2 **First Floor GFA Diagram**
1:200

NSW GOVERNMENT

Homes NSW
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Electrical Consultant:
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Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
GFA Calculation Diagrams

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\jd job no:	Project no.
25/3/2025	1:200, 1:1, 1:100 @A1	2792.22A1	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0217			Rev: 11

Legend
(external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
- existing trees to be retained
- existing trees to be removed
- proposed new trees
- ex.RL00.00 existing levels
- RL00.00 proposed levels
- 39.000 proposed spot levels (ffl)

ac	air conditioner condenser
acc	accessible
adhc	ageing, disability & home care
ap	access panel
bal(1)	balustrade (type)
bfc	broom finished concrete
boe	brick on edge
bol	bollard
cc(1)	coloured concrete (type)
cft(1)	ceramic floor tile (type)
cl	clothes line
col	column
dp	downpipe
drp	doorpost
ext.	existing
fb(1)	facebrick work (type)
fe	fire extinguisher
ffl	finished floor level
ft(1)	fence (type)
gb	garbage bin
gt	gate
gtd	grated drain
hr(1)	handrail (type)
ht	hose tap
hwu	hot water unit
hyd	hydrant
kr	kerb ramp
lb	letter box
ofc	off form concrete
pb	planter box
pos	private open space
pmp	permeable paving
pp	power pole
rw(1)	retaining wall (type)
rwo	rainwater outlet
rwt	rainwater tank
sfc	steel float concrete
sfl	structural floor level
swp	storm water pit
tfc	trowel finished concrete
tgsi	tactile ground surface indicator
tow	top of wall
ws	wheel stop
wfc	wood float concrete

Legend
cut & fill plan
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- 50 approx. depth of cut in millimetres
- 50 approx. depth of fill in millimetres
- 40 approx. location of existing contours
- rw retaining wall
- outline of new buildings
- site boundaries

note:
1. referential diagram only.
2. not to be used for estimation of quantities.
3. not to be used for pricing or for construction.
4. builder is responsible for the acurate estimation for pricing

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
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Rev	Date	Issue
06	11/04/25	Part 5 Re-Submission

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Project Architect:
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Electrical Consultant:
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Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

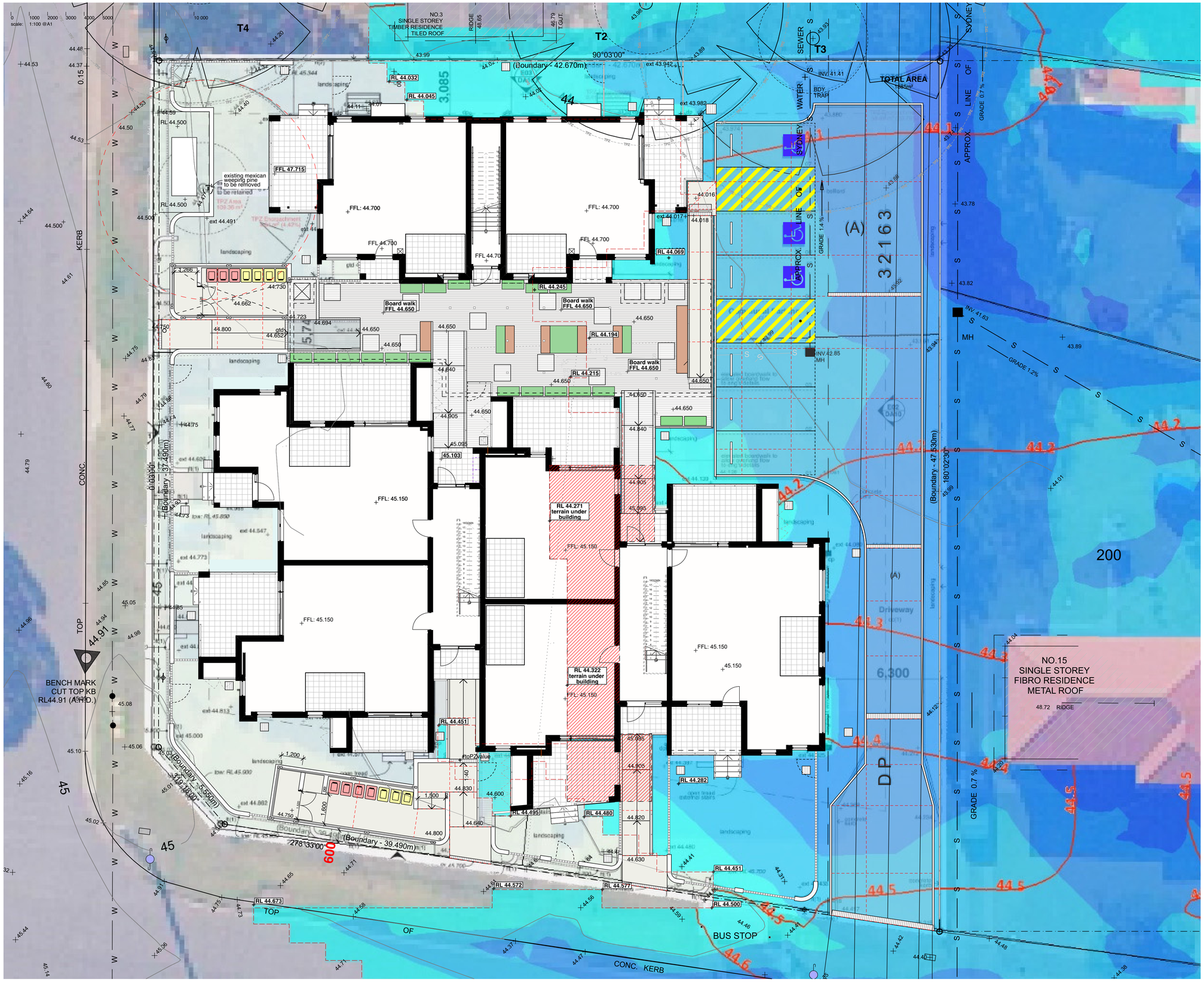
Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Cut and Fill Diagram

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 11/4/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
11/04/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0219			06



Legend

(external work / site plan)
note: drawing may not contain all items listed below

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ffl	finished floor level
ft(1)	fence (type)
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gt	gate
gtd	grated drain
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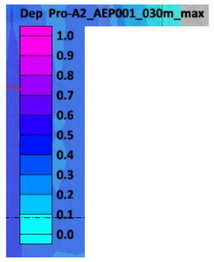

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
06	28/04/25	Part 5 Re-Submission

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Site 1% AEP Levels plan

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 28/4/2025

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no.
28/4/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, PF	AT	AT
Drawing:			Rev:
A0218			06

Legend
(external work / site plan)
note: drawing may not contain all items listed below

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gtd	grated drain
hr(1)	handrail (type)
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Legend
cut & fill plan
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NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
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Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
05		Part 5 ReSubmission
04	10/05/24	Part 5 Submission
03	21/03/24	Part 5 Submission
02	30/01/24	Part 5 Submission
01	22/12/23	Part 5 Submission

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Electrical Consultant:
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Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

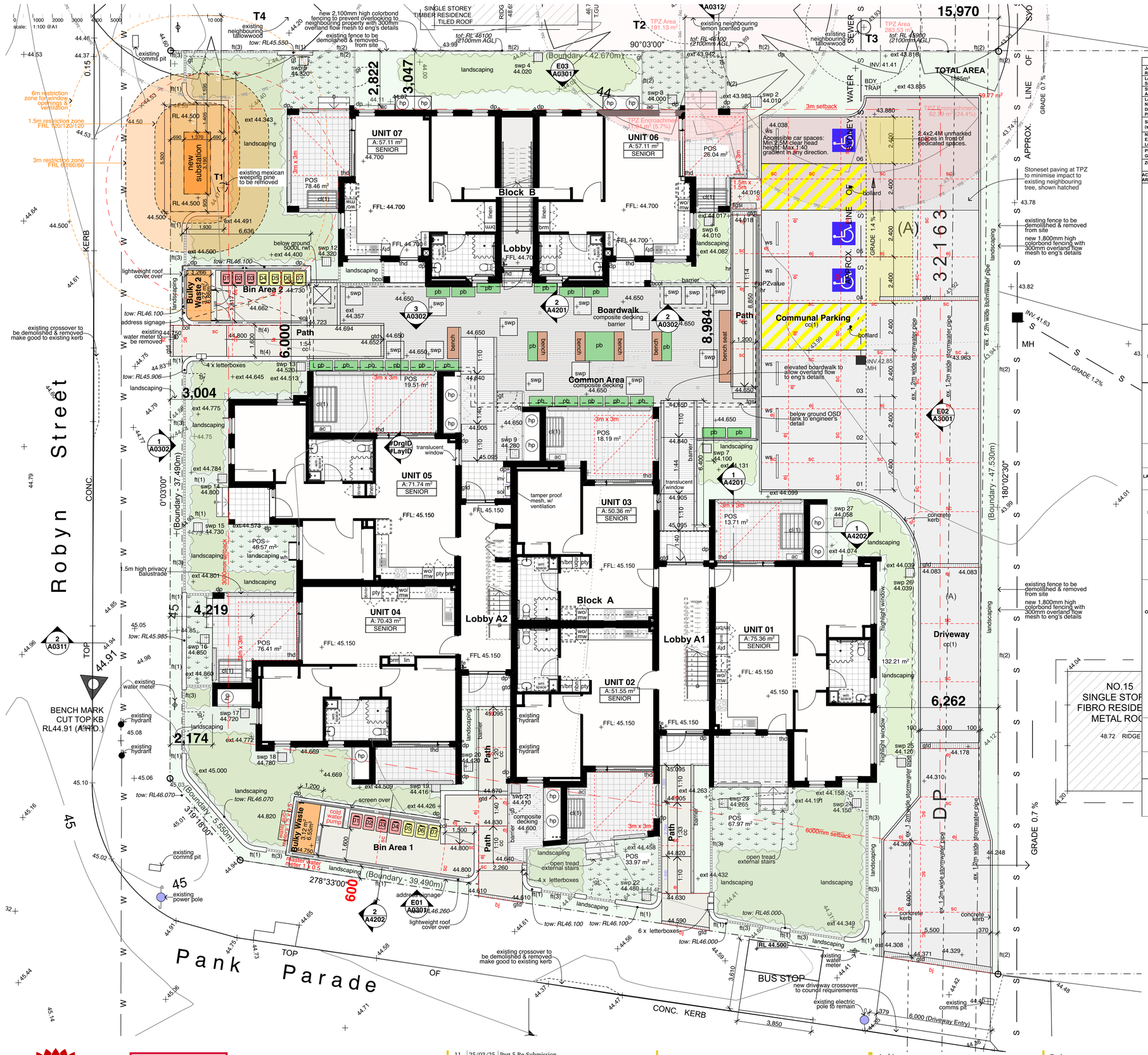
Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Cut and Fill Diagram

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 23/10/2024

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/10/2024	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0219			Rev: 05



Stanton Dahl & Associates Pty Limited. ABN 32 002 261 396
Nominated Architects : S.M Evans 7686 DM Bell 11076

Legend

(external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
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wfc	wood float concrete

DEVELOPMENT DATA TABLE

Job Reference	BGYPY					
Locality / Suburb	Blacktown					
Street Address	1 Robyn Street & 17-19 Park Parade					
Lot Number(s) & Deposited Plan	Lots 197, 198 & 199 in DP 32163					
SITE AREA (sqm)	1885 m² – sourced from survey(including easement)					
NUMBER OF EXISTING LOTS	3					
PROPOSED GFA* (sqm)	973.06m²					
ZONING	R2 zone – Seniors Housing permitted with consent *(Housing SEPP cl. 108A(b) satisfied)*					
ACCESSIBLE AREA	##					
ROOMS	Number	Type	No of bedrooms	Private open Space: POS required m²	Private open Space: POS proposed m²	Livable Housing Standard/Adaptable etc
	1	ground	2	15m²	79.38m²	Adaptable
	2	ground	1	15m²	33.97m²	Adaptable
	3	ground	1	15m²	18.19m²	Adaptable
	4	ground	2	15m²	76.41m²	Adaptable
	5	ground	2	15m²	66.17m²	Adaptable
	6	ground	1	15m²	26.04m²	Adaptable
	7	ground	1	15m²	78.47m²	Adaptable
	8	1st	2	10m²	27.76m²	Senior Living
	9	1st	1	8m²	16.14m²	Senior Living
	10	1st	1	8m²	20.54m²	Senior Living
	11	1st	2	10m²	26.70m²	Senior Living
	12	1st	2	10m²	21.92m²	Senior Living
	13	1st	1	8m²	9.77m²	Senior Living
	14	1st	1	8m²	14.28m²	Senior Living
	Control		Requirement			Proposed
MIN. SETBACKS	Housing SEPP and DCP – MDH	Blacktown Council Front Setback	Setback to be generally in line with existing building line. Primary – 6m Secondary – 3m			Primary - 6m Secondary – 3.0m
	DCP - MDH	Blacktown Council Side Setback	3m **Note: SLUDG requires where setbacks are less than 1.2m a max. of 50% of devel. To be built to this alignment.*			6.3m (ground) 6.3m (1st floor)
	DCP - MDH	Blacktown Council Rear Setback	3m			3m (ground) 3m (1st floor)
	Cl.108B(1)(b)		9.5m			8.2 m
FSR	Housing SEPP Cl. 108(2)(c)		0.5:1 0.5 x 1885 = 942.5m²			973.06m² 0.51:1
LANDSCAPED AREA	Housing SEPP Cl. 108(2)(d)		Min. 35m² per dwelling 35m² x 14 = 490m² Or 30% = 565.50m²			518.56m²
DEEP SOIL ZONE	Housing SEPP Cl. 108(2)(f)		Min. 15% of site 15% x 1885m² = 282.75m² Min. 3m dimension Min. 65% of DSZ to be located at rear of site 65% x 282.75m² = 183.8m²			Total 294.03m² Min dimension = 3m Rear 134.68m²
SOLAR ACCESS	Housing SEPP Cl. 108(2)(g)		70% of dwellings - min 2 hrs between 9am & 3pm mid- winter to: i) Living rooms ii) Private open space			Living = 78% 11/14 units POS = 78% 11/14 units
PRIVATE OPEN SPACE	Housing SEPP Cl. 108(2)(h) & (i)		Ground Floor Dwellings: 15m² per dwelling Incl. 1 area with min. dimension = 3m x 3m Dwellings not on ground floor: Provide balcony Accessible from living area Min. Dimension of 2m 1 bedroom units = 6m² 2 bedrooms or greater = 10m²			Ground Floor Complies Noted above First Floor Complies Noted above
CAR PARKING	Accessible area		*1 bdrm = 0.4 x 8 = 3.2 2 bdrm = 0.5 x 8 = 3 3 bdrm = 1 x N/A* 1 accessible space per 5 dwellings 14 ÷ 5 = 2.8 accessible spots out of above total **Note Carpark to also be designed in accordance with SLUDG criteria*			6 parking spaces 3 spaces dedicated to accessible.
	Housing SEPP Cl.108(2)(j)		Total number of parking spaces required = 6 spaces with 3 spaces to be accessible			
	Housing SEPP Schedule 4		One space to be capable of being widened to 3.8 metres			Complies, parking spaces 4, 5 & 6 provided with share zone
TREE REMOVAL	Housing SEPP		Retain, wherever reasonable, significant trees No. of trees on site & in close proximity to development = 1			Retained = 0 Removed = 1
WASTE	DCP – MDH Rates and requirements		Blacktown Council Developments over 8 dwellings Red bin waste 110L per unit (weekly) (110L x 14 Units = 1,540L) / 240L = 6.4 x 240L Red bins Yellow bin recycling 90L per unit (fortnightly) (90L x 14 Units = 1,260L) / 240L = 5.25 x 240L Yellow bins			7 Red bins 7 Yellow bins

NSW GOVERNMENT

Homes NSW
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Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Site & External Works Plan

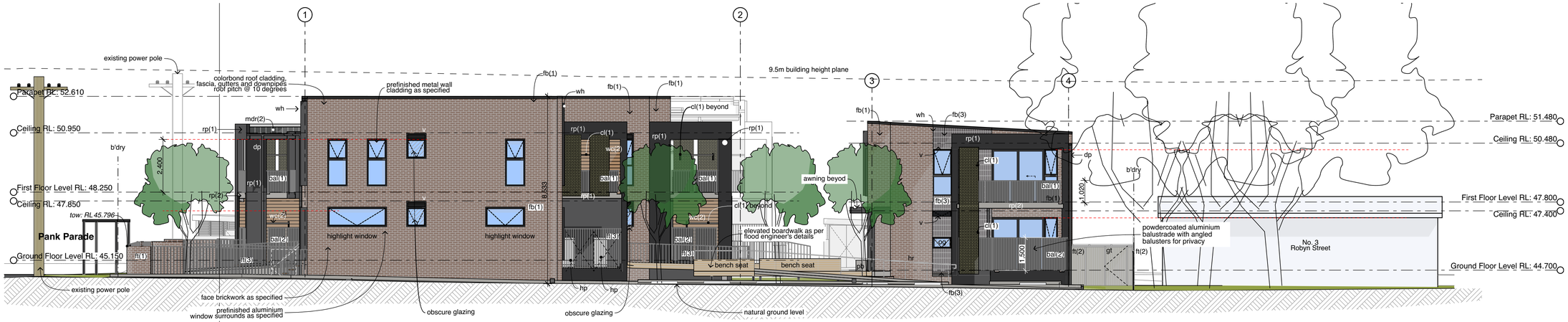
File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

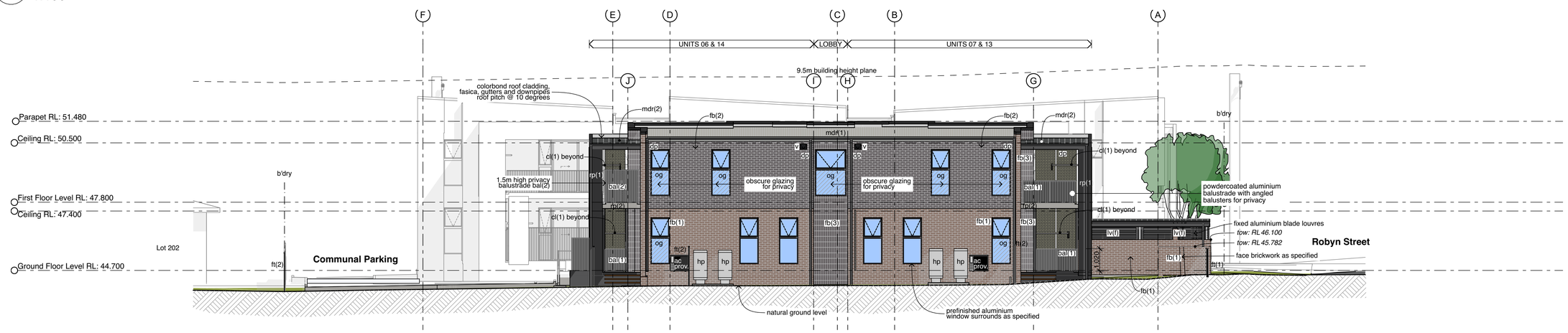
Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0271			Rev: 11

scale: 1:100 @A1

E01 South Elevation (Pank Parade)
1:100



E02 East Elevation
1:100



E03 North Elevation (Block B)
1:100

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvres
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
cj-b	control joint behind cladding
conc.	concrete
cs	coved skirting
csc	cut soldier course
dp	downpipe
drh	door head
dms	decorative metal screen
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb	face brickwork
fcl	finished ceiling level
ffl	finished floor level
flv	fixed louvres
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
hwud	hot water unit with diverter flue
ip	insulated panel
mc(1)	metal cladding (type)
mdr	metal deck roof
mps	metal privacy screen
nc	non structural column
of	overflow
og	obscure glazing
ofc	off form concrete
olv	operable louvres
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
tc(1)	timber cladding
ts	timber skirting
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade

Fence ft(1)
Face Brick (fb1)
medium red brown

Face Brick fb(2)
Dark grey(horizontal)

Face Brick fb(3)
Dark grey(vertical)

Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"

Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"

Wall Cladding wc(2)
Timber look

Colorbond Fencing - ft(2)
Medium Grey

Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes

Rendered & Painted - rp(2)
Colour: "Shale Grey"

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

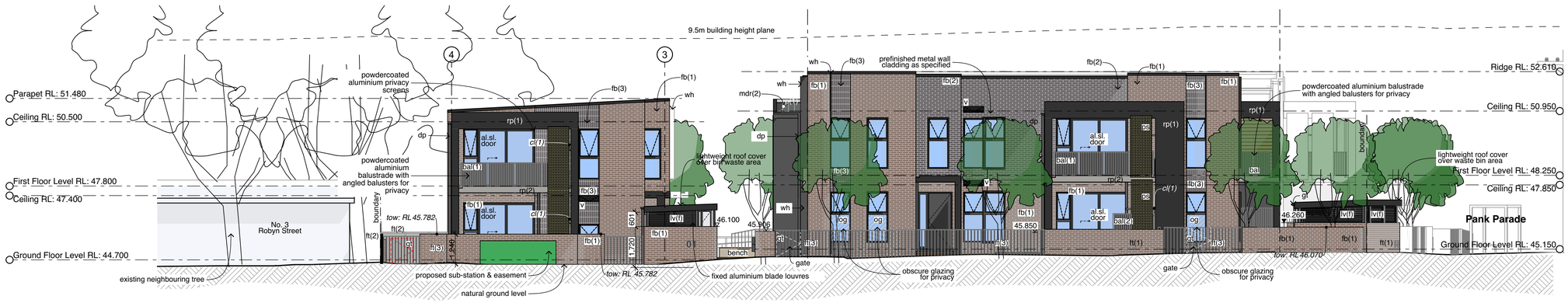
Title:
Elevations (Sheet 1 of 2)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

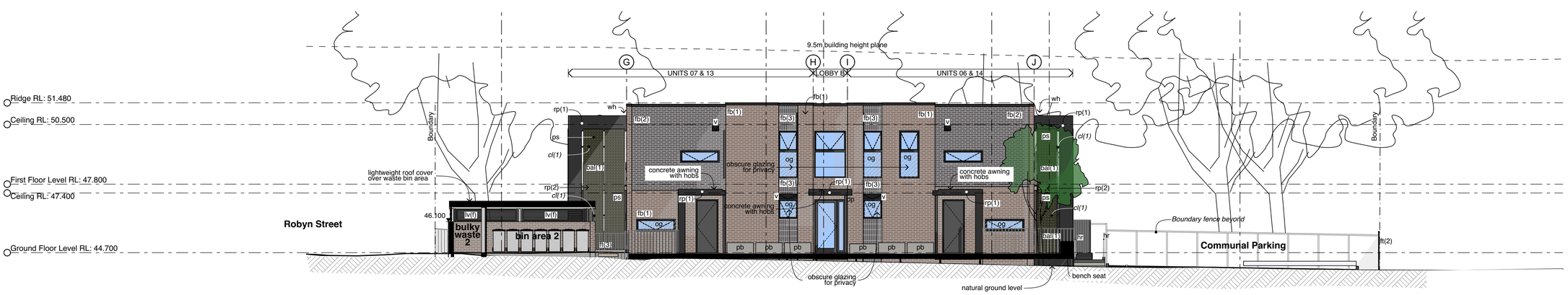
Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing: A0301			Rev: 11

scale: 1:100 @A1



1 West Elevation (Robyn Street)
1:100



2 South Elevation (Block B)
1:100

3 North Elevation (Block A)
1:100

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvres
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
cj-b	control joint behind cladding
conc.	concrete
cs	coved skirting
csc	cut soldier course
dp	downpipe
drh	door head
dms	decorative metal screen
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb	face brickwork
fcl	finished ceiling level
ffl	finished floor level
flv	fixed louvres
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
hwud	hot water unit with diverter flue
ip	insulated panel
mc(1)	metal cladding (type)
mdr	metal deck roof
mps	metal privacy screen
nc	non structural column
of	overflow
og	obscure glazing
ofc	off form concrete
olv	operable louvres
pt(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
tc(1)	timber cladding
ts	timber skirting
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade

Fence ft(1)
Face Brick (fb1)
medium red brown

Face Brick fb(2)
Dark grey(horizontal)

Face Brick fb(3)
Dark grey(vertical)

Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"

Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"

Walll Cladding wc(2)
Timber look

Colorbond Fencing - ft(2)
Medium Grey

Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes

Rendered & Painted - rp(2)
Colour: "Shale Grey"

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
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Ph: 0402 466 417

Hydraulic & Structural Consultant:
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Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Elevations (Sheet 2 of 2)

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S|d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0302			11

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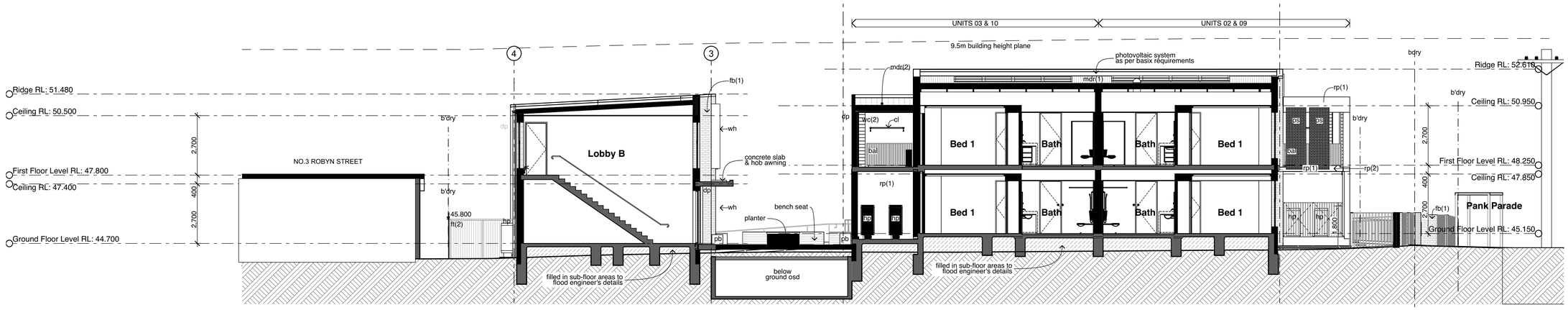
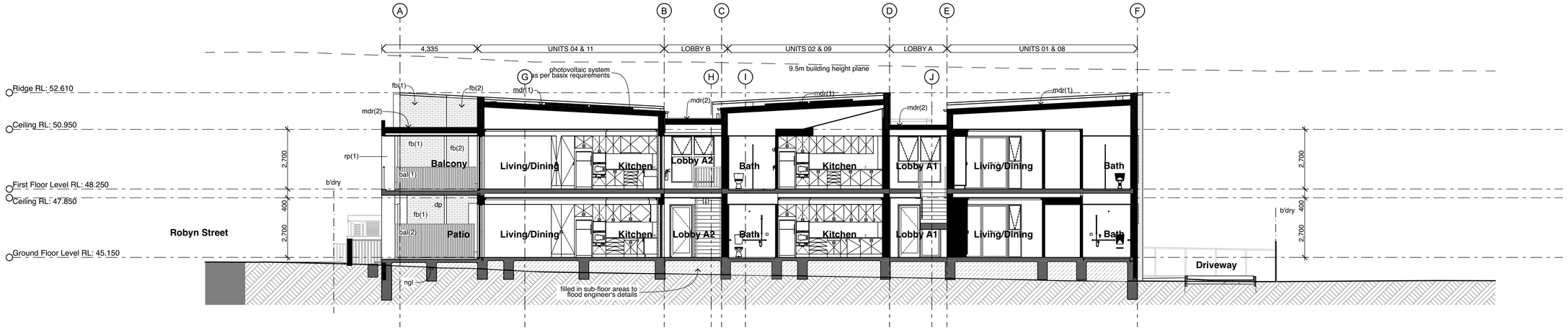


1 Section 01
1:100



2 Section 02
1:100

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvres
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
cj-b	control joint behind cladding
conc.	concrete
cs	coved skirting
csc	cut soldier course
dp	downpipe
drh	door head
dms	decorative metal screen
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb	face brickwork
fcl	finished ceiling level
ffl	finished floor level
flv	fixed louvres
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
hwud	hot water unit with diverter flue
ip	insulated panel
mc(1)	metal cladding (type)
mdr	metal deck roof
mps	metal privacy screen
nc	non structural column
of	overflow
og	obscure glazing
ofc	off form concrete
olv	operable louvres
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
tc(1)	timber cladding
ts	timber skirting
wcs	window casing

note:
- the anticipated 10 year movement along masonry joints is less than 10mm (confirmed by structural engineer), hence is not shown on the drawings
- any future A/C units to be >1m from balustrade

Fence ft(1)
Face Brick (fb1)
medium red brown

Face Brick fb(2)
Dark grey(horizontal)

Face Brick fb(3)
Dark grey(vertical)

Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"

Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"

Walll Cladding wc(2)
Timber look

Colorbond Fencing - ft(2)
Medium Grey

Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes

Rendered & Painted - rp(2)
Colour: "Shale Grey"

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
11	25/03/25	Part 5 Re-Submission

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Project Architect:
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Landscape Consultant:
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Hydraulic & Structural Consultant:
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Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Sections

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 25/3/2025

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
25/3/2025	1:100 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0311			11

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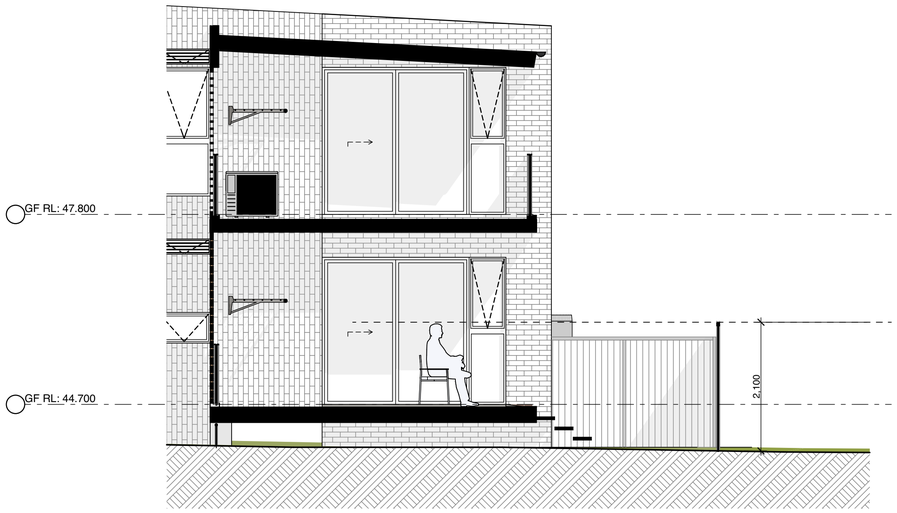

1 **Patio Section 01**
1:50

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type) - 1m high
bal(2)	balustrade (type) - 1.5m high
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ext.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcl	finished ceiling level
ffl	finished floor level
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
og	obscure glass
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen, <8mm perforation
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
v	exhaust vent
wh	window hood
wcs	window casing

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

Fence ft(1)
Face Brick (fb1)
medium brown

Face Brick fb(2)
Dark grey(horizontal)

Face Brick fb(3)
Dark grey(vertical)

Metal Deck Roofing mdr(1)
Colorbond "Custom Orb"
Colour: "Light Colour"

Metal Deck Roofing mdr(2)
Colorbond "Klip-Lok Classic 700"
Colour: "Light Colour"

Walll Cladding wc(2)
Timber look

Colorbond Fencing - ft(2)
Medium Grey

Fencing - ft(3)
Rendered and Painted - rp(1)
Window Frames, Window Hoods, Gutters, Down Pipes

Rendered & Painted - rp(2)
Colour: "Shale Grey"

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation
Homes NSW

Rev	Date	Issue
02		Part 5 ReSubmission
01	10/05/24	Part 5 Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

Hydraulic & Structural Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Patio Section

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 23/10/2024

Status: Part 5 Activity Submission

Date:	Scale:	S\d job no:	Project no.
23/10/2024	1:50 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT
Drawing:			Rev:
A0312			02

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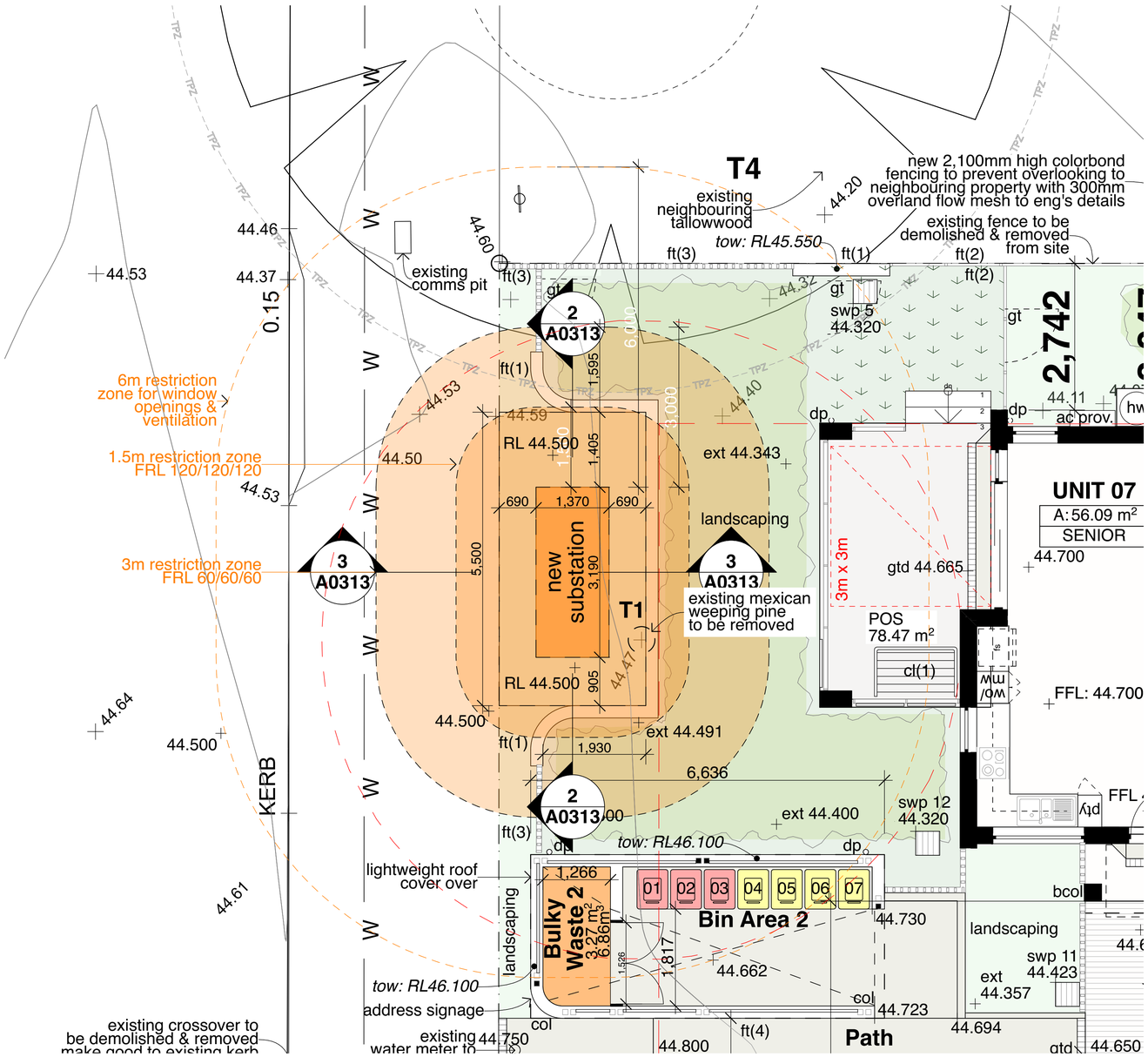
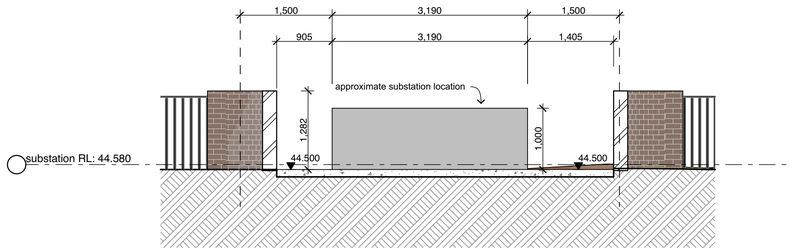
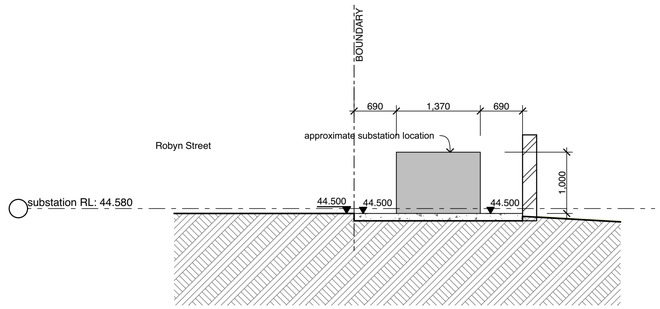


1 **Substation Plan**
1:50



2 **Substation Section 01**
1:50



3 **Substation Section 02**
1:50

Legend
(elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alw	aluminium framed window
bal(1)	balustrade (type) - 1m high
bal(2)	balustrade (type) - 1.5m high
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compessed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
drh	door head
eg	eaves gutter
egl	existing ground line
ext.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcl	finished ceiling level
ffl	finished floor level
fp	feature panel
gl	ground line
gt	gate
hr(1)	handrail (type)
hwu	hot water unit
ip	insulated panel
lv(f)	fixed louvres
lv(o)	operable louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
ofc	off form concrete
og	obscure glass
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen, <8mm perforation
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
v	exhaust vent
wh	window hood
wcs	window casing

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue

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Project Architect:
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Electrical Consultant:
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Architect:
Stanton Dahl Architects

Project:
Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Substation Details

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 23/10/2024

Status: Part 5 Activity Submission

Date:	Scale:	S|d job no:	Project no.
23/10/2024	1:50 @ A1	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT

Drawing: A0313
Rev:

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Legend

shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

note:
shadows cast: existing neighbour buildings

✔ sunlight to neighbour's windows

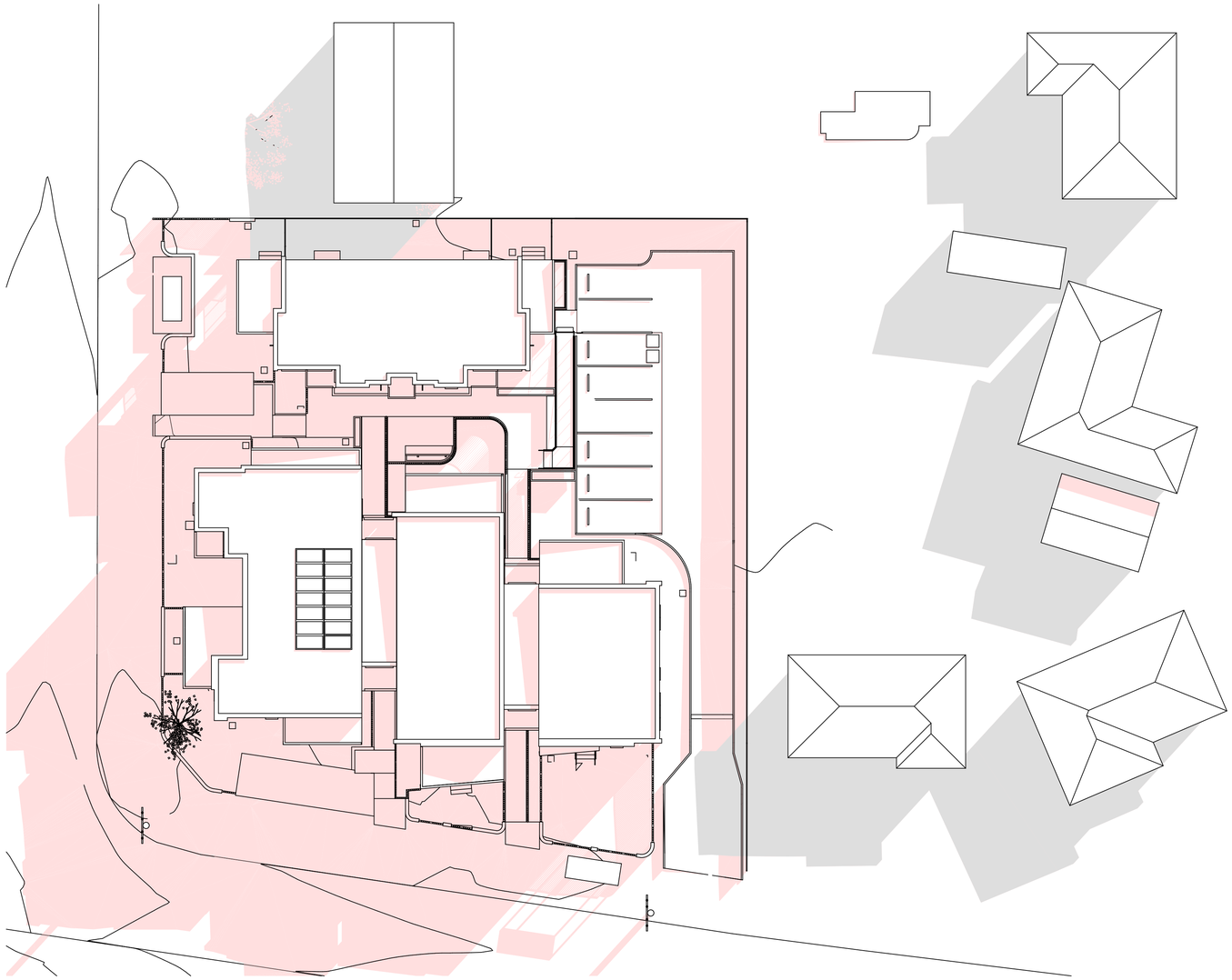
✗ no sunlight to neighbour's windows

✔ sunlight to living area

✗ no sunlight to living area

✔ sunlight to private open space

✗ no sunlight to private open space



2 **Shadows (proposed) 9am**
1:200

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√ 3	x	x	x	x	3	y
4	x	x	x	x	x	x	x	0	n
5	√ 1	√ 2	√ 3	√	x	x	x	3	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	√ 1	√ 2	x	x	x	x	x	2	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√	x	x	x	x	2	n
4	x	x	x	√ 4	√ 5	√ 6	√	3	y
5	x	√ 2	√ 3	√ 4	√ 5	√ 6	√	5	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	x	x	x	x	x	x	x	0	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 11/14 = 78%

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5.(DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
01	22/12/23	Part 5 Submission

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Project Architect:
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Landscape Consultant:
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Senior Living Development
at
1 Robyn Street & 17-19 Pank Parade, Blacktown

Title:
Shadow Diagrams

File: 2792.22_1 Robyn St & 17-19 Pank Pde_Site Master
Plotted: 23/12/2023

Status: Part 5 Activity Submission
Date: 23/12/2023
Scale: 1:200 @ AI
S\d job no: 2792.22
Project no. BGYPY
Stage:
Drawn: SM, DR
Checked: AT
Approved: AT
Drawing: A0401
Rev: 01

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Legend

shadow diagrams
note: drawing may not contain all items listed below

note: shadows cast: proposed buildings

note: shadows cast: existing neighbour buildings

✔ sunlight to neighbour's windows

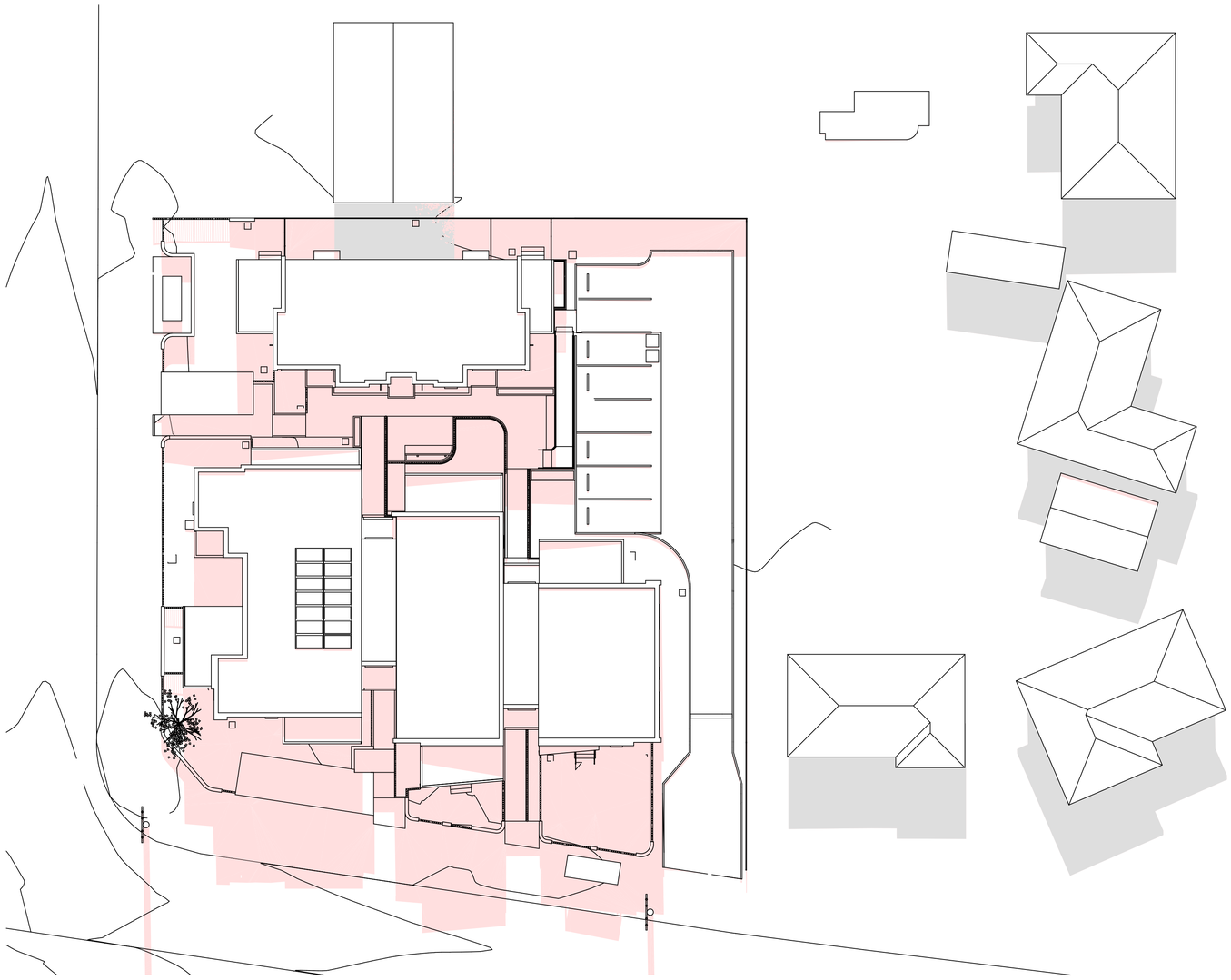
✗ no sunlight to neighbour's windows

✔ sunlight to living area

✗ no sunlight to living area

✔ sunlight to private open space

✗ no sunlight to private open space



2 **Shadows (proposed) 12noon**
1:200

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√ 3	x	x	x	x	3	y
4	x	x	x	x	x	x	x	0	n
5	√ 1	√ 2	√ 3	√	x	x	x	3	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	√ 1	√ 2	x	x	x	x	x	2	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
Complies 11/14 = 78%

POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√	x	x	x	x	2	n
4	x	x	x	√ 4	√ 5	√ 6	√	3	y
5	x	√ 2	√ 3	√ 4	√ 5	√ 6	√	5	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	x	x	x	x	x	x	x	0	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

70% of total no. of units must have 3 hours sunlight to private open space between 9am & 3pm
Complies 11/14 = 78%

NSW GOVERNMENT

Homes NSW
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 16 May 2025
Project No.: BGYPY
Determined by the New South Wales Land and Housing Corporation

Rev	Date	Issue
01	22/12/23	Part 5 Submission

do not scale drawings. check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Captivate Landscape Design
Ph: 0402 466 417

Hydraulic & Structural Consultant:
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Electrical Consultant:
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23/12/2023	1:200 @ AI	2792.22	BGYPY
Stage:	Drawn:	Checked:	Approved:
	SM, DR	AT	AT

Drawing: A0402
Rev: 01

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

Legend

shadow diagrams
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

note:
shadows cast: existing neighbour buildings

✔ sunlight to neighbour's windows

✗ no sunlight to neighbour's windows

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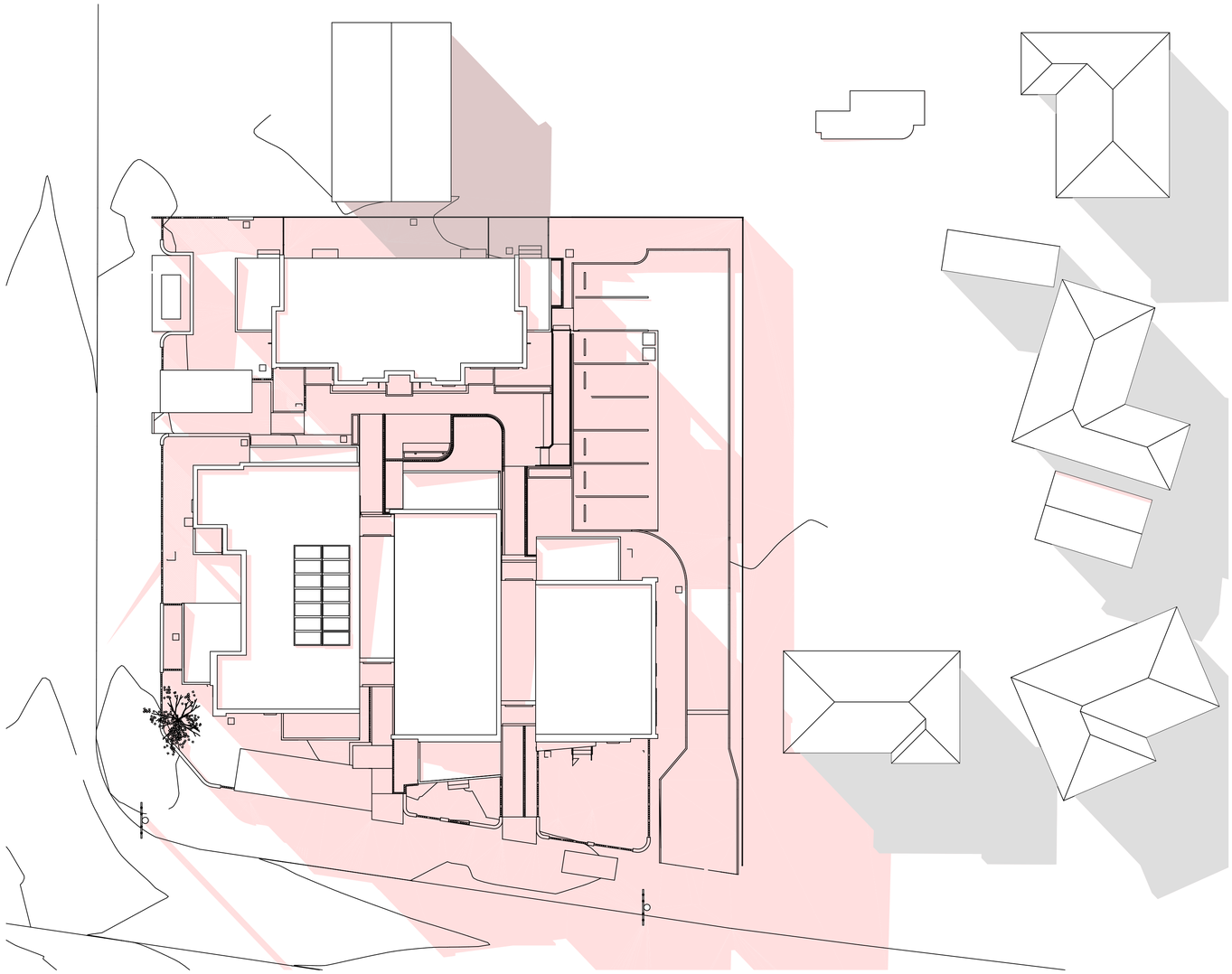

2 **Shadows (proposed) 3pm**
1:200

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√ 3	x	x	x	x	3	y
4	x	x	x	x	x	x	x	0	n
5	√ 1	√ 2	√ 3	√	x	x	x	3	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	√ 1	√ 2	x	x	x	x	x	2	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

70% of total no. of units must have 3 hours sunlight to livings areas between 9am & 3pm
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POS

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√	x	x	x	x	2	n
4	x	x	x	√ 4	√ 5	√ 6	√	3	y
5	x	√ 2	√ 3	√ 4	√ 5	√ 6	√	5	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	x	x	x	x	x	x	x	0	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

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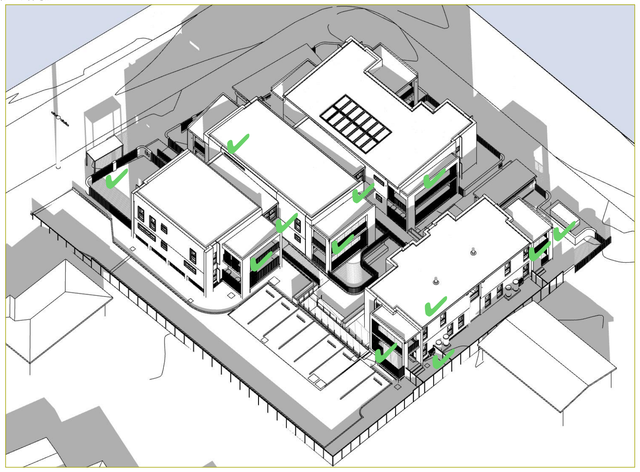
Project no. BGYPY
Stage:
Drawn: SM, DR
Checked: AT
Approved: AT
Drawing: A0403
Rev: 01

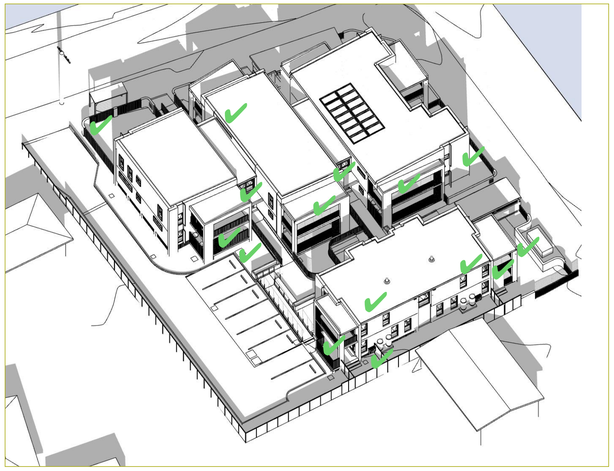
0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1

✔ sunlight to living area

✔ sunlight to private open space



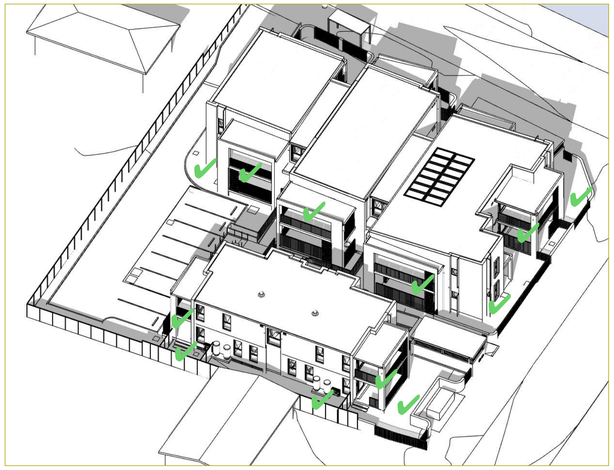
view from sun @ 9am



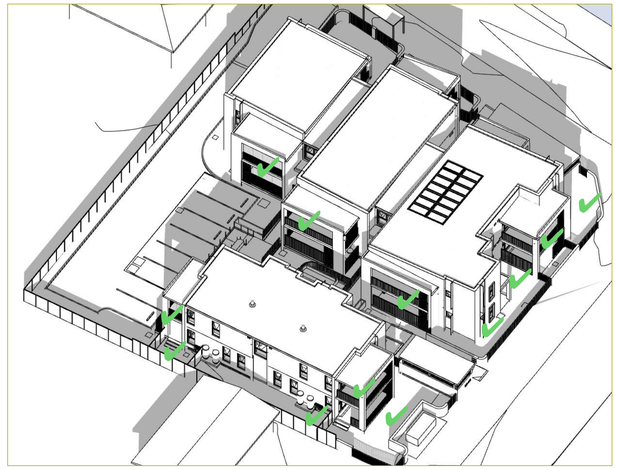
view from sun @ 10am

view from sun @ 11am

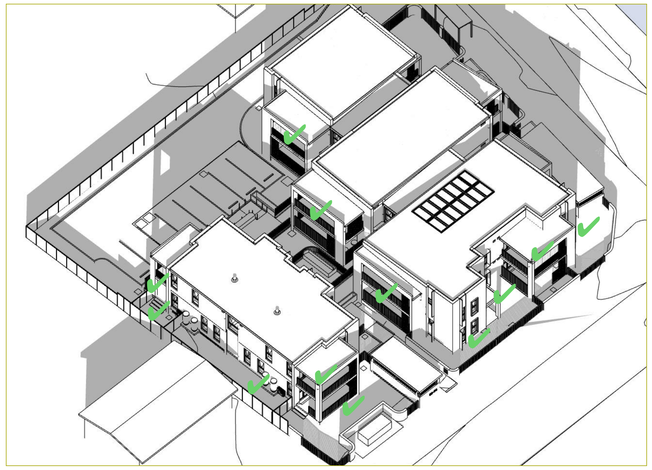
view from sun @ 12pm



view from sun @ 1pm



view from sun @ 2pm



view from sun @ 3pm

Living Areas

Unit no.	9am	10am	11am	noon	1pm	2pm	3pm	total hours	complies
1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√ 3	x	x	x	x	3	y
4	x	x	x	x	x	x	x	0	n
5	√ 1	√ 2	√ 3	√	x	x	x	3	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	√ 1	√ 2	x	x	x	x	x	2	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

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1	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
2	x	x	x	x	x	x	x	0	n
3	√ 1	√ 2	√	x	x	x	x	2	n
4	x	x	x	√ 4	√ 5	√ 6	√	3	y
5	x	√ 2	√ 3	√ 4	√ 5	√ 6	√	5	y
6	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
7	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
8	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
9	x	x	x	x	x	x	x	0	n
10	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
11	x	x	x	√ 4	√ 5	√ 6	√	3	y
12	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
13	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y
14	√ 1	√ 2	√ 3	√ 4	√ 5	√ 6	√	6	y

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	SM, DR	AT	AT
Drawing:			Rev:
A0404			01