

GENERAL HOUSING DEVELOPMENT

47-49 Close St, PARKES

Lots 437 and 438 of DP7501079

DEVELOPMENT DATA

JOB REFERENCE	BGZQQ
LOCALITY / SUBURB	PARKES
STREET ADDRESS	47-49 Close Street
LOT NUMBER & DEPOSITED PLAN	Lots 437 and 438 in DP 750179
SITE AREA (sqm)	2,023 m2 – sourced from Survey
NUMBER OF EXISTING LOTS	2
PROPOSED GFA (sqm)	587m2
NUMBER OF DWELLINGS	9 dwellings (4 x 1 bed + 5 x 2bed

DWELLINGS	UNIT NO.	TYPE	NO. OF BEDROOMS	Internal Area	POS required	POS proposed
				sqm	sqm	sqm
	1	Adaptable	2	73m ²	15m ²	20m ²
	2	Gold Livable	2	72m ²	15m ²	24m ²
	3	Gold Livable	1	52m ²	15m ²	24m ²
	4	Gold Livable	2	72m ²	15m ²	52m ²
	5	Gold Livable	1	52m ²	15m ²	28m ²
	6	Gold Livable	1	52m ²	15m ²	26m ²
	7	Gold Livable	2	72m ²	15m ²	44m ²
	8	Gold Livable	1	52m ²	15m ²	26m ²
	9	Gold Livable	2	72m ²	15m ²	48m ²
	TOTAL			569		292

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	Housing SEPP Division 6-42(1)(b)	9m	5.5m at highest point
	Parkes Shire DCP (part C3.4)	9m	
PARKING General	Housing SEPP Division 6-42 (1) (a)	1B - 0.5 parking spaces 2B - 1 parking spaces	7 carspaces
	Adaptable	None	1 carspace to AS2890.6
FSR	Parkes Shire DCP (part C3.4)	not noted	0.34:1
FRONT SETBACK	Parkes Shire DCP (part C3.5/ C3.8)	6m, primary street 6m, laneway/ or if 50m2 POS then min 3m wide	6m Close Street 3m Laneway
SIDE SETBACKS	Parkes Shire DCP (part C3.5/ C3.8)	0.9m	0.9m
REAR SETBACKS			3.05m
DEEP SOIL ZONE	SLUDG (HSEPP-43 (1)(d))	15% OF SITE AREA. (303.5m ²) 65% at rear (197.2m ²) min. 3m DIMENSION	421m ² 210m ²
LANDSCAPE	LAHC Design Guidelines (HSEPP-43 (1)(f))	35 sqm PER DWELLING (315m ²)	681m ²
SOLAR COMPLIANCE	LAHC Design Guidelines (HSEPP-43 (1)(f))	70% of dwellings have 3 hours sunlight between 9am and 3pm in mid-Winter i. Living Rooms ii. Private open space	89% / 8 units (100%/9 units with skylight and raked ceiling) 100% / 9 units

LAHC* - Development data for LAHC new housing supply. For details refer to current version of LAHC Design Requirements
EC* - Entry Corridor
AREA* - Dwelling floor area includes internal walls but excludes external walls
POS* - Private Open Space - In compliance with SLUDG
Type* - E.g. Universal / Non-Universal
Solar Orientation* - % with min. 3 hours of direct sunlight into living areas and private open space

NATHERS Thermal Performance Specification - Parkes			
External Walls			
Wall Type	Insulation	Colour	Comments
Brick Veneer	R2.5	Light - SA < 0.475 Dark - SA > 0.70	Throughout, as per elevations
Weatherboard cladding	R2.5	Dark - SA > 0.70	Throughout, as per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard stud	None	Internally inside units	
Cavity Brick	None	Party walls between units (Throughout except as below)	
Cavity Brick	R0.7	Party walls between units (Units: 1 & 2)	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Throughout	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	R3.5	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 (Unventilated roof space)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	4.3	0.53	e.g. Single glazed High performing Low E clear Aluminium frame
Awning (Throughout)	4.8	0.51	e.g. Single glazed High performing Low E clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type	Comments	
Velux - Fixed (Double glazed clear)	Timber & Aluminium	Units: 3, 8 & 9	
Ceiling fan			
Size	Location	Comments	
1200mm in diameter	Living and bedrooms	Throughout	

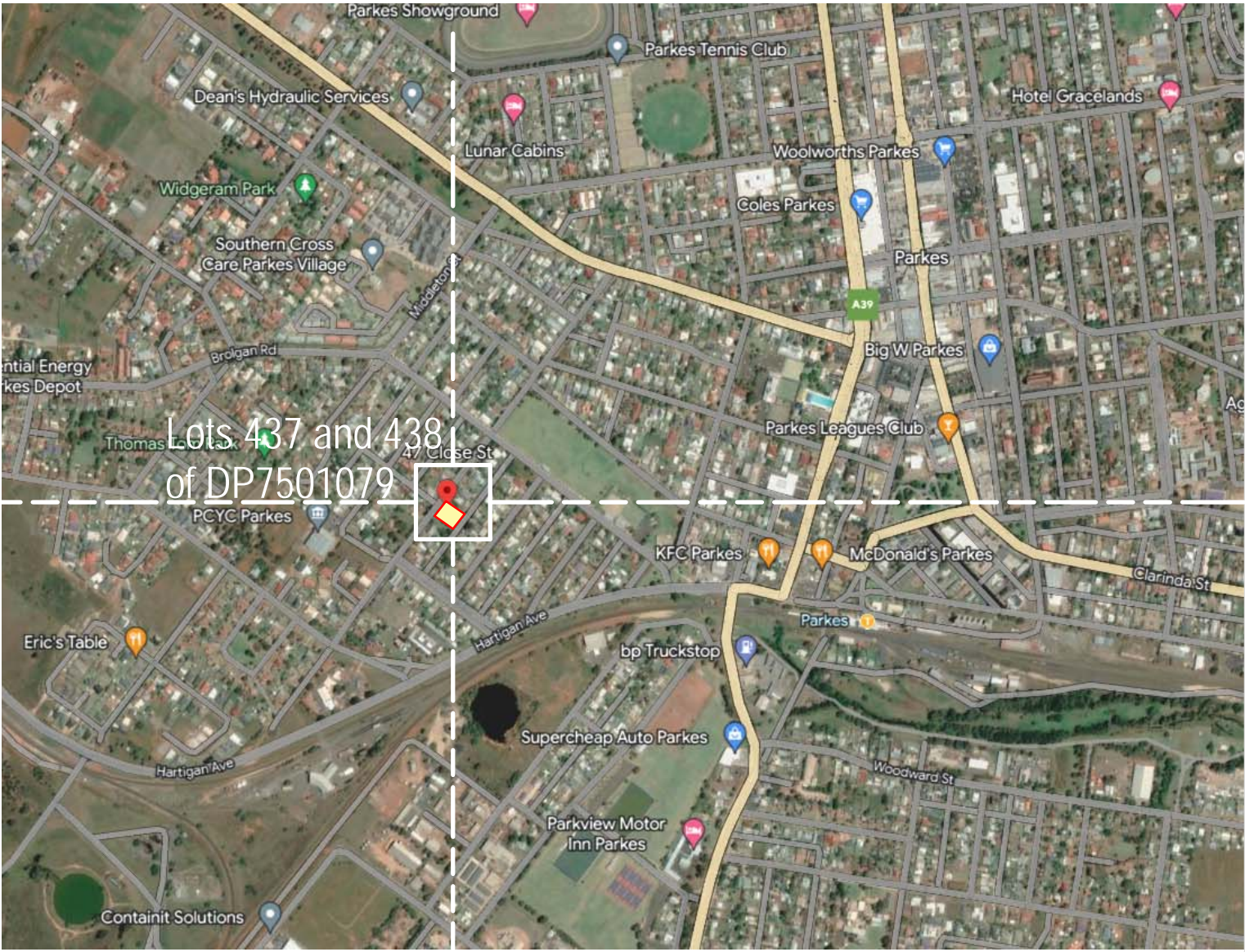
BASIX Commitments Summary

WATER

Rainwater Tank	6000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation on common landscaped area
Star Rating	3 star toilet suite, 4 star taps throughout, 4 star showerheads with flowrate >4.5 but <=6L/min
Planting	Indigenous or low water use species of vegetation min 384.3m ²

ENERGY

Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
Ceiling Fans	Ceiling fans required in each living room and bedrooms
Appliances	Electric cooktop & electric oven
Mechanical Ventilation	Bathroom/ Kitchen/ Laundry - individual fan, ducted to facade or roof. Manual switch on/ off. A/C
Clothes Lines	Private outdoor or unsheltered clothes drying line
Hot Water System	Electric Heat Pump, 15 to 20 STCs
Alternative Energy Source	Photovoltaic System - rated electrical output min 0.4 peak kW for each dwelling



LOCATION PLAN. PARKES NSW AUSTRALIA

DRAWING LIST

A000	COVER PAGE AND DRAWING LIST	29.11.2023	c
A101	SITE ANALYSIS	29.11.2023	c
A102	CONTEXT BLOCK ANALYSIS	29.11.2023	c
A103	DEMOLITION PLAN	29.11.2023	c
A104	CUT AND FILL PLAN	29.11.2023	c
A105	EROSION AND SEDIMENT CONTROL PLAN	29.11.2023	c
A106	SITE AREA CALCULATIONS	29.11.2023	c
A201	SITE PLAN	29.11.2023	c
A202	GROUND FLOOR PLAN	29.11.2023	c
A203	ROOF PLAN	29.11.2023	c
A301	ELEVATION - STREET/ WEST	29.11.2023	c
A302	ELEVATION - SOUTH/EAST	29.11.2023	c
A303	ELEVATION - INTERNAL VIEWS	29.11.2023	c
A304	SECTIONS	29.11.2023	c
A401	VIEW FROM THE SUN STUDY	29.11.2023	c
A402	SHADOW DIAGRAMS	29.11.2023	c
A403	AERIAL PERSPECTIVE	29.11.2023	c
A404	SCHEDULE OF FINISHES	29.11.2023	c
NP01	NOTIFICATION COVER PAGE	29.11.2023	c
NP02	SITE/LANDSCAPE PLAN	29.11.2023	c
NP03	DEVELOPMENT DATA	29.11.2023	c
NP04	ELEVATIONS	29.11.2023	c
NP05	SCHEDULE OF FINISHES	29.11.2023	c
NP06	SHADOW DIAGRAMS	29.11.2023	c

Rev	Date	AMENDEMENTS	Ckd
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a	13.10.2023	Stage B	
b	08.11.2023	Stage C	
c	17.11.2023	Stage C	
	29.11.2023	Stage C	



Land and Housing Corporation
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PARRAMATTA NSW 2124
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Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
**COVER PAGE AND DRAWING
LIST**

Date:
29.11.2023

Drawn:
Author

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Checker

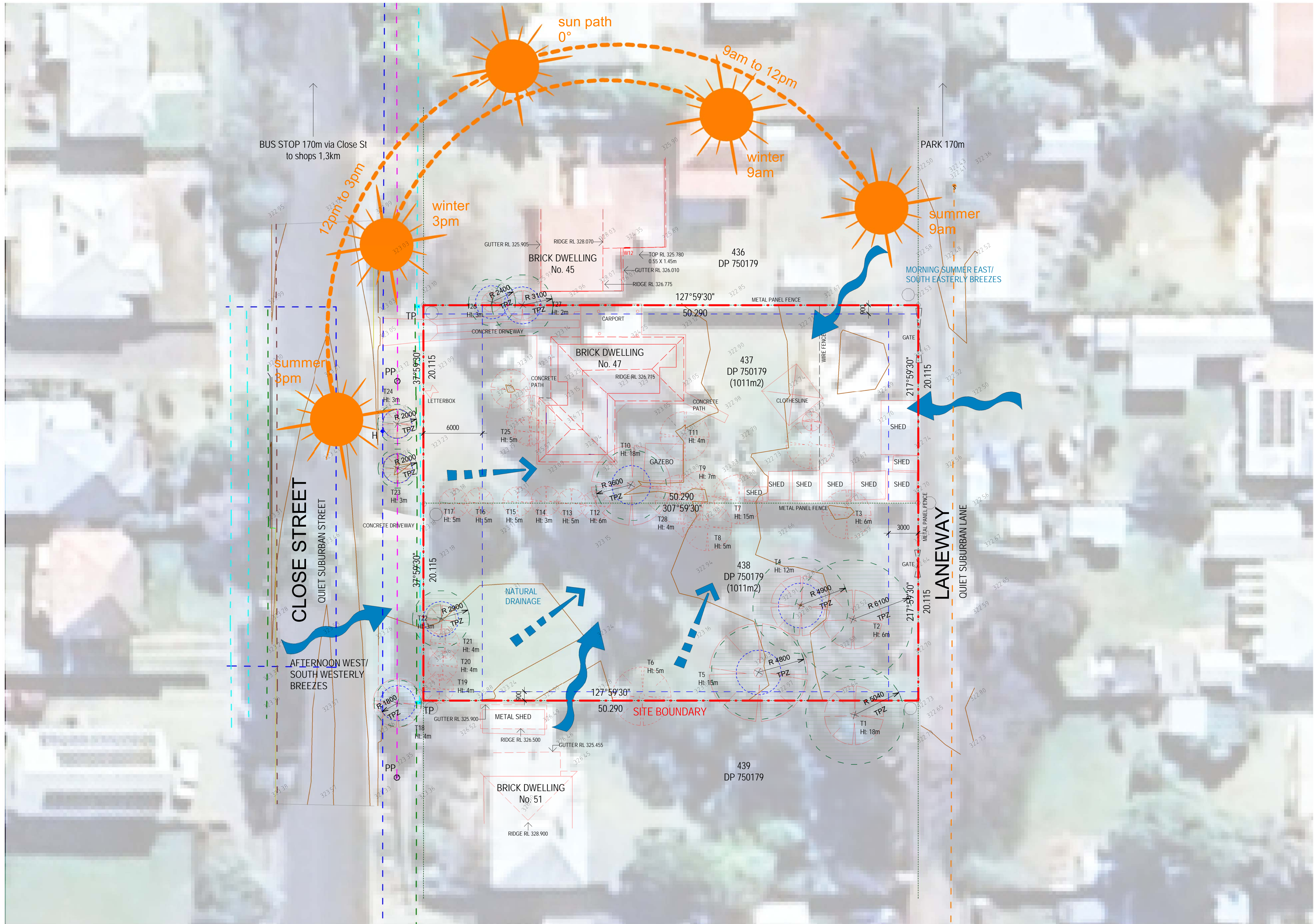
Authorised:
Approver

Scale

Project No.
BGZQQ

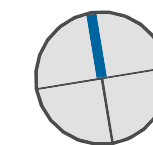
Revision
c

Drawing No.
A000



1 SITE ANALYSIS
1 : 200

Rev	Date	AMENDMENTS	Ckd
p1	13.10.2023	Stage B	
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SARM Architects

Project Name

GENERAL HOUSING UNITS 47-49

CLOSE STREET PARKES NSW

Lots 437 and 438 in DP 750179

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29.11.2023

Scale

Drawn:

Project No.

Author:

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Checked:

Revision

Checker:

c

Authorised:

Drawing No.

Approver:

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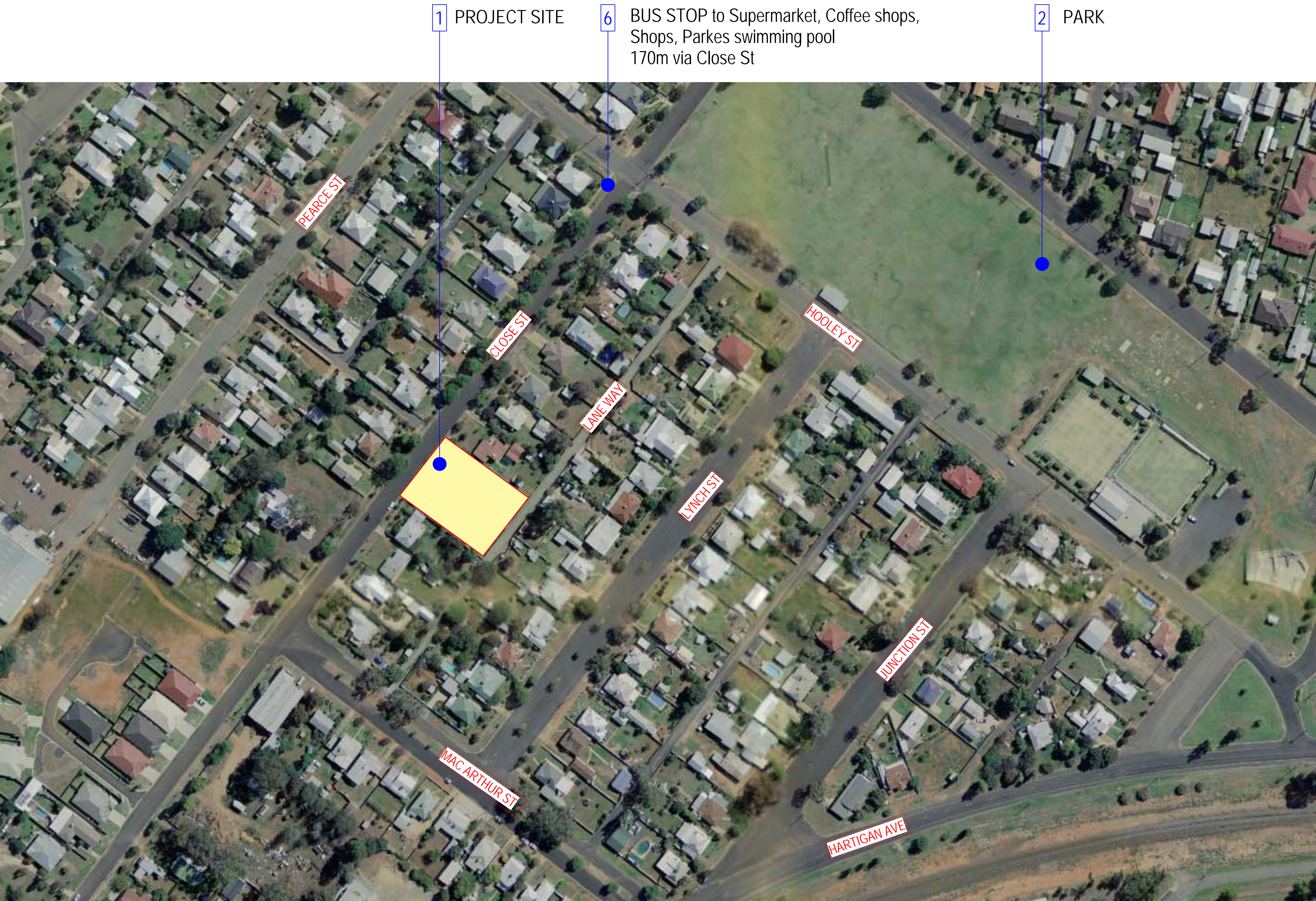
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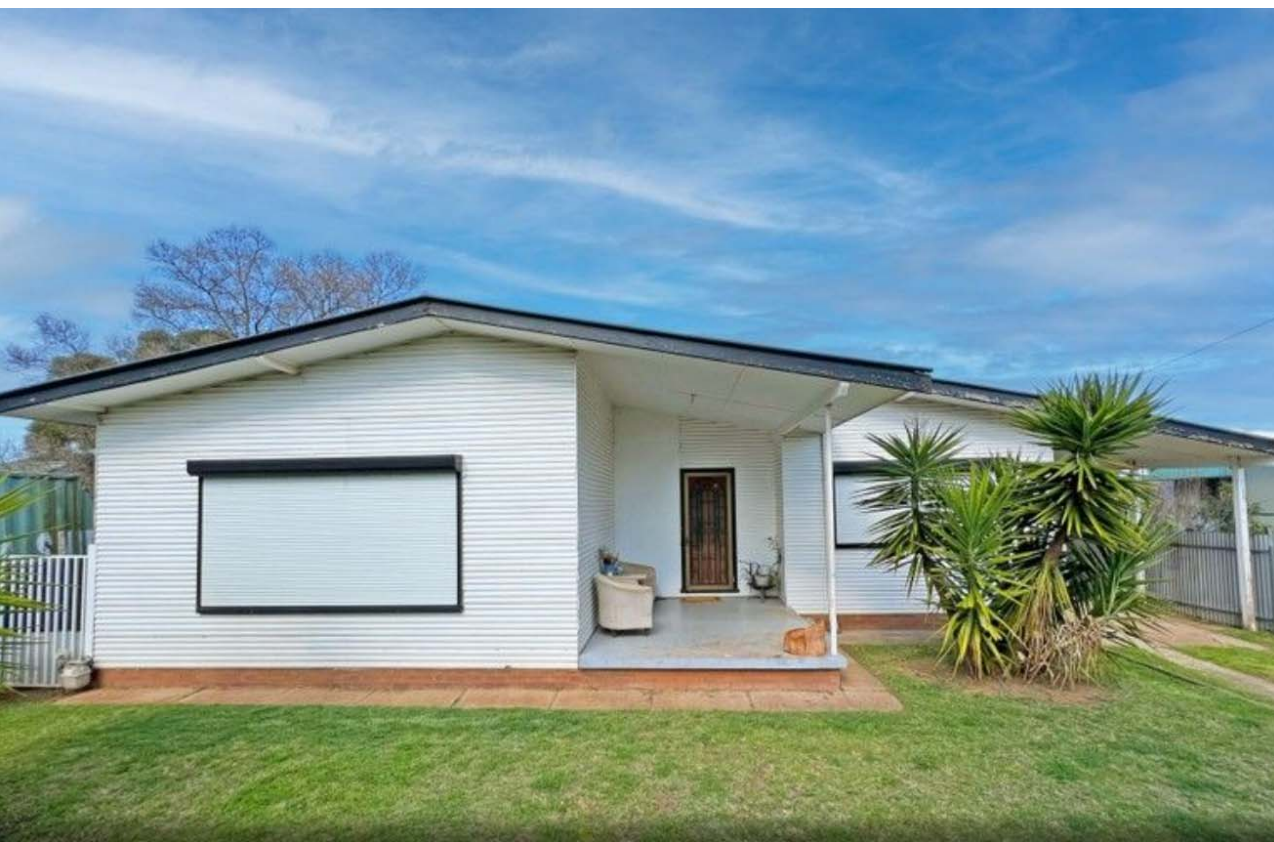
- 3 PARKES BAPTIST CHURCH 1,6Km
- 7 POST OFFICE 1.2Km
- 8 PARKES METROPLAZA SHOPPING CENTRE 1.8Km
- 9 PARKES HOSPITAL 2.1Km
- 5 PARKES TRAIN STATION 1.2Km
- 4 PETROL STATION 950m



47 - 49 Close Street | Proposed Development



33 Close Street | Single Storey



12 Sydney Street | Single Storey



83 Hill Street | Single Storey

LEGEND:

- 1. PROJECT SITE
- 2. PARK
- 3. CHURCH
- 4. PETROL STATION
- 5. TRAIN STATION
- 6. BUS STOP
- 7. POST OFFICE
- 8. SHOPPING CENTRE
- 9. HOSPITAL

ANALYSIS - KEY MATTERS

Predominant Block and Lot Patterns
Rectangular - North to South.

Block and lot pattern change over time
The block has preserved its original lot configurations, characterized by predominantly single-storey buildings and consistent setback distances.

Typical Lot Size, Shape, Orientation
Rectangular. North West to South East. Rough average of 1000m2 Lot size.

Which Lots better for Intensification and which are not
As the lots are symmetrical, boundaries can easily be combined into larger rectangle to be amalgamated into unit / town house development. The selected lots for this development offer the advantage of access from both Close St and the Lane Way. This strategic choice not only enhances accessibility but also opens up various design and functional possibilities.

Is amalgamation necessary to support future development.
Amalgamation is required for densification for low rise unit and townhouse developments, as none currently exists in the surrounding area.

Are better Sites Available
The proposed site is the most appropriate site for this development. It is on a relatively flat streetscape with northerly aspects. It has access from two streets, is close to neighbourhood park and shops and has various existing trees that can be retained.

Certificate No. 0009121820

Assessor name: Dean Gorman

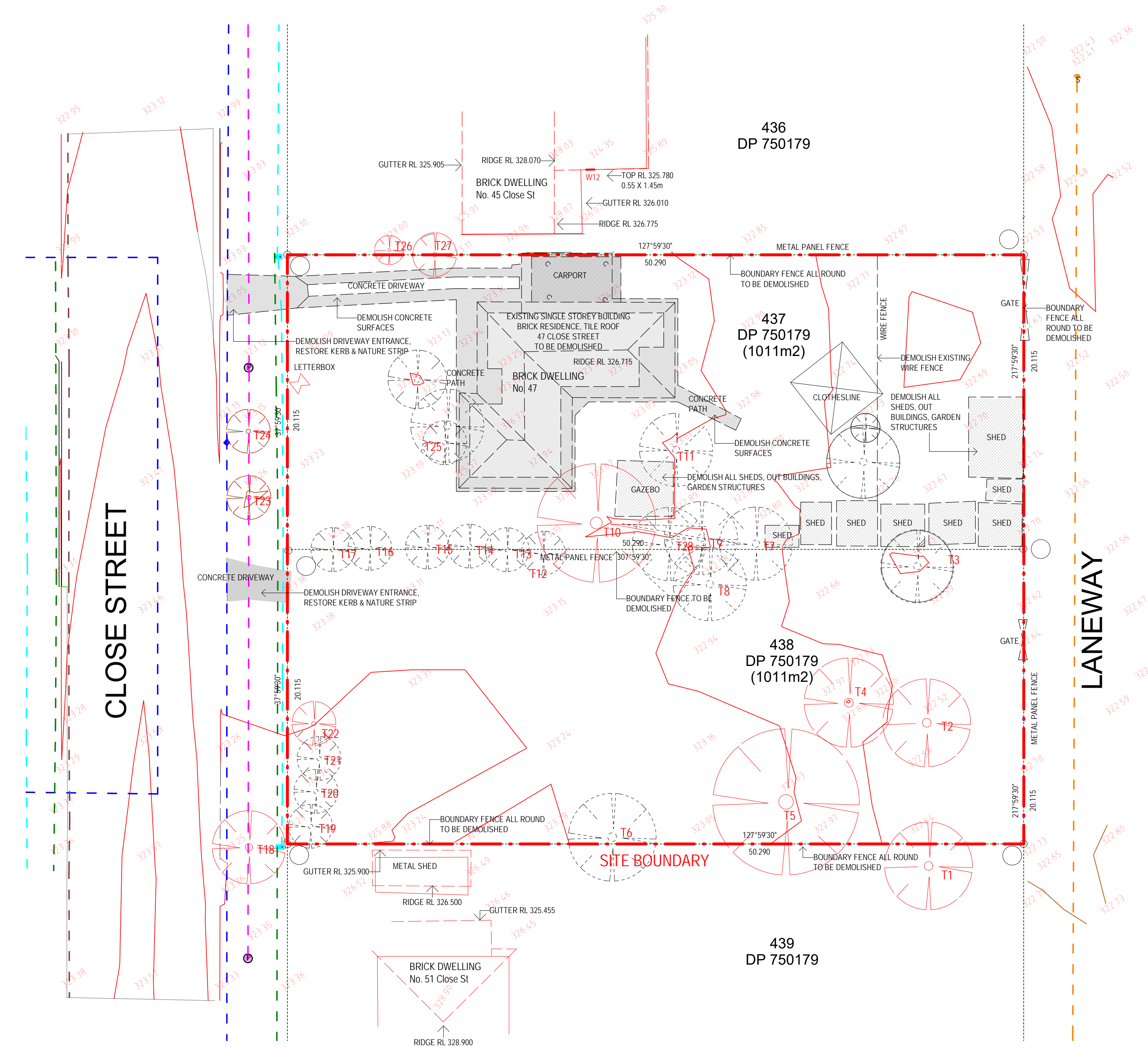
Accreditation No. DMN131645

Property Address: 47-49 Close Street, Parkes NSW 2870

20 PARKES NSW 2870

0009121820

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p1	13.10.2023	Stage B	
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1 DEMOLITION PLAN
1:200



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- SERVICES - STORMWATER
- SERVICES - SEWER
- SERVICES - ELECTRICAL
- SERVICES - TELECOM
- SERVICES - NBN
- SERVICES - GAS

- STORMWATER PITS
- EXISTING HYDRANT
- SEWER MANHOLE
- SEWER INSPECTION POINT
- TELSTRA PIT
- GARDEN TAP
- LIGHT BOLLARD
- POWER POLE



EXISTING TREES TO BE
REMOVED



EXISTING TREES TO BE
RETAINED

TO BE DEMOLISHED

DEMOLITION NOTES

DEMOLITION
DEMOLITION WORKS TO BE CONDUCTED IN ACCORDANCE WITH AS2601

GENERAL
REMOVE EXISTING TREES, SHRUBS AND THE LIKE WHERE INDICATED ON THE DRAWINGS TO BE REMOVED AND AS NECESSARY TO CONSTRUCT THE WORKS, INCLUDING THE GRUBBING OUT OF THE TREE STUMPS

REMOVAL OF EXISTING PAVING, ACCESS PATHWAYS, STAIRS, CONCRETE SLABS, ASPHALTIC SURFACES, FOOTINGS, CONCRETE KERB SURROUNDS, FENCING, RETAINING WALLS, GARDEN BEDS, CHAIN WIRE BARRIERS, AND ASSOCIATED EQUIPMENT

REMOVE ALL EXISTING BOUNDARY FENCING OR WALLING TO PROPERTY ALIGNMENTS.

ALL REDUNDANT INGROUND SERVICES AND ALL EXISTING FOOTINGS FROM REMOVED STRUCTURES TO BE REMOVED.

THE CONTRACTOR SHALL ARRANGE FOR A QUALIFIED HYGIENIST TO INSPECT, REPORT AND CERTIFY CLEARANCE OF ALL MATERIAL REMOVED FROM SITE PRIOR TO DEMOLITION AND TO PROVIDE A CLEARANCE CERTIFICATE AFTER DEMOLITION IS COMPLETED

OPERATING HOURS
TO MINIMISE UNDEIR LOSS OF AMENITY, HOURS OF WORK FOR DEMOLITION/ EXCAVATION CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT.

ACCESS POINT
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY/ EXIT POINT.
A SEDIMENT CONTROL DEVICE IS TO BE PLACED AT THE SITE ACCESS POINT TO PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS.
THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERIAL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHICLE MOVEMENT, RESTORE AREA TO PREVIOUS STANDARD OR EQUAL.
FORM VEHICLE CROSSING FROM 100X50 HARDWOOD PLANKS, CHAMFERED AT ENDS, LAY OVER 150mm ROAD BASE, TIE WITH HOOP IRON STRAPS AT 600OC.

DISPOSAL OF CONTAMINANTS AND HAZARDOUS MATERIALS
THE MANAGEMENT AND DISPOSAL OF CONTAMINANTS AND HAZARDOUS MATERIALS, INCLUDING ASBESTOS, CHEMICALS, OILS SHALL BE IN ACCORDANCE WITH THE CURRENT RELEVANT LEGISLATION INCLUDING:

WORK HEALTH AND SAFETY ACT 2011
EXCAVATION CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT.
PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997
PROTECTION OF ENVIRONMENT OPERATIONS (WASTE) REGULATION 1997
ENVIRONMENTALLY HAZARDOUS CHEMICALS ACT 1985
AS2601 CLAUSE 1.6.2

ASBESTOS REMOVAL
- THESE PROPERTIES WERE BUILT BEFORE 31.12.1987 AND IS LIKELY TO HAVE ASBESTOS
CONTAINING MATERIAL. IF DEMOLITION INVOLVES THE DEMOLITION OF BUILDINGS OR PART OF A BUILDING THAT MAY CONTAIN ASBESTOS, A HAZMAT REPORT DOCUMENTING THE EXTENT OF ASBESTOS REMOVAL REQUIRED AND CONFIRMING THAT THE REMOVAL WILL BE UNDERTAKEN IN ACCORDANCE WITH WORKCOVER REQUIREMENTS MUST BE PROVIDED.
- ROOFING AND CLADDING MATERIALS MUST BE CHECKED FOR THE PRESENCE OF ASBESTOS BEFORE ANY SUCH MATERIAL IS DISTURBED OR REPLACED. ALL WORK, WHICH INVOLVES THE REMOVAL OF PRODUCTS CONTAINING ASBESTOS OR BRINGS PERSONS INTO CONTACT WITH ASBESTOS, MUST ONLY BE PERFORMED BY PERSONS LICENSED BY AND HOLDING A PERMIT ISSUED BY WORKCOVER AUTHORITY UNDER
WORK HEALTH AND SAFETY REGULATION 2011. A COPY OF LICENCE MUST BE SUBMITTED TO THE SUPERINTENDENT/ AUTHORIZED PERSON PRIOR TO COMMENCEMENT OF THIS WORK. IF ASBESTOS MATERIALS ARE ENCOUNTERED (I.E. IN THE GROUND) DURING CONSTRUCTION WORKS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE SUPERINTENDENT/ AUTHORIZED PERSON AND SEEK FURTHER DIRECTIONS

DEMOLISHED MATERIAL
REMOVAL - TAKE POSSESSION OF DEMOLISHED MATERIALS AND REMOVE THEM FROM THE SITE EXCEPT FOR ITEMS TO BE RECOVERED FOR RE-USE. BURNING OR BURYING DEMOLISHED MATERIALS ARE STRICTLY PROHIBITED ON THE SITE. PREVENT SPILLAGE OF DEMOLISHED MATERIALS IN TRANSIT

RECYCLE - DISMANTLE BUILDING COMPONENTS FOR OFF-SITE RECYCLING

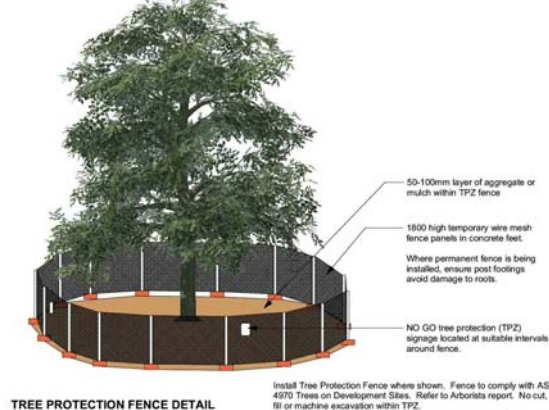
DISPOSAL
REMOVE, CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE OF LEGALLY

NOTICE OF COMPLETION GENERAL
GIVE AT LEAST 5 WORKING DAYS' NOTICE OF COMPLETION OF DEMOLITION SO THAT ADJACENT STRUCTURES MAY BE INSPECTION FOLLOWING COMPLETION OF DEMOLITION

TREE PROTECTION
PROTECT EXISTING TREES AS SPECIFIED AND NOTED IN ARBORIST REPORT
- TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970 SECTION 3
- TREE PROTECTIVE MEASURES TO BE CONDUCTED IN ACCORDANCE WITH AS4970 SECTION 4

HAZARDOUS MATERIALS - KEEP AREA WITHIN DRIPLINE FREE OF SHDES AND PATHAS, CONSTRUCTION MATERIAL AND DEBRIS

HAND METHODS - USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION
WORK UNDER TREES - DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSOIL TO, AREAS WITHIN DRIPLINE OF TREES



PROTECTION OF TREES ON DEVELOPMENT SITES

PROTECTION OF TREES ON DEVELOPMENT SITES:

THIS TREE PROTECTION PLAN RECOMMENDS: TREES TO BE RETAINED LOCATED WITHIN THE SITE, NEIGHBOURING PROPERTIES AND ON THE ROAD RESERVE ARE TO BE PROTECTED FOR THE DURATION OF DEVELOPMENT CONSTRUCTION. THE SECTION OF THE DEVELOPMENT WITHIN THE TPZ OF THESE SPECIMENS IS TO BE CONSTRUCTED USING TREE SENSITIVE CONSTRUCTION TECHNIQUES TO COMPLY WITH AS4970 2009 PROTECTION OF TREES ON DEVELOPMENT SITES SUCH AS PIER AND BEAM CONSTRUCTION OR PERMEABLE DECK ABOVE EXISTING NATURAL GROUND LEVELS, WITH EXCAVATION FOR PIERS TO BE DONE BY HAND WITH NON-MOTORISED MACHINERY TO FURTHER ASSIST IN ITS PROTECTION.

PRUNING STANDARDS

- ANY PRUNING RECOMMENDED IN THIS REPORT IS TO BE TO THE AUSTRALIAN STANDARD® AS4373
PRUNING OF AMENITY TREES AND CONDUCTED IN ACCORDANCE WITH THE NSW WORK COVER AUTHORITY CODE OF PRACTICE, TREE WORK, 2007.
- ALL PRUNING OR REMOVAL WORKS ARE TO BE IN ACCORDANCE WITH THE APPROPRIATE TREE MANAGEMENT POLICY WHERE APPLICABLE, OR TREE MANAGEMENT ORDER (TMO), OR TREE PRESERVATION ORDER (TPO)
- TREE MAINTENANCE WORK IS SPECIALISED AND IN ORDER TO BE UNDERTAKEN SAFELY TO ENSURE THE WORKS CARRIED OUT ARE NOT DETRIMENTAL TO THE SURVIVAL OF A TREE BEING RETAINED, AND TO ASSIST IN THE SAFE REMOVAL OF ANY TREE, SHOULD BE UNDERTAKEN BY A QUALIFIED ARBORICULTURIST WITH APPROPRIATE COMPETENCIES RECOGNISED WITHIN THE AUSTRALIAN QUALIFICATION FRAMEWORK, WITH A MINIMUM OF 5 YEARS OF CONTINUAL EXPERIENCE WITHIN THE INDUSTRY OF OPERATIONAL AMENITY ARBORICULTURE, AND COVERED BY APPROPRIATE AND CURRENT TYPES OF INSURANCE TO UNDERTAKE SUCH WORKS.

GENERAL - TREE PROTECTION WORKS - PRIOR TO DEMOLITION

- MILESTONE - PRIOR TO DEMOLITION WORKS, A SITE ARBORIST SHALL BE APPOINTED TO SUPERVISE ALL TREE PROTECTION PROCEDURES DETAILED IN THIS SPECIFICATION. THE SITE ARBORIST SHALL HAVE A MINIMUM LEVEL 5 ACP QUALIFICATION IN ARBORICULTURE. MILESTONES ARE TO BE ADHERED TO THROUGHOUT THE DURATION OF THIS DEVELOPMENT AND ALL RELEVANT DOCUMENTATION IS TO BE SUBMITTED TO THE LOCAL AUTHORITY.
- THE TREE PROTECTION ZONE FOR EACH TREE/IS TO BE INCORPORATED INTO THE CONSTRUCTION WORKS FOR THE SITE AND THE PROTECTION FENCING OR WORKS TO BE SITUATED AS INDICATED ON THE APPENDIX F - TREE PROTECTION PLAN. THE SETBACKS FROM BUILDING WORKS ON THE SIDE CLOSEST TO EACH TREE ARE TO BE CARRIED OUT AS INDICATED IN TABLE 2.0, AND TREE PROTECTION ZONES BE CONSTRUCTED AS DESCRIBED HERE AND DETAILED IN APPENDIX D. THE TREES WILL BE DESTROYED WITHIN THE CONSTRAINTS OF THE MODIFICATIONS TO THE SITE BY THE PROPOSED DEVELOPMENT.
- TREES TO BE RETAINED ARE TO BE PROTECTED AND INCORPORATED INTO THE LANDSCAPE WORKS FOR THE SITE, AND TREE PROTECTION ZONE FENCING TO BE MARKED ACCORDINGLY ON THE LANDSCAPE PLAN, WHERE APPROPRIATE AND INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- GROUND PROTECTION - IF TEMPORARY ACCESS FOR MACHINERY IS REQUIRED WITHIN THE TPZ GROUND PROTECTION MEASURES WILL BE REQUIRED. THE PURPOSE OF GROUND PROTECTION IS TO PREVENT ROOT DAMAGE AND SOIL COMPACTION WITHIN THE TPZ. MEASURES MAY INCLUDE A PERMEABLE MEMBRANE SUCH AS GEOTEXTILE FABRIC BENEATH A LAYER OF MULCH OR CRUSHED ROCK BELOW RUMBLE BOARDS. THESE MEASURES MAY BE APPLIED TO ROOT ZONES BEYOND THE TPZ.
- WHERE APPLICABLE, ANY EXCAVATION FOR THE ESTABLISHMENT OF A BATTER SLOPE OR BENCHING FOR REASONS OF SAFETY AND TO COMPLY WITH WORK COVER AUTHORITY SAFETY REQUIREMENTS SHOULD BE RESTRICTED AS FAR AS IS SAFELY POSSIBLE TO TREES TO BE RETAINED TO PREVENT ROOT DAMAGE. IF THE EXCAVATIONS CANNOT BE UNDERTAKEN NEAR VERTICALLY THE STABILITY OF THESE TREES AND THEIR LONG-TERM VIABILITY MAY BE COMPROMISED AND THEIR RETENTION IN A SAFE AND HEALTHY CONDITION JEOPARDIZED AND THEY MAY NEED TO BE REVISED AND POSSIBLY REMOVED.

DEMOLISHED MATERIAL
REMOVAL - TAKE POSSESSION OF DEMOLISHED MATERIALS AND REMOVE THEM FROM THE SITE EXCEPT FOR ITEMS TO BE RECOVERED FOR RE-USE. BURNING OR BURYING DEMOLISHED MATERIALS ARE STRICTLY PROHIBITED ON THE SITE. PREVENT SPILLAGE OF DEMOLISHED MATERIALS IN TRANSIT

RECYCLE - DISMANTLE BUILDING COMPONENTS FOR OFF-SITE RECYCLING

DISPOSAL
REMOVE, CLEARED AND GRUBBED MATERIAL FROM THE SITE AND DISPOSE OF LEGALLY

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TREE PROTECTION
PROTECT EXISTING TREES AS SPECIFIED AND NOTED IN ARBORIST REPORT
- TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970 SECTION 3
- TREE PROTECTIVE MEASURES TO BE CONDUCTED IN ACCORDANCE WITH AS4970 SECTION 4

HAZARDOUS MATERIALS - KEEP AREA WITHIN DRIPLINE FREE OF SHDES AND PATHAS, CONSTRUCTION MATERIAL AND DEBRIS

HAND METHODS - USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION

WORK UNDER TREES - DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSOIL TO, AREAS WITHIN DRIPLINE OF TREES

DEMOLITION AND TREE REMOVALS
- REMOVAL OF A TREE WITHIN 6 M OF A TREE TO BE RETAINED SHOULD BE UNDERTAKEN ONLY BY CUTTING DOWN SUCH A TREE WITHOUT DAMAGING THE TREES TO BE RETAINED, AND BY GRINDING OUT ITS STUMP. WHERE POSSIBLE THE STRUCTURAL ROOTS OF 20 MM DIAMETER OR GREATER OF THE TREE TO BE CUT DOWN SHOULD NOT BE REMOVED, TO MINIMISE SOIL DISTURBANCE AND TO REDUCE THE IMPACT ON THE ROOTS OF ANY TREE TO BE RETAINED NEARBY. WHERE STRUCTURAL ROOTS ARE TO BE REMOVED THIS SHOULD BE UNDERTAKEN MANUALLY BY THE USE OF NON-MOTORISED HAND TOOLS AFTER THE STUMP HAS BEEN GROUND OUT WHEN SUCH ROOTS ARE OFTEN EASIER TO LOCATE FROM THE SITE OF THE STUMP FROM WHICH THEY HAVE BEEN SEVERED.

GROUND PROTECTION IN ACCORDANCE WITH AS4970 SECTION 4.4.5.3 MAY REQUIRE STEEL PLATES TO PROTECT THE GROUND SURFACE FROM COMPACTION TO PROTECT ROOTS BETWEEN THE STAGES OF DEMOLITION AND CONSTRUCTION.

SPECIFIC - TREE PROTECTION WORKS - DURING DEMOLITION
- DEMOLITION OF EXISTING BUILDINGS SHOULD BE UNDERTAKEN WITH ACCESS RESTRICTED TO THE DRIVEWAY AND THE BUILDING PLATFORM FOR EACH OF THE EXISTING BUILDINGS, OR TO AREAS OF THE LAND WHERE NO TREES ARE GROWING WITHIN 6M OF ANY TREE TO BE RETAINED. WHERE ACCESS OR SPACE FOR A SAFE WORKING ENVIRONMENT IS RESTRICTED, OR WHERE THE AREA OF THE ON SET BACK MUST BE COMPROMISED, A 100 MM LAYER OF WOOD MULCH MUST BE LAY OVER THE AREA OF ENCROACHMENT. WHERE VEHICULAR ACCESS IS REQUIRED ACROSS THE MULCH LAYER FURTHER ROOT PROTECTION SHOULD BE PROVIDED BY LAYING A TEMPORARY PATHWAY OVER THE MULCH. THE TEMPORARY PATHWAY SHOULD BE CONSTRUCTED OF A GRATED STEEL MATERIAL CAPABLE OF SUPPORTING THE VEHICLES USED DURING DEMOLITION. E.G. LIKE RAMPS USED TO LOAD VEHICLES ONTO THE BACKS OF TRUCKS. TRUNKS OF TREES MAY REQUIRE PROTECTION FROM VEHICULAR DAMAGE.

DEMOLITION OF LANDSCAPE STRUCTURES THE DEMOLITION OF WALLS, DRIVEWAYS RETAINING WALLS, PATHS, AND POOLS ETC. WITHIN 6 M OF A TREE TO BE RETAINED SHOULD BE UNDERTAKEN MANUALLY USING HAND TOOLS. WHERE A DRIVEWAY IS TO BE DEMOLISHED BEING OF CONCRETE, STRIP OR SLAB TYPE CONSTRUCTION, IT SHOULD BE UNDERTAKEN BY WORKING FROM THE END OF THE DRIVEWAY CLOSEST TO THE BUILDING BACK TOWARDS THE STREET BY UTILISING THE DRIVEWAY AS A STABLE PLATFORM TO PREVENT SOIL COMPACTION. WHERE A CONCRETE SLAB DRIVEWAY PASSES LESS THAN 1 M FROM THE BASE OF A TREE AND THE AREA BENEATH THE DRIVEWAY IS TO BE UNDISTURBED AND INCORPORATED INTO THE LANDSCAPE WORKS FOR THE SITE, THE VOLUME OF SPACE PREVIOUSLY OCCUPIED BY THE DRIVEWAY MUST BE REPLACED WITH LOCAL TOP SOIL FROM THE SITE OR OTHERWISE A LOAMY SAND, TO REPLACE THE MASS OF THE CONCRETE ON THE ROOT PLATE WHICH MAY BE CRITICAL TO THE BALLAST AND CENTRE OF MASS FOR THE STABILITY OF THE TREE. IF THE TREE BECOMES UNSTABLE IMMEDIATELY CONTACT THE PROJECT ARBORIST.

PROTECTION OF TREES ON DEVELOPMENT SITES

SPECIFIC - TREE PROTECTION WORKS - POST DEMOLITION AND PRIOR TO CONSTRUCTION
- MILESTONE - PROJECT SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS PRIOR TO CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED DIA CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION.
- LOCATION OF UNDERGROUND UTILITIES WITHIN A TREE PROTECTION ZONE OF A RETAINED SPECIMEN.
ANY UTILITY SERVICES TO BE SITUATED UNDERGROUND WITHIN THE TPZ ARE TO BE UNDERTAKEN UTILISING EXCAVATION TECHNIQUES THAT PREVENT OR MINIMISE DAMAGE TO STRUCTURAL ROOTS (ROOTS GREATER THAN >20 MM DIAMETER), TO PREVENT SOIL COMPACTION AND ROOT DAMAGE THESE WORKS SHOULD BE CONDUCTED WITH NON-MOTORISED HAND TOOLS, AIR KNIFE OR DIRECTIONAL DRILLING.
- RE-GRADING OF SITE NEAR RETAINED TREES, GRADING AROUND RE-GRADING OF SITES/SLOPES WITHIN TREE PROTECTION ZONES OR NEAR RETAINED SPECIMENS IS TO BE UNDERTAKEN ONLY IF AT ALL, AFTER CONSULTATION WITH THE PROJECT ARBORIST. THIS IS TO PROTECT ALL STRUCTURAL ROOTS SYSTEMS FROM DAMAGE OR COMPACTION FROM MACHINERY.
- PLACEMENT OF RELOCATABLE BUILDINGS: CONSIDERATION SHOULD BE GIVEN TO TREE SENSITIVITY SUCH AS THE BUILDINGS BEING PLACED ON PIER AND BEAM OR SKIDS CONSTRUCTION AS THEY ARE TO BE POSITIONED ON THEIR DRIPLINES WITHIN THE TREE PROTECTION ZONE (TPZ). THE AREA OF THE TREE PROTECTION ZONE UNDER THE BUILDINGS IS TO BE MULCHED TO A DEPTH OF 200 MM OF INSTALLED OR SKIDS WITH ORGANIC MATERIAL TO FURTHER REDUCE COMPACTION. THE MULCH IS TO BE COMPOSTED MATERIAL I.E. SPECIES-SPECIFIC MULCH. ALTERNATIVELY, IF INSTALLED ON A PIER & BEAM CONSTRUCTION, PIERS ARE TO BE UNDERTAKEN MANUALLY BY USING NON-MOTORISED HAND TOOLS TO DETERMINE THE LOCATION OF FIRST ORDER AND LOWER ORDER STRUCTURAL ROOTS WITH A DIAMETER OF 20 MM (STRUCTURAL WOODY ROOTS) OR GREATER, WITHOUT DAMAGING THEM.

SPECIFIC - TREE PROTECTION WORKS - DURING CONSTRUCTION
- MILESTONE - PROJECT SITE ARBORIST IS TO INSPECT/ASSESS ALL RETAINED SPECIMENS DURING CONSTRUCTION IN RELATION TO TREE PROTECTION MEASURES TO MONITOR THAT THEY HAVE BEEN CARRIED OUT AS PER THE APPROVED DIA CONDITIONS FOR THE SITE. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY AFTER EACH INSPECTION.
- WHERE ANY STRUCTURAL ROOTS (ROOTS WITH A DIAMETER OF GREATER THAN >20 MM) ENCOUNTERED BY EXCAVATION ARE TO BE PRUNED AND IT IS TO BE UNDERTAKEN WITH CLEAN SHARP PRUNING TOOLS, WITH A FINAL CUT TO UNDAUNED WOOD TO PREVENT INFESTATION BY PATHOGENS AND ASSIST CONTINUED ROOT GROWTH AND UNDERTAKEN IN CONSULTATION WITH THE CONSULTING ARBORICULTURIST. TREE PROTECTION ZONE FENCES ARE TO BE MAINTAINED DURING THESE WORKS. GROUND PROTECTION IN ACCORDANCE WITH AS4970 SECTION 4.4.5.3 MAY REQUIRE STEEL PLATES TO PROTECT THE GROUND SURFACE FROM COMPACTION TO PROTECT ROOTS BETWEEN THE STAGES OF DEMOLITION AND CONSTRUCTION OF THE NEW PAVEMENT.
- ALL TREE PROTECTION ZONES OF RETAINED TREES ARE TO BE MONITORED FOR THE DURATION OF THE CONSTRUCTION PHASE OF THE DEVELOPMENT. THE THREE MAIN AREAS REQUIRING MONITORING ARE: MULCHING - MULCH MUST BE MAINTAINED TO A DEPTH OF 50-100 MM USING MATERIAL THAT COMPLIES WITH AS 4454. WHERE THE EXISTING LANDSCAPE WITHIN THE TPZ IS TO REMAIN UNALTERED (E.G. GARDEN BEDS OR TURF) MULCH MAY NOT BE REQUIRED. WATERING - SOIL MOISTURE LEVELS SHOULD BE REGULARLY MONITORED BY THE PROJECT ARBORIST. TEMPORARY IRRIGATION OR WATERING MAY BE REQUIRED WITHIN THE TPZ. AN ABOVE-GROUND IRRIGATION SYSTEM COULD BE INSTALLED AND MAINTAINED BY A COMPETENT INDIVIDUAL AND WEEDING - WEEDS SHOULD BE REMOVED BY HAND WITHOUT DISTURBING SOIL OR SHOULD BE CONTROLLED WITH WEEDKILLER.
- TREES TO BE REMOVED ARE TO BE REPLACED WITH ADVANCED SPECIMENS BEING MINDFUL OF THE SPACE LIMITATIONS OF THE NEW USE OF THE SITE. THE ADVANCED TREES SHOULD BE SITUATED IN AREAS ALONG THE BOUNDARIES OF THE SITE. THE PLANTING IN THESE LOCATIONS WILL PROVIDE THE MAXIMUM BENEFIT TO THE SURROUNDING PROPERTIES BY SCREENING VIEWS TO AND FROM THE SITE AND THE PLANTINGS INCLUDED IN THE PROPOSED LANDSCAPE PLAN. THE REPLACEMENT TREES WILL BE SITUATED IN POSITIONS WHERE THEY MAY GROW TO MATURITY UNHINDERED AND WILL NOT CONFLICT WITH BUILT STRUCTURES OR UTILITY SERVICES AND IN GREATER NUMBERS THAN THE TREES REMOVED SHOULD PROVIDE A NET INCREASE IN THE LOCAL AMENITY.

SPECIFIC - TREE PROTECTION WORKS - POST CONSTRUCTION
- MILESTONE - AT COMPLETION OF CONSTRUCTION WORK THE SITE PROJECT ARBORIST SHOULD CARRY OUT AN ASSESSMENT OF ALL TREES RETAINED AND AFFECTED BY WORKS. THIS ASSESSMENT IS TO DOCUMENT ANY REQUIRED ONGOING REMEDIAL CARE NEEDED TO ENSURE VIABLE RETENTION OF TREES AFFECTED. DOCUMENTATION IS TO BE SUBMITTED TO THE CONSENTING AUTHORITY.

NOTE: REFER TO ARBORIST REPORT



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Robert McNamara
reg. no. 7221

Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
DEMOLITION PLAN

Date: 29.11.2023
Scale: Project No. BGZQQ
Author: c
Checked: Revision
Checker: c
Authorised: Drawing No.
Approver: A103

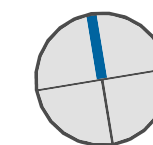
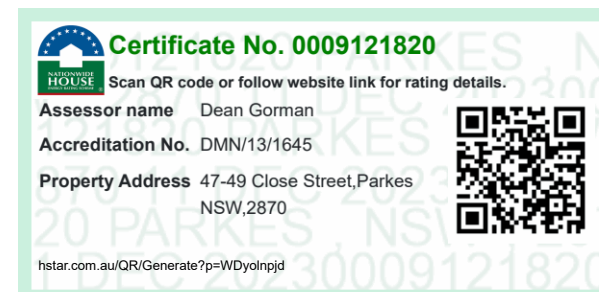
CLOSE STREET

LANE WAY

1 CUT AND FILL PLAN
1: 100

Rev	Date	AMENDEMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	

CUT - varies
FILL - varies



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CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
CUT AND FILL PLAN

Date:
29.11.2023

Scale

Drawn:
Author

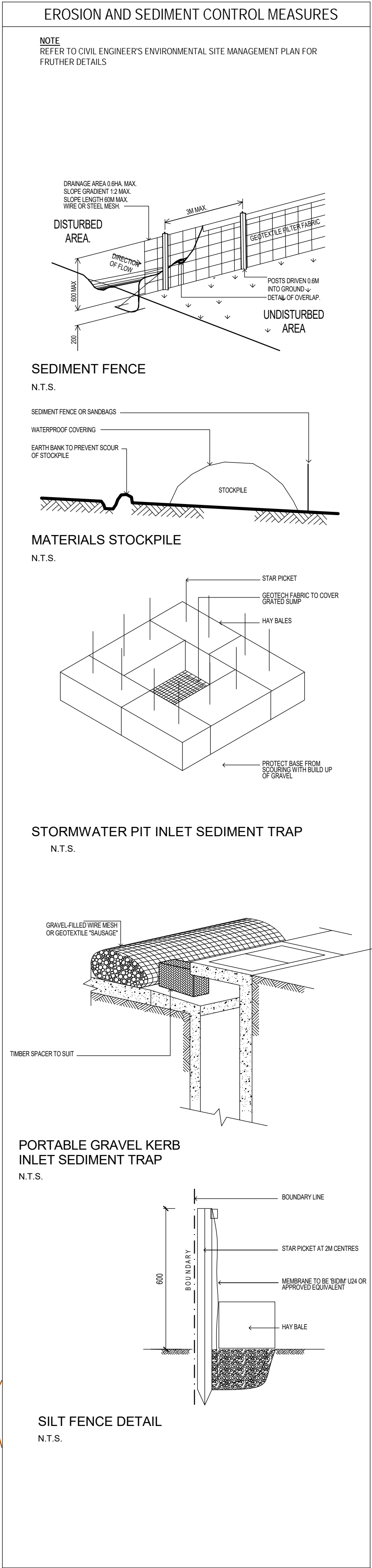
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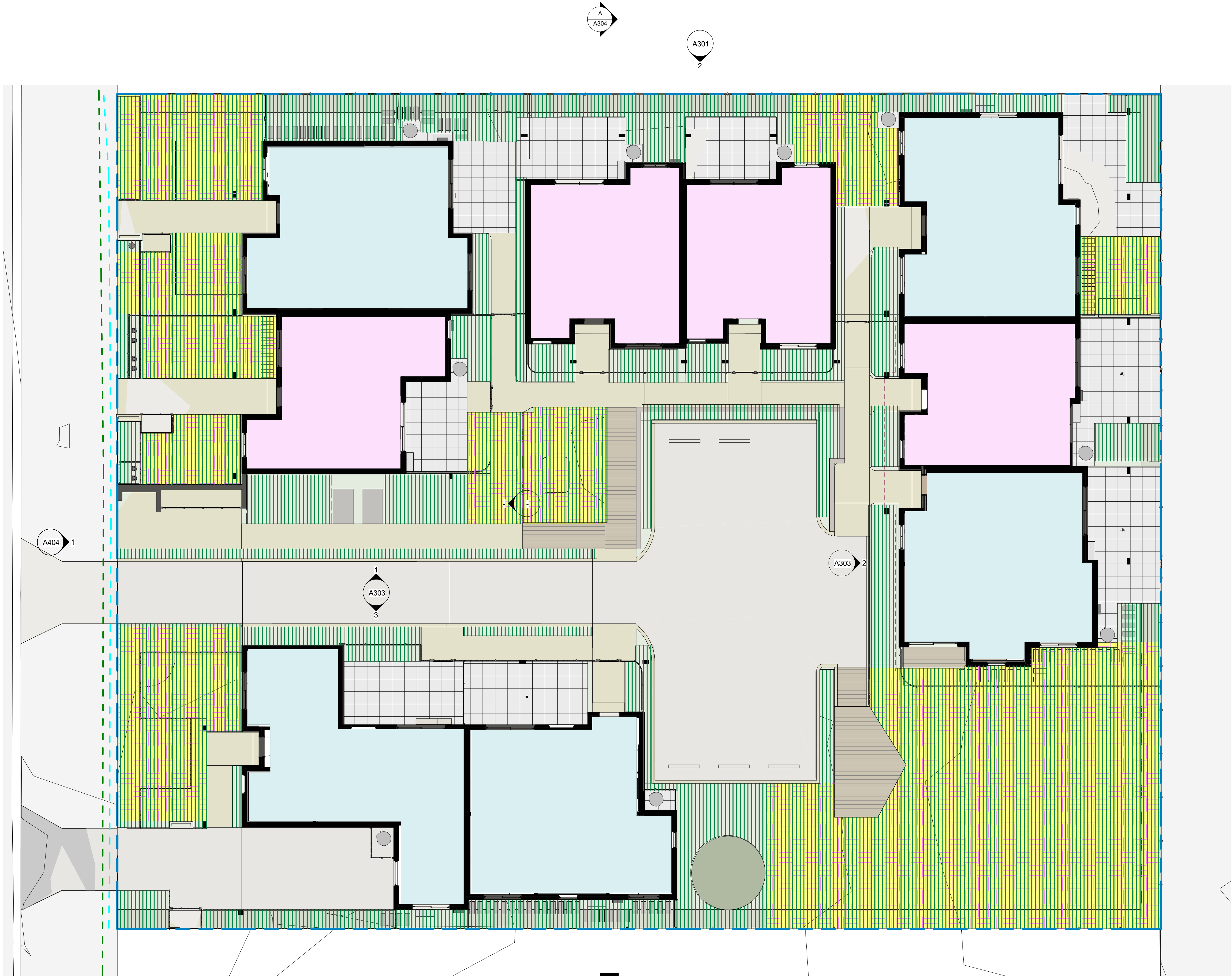
Authorised
Approver

Project No.
BGZQQ

Revision
c

Drawing No.
A104





SITE CALCULATIONS:

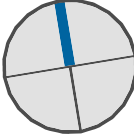
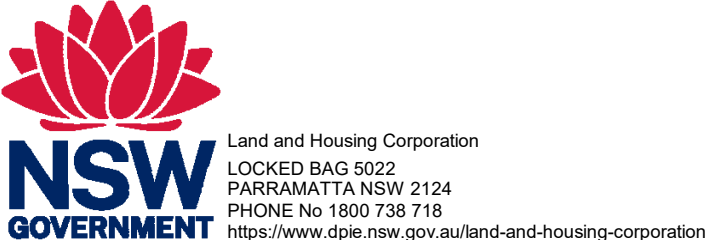
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FLOOR AREA:	587	sqm
LANDSCAPED AREA:	681	sqm
DEEP SOIL ZONE	421	sqm
COMMON OPEN SPACE	210	sqm



1 Site Area Calculations
1 : 100



Rev	Date	AMENDMENTS	Ckd
c	29.11.2023	Stage C	

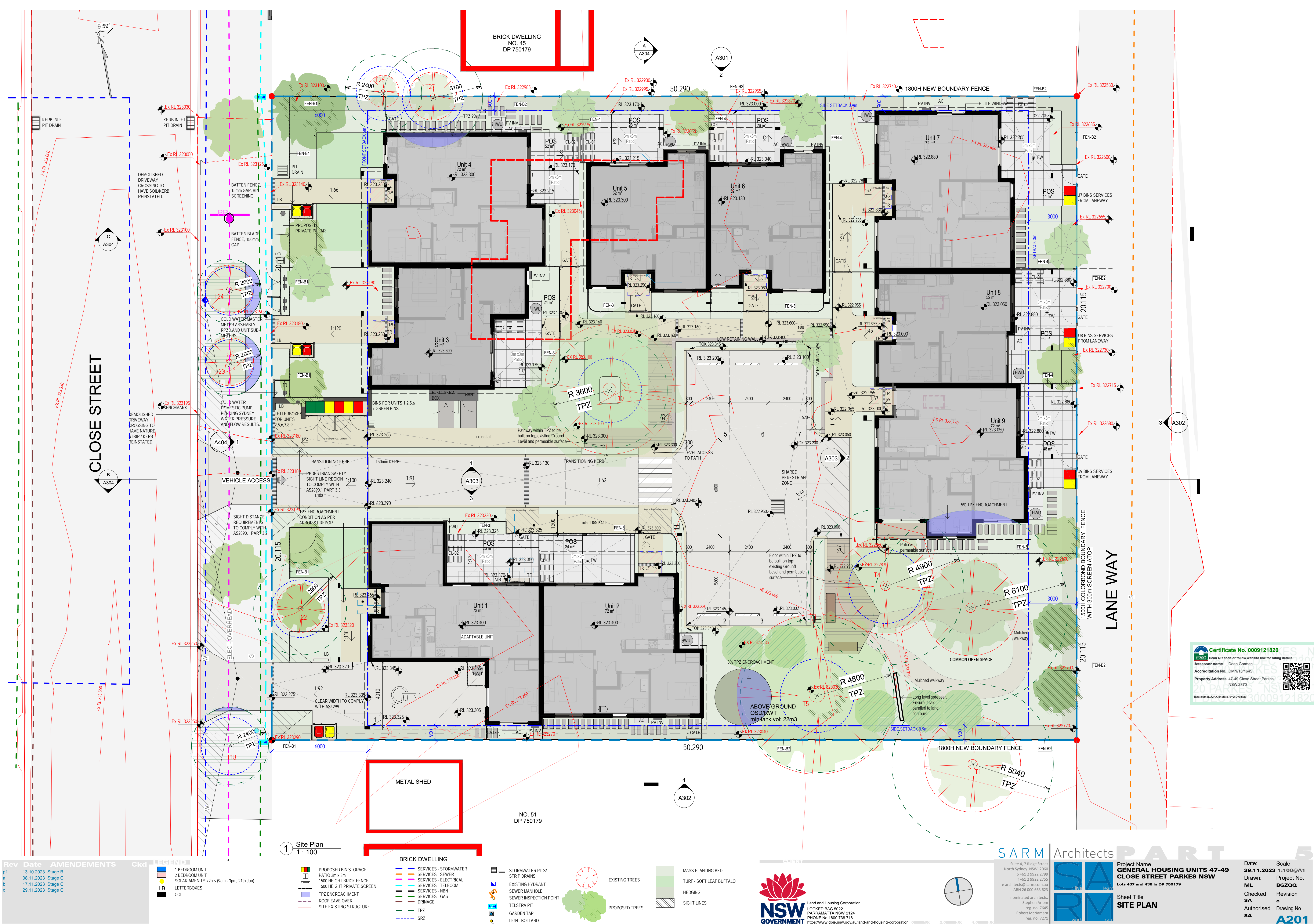


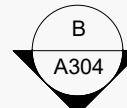
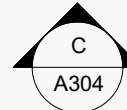
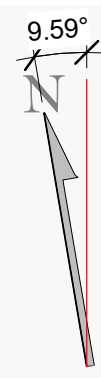
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Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
SITE AREA CALCULATIONS

Date: 29.11.2023
Scale: Project No. BGZQQ
Drawn: Author
Checked: c
Authorised: Drawing No. A106





CLOSE STREET

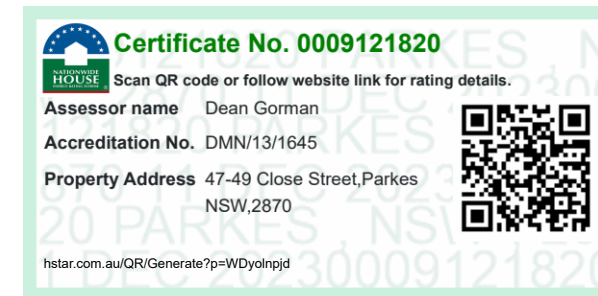


LANE WAY



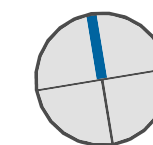
C.O.S

1 Ground Floor Plan
1:100



REFER TO COVER PAGE
FOR TYPE UNIT
INFORMATION ACCORDING
TO THE LIVABLE HOUSING
DESIGN GUIDELINES
STANDARDS.

Rev	Date	AMENDMENTS	Ckd
a	08.11.2023	Stage C	
b	17.11.2023	Stage C	
c	29.11.2023	Stage C	



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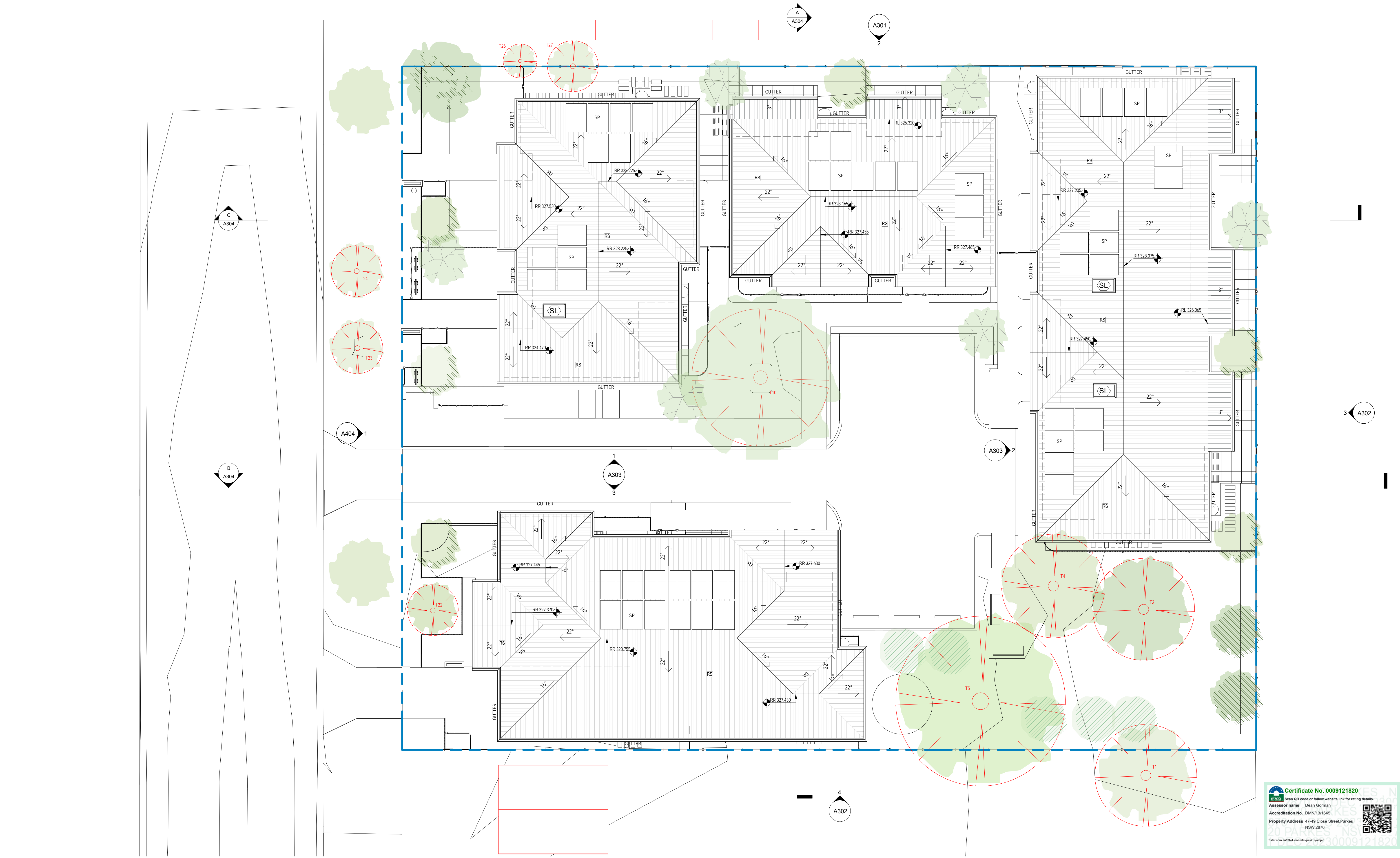
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Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
GROUND FLOOR PLAN

Date: 29.11.2023
Scale: 1:100
Drawn: Project No. BG200
Author: Revision c
Checked: Drawing No. A202
Checker: Approver



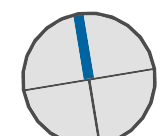
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p1	13.10.2023	Stage B		
a	08.11.2023	Stage C		
b	17.11.2023	Stage C		
c	29.11.2023	Stage C		

--- EXISTING NATURAL GROUND LINE	A/C	PROVISION FOR FUTURE A/C UNITS	PV INV.	PV INVERTERS
--- BUILDING SETBACK/HEIGHT LIMITS	CL	CLOTHES LINE	RR	ROOF RIDGE
--- BCA FIRE EGRESS LINE	COL	COLUMN	RWT	RAIN WATER TANK
	DP	DOWNPIPE	SP	SOLAR PANELS
	FEN-B	FENCE - BOUNDARY	TOK	TOP OF KERB
	FEN-3	FENCE POS	TOW	TOP OF WALL
	FEN-4	FENCE POS	TR	THRESHOLD RAMP AS1428.1
	HWU	HOT WATER UNIT	VG	VALLEY GUTTER
	LB	LETTER BOX	WS	WHEEL STOP
	MFP	METAL FASCIA PORTICO		
	OSD	ON SITE DETENTION TANK		
	POS	PERSONAL OPEN SPACE		

10r UNITS	AS1428.1 COMPLIANT	DOOR CLEARANCE	DOORS - STRIP DRAIN	FLUSH THRESHOLDS
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reg. no. 7271

Project Name
GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

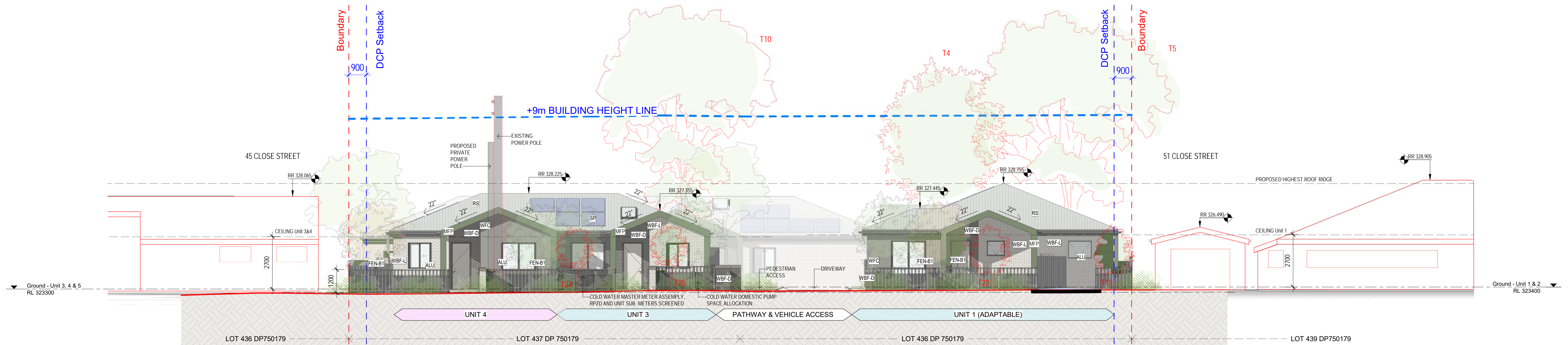
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ROOF PLAN

Date: **29.11.2023**
Scale: **Project No. BG2QQ**
Drawn: **Author**
Checked: **Revision c**
Checker: **Authorised**
Approver: **A203**

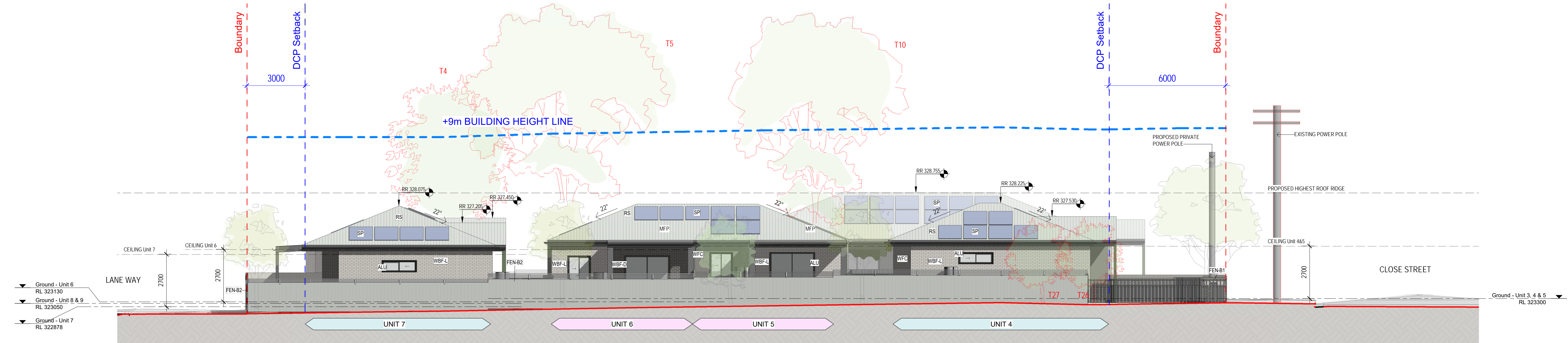
Certificate No. 0009121820

Assessor name: Dean Gorman
Accreditation No. DMN/13/1645
Property Address: 47-49 Close Street, Parkes NSW 2870

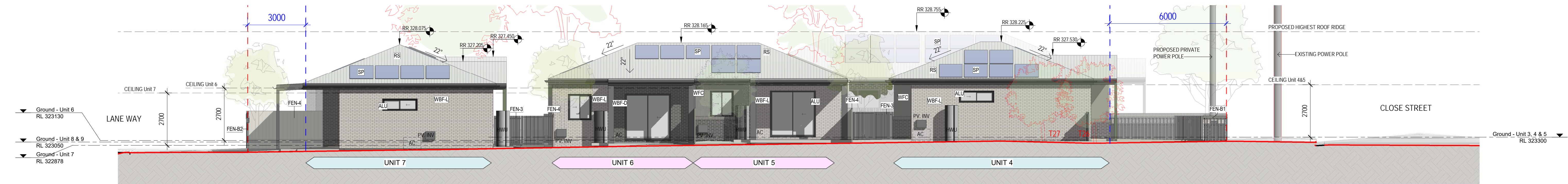
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① Elevation - CLOSE STREET
1:100



② Elevation NORTH
1:100



③ Elevation NORTH - NO boundary fence
1:100

Rev	Date	AMENDMENTS
p1	13.10.2023	Stage B
a	08.11.2023	Stage C
b	17.11.2023	Stage C
c	29.11.2023	Stage C

Ckd

LEGEND

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

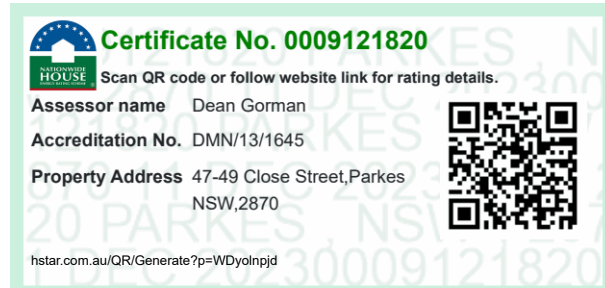
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PROVISION FOR FUTURE A/C UNITS
CLOTHES LINE
COLUMN
DOWNPIPE
FENCE - BOUNDARY
FENCE POS
FEN-3
FEN-4
HWU
LETTER BOX
MFP
OSD
POS

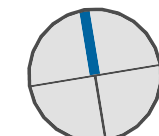
PV INV
RR
RWT
SP
TKO
TOW
TR
VG
WS

PV INVERTERS
ROOF RIDGE
RAIN WATER TANK
SOLAR PANELS
TOP OF KERB
TOP OF WALL
THRESHOLD RAMP AS1428.1
VALLEY GUTTER
WHEEL STOP

EXISTING NATURAL GROUND LINE
BUILDING SETBACK/HEIGHT LIMITS
BCA FIRE EGRESS LINE
1:100 UNITS
2:100 UNITS
AS1428.1 COMPLIANT
DOOR CLEARANCE
DOORS - STRIP DRAIN
FLUSH THRESHOLDS



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Project Name
GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179

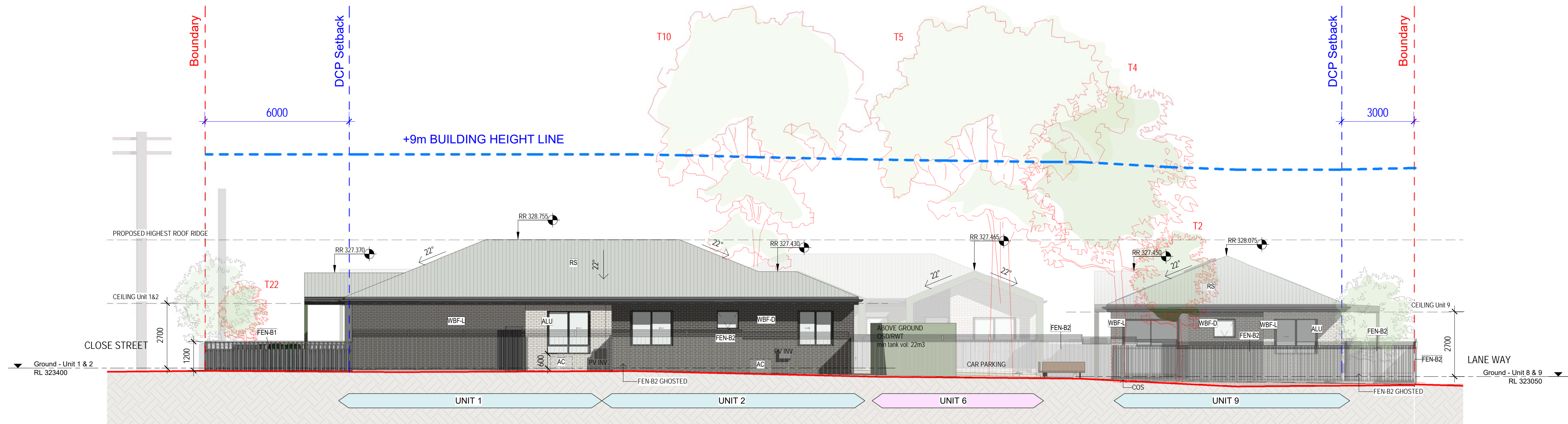
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ELEVATION - STREET/ WEST

Date:
29.11.2023

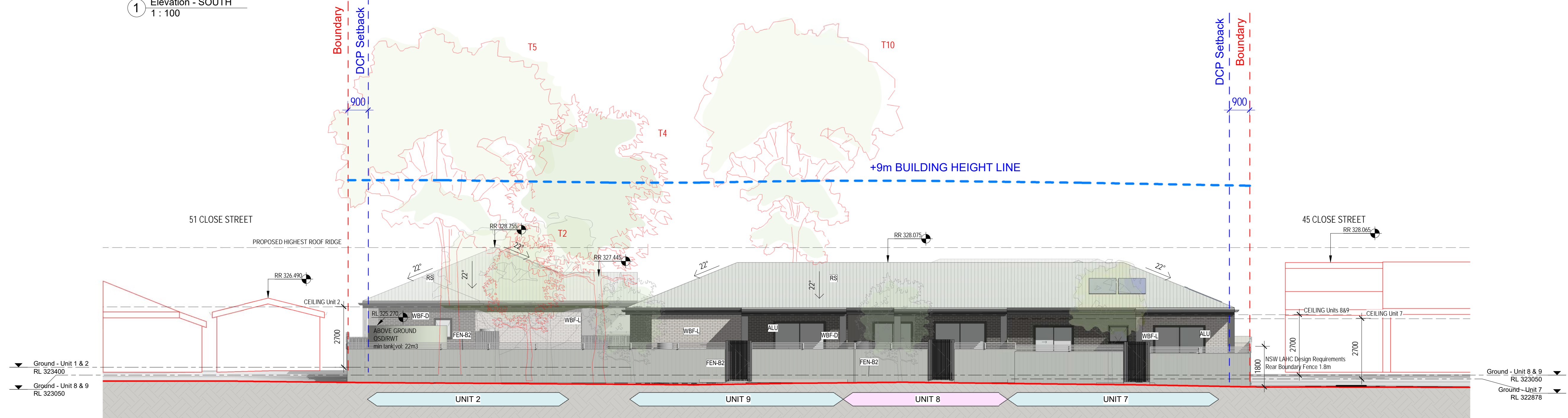
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Project No.
BGZQQ

Drawn:
Author
Checked
Checker
Authorised
Approver

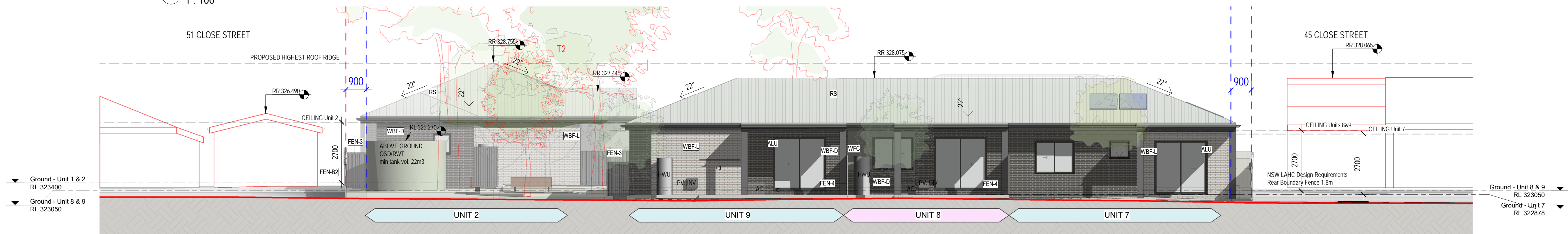
Revision:
Drawing No.
A301



1 Elevation - SOUTH
1 : 100



2 Elevation - EAST
1 : 100



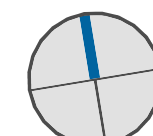
3 Elevation - EAST - NO boundary fence
1 : 100



Rev	Date	AMENDMENTS	Ckd	LEGEND
p1	13.10.2023	Stage B		EXISTING NATURAL GROUND LINE
a	08.11.2023	Stage C		BUILDING SETBACK/HEIGHT LIMITS
b	17.11.2023	Stage C		FIRE EGRESS LINE
c	29.11.2023	Stage C		1st UNITS
				2nd UNITS
				AS1428.1 COMPLIANT
				DOOR CLEARANCE
				DOORS - STRIP DRAIN
				FLUSH THRESHOLDS
				A/C
				CL
				COL
				DP
				FEN-8
				FEN-3
				FEN-4
				HWU
				LB
				MFP
				OSD
				POS
				PROVISION FOR FUTURE A/C UNITS
				CLOTHES LINE
				COLUMN
				DOWNPIPE
				SP
				TOP OF KERB
				TOP OF WALL
				THRESHOLD RAMP AS1428.1
				TR
				VG
				WS
				PV INV
				RR
				RWT
				SOLAR PANELS
				TOP OF KERB
				TOP OF WALL
				THRESHOLD RAMP AS1428.1
				TR
				VG
				WS



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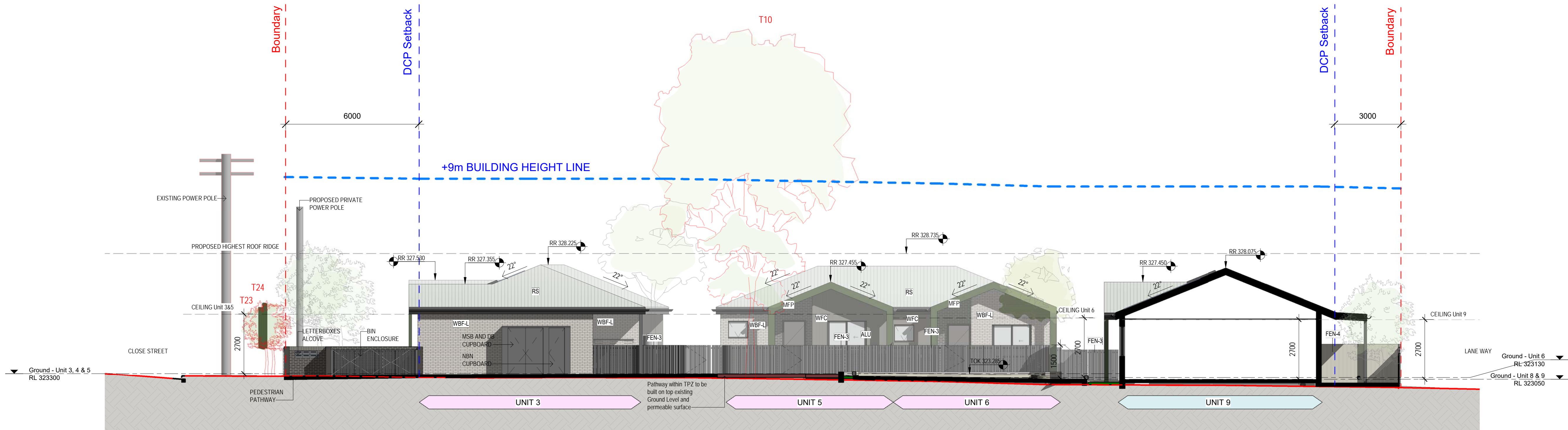
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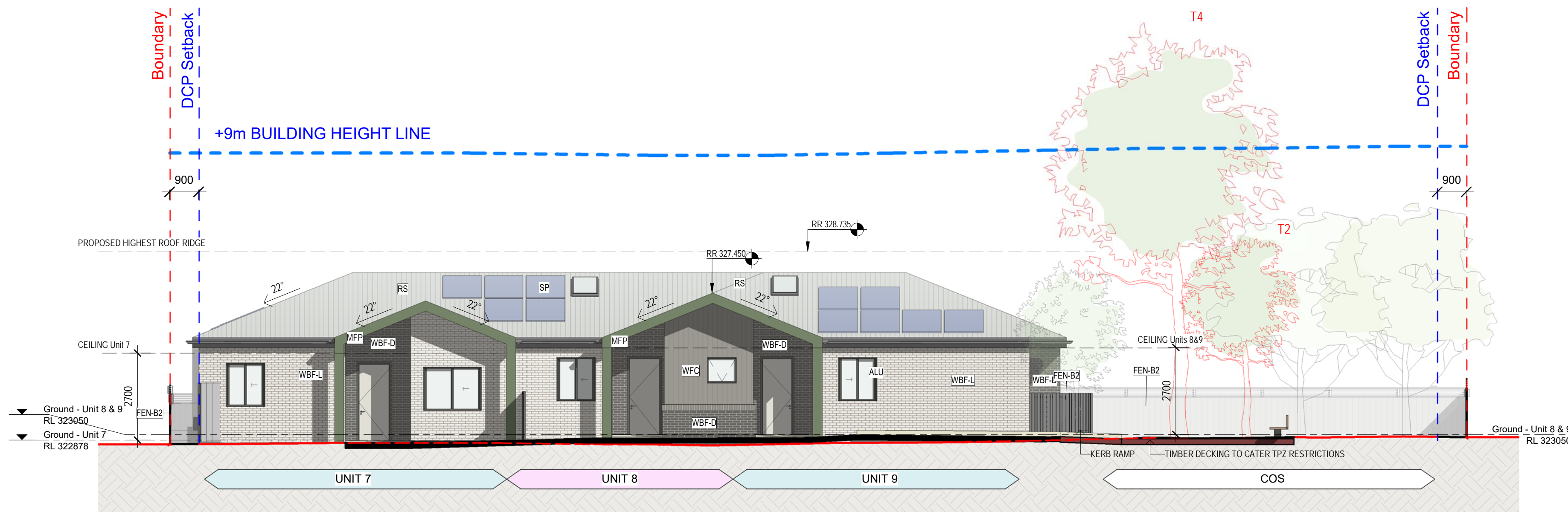
Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
ELEVATION - SOUTH/EAST

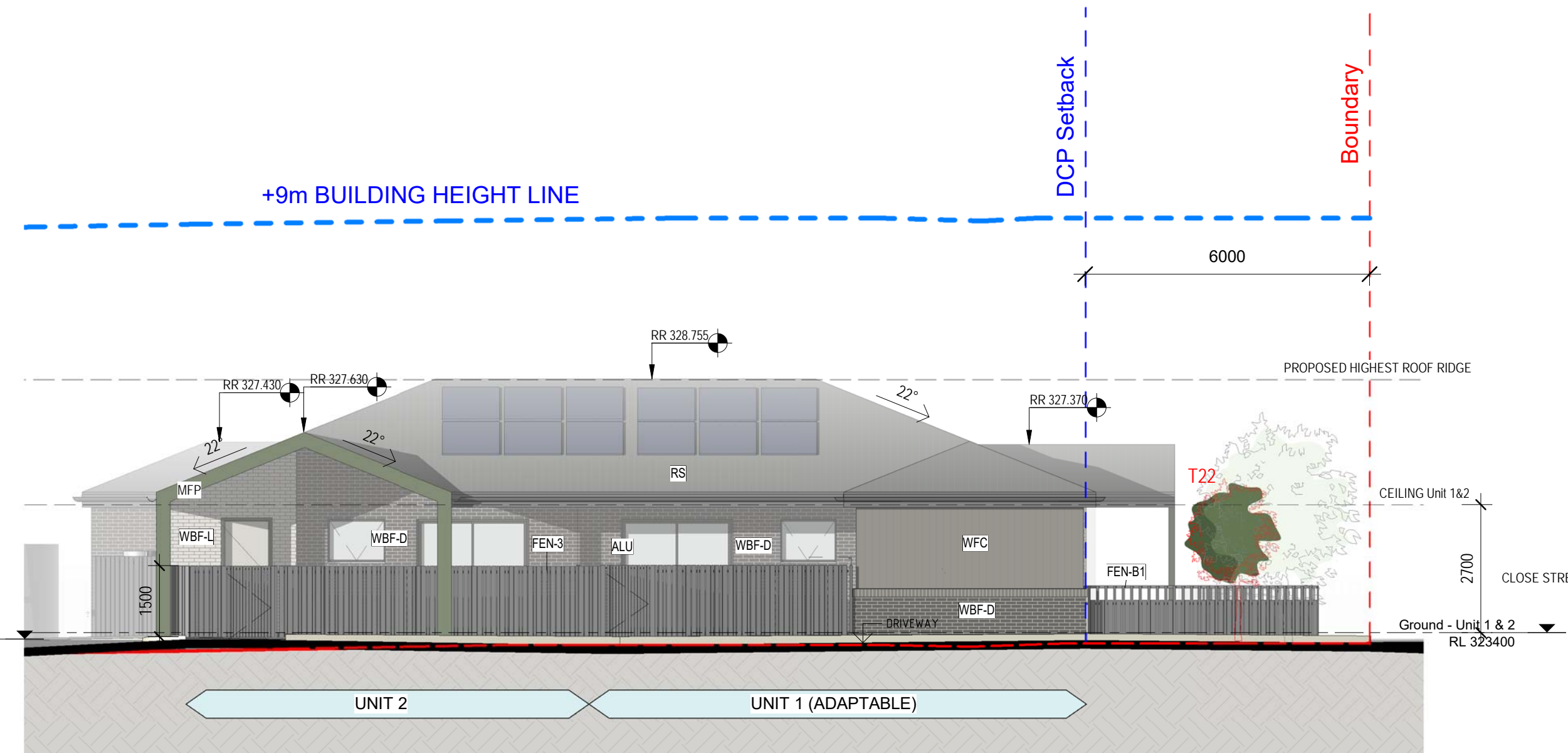
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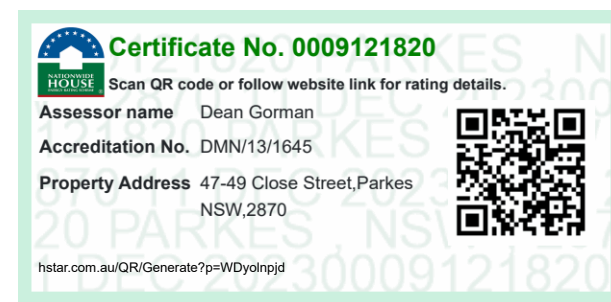
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1 : 100



2 Elevation - INTERNAL WEST
1 : 100



3 Elevation - INTERNAL NORTH
1 : 100



Rev Date AMENDMENTS Ckd

p1 13.10.2023 Stage B
a 08.11.2023 Stage C
b 17.11.2023 Stage C
c 29.11.2023 Stage C

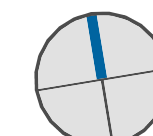
10r UNITS
20r UNITS
AS1428.1 COMPLIANT
DOOR CLEARANCE
DOORS - STRIP DRAIN
FLUSH THRESHOLDS

EXISTING NATURAL GROUND LINE
BUILDING SETBACK/HEIGHT LIMITS
BCA FIRE EGRESS LINE
A/C
CL
COL
DP
FEN-2
FEN-3
FEN-4
HWU
LB
MFP
OSD
POS
PROVISION FOR FUTURE A/C UNITS
CLOTHES LINE
COLUMN
DOWNPIPE
FENCE - BOUNDARY
FENCE POS
FENCE POS
HOT WATER UNIT
LETTER BOX
METAL FASCIA PORTICO
ON SITE DETENTION TANK
PERSONAL OPEN SPACE

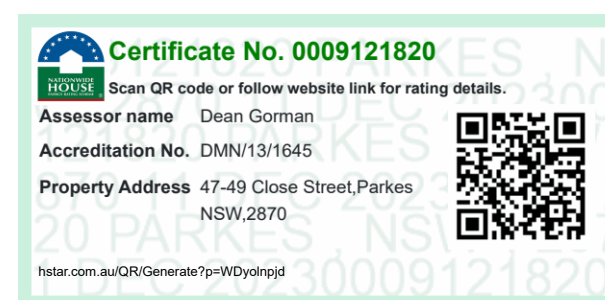
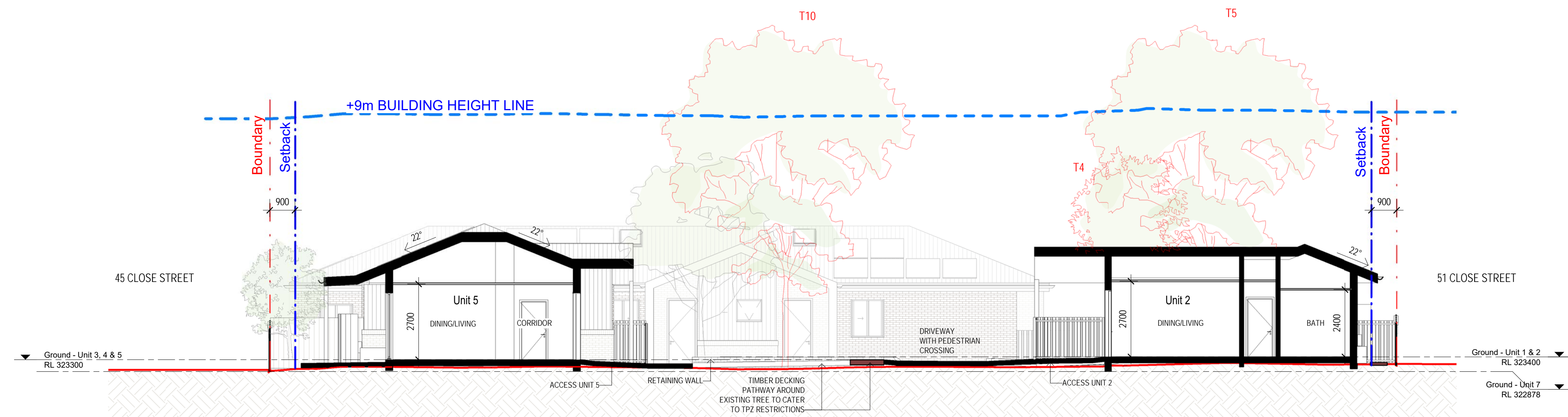
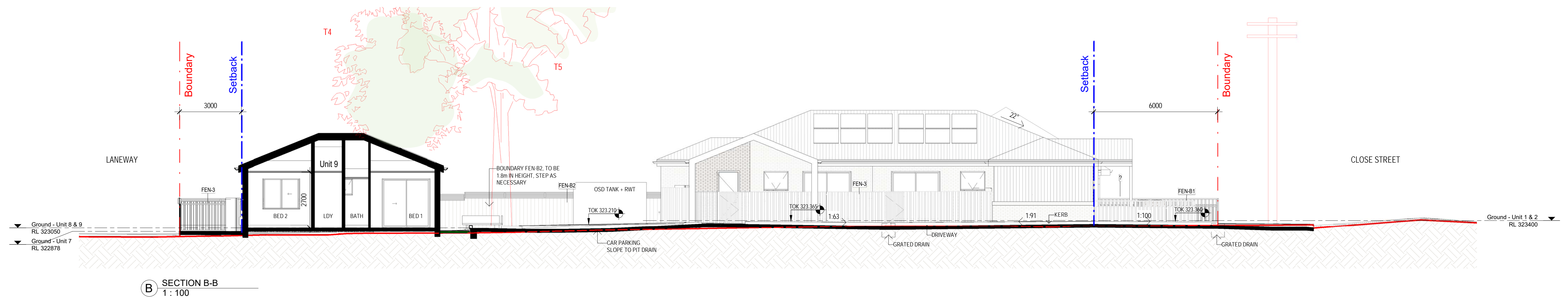
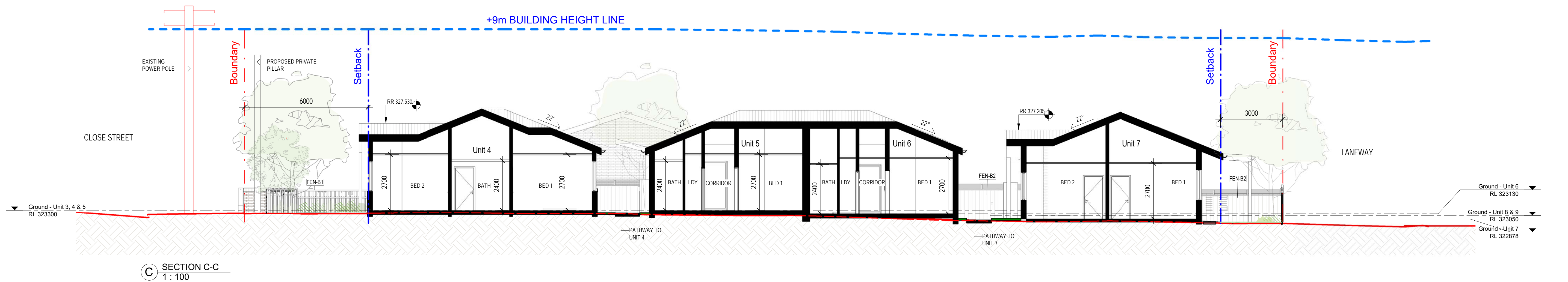
PV INV
RR
RWT
SP
TKO
TOW
TR
VG
WS
PV INVERTERS
ROOF RIDGE
RAIN WATER TANK
SOLAR PANELS
TOP OF KERB
TOP OF WALL
THRESHOLD RAMP AS1428.1
VALLEY GUTTER
WHEEL STOP



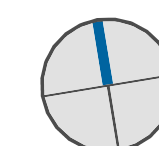
Land and Housing Corporation
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

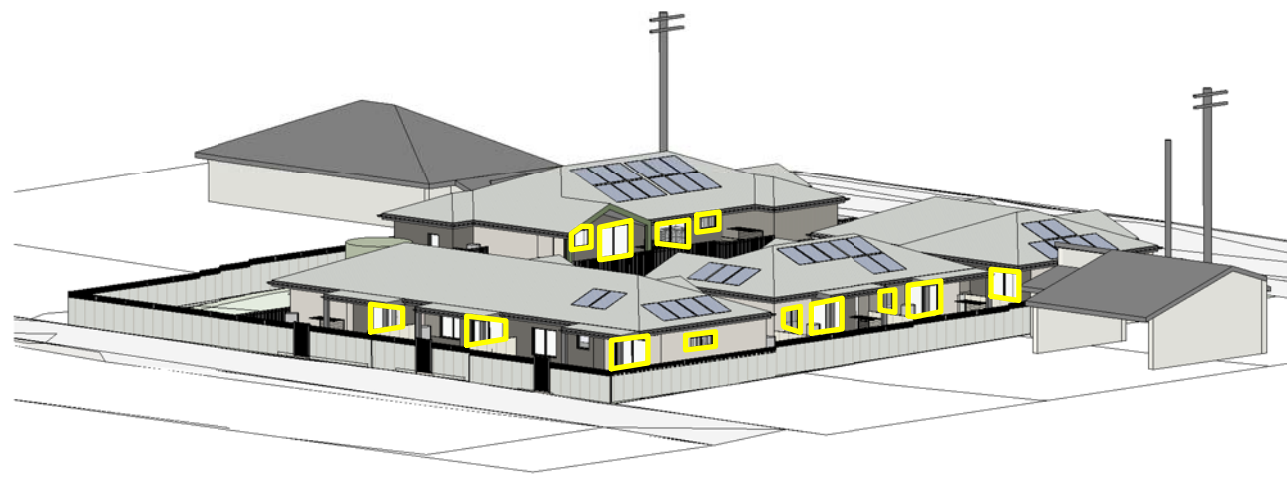


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reg. no. 7645
Robert McNamara
reg. no. 7271
Project Name
GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW
Lots 437 and 438 in DP 750179
Sheet Title
ELEVATION - INTERNAL VIEWS
Date: 29.11.2023
Scale
Drawn: Project No.
Author: BGZQQ
Checked: Revision
Checker: c
Authorised: Drawing No.
Approver: A303

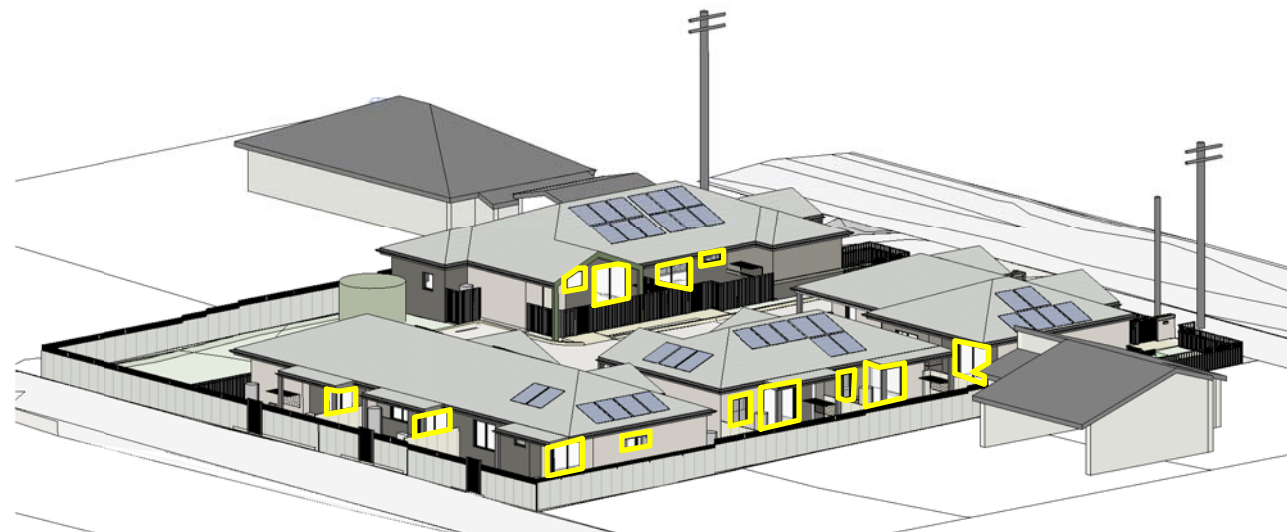


Rev	Date	AMENDMENTS	Ckd
p1	13.10.2023	Stage B	
a	08.11.2023	Stage C	
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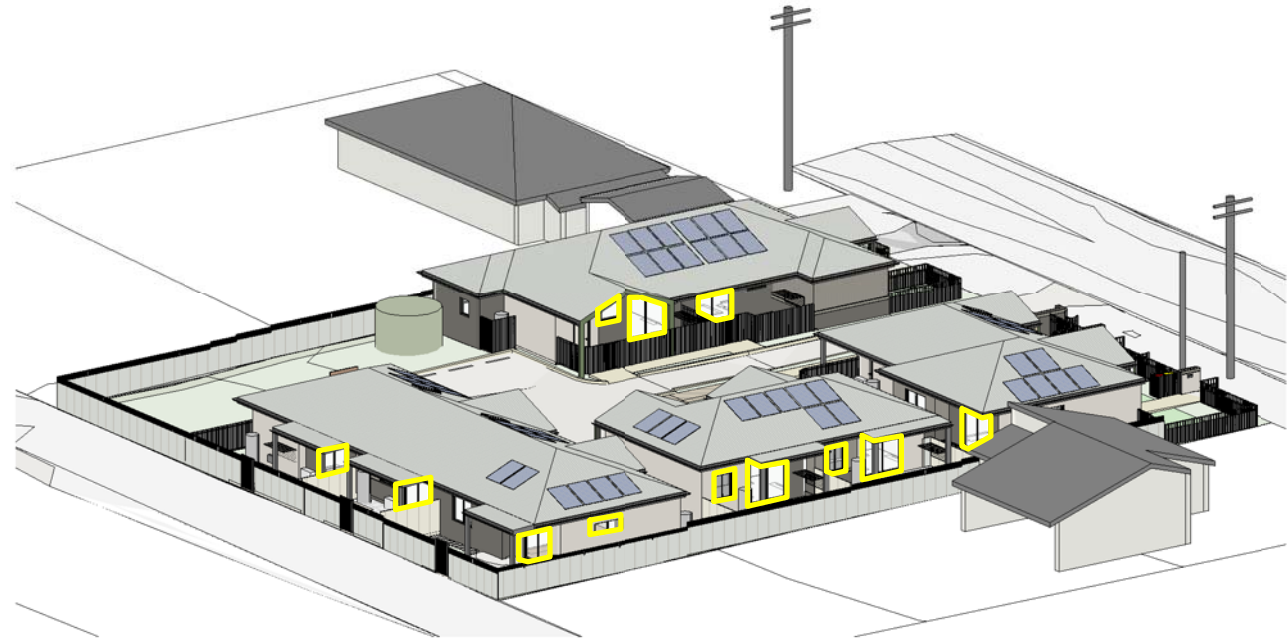




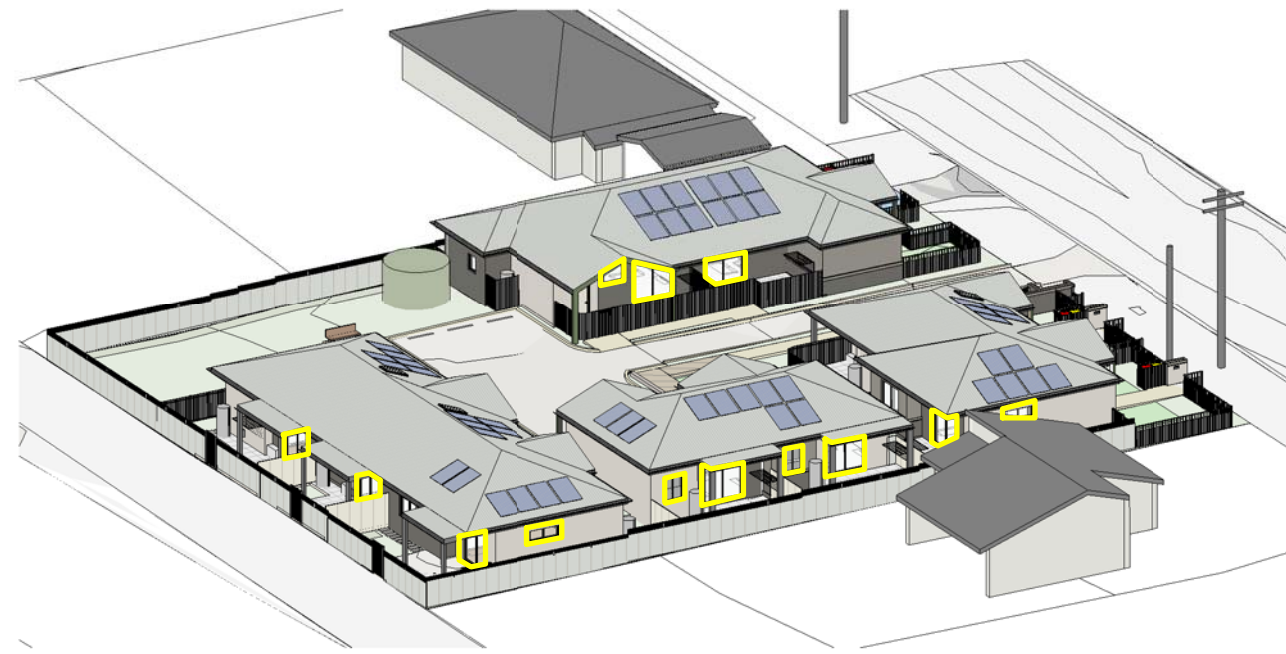
1 ViewfromtheSUN - June 9am



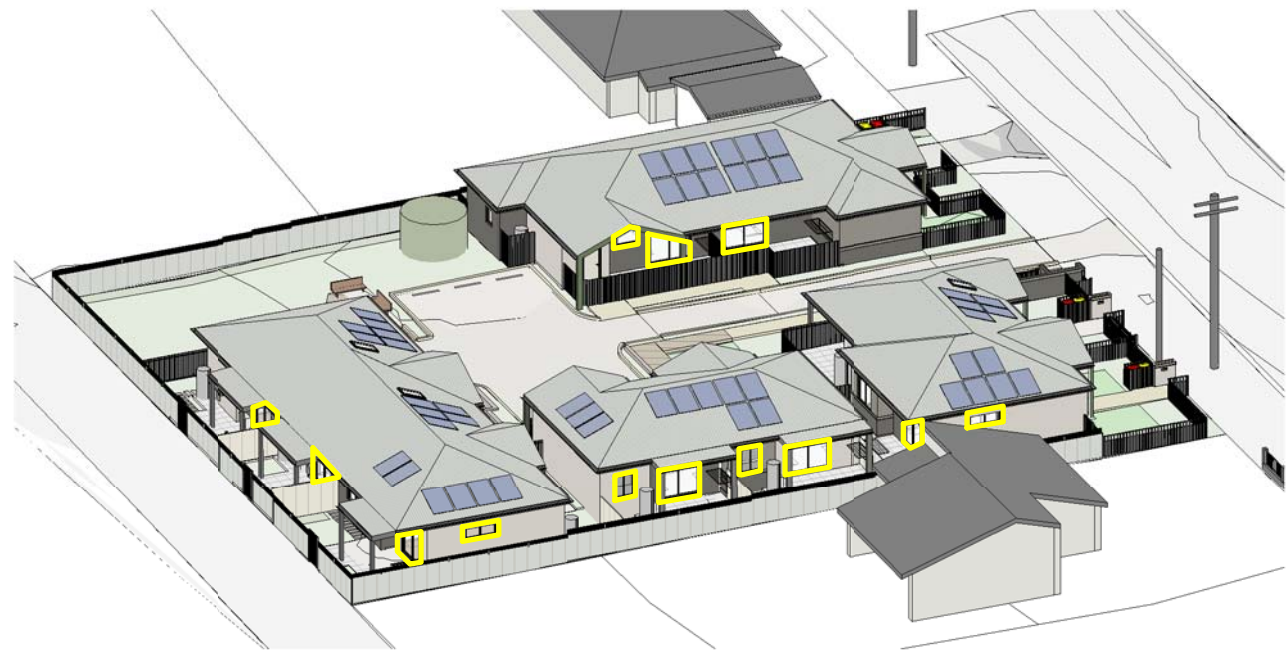
2 ViewfromtheSUN - June 930am



3 ViewfromtheSUN - June 10am



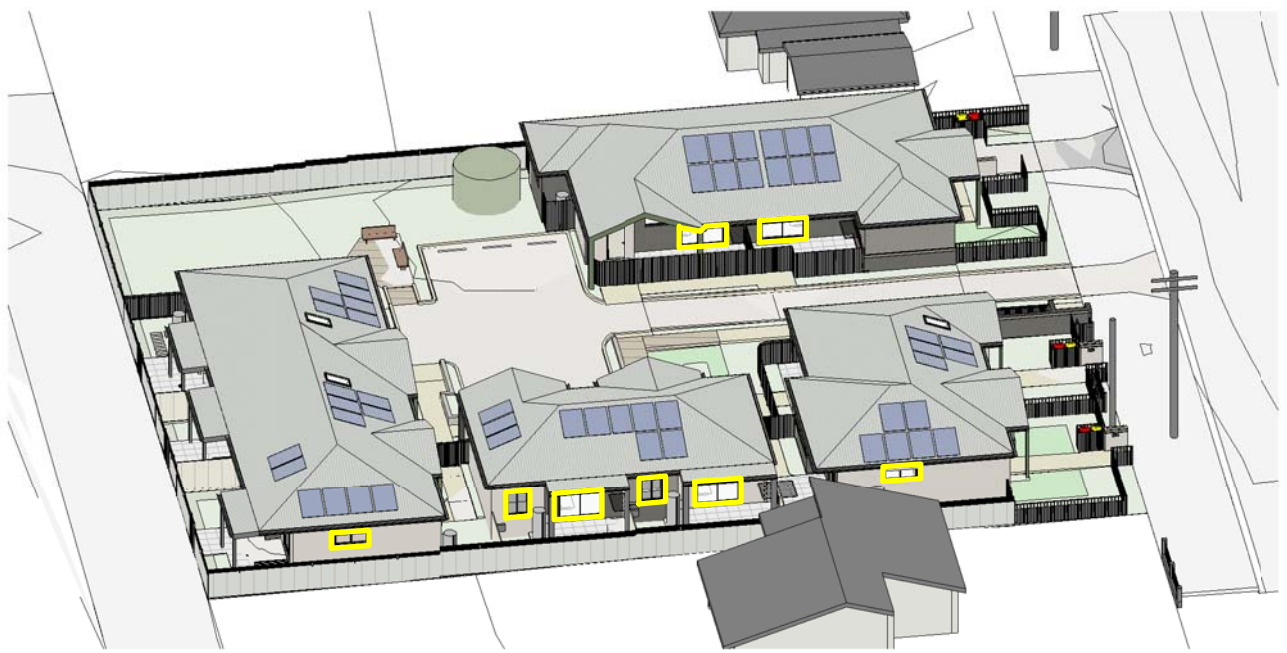
4 ViewfromtheSUN - June 1030am



5 ViewfromtheSUN - June 11am



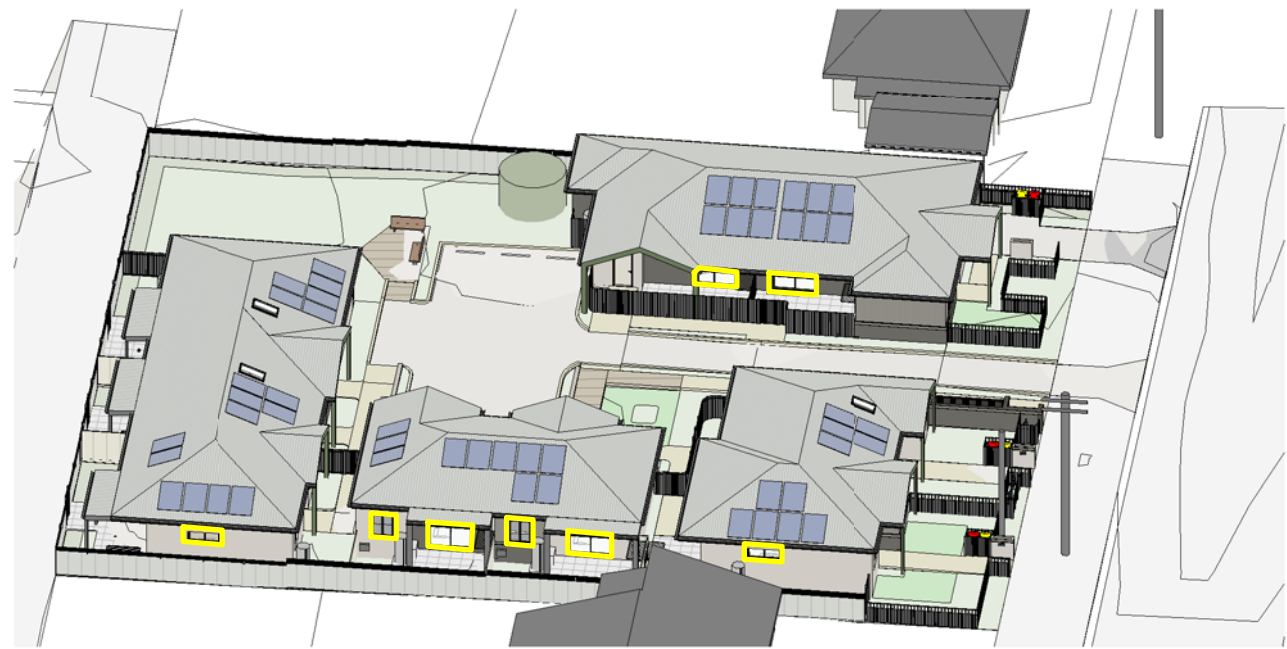
6 ViewfromtheSUN - June 1130am



7 ViewfromtheSUN - June 12pm



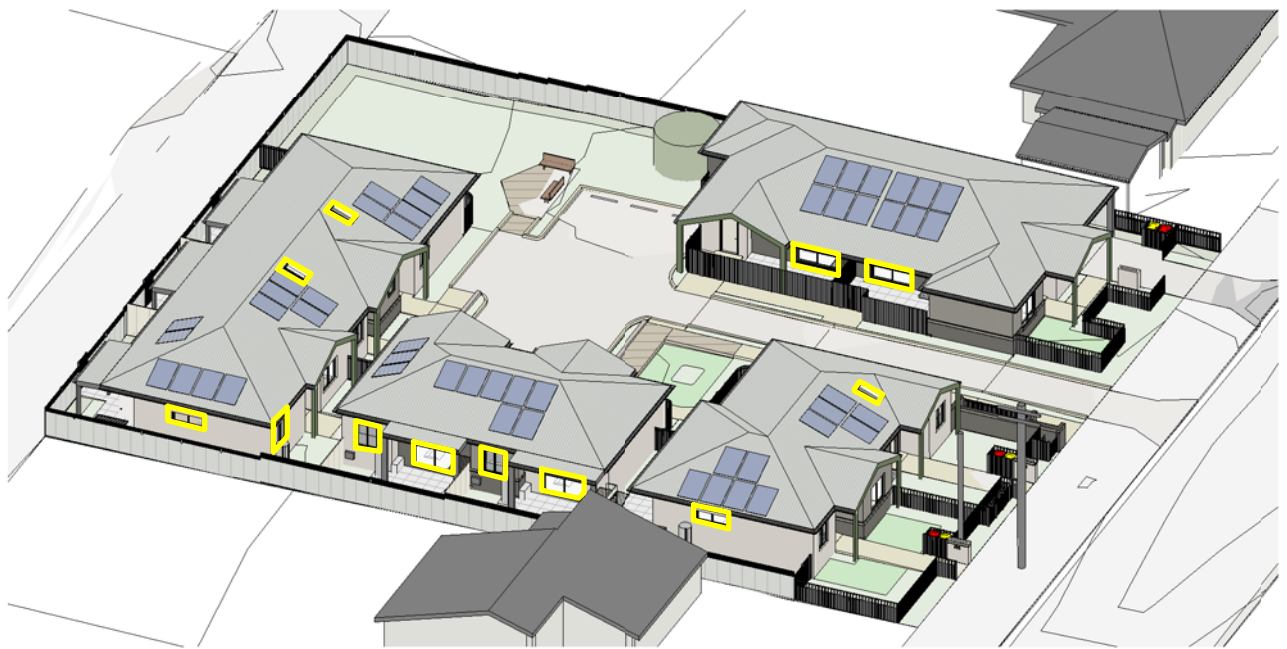
8 ViewfromtheSUN - June 1230pm



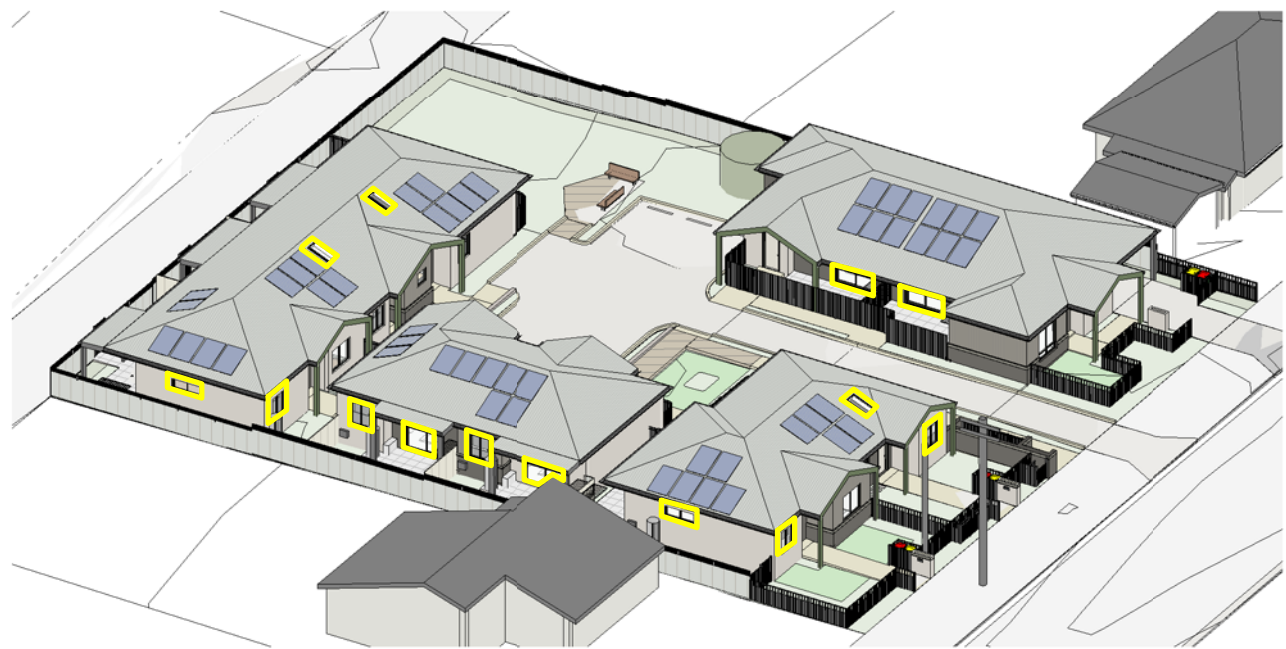
9 ViewfromtheSUN - June 1pm



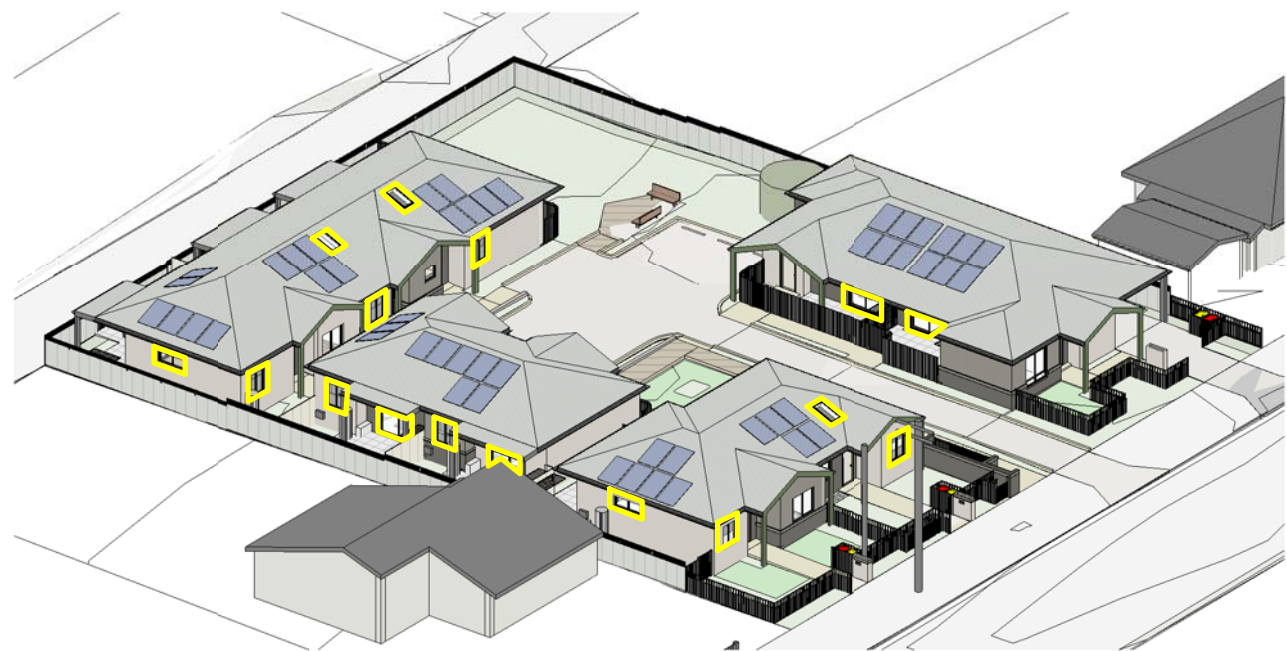
10 ViewfromtheSUN - June 130pm



11 ViewfromtheSUN - June 2pm



12 ViewfromtheSUN - June 230pm



13 ViewfromtheSUN - June 3pm

View From Sun Study Table
1:1

	9am	9:30am	10am	10:30am	11am	11:30am	12pm	12:30pm	1pm	1:30pm	2pm	2:30pm	3pm
Unit 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 8	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 9	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

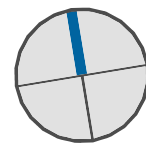
Sunlight Access to Living rooms/ POSs
in accordance with LAHC Deemed to Satisfy Compliance Part B4.2a

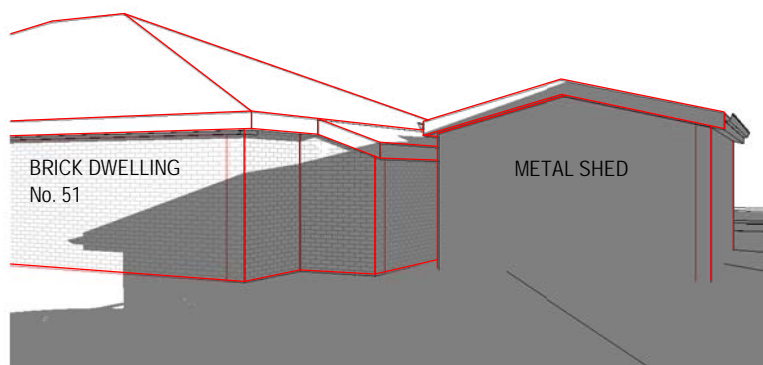
- ✓ COMPLIANT
- ✓ COMPLIANT WITH SKYLIGHT *U3/U8/U9 Raked ceiling to let direct sunlight in.
- NON - COMPLIANT

70% ACHIEVED = COMPLIANCE ACHIEVED



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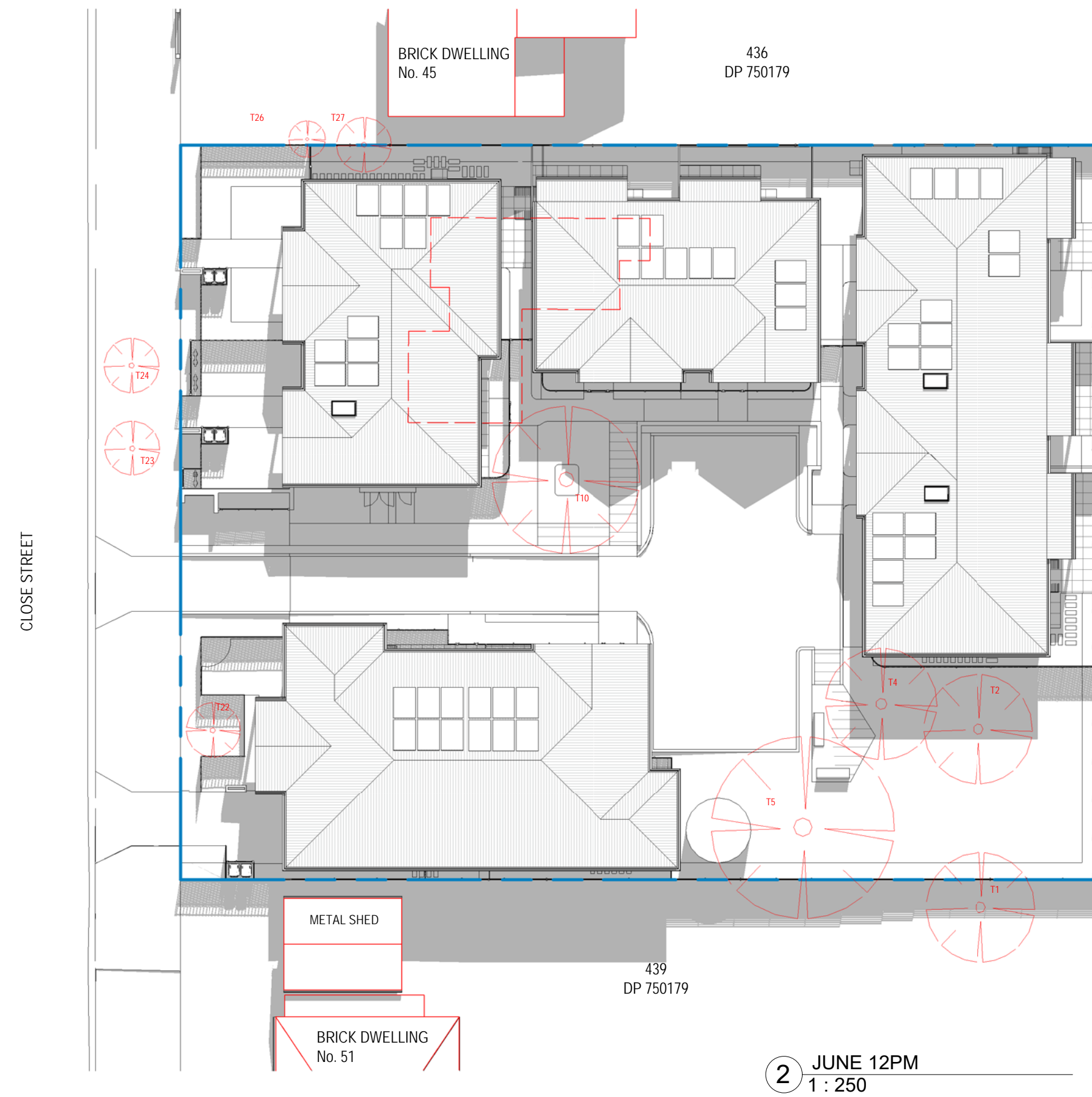




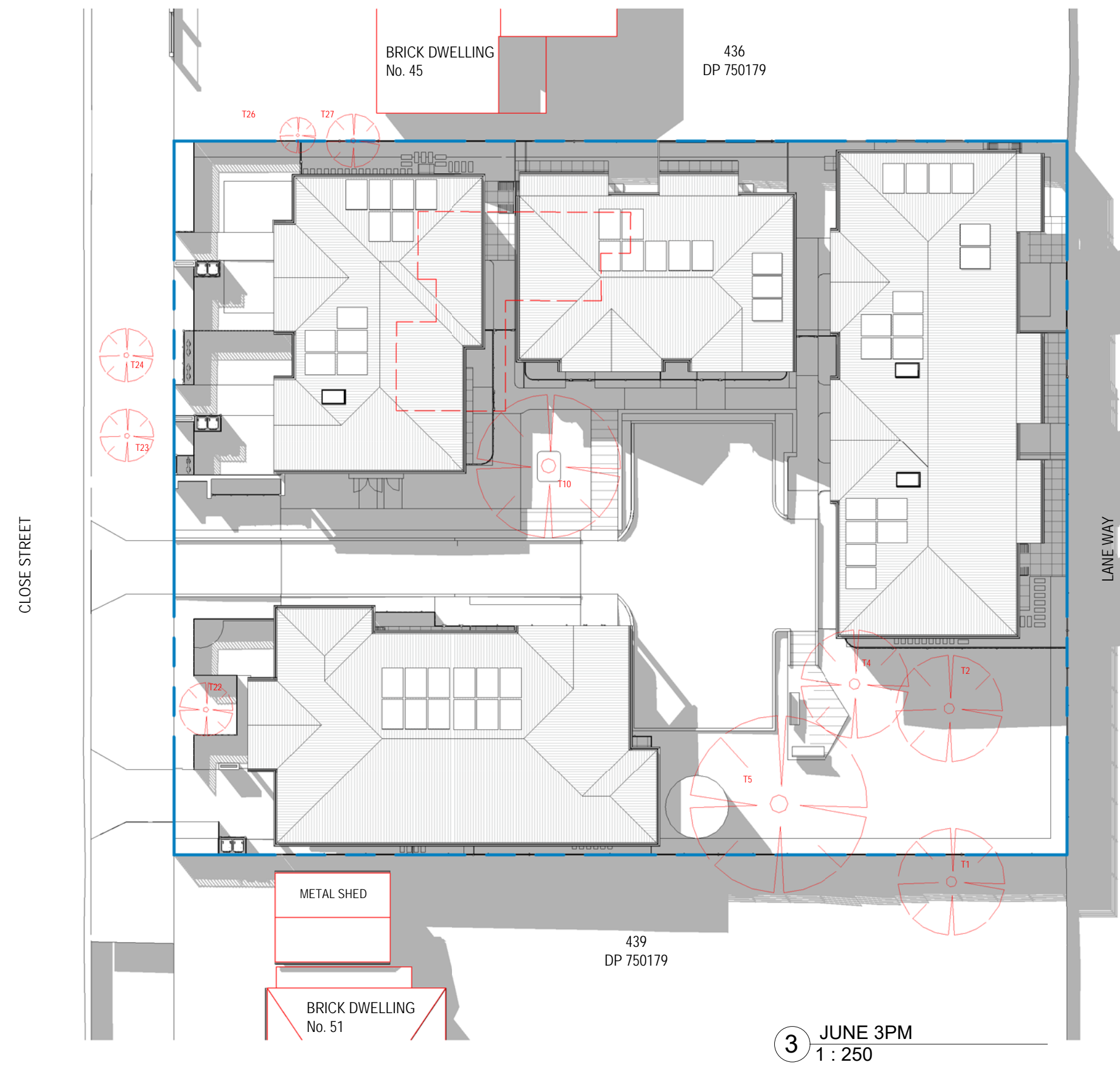
4 Detail View - 9am Shadow No. 51 Neighbour



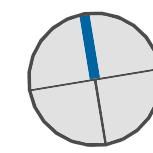
Rev	Date	AMENDMENTS	Ckd	REMARKS
p1	13.10.2023	Stage B		
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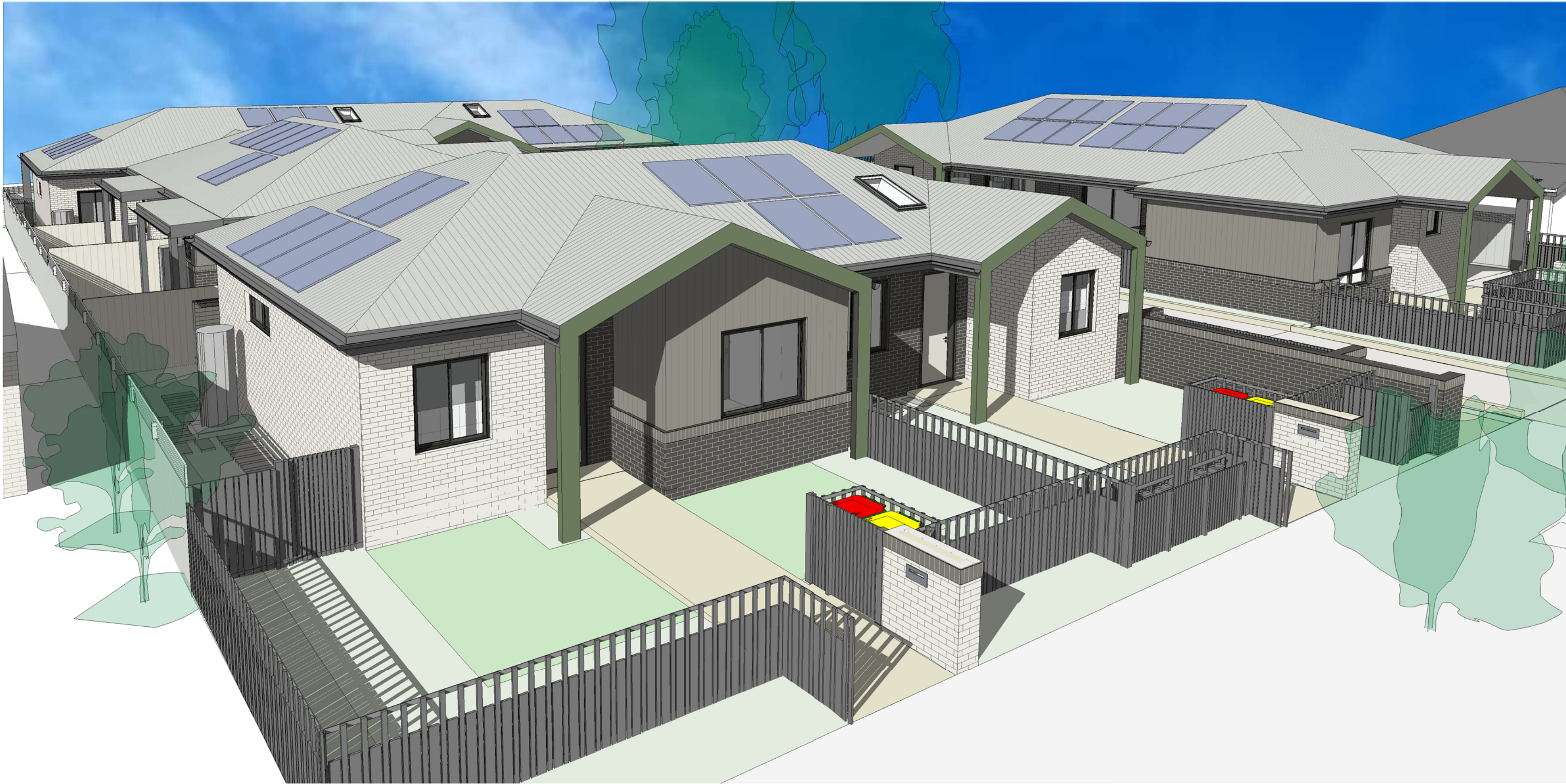
2 JUNE 12PM
1 : 250



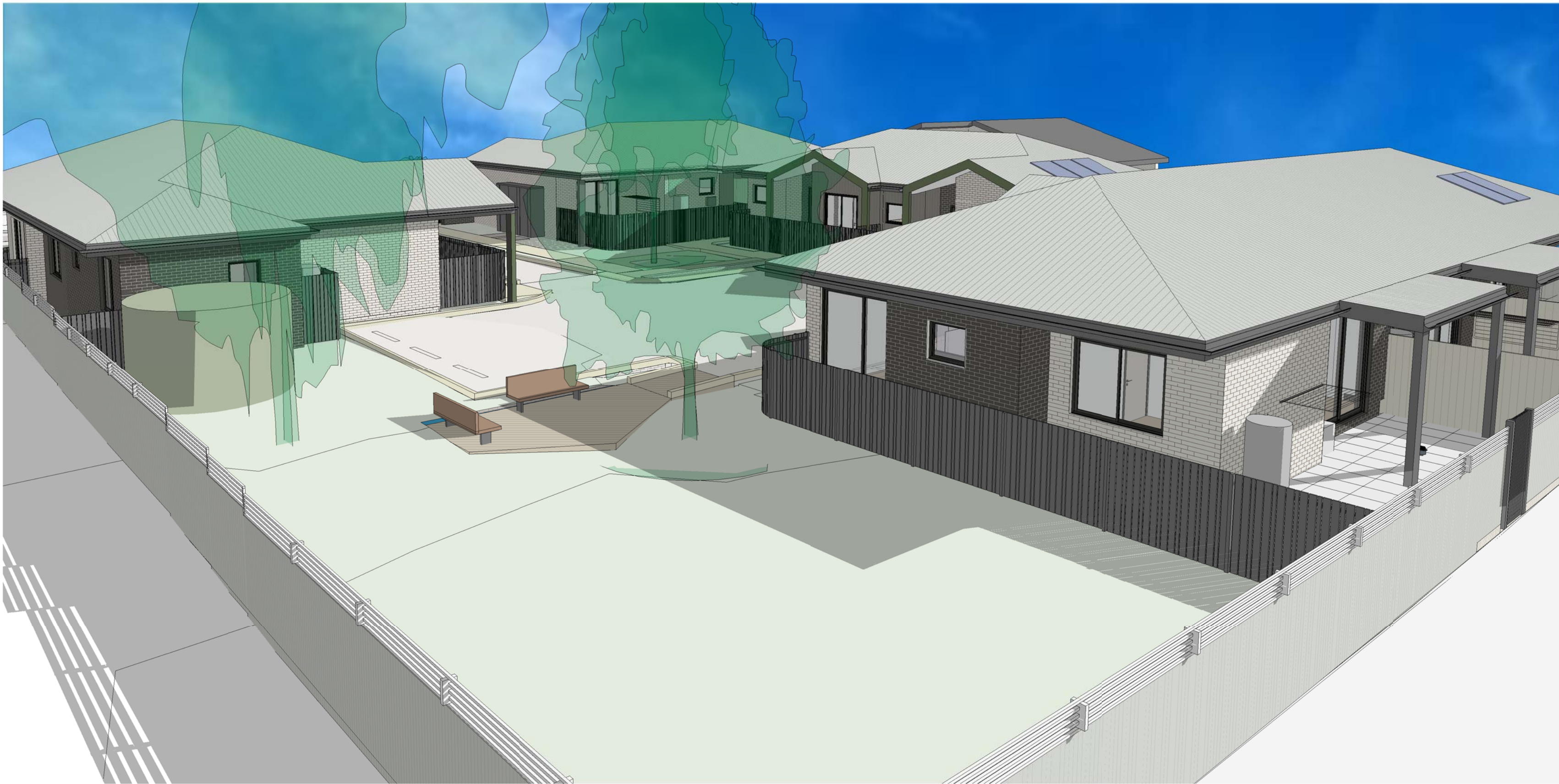
3 JUNE 3PM
1 : 250



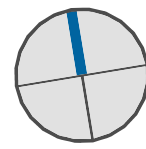
2 Aerial View from Close Street



1 Aerial View from Lane Way



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1 Elevation CLOSE STREET
1 : 100

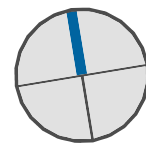
Material Exterior Schedule			
Code	Image	Description	Colour
WBF-L		Bick	Light Beige
WBF-D		Brick	Dark Grey
WFC		Prefinished FC Vertical Cladding	Dark Grey

Material Exterior Schedule			
Code	Image	Description	Colour
ALU		Aluminium door and window frames	Dark Grey - Woodland Grey
RS		Metal Sheet Roofing	Colorbond - Shale Grey
FEN-B1		Aluminium battens front boundary fence Height: 1200mm	Colorbond - Woodland Grey
FEN-B2		Metal Fencing sides and rear boundary Fence Height: 1800mm (1500 colorbond + 300 lattice)	Colorbond -Shale Grey

Material Exterior Schedule			
Code	Image	Description	Colour
FEN-3		Aluminium battens POS fence Height: 1500mm	Colorbond - Woodland Grey
FEN-4		Metal Fencing POS Fence Height: 1800mm	Colorbond - Shale Grey
MFP		Metal Fascia Portico Unit Access Porticos: Finish colour Pale Eucalypt Unit POS Porticos: Finish Colour Dune	Colorbond Pale Eucalypt / Woodland Grey



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Robert McNamara
reg. no. 7271

Project Name
**GENERAL HOUSING UNITS 47-49
CLOSE STREET PARKES NSW**
Lots 437 and 438 in DP 750179

Sheet Title
SCHEDULE OF FINISHES

Date:
29.11.2023

Scale

Drawn:
Author
Checked
Checker
Authorised
Approver

Project No.
BGZQQ

Revision
c

Drawing No.
A404