

DEVELOPMENT DATA						
JOB REFERENCE	BGWYN					
LOCALITY / SUBURB	SMITHFIELD					
STREET ADDRESS	96-98 Brenan Street					
LOT NUMBER & DEPOSITED PLAN	Lots 27 & 28 in DP 35591					
SITE AREA (sqm)	1405 m2 – sourced from Survey					
NUMBER OF EXISTING LOTS	2					
PROPOSED GFA (sqm)	825, (no bin area included)					
NUMBER OF DWELLINGS	10					
DWELLINGS	UNIT NO.	TYPE	NO. OF BEDROOMS	Internal Area	POS required	POS proposed
				sqm	sqm	sqm
	1	Ground	2	73	15 incl. 3m2 weather protected paved area.	57
	2	Ground	1	59		23
	3	Ground	1	59		22
	4	Ground	2	72		31
	5	Ground	2	76	Complies	26
	6	Level 1	2	73	10	11
	7	Level 1	1	59	8	10
	8	Level 1	1	59	8	10
	9	Level 1	2	72	10	12
	10	Level 1	2	75	10	12
	LOBBY G	Ground incl. Stair		57		
	LOBBY L1	Level 1		47		
	Lift Option	-		(7 not calculated)		
	TOTAL			781		
	CONTROL	REQUIREMENT		PROPOSED		
BUILDING HEIGHT	Housing SEPP (part 84, 108)	9.5m		8.155m at highest point		
	FAIRFIELD LEP 2013	9m				
PARKING	General	Housing SEPP part 19 (e), 42 part 108 (j)	1B - 0.4 carpace 2B - 0.5 carspace 1 carspace per 5 dwellings	5 carspaces		
	Accessible	Housing SEPP Schedule 4(2)	Communal spaces combined 2-7 = 1 to AS2890.6 and 50% either AS2890.6 or 3.2m wide	1 carspace is to AS2890.6, 1 carspace is to 3.2m wide		
FSR		Housing SEPP part 17 (1) = 0.5:1 part 108 (c) = 0.5:1 part 42 (c) = 0.65:1	0.5:1 / 0.65:1	0.59:1		
		FAIRFIELD LEP 2013 part 4.4 (2)	0.45:1			
FRONT SETBACK	Housing SEPP	generally inline with existing		3.75m		
	Fairfield DCP (part 7.4.3)	6m, primary street 3m secondary street, for max 25% of frontage. As long as corner is 'good urban design outcome and enhances streetscape'		3.75m Brenan Street 5.8m Stimson Street		
SIDE SETBACKS	Fairfield DCP (part 7.4.3)	12m between habitable rooms/ balconies		4.5m		
REAR SETBACKS		9m between non habitable and habitable rooms 6m between non habitable rooms		6m		
DEEP SOIL ZONE	Housing SEPP part 18(d)	15% OF SITE AREA. (210.75m ²) 65% at rear (137m ²) min. 3m DIMENSION		284m ² 49m ² Best opportunity at front		
LANDSCAPE	Housing SEPP part 19 (2)	Lesser of 35 sqm PER DWELLING or 30% or site area (350m ²) or 421m ²		440m ²		
SOLAR COMPLIANCE	Housing SEPP	70% of dwellings have 3 hours sunlight between 9am and 3pm in mid-Winter i. Living Rooms ii. Private open space		80% / 8 units 80% / 8 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						

Rev	Date	AMENDMENTS	Ckd
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

SENIORS HOUSING DEVELOPMENT

96-98 Brenan Street Smithfield

NATHERS Thermal Performance Specification - Smithfield			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity Brick	R0.7	Light - SA < 0.475, Dark - SA > 0.70	As per elevations
FC cladding over Cavity Brick	R0.7	Dark - SA > 0.70	As per elevations
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Colour	Comments
Single skin brick	None		GF: Internally inside units
Plasterboard stud	None		L1: Internally inside units
Cavity Brick	None		Party walls between units
Cavity Brick	None		Shared walls with lobby/stairs/lift, except as below
Cavity Brick	R0.7		Unit 4, Shared walls with lobby/stairs/lift
Floors			
Floor Type	Insulation	Colour	Comments
Concrete slab	None		All units on ground
Concrete	None		All units with adjoining unit below
Ceilings			
Ceiling Type	Insulation	Colour	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	Med - SA 0.475 - 0.70	Throughout (unventilated roof space)
SA - Solar Absorbance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	4.8	0.59	e.g. Single glazed low-E clear Aluminium frame
Awning (Throughout)	4.8	0.51	e.g. Single glazed 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.			
Ceiling fan			
Size	Location	Comments	
1200mm in diameter	Living and bedrooms	Throughout	



BASIX Commitments Summary

WATER

Rainwater Tank	5000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation of 410sqm on common landscaped area
Star Rating	4 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 100m ²

ENERGY

Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros or LEDs) throughout
Ceiling Fans	--
Appliances	Electric cooktop & electric oven, well ventilated fridge space
Mechanical Ventilation	Bathroom / Kitchen / Laundry - Individual fan, ducted to facade or roof. Manual switch on / off interlocked to light
Clothes Lines	--
Lift	N/A
Hot Water System	Instantaneous Electric System
Alternative Energy Source	--



SITE

DRAWING LIST

A000	COVER PAGE & DRAWING LIST	3	12/03/24
A001	SITE ANALYSIS	3	12/03/24
A101	CONTEXT BLOCK ANALYSIS	3	12/03/24
A102	PATH TO BUS STOP STUDY	3	12/03/24
A103	DEMOLITION PLAN	3	12/03/24
A104	CUT AND FILL PLAN	3	12/03/24
A105	SEDIMENT EROSION & CONTROL PLAN	3	12/03/24
A106	GFA CALCULATION	3	12/03/24
A201	SITE PLAN	3	12/03/24
A202	GROUND FLOOR PLAN	3	12/03/24
A203	FIRST FLOOR PLAN	3	12/03/24
A204	ROOF PLAN	3	12/03/24
A301	ELEVATIONS NORTH & SOUTH	3	12/03/24
A302	ELEVATIONS EAST & WEST	3	12/03/24
A303	ELEVATION & MATERIAL SCHEDULE	3	12/03/24
A304	SECTION - SHEET 1	3	12/03/24
A305	SECTION SHEET 2	3	12/03/24
A401	VIEW FROM THE SUN STUDY	3	12/03/24
A402	SHADOW DIAGRAMS - WINTER 9AM	3	12/03/24
A403	SHADOW DIAGRAMS - WINTER 12PM	3	12/03/24
A404	SHADOW DIAGRAMS - WINTER 3PM	3	12/03/24
A405	VIEW FROM STREET	3	12/03/24
A506	AERIAL PERSPECTIVE	3	12/03/24

SARM Architects

Suite 4, 7 Ridge Street
North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623

nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
SENIOR LIVING UNITS

96-98 Brenan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
COVER PAGE & DRAWING LIST

Date:
12/03/24

Drawn:
3

Checked
3

Authorised
3

Approver
3

Scale
As Noted

Project No.
BGWYN

Revision
3

Drawing No.
A000

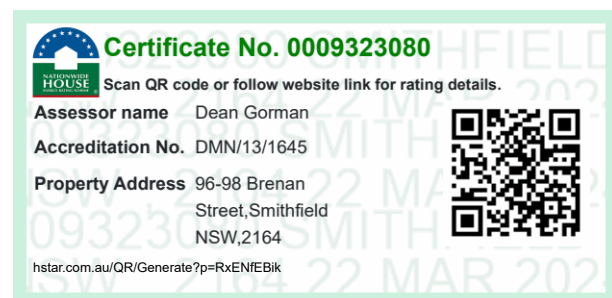
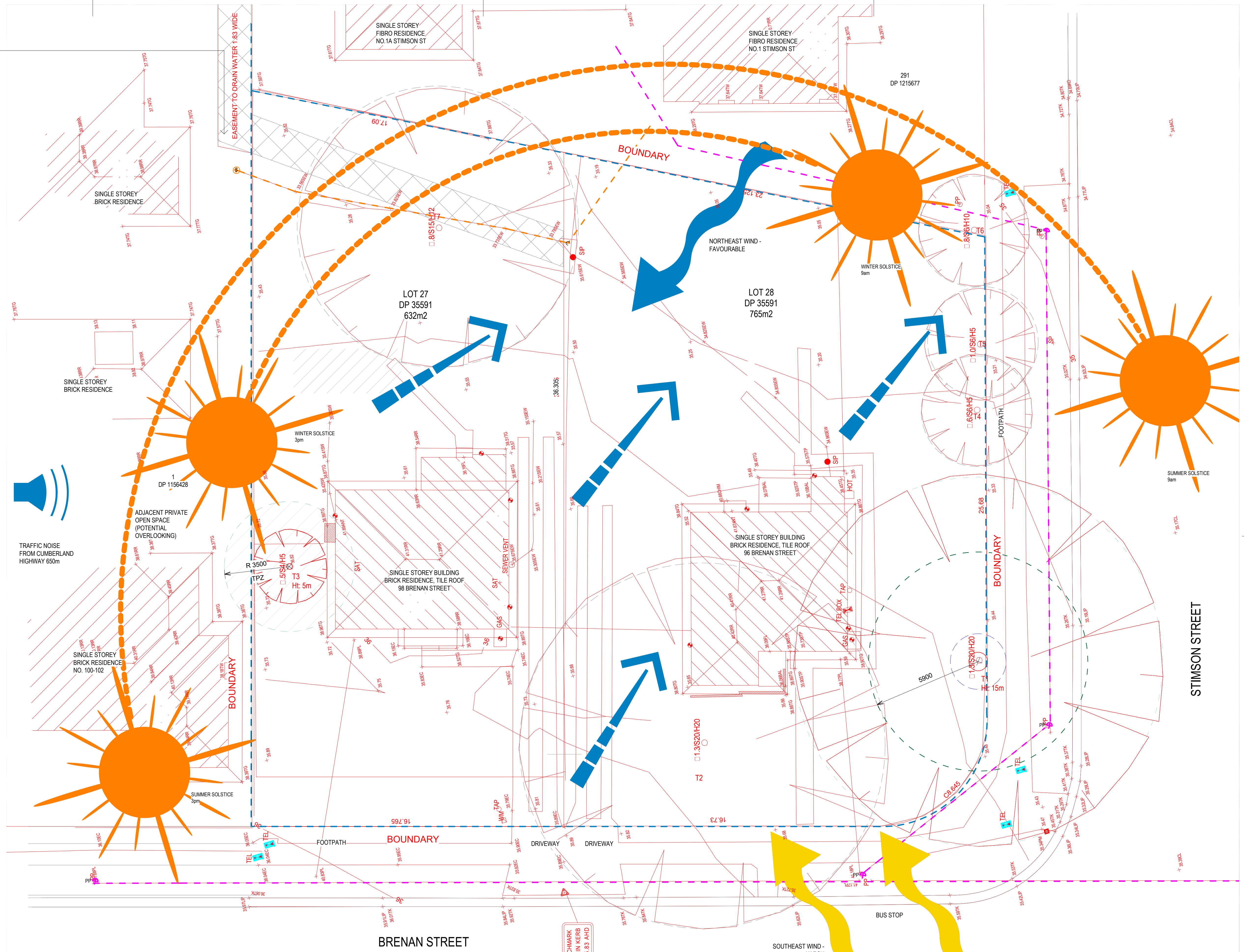


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LEGEND:



EASEMENT

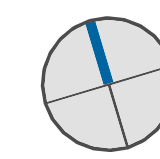


1 SITE ANALYSIS
1 : 100

Rev	Date	AMENDMENTS	Ckd
2	14/02/24	Part 5 ISSUE	
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e architects@sarm.com.au
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SITE ANALYSIS

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PETROL STATION , 1km

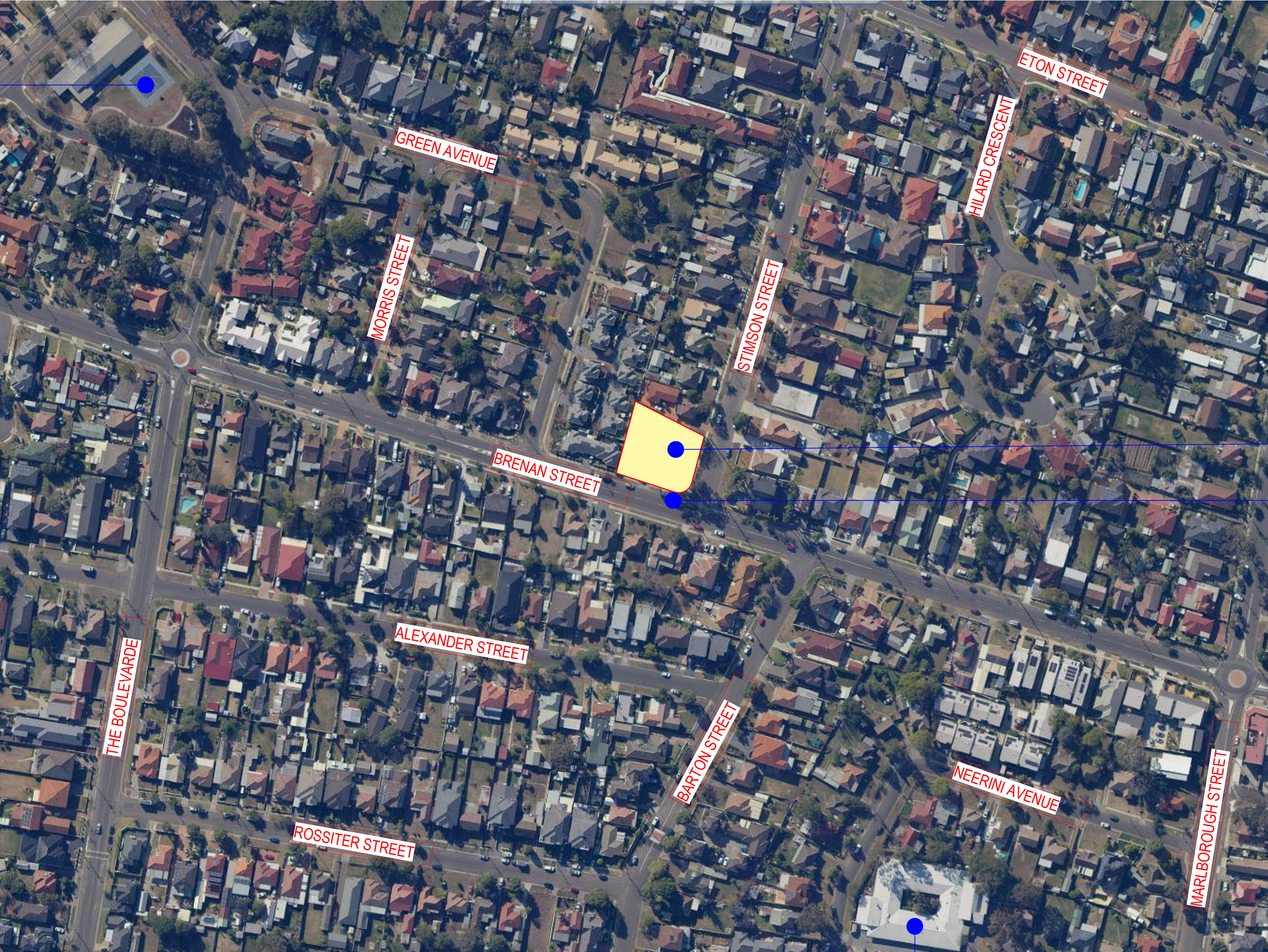
4

2

PARK

POST OFFICE
1km

7



NOTE
REFER TO FOOTPATH TO BUSSTOP ANALYSIS SHEETS FOR FURTHER
DETAIL. COMPLYING WITH CLAUSE 93 PART SEPP (Housing) 2021.

ANALYSIS - KEY MATTERS

Predominant Block and Lot Patterns
Rectangular - North to South.

Block and lot pattern change over time
Two lots amalgamated into one, single block building to form low rise Unit developments, of a similar boundary to the proposed.

Typical Lot Size, Shape, Orientation
Rectangular. North to South and East to West.
Rough average of 700m2 Lot size

Which Lots better for Intensification and which are not
As the lots are adjacent and a corner block, boundaries can easily be combined into larger rectangle to be amalgamated into single block building unit development. Corner amalgamation is practical as two street frontages can be utilised. Corner lots have more benefits for occupant privacy, district views, driveway access.

Is amalgamation necessary to support future development.
Amalgamation is required for densification for low rise unit and townhouse developments.

Are better Corner Sites Available
The proposed site is the most appropriate site for this development. It is on a relatively flat streetscape, with southerly aspects, and is close to neighbourhood parks, shops and train stations.

LEGEND:

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

1 PROJECT SITE

6 BUS STOP

5.8
FAIRFIELD TRAIN STATION /
SHOPPING CENTRE 2.9km

3 AGED CAR FACILITY



Fairfield City Central



96-98 Brenan Street- Proposed Development



38 Stimson Street | Two Storey Duplex



49 Brenan Street | Two Storey Dwelling



93, 93A & 93B Brenan Street | Two Storey Duplex



8 Stimson Street | Two Storey Dwelling

77 Brenan Street | Two Storey Dwelling

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2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	



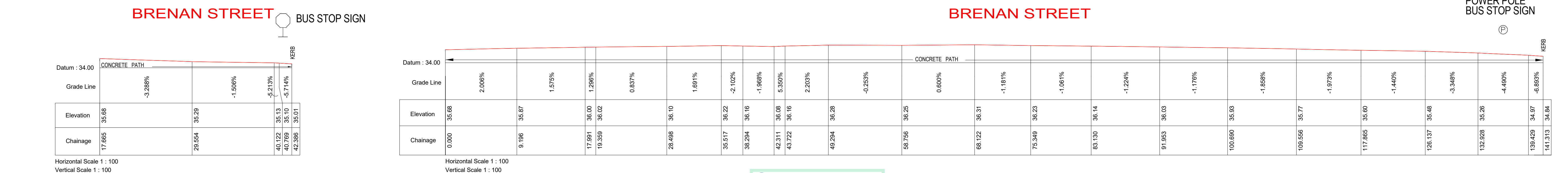
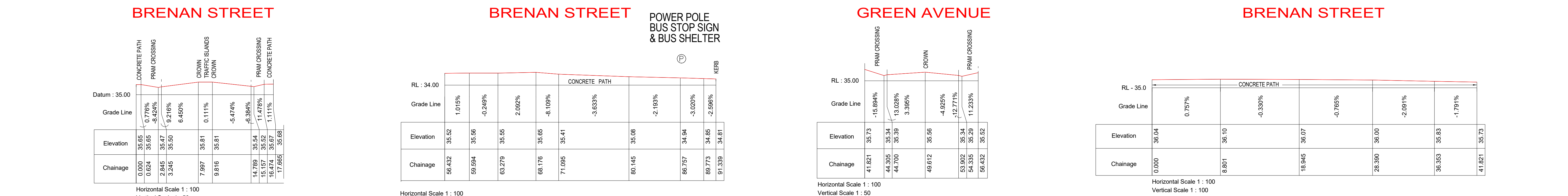
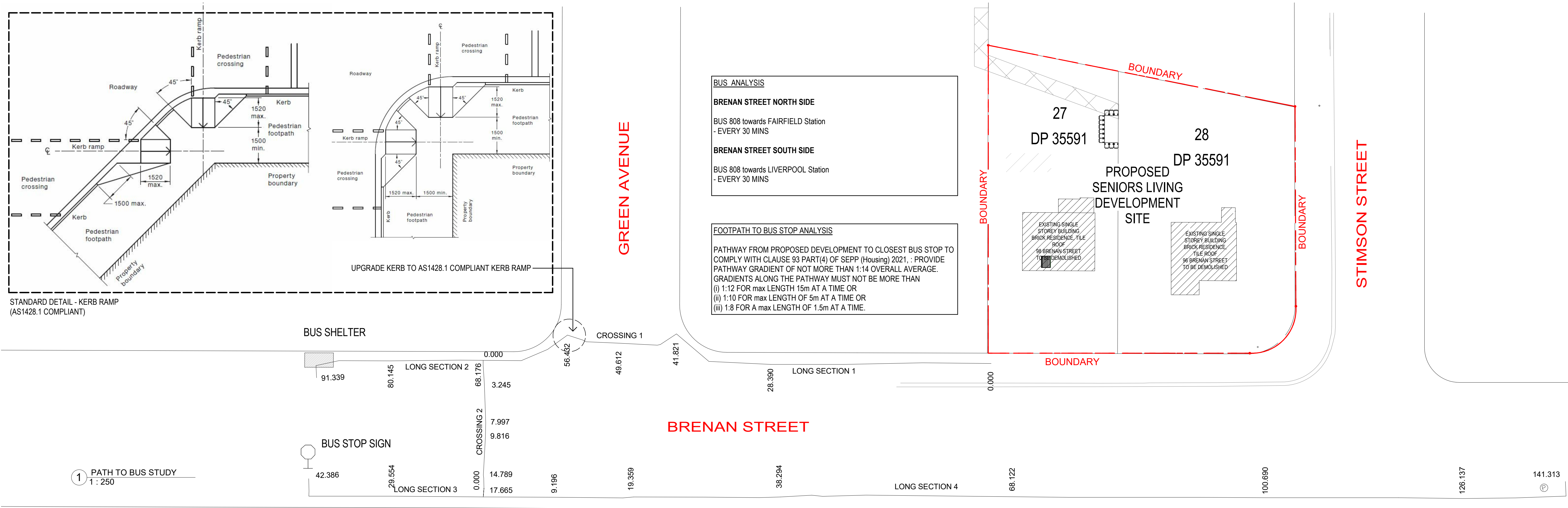
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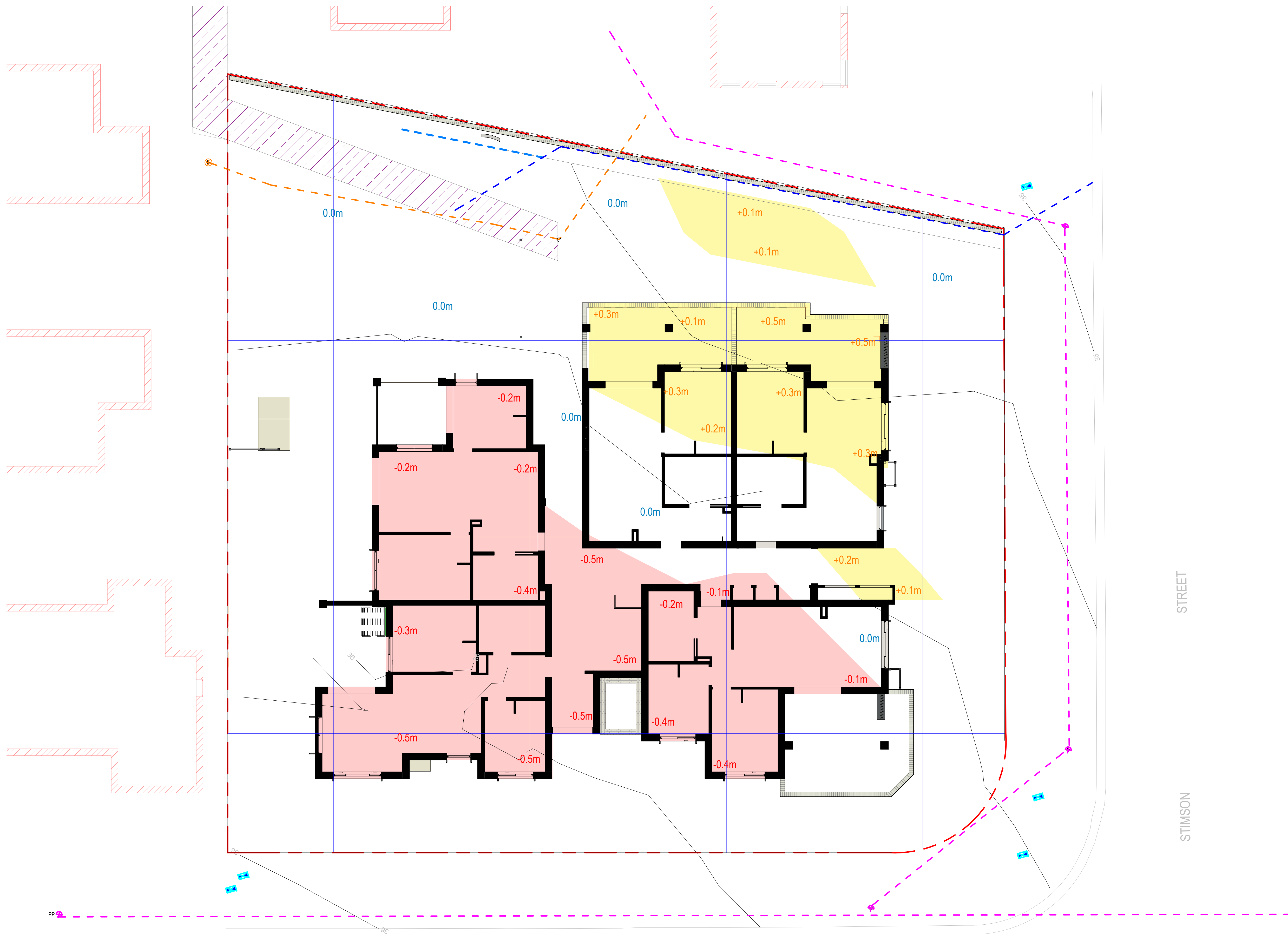
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Suite 4, 7 Ridge Street
North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623



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96-98 Brenan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591
Sheet Title
CONTEXT BLOCK ANALYSIS
Date:
12/03/24
Drawn:
Author
Checked
3
Authorised
Approver
Scale
As Noted
Project No.
BGWYN
Revision
3
Drawing No.
A101





1 CUT & FILL PLAN
1 : 100

Certificate No. 0009323080

Assessor name: Dean Gorman
Accreditation No. DMN131645
Property Address: 96-98 Brennan St, Smithfield, NSW 2164
NSW 2164
22 MAR 2022

Scan QR code or follow website link for rating details.

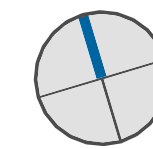


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1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

- CUT - varies
FILL - varies



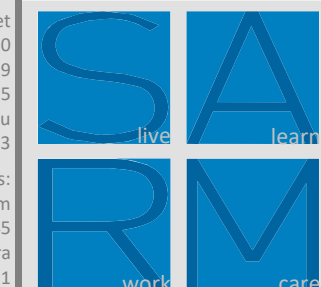
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nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271



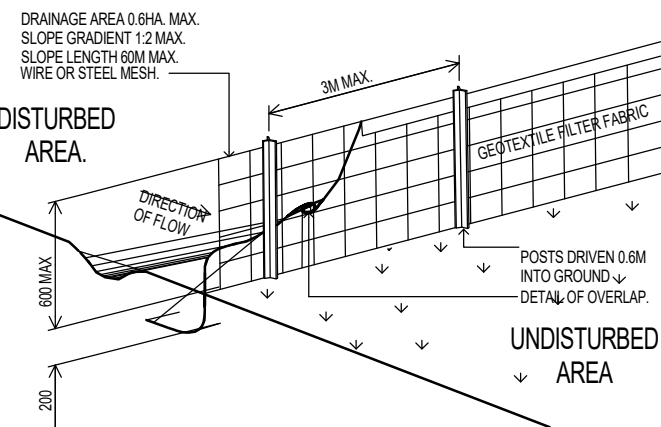
Project Name
SENIOR LIVING UNITS
96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591
Sheet Title
CUT AND FILL PLAN

Date:
12/03/24
Drawn:
Author
Checked
Checker
Approved
Approver

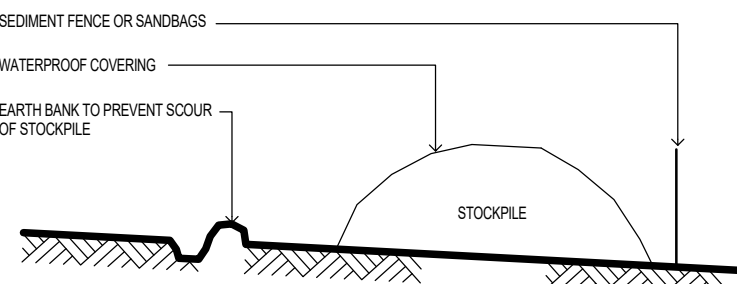
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Drawing No.
A104



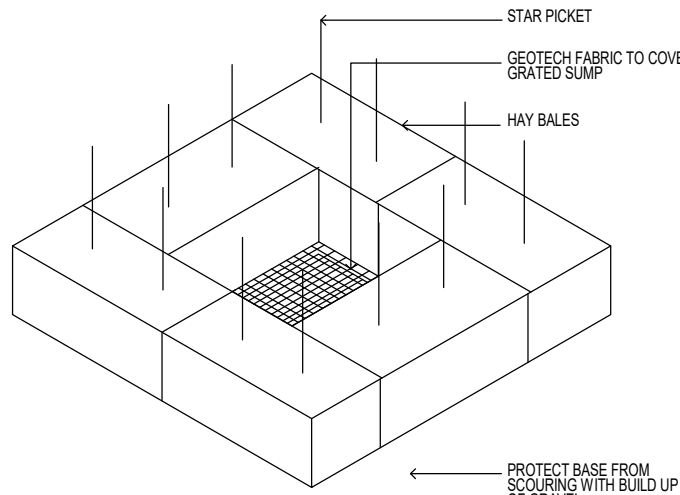
NOTE
REFER TO CIVIL ENGINEER'S ENVIRONMENTAL SITE MANAGEMENT PLAN FOR
FURTHER DETAILS



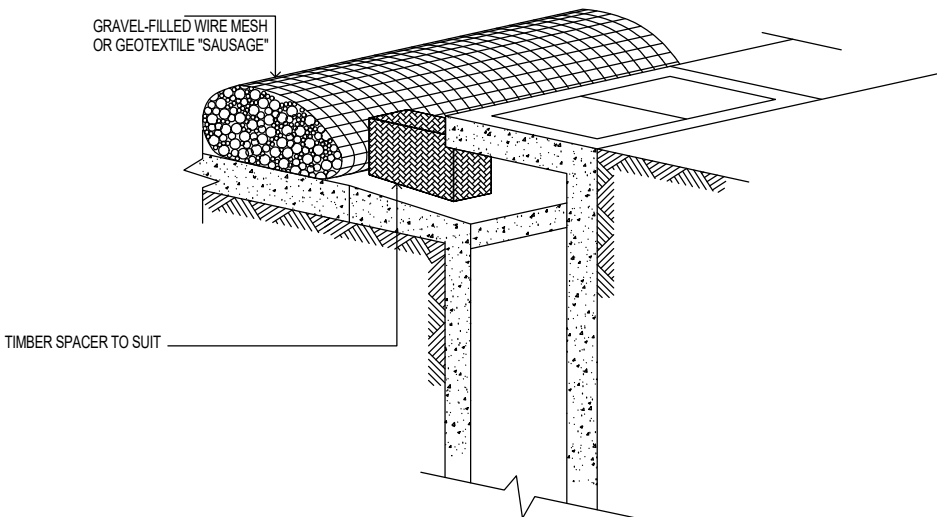
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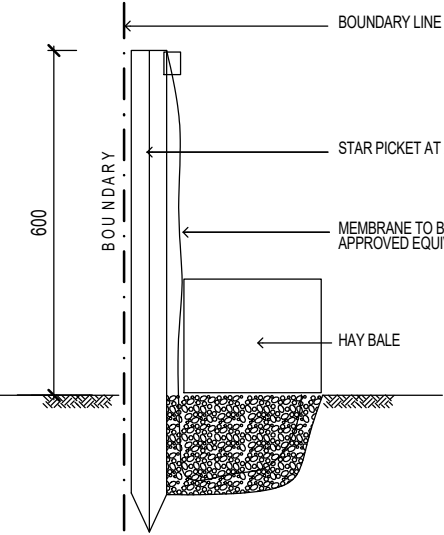
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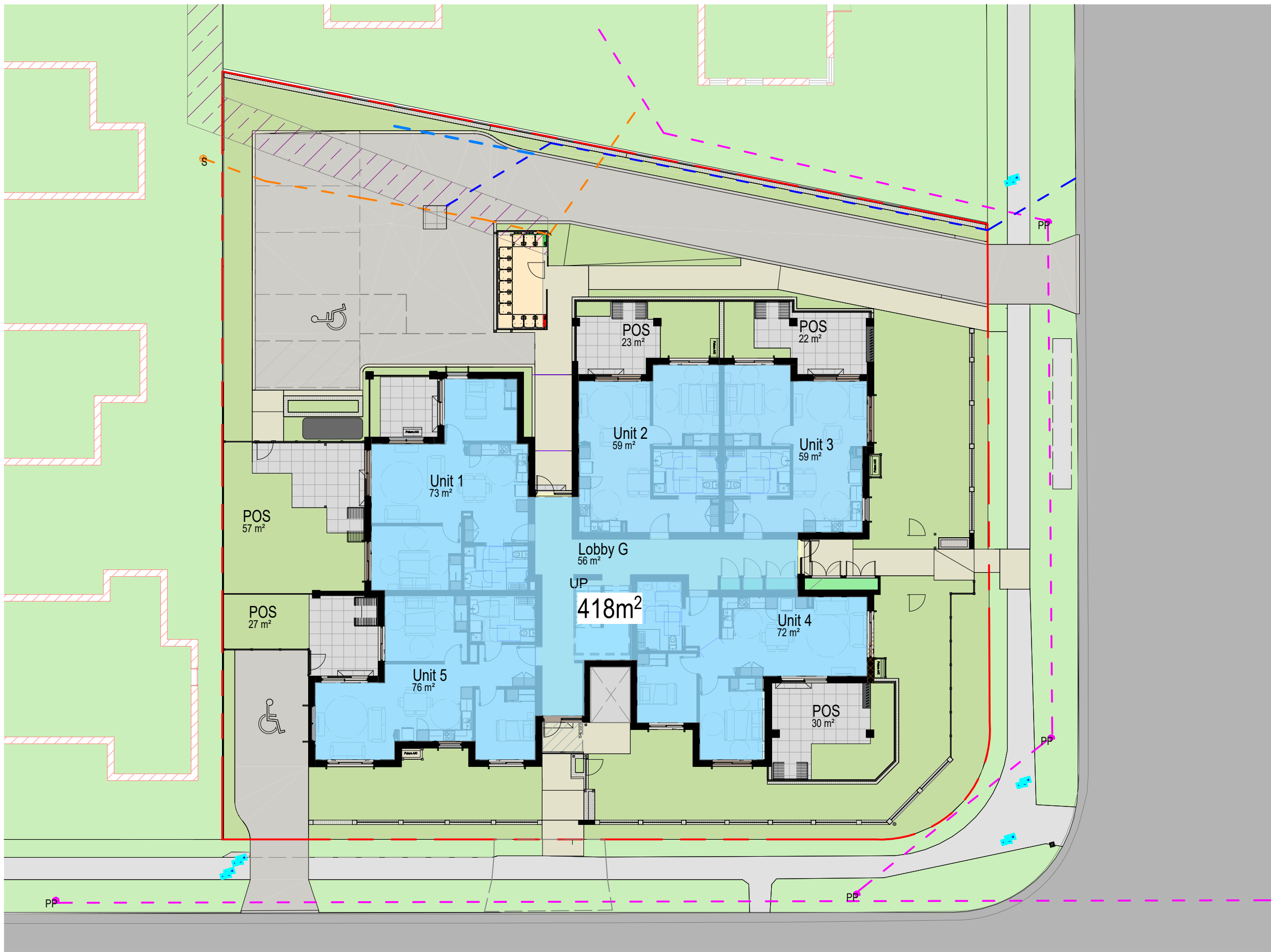


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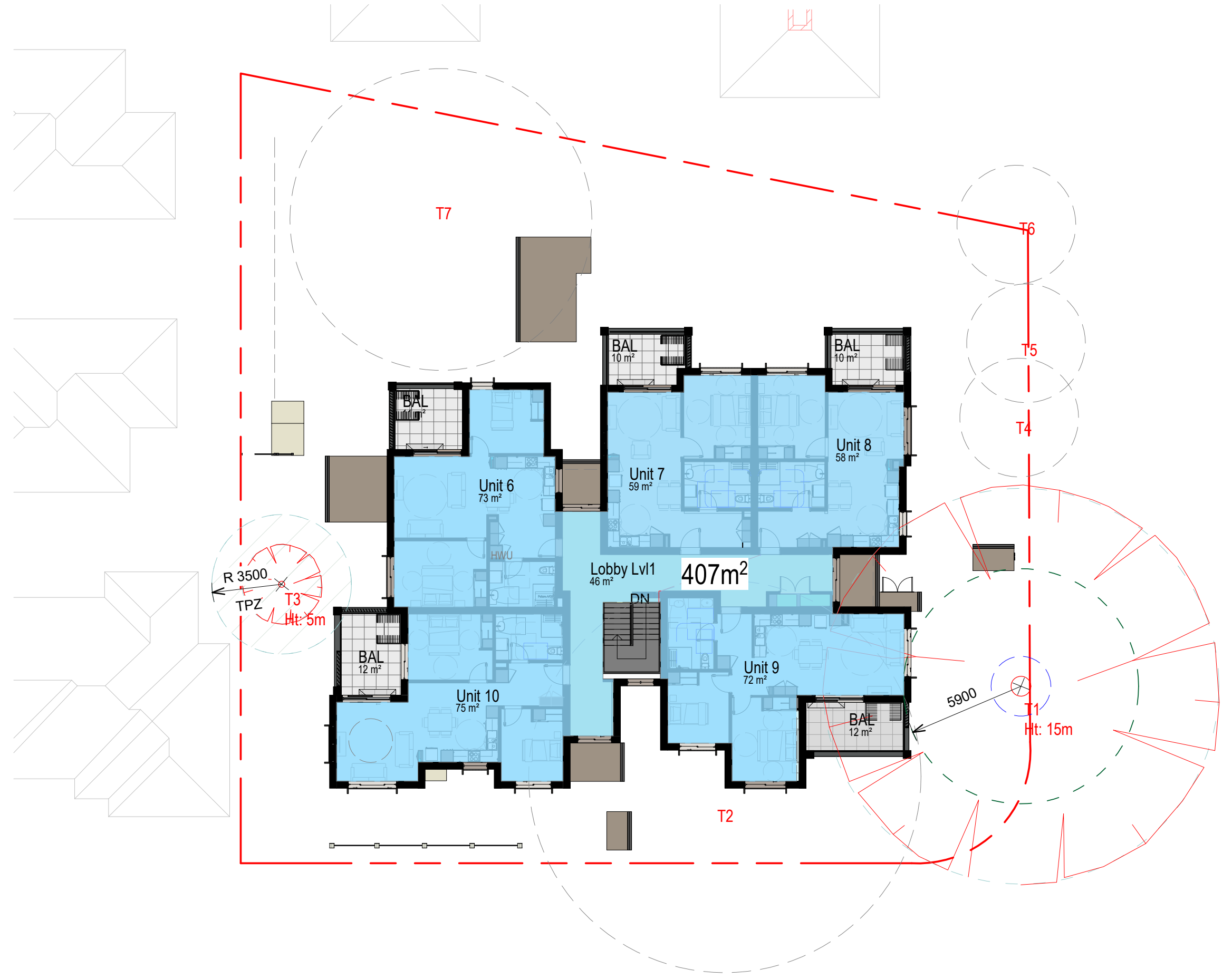


N.T.S.

- LEGEND:**
- | | | | |
|---|--|---|------------------------|
|  | EXISTING ELECTRICAL SERVICES |  | STORMWATER PITS |
|  | STORMWATER |  | EXISTING HYDRANT |
|  | SEWER |  | SEWER MANHOLE |
|  | TPZ - TREE PROTECTION ZONE |  | SEWER INSPECTION POINT |
|  | SRZ - STRUCTURAL ROOT ZONE |  | TELSTRA PIT |
|  | TPZ - AREA OF SPECIAL PROTECTION MEASURES OUTSIDE OF FENCED AREA | | |
| | | | TREES TO BE REMOVED |
| | |  | EXISTING TREES |



1 GFA - GROUND FLOOR PLAN
1 : 200



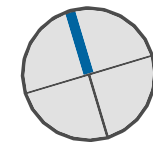
2 GFA - FIRST FLOOR PLAN
1 : 200

Rev	Date	AMENDEMENTS	Ckd
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

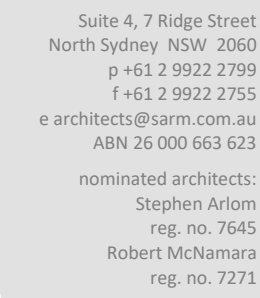
GFA Calculation
GFA = 825m²



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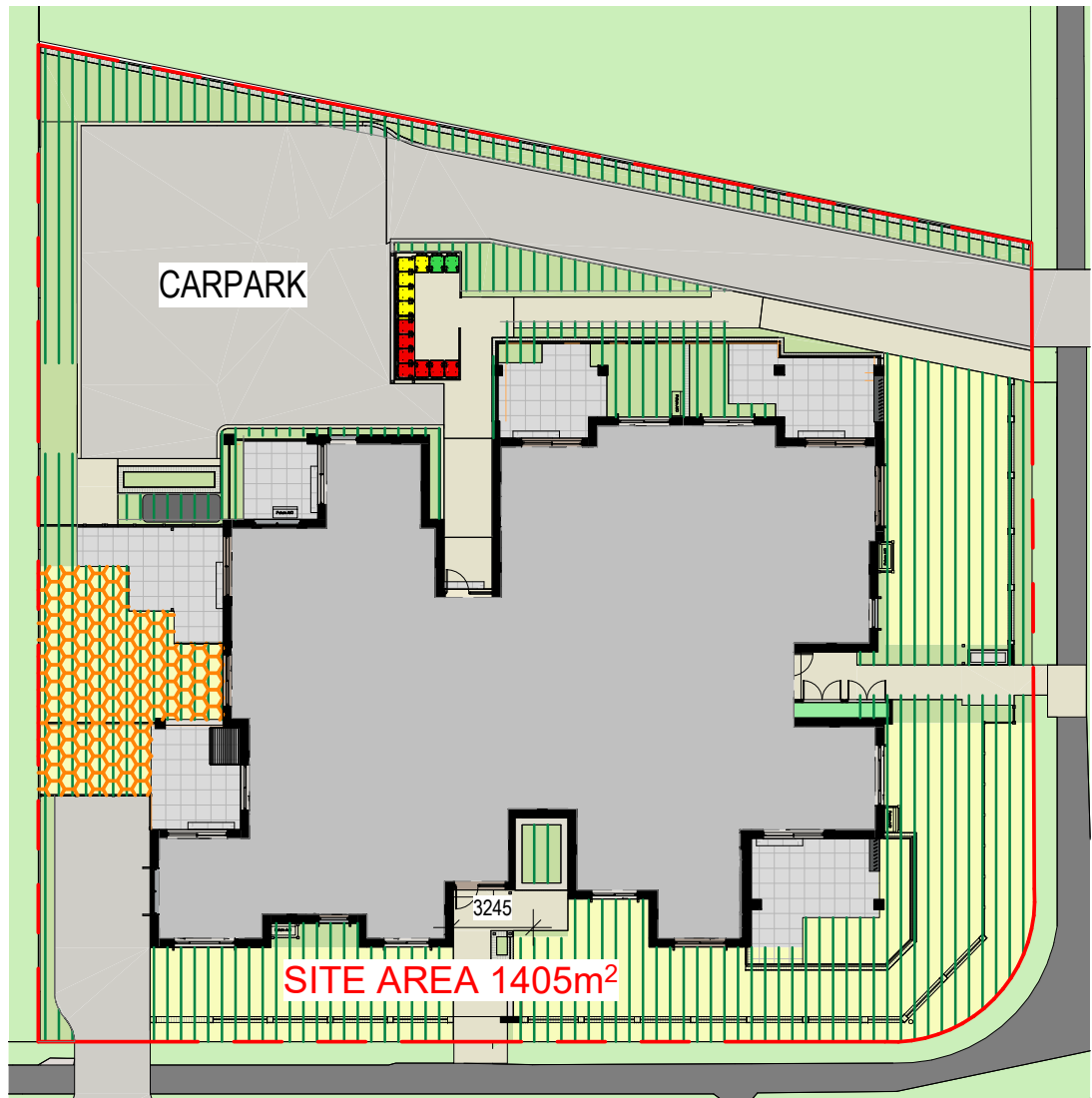
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Project Name
SENIOR LIVING UNITS
96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591
Sheet Title
GFA CALCULATION

Date:
12/03/24
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3
Drawing No.
A106



	LANDSCAPE	440 m ²
	DEEP SOIL ZONE	284 m ²
	REAR DEEP SOIL ZONE	49 m ²



Name	Date:	Scale
R LIVING UNITS	12/03/24	As Noted
Location: Manan St, Smithfield, New South Wales ML	Drawn:	Project No.
Lot 27-28 DP 35591		BGWYN
Authorised:	Checked	Revision
	SA	3
	Authorised	Drawing No.
	RM	A201

S A R M Architects

Suite 4, 7 Ridge Street
North Sydney NSW 2060
p +61 2 9932 2799
e architects@sarm.com.au
a +61 2 9932 2755

nominated architects:
Stephen Arlom
reg. no. 7451
Robert McNamara
reg. no. 7271

Project Name

SENIOR LIVING UNITS

96-98 Breunell St, Smithfield, New South Wales ML
Australia Lot 27-28 CP 35591

Sheel Title

SITE PLAN

Date:

12/03/24

Scale

As Noted

Drawn:

Project No.

BGWYN

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Revision

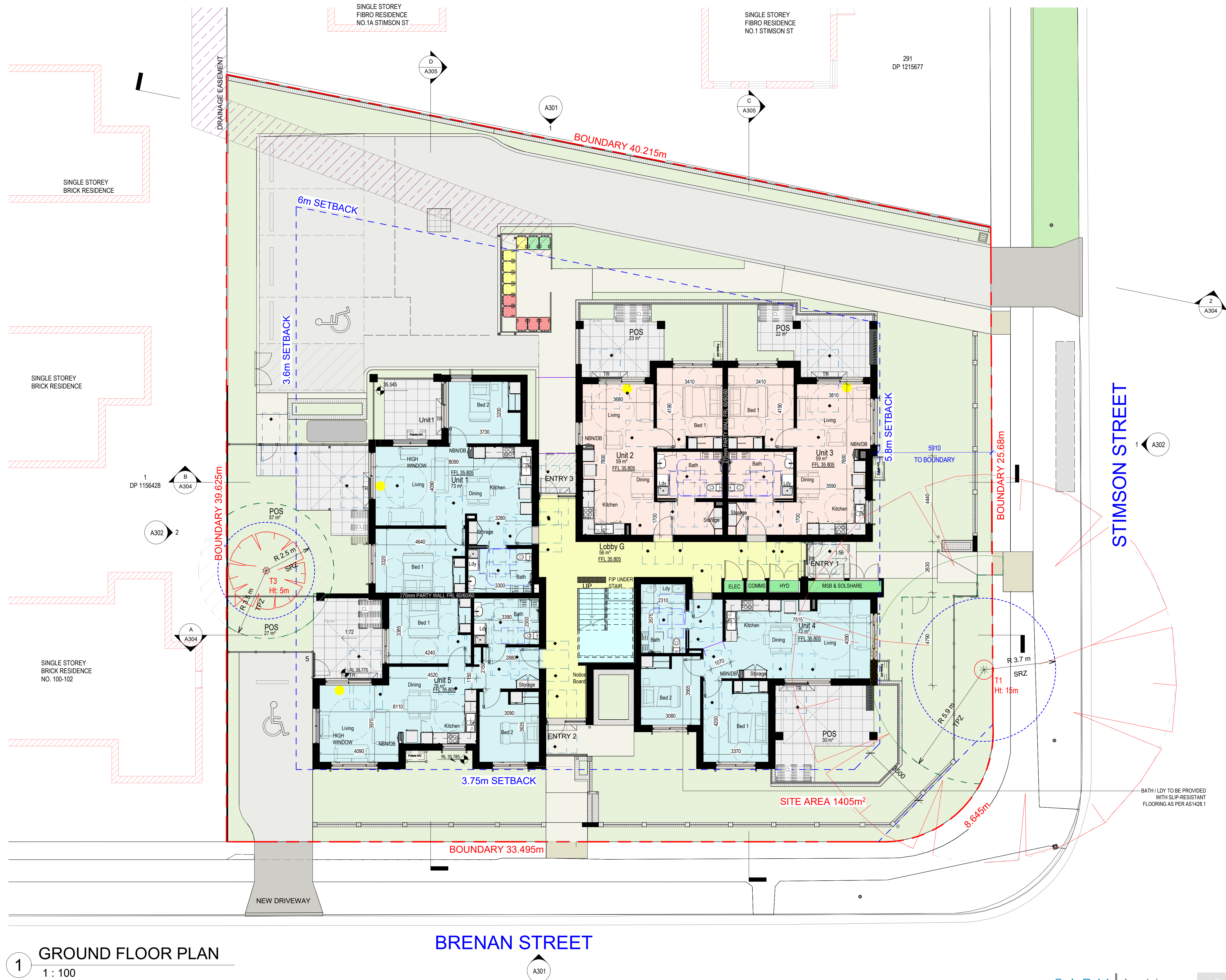
SA 3

Authorised

Drawing No.

RM

A201



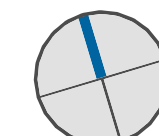
1 GROUND FLOOR PLAN
1 : 100

Rev	Date	AMENDMENTS	Ckd	Legend
1	12/10/23	Stage B ISSUE		EXISTING NATURAL GROUND LINE
2	14/02/24	Part 5 ISSUE		BUILDING SETBACK/HEIGHT LIMITS
3	12/03/24	Part 5 Issue - updates		BCA FIRE EGRESS LINE
				1br UNITS
				2br UNITS
				AS1428.1 COMPLIANT
				DOOR CLEARANCE
				@ DOORS = STRIP DRAIN
				FLUSH THRESHOLDS
				A/C
				ALUMINIUM BATTENS
				C/L
				COLUMN
				COL
				DP
				FEN-B
				FEN-O
				FEN-PI
				HWJ
				LB
				LV
				OSD
				PROVISION FOR FUTURE A/C UNITS
				RISER
				RIDGE BARGE CAPPING
				ROOF RIDGE
				ROOF SHEETING
				GUTTER
				RAIN WATER TANK
				SUNSHADE HOOD
				SOLAR PANELS
				TOP OF KERB
				TOP OF WALL
				THRESHOLD RAMP AS1428.1
				WHEEL STOP
				POS
				R/R
				RS
				RWT
				SS
				SP
				TK
				TOW
				TR
				WS

- SOLAR AMENITY >3hrs (9am - 3pm, 21th Jun)
- PATIO 3m x 3m
- TPZ ENCROACHMENT
- LOBBY
- SERVICES



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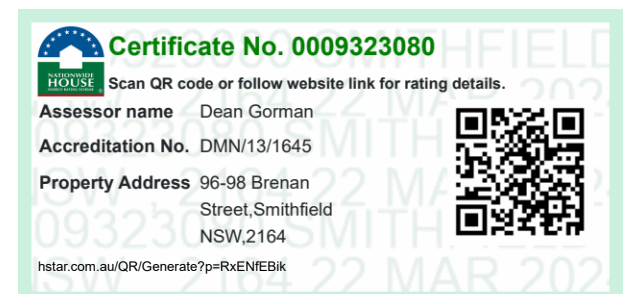


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Sheet Title
GROUND FLOOR PLAN

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A202





1 EASTERN ELEVATION - STIMSON STREET
1 : 100



2 WESTERN ELEVATION
1 : 100



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1	12/10/23	Stage B ISSUE	
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— EXISTING NATURAL GROUND LINE	APS ALUMINUM BATTENS	MF OSO ON SITE DETENTION TANK	ALUMINUM FEATURE BLADE	TOW WBF BRICK WALL	TOP OF WALL FIBRE CEMENT INFILL
— BUILDING SETBACK/ HEIGHT LIMITS	CL CLOTHES LINE	POS PERSONAL OPEN SPACE	WFC1 WFC2		
	COL DOWNPIPE	RBC RIDGE BARGE CAPPING			
	FEN-B FENCE - BOUNDARY	RR ROOF RIDGE			
	FEN-O FENCE - PRIVATE OPEN SPACE	RWC GUTTER			
	FEN-P1 FENCE - MASONRY WALL / BATTEN	RWT RAIN WATER TANK			
	HWU HOT WATER UNIT	SP SOLAR PANELS			
	LB LETTER BOX	TOK TOP OF KERB			

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p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623

nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
ELEVATIONS EAST & WEST

Date:
12/03/24

Scale
As Noted

Drawn:
BGWYN

Checked
Authorised
Approver

Project No.
BGWYN

Revision
3

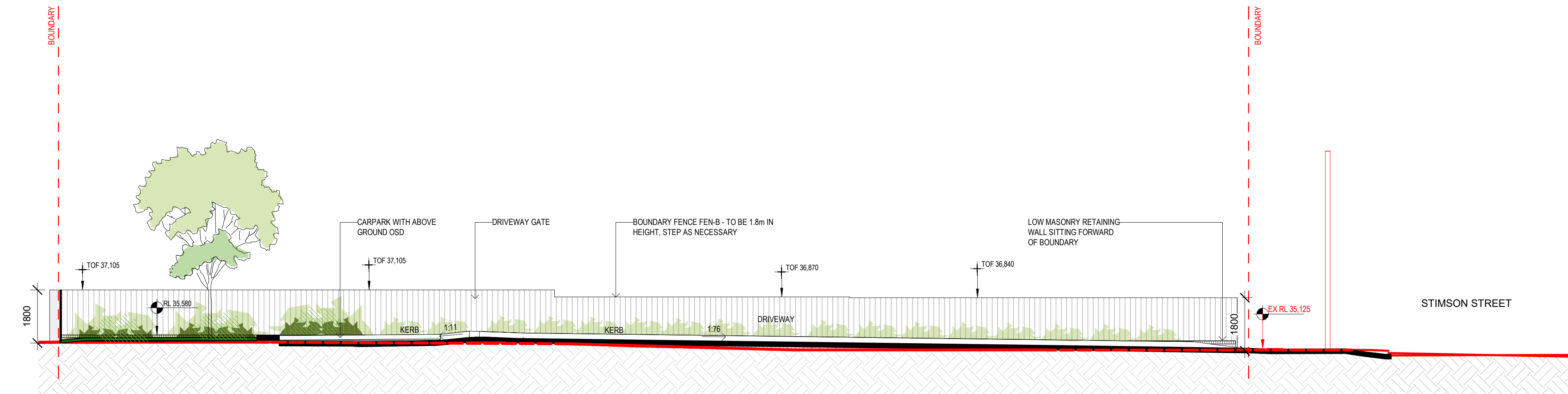
Drawing No.
A302



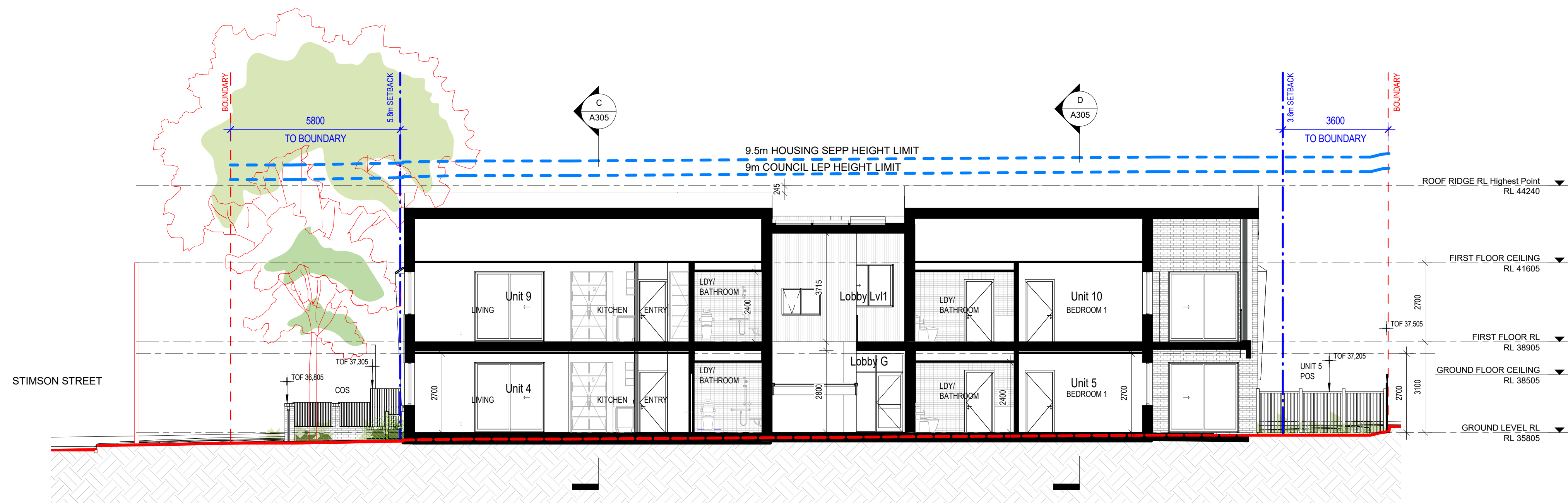
SARM Architects Suite 4, 7 Ridge Street North Sydney NSW 2060 p +61 2 9922 2799 f +61 2 9922 2755 e architects@sarm.com.au AIN 26 000 663 623 nominated architects: Stephen Atkin reg. no. 7645 Robert McNamara reg. no. 7271		Project Name SENIOR LIVING UNITS 96-98 Brennan St, Smithfield, New South Wales Australia Lot 27-28 DP 35591	Date: 12/03/24 Drawn: Checked Checker Authorised Approver	Scale As Noted Project No. BGWYN Revision 3 Drawing No. A303
		Sheet Title ELEVATION & MATERIAL SCHEDULE		



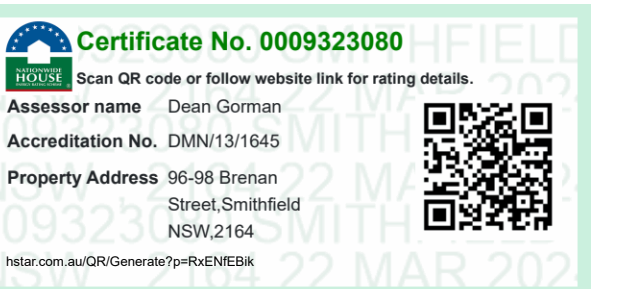
SECTION B
1:100



SECTION - FENCE - NORTHERN BOUNDARY
1:100



SECTION A
1:100



Rev	Date	AMENDMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

— EXISTING NATURAL GROUND LINE
— BUILDING SETBACK HEIGHT LIMITS

APS	ALUMINIUM BATTENS	MF	ALUMINIUM FEATURE BLADE	TOW	TOP OF WALL
CL	CLOTHES LINE	OSD	ON SITE DETENTION TANK	WEF	BRICK WALL
COL	COLUMN	POS	PERSONAL OPEN SPACE	WFC1	FIBRE CEMENT CLADDING
DP	DOWNPIPE	RBC	RIDGE BARGE CAPPING	WFC2	FIBRE CEMENT INFILL
FEN-B	FENCE - BOUNDARY	RR	ROOF RIDGE		
FEN-O	FENCE - PRIVATE OPEN SPACE	RWC	GUTTER		
FEN-P1	FENCE - MASONRY WALL / BATTEN	RWT	RAIN WATER TANK		
HWU	HOT WATER UNIT	SP	SOLAR PANELS		
LB	LETTER BOX	TOK	TOP OF KERB		



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f +61 2 9922 2755
e architects@sarm.com.au
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nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271

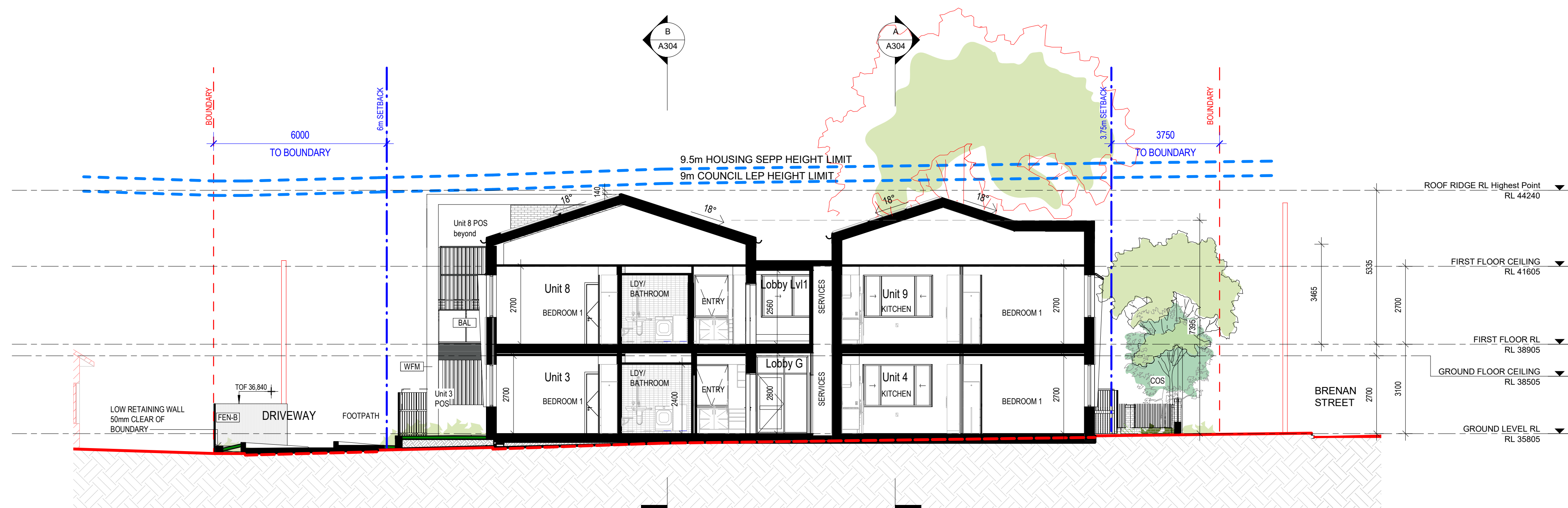


Project Name
SENIOR LIVING UNITS
96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591
Sheet Title
SECTION - SHEET 1

Date:
12/03/24
Drawn:
As Noted
Checked
BGWYN
Authorised
3
Approver
3
Scale
As Noted
Project No.
BGWYN
Revision
3
Drawing No.
A304



D SECTION D
1 : 100



C SECTION C
1 : 100

Rev	Date	AMENDMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

— EXISTING NATURAL GROUND LINE	APS	ALUMINIUM BATTENS	MF	ALUMINIUM FEATURE BLADE	TOW	TOP OF WALL
— BUILDING SETBACK/ HEIGHT LIMITS	CL	CLOTHES LINE	OSD	ON SITE DETENTION TANK	WEF	BRICK WALL
	COL	COLUMN	POS	PERSONAL OPEN SPACE	WFC1	FIBRE CEMENT CLADDING
	DP	DOWNPIPE	RBC	RIDGE BARGE CAPPING	WFC2	FIBRE CEMENT INFILL
	FEN-B	FENCE - BOUNDARY	RR	ROOF RIDGE		
	FEN-O	FENCE - PRIVATE OPEN SPACE	RWC	GUTTER		
	FEN-P1	FENCE - MASONRY WALL / BATTEN	RWT	RAIN WATER TANK		
	HWU	HOT WATER UNIT	SP	SOLAR PANELS		
	LB	LETTER BOX	TOK	TOP OF KERB		



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North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623

nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
SECTION SHEET 2

Date:
12/03/24

Scale:
As Noted

Drawn:
Author

Checked:
Author

Checker:
Author

Approver:
Author

Project No.
BGWYN

Revision
3

Drawing No.
A305

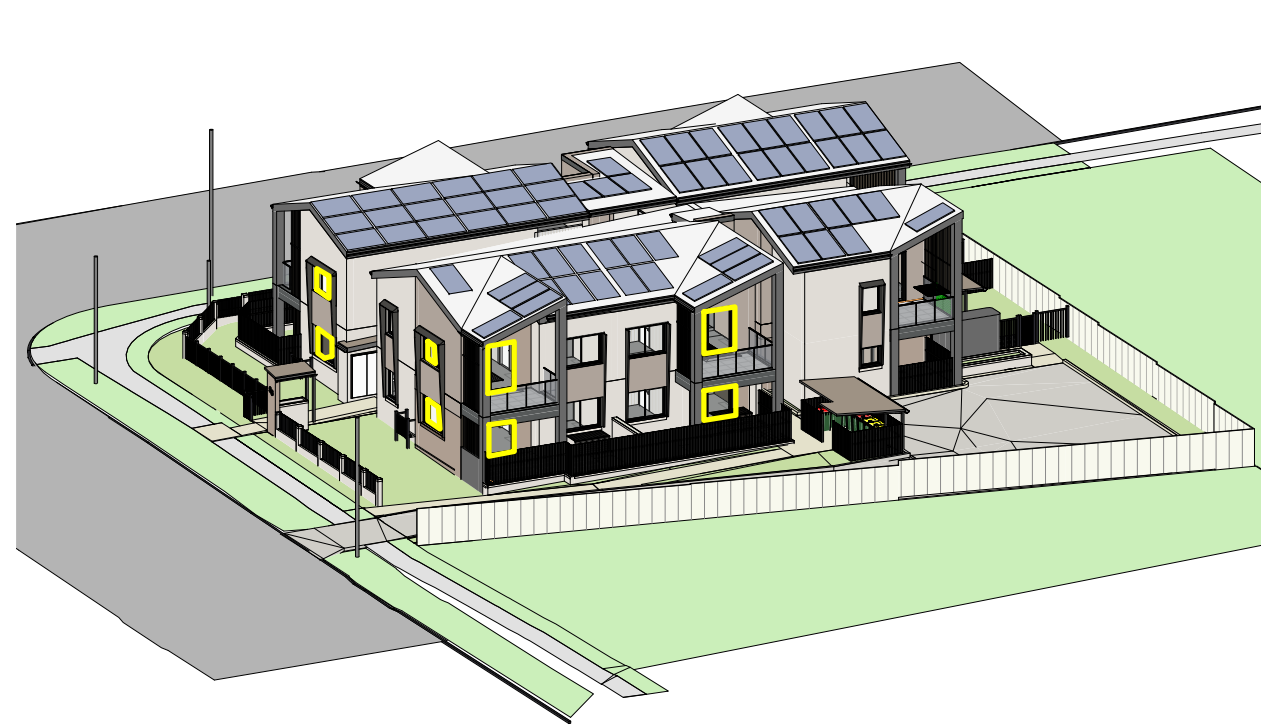
Certificate No. 0009323080

Assessor name: Dean Gorman

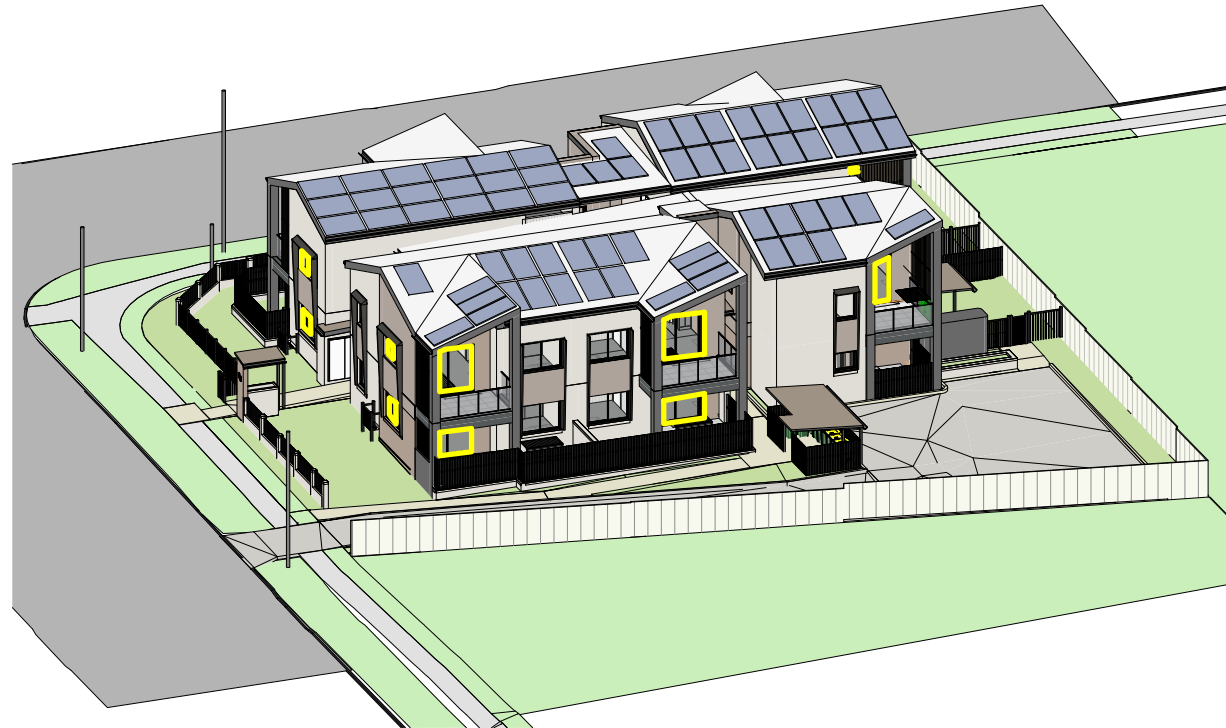
Accreditation No.: DMN131645

Property Address: 96-98 Brennan St, Smithfield NSW 2164

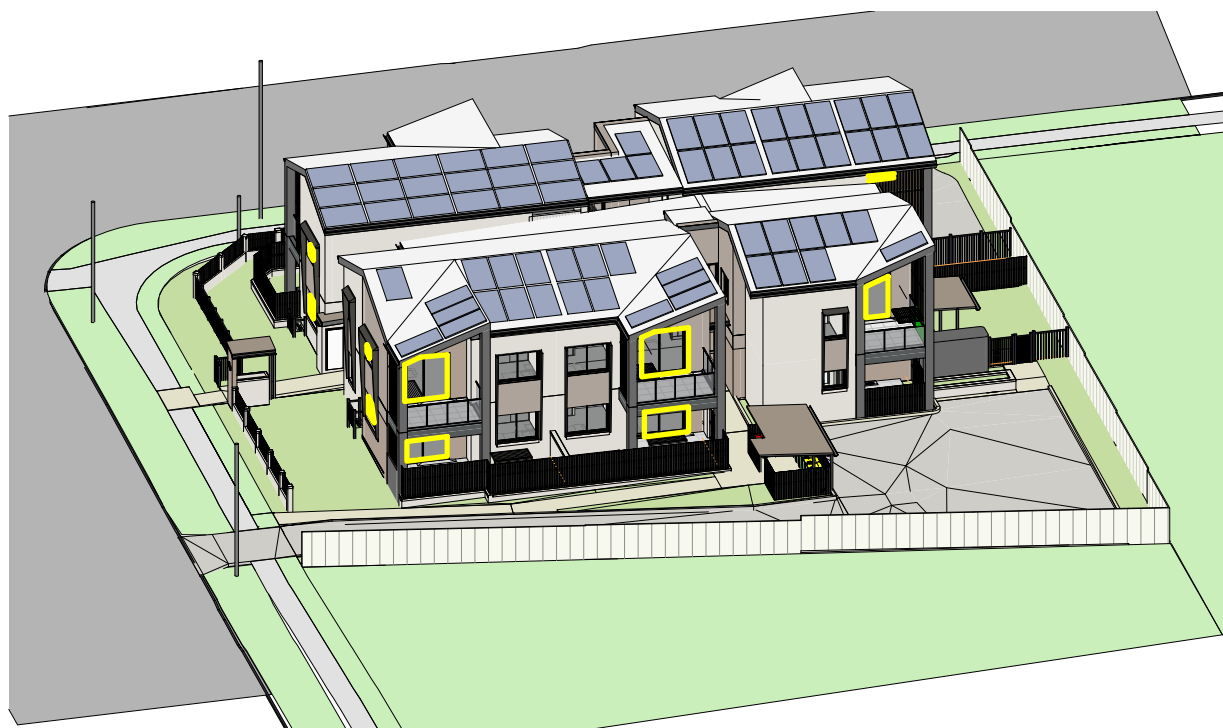
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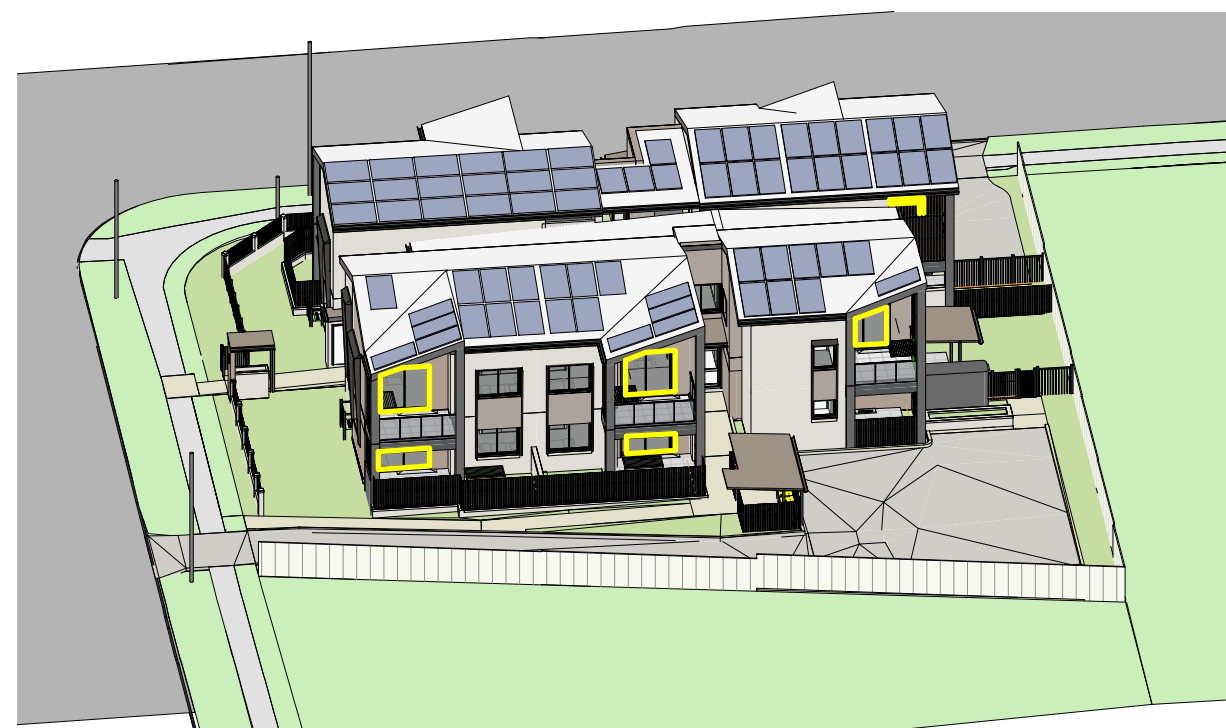
1 3D Orthographic View - June 9am



2 3D Orthographic View - June 930am



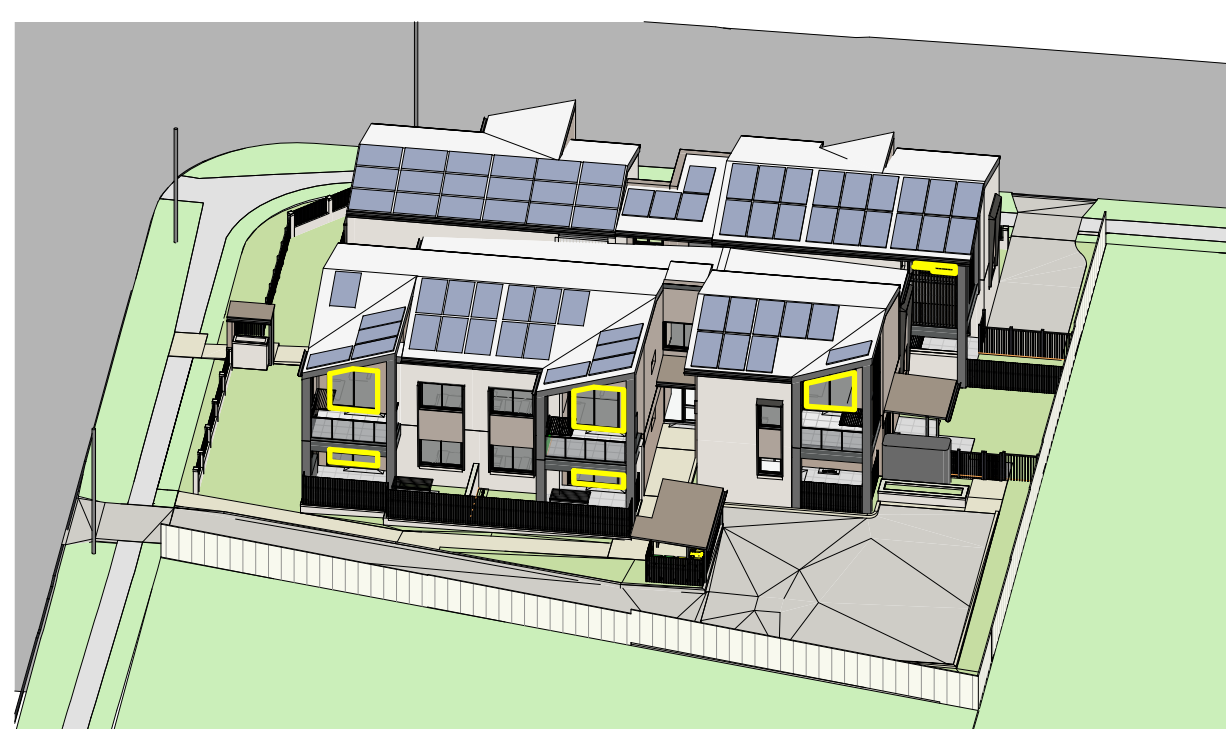
3 3D Orthographic View - June 10am



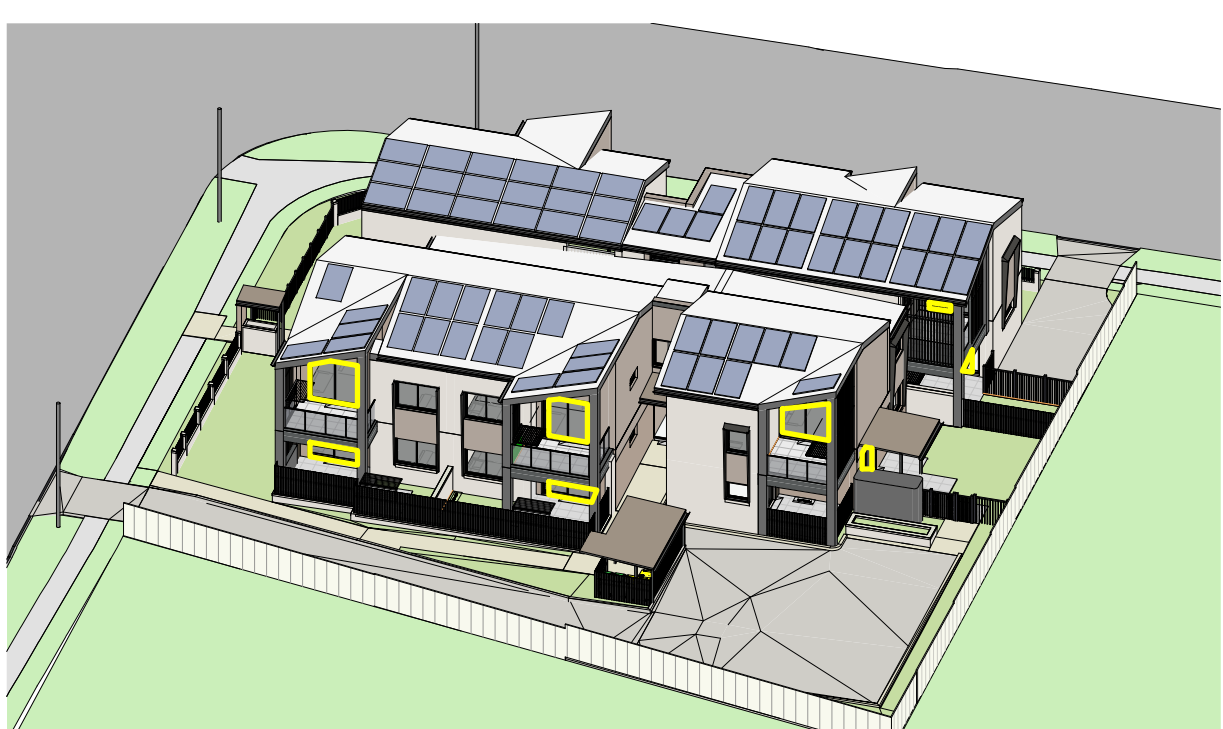
4 3D Orthographic View - June 1030am



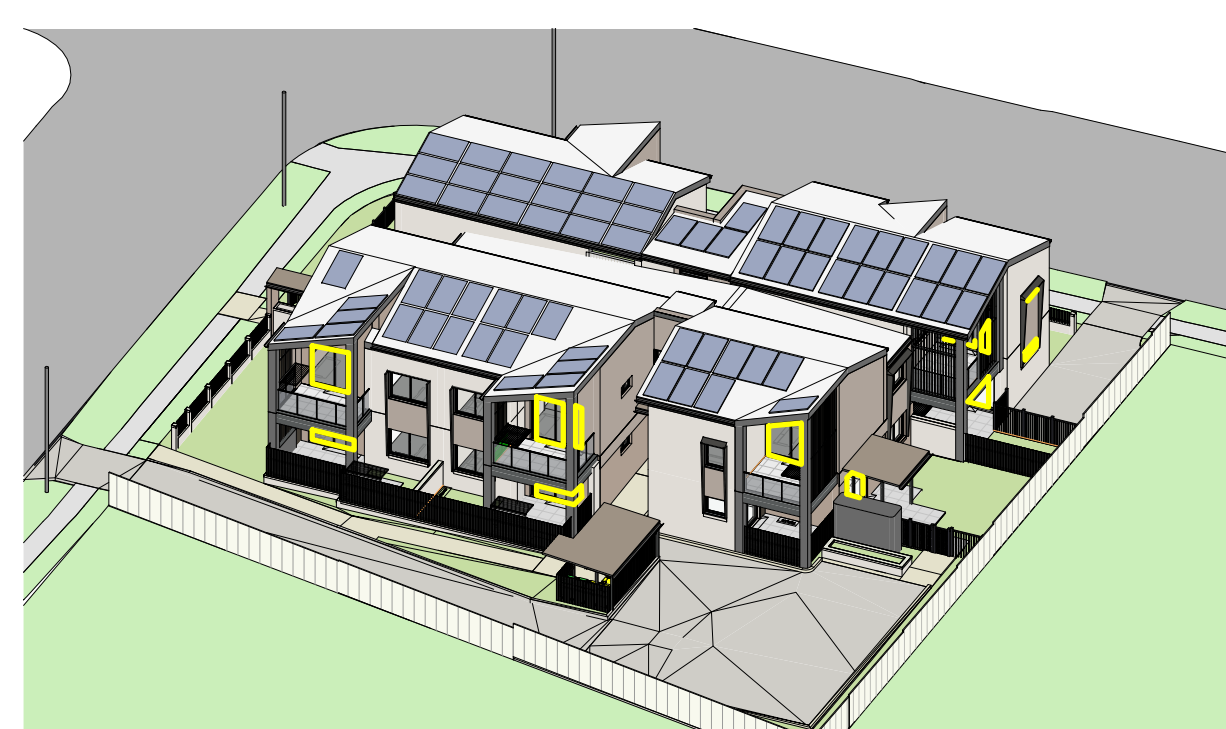
5 3D Orthographic View - June 11am



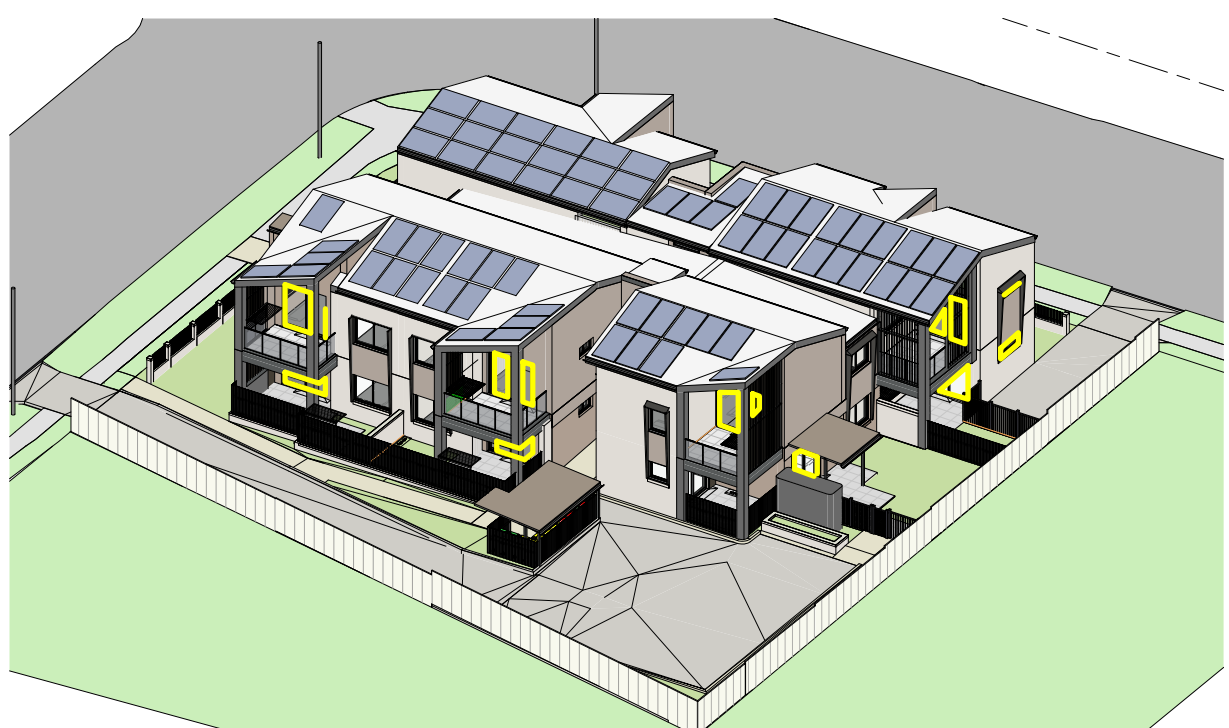
6 3D Orthographic View - June 1130am



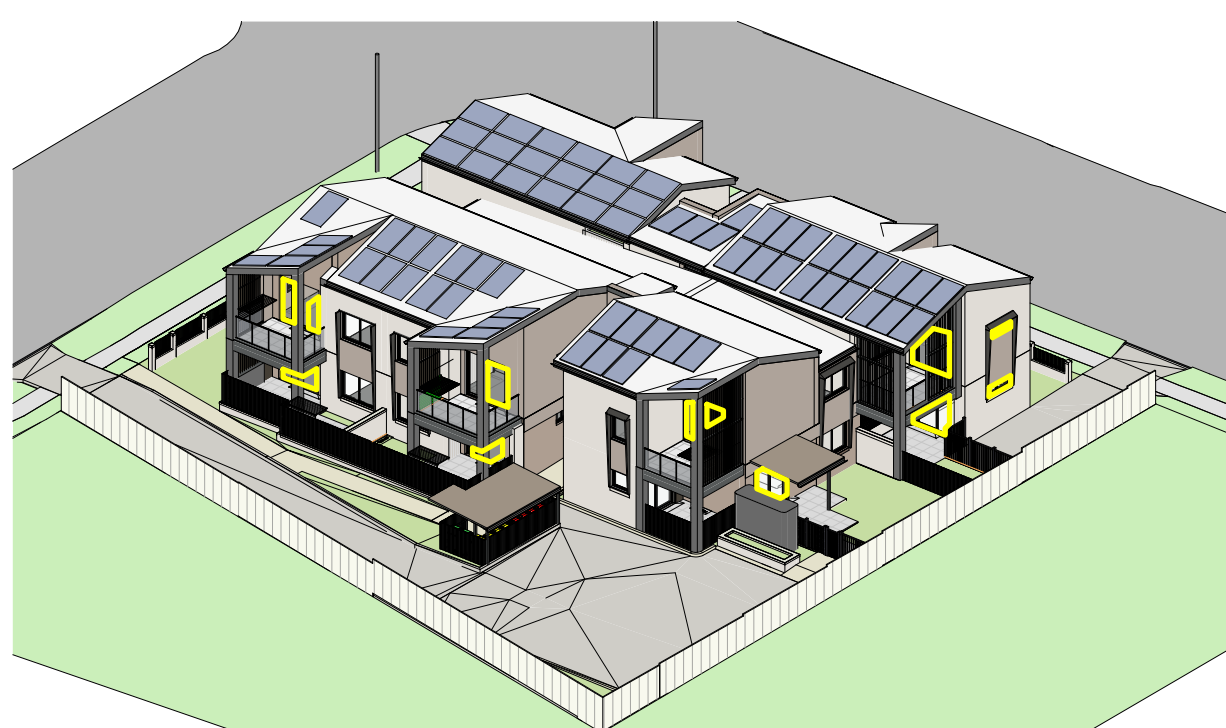
7 3D Orthographic View - June 12pm



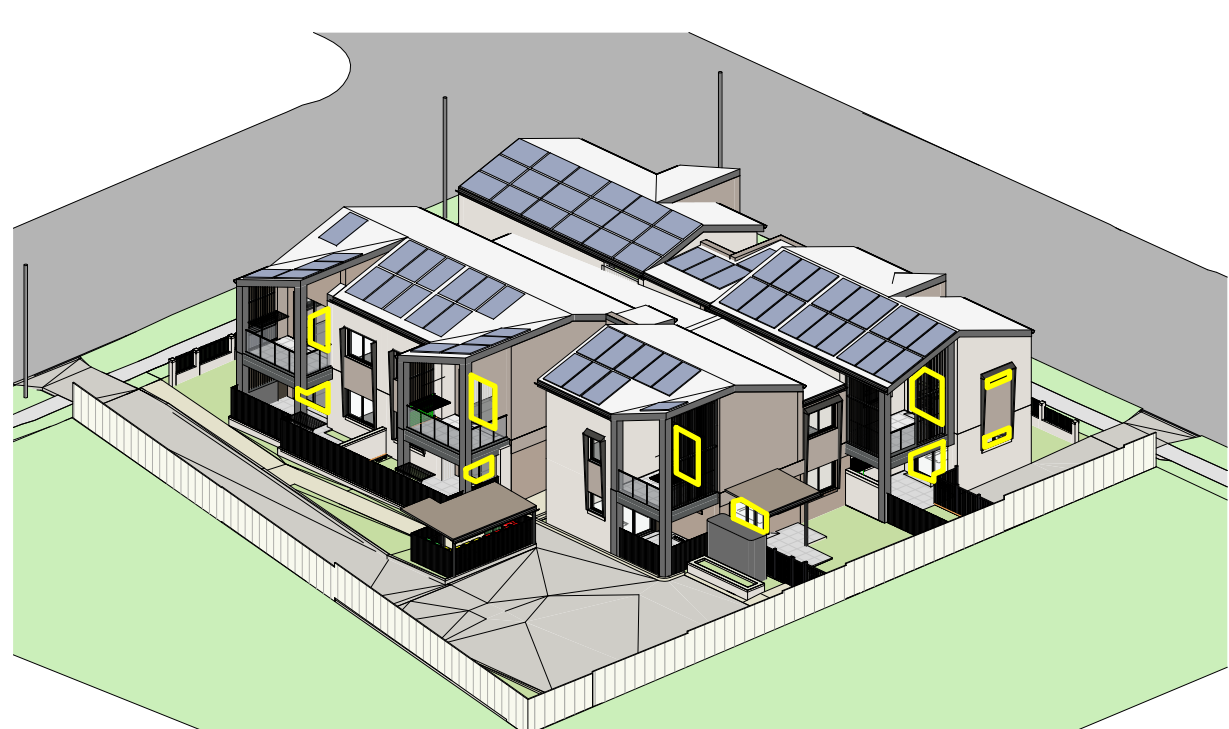
8 3D Orthographic View - June 1230pm



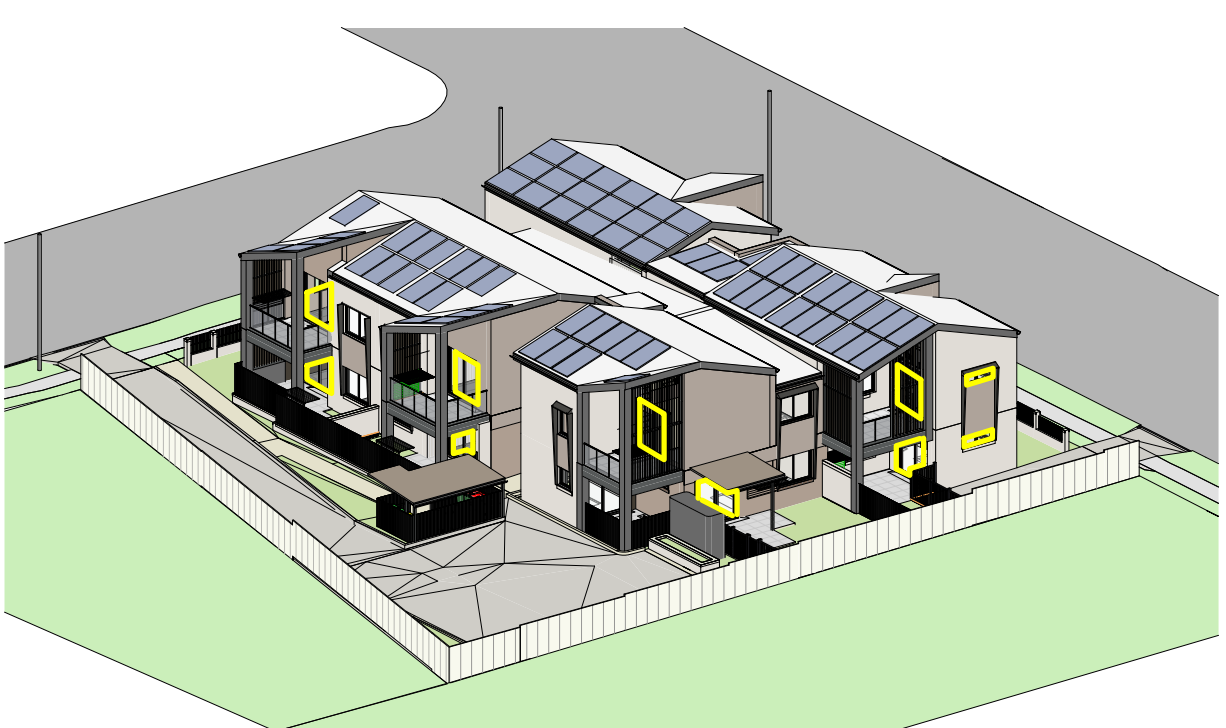
9 3D Orthographic View - June 1pm



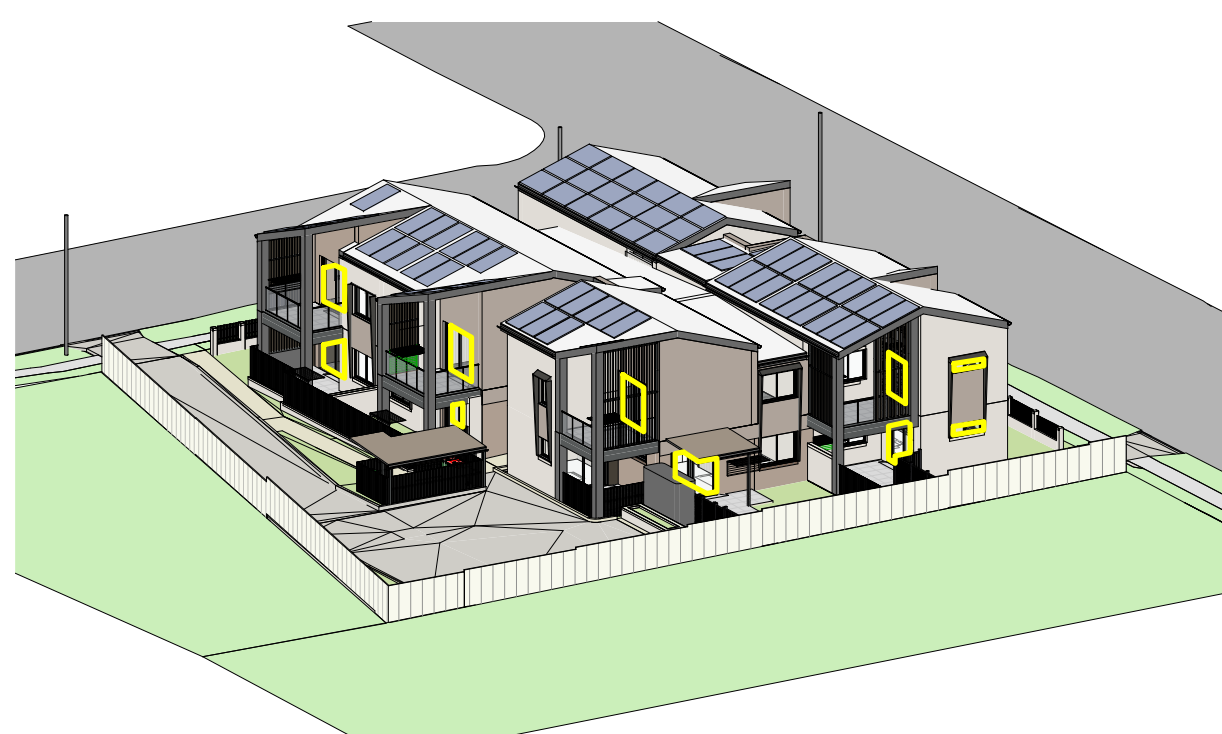
10 3D Orthographic View - June 130pm



11 3D Orthographic View - June 2pm



12 3D Orthographic View - June 230pm

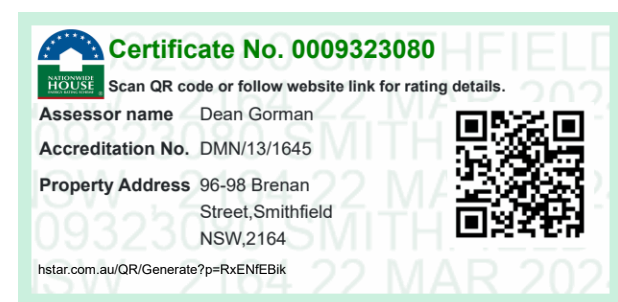


13 3D Orthographic View - June 3pm

	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													
Unit 10			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

- ✓ COMPLIANT
- NON - COMPLIANT
- ✓ 80% RECEIVE 3 HOURS (80% TO POSs)



Rev	Date	AMENDMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	



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Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
VIEW FROM THE SUN STUDY

Date:
12/03/24

Drawn:
Author

Checked
3

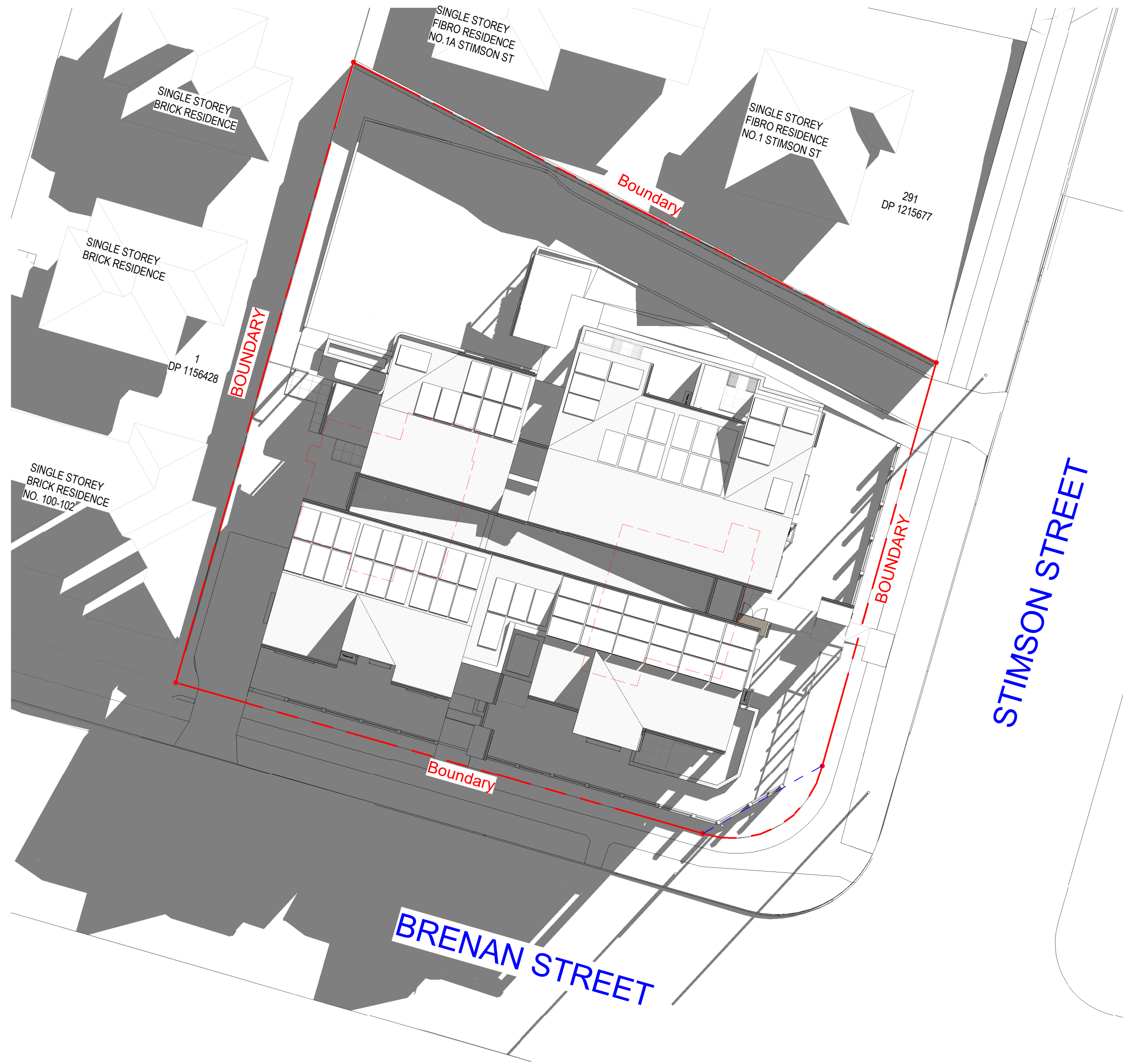
Approved

Scale
As Noted

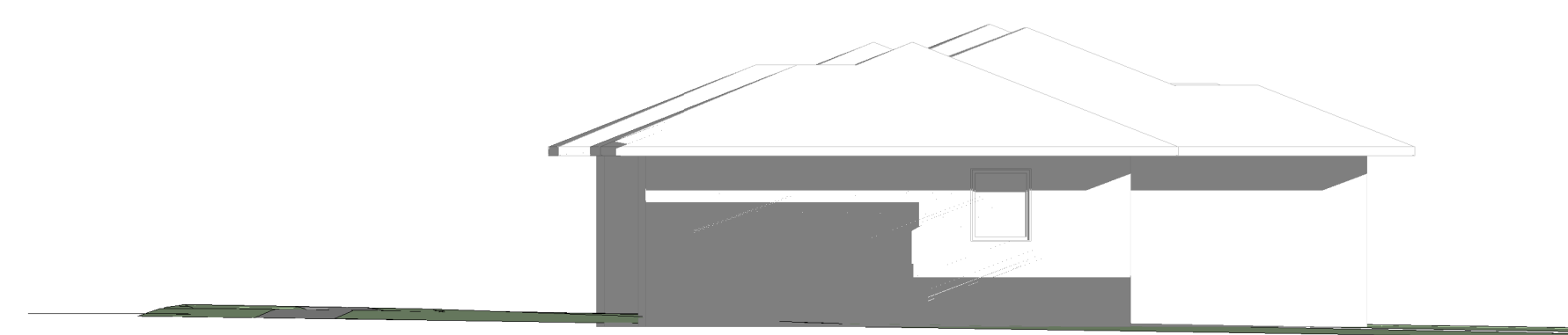
Project No.
BGWYN

Revision
3

Drawing No.
A401



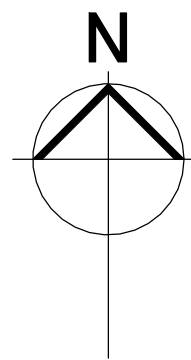
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1 : 200



2 100-102 BRENNAN STREET ELEVATION - WINTER 9am
NOTE: NO ADDITIONAL SHADOWS CAST

Rev	Date	AMENDEMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

- EXISTING BUILDING SHADOWS
- EXISTING BUILDING TO BE DEMOLISHED



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Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
SHADOW DIAGRAMS - WINTER 9AM

Date:
12/03/24

Drawn:
Author

Checked
Checker

Authorised
Approver

Scale:
As Noted

Project No.
BGWYN

Revision
3

Drawing No.
A402

Certificate No. 0009323080

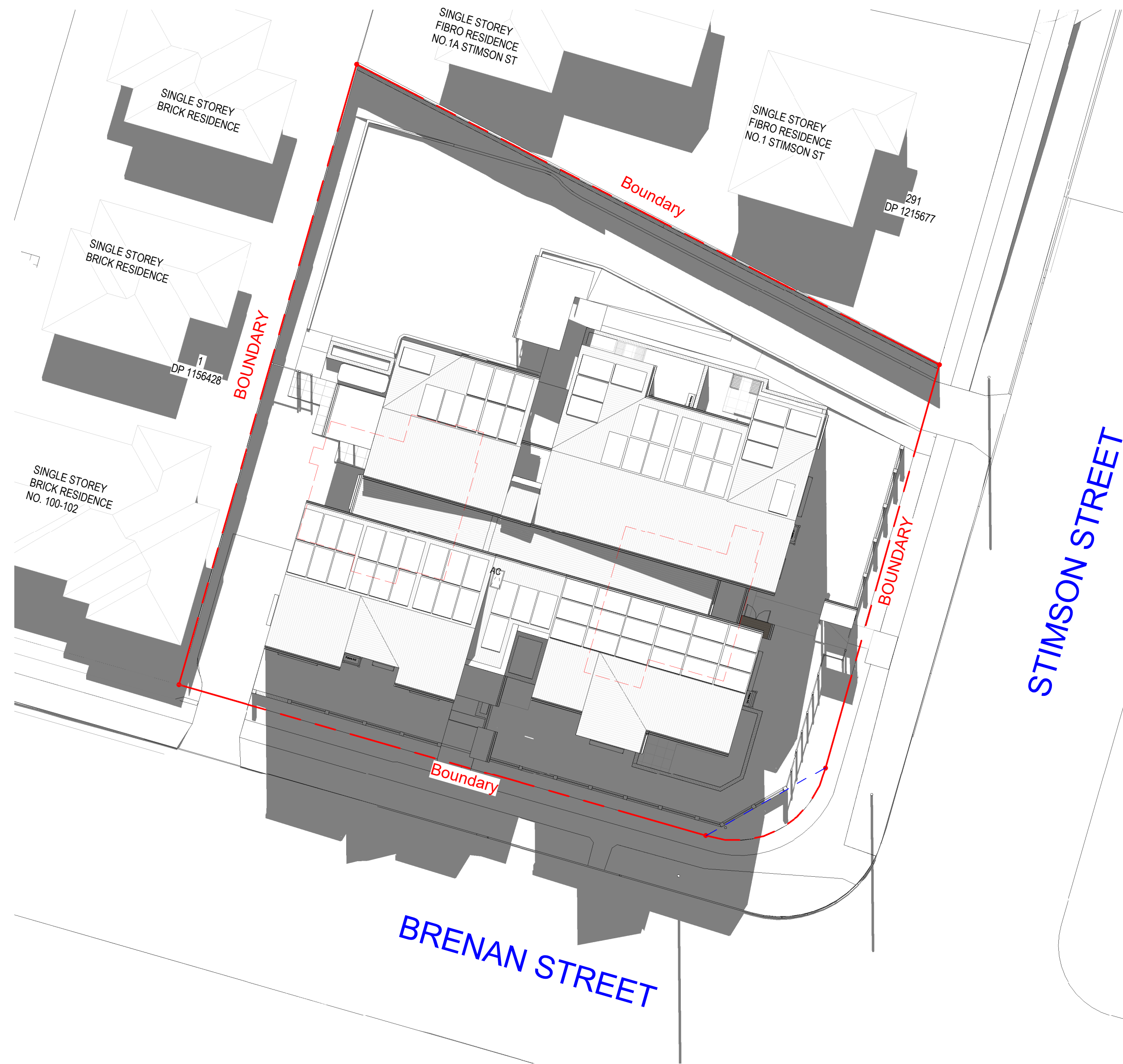
Assessor name Dean Gorman

Accreditation No. DMN131645

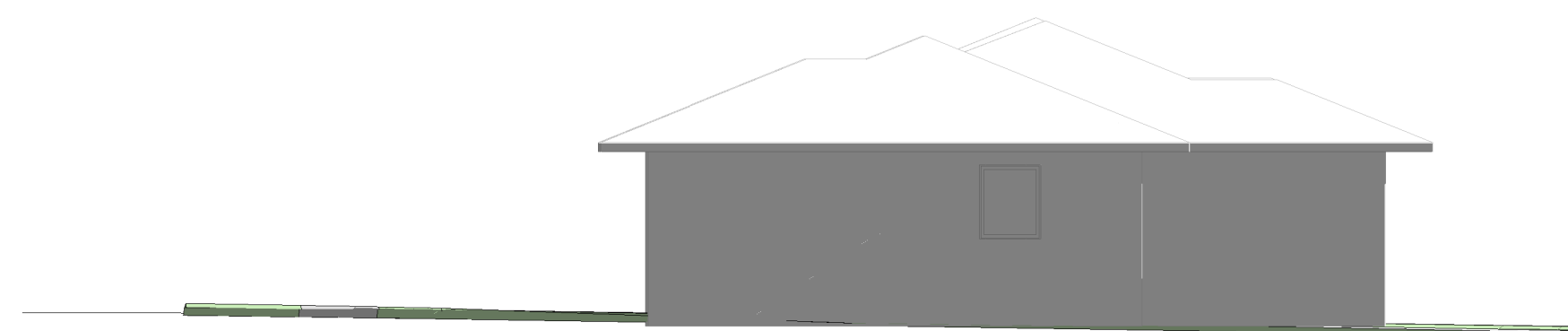
Property Address 96-98 Brennan Street, Smithfield NSW 2164

09323080

22 MAR 2024



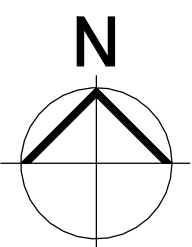
1 SHADOW DIAGRAM - WINTER 12pm
1 : 200



2 100-102 BRENNAN STREET ELEVATION - WINTER 12pm
NOTE: NO ADDITIONAL SHADOWS CAST

Rev	Date	AMENDEMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

-  EXISTING BUILDING SHADOWS
-  EXISTING BUILDING TO BE DEMOLISHED



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North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
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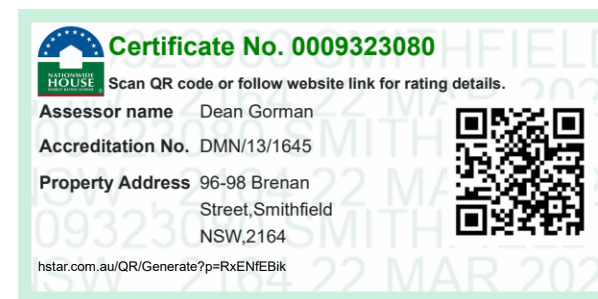
nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

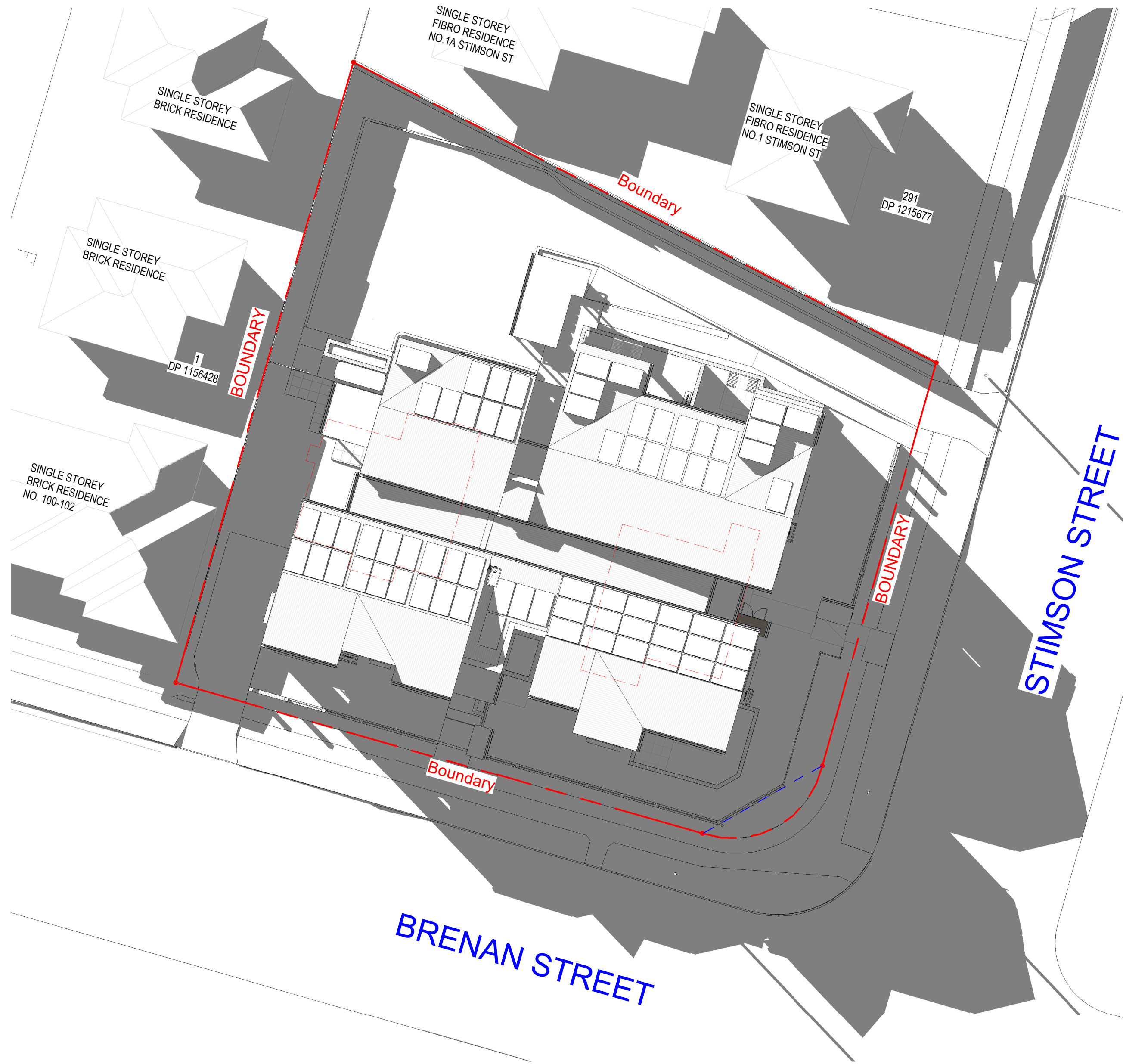
Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

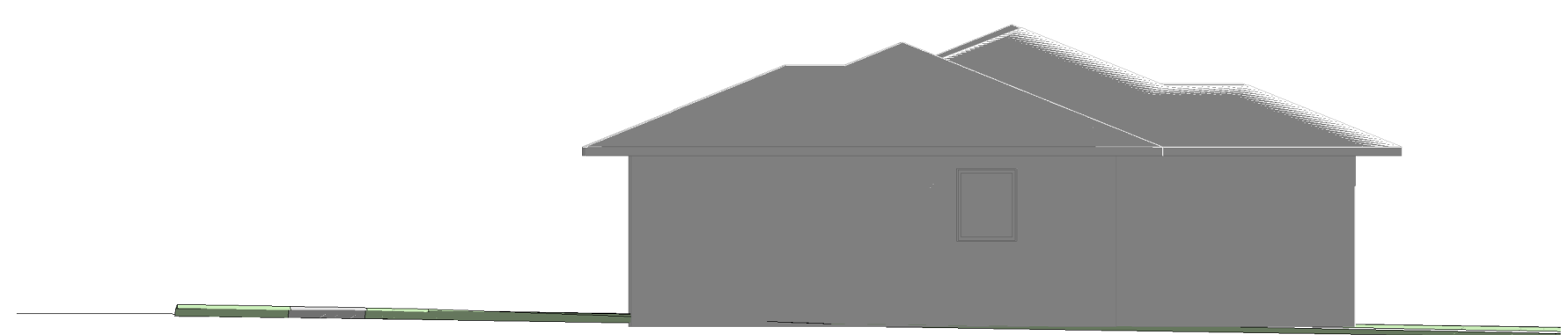
Sheet Title
SHADOW DIAGRAMS - WINTER 12PM

Date: 12/03/24
Scale: As Noted
Drawn: Project No. BGWYN
Checked: Revision 3
Checker: Authorised
Approver: Drawing No. A403





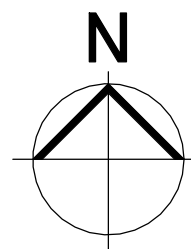
1 SHADOW DIAGRAM - WINTER 3pm
1 : 200



2 100-102 BRENNAN STREET ELEVATION - WINTER 3pm
NOTE: NO ADDITIONAL SHADOWS CAST

Rev	Date	AMENDEMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	

- EXISTING BUILDING SHADOWS
- EXISTING BUILDING TO BE DEMOLISHED



Certificate No. 0009323080

Assessor name: Dean Gorman

Accreditation No.: DMN131645

Property Address: 96-98 Brennan Street, Smithfield NSW 2164



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North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
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nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
SENIOR LIVING UNITS

96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591

Sheet Title
SHADOW DIAGRAMS - WINTER 3PM

Date: **12/03/24**

Drawn: **Author**

Checked: **Checker**

Authorised: **Approver**

Scale: **As Noted**

Project No.: **BGWYN**

Revision: **3**

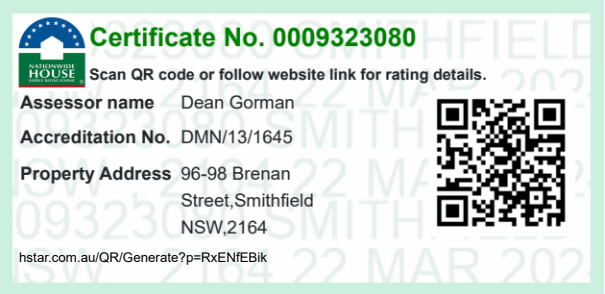
Drawing No.: **A404**



1 BRENAN STREET PERSPECTIVE



2 STIMSON STREET PERSPECTIVE



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1	12/10/23	Stage B ISSUE	
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3	12/03/24	Part 5 Issue - updates	



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SARM Architects

SA

MA

RV

MA

Project Name

SENIOR LIVING UNITS

96-98 Brenan St, Smithfield, New South Wales

Australia Lot 27-28 DP 35591

Sheet Title

VIEW FROM STREET

Date:

12/03/24

Drawn:

Author

Checked

Checker

Authorised

Approver

Scale

As Noted

Project No.

BGWYN

Revision

3

Drawing No.

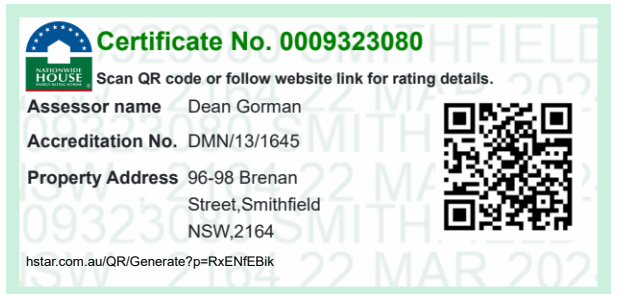
A405



1 AERIAL VIEW FROM ROAD



2 AERIAL VIEW FROM REAR.



Rev	Date	AMENDEMENTS	Ckd
1	12/10/23	Stage B ISSUE	
2	14/02/24	Part 5 ISSUE	
3	12/03/24	Part 5 Issue - updates	



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SARM Architects

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North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
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nominated architects:
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reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
SENIOR LIVING UNITS
96-98 Brennan St, Smithfield, New South Wales
Australia Lot 27-28 DP 35591
Sheet Title
AERIAL PERSPECTIVE

Date:
12/03/24
Drawn:
Author
Checked
Checker
Authorised
Approver

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As Noted
Project No.
BGWYN
Revision
3
Drawing No.
A506