



153 - 159 PENS HurST ROAD NARWEE



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NSW DESIGN PRACTITIONER REG NO. DEP0001060

PROPOSED AMENDMENTS TO APPROVED MIXED USE DEVELOPMENT
TO INCREASE FLOOR AREA AND BUILDING HEIGHT
IN ACCORDANCE WITH STATE ENVIRONMENTAL POLICY AMENDMENT
(HOUSING) 2023 TO PROVIDE 7 AFFORDABLE HOUSING APARTMENTS

PROJECT SUMMARY

The following Architectural documentation describes proposed amendments to an existing approved development at 153 – 159 Penshurst Road Narwee to increase floor area and building height in accordance with State Environmental Policy Amendment (Housing) 2023 and to provide 7 affordable housing apartments.

The proposal includes the addition of 2 floors containing a total of 10 apartments and the provision of 7 affordable apartments. The approved DA contains 33 units + Ground Floor retail, this application proposes 43 units + Ground Floor retail.

The proposed increased building height of an additional 2 floors requires the provision of an additional egress stair and an additional lift in the building to satisfy the provisions of the NCC regarding fire safety and access. The incorporation of these facilities has affected the layout of the units on each floor in the area where they are impacted by these requirements. The general layout and the external façade of each floor remains in accordance with the approved design.

To enable the provision of an egress path to the Penshurst Road frontage from the new egress stair, the floor height between the Ground Floor and Level 1 has been increased by 700mm.

To facilitate construction and improve waterproofing of external areas the typical floor to floor height is proposed to increase from the approved 3.1m. to 3.2m.

The addition of 2 floors in conjunction with the above height changes proposes an increase in building height of 7.5m. which equates to 27.8% increase in height over the current 27m. height control. The application provides 7 affordable housing units with a Gross Floor area of 565 sq.m. which equates to more than 13.9% of the overall floor area. This figure is based on the proposed height increase noted above of 27.8% of the allowable building height and is half of that percentage increase in accordance with the formula of the Affordable Infill Housing Clause of the SEPP.

Current Development Consent DA 157/2022 dated 5th May 2023.

153-159 Penshurst Road Narwee NSW

Lot V in DP 36379

Site Area: 864.6 sq.m.

Canterbury Bankstown Local Environmental Plan 2023

Canterbury Bankstown Development Control Plan 2023

Site Frontage: 26.31m. to Penshurst Road

Zoning B2 Local Centre

LEP Allowable Height Control: 27m.

30% allowable Max Height increase under SEPP: 8.1m. (35.1m.)

Proposed increase in height = 7.5m. to 34.5m. (27.8% of allowable max. height)

Allowable Max GFA under LEP is not applicable

GFA of proposal for Affordable Housing calculation = 4022.5 sq.m.

Required GFA of affordable Housing under SEPP = 50% of proposed 27.8% height increase

Proposed GFA of affordable housing = 565 SQ.M. (>13.9% OF GFA)

2 hrs. Solar access required to 70% of units under the ADG = 30.1 units

34 units are provided with 2hrs. of solar access (79%)

Natural ventilation required to 60% of units under the ADG = 25.8 units

34 units are provided with natural ventilation (79%)

Communal Open Space provided = 216.5 sq.m. (25% of site area)

PROPOSED AMENDMENTS

- Amendment 01Provision of additional lift to comply with the requirements of the NCC regarding fire safety and access
- Amendment 02Provision of additional fire egress stair to comply with the requirements of the NCC regarding fire safety and access
- Amendment 03Amendment to retail unit G01 to incorporate egress path of additional fire stair and inclusion of fire control centre to comply with the requirements of the NCC.
- Amendment 04Amendment to residential waste and recycling area to accommodate additional waste requirements to cater for 10 proposed additional units.
- Amendment 05Relocation of egress stair from basements to south-east corner of site.
- Amendment 06Addition of a total of 10 apartments in new levels 8 and 9



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153 - 159 PENS HurST ROAD NARWEE



COMPLIANCE SUMMARY

The following table provides a summary comparison of the primary compliance and metrics of the approved development at 153 – 159 Penshurst Road Narwee and the development proposed in accordance with State Environmental Policy Amendment (Housing) 2023 to provide 7 affordable housing apartments.

Current Development Consent DA 157/2022 dated 5th May 2023.
153-159 Penshurst Road Narwee NSW
Lot V DP 36397
Site Area: 864.6 sq.m.
Canterbury Bankstown Local Environmental Plan 2023
Canterbury Bankstown Development Control Plan 2023
Zoning B2 Local Centre

	APPROVED DEVELOPMENT	PROPOSAL
SITE AREA	864.6 SQ.M.	864.6 SQ.M.
TOTAL GFA APPROVED/PROPOSED	N/A	N/A
MAXIMUM BUILDING HEIGHT PROPOSED	27M.	34.5 M. (27.8% INCREASE)
TOTAL NO. OF APARTMENTS IN PROPOSAL	33	43
APARTMENT MIX IN PROPOSAL	22 X 2 BEDROOM (67%) 7 X 1 BEDROOM (21%) 4 X 3 BEDROOM (12%)	31 X 2 BEDROOM (72%) 8 X 1 BEDROOM (18%) 4 X 3 BEDROOM (10%)
NO. OF ADAPTABLE APARTMENTS PROPOSED	4	5
NO. OF AFFORDABLE APARTMENTS PROPOSED	NIL	7
GFA OF AFFORDABLE APARTMENTS	NIL	565 SQ.M. (>13.9% OF GFA)
APARTMENTS WITH MID WINTER SOLAR ACCESS	78% (26 UNITS)	79% (34 UNITS)
APARTMENTS WITH NATURAL VENTILATION	81% (27 UNITS)	79% (34 UNITS)
VISITOR PARKING PROVIDED	6 (INCL. 1 ACCESSIBLE)	6 (INCL. 1 ACCESSIBLE)
RESIDENT PARKING PROVIDED	39 (INCL. 4 ACCESSIBLE) + CARWASH BAY	39 (INCL. 5 ACCESSIBLE) + CARWASH BAY
BICYCLE PARKING PROVIDED	10	10
RETAIL PARKING PROVIDED (219 SQ.M. RETAIL)	6 (INCL. 1 ACCESSIBLE) + 1 LOADING BAY	6 (INCL. 1 ACCESSIBLE) + 1 LOADING BAY



APPROVED AREA SCHEDULE

APARTMENT NUMBER	BEDROOMS	INTERNAL AREA	EXTERNAL AREA	INTERNAL STORAGE AREA (CUB.M.)	BASEMENT STORAGE NO.	BASEMENT STORAGE AREA (CUB.M.)	TOTAL STORAGE AREA (CUB.M.)	CAR SPACE NO.	CAR SPACES	SOLAR ACCESS 2HRS MIN.	VENTILATION
G01	RETAIL	189							5		
G02	RETAIL	68.5							2		
101	3	106	87	6.4	ST.B210	8.9	15.3	B2.05+B2.06	2		YES
102	3	103	47.5	10	ST.B213	16.3	26.3	B2.12+B2.13	2		YES
103	2	96.5	38.5	9	ST.B201	9.8	18.8	B2.01	1	YES	
104	1	78	10.5	8.4	ST.B108	14.2	22.6	B1.14	1	YES	YES
105	2	95	14	16.3	ST.B202	9	25.3	B2.02	1	YES	YES
201	3	106	27	6.4	ST.B311	14.2	20.6	B3.05+B3.06	2		YES
202	3	103	12.5	10	ST.B314	16.3	26.3	B3.12+B3.13	2		YES
203	2	96.5	15.8	9	ST.B301	9.7	18.7	B3.01	1	YES	YES
204	1	78	10.5	8.4	ST.B107	8.8	17.2	B1.15	1	YES	
205	2	95	14	16.3	ST.B302	9	25.3	B3.02	1	YES	YES
301	2	80.5	52	6.4	ST.B209	15.7	22.1	B2.03+B2.04	2	YES	YES
302	2	87.5	26	4.3	ST.B206	7.5	11.8	B2.08	1	YES	YES
303	2	82	28.3	3	ST.B207	7.7	10.7	B2.09	1	YES	
304	1	62	24	8.4	ST.B106	8.8	17.2	B1.16	1	YES	YES
305	2	80	27	9	ST.B212	5.3	14.3	B2.10	1	YES	YES
401	2	79	17.5	4	ST.B211	5.3	9.3	B2.11	1	YES	YES
402	2	77	10	4.3	ST.B205	7.5	11.8	B2.07	1		YES
403	2	82	12.5	4.3	ST.B208	8.8	13.1	B2.14	1	YES	YES
404	1	62	10.5	8.4	ST.B105	8.8	17.2	B1.17	1	YES	
405	2	80	14	9	ST.B214	15	24	B2.15	1	YES	YES
501	2	79	17.5	4	ST.B204	7.5	11.5	B2.16	1	YES	YES
502	2	77	10	4.3	ST.B306	7.5	11.8	B3.08	1		YES
503	2	82	12.5	4.3	ST.B203	12.3	16.6	B2.17	1	YES	YES
504	1	62	10.5	8.4	ST.B308	6	14.4	B3.14	1	YES	
505	2	80	14	9	ST.B309	6	15	B3.15	1	YES	YES
601	2	79	17.5	4	ST.B310	13	17	B3.03+B3.04	2	YES	YES
602	2	77	10	4.3	ST.B305	7.5	11.8	B3.07	1		YES
603	2	82	12.5	4.3	ST.B307	6	10.3	B3.09	1	YES	YES
604	1	62	10.5	8.4	ST.B313	5.3	13.7	B3.10	1	YES	
605	2	80	14	9	ST.B312	5.3	14.3	B3.11	1	YES	YES
701	2	82	12.5	4.3	ST.B304	7.5	11.8	B3.16	1	YES	YES
702	1	62	10.5	3	ST.B303	12.3	15.3	B3.17	1	YES	YES
703	2	80	14	9	ST.B315	12.8	21.8	B3.18	1	YES	YES
		2065.5	516.6						46	26 TOTAL	27 TOTAL
										78.0%	81.0%

UNITS 402+502+602 RECEIVE LESS THAN 1 HR. OF DIRECT SOLAR ACCESS IN MIDWINTER TO LIVING AREAS = 9%

7 X 1 BED
22 X 2 BED
4 X 3 BED
TOTAL 33 UNITS

39 RESIDENTIAL CAR SPACES
5 VISITOR CAR SPACES
7 RETAIL CAR SPACES
1 CAR WASH BAY
10 BICYCLE SPACES
10 BICYCLE SPACES

PROPOSED AREA SCHEDULE

APARTMENT NUMBER	BEDROOMS	INTERNAL AREA	EXTERNAL AREA	INTERNAL STORAGE AREA (CUB.M.)	BASEMENT STORAGE NO.	BASEMENT STORAGE AREA (CUB.M.)	TOTAL STORAGE AREA (CUB.M.)	CAR SPACE NO.	CAR SPACES	SOLAR ACCESS 2HRS MIN.	VENTILATION
G01	RETAIL	143							4		
G02	RETAIL	76							2		
101	3	103	87	5.4	ST.B209	14.28	19.68	B2.05+B2.06	2		YES
102	3	101.5	47.5	6.3	ST.B217	16.44	22.74	B2.12+B2.13	2		YES
ADAPTABLE + AFFORDABLE UNIT	103	2	92	38.5	4.85	ST.B207	6.63	11.48	B2.07	1	YES
AFFORDABLE UNIT	104	1	68	10.5	3.1	ST.B204	7.56	10.66			YES
ADAPTABLE + AFFORDABLE UNIT	105	2	95	14	4	ST.B208	6.63	10.63	B2.08	1	YES
	201	3	103	87	5.4	ST.B310	14.28	19.68	B3.05+B3.06	2	
	202	3	101.5	47.5	6.3	ST.B311	8.19	14.49	B3.12+B3.13	2	
ADAPTABLE + AFFORDABLE UNIT	203	2	92	38.5	4.85	ST.B308	6.63	11.48	B3.07	1	YES
AFFORDABLE UNIT	204	1	68	10.5	3.1	ST.B305	7.56	10.66			YES
ADAPTABLE + AFFORDABLE UNIT	205	2	95	14	4	ST.B309	6.63	10.63	B3.08	1	YES
	301	2	76	52	5.4	ST.B205	6.63	12.03	B2.03	1	YES
	302	2	85	26	4.5	ST.B206	6.63	11.13	B2.04	1	YES
ADAPTABLE UNIT	303	2	80	23.5	4.4	ST.B316	18.27	22.67	B3.16	1	YES
AFFORDABLE UNIT	304	1	55	24	3	ST.B202	9.13	12.13			YES
SILVER LIVABLE UNIT	305	2	80	27	4	ST.B218	5.37	9.37	B2.10	1	YES
	401	2	76	16.3	5.4	ST.B219	5.37	10.77	B2.11	1	YES
	402	2	75	10	4.5	ST.B214	5.41	9.91	B2.09	1	YES
	403	2	75	14	4.4	ST.B213	5.41	9.81	B2.14	1	YES
	404	1	55	10.5	3	ST.B216	5.41	8.41			YES
SILVER LIVABLE UNIT	405	2	80	14	4	ST.B212	5.41	9.41	B2.15	1	YES
	501	2	76	16.3	5.4	ST.B211	5.41	10.81	B2.16	1	YES
	502	2	75	10	4.5	ST.B210	7.53	12.03	B2.17	1	YES
	503	2	75	14	4.4	ST.B201	9.13	13.53	B2.01	1	YES
	504	1	55	10.5	3	ST.B215	5.41	8.41			YES
SILVER LIVABLE UNIT	505	2	80	14	4	ST.B203	9.07	13.07	B2.02	1	YES
	601	2	76	16.3	5.4	ST.B306	6.63	12.03	B3.03	1	YES
	602	2	75	10	4.5	ST.B307	6.63	11.13	B3.04	1	YES
	603	2	75	14	4.4	ST.B302	9.13	13.53	B3.09	1	YES
	604	1	55	10.5	3	ST.B304	4.53	7.53			YES
SILVER LIVABLE UNIT	605	2	80	14	4	ST.B313	5.37	9.37	B3.10	1	YES
	701	2	76	16.3	5.4	ST.B314	5.37	10.77	B3.11	1	YES
	702	2	75	10	4.5	ST.B317	6.9	11.4	B3.17	1	YES
	703	2	75	14	4.4	ST.B318	12.81	17.21	B3.18	1	YES
	704	1	55	10.5	3	ST.B101	7.56	10.56			YES
SILVER LIVABLE UNIT	705	2	80	14	4	ST.B301	9.13	13.13	B3.01	1	YES
	801	2	76	16.3	5.4	ST.B303	4.53	9.93	B3.02	1	YES
	802	2	75	10	4.5	ST.B106	14.32	18.82	B1.14	1	YES
	803	2	75	14	4.4	ST.B105	6.63	11.03	B1.15	1	YES
	804	1	55	10.5	3	ST.B104	6.63	9.63			YES
	805	2	80	14	4	ST.B103	6.63	10.63	B1.16	1	YES
	901	2	76	16.3	5.4	ST.B102	6.63	12.03	B1.17	1	YES
	902	2	75	10	4.5	ST.B315	18.27	22.77	B3.15	1	YES
	903	2	75	14	4	ST.B312	8.19	12.19	B3.14	1	YES
		1951	628.6						39	34 TOTAL	34 TOTAL
										79.0%	79.0%

UNITS 402 - 802 RECEIVE LESS THAN 1 HR. OF DIRECT SOLAR ACCESS IN MIDWINTER TO LIVING AREAS = 11%

8 X 1 BED
31 X 2 BED
4 X 3 BED
TOTAL 43 UNITS

5 ADAPTABLE UNITS
5 SILVER LIVABLE UNITS
7 AFFORDABLE UNITS

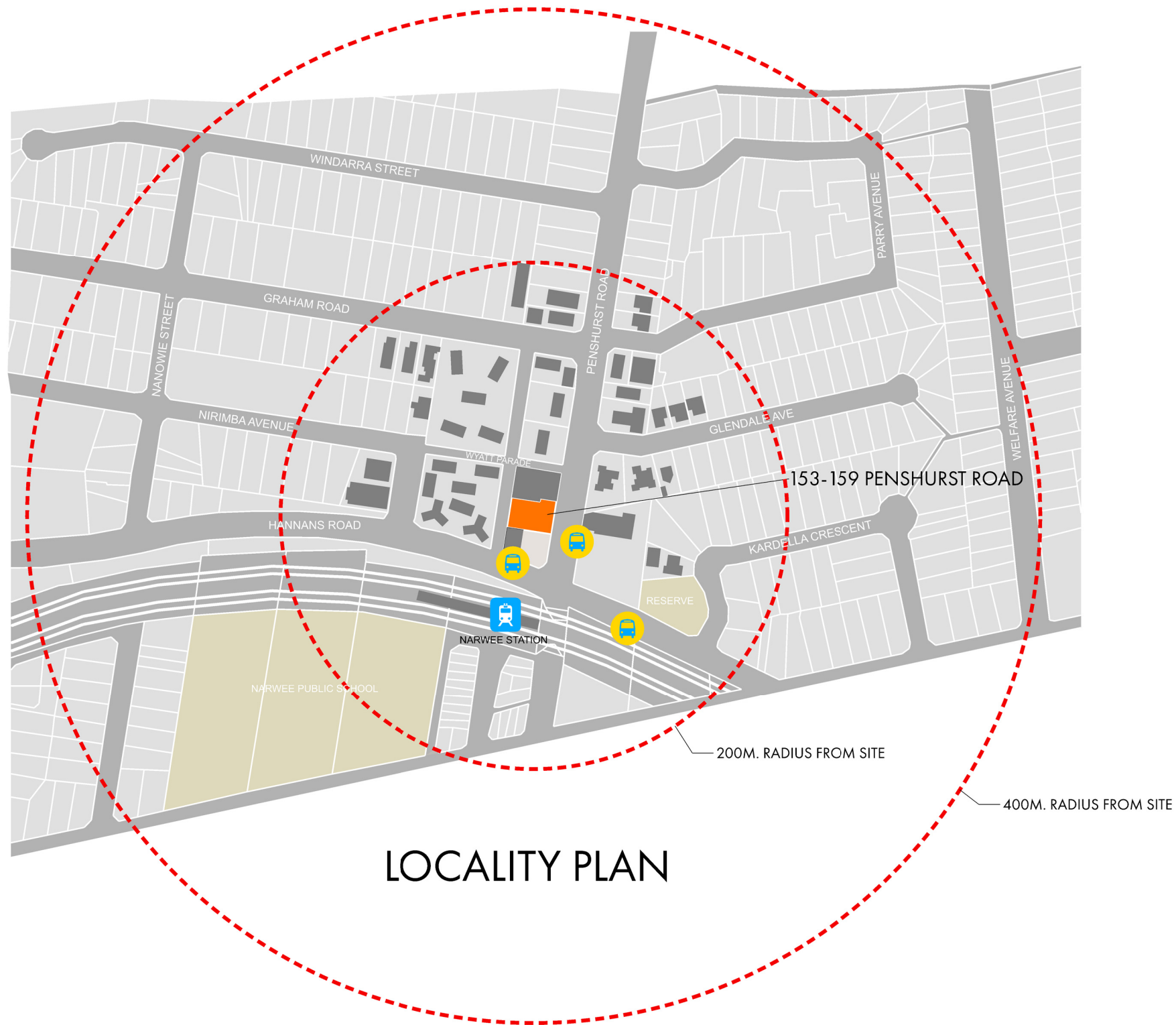
39 RESIDENTIAL CAR SPACES
6 VISITOR CAR SPACES
6 RETAIL CAR SPACES
1 CAR WASH BAY
10 BICYCLE SPACES

153 - 159 PENSHURST ROAD NARWEE

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(HOUSING) 2023 TO PROVIDE 7 AFFORDABLE HOUSING APARTMENTS



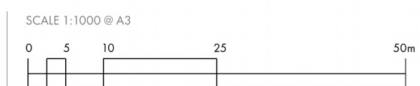




*All data from the Australian Bureau of Meteorology



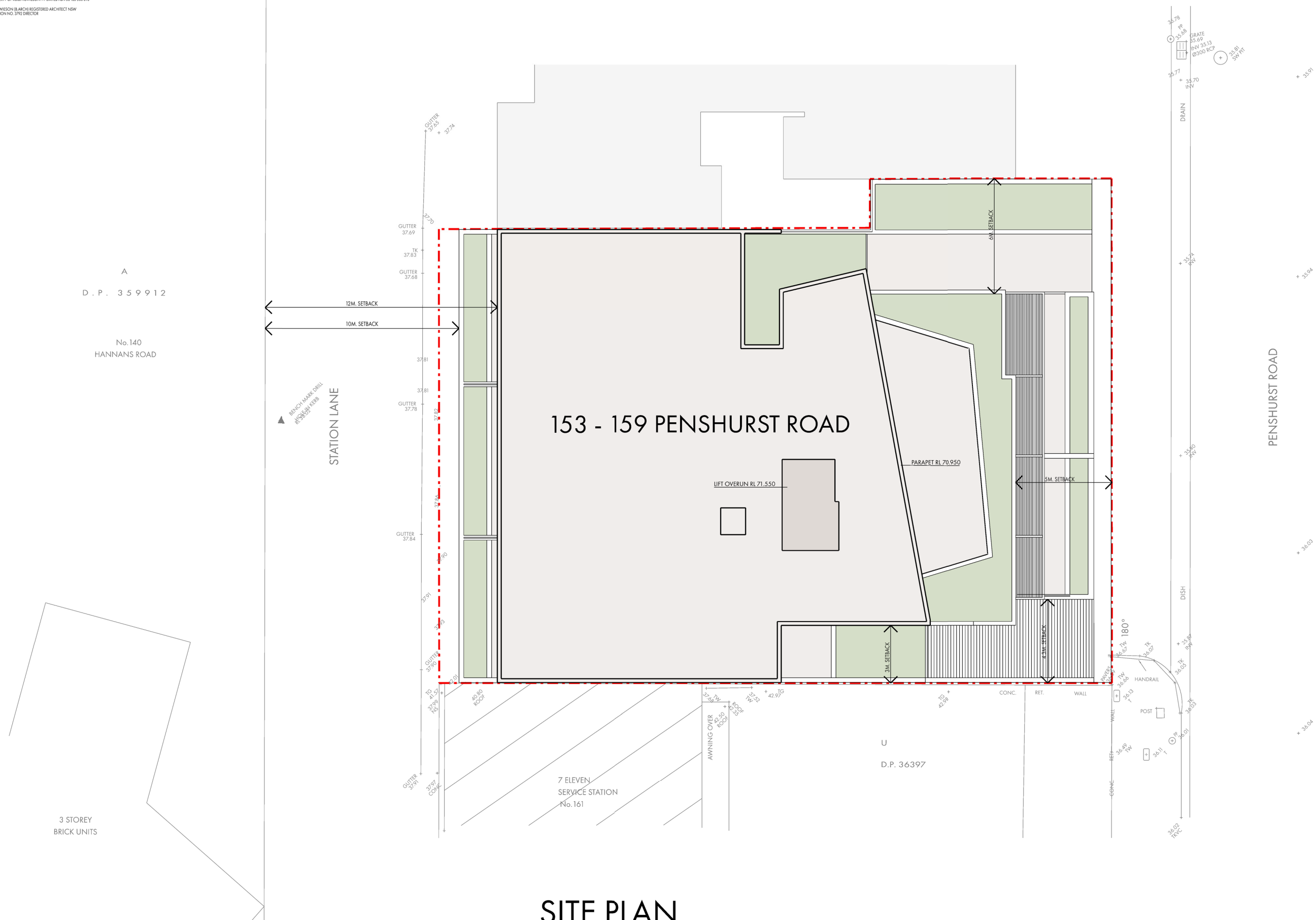
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153-159 PENSURST ROAD NARWEE

DRAWING TITLE
SITE ANALYSIS

PROJECT	DRG NO.	REVISION	DATE
517	003	DA	16.11.2024



SITE PLAN



A
D.P. 359912

No.140
HANNANS ROAD

STATION LANE
BENCH MARK DRILL
AT 0000000000

A

B

3 STOREY
BRICK UNITS

NEIGHBOURING BASEMENT

18 RESIDENTIAL CAR SPACES

PENSHURST ROAD

A

B

01

AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
AND STATEMENT OF ENVIRONMENTAL
EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

BASEMENT B3 FLOOR PLAN



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NSW DESIGN PRACTITIONER REG NO. DEP0001060



SCALE 1:200 @ A3
0 1 2 5 10m



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
BASEMENT B3 PLAN

PROJECT	DRG NO.	REVISION	DATE
517	201	DA	16.11.2024

A
 D.P. 359912

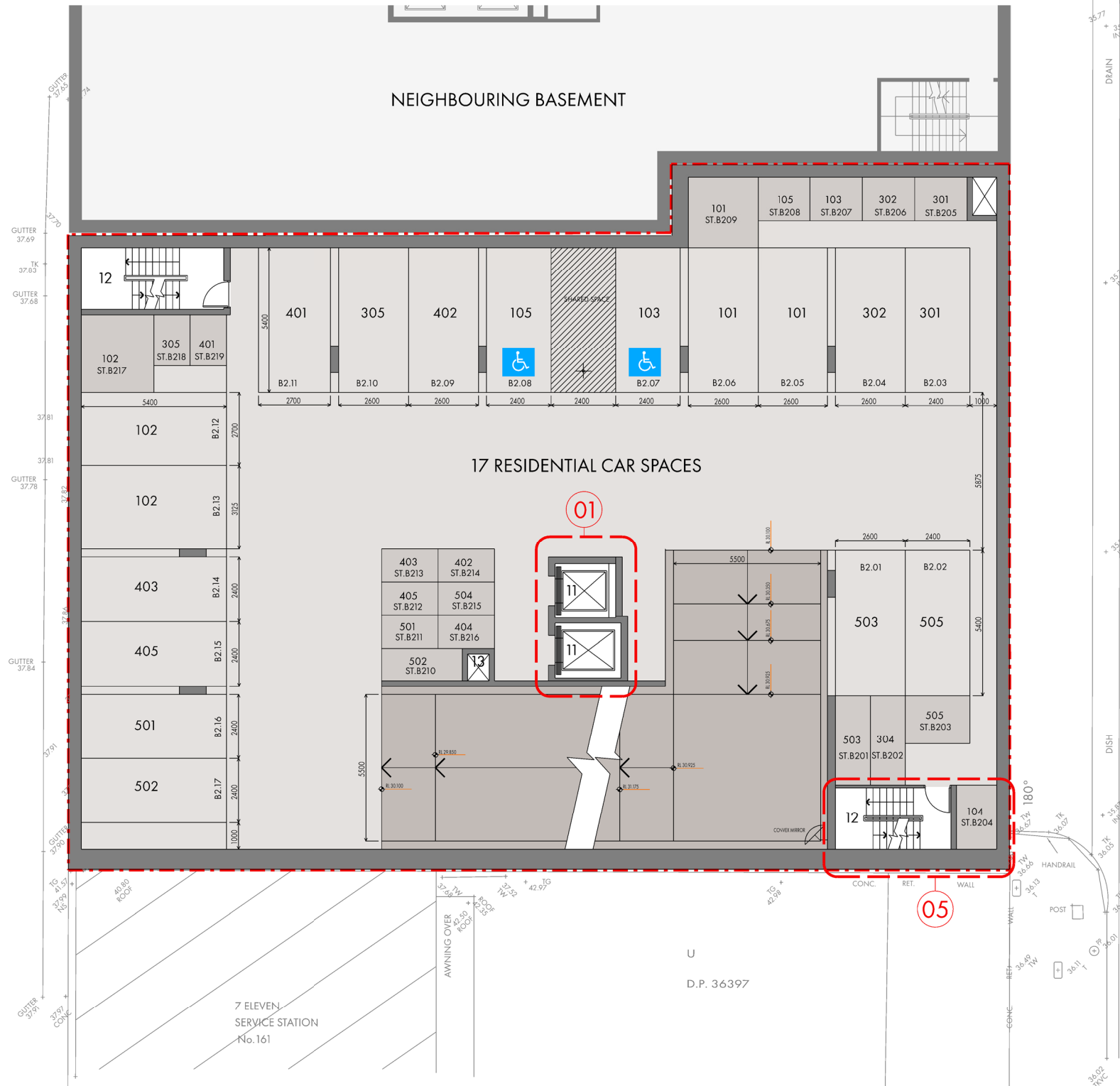
No.140
 HANNANS ROAD

STATION LANE
 BRICK MARK DRILL
 400mm DIA

A

B

3 STOREY
 BRICK UNITS



A
 D.P. 359912

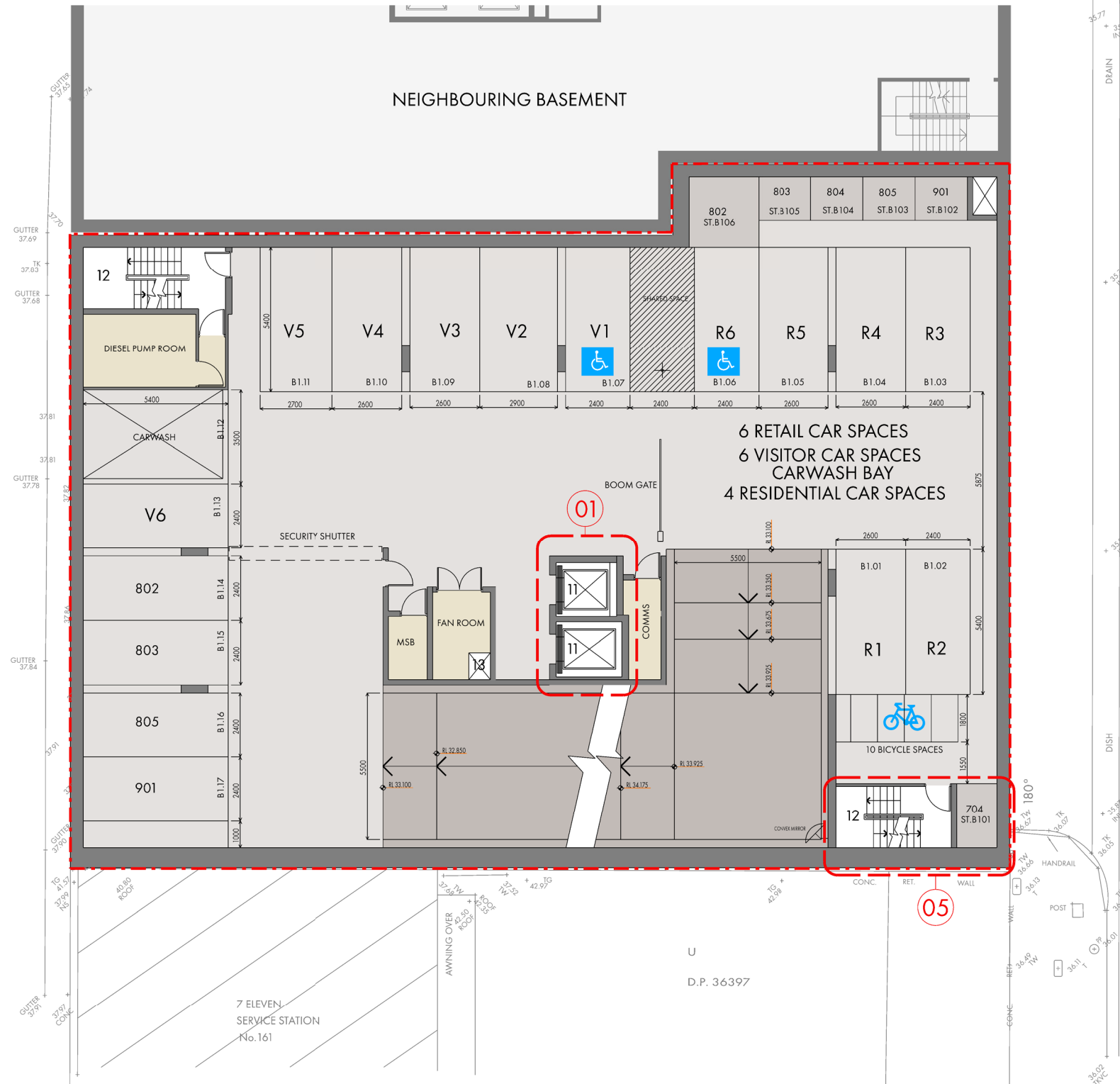
No.140
 HANNANS ROAD

STATION LANE
 BRUSH MARK DRILL
 HOLE NO. 1088

A

B

3 STOREY
 BRICK UNITS



PENSHURST ROAD

A

B

01 AMENDMENTS TO APPROVED DA
 REFER TO PROJECT SUMMARY PAGE
 AND STATEMENT OF ENVIRONMENTAL
 EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

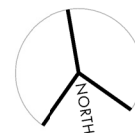
BASEMENT B1 FLOOR PLAN



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SCALE 1:200 @ A3
 0 1 2 5 10m



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
 BASEMENT B1

PROJECT	DRG NO.	REVISION	DATE
517	203	DA	16.11.2024

A
 D.P. 359912

No.140
 HANNANS ROAD

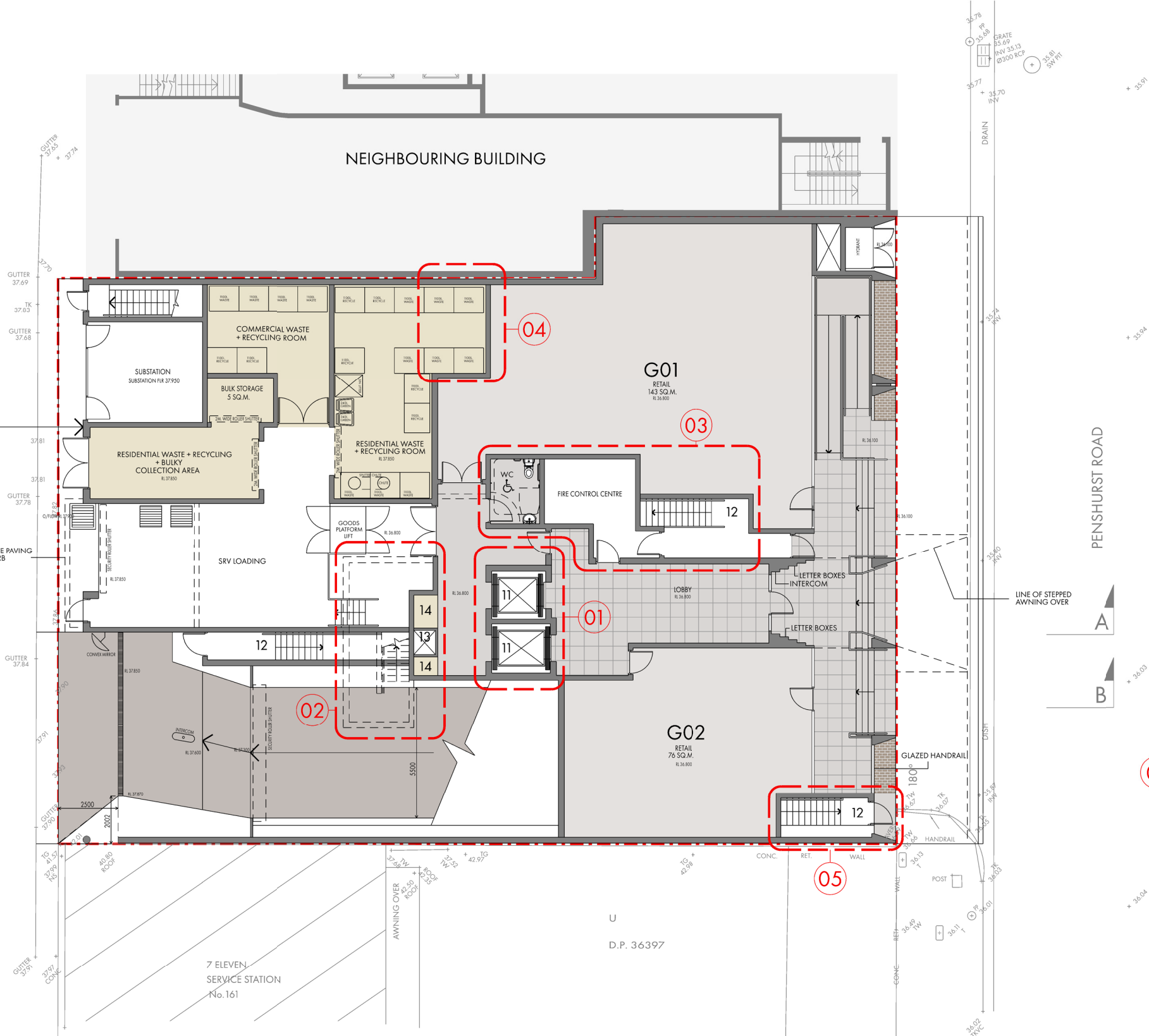
STATION LANE
 BRUSH MARK DRILL
 HOLE NO. 1088

NEW CONCRETE PAVING
 GRADED TO KERB

A

B

3 STOREY
 BRICK UNITS



PENSHURST ROAD

A

B

01 AMENDMENTS TO APPROVED DA
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 AND STATEMENT OF ENVIRONMENTAL
 EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

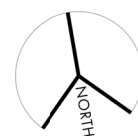
GROUND FLOOR PLAN



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SCALE 1:200 @ A3
 0 1 2 5 10m



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
 GROUND FLOOR PLAN

PROJECT	DRG NO.	REVISION	DATE
517	204	DA	16.11.2024

A
D.P. 359912

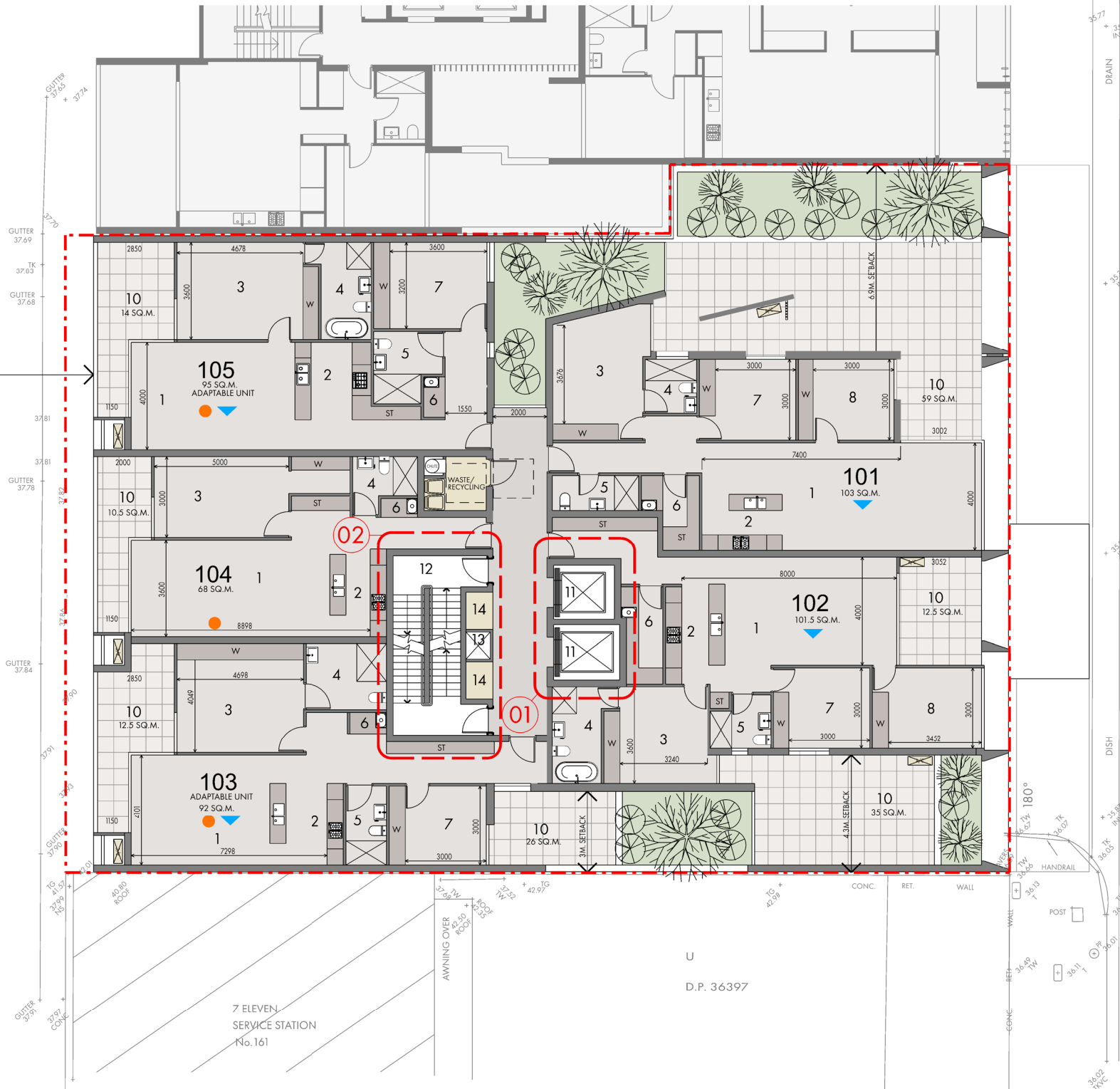
No.140
HANNANS ROAD

STATION LANE

A

B

3 STOREY
BRICK UNITS



PENSHURST ROAD

A

B

01 AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
AND STATEMENT OF ENVIRONMENTAL
EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

LEVEL 1 FLOOR PLAN

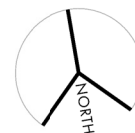
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS
IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED



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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060



SCALE 1:200 @ A3
0 1 2 5 10m



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 1 PLAN

PROJECT	DRG NO.	REVISION	DATE
517	205	DA	16.11.2024

A
 D.P. 359912

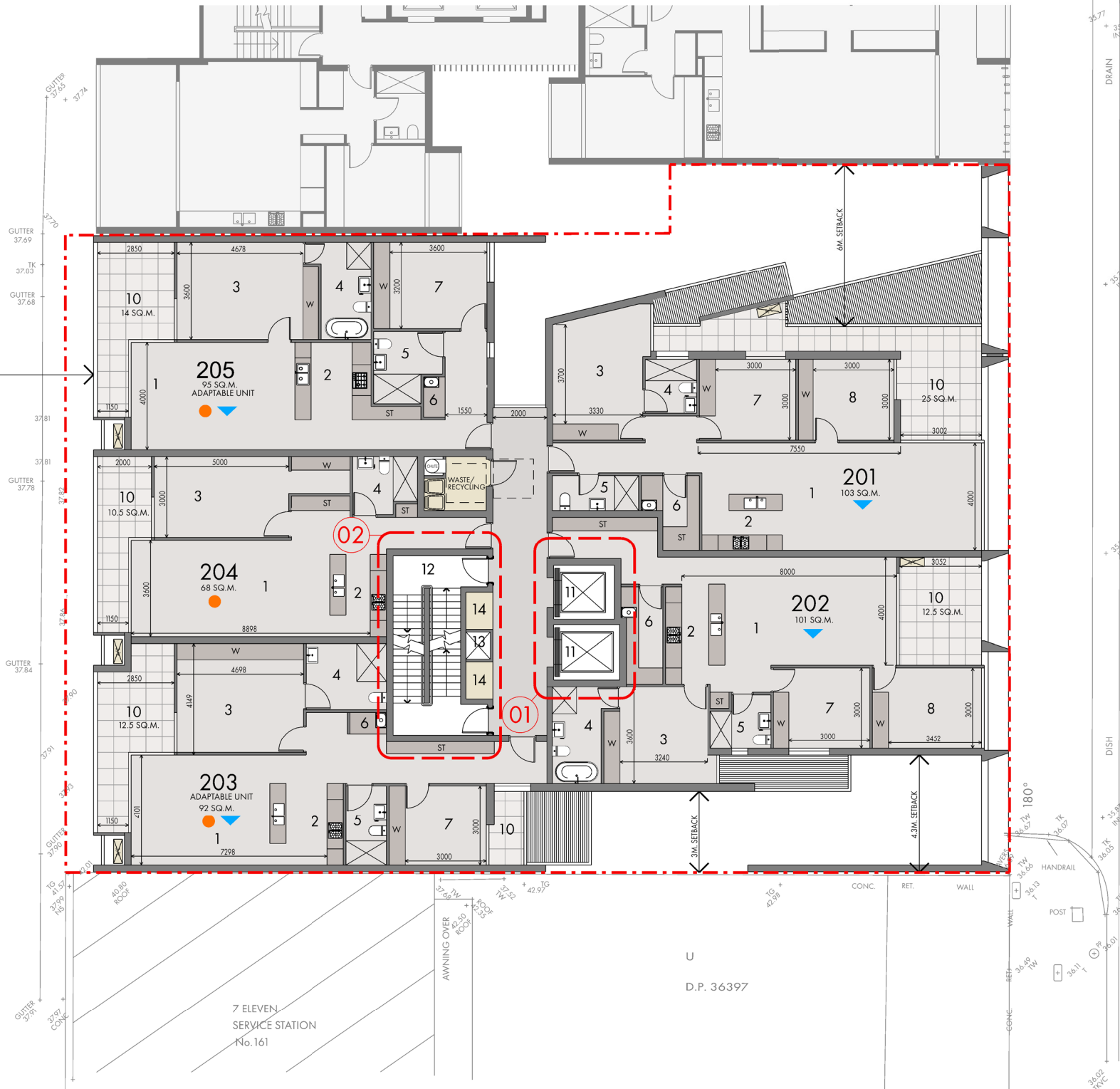
No.140
 HANNANS ROAD

STATION LANE

A

B

3 STOREY
 BRICK UNITS



PENSHURST ROAD

A

B

01 AMENDMENTS TO APPROVED DA
 REFER TO PROJECT SUMMARY PAGE
 AND STATEMENT OF ENVIRONMENTAL
 EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

LEVEL 2 FLOOR PLAN

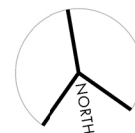
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED



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 NSW DESIGN PRACTITIONER REG NO. DEP0001060



SCALE 1:200 @ A3
 0 1 2 5 10m



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
 LEVEL 2 PLAN

PROJECT	DRG NO.	REVISION	DATE
517	206	DA	16.11.2024

A
D.P. 359912

No.140
HANNANS ROAD

STATION LANE

A

B

3 STOREY
BRICK UNITS

10M. SETBACK

BRICK MARK DRILL
#10001008

GUTTER
37.69
TK
37.63
GUTTER
37.68

GUTTER
37.78

GUTTER
37.84

GUTTER
37.91

GUTTER
37.91

GUTTER
37.91

GUTTER
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GUTTER
37.91

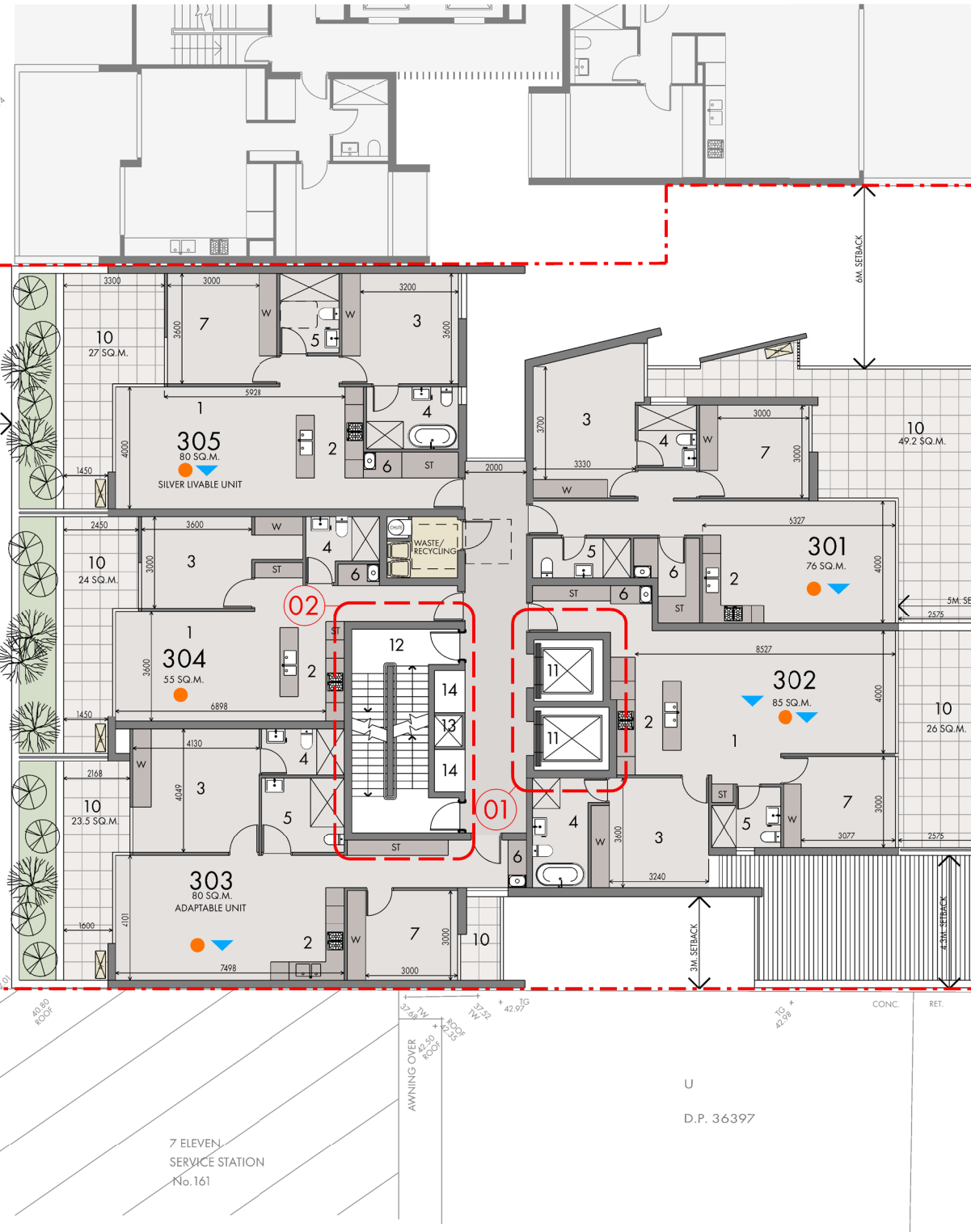
GUTTER
37.91

GUTTER
37.91

GUTTER
37.91

GUTTER
37.91

GUTTER
37.91



LEVEL 3 FLOOR PLAN

- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED

PENSHURST ROAD

A

B

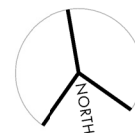
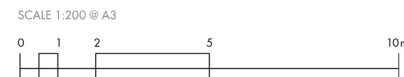
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AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
AND STATEMENT OF ENVIRONMENTAL
EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD



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153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 3 PLAN

PROJECT	DRG NO.	REVISION	DATE
517	207	DA	16.11.2024

A
D.P. 359912

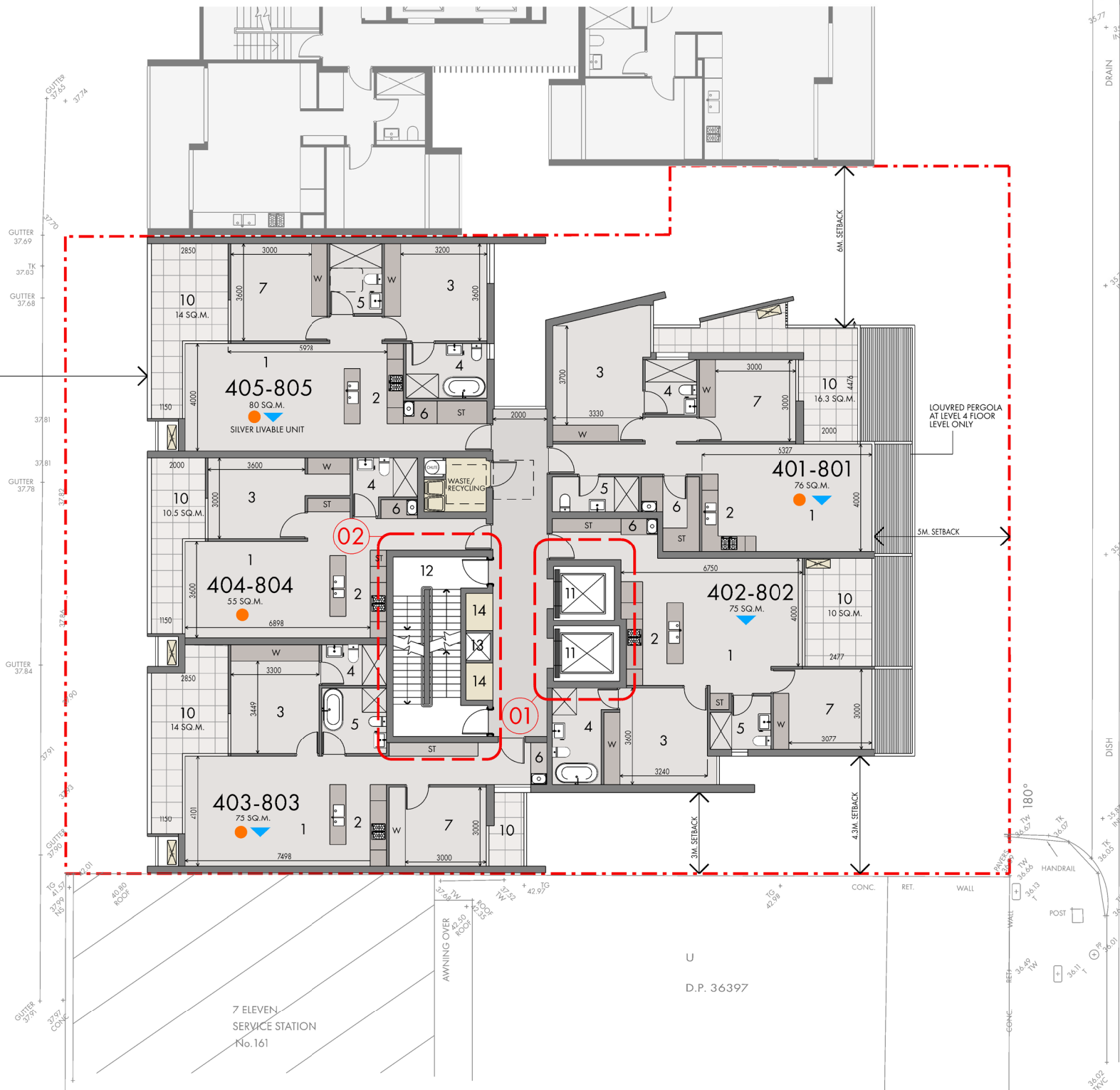
No.140
HANNANS ROAD

STATION LANE

A

B

3 STOREY
BRICK UNITS



PENSHURST ROAD

A

B

01 AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
AND STATEMENT OF ENVIRONMENTAL
EFFECTS FOR DETAILS

- 1 LIVING/DINING ROOM
- 2 KITCHEN
- 3 BED 1
- 4 BATH 1
- 5 BATH 2
- 6 LAUNDRY
- 7 BED 2
- 8 BED 3
- 9 STUDY
- 10 BALCONY
- 11 LIFT
- 12 FIRE STAIR/EGRESS
- 13 EXHAUST RISER
- 14 SERVICE CUPBOARD

LEVEL 4 - 8 PLAN

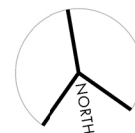
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS
IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED



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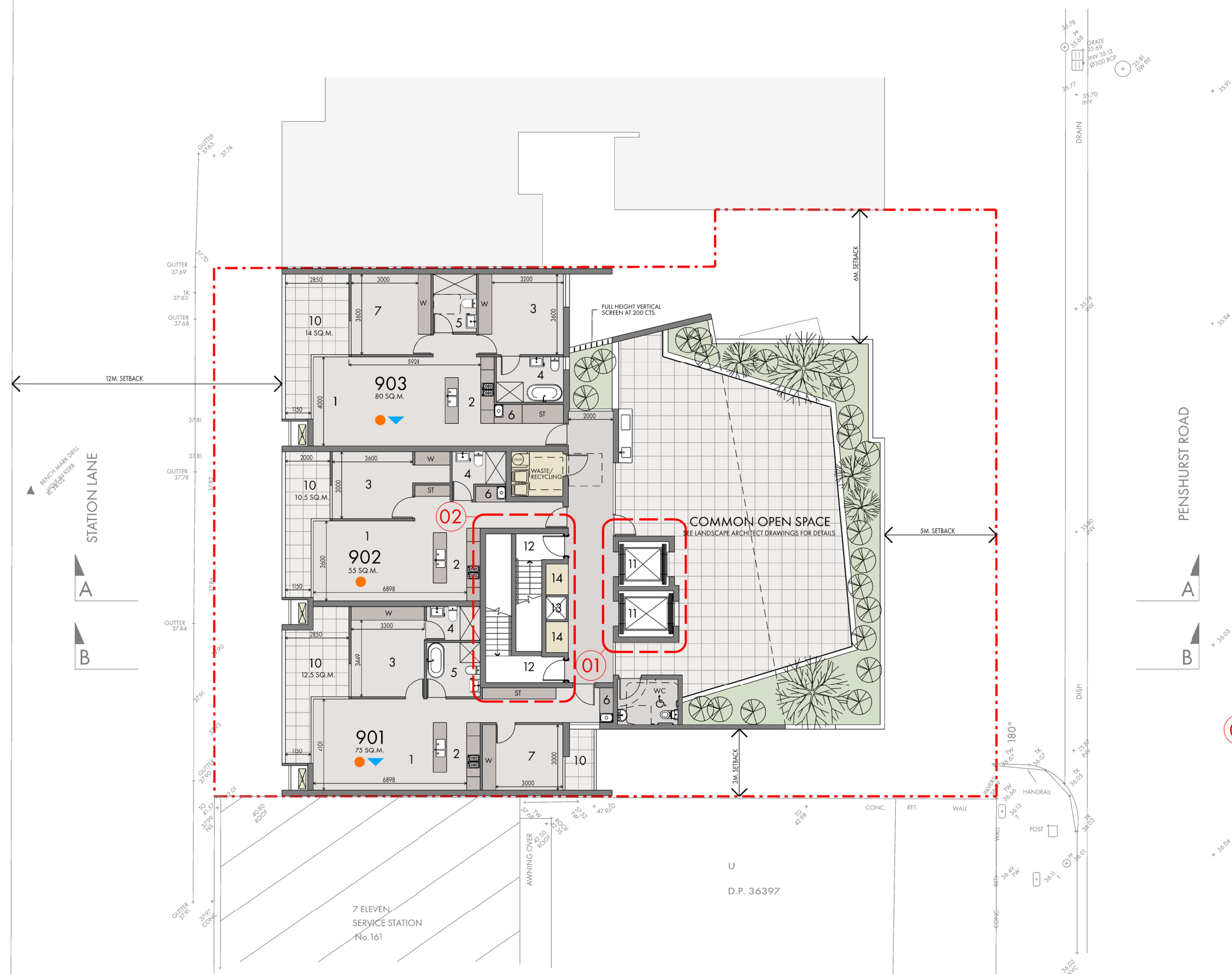
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153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 4 - 8 PLAN

PROJECT	DRG NO.	REVISION	DATE
517	208	DA	16.11.2024

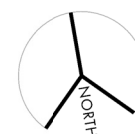


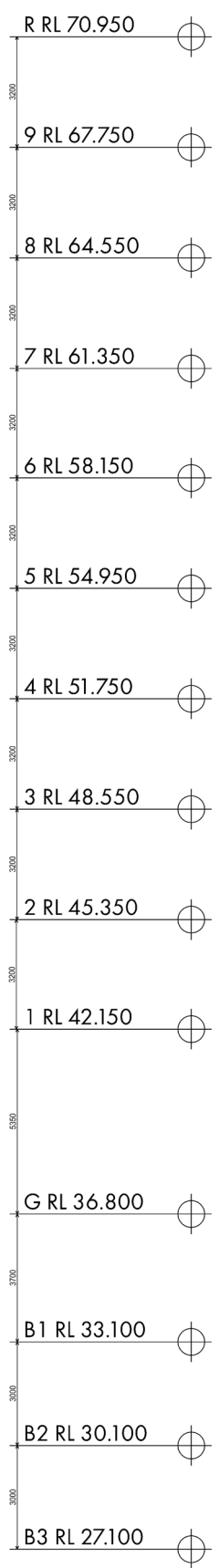
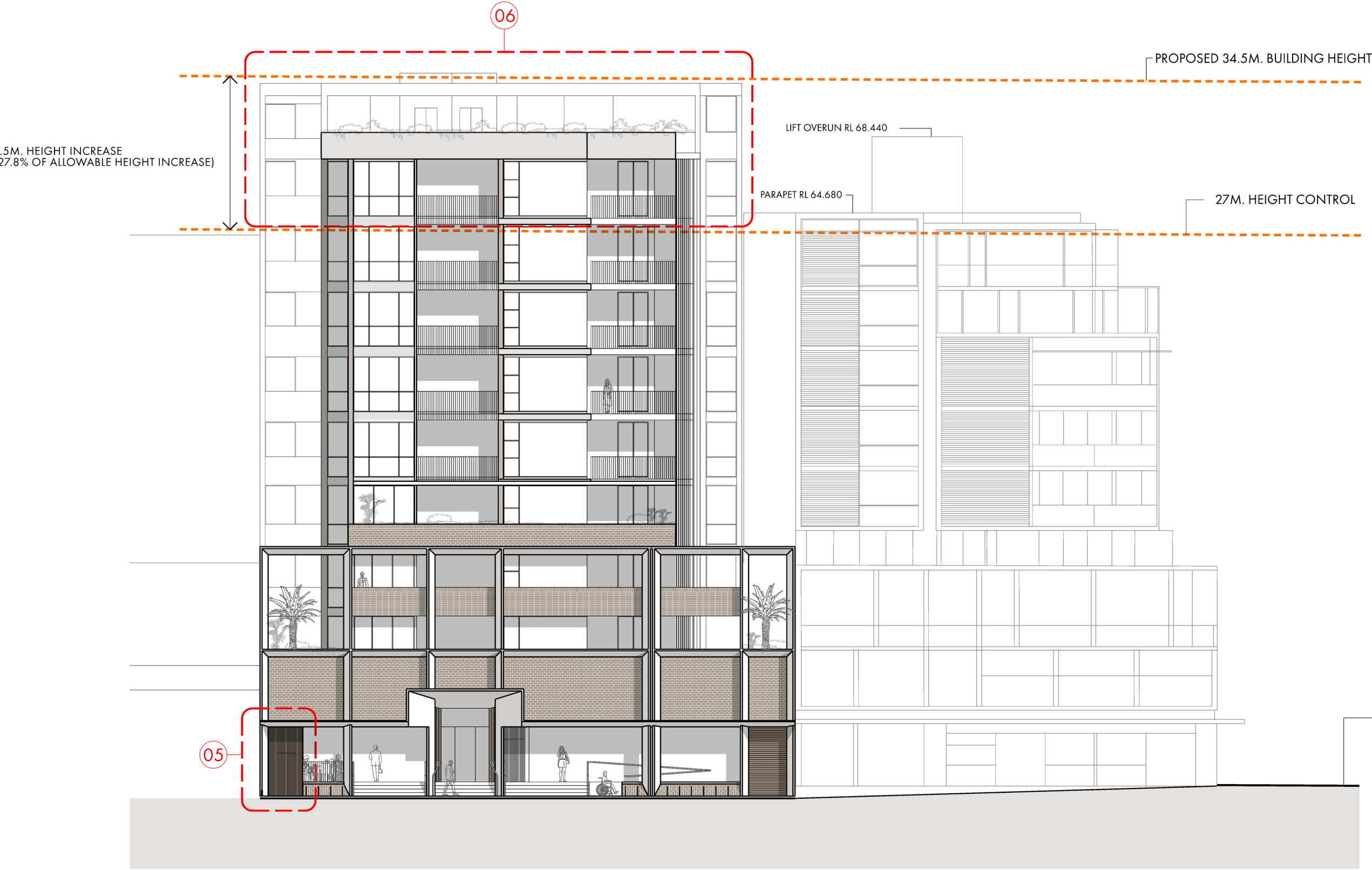
01 AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
AND STATEMENT OF ENVIRONMENTAL
EFFECTS FOR DETAILS

- 36.04
- 1 LIVING/DINING ROOM
 - 2 KITCHEN
 - 3 BED 1
 - 4 BATH 1
 - 5 BATH 2
 - 6 LAUNDRY
 - 7 BED 2
 - 8 BED 3
 - 9 STUDY
 - 10 BALCONY
 - 11 LIFT
 - 12 FIRE STAIR/EGRESS
 - 13 EXHAUST RISER
 - 14 SERVICE CUPBOARD

LEVEL 9 FLOOR PLAN

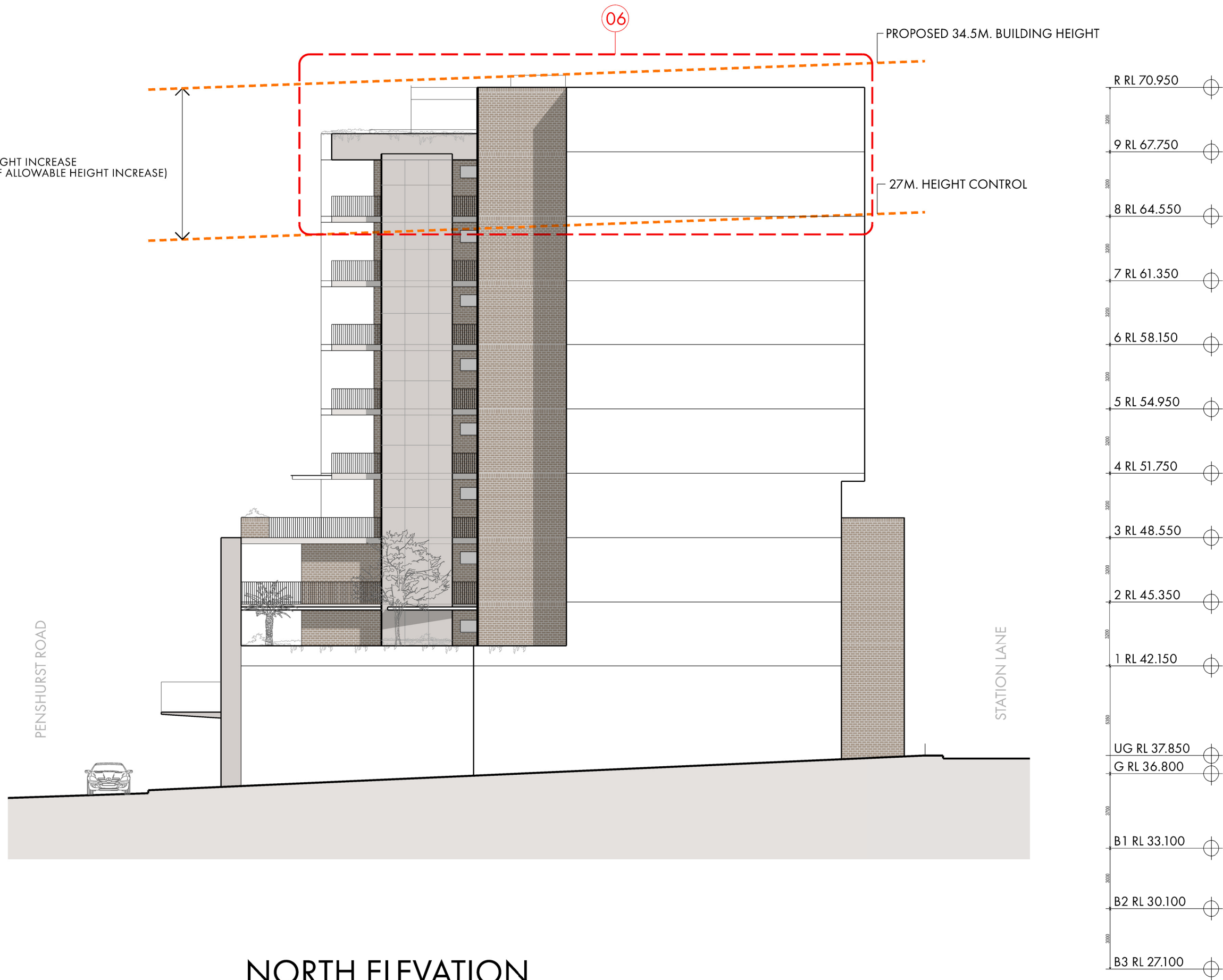
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED





EAST ELEVATION

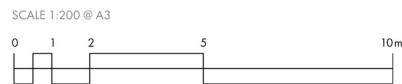
01 AMENDMENTS TO APPROVED DA REFER TO PROJECT SUMMARY PAGE AND STATEMENT OF ENVIRONMENTAL EFFECTS FOR DETAILS



01 AMENDMENTS TO APPROVED DA
REFER TO PROJECT SUMMARY PAGE
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NSW DESIGN PRACTITIONER REG NO. DEP0001060



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
NORTH ELEVATION

PROJECT	DRG NO.	REVISION	DATE
517	302	DA	16.11.2024

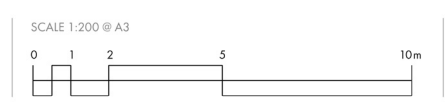


WEST ELEVATION

153-159 PENSHURST ROAD NARWEE

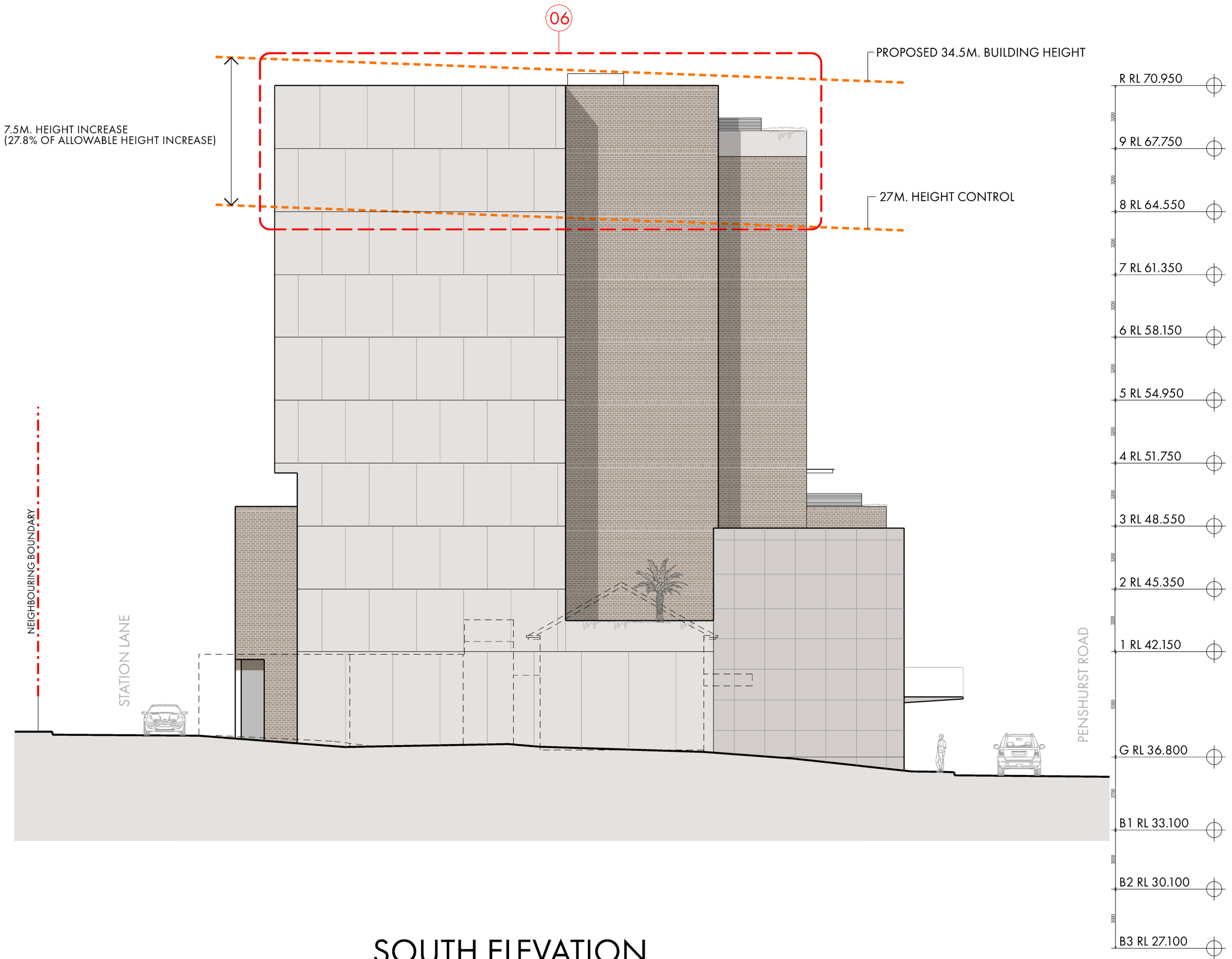


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NSW DESIGN PRACTITIONER REG NO. DEP0001060



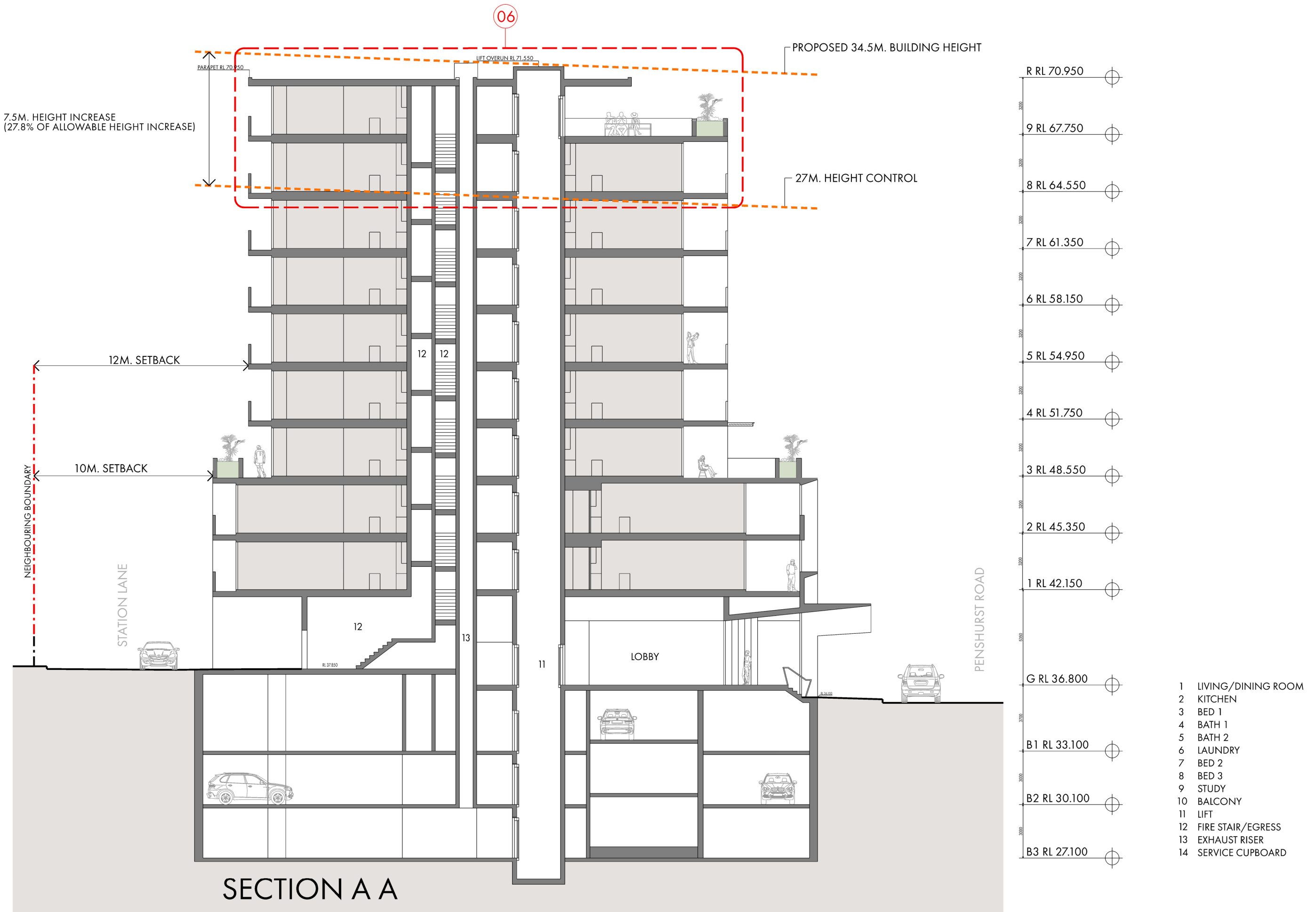
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WEST ELEVATION

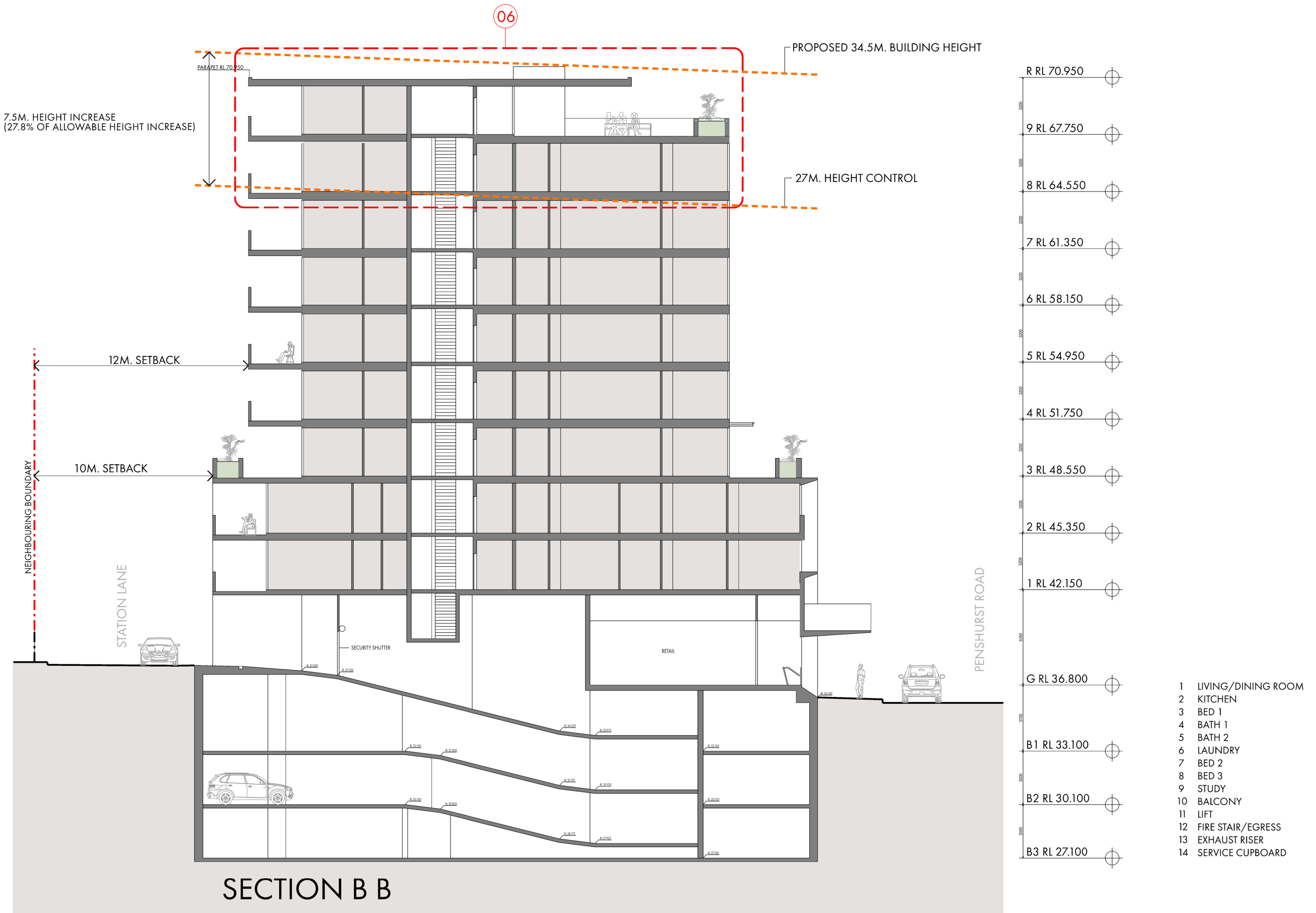
PROJECT	DRG NO.	REVISION	DATE
517	303	DA	16.11.2024

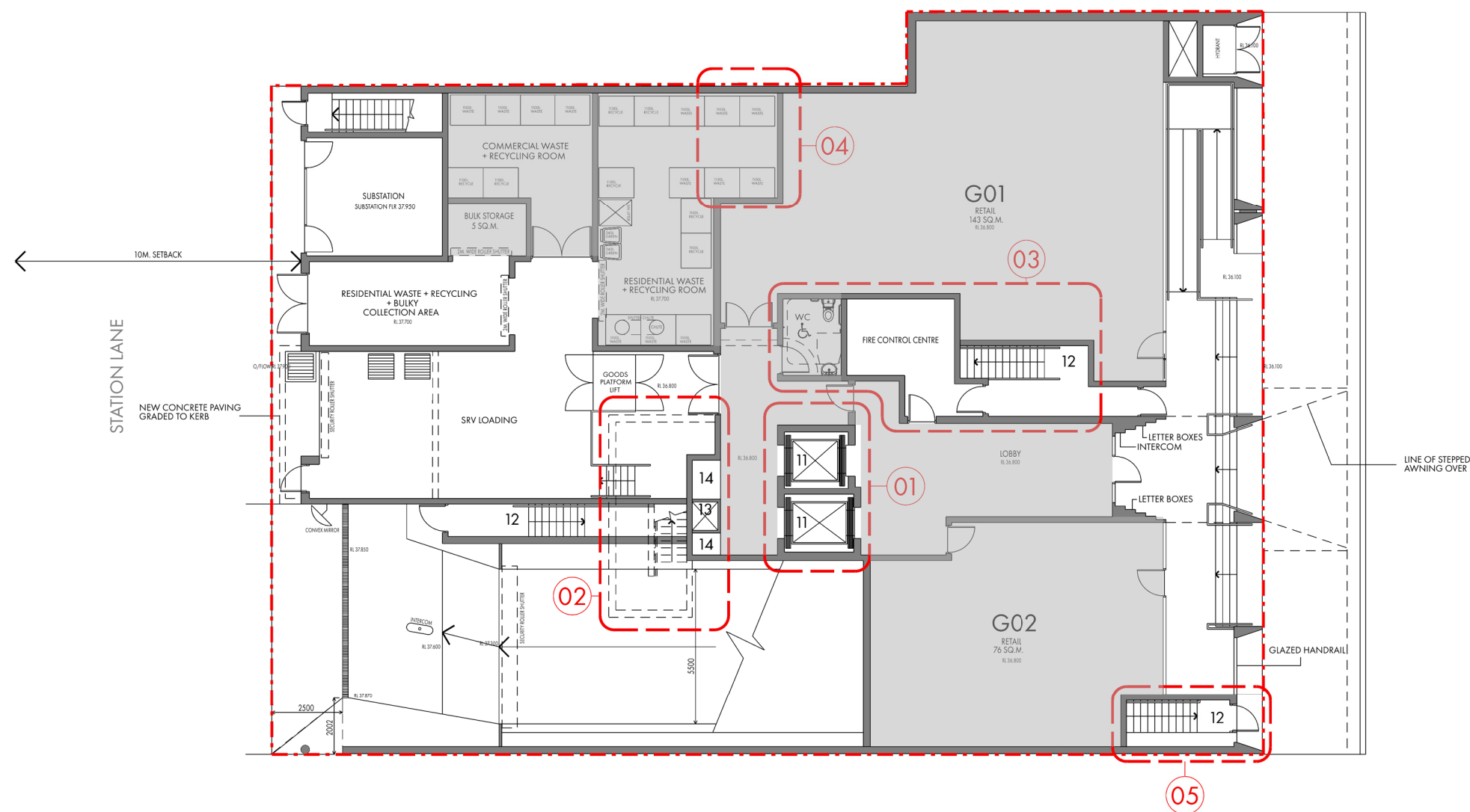


SOUTH ELEVATION

153-159 PENSHURST ROAD NARWEE







GROUND FLOOR AREA

GROUND GFA = 362 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED
ON 27.8% PROPOSED HEIGHT INCREASE
EQUALS 559 SQ.M.

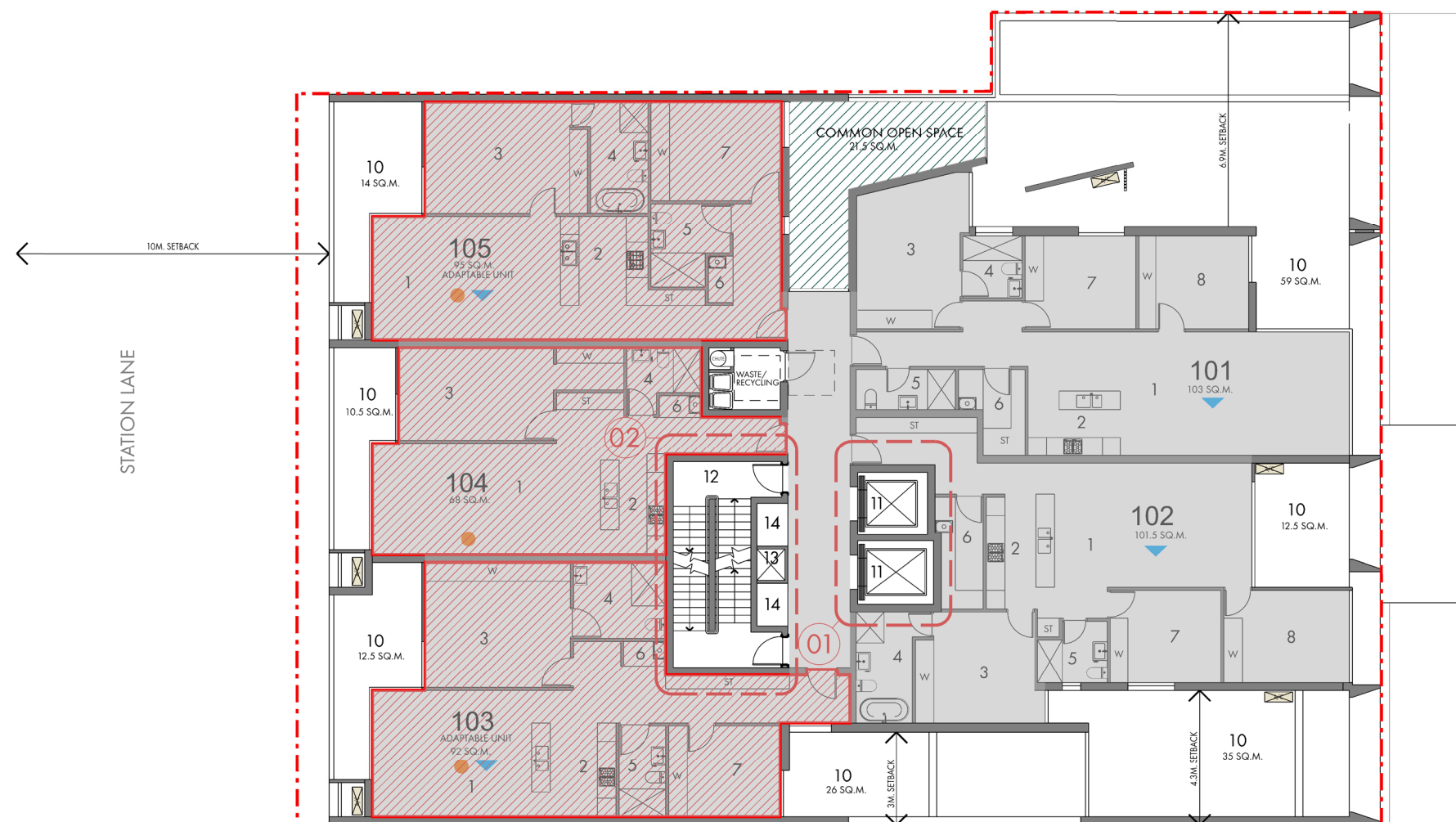
AFFORDABLE UNIT GFA

UNIT 103:	92 SQ.M.
UNIT 104:	68 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.

TOTAL AFFORDABLE UNIT AREA = 565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE: (25% OF SITE AREA)	216.5 SQ.M.
SITE AREA = 864.6 SQ.M.	



LEVEL 1 FLOOR AREA



LEVEL 1 GFA = 495 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED
ON 27.8% PROPOSED HEIGHT INCREASE
EQUALS 559 SQ.M.

AFFORDABLE UNIT GFA

UNIT 103:	92 SQ.M.
UNIT 104:	88 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE:	216.5 SQ.M.
(25% OF SITE AREA)	
SITE AREA =	864.6 SQ.M.

153-159 PENSHURST ROAD NARWEE

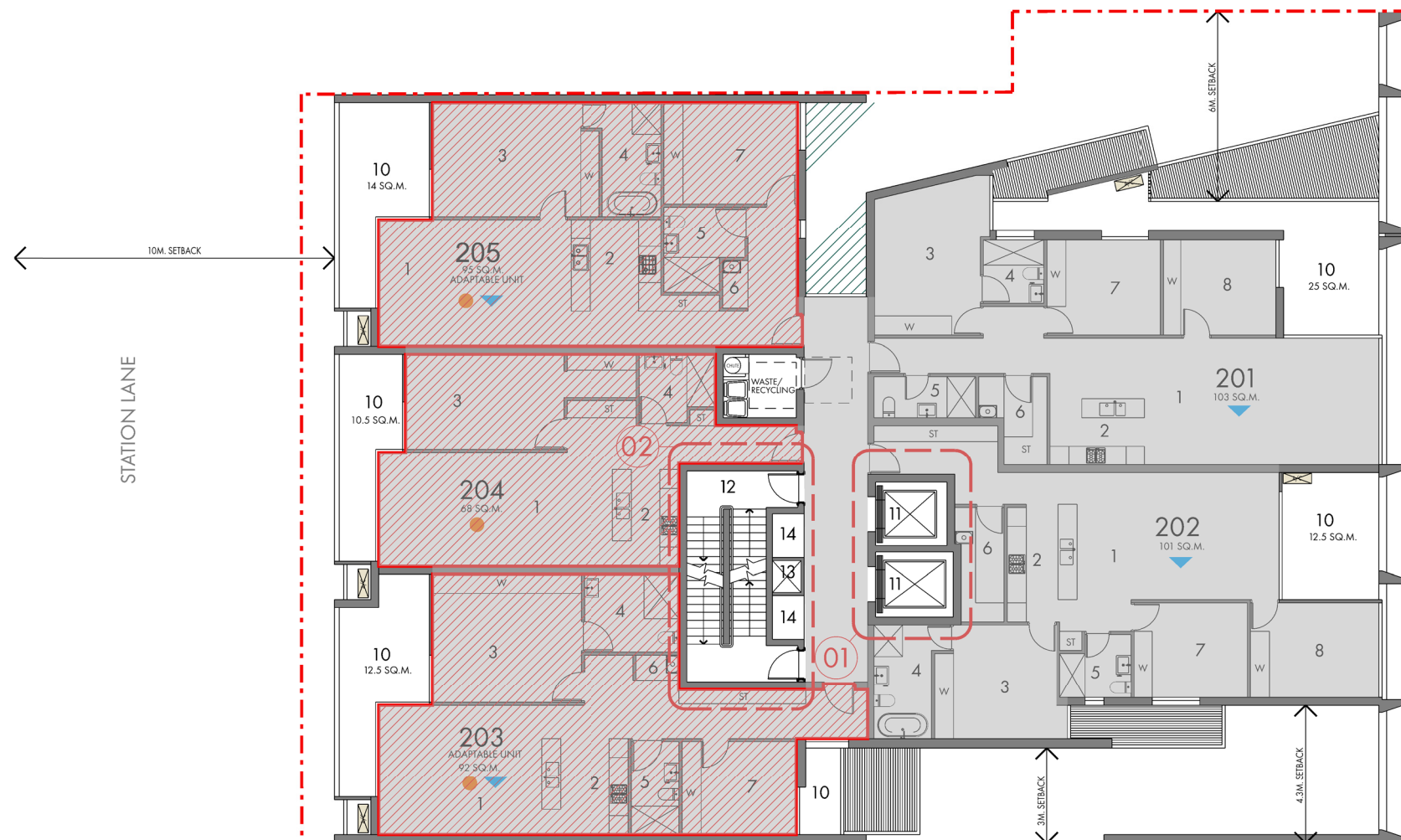


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DRAWING TITLE
LEVEL 1 AREA DIAGRAMMATIC

PROJECT	DRG NO.	REVISION	DATE
517	502	DA	16.11.2024



LEVEL 2 FLOOR AREA



LEVEL 2 GFA = 495 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED ON 27.8% PROPOSED HEIGHT INCREASE EQUALS 559 SQ.M.

AFFORDABLE UNIT GFA

UNIT 103:	92 SQ.M.
UNIT 104:	68 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE: (25% OF SITE AREA)	216.5 SQ.M.
SITE AREA =	864.6 SQ.M.



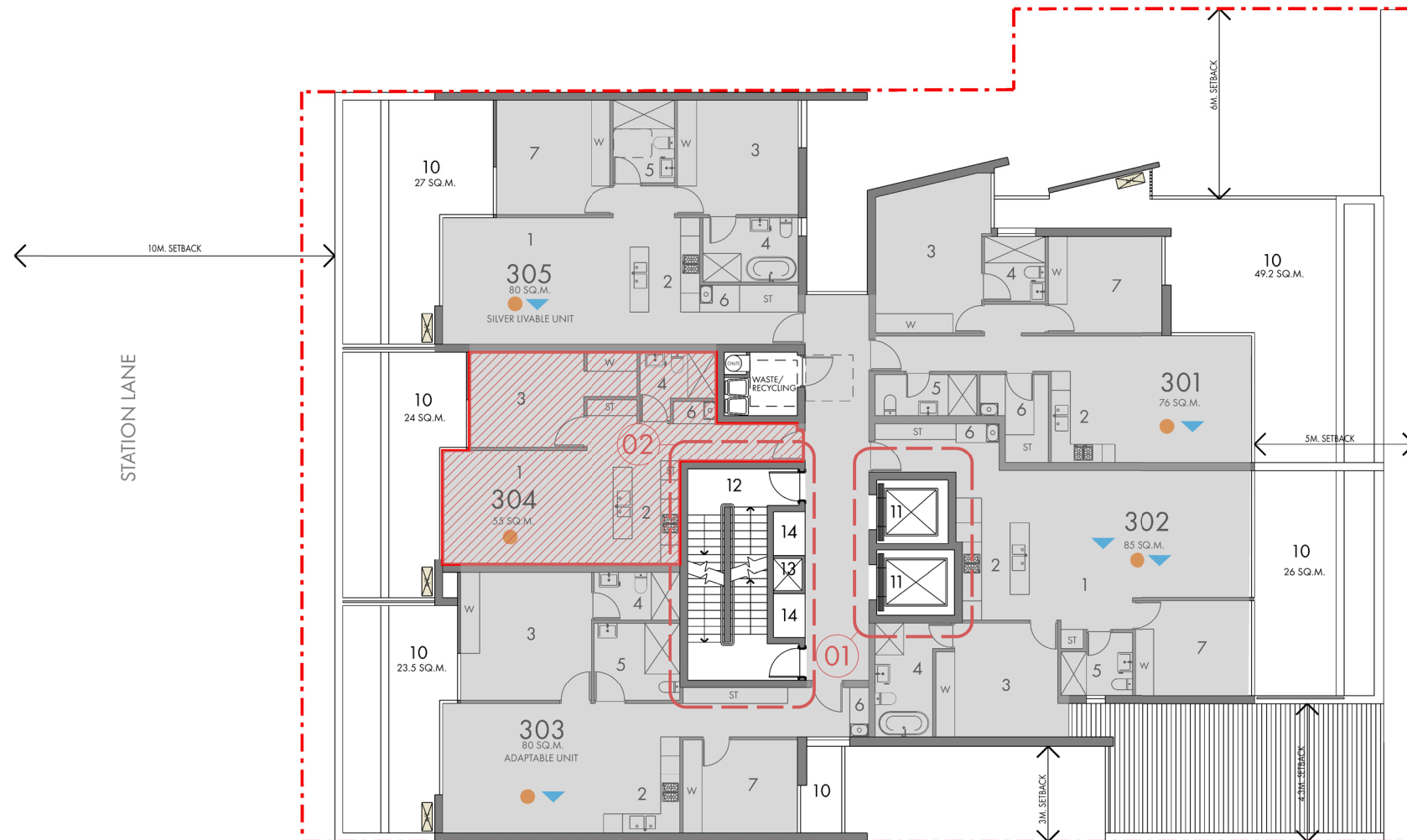
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NSW DESIGN PRACTITIONER REG NO. DEP0001060



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 2 AREA DIAGRAMMATIC

PROJECT	DRG NO.	REVISION	DATE
517	503	DA	16.11.2024



LEVEL 3 FLOOR AREA



LEVEL 3 GFA = 409 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED
ON 27.8% PROPOSED HEIGHT INCREASE
EQUALS 559 SQ.M.

AFFORDABLE UNIT GFA

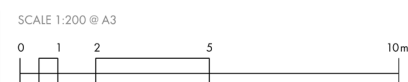
UNIT 103:	92 SQ.M.
UNIT 104:	68 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE: (25% OF SITE AREA)	216.5 SQ.M.
SITE AREA =	864.6 SQ.M.



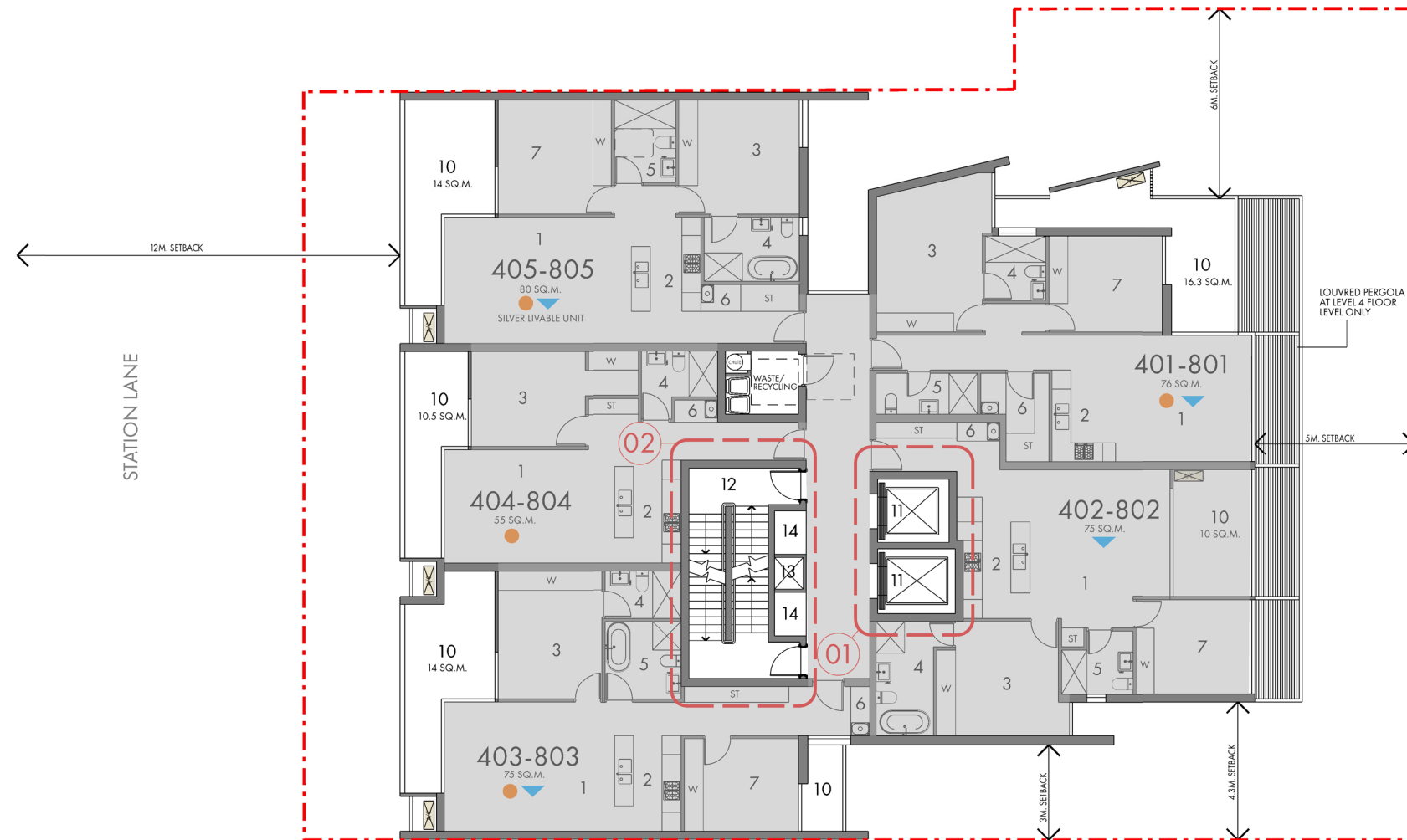
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DRAWING TITLE
LEVEL 3 AREA DIAGRAMMATIC

PROJECT	DRG NO.	REVISION	DATE
517	504	DA	16.11.2024

153-159 PENSHURST ROAD NARWEE



LEVEL 4 - 8 FLOOR AREA



LEVEL 4 - 8 GFA = 404.5 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED
ON 27.8% PROPOSED HEIGHT INCREASE
EQUALS 559 SQ.M.

AFFORDABLE UNIT GFA

UNIT 103:	92 SQ.M.
UNIT 104:	68 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE: (25% OF SITE AREA)	216.5 SQ.M.
SITE AREA =	864.6 SQ.M.



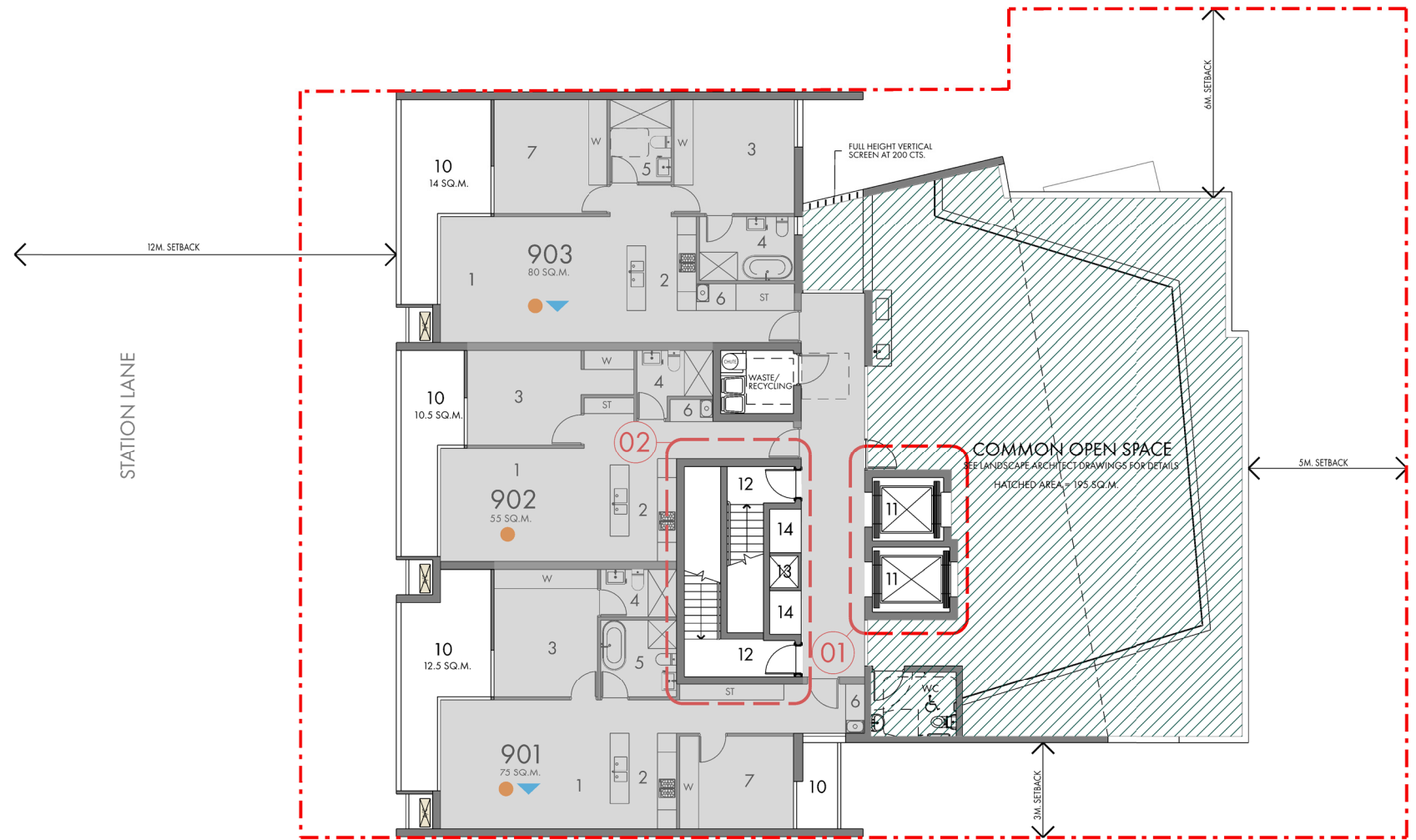
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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 4 - 8 AREA DIAGRAMMATIC

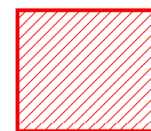
PROJECT	DRG NO.	REVISION	DATE
517	505	DA	16.11.2024



LEVEL 9 FLOOR AREA



LEVEL 9 GFA = 244 SQ.M.



GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	362 SQ.M.
LEVEL 1 GFA:	495 SQ.M.
LEVEL 2 GFA:	495 SQ.M.
LEVEL 3 GFA:	409 SQ.M.
LEVEL 4 GFA:	404.5 SQ.M.
LEVEL 5 GFA:	404.5 SQ.M.
LEVEL 6 GFA:	404.5 SQ.M.
LEVEL 7 GFA:	404.5 SQ.M.
LEVEL 8 GFA:	404.5 SQ.M.
LEVEL 9 GFA:	239 SQ.M.
TOTAL GFA:	4022.5 SQ.M.

13.9% AFFORDABLE HOUSING GFA BASED ON 27.8% PROPOSED HEIGHT INCREASE EQUALS 559 SQ.M.

AFFORDABLE UNIT GFA

UNIT 103:	92 SQ.M.
UNIT 104:	68 SQ.M.
UNIT 105:	95 SQ.M.
UNIT 203:	92 SQ.M.
UNIT 204:	68 SQ.M.
UNIT 205:	95 SQ.M.
UNIT 304:	55 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	565 SQ.M.

COMMUNAL OPEN SPACE

LEVEL 1:	21.5 SQ.M.
LEVEL 9:	195 SQ.M.
TOTAL COMMUNAL OPEN SPACE: (25% OF SITE AREA)	216.5 SQ.M.
SITE AREA =	864.6 SQ.M.



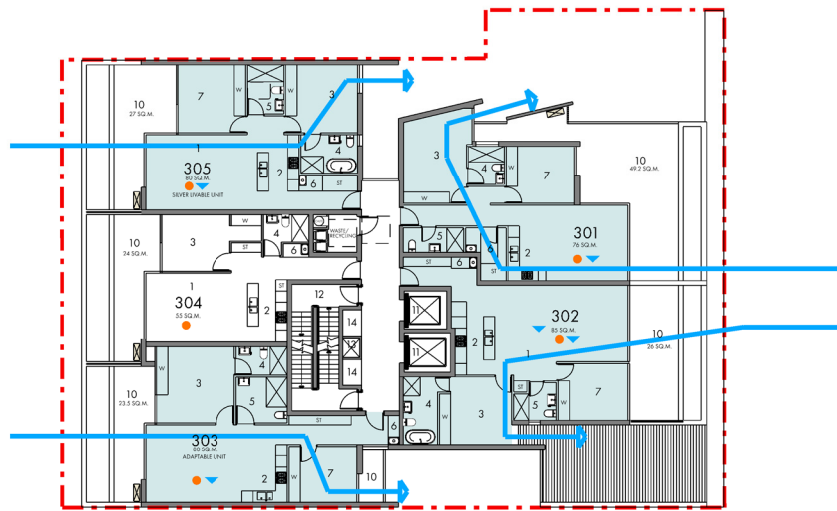
ROSS HOWIESON ARCHITECTS
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ROSS HOWIESON PTY LIMITED
ABN 58 135 580 693
T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU
NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
LEVEL 9 AREA DIAGRAMMATIC

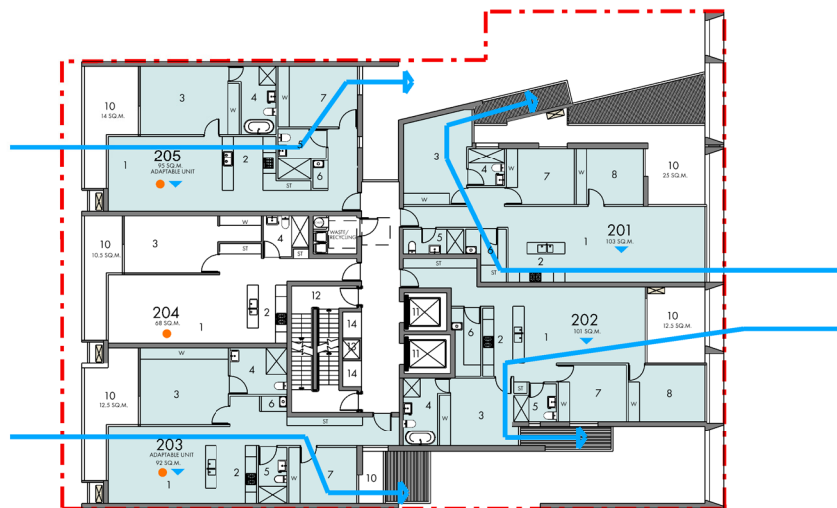
PROJECT	DRG NO.	REVISION	DATE
517	506	DA	16.11.2024



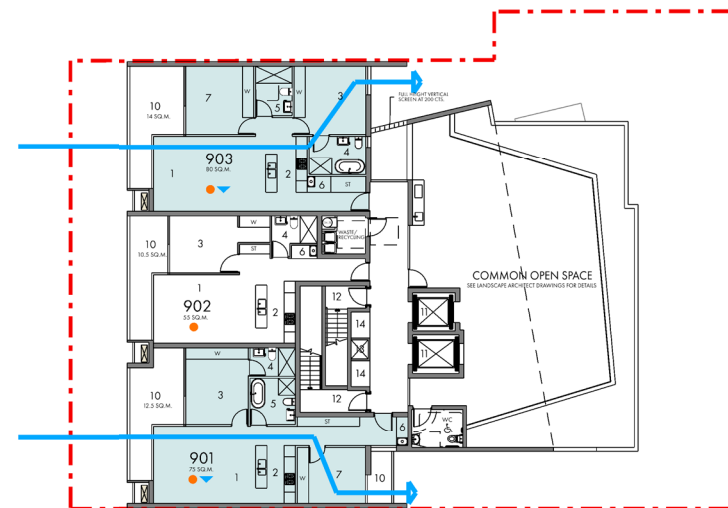
LEVEL 3



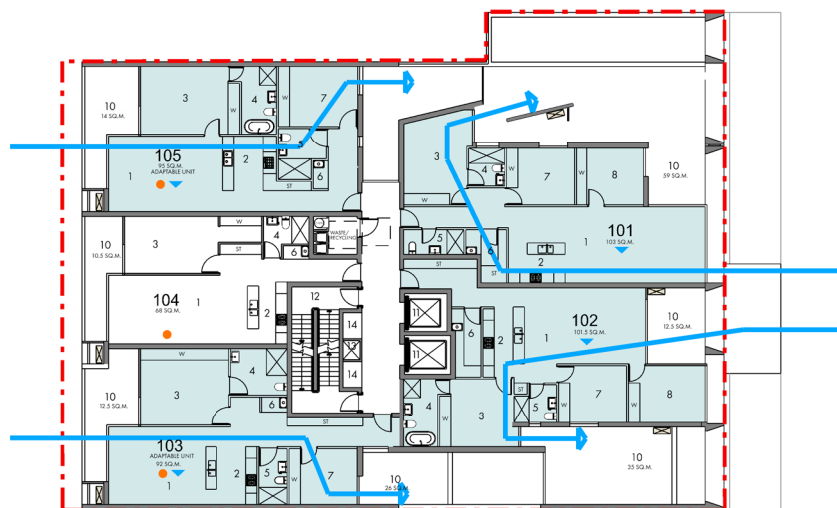
LEVEL 4-8



LEVEL 2



LEVEL 9

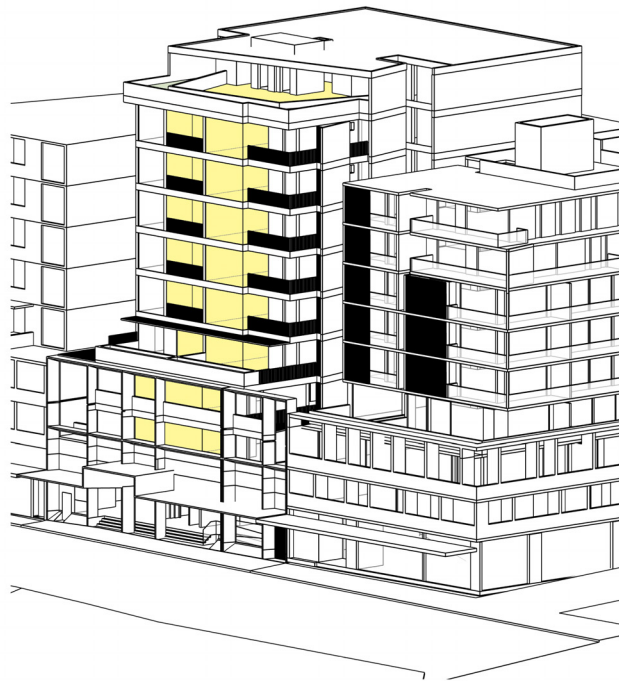


LEVEL 1

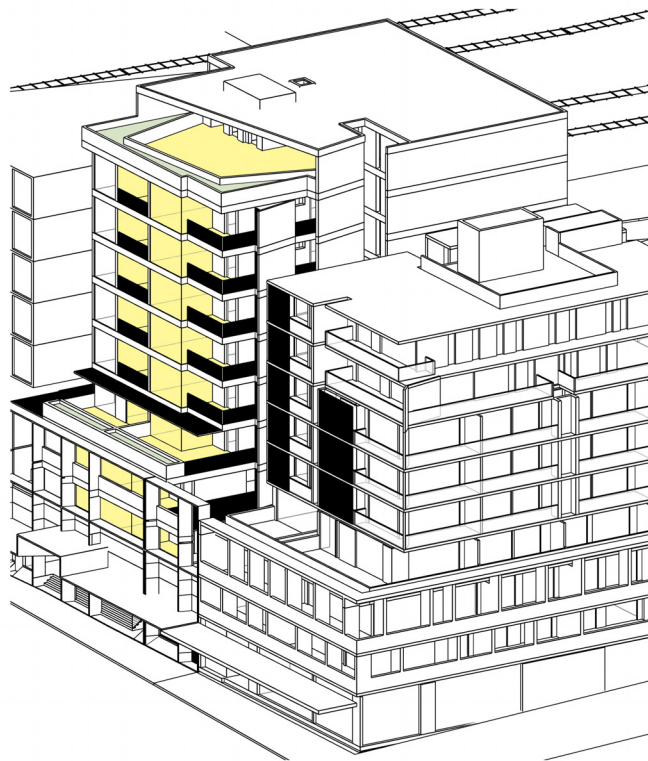
VENTILATION DIAGRAMS

A TOTAL OF 34 UNITS OF 43 ARE NATURALLY VENTILATED (79% OF TOTAL)

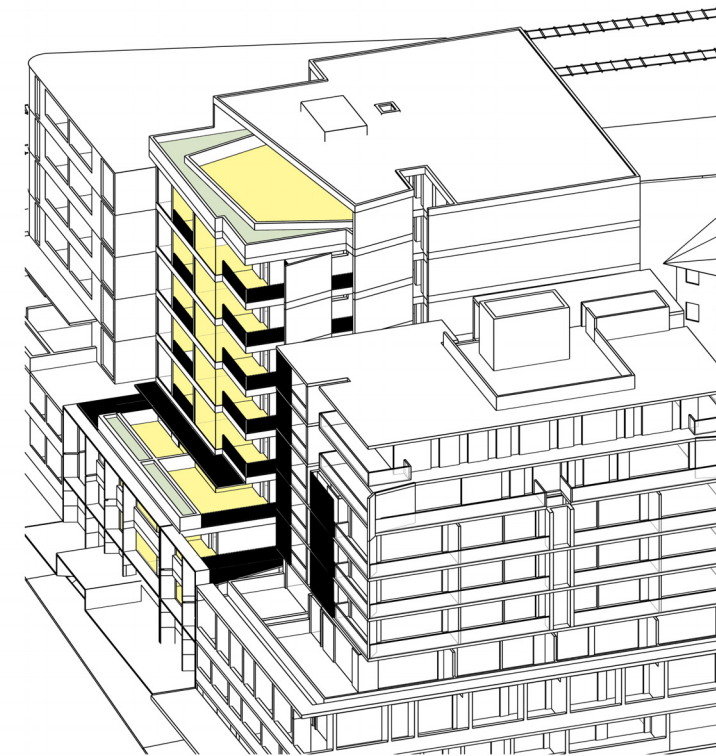




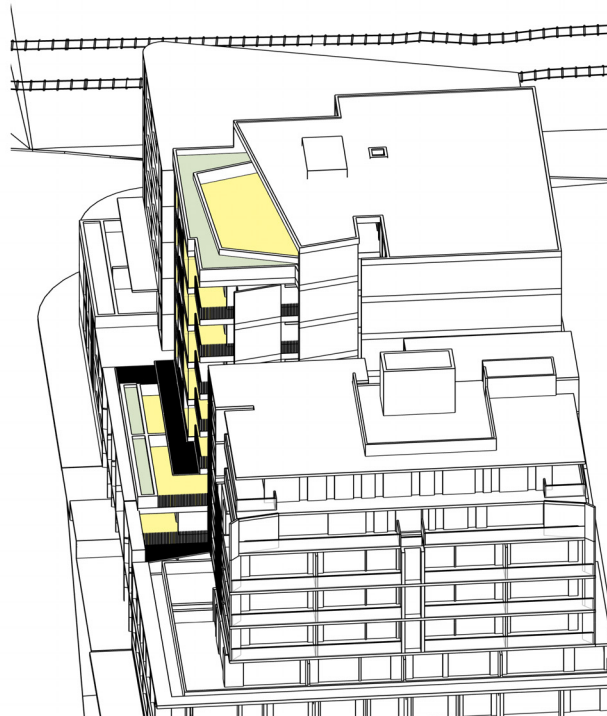
8 AM SUN VIEW



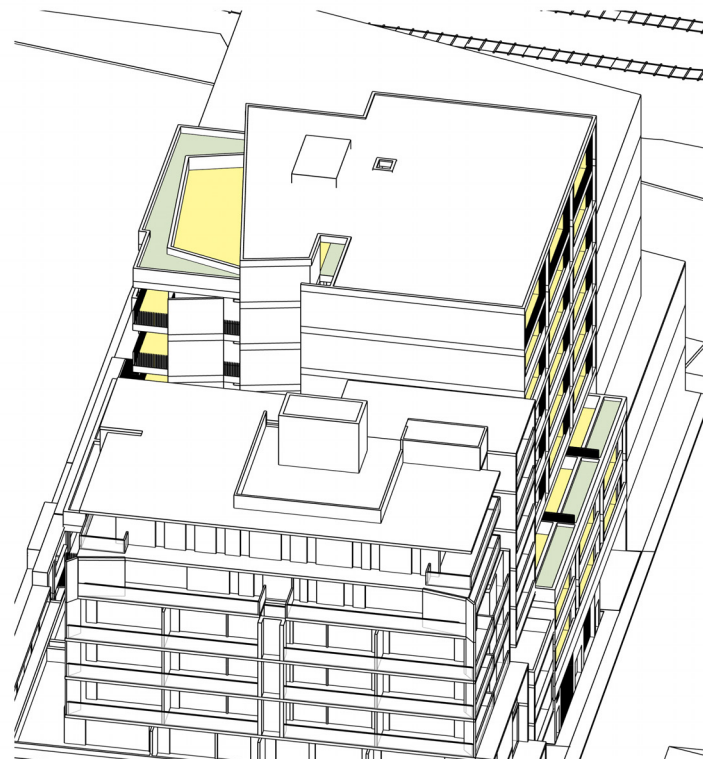
9 AM SUN VIEW



10 AM SUN VIEW



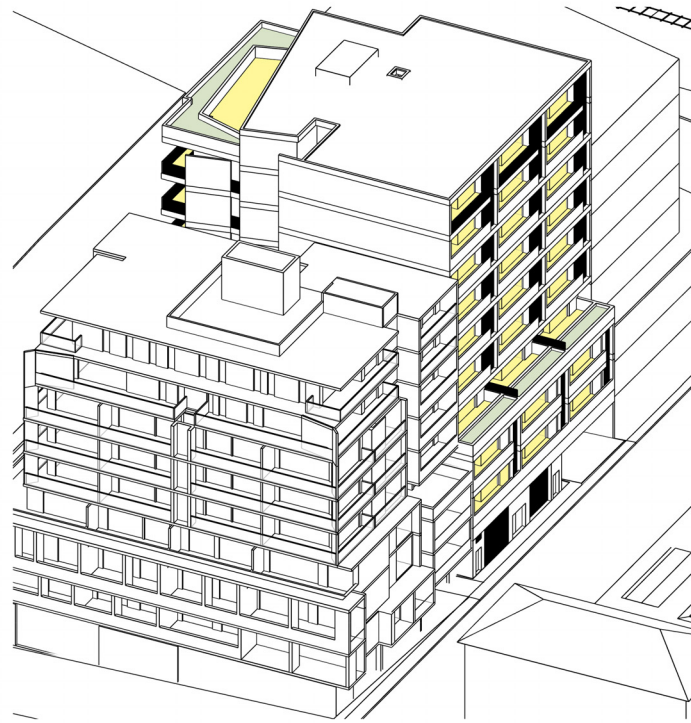
11 AM SUN VIEW



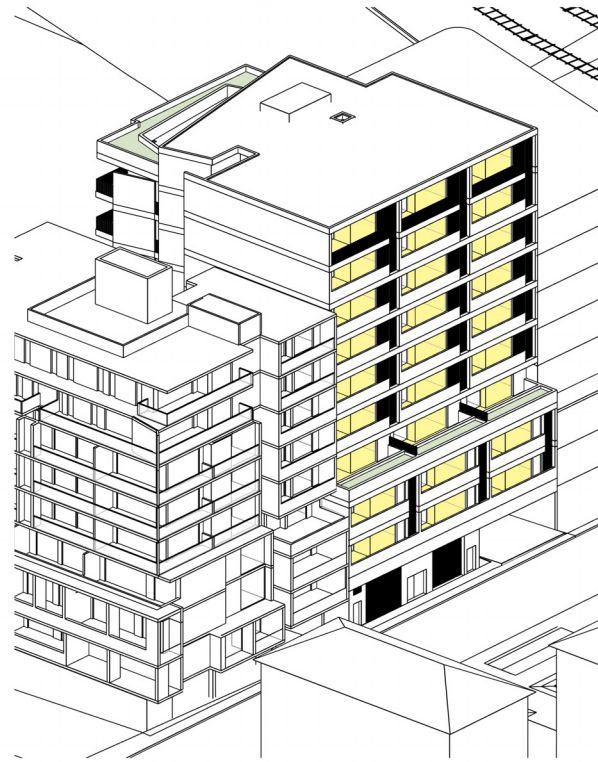
12 PM SUN VIEW

 SOLAR ACCESS RECEIVED
 BY LIVING AREAS AND
 COMMON OPEN SPACE





1 PM SUN VIEW



2 PM SUN VIEW



3 PM SUN VIEW

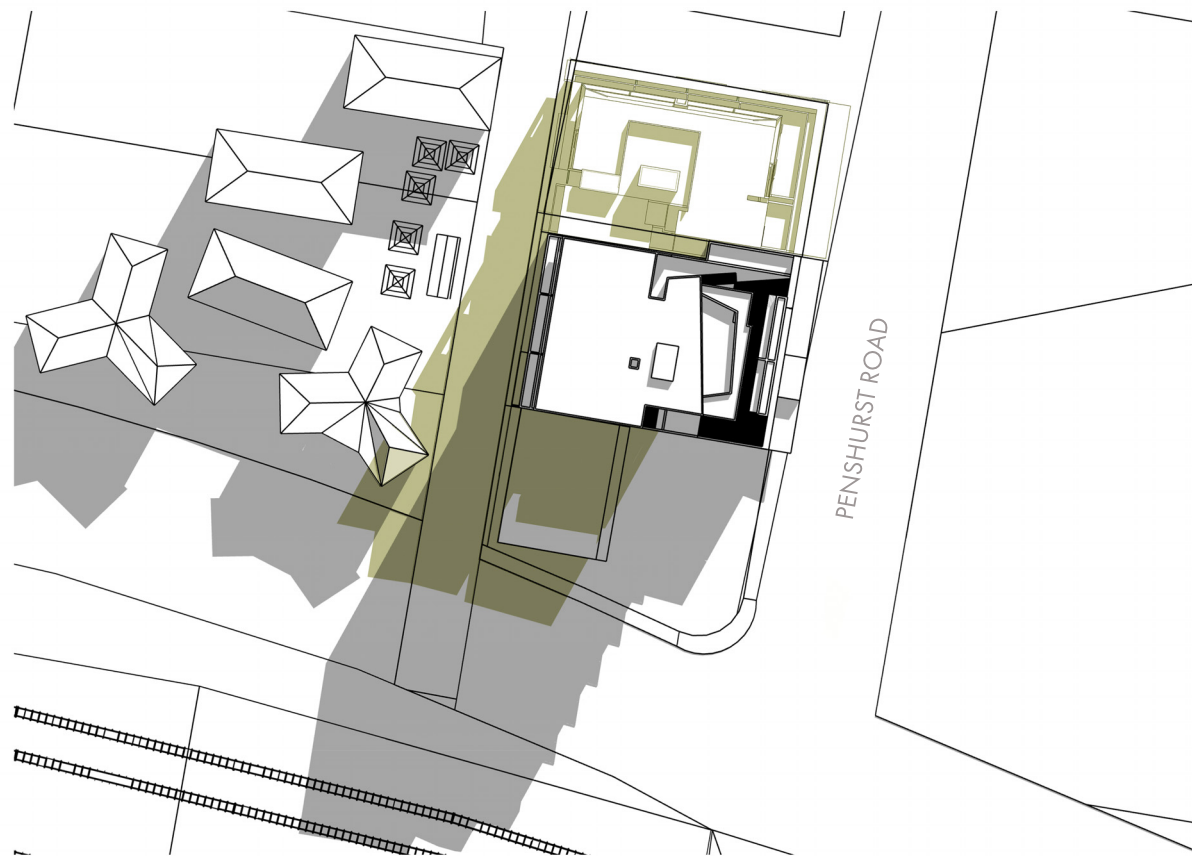


4PM SUN VIEW

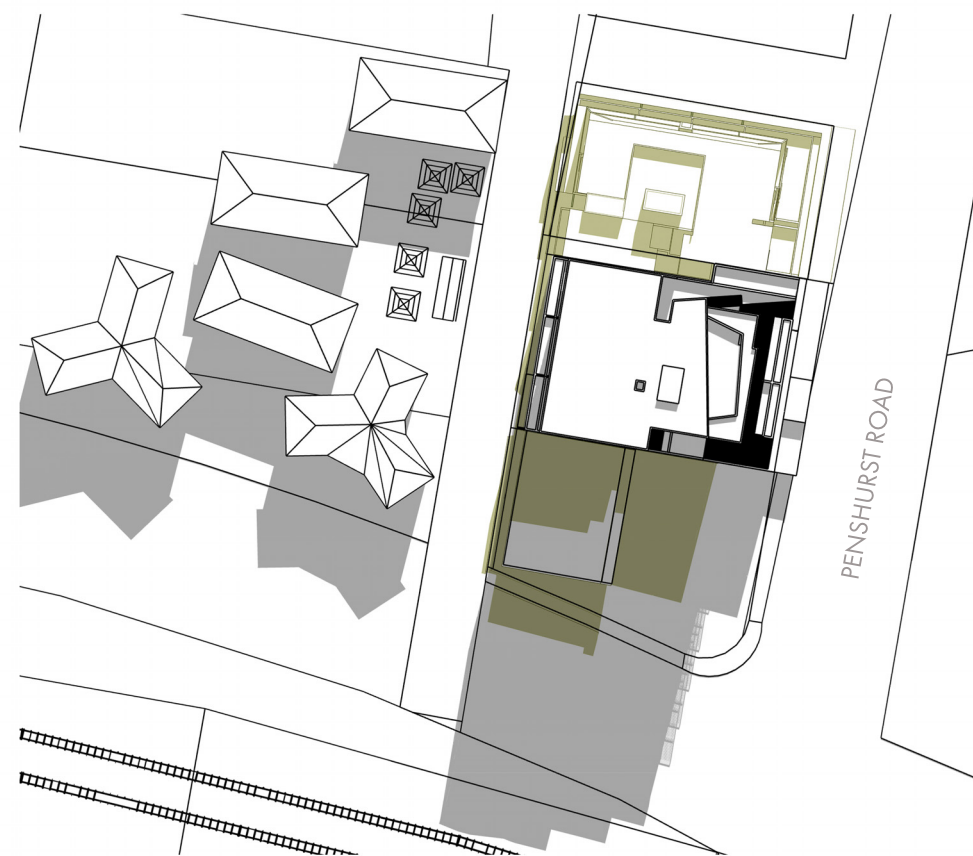


SOLAR ACCESS RECEIVED
BY LIVING AREAS AND
COMMON OPEN SPACE

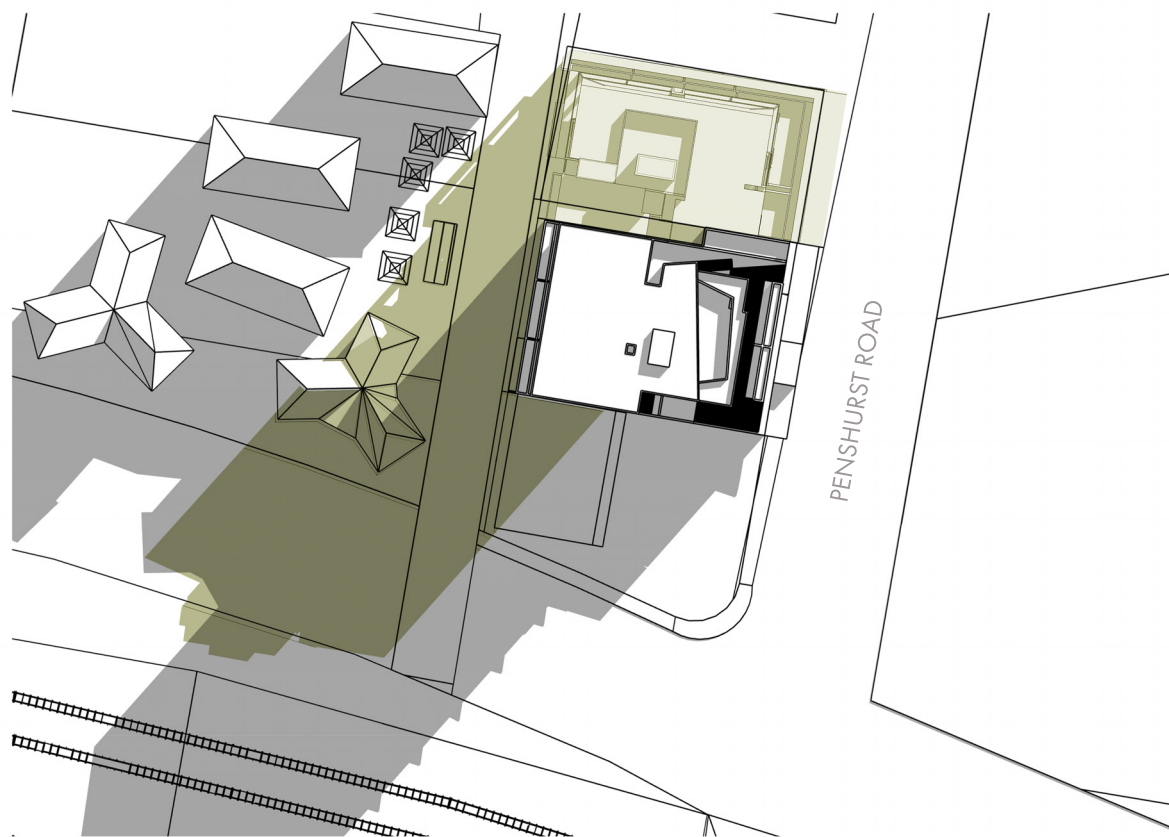




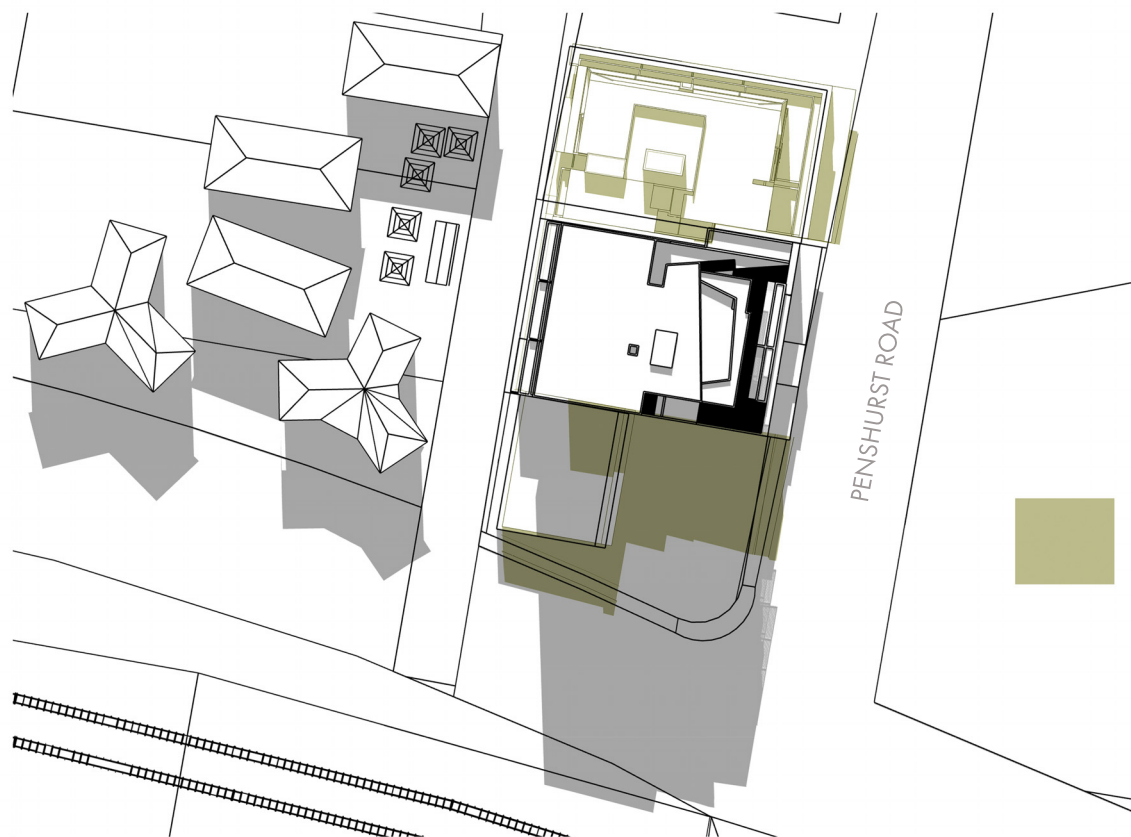
10 AM 21ST JUNE



11 AM 21ST JUNE



9 AM 21 ST JUNE



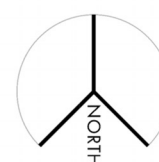
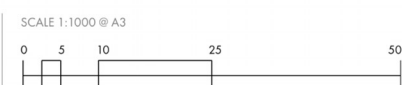
12 PM 21 ST JUNE



EXISTING SHADOW CAST BY
NO 143 PENSHURST ROAD



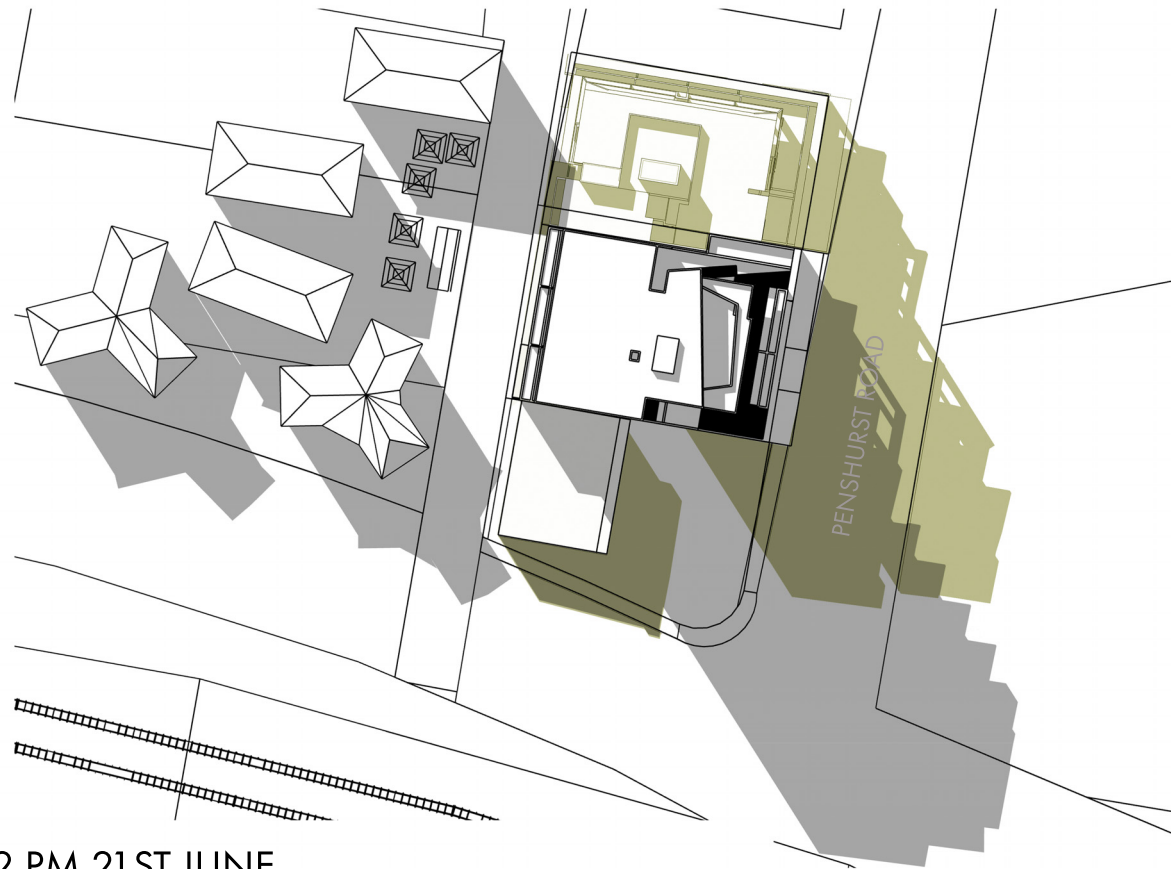
ROSS HOWIESON ARCHITECTS
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 NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
 NSW DESIGN PRACTITIONER REG. NO. DEPO001060



153-159 PENSHURST ROAD NARWEE

DRAWING TITLE
SHADOW DIAGRAMS

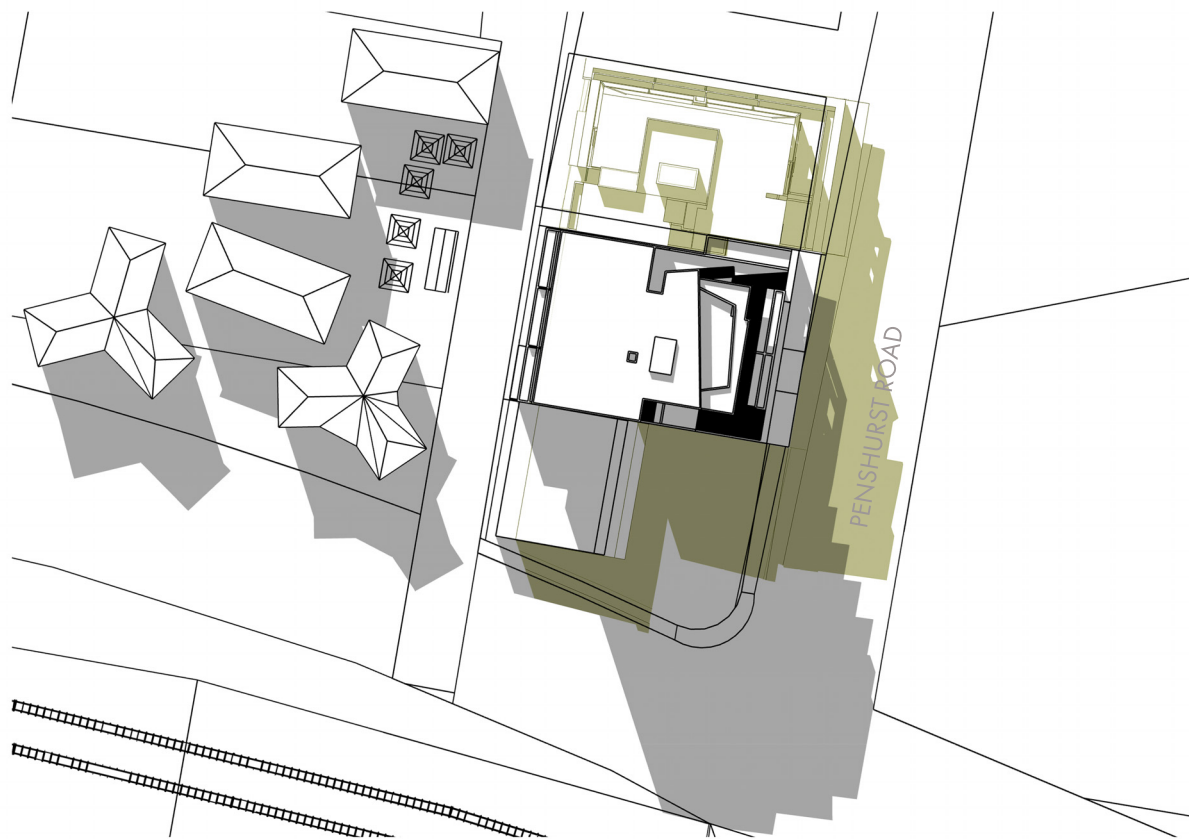
PROJECT	DRG NO.	REVISION	DATE
517	801	DA	16.11.2024



2 PM 21 ST JUNE



3 PM 21 ST JUNE

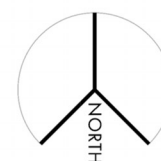
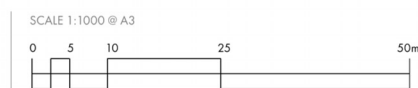


1 PM 21 ST JUNE

 EXISTING SHADOW CAST BY
 NO 143 PENShurst ROAD



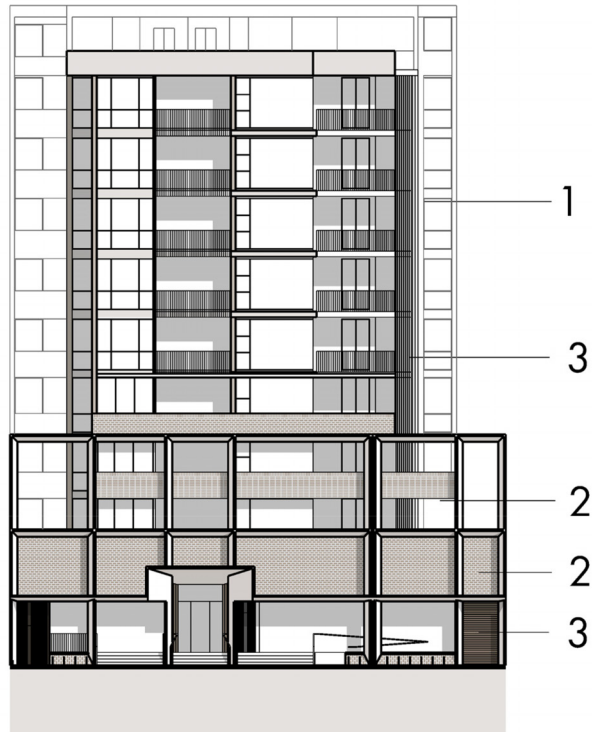
ROSS HOWIESON ARCHITECTS
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 NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
 NSW DESIGN PRACTITIONER REG NO. DEP0001060



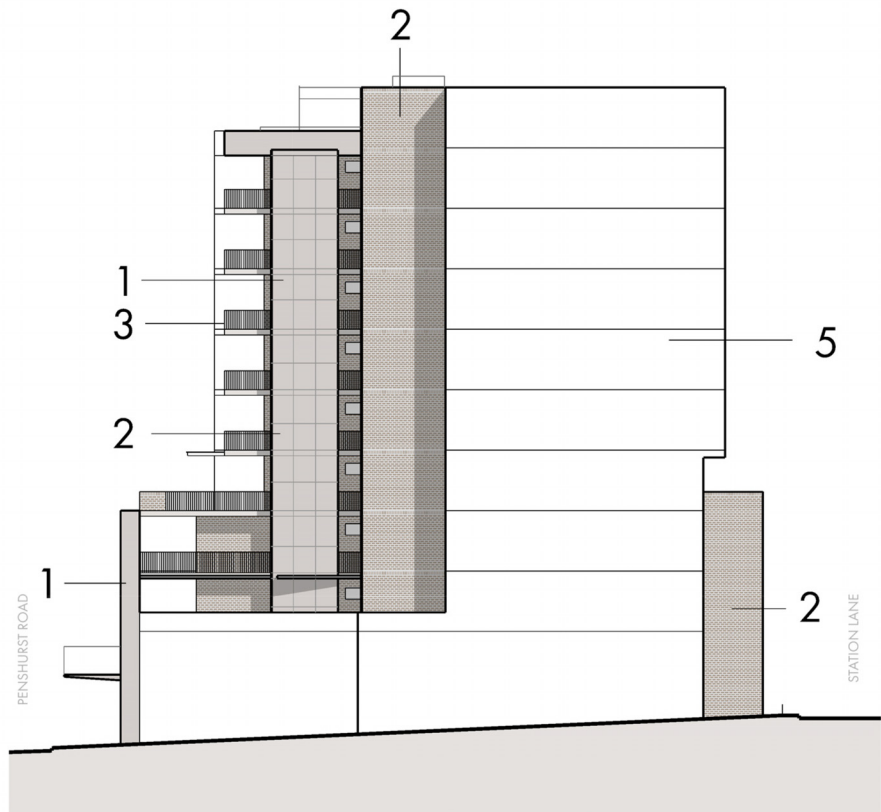
153-159 PENShurst ROAD NARWEE

DRAWING TITLE
SHADOW DIAGRAMS

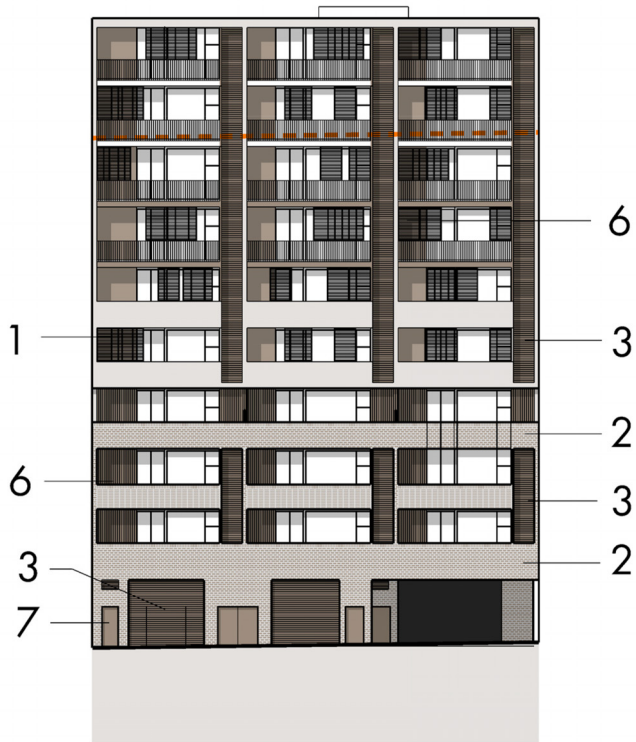
PROJECT	DRG NO.	REVISION	DATE
517	802	DA	16.11.2024



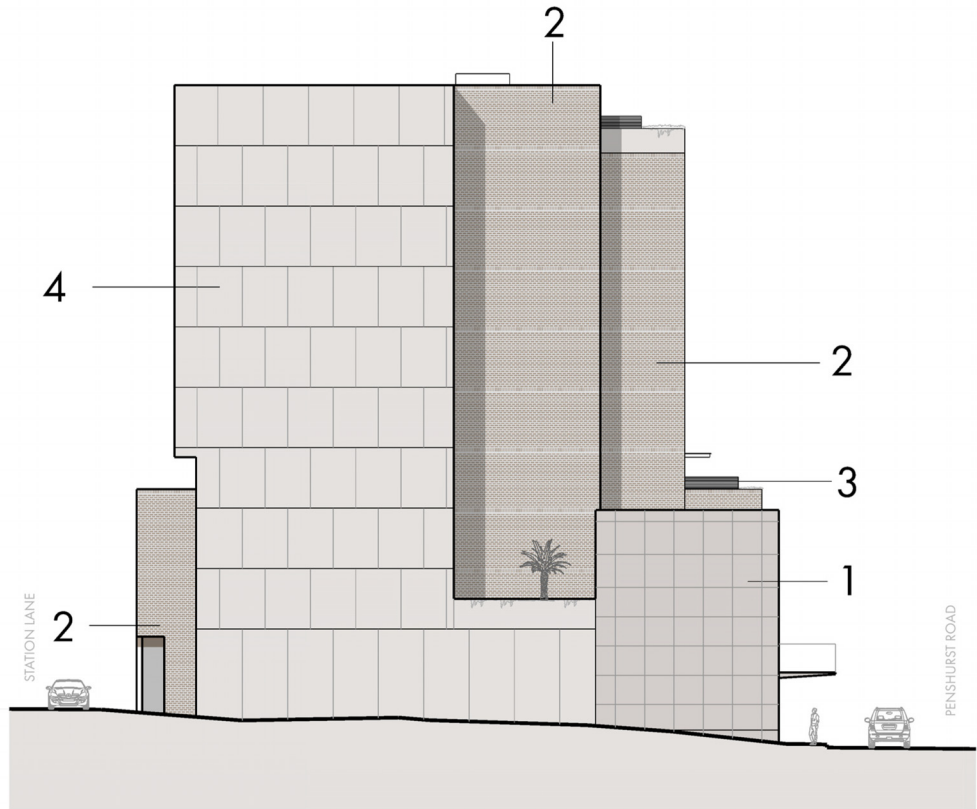
EAST ELEVATION



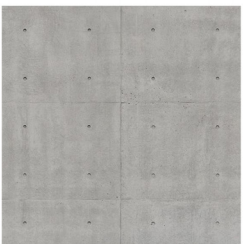
NORTH ELEVATION



WEST ELEVATION



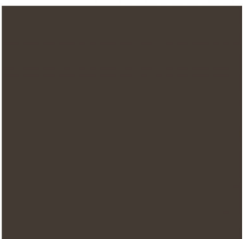
SOUTH ELEVATION



1
SMOOTH FACE OFF-FORM
CONCRETE



2
FACE BRICKWORK
AUSTRAL FELDSPAR TAUPE
OR SIMILAR



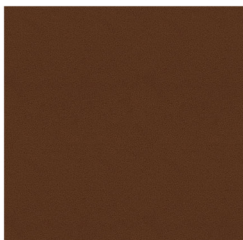
3
DULUX DURALLOY ANOTEC
MID-BRONZE MATT 27251014



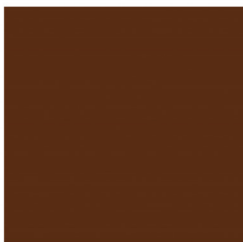
4
DULUX MATTE PAINT
COLOUR: LINNET P12.82



5
NO APPLIED EXTERNAL FINISH
TO SURFACES ABUTTING
NEIGHBOURING BUILDING



6
DULUX DURATEC ELEMENTS
WEATHERED STEEL FLAT



7
DULUX MATTE PAINT
COLOUR: LONGBOAT P14.89

