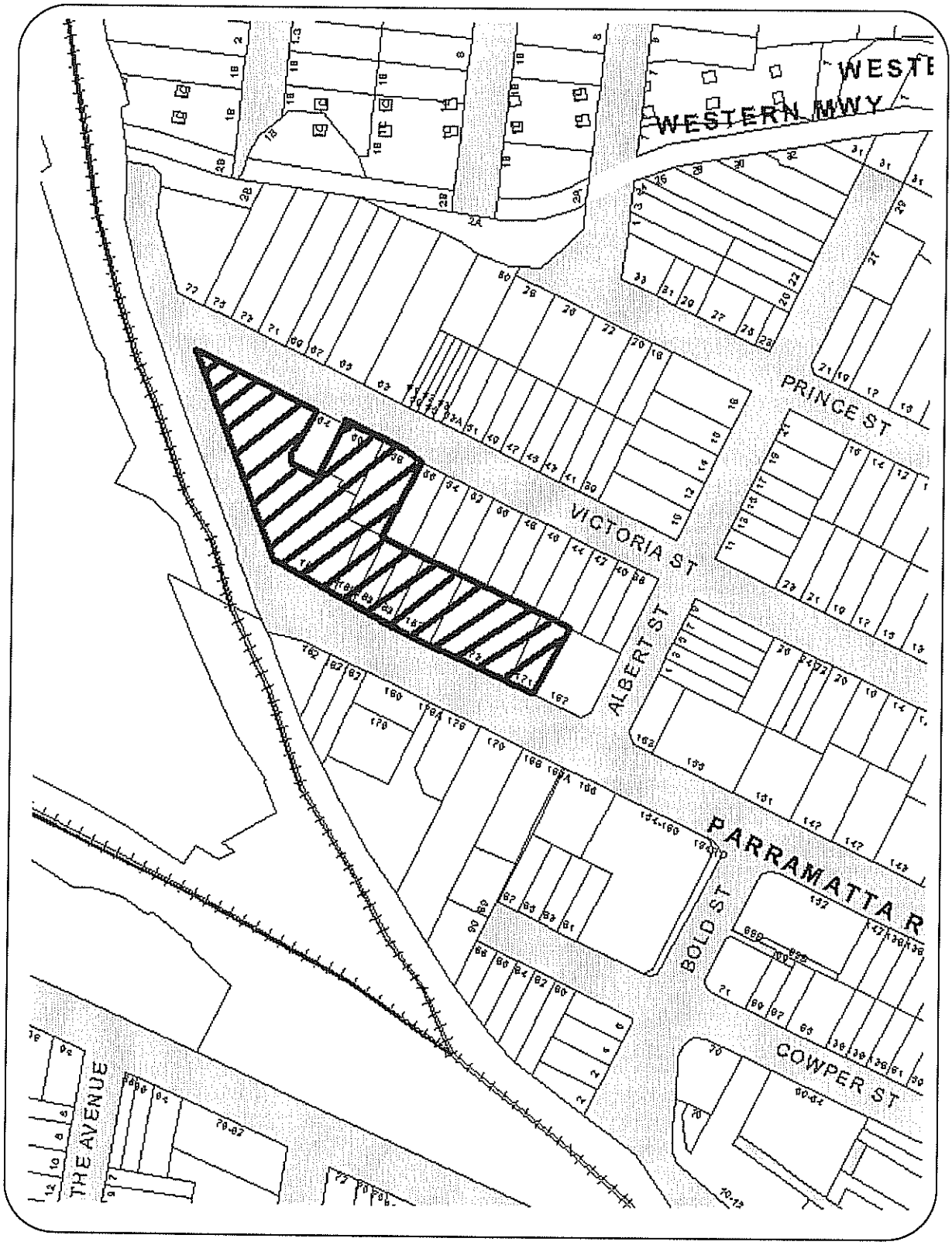
LOCATION MAP



LOCALITY PLAN

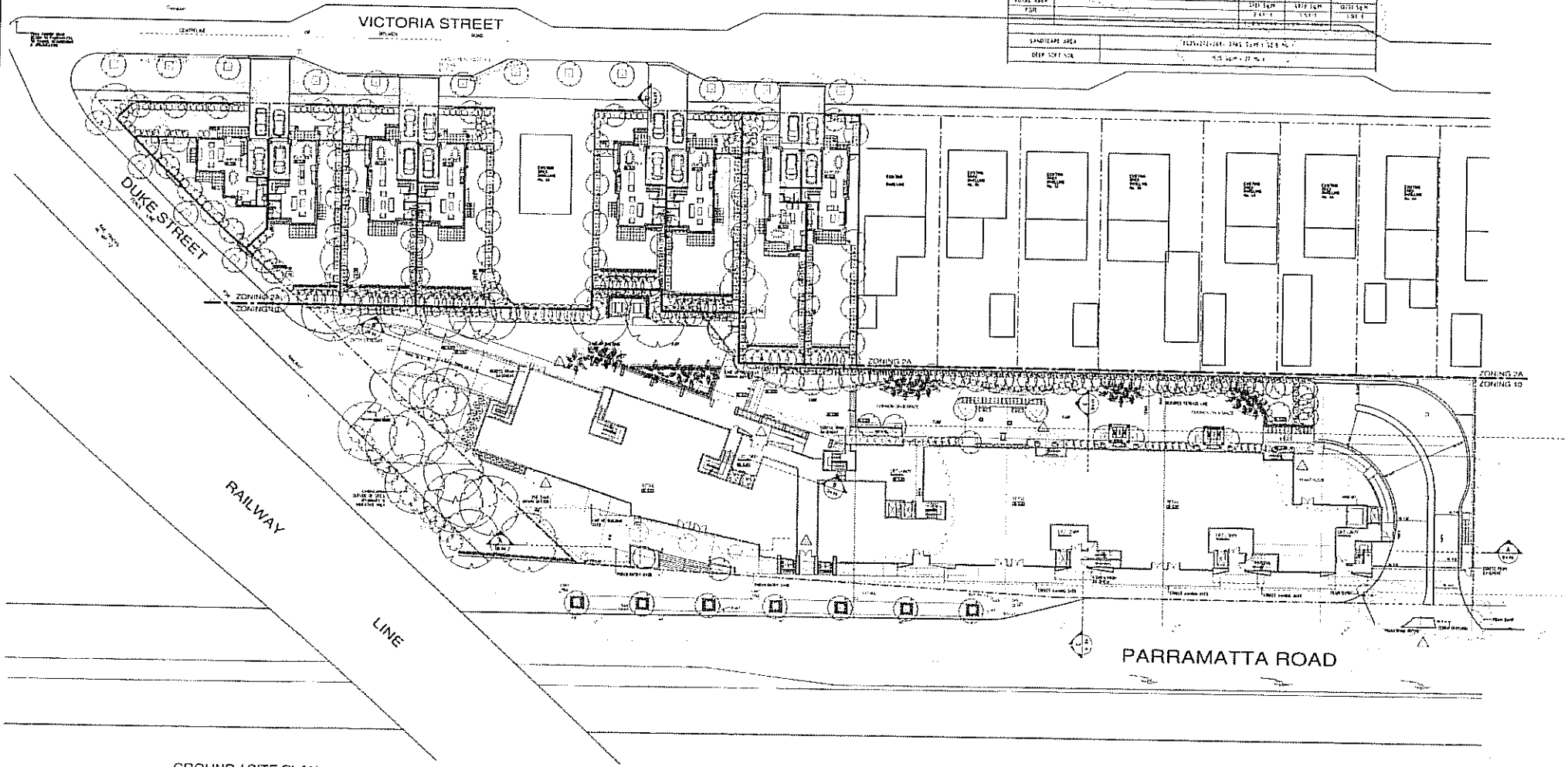
SUBJECT SITE

N

DUPLEX DISCREPANCIES								
	DUPLEX 1	DUPLEX 2	DUPLEX 3	DUPLEX 4	DUPLEX 5	DUPLEX 6	DUPLEX 7	DUPLEX 8
SITE AREA	377 SQ.M	338 SQ.M	344 SQ.M	331 SQ.M	344 SQ.M	349 SQ.M	379 SQ.M	331 SQ.M
GROUND FLOOR	72 SQ.M	73 SQ.M	76 SQ.M	76 SQ.M	76 SQ.M	72 SQ.M	78 SQ.M	73 SQ.M
FIRST FLOOR	78 SQ.M	76 SQ.M	76 SQ.M	72 SQ.M	72 SQ.M	76 SQ.M	76 SQ.M	78 SQ.M
TOTAL FLOOR AREA	150 SQ.M	150 SQ.M	152 SQ.M	150 SQ.M	150 SQ.M	152 SQ.M	154 SQ.M	156 SQ.M
FSR	0.40 : 1	0.44 : 1	0.44 : 1	0.45 : 1	0.43 : 1	0.43 : 1	0.40 : 1	0.47 : 1

AREA CALCULATION						
				HIGH DENSITY AREA	MEDIUM DENSITY AREA	TOTAL AREA
SITE AREA				2274 SQ.M	5247.1 SQ.M	7521.1 SQ.M
GROUND FLOOR				645 SQ.M	1129 SQ.M	1774 SQ.M
		COMMERCIAL			125 SQ.M	125 SQ.M
		RESIDENTIAL		97 SQ.M	1129 SQ.M	1226 SQ.M
		TOTAL AREA		742 SQ.M	1129 SQ.M	1871 SQ.M
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	HIGH DENSITY NET AREA	MEDIUM DENSITY NET AREA	TOTAL NET AREA
LEVEL 1	5 UNITS	15 UNITS	5 UNITS	25 UNITS	673 SQ.M	1279 SQ.M	1952 SQ.M
LEVEL 2	5 UNITS	15 UNITS	4 UNITS	24 UNITS	595 SQ.M	1188 SQ.M	2283 SQ.M
LEVEL 3	4 UNITS	12 UNITS	5 UNITS	21 UNITS	525 SQ.M	1048 SQ.M	2025 SQ.M
LEVEL 4	-	5 UNITS	5 UNITS	10 UNITS	574 SQ.M		574 SQ.M
LEVEL 5	-	5 UNITS	5 UNITS	10 UNITS	574 SQ.M		574 SQ.M
LEVEL 6	-	5 UNITS	5 UNITS	10 UNITS	574 SQ.M		574 SQ.M
LEVEL 7	-	5 UNITS	5 UNITS	10 UNITS	574 SQ.M		574 SQ.M
TOTAL UNITS	14 UNITS	62 UNITS	34 UNITS	110 UNITS	3615 SQ.M	3515 SQ.M	7130 SQ.M
PERCENTAGE	13 %	56 %	31 %	100 %			
TOTAL AREA					3615 SQ.M	4515 SQ.M	8130 SQ.M
FSR					2.4 : 1	3.0 : 1	1.08 : 1
LANDSCAPE AREA	1523+1272+241= 3036 SQ.M = 40.3 %						
DEEP SOIL AREA	1515 SQ.M = 20 %						

Note:
3 Star Gas Instantaneous
Hot Water System



GROUND / SITE PLAN
SCALE 1:300
A1

3	DRIVEWAY AMENDED	OCT 10	GL
2	AMENDMENT AS PER COUNCIL REQ	AUG 10	GL
1	AMENDMENT AS PER COUNCIL REQ	MAR 10	GL
A	ISSUED TO COUNCIL	FEB 10	GL
ISSUE	AMENDMENT	DATE	DRAWN

GENERAL NOTES:
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with all other contract work of other services.
All existing ground levels & floor levels are approximate. Contractor to be satisfied on site by the subcontractor prior to commencement of any work.
Any discrepancies to be reported back to design architects before proceeding.
All workmanship and materials shall comply with all relevant codes & standards, Australian standards and manufacturers specifications.
Latest issue of sheet for construction drawing not to be used for construction.

NORTH

SHEET TITLE
SITE / GROUND FLOOR PLAN

DRAWN	CHECKED	DATE	SCALE
GS	JH	1.08.10	1:300

CLIENT PARRAMATTA COUNCIL

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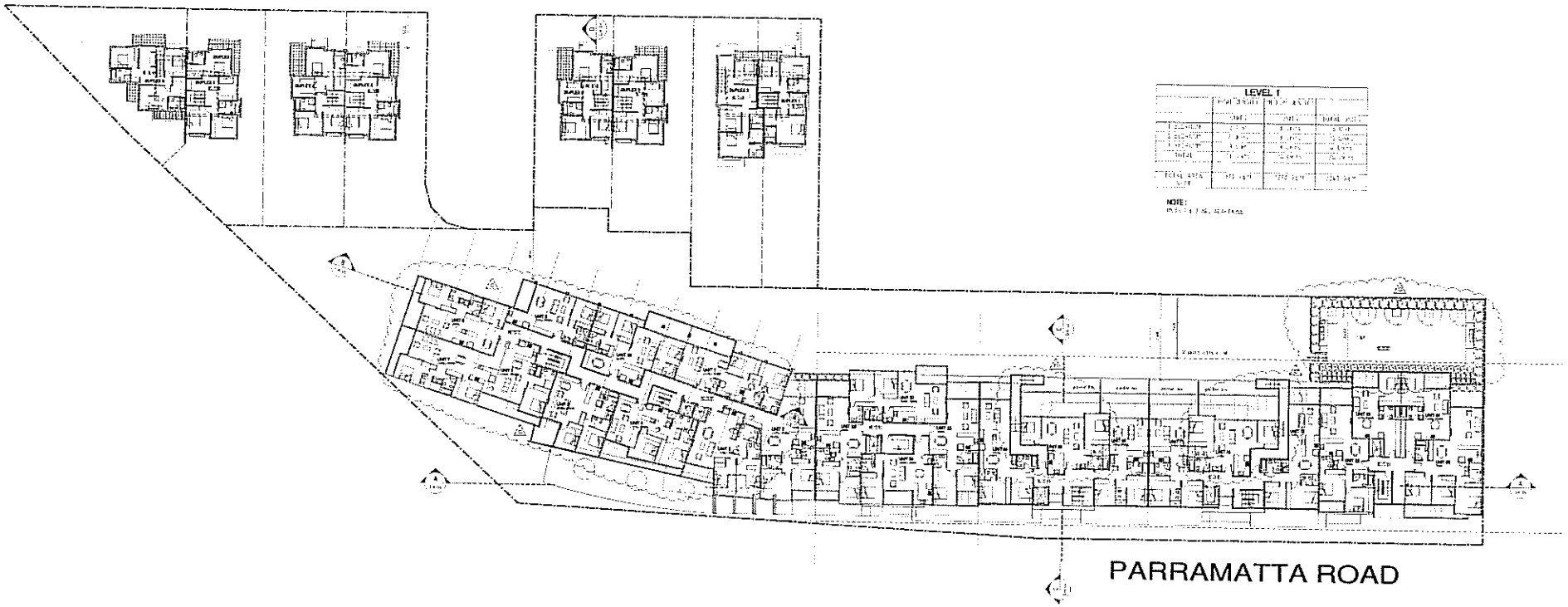
ZHINAR ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

JOB No.
6070_DA01

ISSUE
D

Note:
3 Star Gas Instantaneous
Hot Water System



LEVEL 1 FLOOR PLAN
SCALE 1:300
A1

GENERAL NOTES

LEVEL 1 FLOOR PLAN

FEB 10 1:300

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ZHINAR ARCHITECTS

PROPOSED MIXED USE
DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

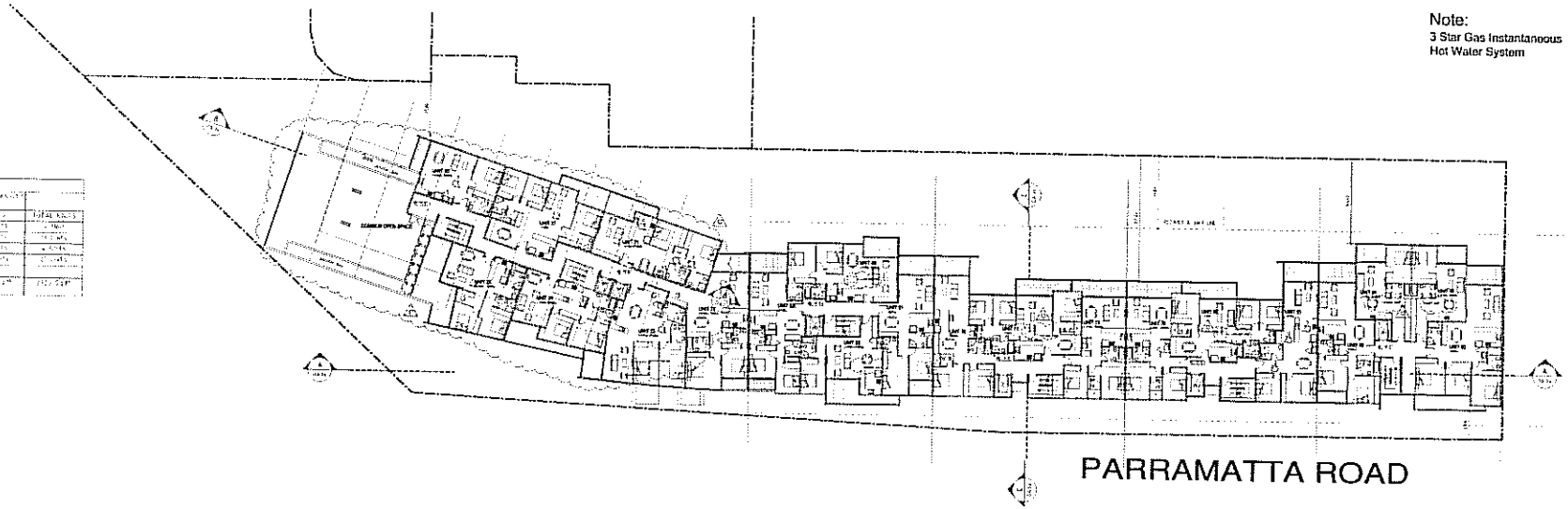
6070_DA02

C

Note:
3 Star Gas Instantaneous
Hot Water System

LEVEL 3			

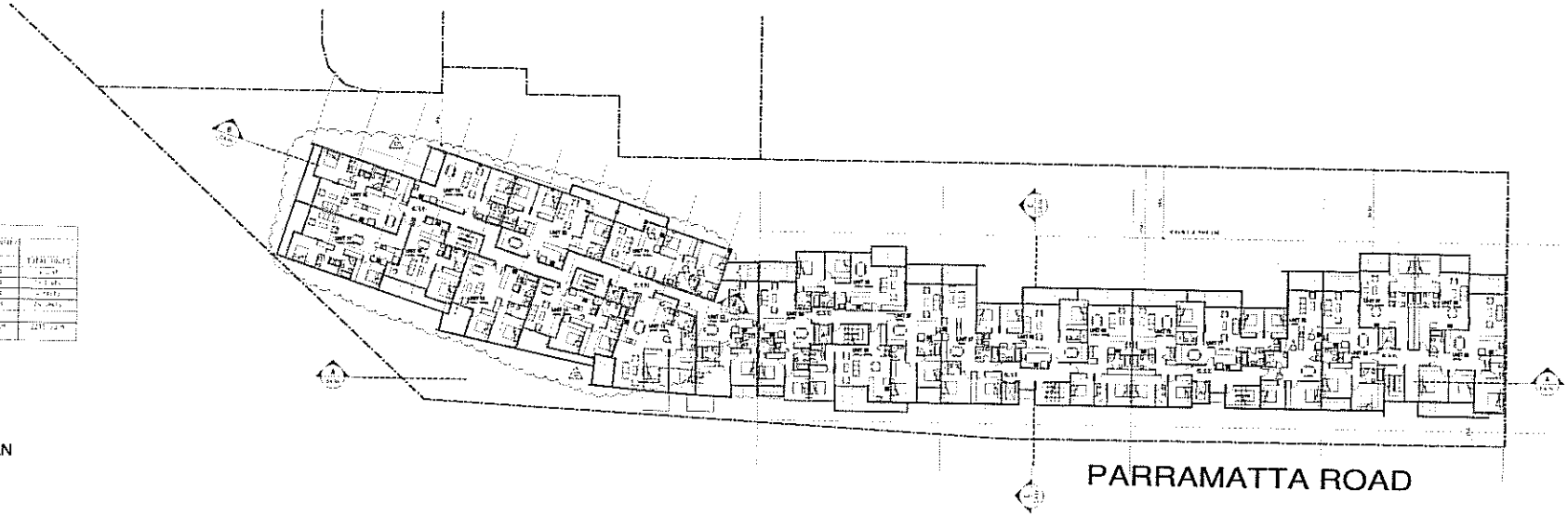
NOTE:



LEVEL 3 FLOOR PLAN
SCALE 1:300
A1

LEVEL 2			

NOTE:



LEVEL 2 FLOOR PLAN
SCALE 1:300
A1

GENERAL NOTES

LEVEL 2 & 3 FLOOR PLANS

GS JK FEB 10 1:300

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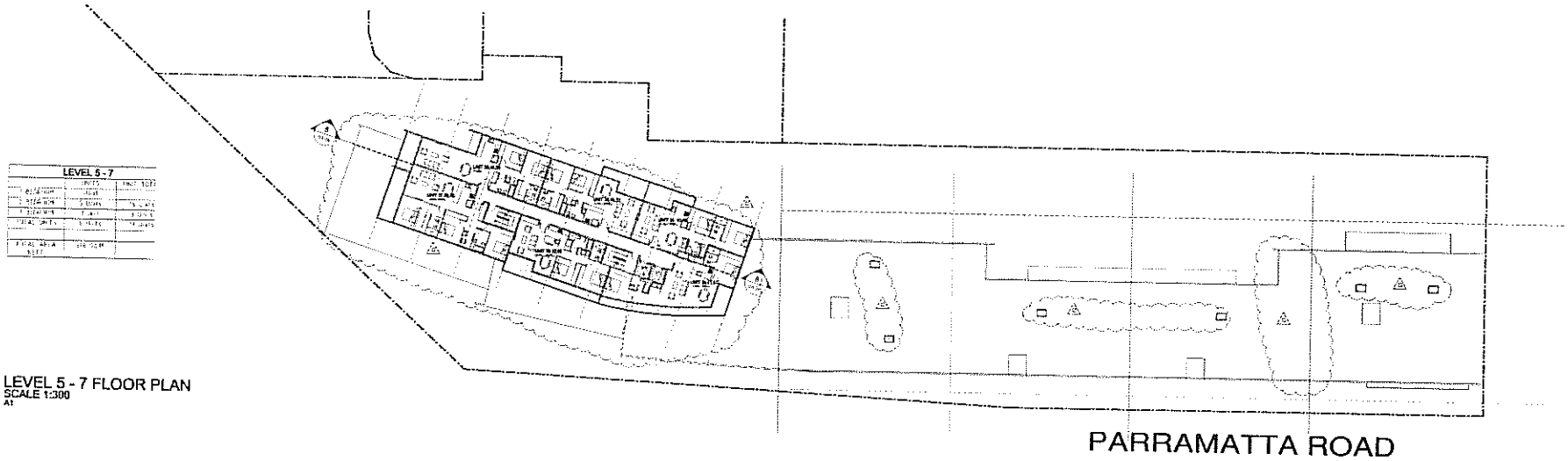
ZHINAR ARCHITECTS

PROPOSED MIXED USE
DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA03

C

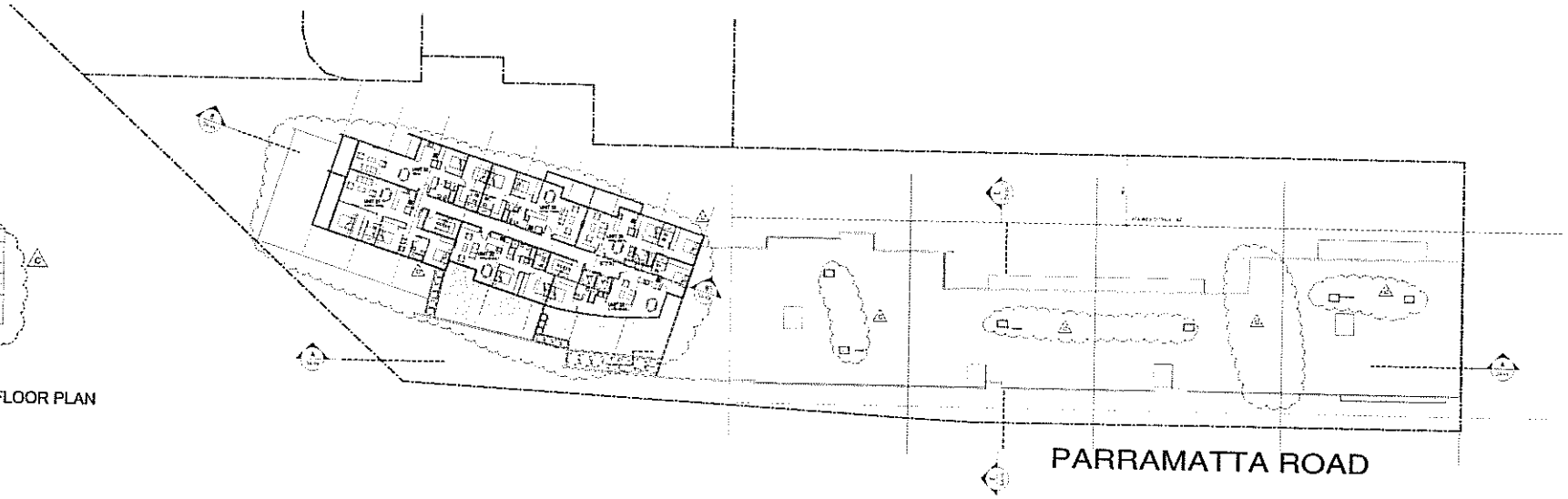
Note:
3 Star Gas Instantaneous
Hot Water System



LEVEL 5 - 7

	UNITS	GROSS FLOOR AREA
1 BEDROOM	[illegible]	[illegible]
2 BEDROOM	[illegible]	[illegible]
3 BEDROOM	[illegible]	[illegible]
TOTAL UNITS	[illegible]	[illegible]
TOTAL AREA NET	[illegible]	

LEVEL 5 - 7 FLOOR PLAN
SCALE 1:300
A1



LEVEL 4

	UNITS
1 BEDROOM	[illegible]
2 BEDROOM	[illegible]
3 BEDROOM	[illegible]
TOTAL UNITS	[illegible]
TOTAL AREA NET	[illegible]

LEVEL 4 FLOOR PLAN
SCALE 1:300
A1

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GENERAL NOTES
[illegible]

LEVEL 4 - 7 FLOOR PLANS

DRAWN	CHECKED	DATE	SCALE
GS	JK	FEB 10	1:300

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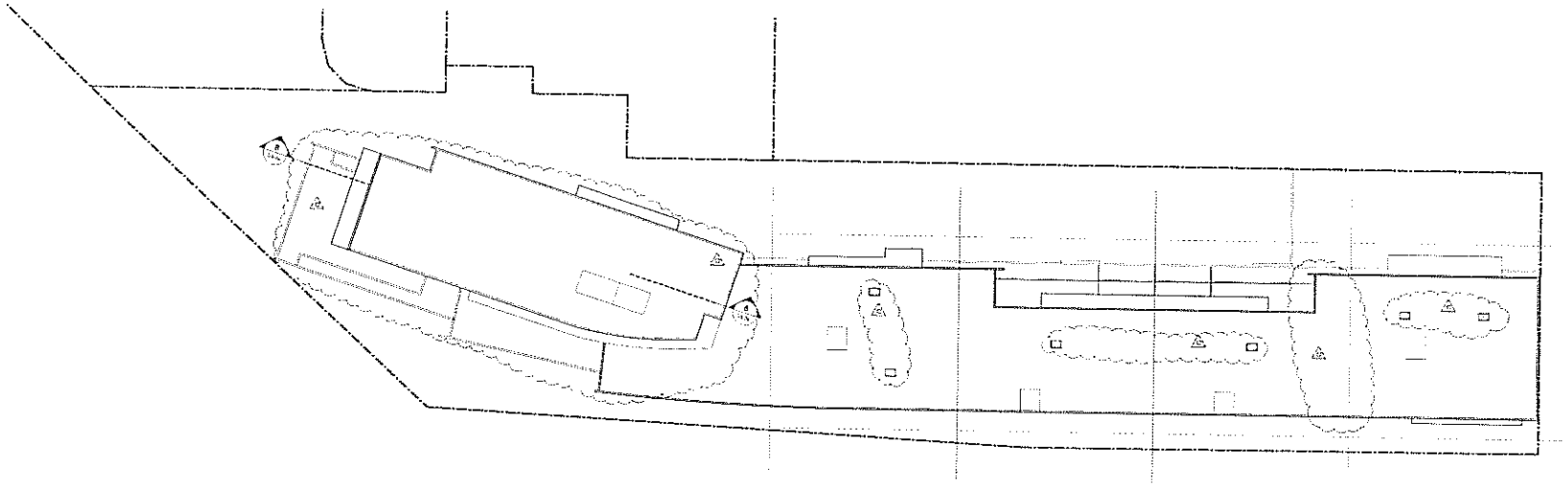
ZHINAR ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA04

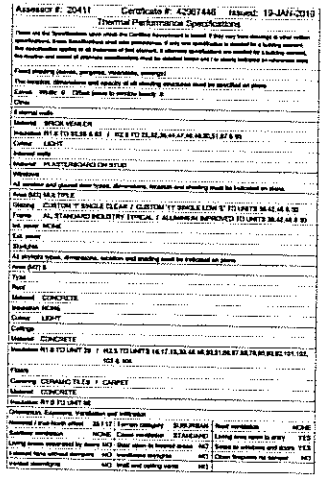
C



ROOF PLAN
SCALE 1:300
A1

PARRAMATTA ROAD

NATHERS



Assessor #: 20411 Certificate #: 42967448 Issued: 19-JAN-2010

Thermal Performance Specifications

Floor coverings (carpet, ceramic, vinyl/sheet, timber)

The location, dimensions and capacity of all shading structures must be specified on plans.

Colour: Wall: 0 Other areas to receive heavy: 0

Other

External walls

Material: BRICK VENEER

Insulation R1.8 TO 55,58 & 60 / R2.8 TO 32,42,46,44,47,48,49,50,51,87 & 95

Colour: LIGHT

Internal walls

Material: PLASTERBOARD ON STUD

Windows

All window and glazed door types, dimensions, location and shading must be indicated on plans.

Area (M2) MULTIPLE

Glazing: CUSTOM 1 SINGLE CLEAR / CUSTOM 11 SINGLE LOW E TO UNITS 36,42,48 & 50

Frame: AL STANDARD INDUSTRY TYPICAL / ALUMINIUM IMPROVED TO UNITS 36,42,48 & 50

Int. cover: NONE

Ext. cover

Skylights

All skylights type, dimensions, location and shading must be indicated on plans.

Area (M2) 0

Type

Roof

Material: CONCRETE

Insulation NONE

Colour: LIGHT

Ceilings

Material: CONCRETE

Insulation R1.8 TO UNIT 39 / R2.5 TO UNITS 16,17,33,34,46,48,50,51,86,87,88,90,91,92,101,102, 103 & 104

Floors

Covering: CERAMIC TILES / CARPET

Material: CONCRETE

Insulation R1.8 TO UNIT 90

Orientation, Exposure, Ventilation and Infiltration

Nominal / East North offset: 26 / 17 Terrain category: 2.5R,PRBAM Roof ventilation: NONE

Subfloor ventilation: NONE Cross ventilation: STANDARD Living area open to entry: YES

Living areas separated by doors: NO Door open to heated areas: NO Doors to entryway and doors: YES

Unheated spaces without dampers: NO Incandescent downlights: NO Clean fireplaces no damper: NO

Vented downlights: NO Wall and ceiling vents: NO

GENERAL NOTES

ROOF PLAN & NATHERS

03 JK FEB 10 1:300

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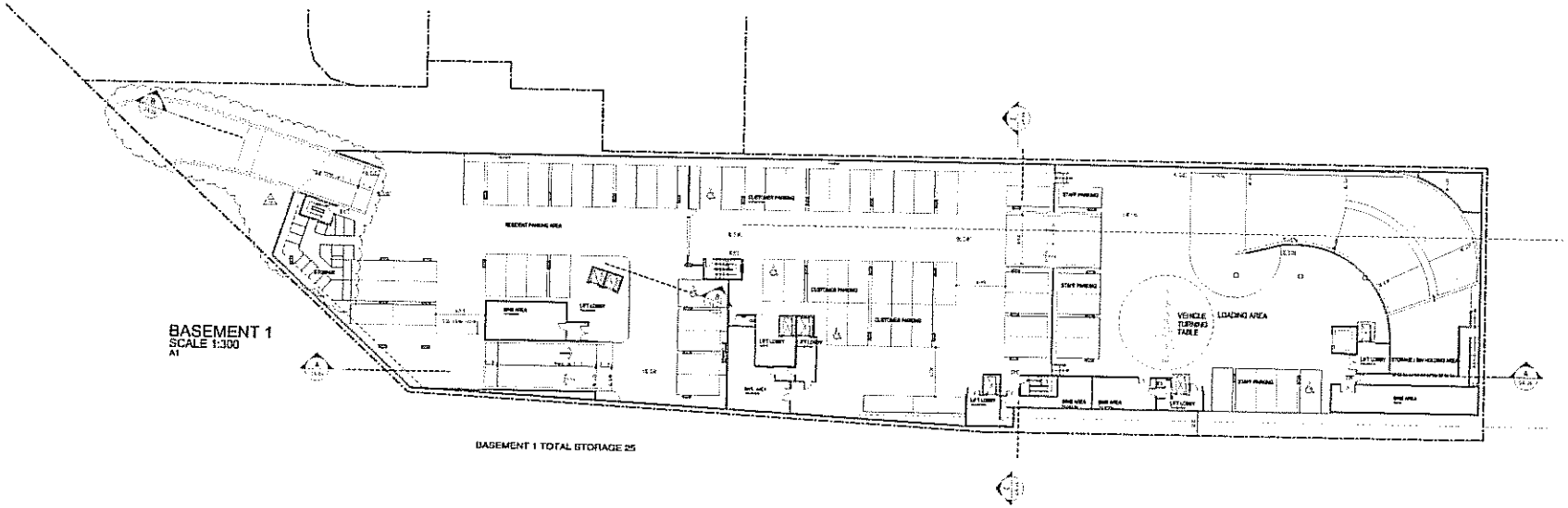
ZHINAR ARCHITECTS

PROPOSED MIXED USE
DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

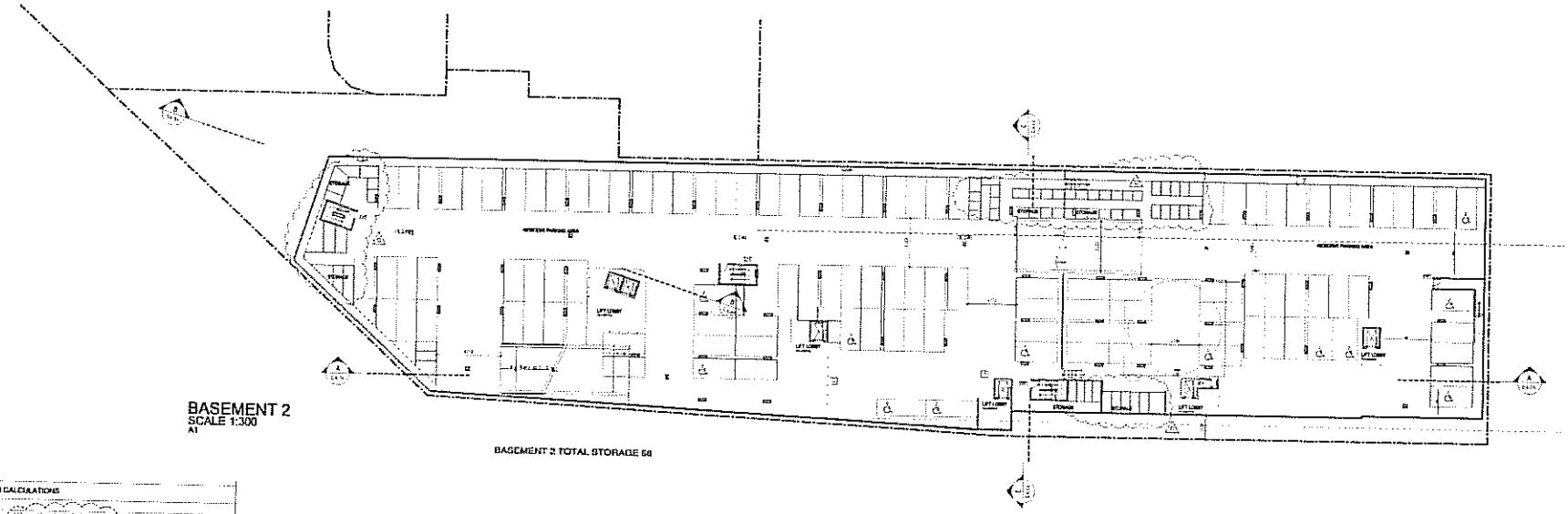
6070_DA05

C



BASEMENT 1
SCALE 1:300
A1

BASEMENT 1 TOTAL STORAGE 25



BASEMENT 2
SCALE 1:300
A1

BASEMENT 2 TOTAL STORAGE 68

CAR PARKING CALCULATIONS

[illegible]	[illegible]
[illegible]	[illegible]
MAXIMUM	198 CAR SPACES

CAR SPACES PROVIDED

	RESIDENTIAL	COMMERCIAL	TOTAL
BASEMENT 1	[illegible]	[illegible]	[illegible]
BASEMENT 2	[illegible]		[illegible]
TOTAL	[illegible]	[illegible]	[illegible]
Disabled Car Spaces	[illegible]	[illegible]	[illegible]

GENERAL NOTES

BASEMENT FLOOR PLANS

CG JK FEB 13 1:300

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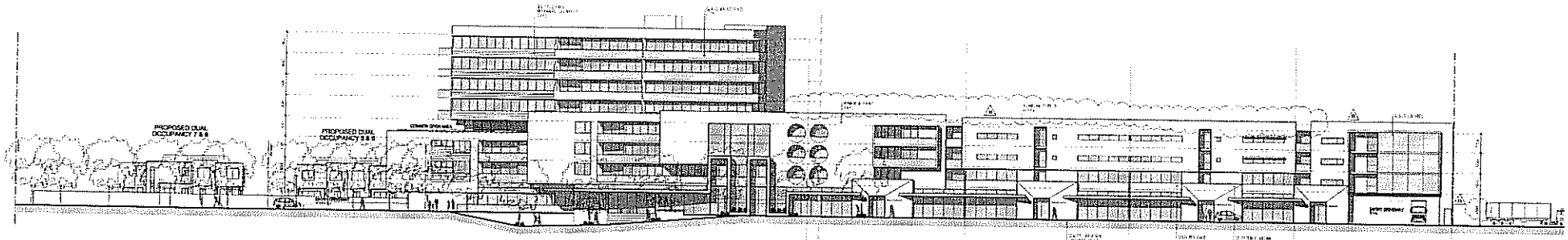
ZHINAR ARCHITECTS

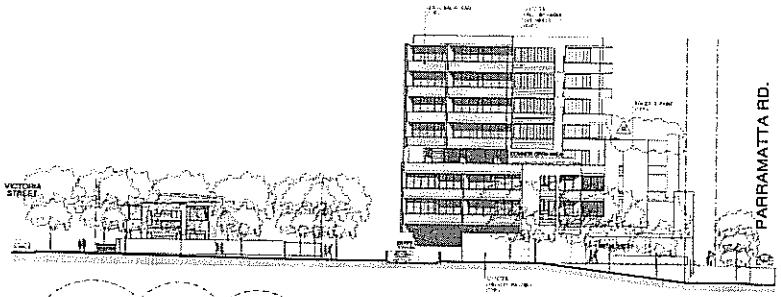
PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA06

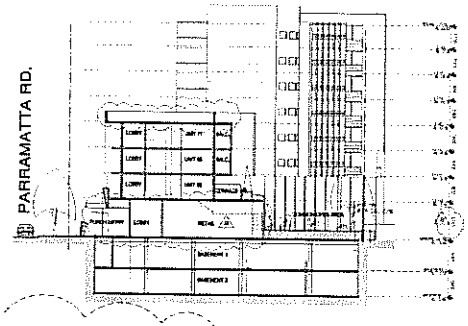
C



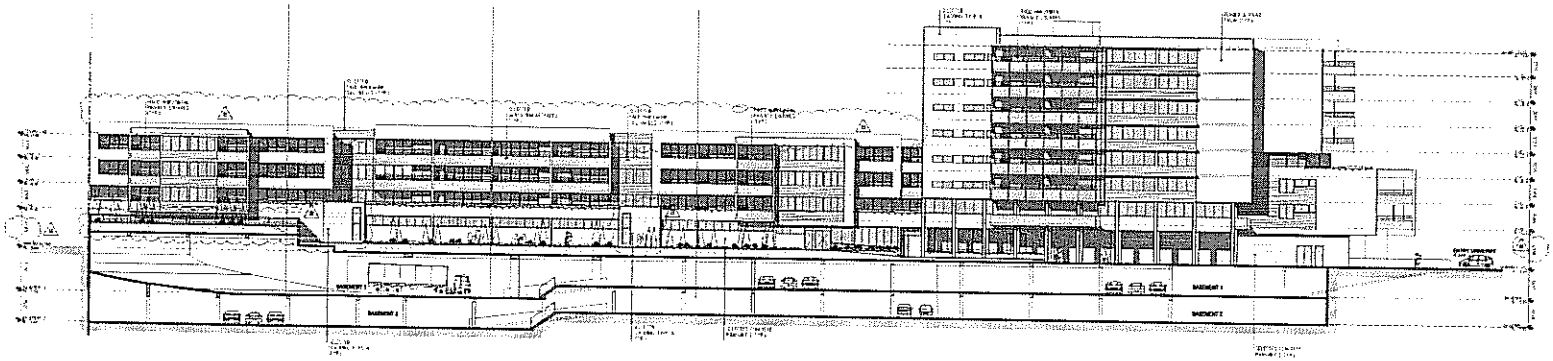
PARRAMATTA ROAD ELEVATION
1:300
A1
B



DUKE ROAD ELEVATION
1:300
A1
B



SECTION C - C / EAST ELEVATION
SCALE 1:300
A1
B



ELEVATION NORTH
SCALE 1:300
A1
B

GENERAL NOTES

ELEVATIONS

GS JK FEB 10 1:300

PARRAMATTA COUNCIL

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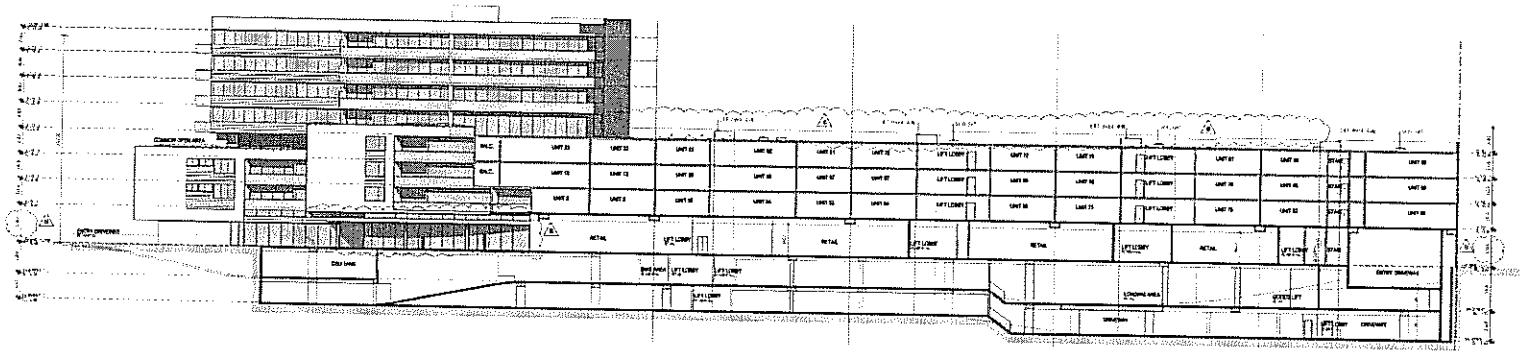
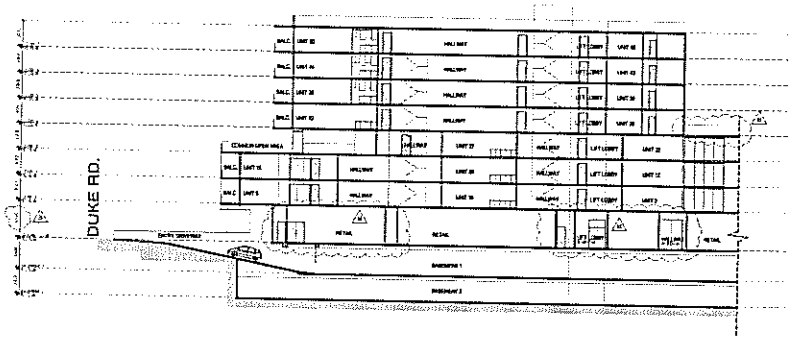
PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA07

B



SECTION A - A
SCALE 1:300
A1



SECTION B - B
SCALE 1:300
A1

GENERAL NOTES

SECTIONS

03 JK FEB 10 1:300

PARRAMATTA COUNCIL

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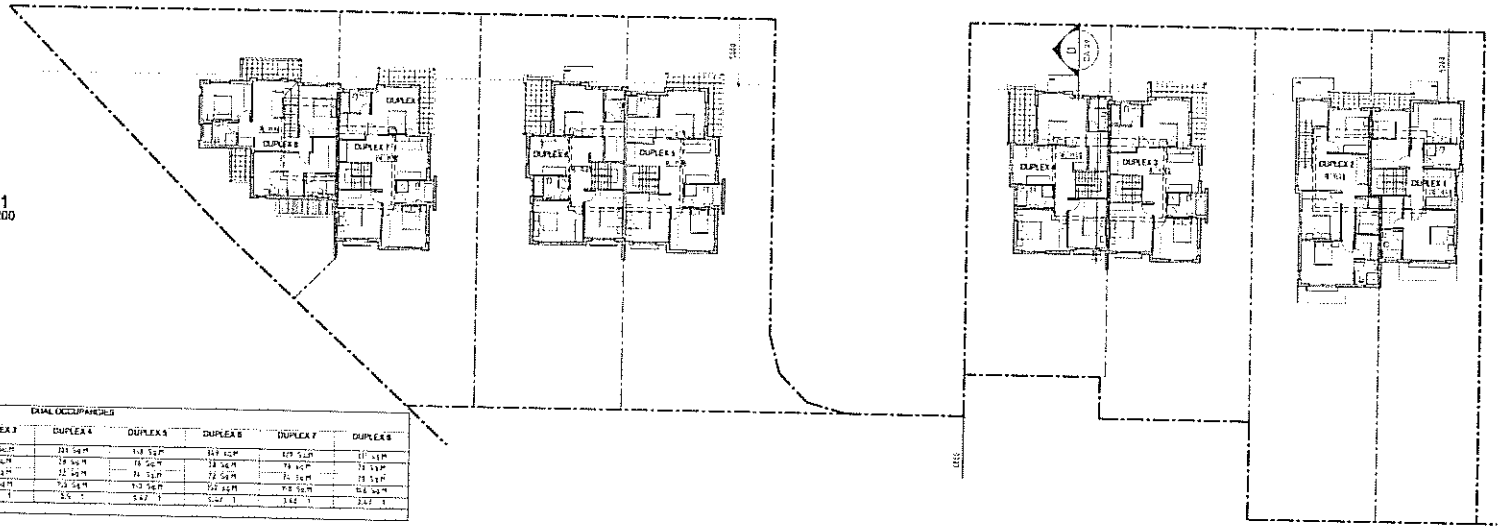
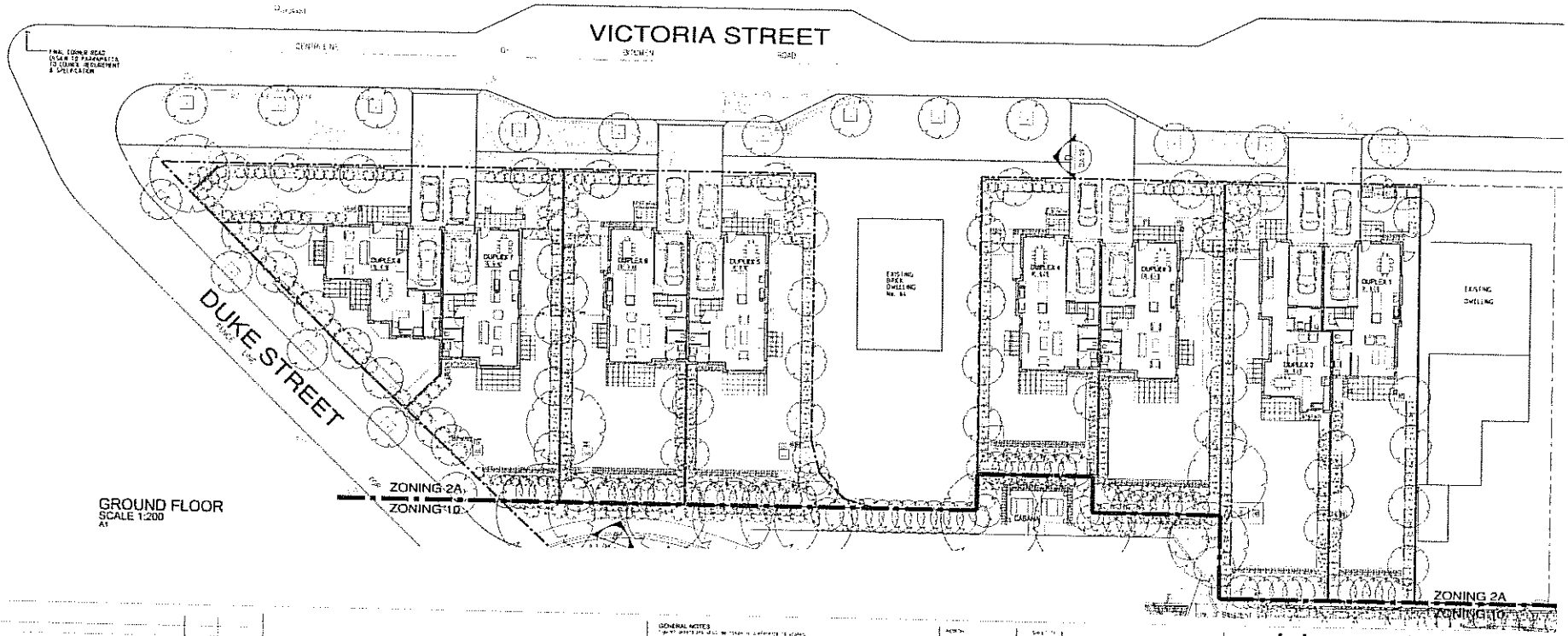
PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA08

B





Note:
3 Star Gas Instantaneous
Hot Water System

	DUAL OCCUPANCIES							
	DUPLEX 1	DUPLEX 2	DUPLEX 3	DUPLEX 4	DUPLEX 5	DUPLEX 6	DUPLEX 7	DUPLEX 8
SITE AREA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROUND FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FIRST FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL FLOOR AREA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FSR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DUAL OCCUPANCY FLOOR PLANS

GS JK FEB 10 1:200

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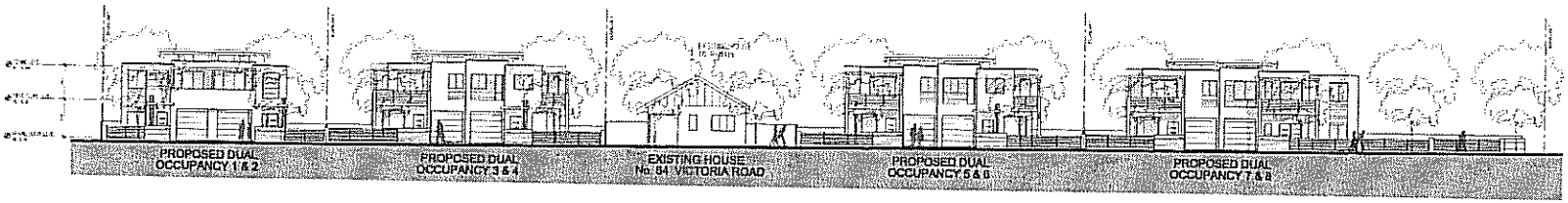
ZHINAR ARCHITECTS

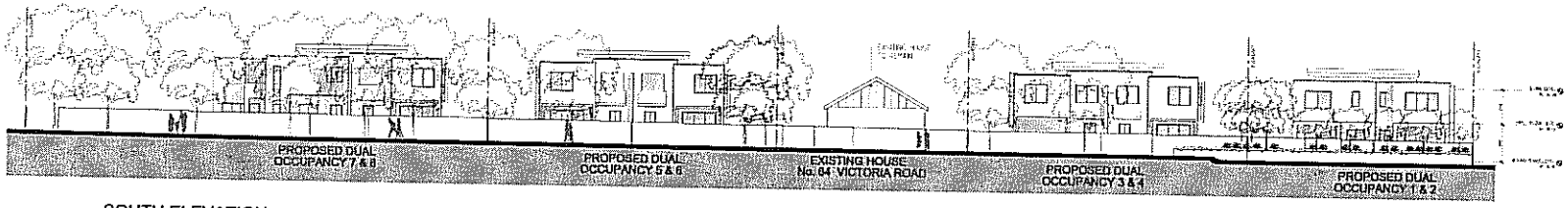
PROPOSED MIXED USE
DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA09

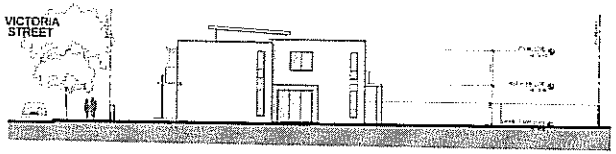
B



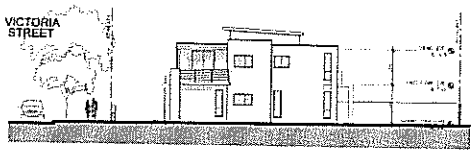
NORTH ELEVATION
SCALE 1:200 (VICTORIA STREET ELEVATION)
A1



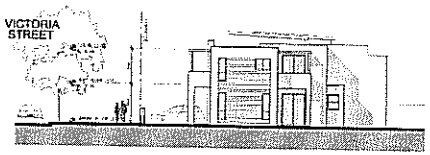
SOUTH ELEVATION
SCALE 1:200
A1



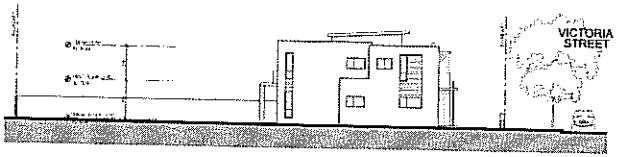
WEST ELEVATION (DUPLEX 2)
SCALE 1:200
A1



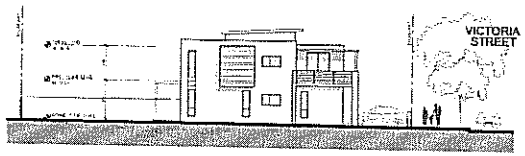
WEST ELEVATION (DUPLEX 4 & 6)
SCALE 1:200
A1



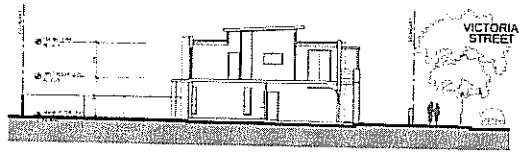
WEST ELEVATION (DUPLEX 8)
SCALE 1:200
A1



EAST ELEVATION (DUPLEX 1)
SCALE 1:200
A1



EAST ELEVATION (DUPLEX 3, 5, 7)
SCALE 1:200
A1



SECTION D (DUPLEX 4)
SCALE 1:200
A1

GENERAL NOTES

DUAL OCCUPANCY ELEVATIONS

GS	JK	FEB 10	1:200

PARRAMATTA COUNCIL

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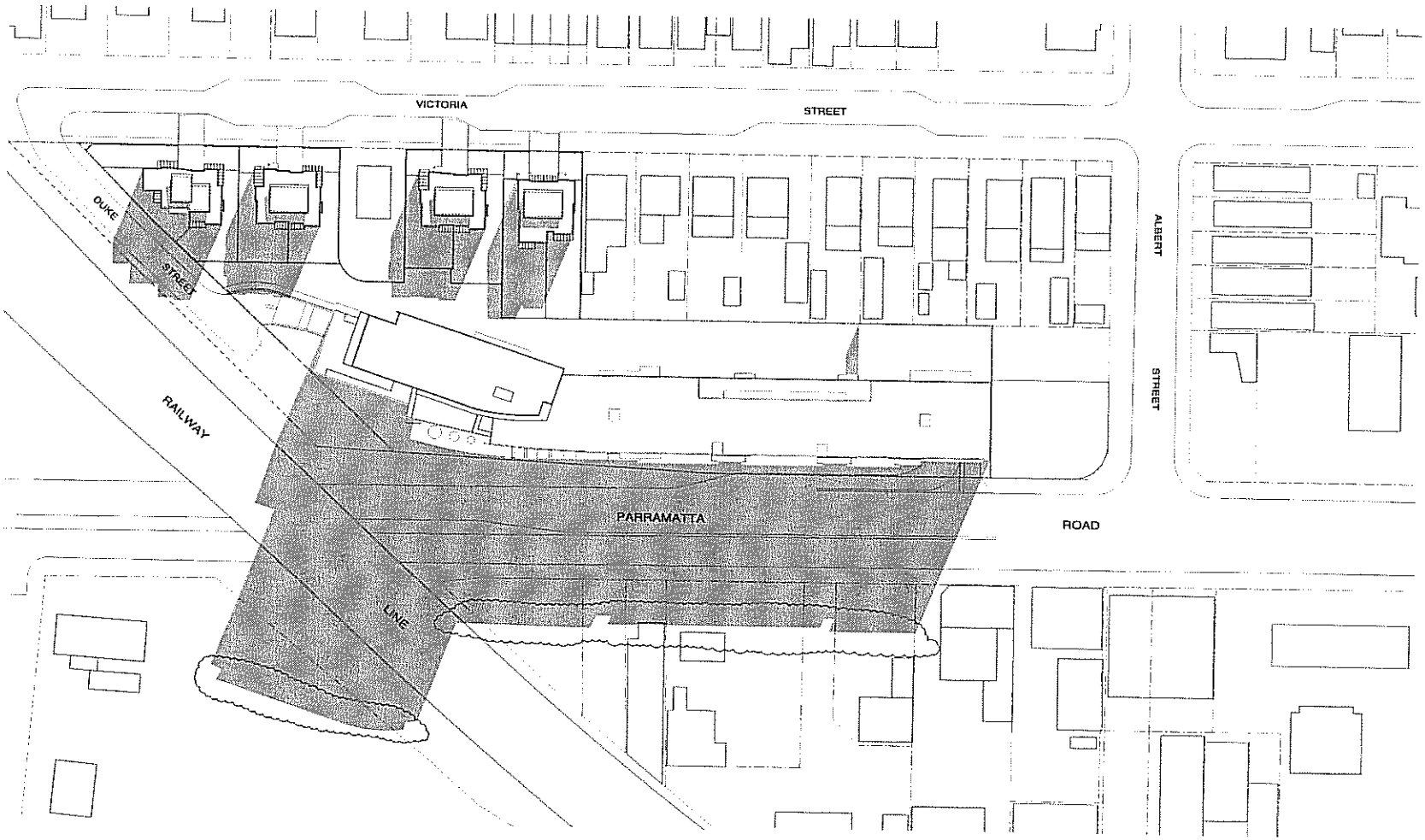
ZHINAR ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070_DA10

A



9AM SHADOW

WINTER SOLSTICE [21 JUNE]

SCALE 1:500 (A1)

GENERAL NOTES

SHADOW DIAGRAM (9AM)

JK FEB 10 1:500

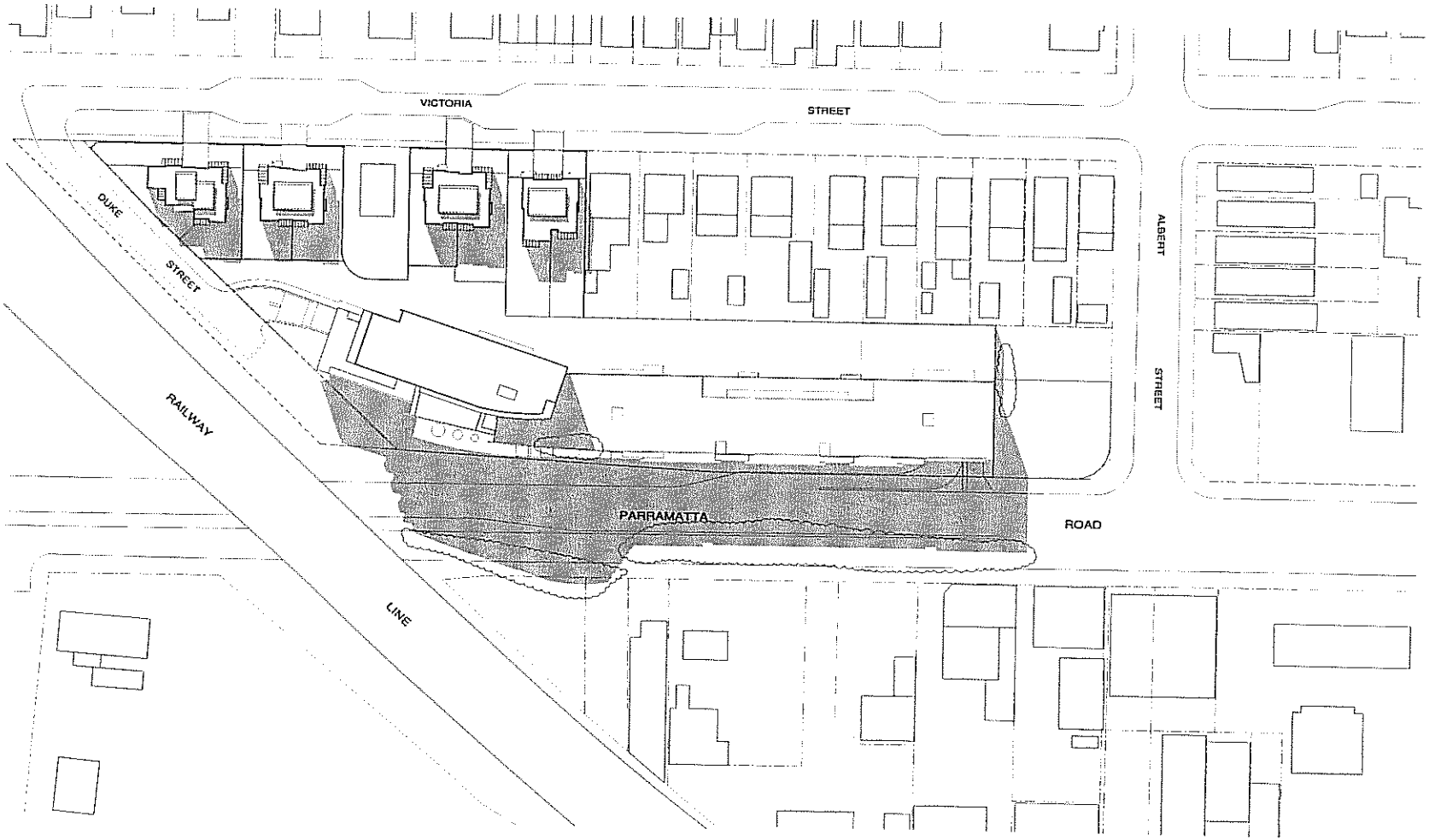
PARRAMATTA COUNCIL

zhinar ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070 DA 11

B



12PM SHADOW

WINTER SOLSTICE [21 JUNE]

SCALE 1:500 (A1)

GENERAL NOTES

SHADOW DIAGRAMS (12PM)

GS JK FEB 10 1:500

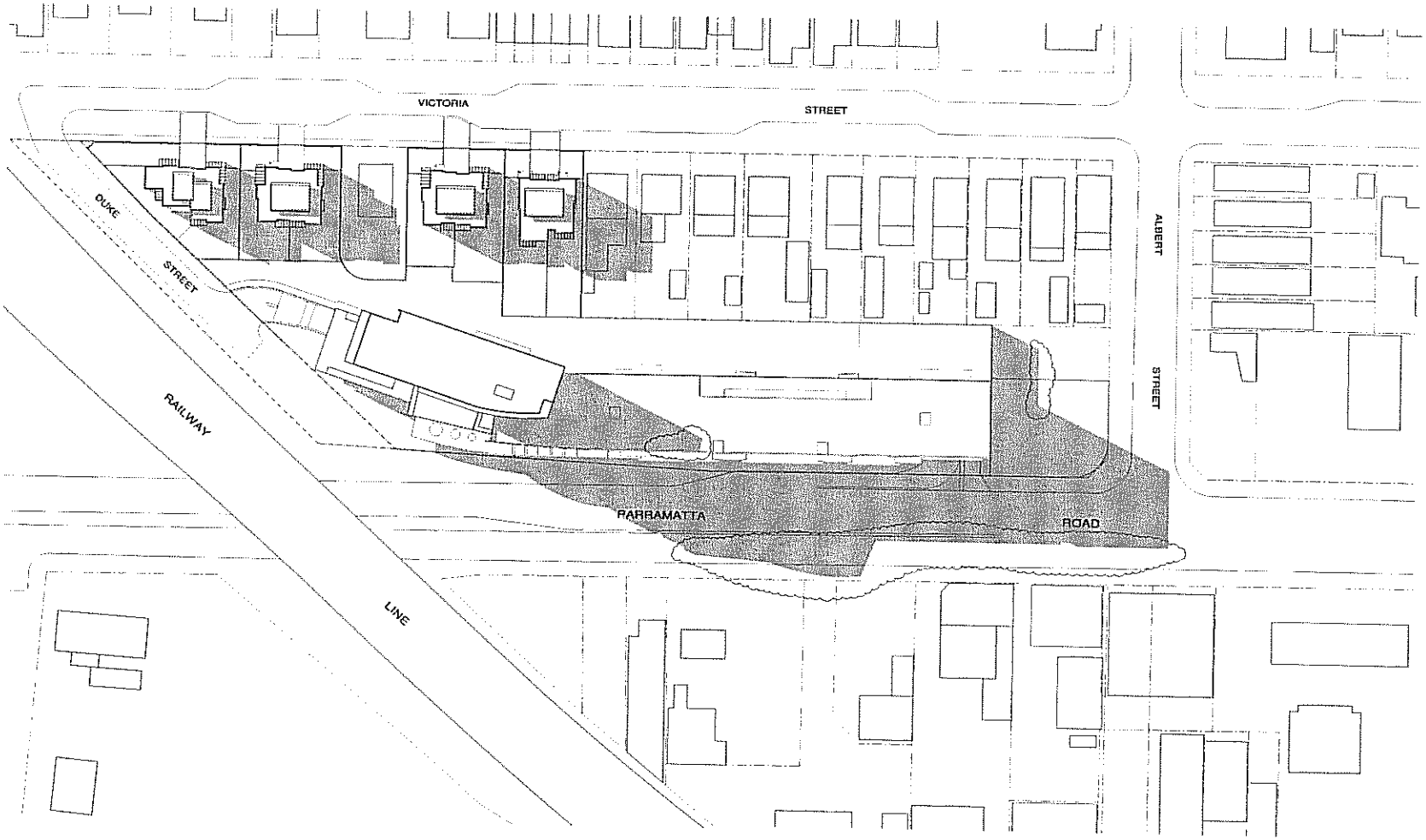
PARRAMATTA COUNCIL

zhinar ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070 DA12

B



3PM SHADOW

WINTER SOLSTICE [21 JUNE]

SCALE 1:500 (A1)

GENERAL NOTES

SHADOW DIAGRAMS (3PM)

CD JK FEB 10 1:500

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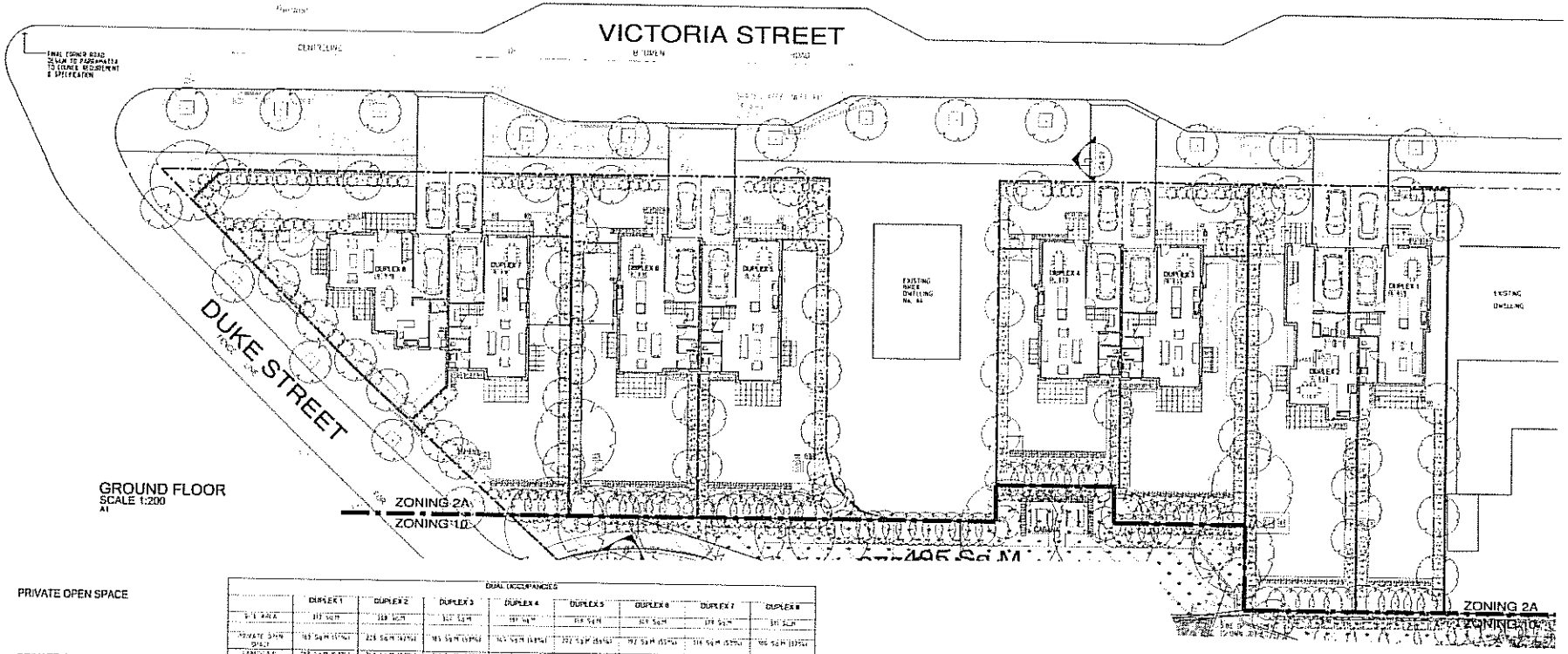
PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

6070 DA 13

B

Note:
3 Star Gas Instantaneous
Hot Water System



GROUND FLOOR
SCALE 1:200
A1

LEGEND:

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

DUAL OCCUPANCIES	DUPLEX 1	DUPLEX 2	DUPLEX 3	DUPLEX 4	DUPLEX 5	DUPLEX 6	DUPLEX 7	DUPLEX 8
SITE AREA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
PRIVATE OPEN SPACE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LANDSCAPE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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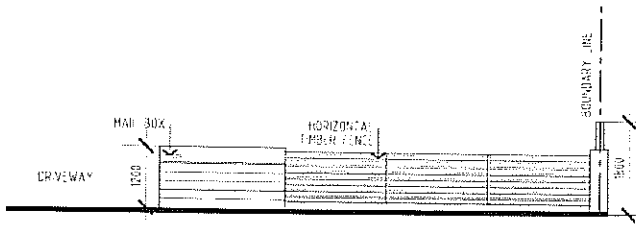
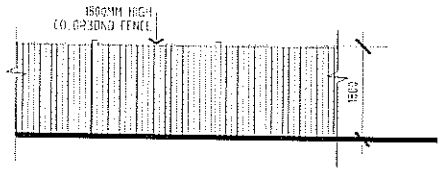
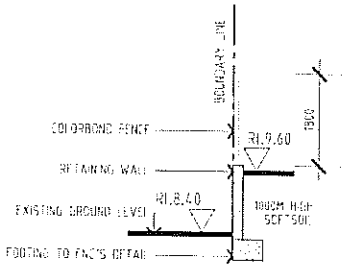


TYPICAL FRONT FENCE
SCALE 1:50
A1



TYPICAL REAR & SIDE FENCES (DUAL OCCUPANCIES)
SCALE 1:50
A1



TYPICAL RETAINING WALL DETAIL (MEDIUM DENSITY)
SCALE 1:50
A1

GENERAL NOTES

PRIVATE OPEN SPACE AREA

GS | JR | FEB 10 | 1:200

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PROPOSED MIXED USE DEVELOPMENT
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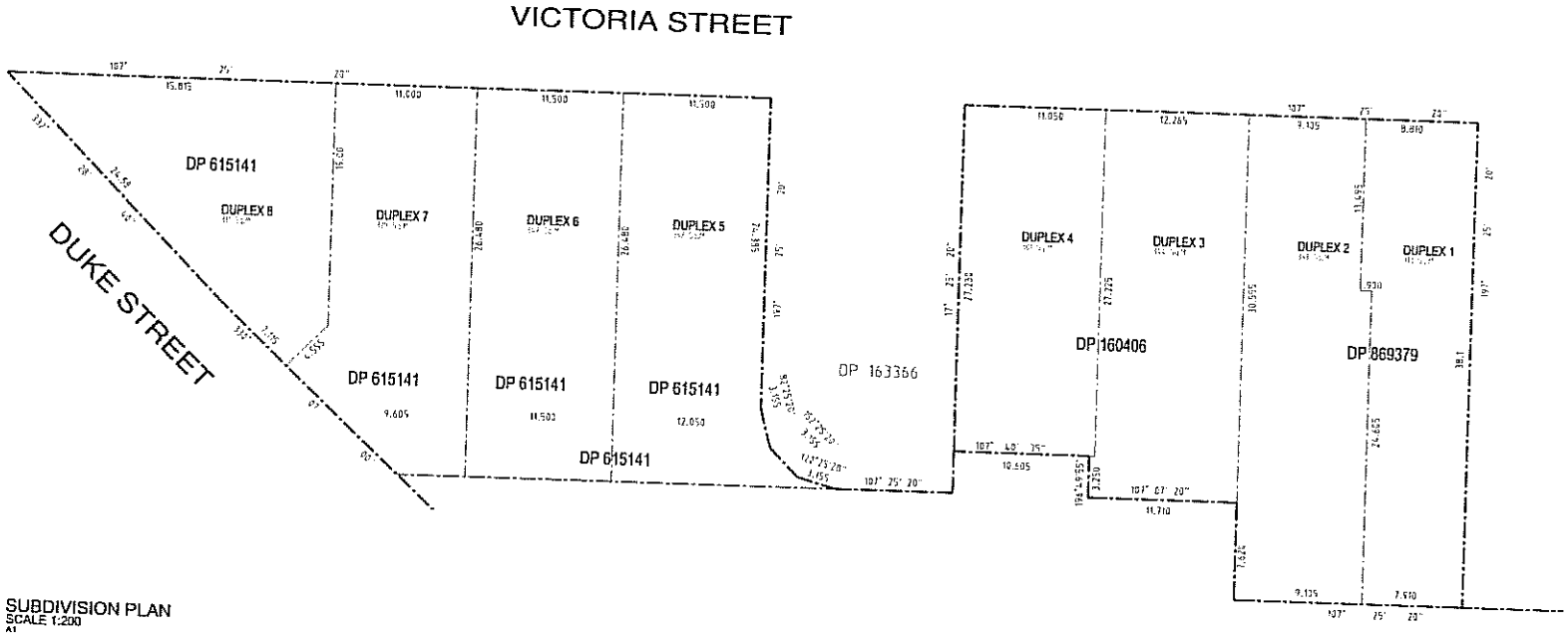

SUBDIVISION PLAN
SCALE 1:200
A1

GENERAL NOTES

PROPOSED SUBDIVISION PLAN

JK FEB 10 1:200

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ZHINAR ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
AT 171-189 PARRAMATTA ROAD
GRANVILLE

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