

STAGE TWO DD

Hampstead Rd Commercial

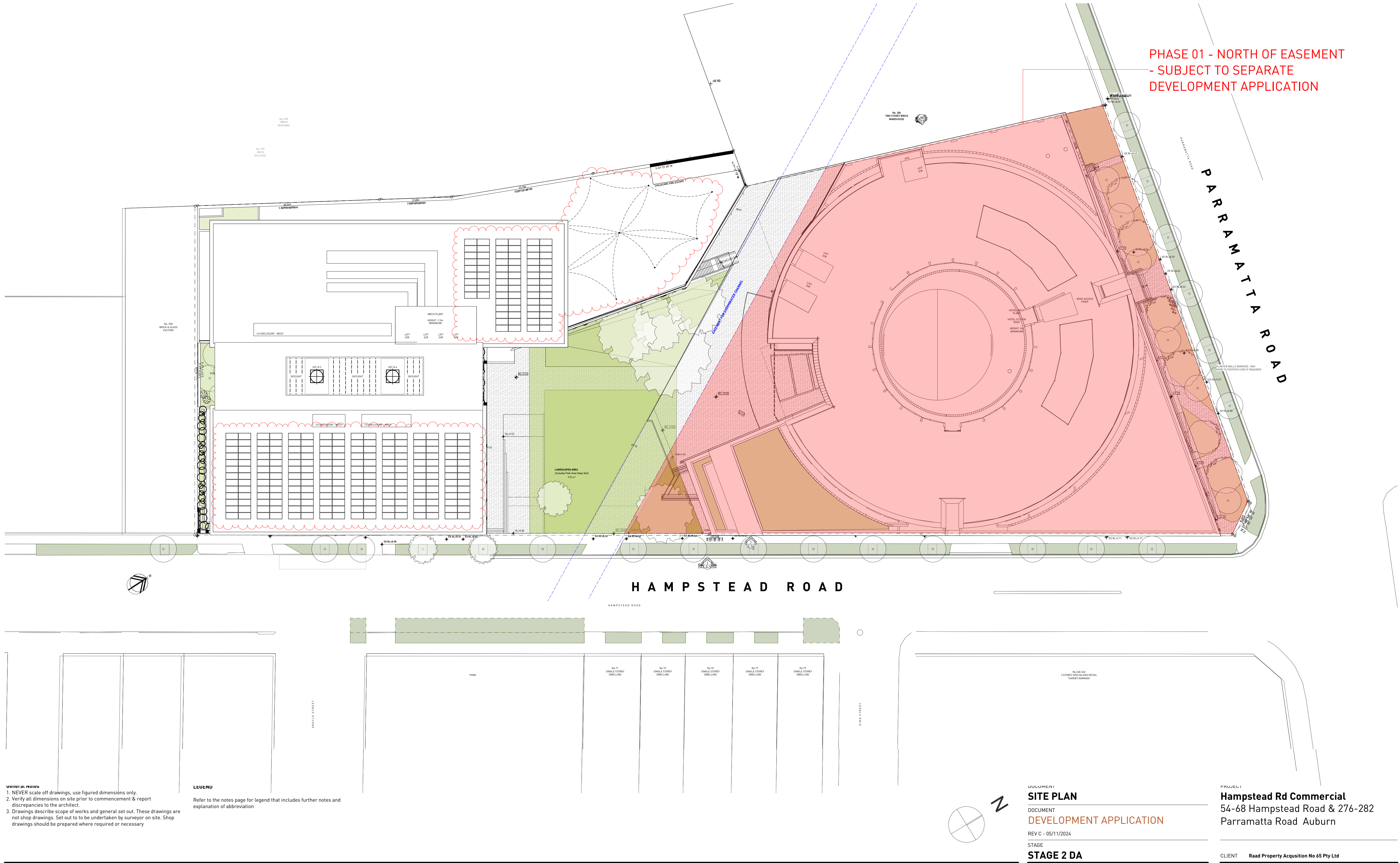
54-68 Hampstead Road & 276-282 Parramatta Road
Auburn NSW 2144

Raad Property Acqusion No 65 Pty Ltd

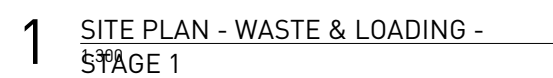
E - 24-02-2025

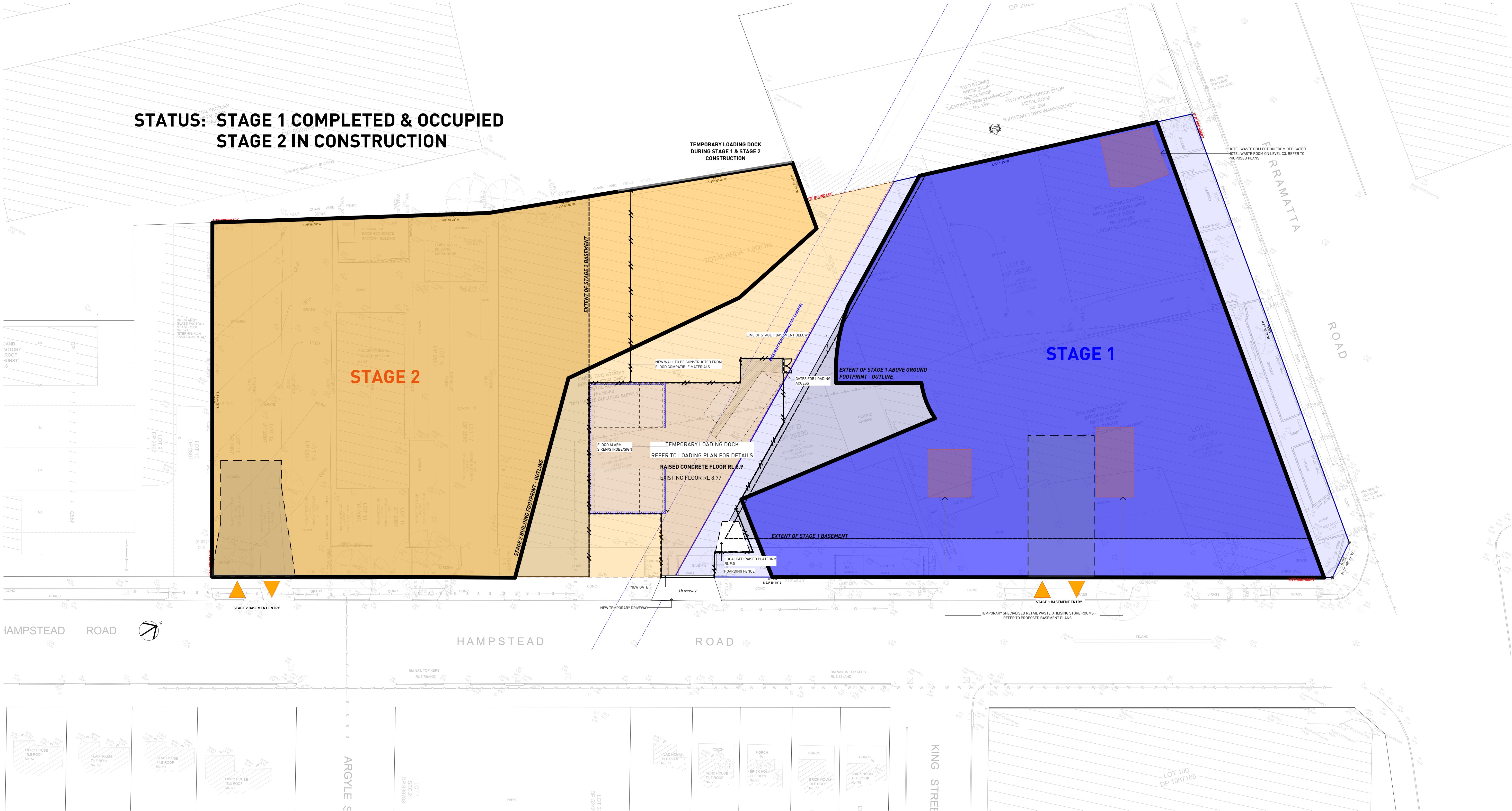
DRAWING No.	DESCRIPTION	STATUS	REV & DATE
DA2-A-S000	TITLE	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S010	SITE PLAN	DEVELOPMENT APPLICATION	C - 05/11/2024
DA2-A-S011	STAGING - WHOLE SITE	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S012	DEMOLITION PLAN - STAGE 2	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S013	WASTE & LOADING - STAGE 1	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S014	WASTE & LOADING - STAGE 2	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S015	WASTE & LOADING - ALL STAGES	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S016	LEVEL 0 - TEMPORARY LODING DOCK	DEVELOPMENT APPLICATION	C - 12/03/2024
DA2-A-S100	LEVEL C3 - SOUTH SITE	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S101	LEVEL C2 - SOUTH SITE	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S102	LEVEL C1 - SOUTH SITE	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S103	LEVEL 0 - SOUTH SITE	DEVELOPMENT APPLICATION	F - 24-02-2025
DA2-A-S104	LEVEL 1 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S105	LEVEL 2 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2024
DA2-A-S106	LEVEL 3 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S107	LEVEL 4 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S108	LEVEL 5 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S109	LEVEL 6 - SOUTH SITE	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S110	ROOF - SOUTH SITE	DEVELOPMENT APPLICATION	C - 05/11/2024
DA2-A-S200	ELEVATIONS - EAST / WEST	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S201	ELEVATIONS - NORTH / SOUTH	DEVELOPMENT APPLICATION	D - 19/02/2025
DA2-A-S202	SECTIONS	DEVELOPMENT APPLICATION	E - 19-02-2025
DA2-A-S203	ATRIUM SECTION	DEVELOPMENT APPLICATION	E - 19-02-2025
DA2-A-S800	GFA CALCULATIONS 1	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S801	GFA CALCULATIONS 2	DEVELOPMENT APPLICATION	E - 24-02-2025
DA2-A-S802	LANDSCAPE CALCULATIONS	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S803	MATERIALS & FINISHES	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S804	HEIGHT PLANE DIAGRAM	DEVELOPMENT APPLICATION	C - 19/02/2025
DA2-A-S805	PHOTOMONTAGE	DEVELOPMENT APPLICATION	A - 12/04/2024
DA2-A-S830	CHILDCARE AREA CALCULATIONS	DEVELOPMENT APPLICATION	B - 12-02-2025
DA2-A-S831	CHILDCARE BATHROOMS	DEVELOPMENT APPLICATION	A - 05/11/2024
DA2-A-S832	CHILDCARE KITCHEN	DEVELOPMENT APPLICATION	A - 05/11/2024
DA2-A-S833	CHILDCARE SOLAR ANALYSIS	DEVELOPMENT APPLICATION	A - 05/11/2024
DA2-A-S834	CHILDCARE SOLAR ANAYLSIS	DEVELOPMENT APPLICATION	A - 05/11/2024
DA2-A-S850	PROPOSED VIEWS FROM THE SUN 1	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S851	PROPOSED VIEWS FROM THE SUN 2	DEVELOPMENT APPLICATION	B - 12/03/2024
DA2-A-S852	DAYLIGHT HOURS ANALYSIS	DEVELOPMENT APPLICATION	B - 12/03/2024
DD2-A-S901	NOTIFICATION - PLAN	DEVELOPMENT APPLICATION	C - 05/11/2024
DD2-A-S902	NOTIFICATION - ELEVATIONS	DEVELOPMENT APPLICATION	D - 19/02/2025

SMITH & TZANNES



19_066 DA2-A-S010





1 SITE PLAN - WASTE & LOADING - STAGE 2

General Notes

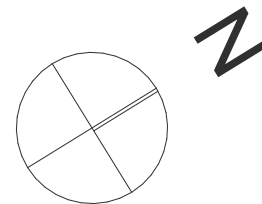
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LEGEND

Refer to the notes page for legend that includes further notes and explanation of abbreviation

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DOCUMENT
WASTE & LOADING - STAGE 2

DOCUMENT
DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE
STAGE 2 DA

PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

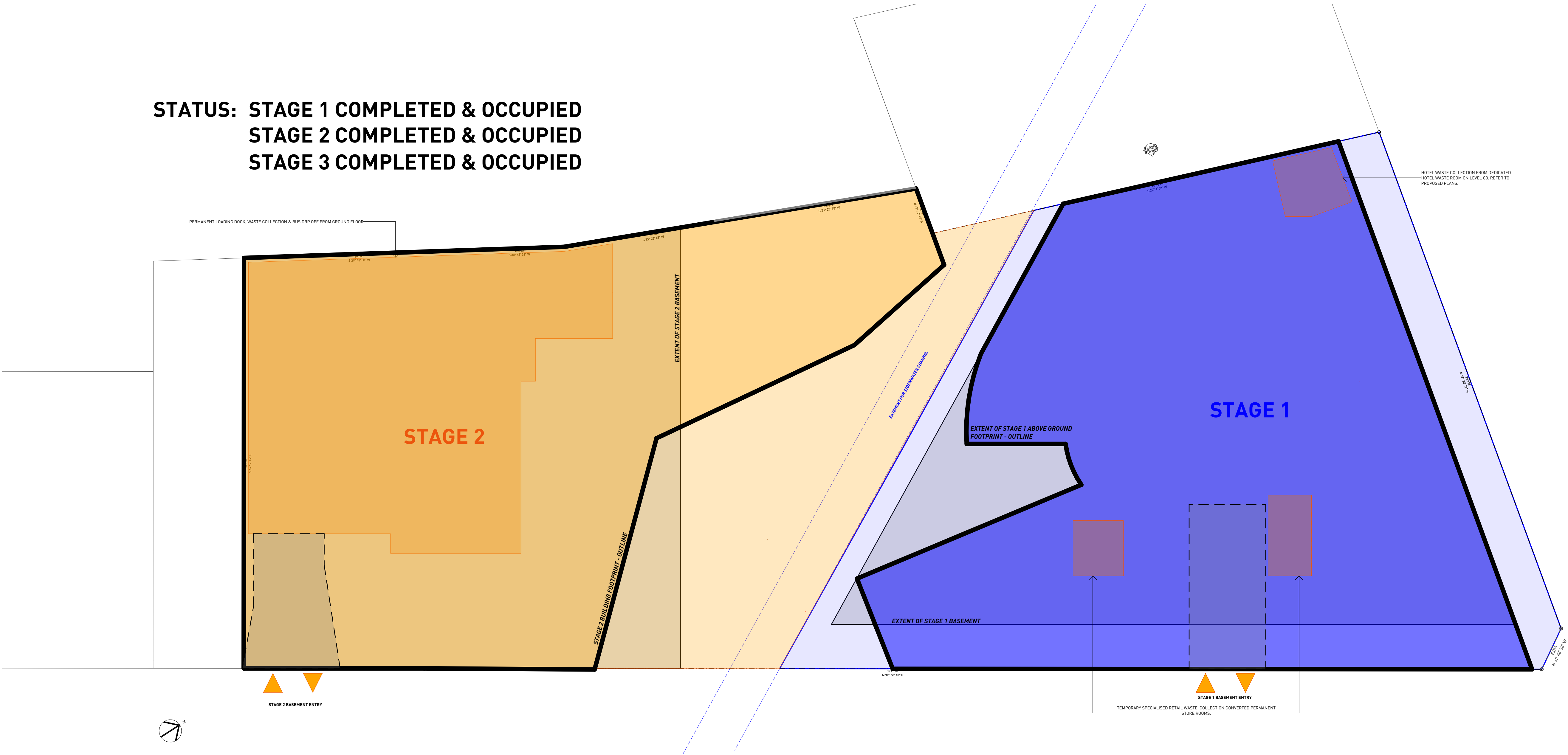
CLIENT **Road Property Acquisition No 65 Pty Ltd**

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S014

STATUS: STAGE 1 COMPLETED & OCCUPIED
STAGE 2 COMPLETED & OCCUPIED
STAGE 3 COMPLETED & OCCUPIED



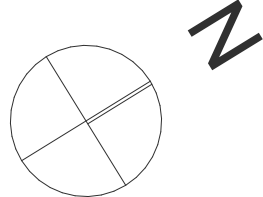
1 SITE PLAN - WASTE & LOADING - ALL STAGES

General Notes

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DOCUMENT

WASTE & LOADING - ALL STAGES

DOCUMENT

DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

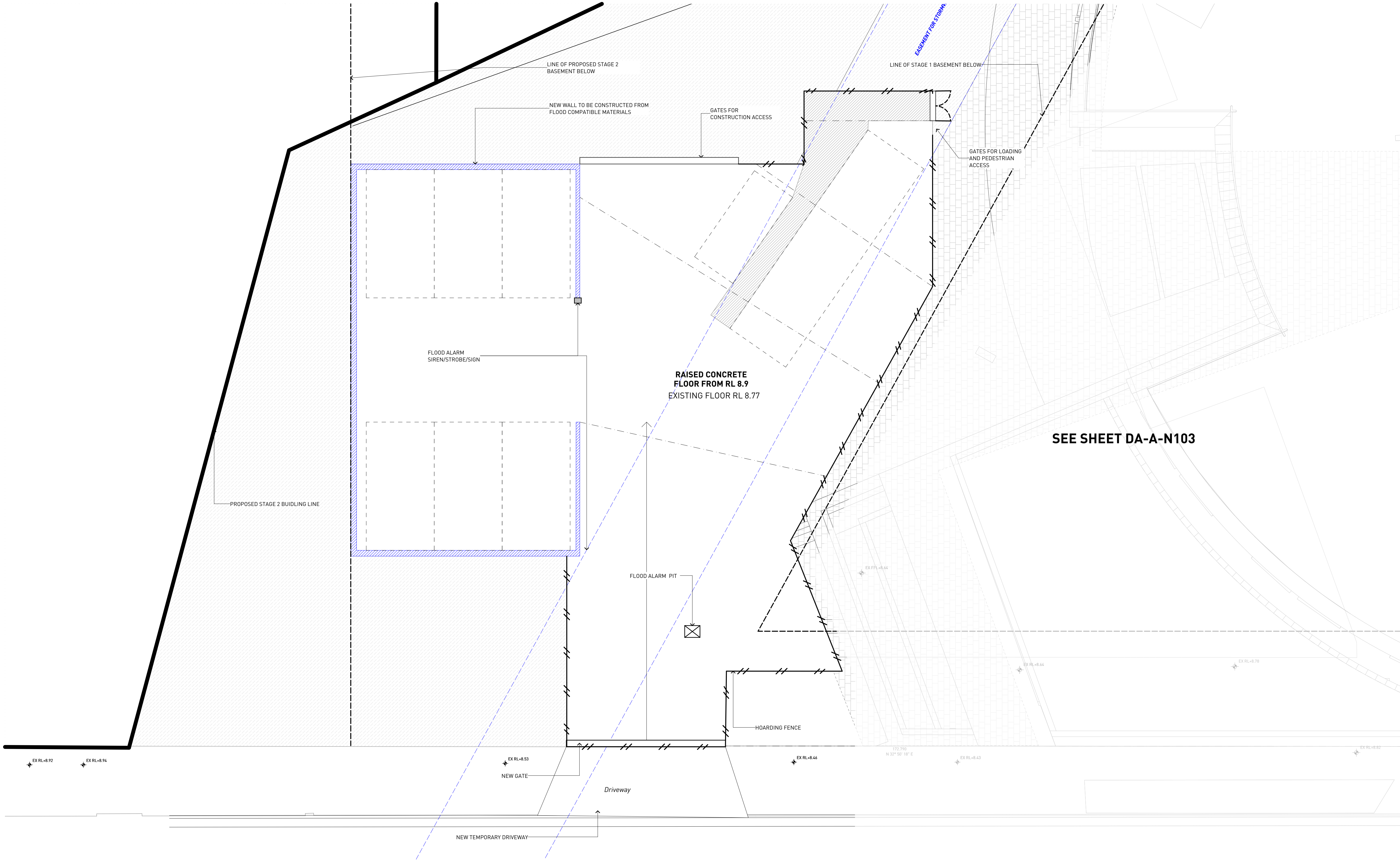
CLIENT

Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S015



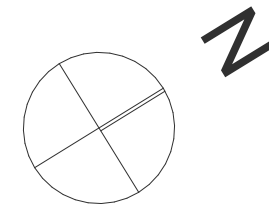
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DOCUMENT

LEVEL 0 - TEMPORARY LODING DOCK

DOCUMENT

DEVELOPMENT APPLICATION

REV C - 12/03/2024

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S016

DEVELOPMENT APPLICATION - SOUTH SITE	
PROPOSED CARPARKING - SOUTHERN CARPARK	
CHILDCARE	
29	
CHILDCARE ACC	
1	
PARKING BB	
215	
PARKING BB ACC	
6	
251	



1 LEVEL C3 - SOUTH
1:200

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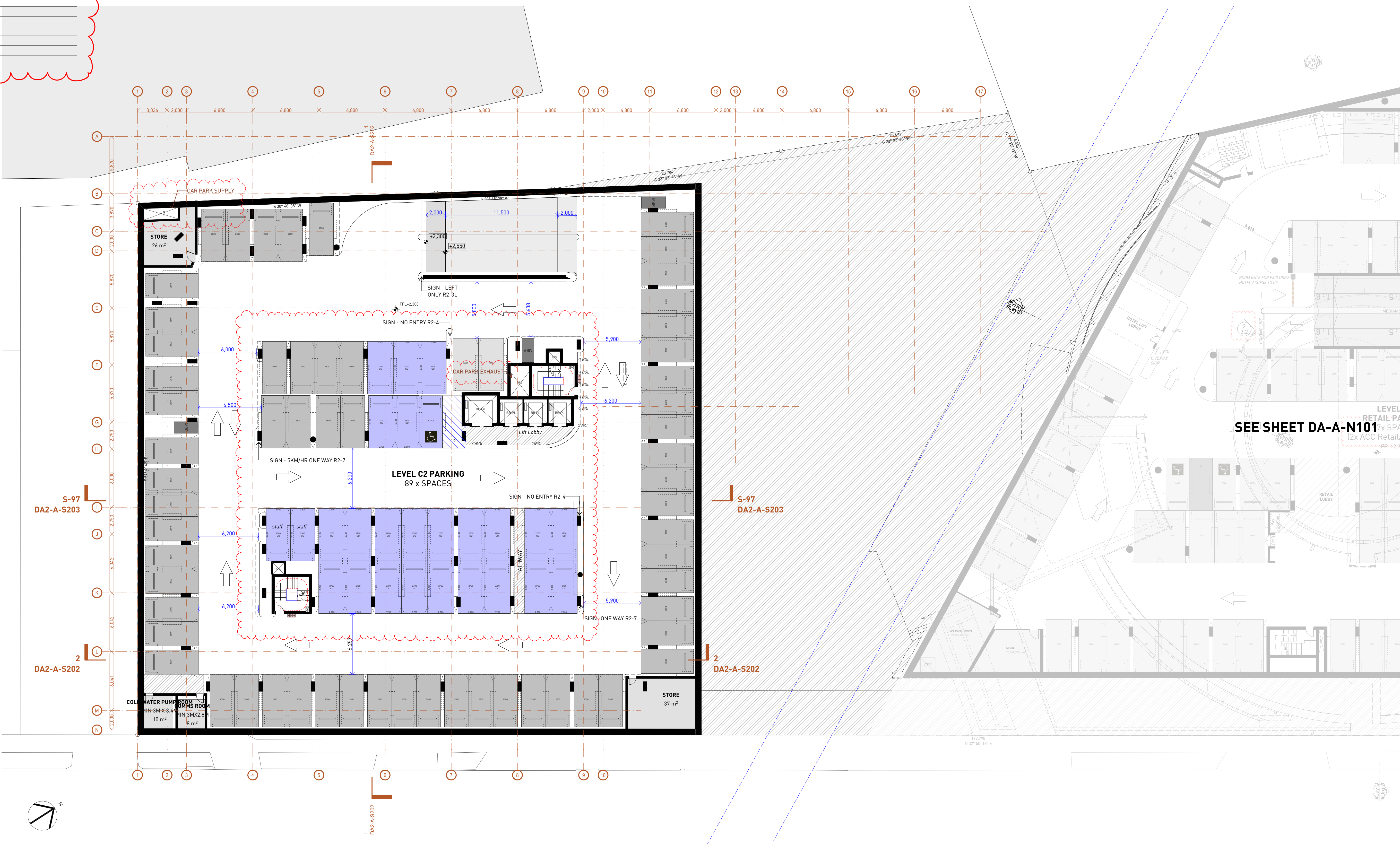
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5,000 (1-50)
10,000 (1-100)
15,000 (1-150)



19_066 DA2-A-S100

DEVELOPMENT APPLICATION - SOUTH SITE	
PROPOSED CARPARKING - SOUTHERN CARPARK	
CHILDCARE	
29	
CHILDCARE ACC	
1	
PARKING BB	
215	
PARKING BB ACC	
6	
251	



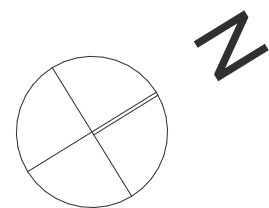
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LEGEND

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REFERENCE SCHEME



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LEVEL C2 - SOUTH SITE
DOCUMENT
DEVELOPMENT APPLICATION
REV E - 24-02-2025
STAGE
STAGE 2 DA

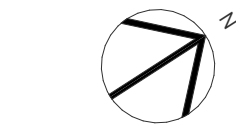
PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P102 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S101

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1 LEVEL C1 - SOUTH
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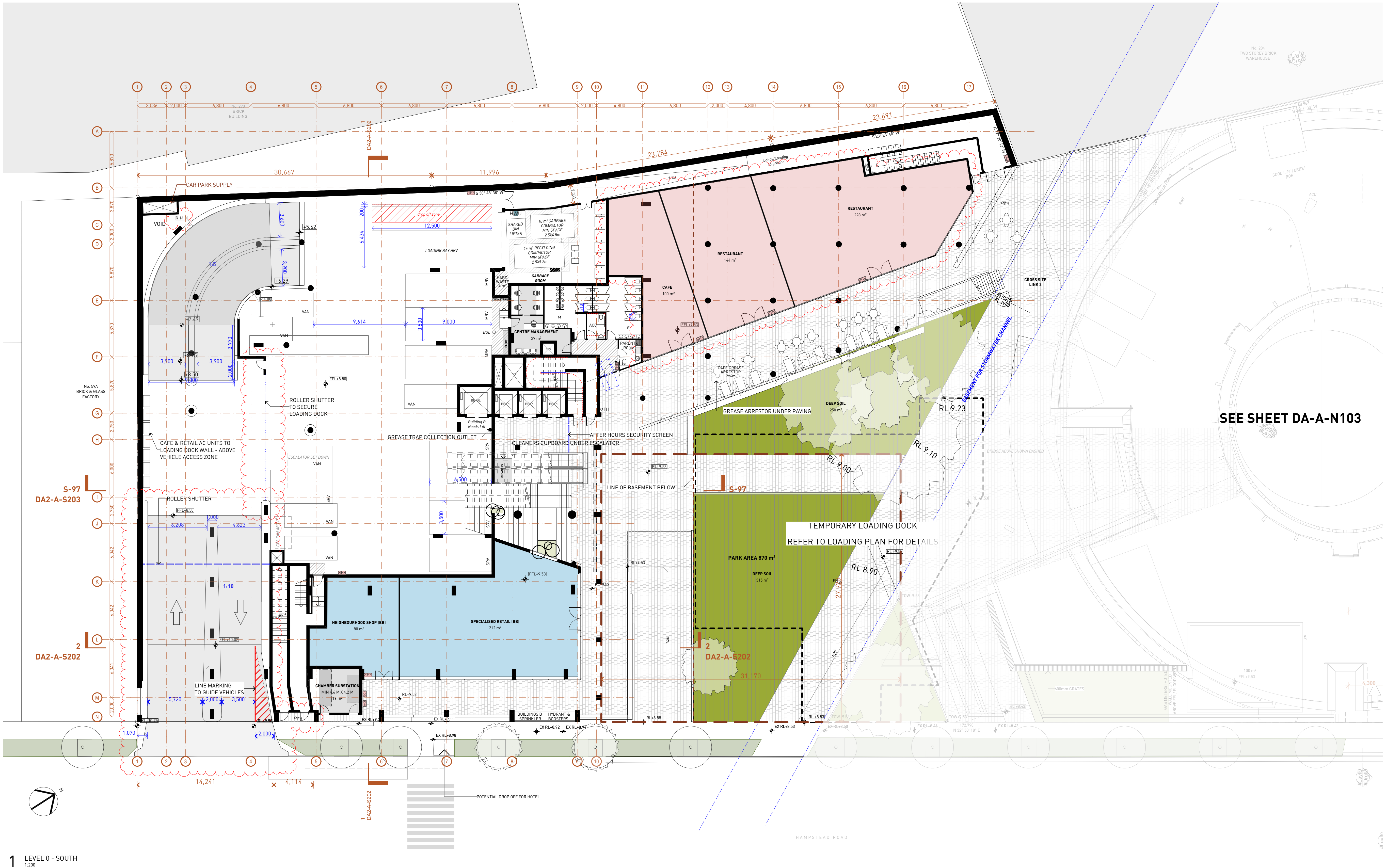
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M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtznanes.com.au
smithtznanes.com.au
Nominated Architect: Peter Smith [Reg 7024]



19_066 DA2-A-S102



1 LEVEL 0 - SOUTH
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REFERENCE SCHEME

DOCUMENT

LEVEL 0 - SOUTH SITE

DOCUMENT

DEVELOPMENT APPLICATION

REV F - 24-02-2025

STAGE

STAGE 2 DA

PROJECT

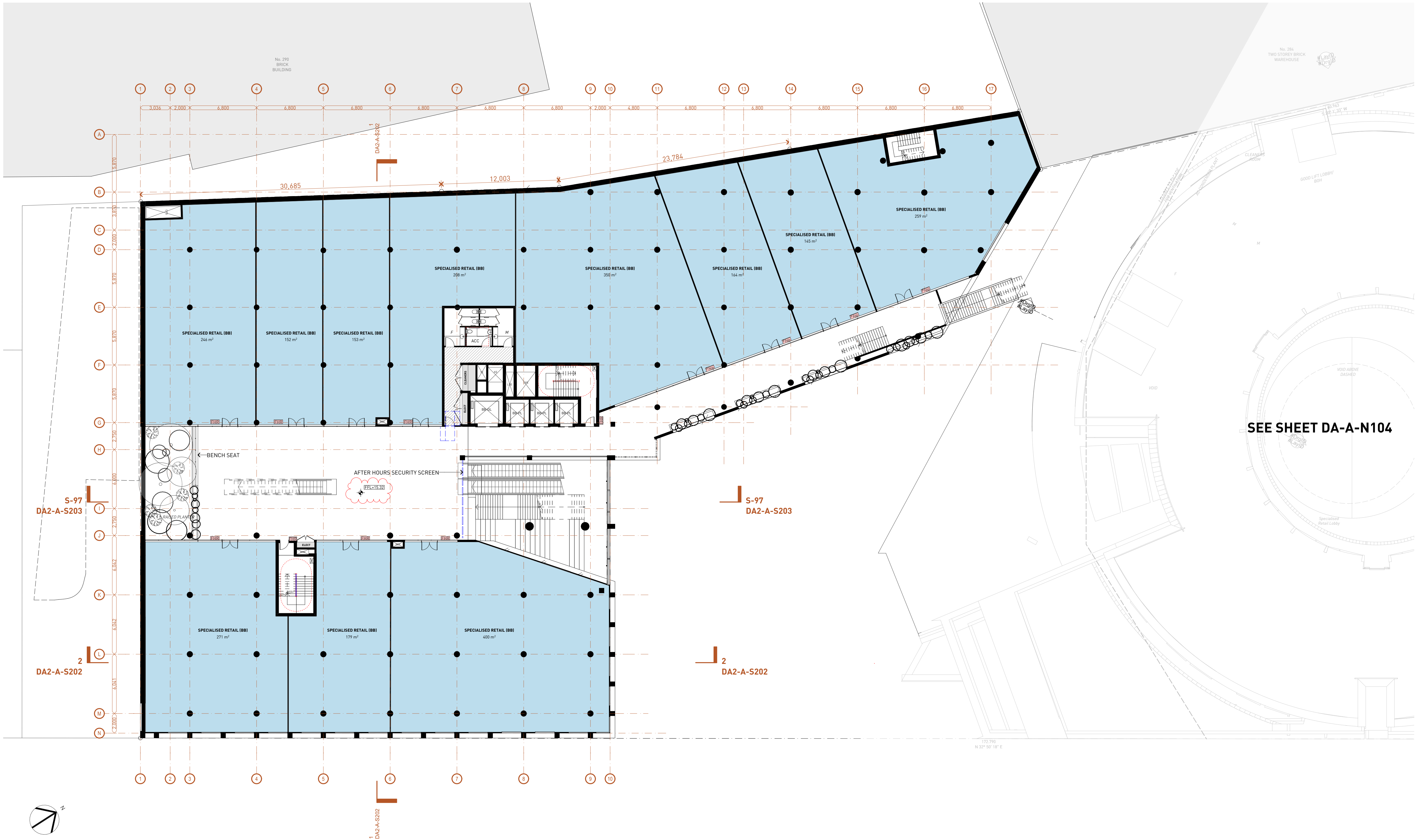
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





1 LEVEL 1 - SOUTH
1:200

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DOCUMENT

LEVEL 1 - SOUTH SITE

DOCUMENT

DEVELOPMENT APPLICATION

REV D - 19/02/2025

STAGE

STAGE 2 DA

PROJECT

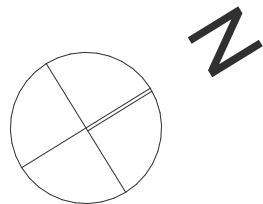
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

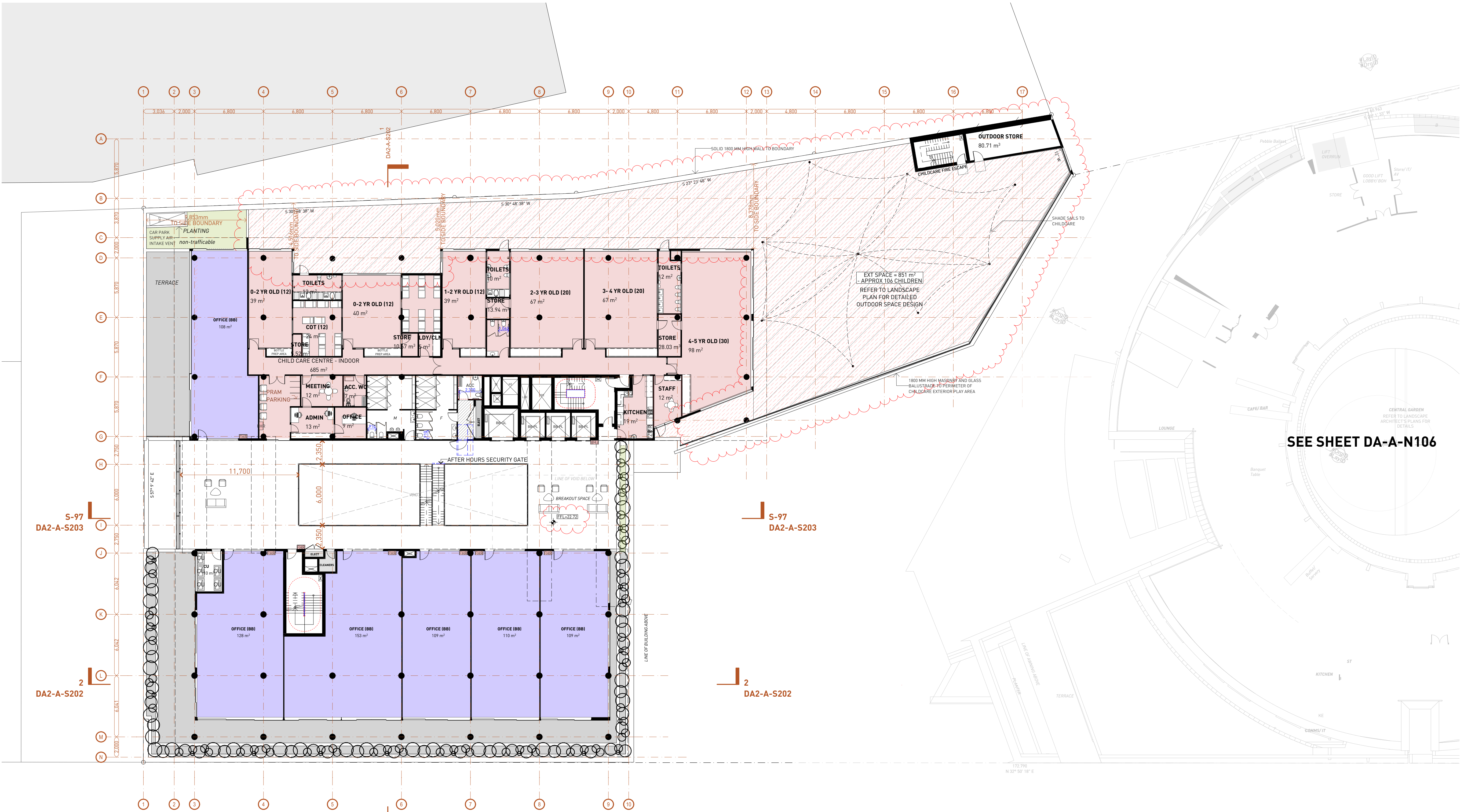
CLIENT

Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)







1 LEVEL 3 - SOUTH
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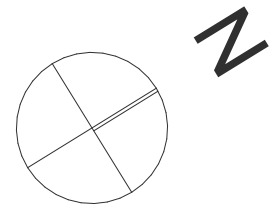
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REFERENCE SCHEME



DOCUMENT

LEVEL 3 - SOUTH SITE

DOCUMENT

DEVELOPMENT APPLICATION

REV D - 19/02/2025

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

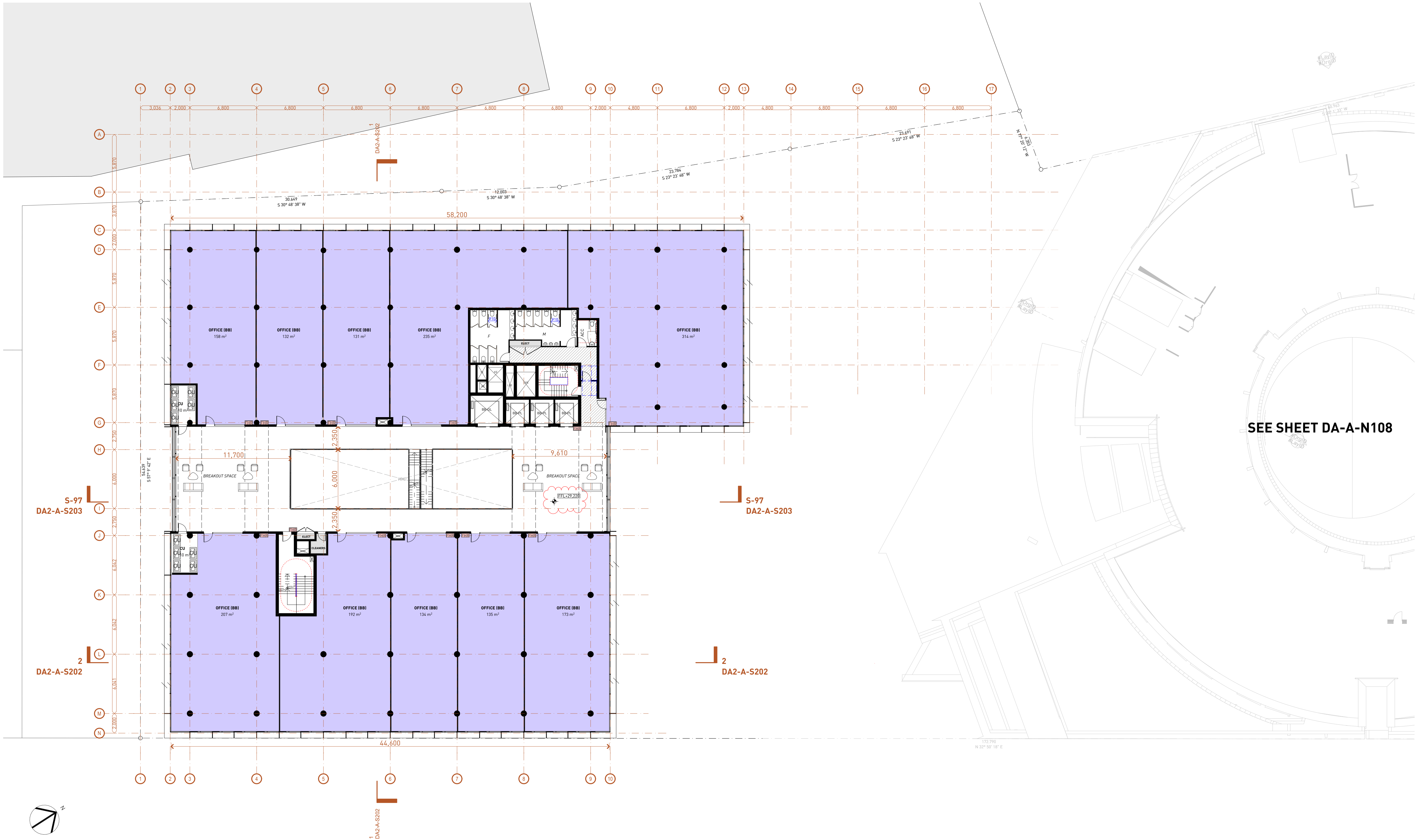
Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
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smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





19 066 DA2-A-S107



SEE SHEET DA-A-N108

1 LEVEL 5 - SOUTH
1:200

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DOCUMENT

LEVEL 5 - SOUTH SITE

DOCUMENT

DEVELOPMENT APPLICATION

REV D - 19/02/2025

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

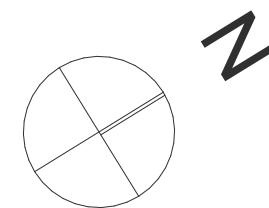
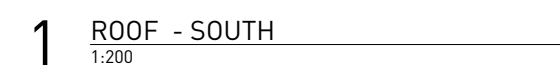
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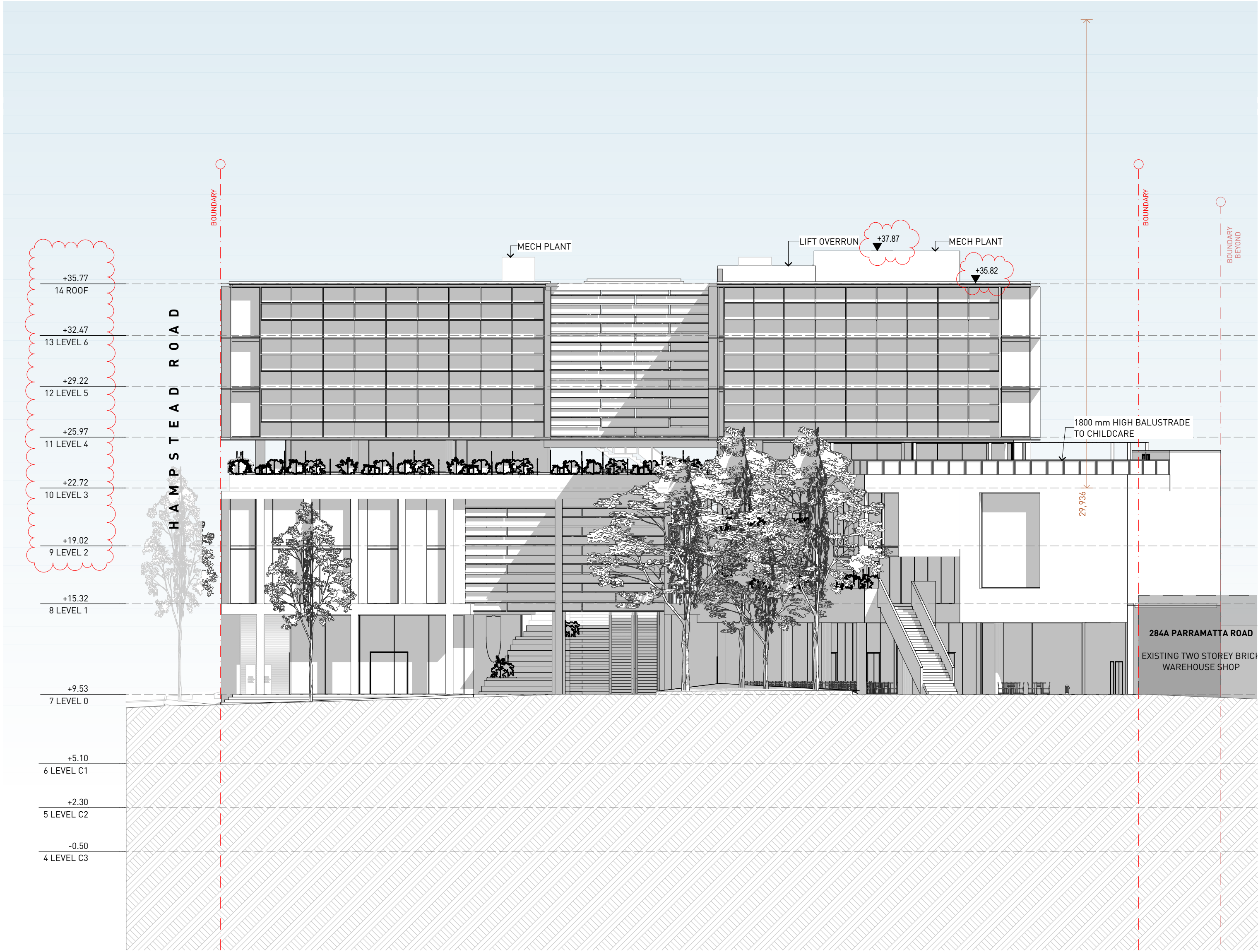
Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P102 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

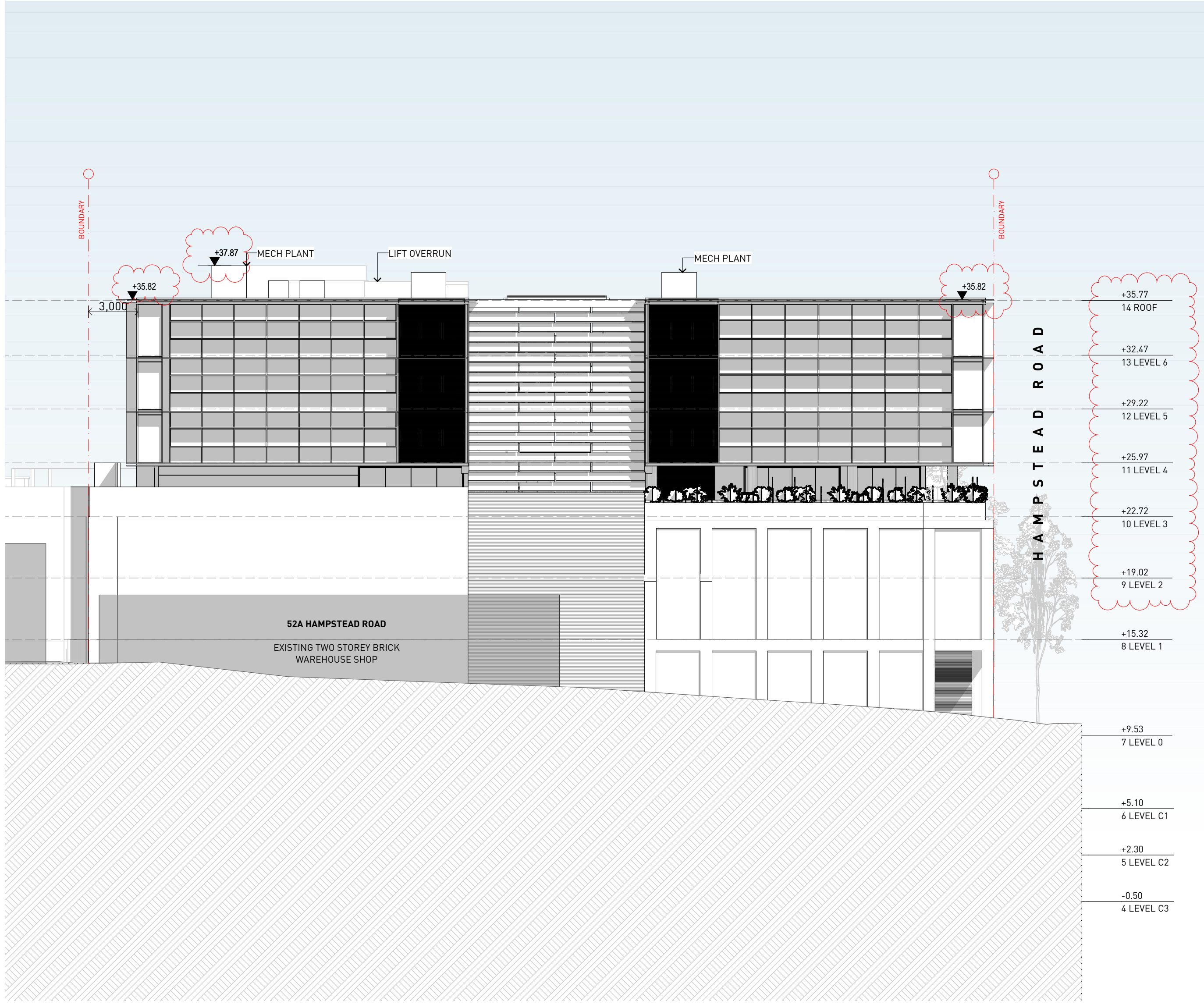


19_066 DA2-A-S108





3 NORTH ELEVATION
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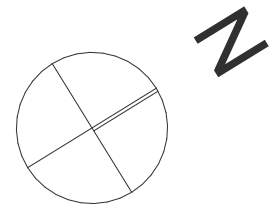
4 SOUTH ELEVATION
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DOCUMENT

ELEVATIONS - NORTH / SOUTH

DOCUMENT

DEVELOPMENT APPLICATION

REV D - 19/02/2025

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

Road Property Acquisition No 65 Pty Ltd

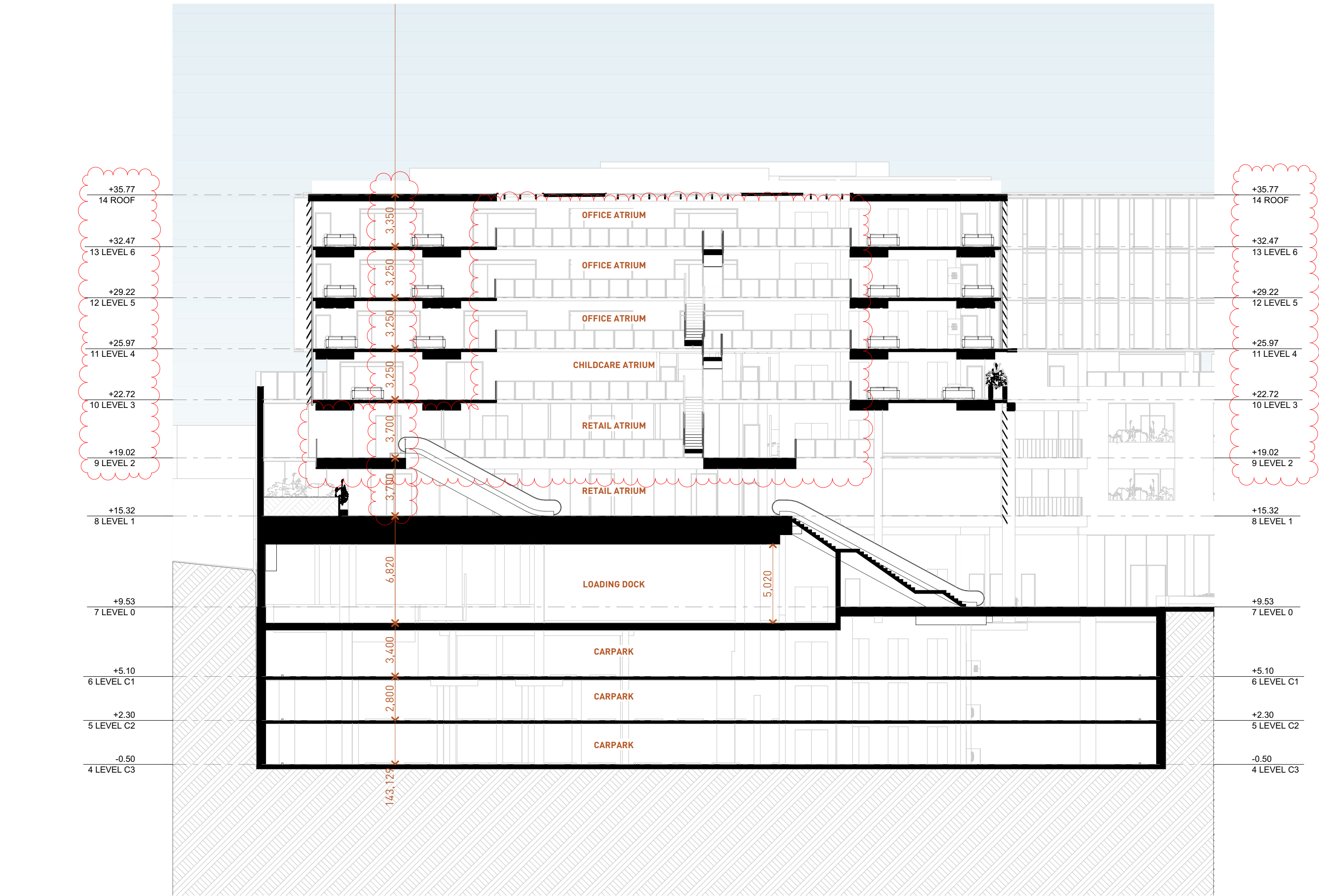
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



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LAYOUT: 1:200
19/02/2025
28/03/2025





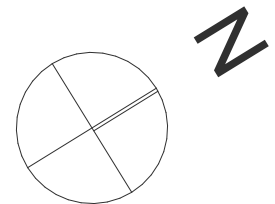
S-97 LONG SECTION ATRIUM
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DOCUMENT

ATRIUM SECTION

DOCUMENT

DEVELOPMENT APPLICATION

REV E - 19-02-2025

STAGE

STAGE 2 DA

PROJECT

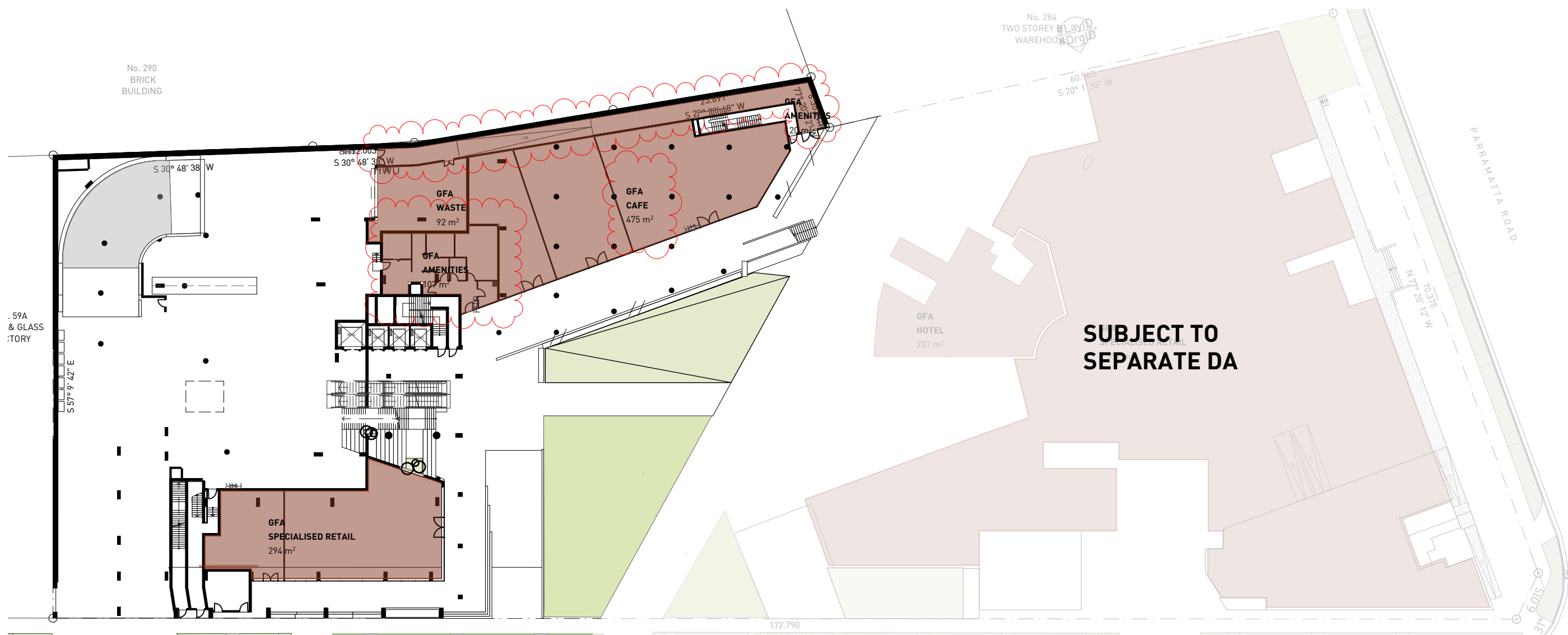
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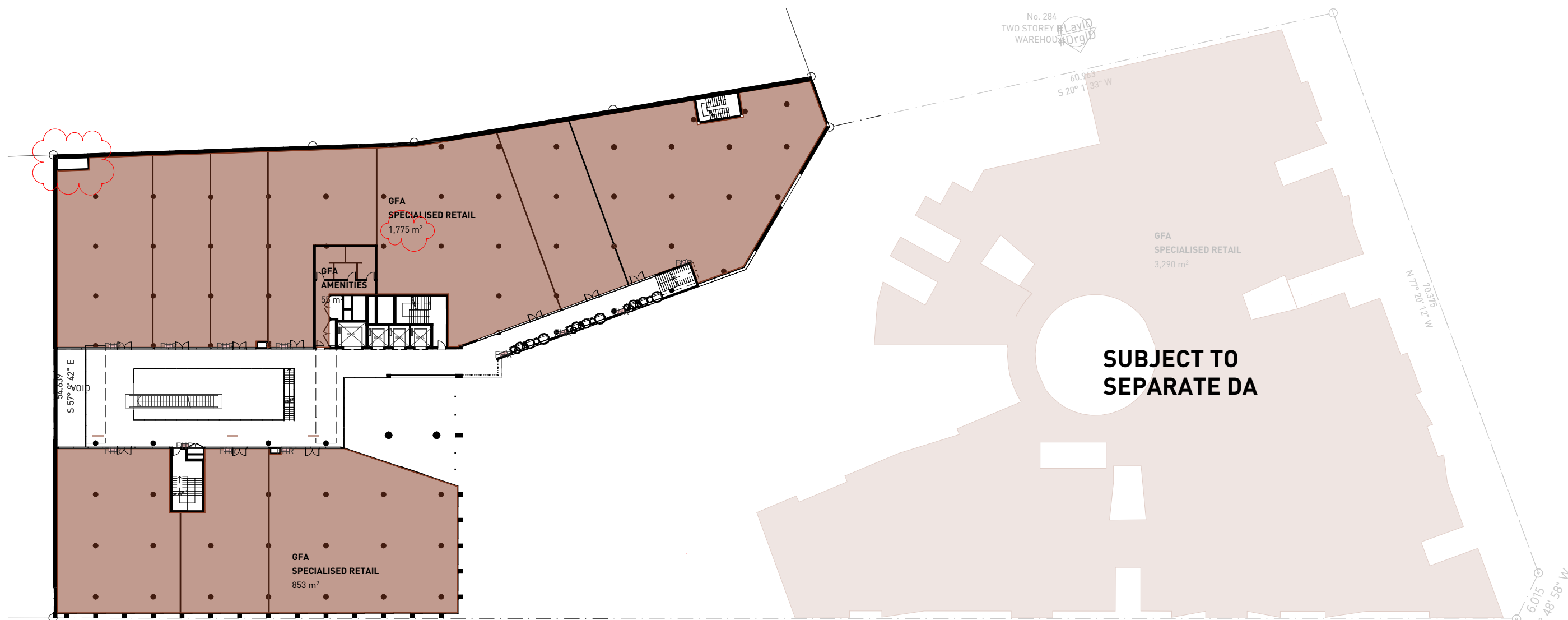




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2 LEVEL 1 GFA
1:500



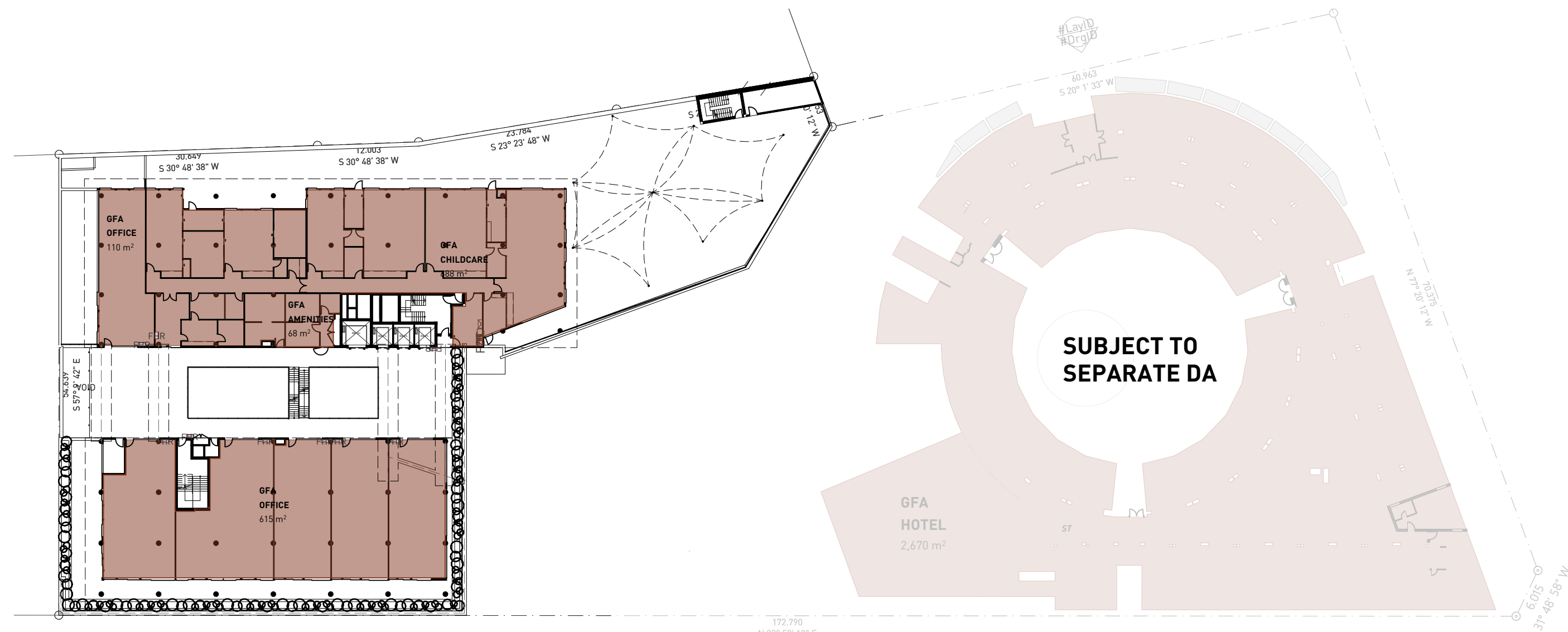
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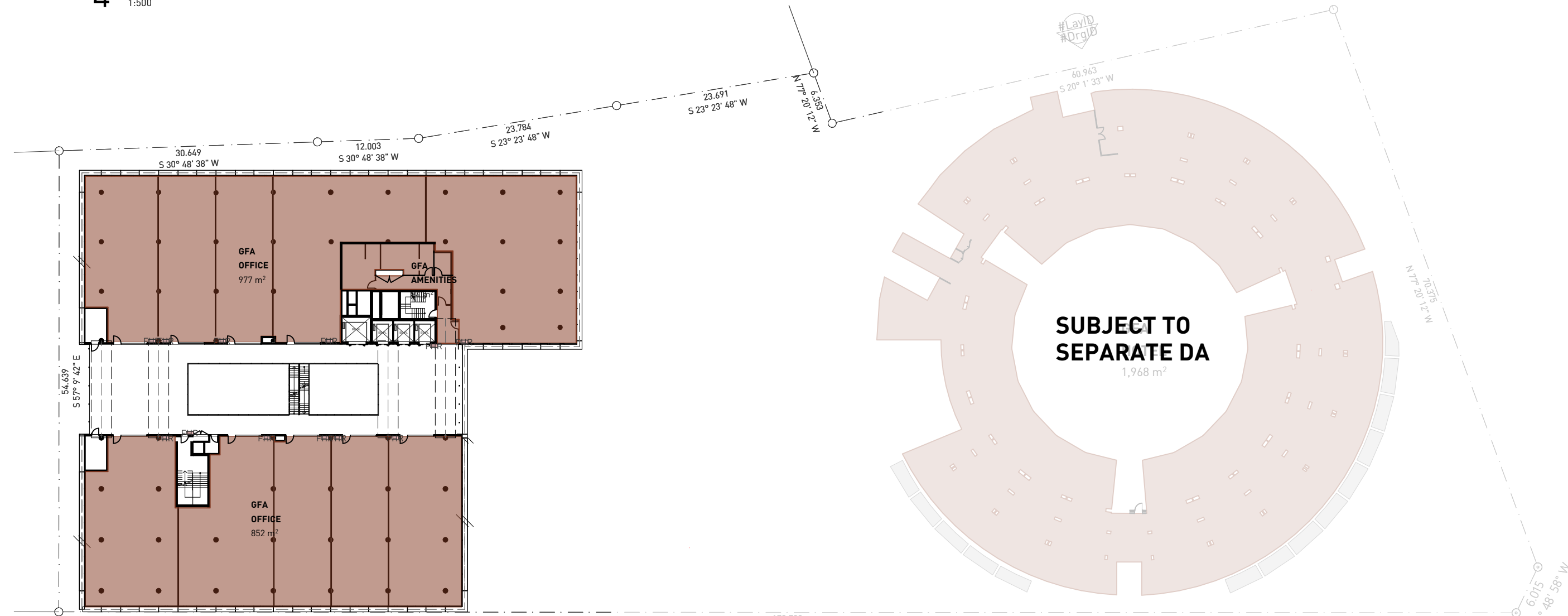
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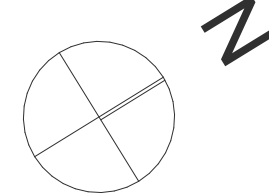
REFERENCE SCHEME



4 LEVEL 3 GFA
1:500



5 LEVEL 4 GFA
1:500



DOCUMENT
GFA CALCULATIONS 1
DOCUMENT
DEVELOPMENT APPLICATION
REV E - 24-02-2025
STAGE
STAGE 2 DA

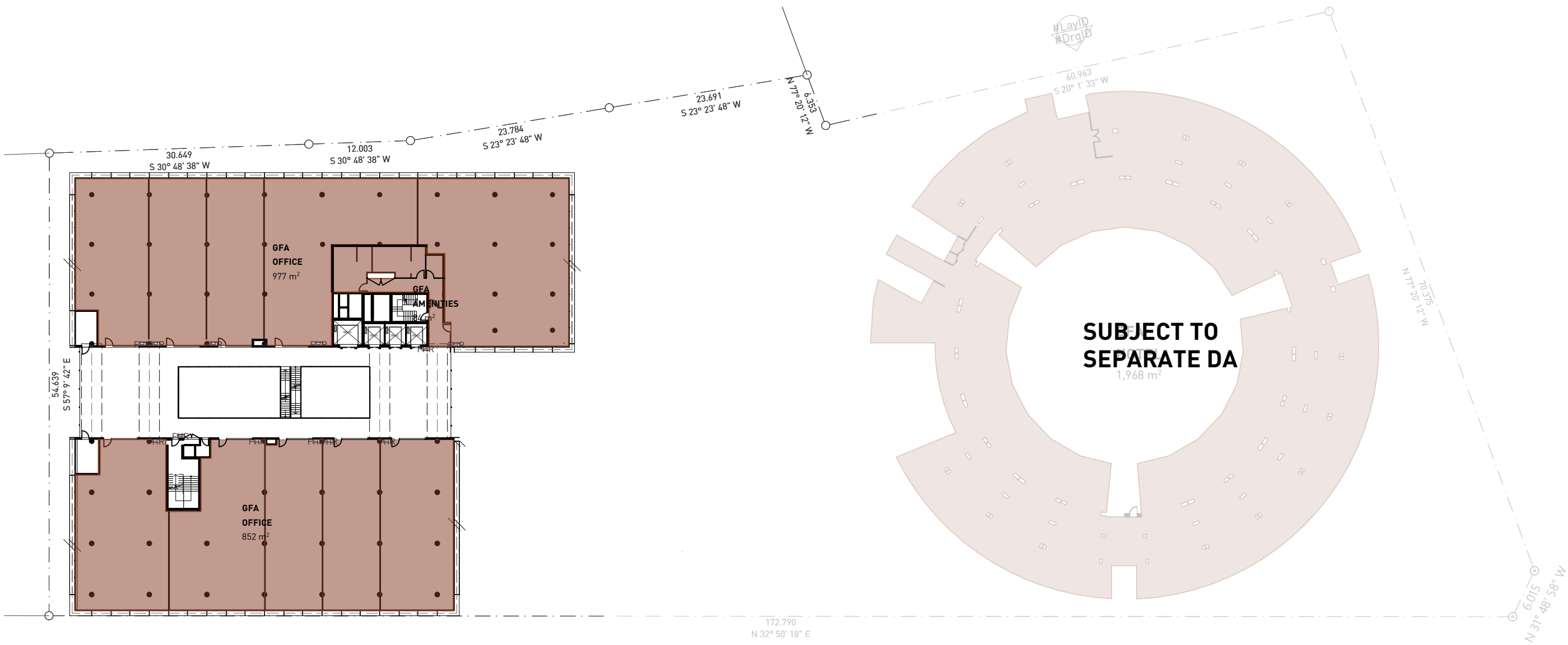
PROJECT
Hampstead Rd Commercial
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Parramatta Road Auburn

CLIENT Rood Property Acquisition No 65 Pty Ltd

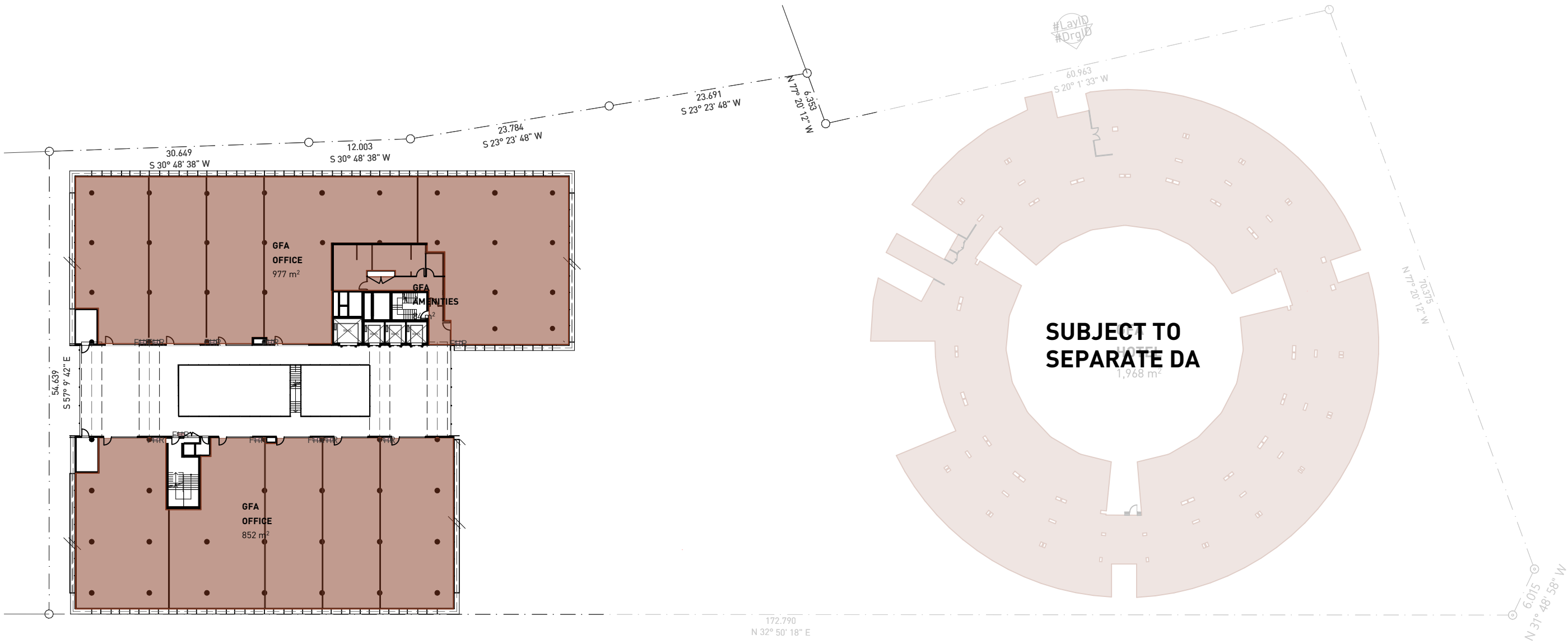
ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S800



1 LEVEL 5 GFA
1:500



2 LEVEL 6 GFA
1:500

WHOLE DEVELOPMENT

CHILDCARE/ FOOD AND BEVERAGE (TOTAL 1,163m²) **0.11:1**
(1:1 PERMISSABLE)

SPECIALISED RETAIL (TOTAL 14,538m²) **1.44:1**
(1.5:1 PERMISSABLE)

OFFICE/ HOTEL (TOTAL 15,017m²) **1.48:1**
(3:1 PERMISSABLE)

WASTE & AMENITIES (TOTAL 1,186m²) **0.11:1**

TOTAL GFA = 31,904 m²

DEVELOPMENT SCHEDULE

SITE AREA 10,080m²

HEIGHT LIMIT 27m

FSR PERMITTED
1:1 centre-based child care facility, Food and drink premises
1.5:1 for specialised retail premises, entertainment facilities, function centres and registered clubs, and
3:1 for office premises and hotel or motel accommodation.

GFA PERMITTED
1:1 10,080m²
1.5:1 15,120m²
3:1 30,240m²

02 GFA AREAS SOUTH - STAGE 2 (SOUTH) - BUILDING B

TYPE	AREA	Home Story	
GFA			
CAFE	475	LEVEL 0	
	475 m ²		
CHILDCARE	688	LEVEL 3	475 + 688 = 1,163
	688 m ²		FSR 0.11:1
OFFICE	725	LEVEL 3	
OFFICE	1,829	LEVEL 4	
OFFICE	1,829	LEVEL 5	
OFFICE	1,829	LEVEL 6	
	6,212 m ²		FSR 0.61:1
SPECIALISED RETAIL	294	LEVEL 0	
SPECIALISED RETAIL	2,545	LEVEL 1	
SPECIALISED RETAIL	2,628	LEVEL 2	
	5,467 m ²		FSR 0.54:1
WASTE & AMENITIES	319	LEVEL 0	
WASTE & AMENITIES	492	LEVEL 1	
WASTE & AMENITIES	55	LEVEL 2	
WASTE & AMENITIES	68	LEVEL 3	
WASTE & AMENITIES	84	LEVEL 4	
WASTE & AMENITIES	84	LEVEL 5	
WASTE & AMENITIES	84	LEVEL 6	
	1,186 m ²		FSR 0.11:1
	14,028 m ²		FSR 1.39:1

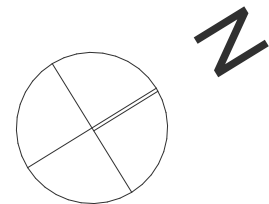
GFA SCHEDULE - STAGE 1 (NORTH) - BUILDING A

TYPE	AREA	LEVEL	
GFA			
HOTEL	231	LEVEL 0	
HOTEL	2,670	LEVEL 3	
HOTEL	1,968	LEVEL 4	
HOTEL	1,968	LEVEL 5	
HOTEL	1,968	LEVEL 6	
	8,805 m ²		FSR 0.87:1
SPECIALISED RETAIL	2,551	LEVEL 0	
SPECIALISED RETAIL	3,230	LEVEL 1	
SPECIALISED RETAIL	3,290	LEVEL 2	
	9,071 m ²		FSR 0.94:1
	17,876 m ²		FSR 1.82:1

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LEGEND
Refer to the notes page for legend that includes further notes and explanation of abbreviation

REFERENCE SCHEME



DOCUMENT
GFA CALCULATIONS 2
DOCUMENT
DEVELOPMENT APPLICATION
REV E - 24-02-2025
STAGE
STAGE 2 DA

PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P102 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA2-A-S801



1 LANDSCAPE CALCULATIONS

LANDSCAPE - STAGE 2		
		AREA
LANDSCAPED AREA		
DEEP SOIL	565	
SITE COVERAGE		
SITE COVERAGE	3,189	

LANDSCAPE - WHOLE SITE		
		AREA
LANDSCAPED AREA		
DEEP SOIL	565	
DEEP SOIL/ LANDSCAPE	482	TOTAL DEEP SOIL: 565 + 557 = 1,113 m²
LANDSCAPED AREA	970	TOTAL LANDSCAPE: 481 + 874 = 1,355m²
SITE COVERAGE		
SITE COVERAGE	7,023	

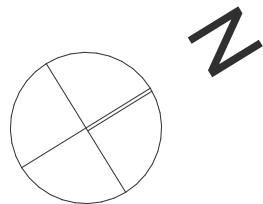
TOTAL SITE AREA: 10,080m²

PROPOSED LANDSCAPE AREA FOR THE WHOLE SITE = 13% OF TOTAL SITE AREA

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- LEGEND**

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DOCUMENT
LANDSCAPE CALCULATIONS

DOCUMENT
DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE
STAGE 2 DA

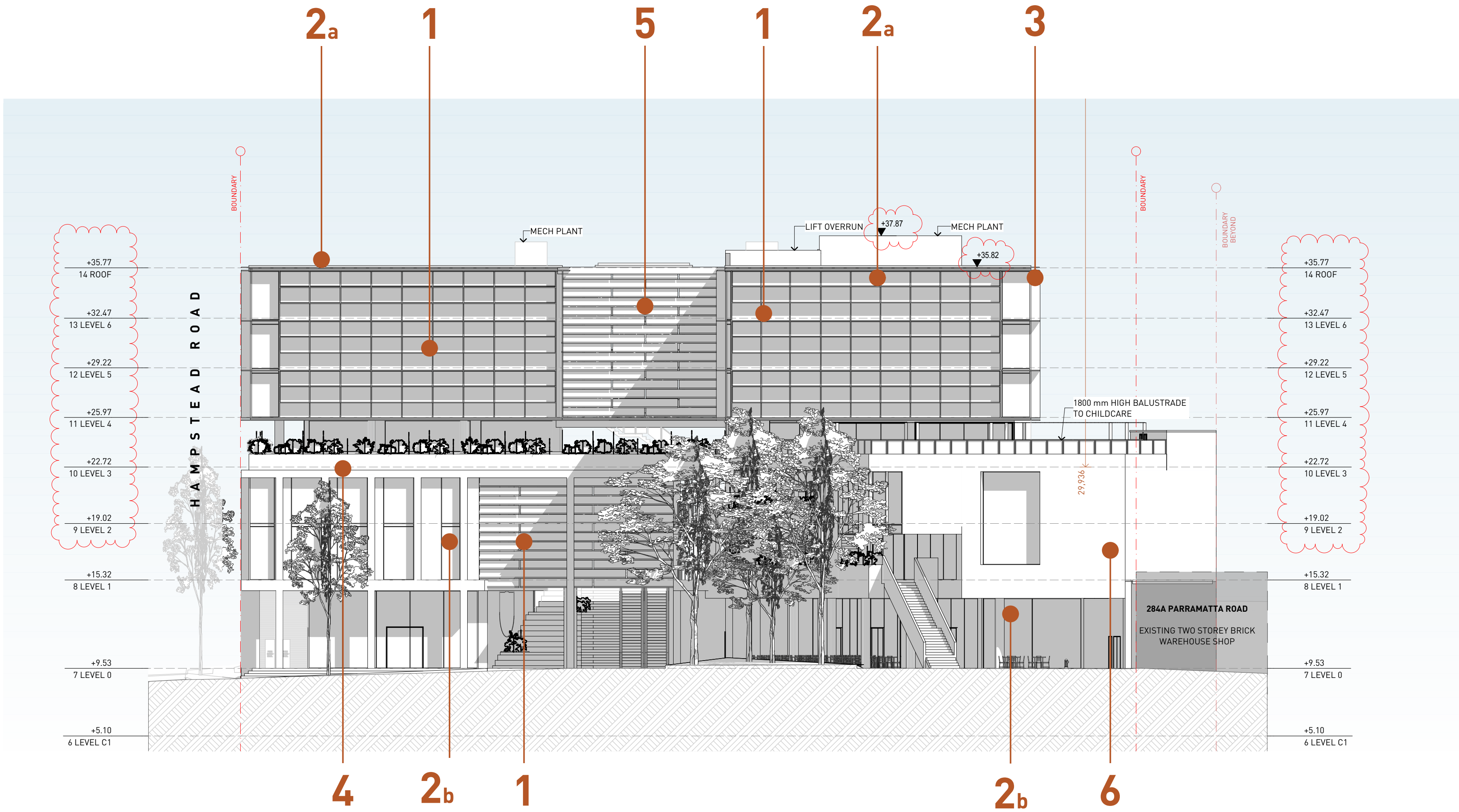
PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT
Riad Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P102 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

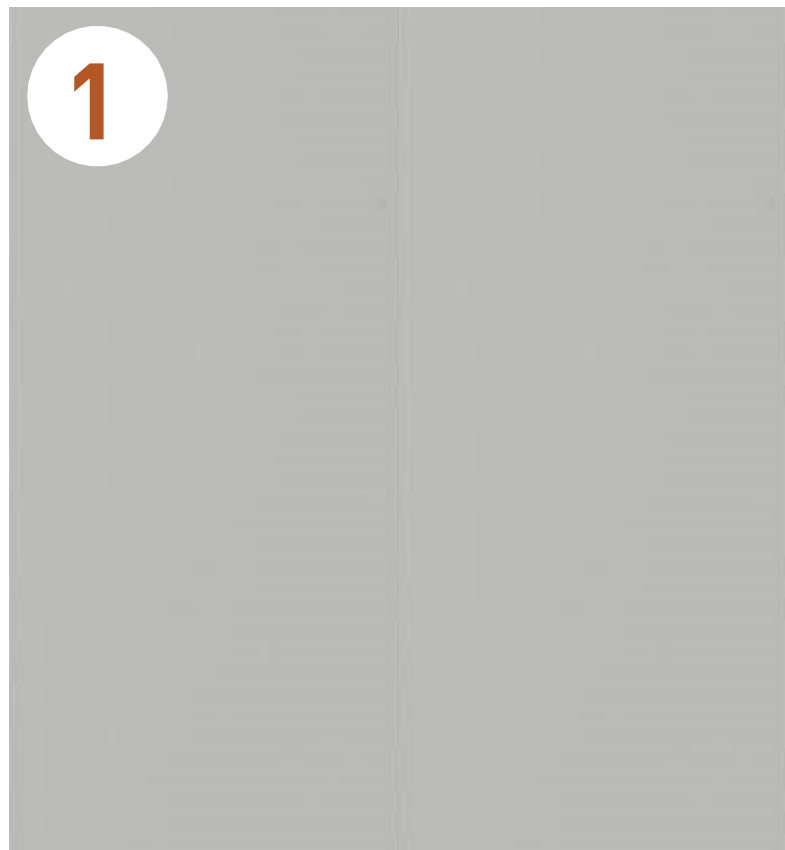


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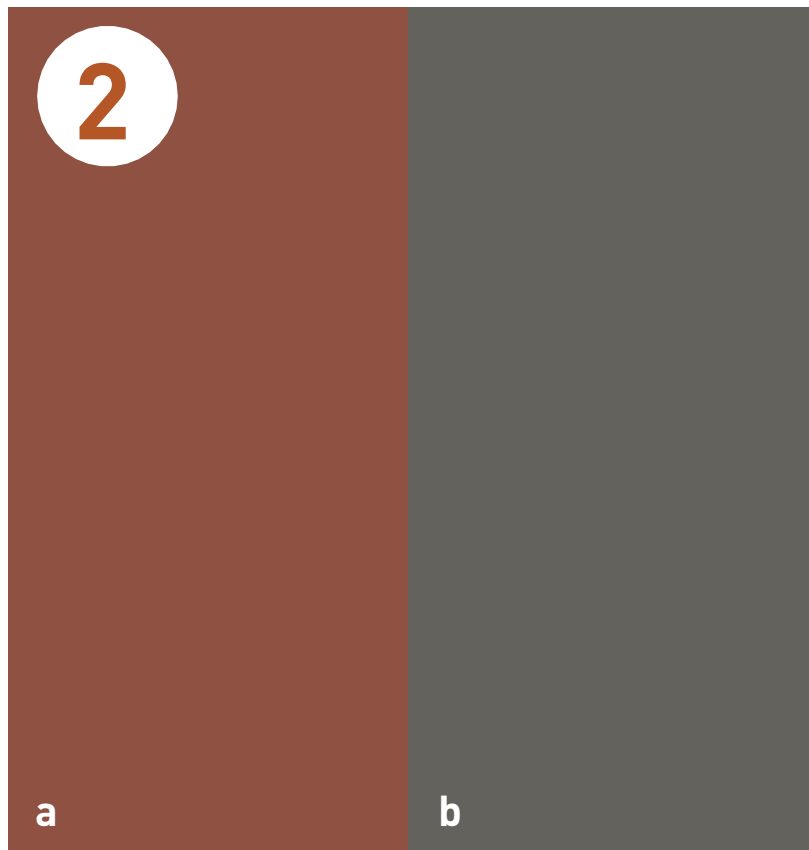


FOR TREE & PLANT SPECIFICATION - REFER TO LANDSCAPE ARCHITECTS' DETAILS

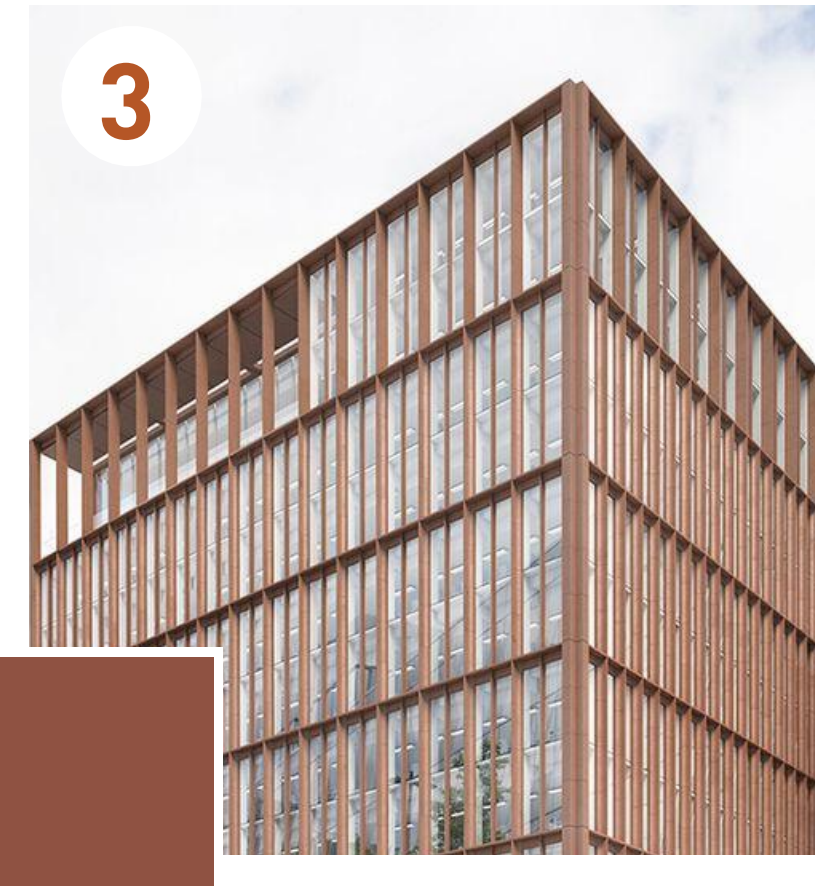
MATERIALS & FINISHES



FIBRE CEMENT CLADDING
LIGHT & DARK GREY WITH TEXTURED FINISH
DULUX WHITE DUCK



ALUMINIUM WINDOW FRAMES
2a. POWERCOAT DULUX TERRITORY RED - OFFICE LEVELS
2b. POWERCOAT DULUX TIMBERLAND - RETAIL LEVELS



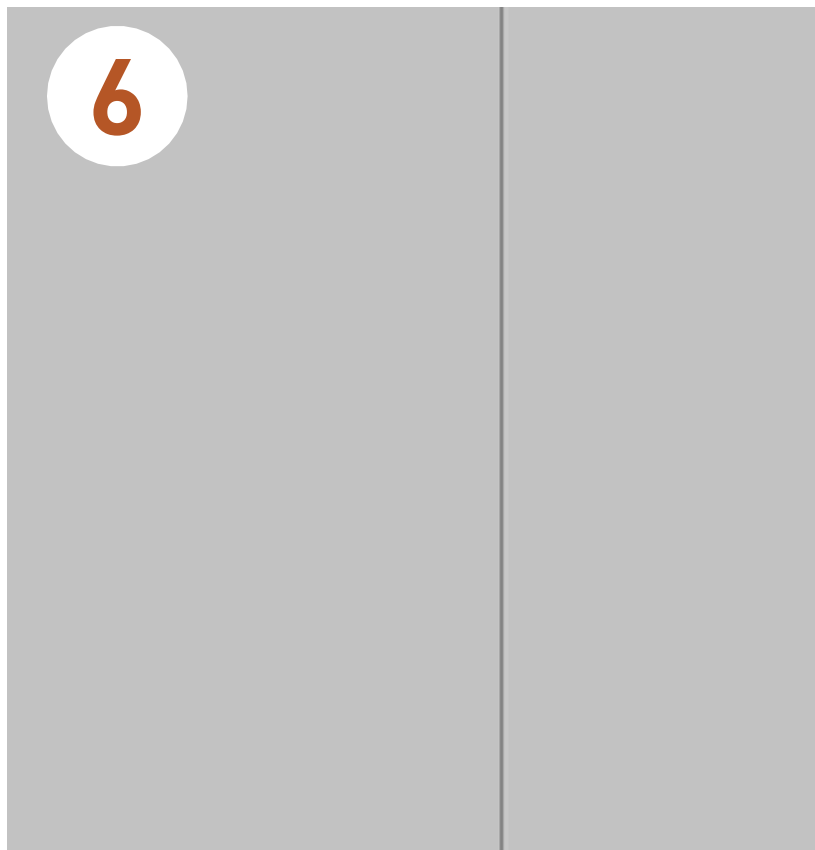
ALUMINIUM BLADE FACADE
POWEDCOAT - DULUX TERRITORY RED
OFFICE LEVELS



PRECAST CONCRETE
VERTICAL AND HORIZONTAL RETAIL
BLADES



LOUVRE SYSTEM
SCHNEIDER LF550



CFC - VERTICAL GROOVES
FIRST AND SECOND FLOOR RETAIL

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LEGEND

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DOCUMENT

MATERIALS & FINISHES

DOCUMENT

DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

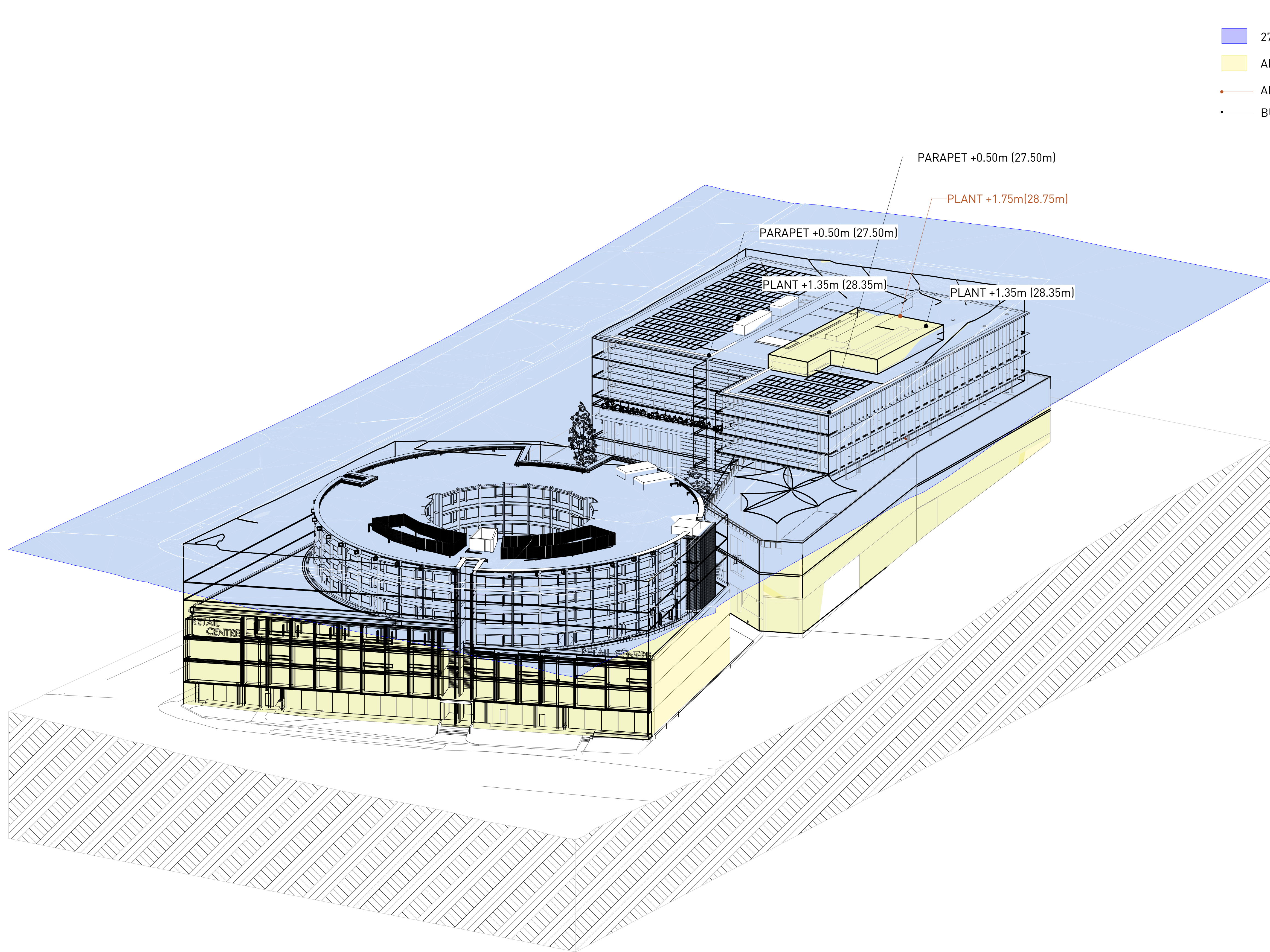
Road Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



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LAYOUT: 1:1000
12/03/2024
28/03/2025

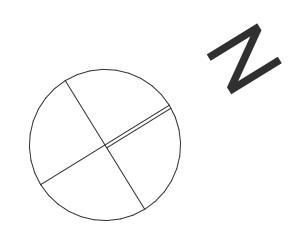


- LEP HEIGHT LIMIT**
- 27m MAX BUILDING HEIGHT
 - APPROVED CONCEPT ENVELOPE
 - APPROVED CONCEPT ENVELOPE
 - BUILDING HEIGHT

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LEGEND

Refer to the notes page for legend that includes further notes and explanation of abbreviation



DOCUMENT
HEIGHT PLANE DIAGRAM

DOCUMENT
DEVELOPMENT APPLICATION

REV C - 19/02/2025

STAGE
STAGE 2 DA

PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

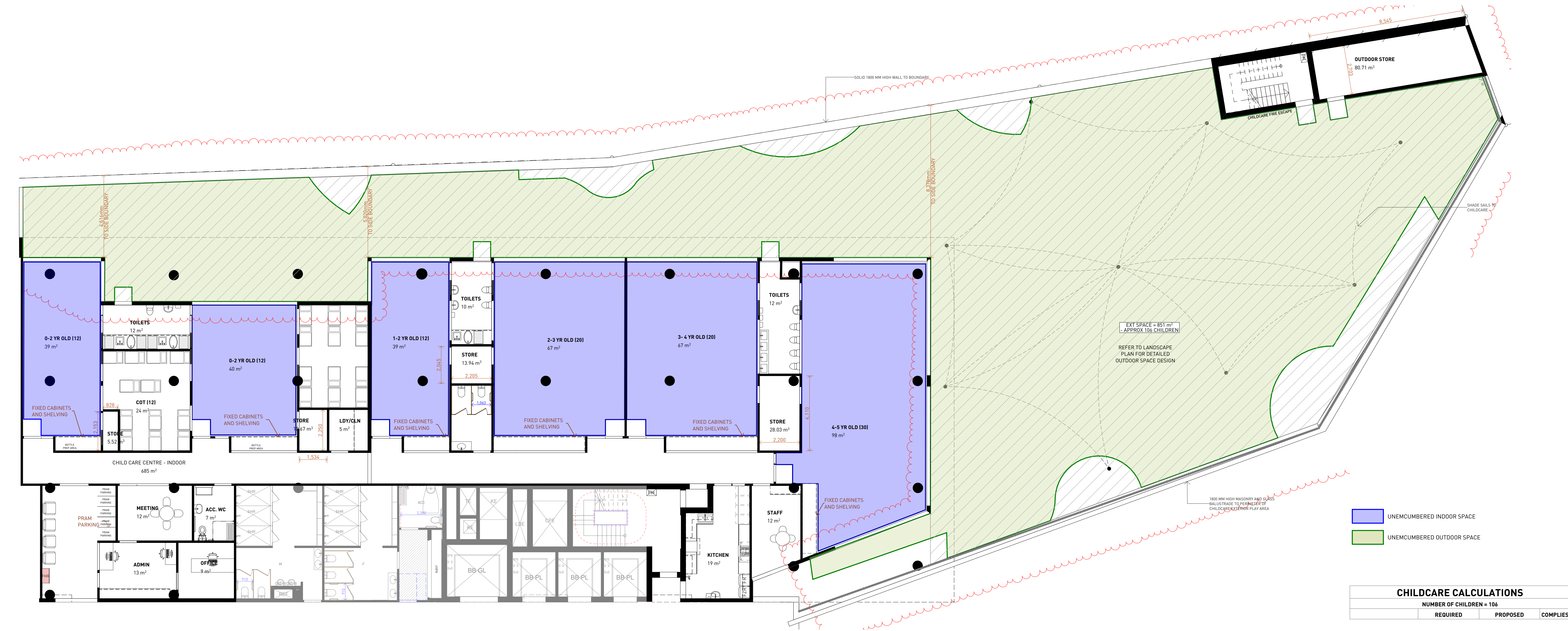
CLIENT **Raad Property Acquistion No 65 Pty Ltd**

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



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28/03/2025									





UNENCUMBERED INDOOR SPACE
UNENCUMBERED OUTDOOR SPACE

CHILDCARE CALCULATIONS			
NUMBER OF CHILDREN = 106			
	REQUIRED	PROPOSED	COMPLIES

INDOOR UNENCUMBERED PLAY SPACE	3.25 m² PER CHILD		
0 - 2 INDOOR AREA	12 X 3.25 = 39 m²	39 m²	YES
0 - 2 INDOOR AREA	12 X 3.25 = 39 m²	40 m²	YES
1 - 2 INDOOR AREA	12 X 3.25 = 39 m²	39 m²	YES
2 - 3 INDOOR AREA	20 X 3.25 = 65 m²	67 m²	YES
3 - 4 INDOOR AREA	20 X 3.25 = 65 m²	67 m²	YES
4 - 5 INDOOR AREA	30 X 3.25 = 97.5 m²	98 m²	YES

INTERNAL STORAGE	0.2 m³ PER CHILD		
0 - 2 INDOOR AREA	12 X 0.2 = 2.4 m³	5.52 m³	YES
0 - 2 INDOOR AREA	12 X 0.2 = 2.4 m³	10.67 m³	YES
1 - 2 INDOOR AREA	12 X 0.2 = 2.4 m³	6.97 m³	YES
2 - 3 INDOOR AREA	20 X 0.2 = 4.0 m³	6.97 m³	YES
3 - 4 INDOOR AREA	20 X 0.2 = 4.0 m³	14 m³	YES
4 - 5 INDOOR AREA	30 X 0.2 = 6 m³	14 m³	YES

EXTERNAL STORAGE	0.3 m³ PER CHILD		
	106 X 0.3 = 31.8 m³	80.71 m³	YES

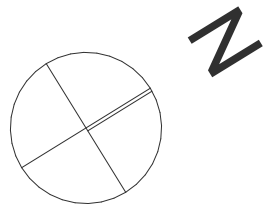
OUTDOOR UNENCUMBERED PLAY SPACE	7 m² PER CHILD		
	106 X 7 = 742 m²	796 m²	YES

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LEGEND

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DOCUMENT
CHILDCARE AREA CALCULATIONS

DOCUMENT
DEVELOPMENT APPLICATION

REV B - 12-02-2025

STAGE
STAGE 2 DA

PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

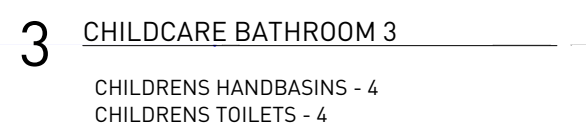
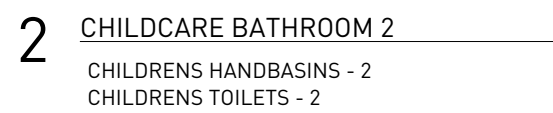
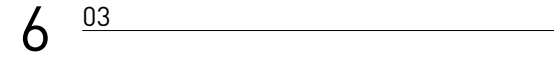
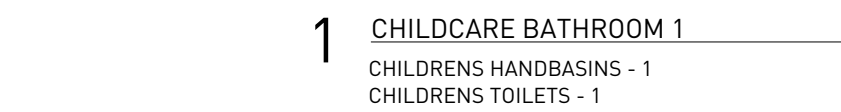
CLIENT
Road Property Acquisition No 65 Pty Ltd

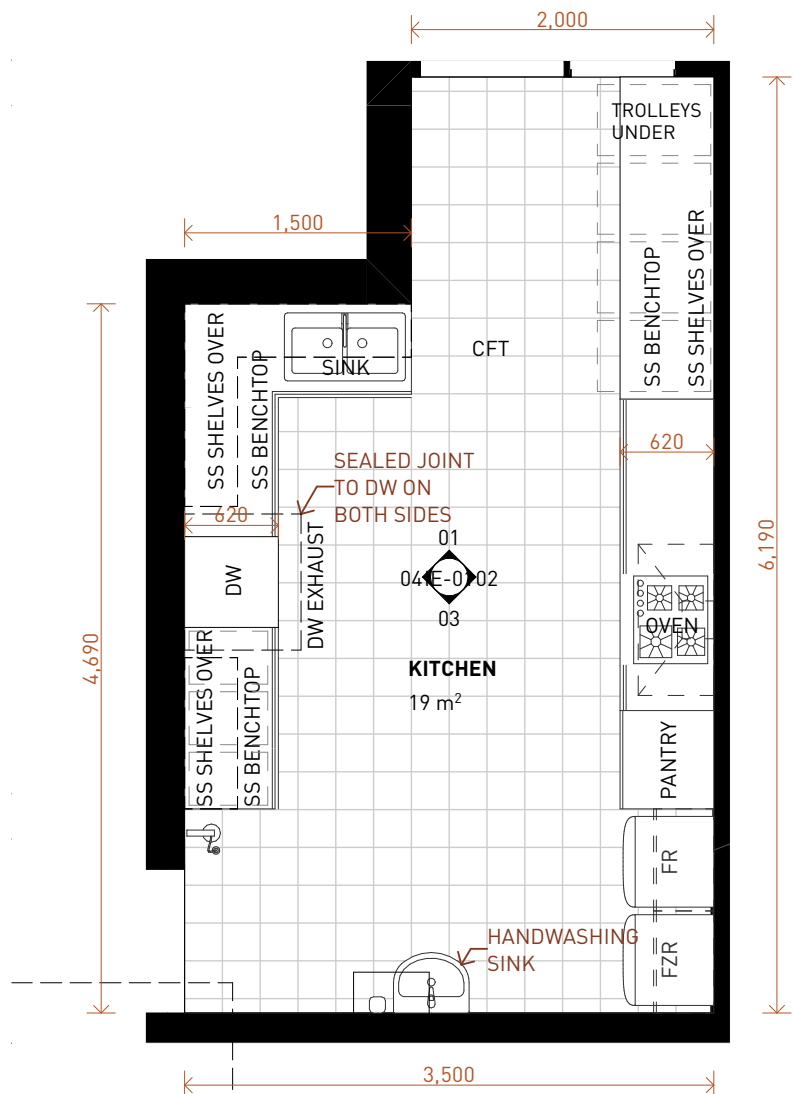
ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtjzannes.com.au
smithtjzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



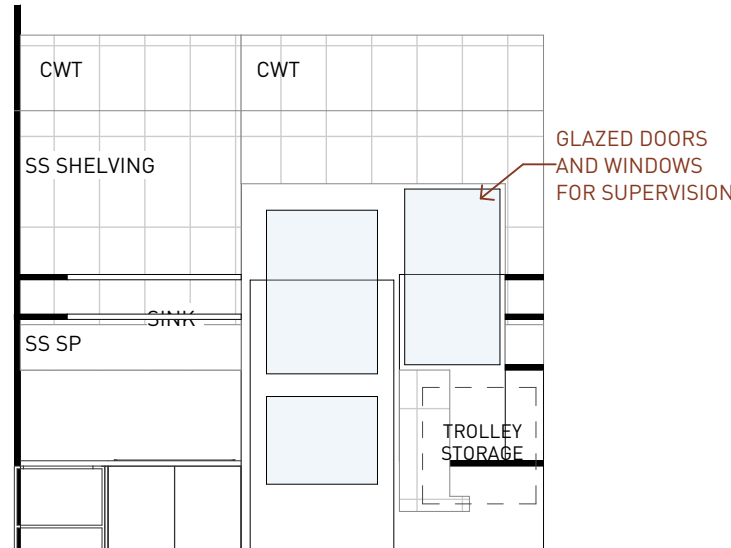
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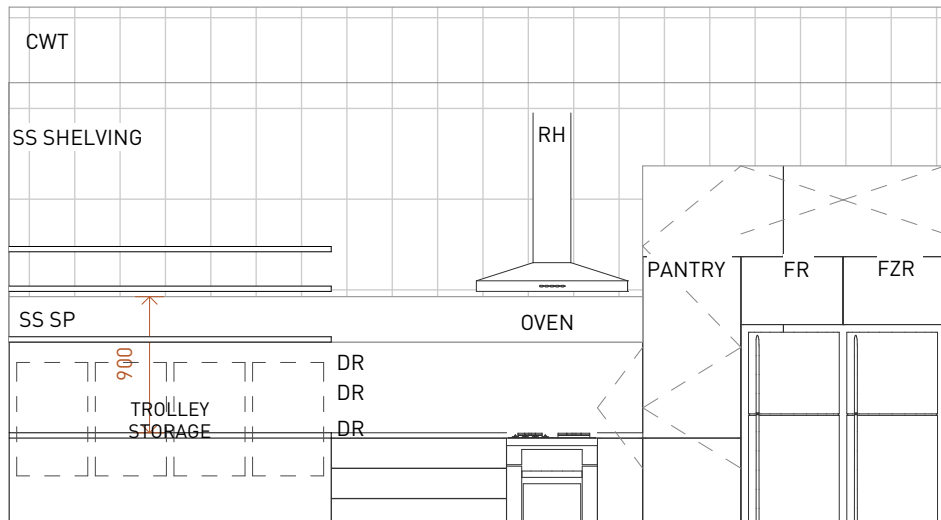




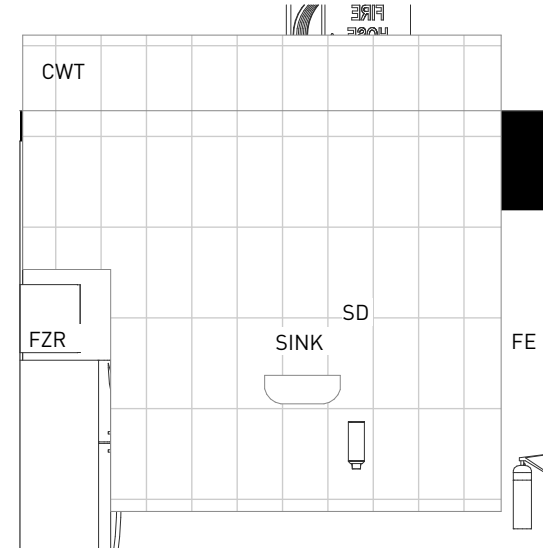
1 CHILDCARE KITCHEN



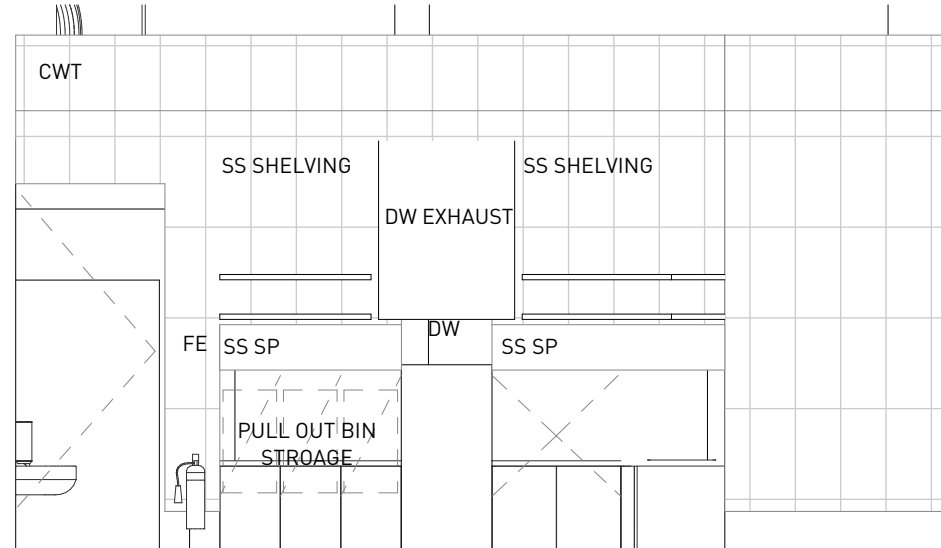
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2 02
1:50



3 03
1:50



4 04
1:50

NOTE:
ALL FIXTURES, FITTINGS AND FINISHES
ARE TO COMPLY WITH AS4674-2004
'DESIGN, CONSTRUCTION AND FIT-OUT
OF FOOD PREMISES'

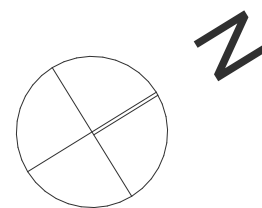
LEGEND

CWT	CERAMIC WALL TILE
CFT	CERAMIC FLOOR TILE
DR	DRAWERS
DW	DISHWASHER
FE	FIRE EXTINGUISHER
FR	FRIDGE
FZR	FREEZER
RH	RANGEHOOD
SD	SOAP DISPENSER
SP	SPLASHBACK
SS	STAINLESS STEEL

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LEGEND

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DOCUMENT
CHILDCARE KITCHEN

DOCUMENT
DEVELOPMENT APPLICATION

REV A - 05/11/2024

STAGE
STAGE 2 DA

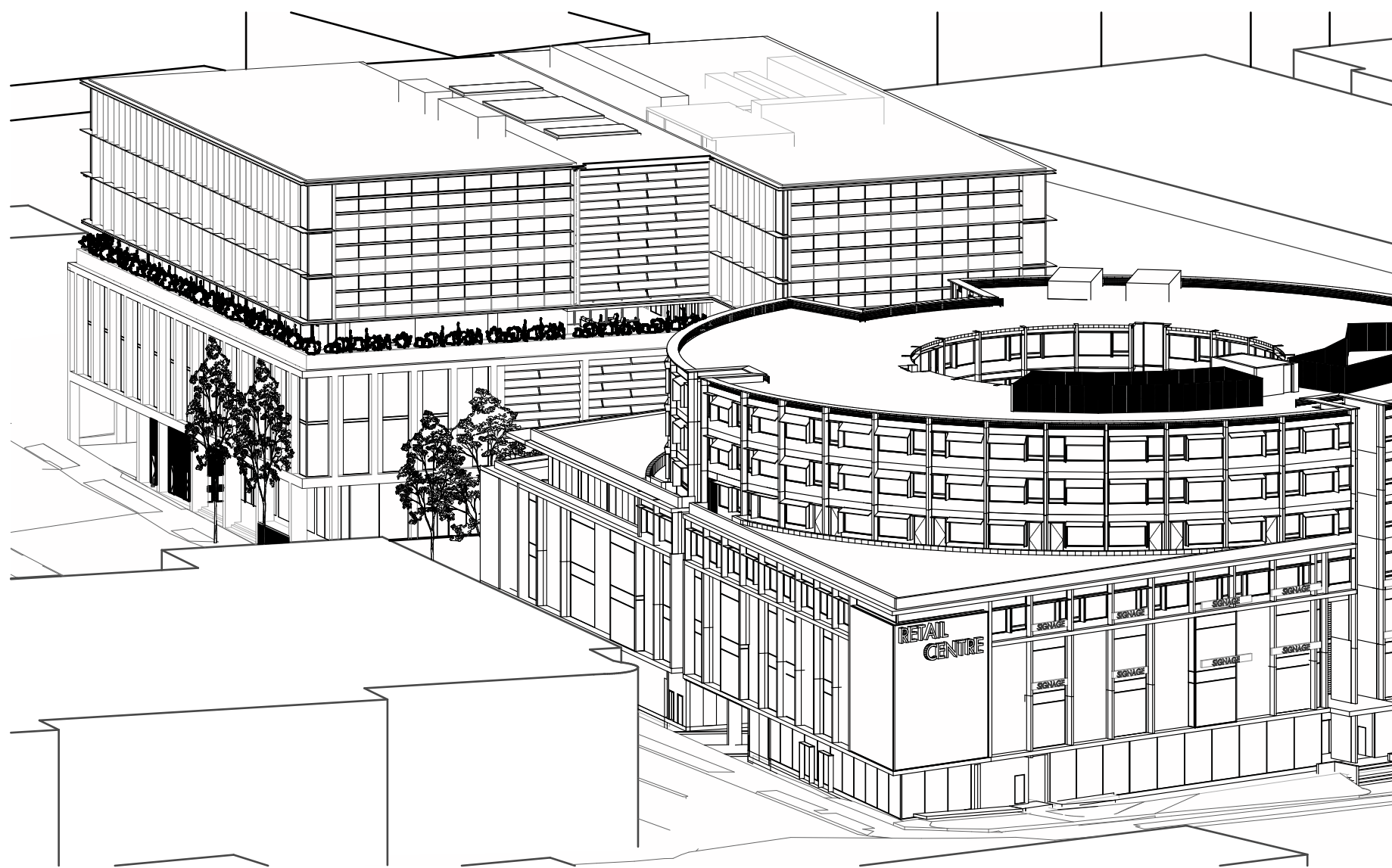
PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT **Raad Property Acquisition No 65 Pty Ltd**

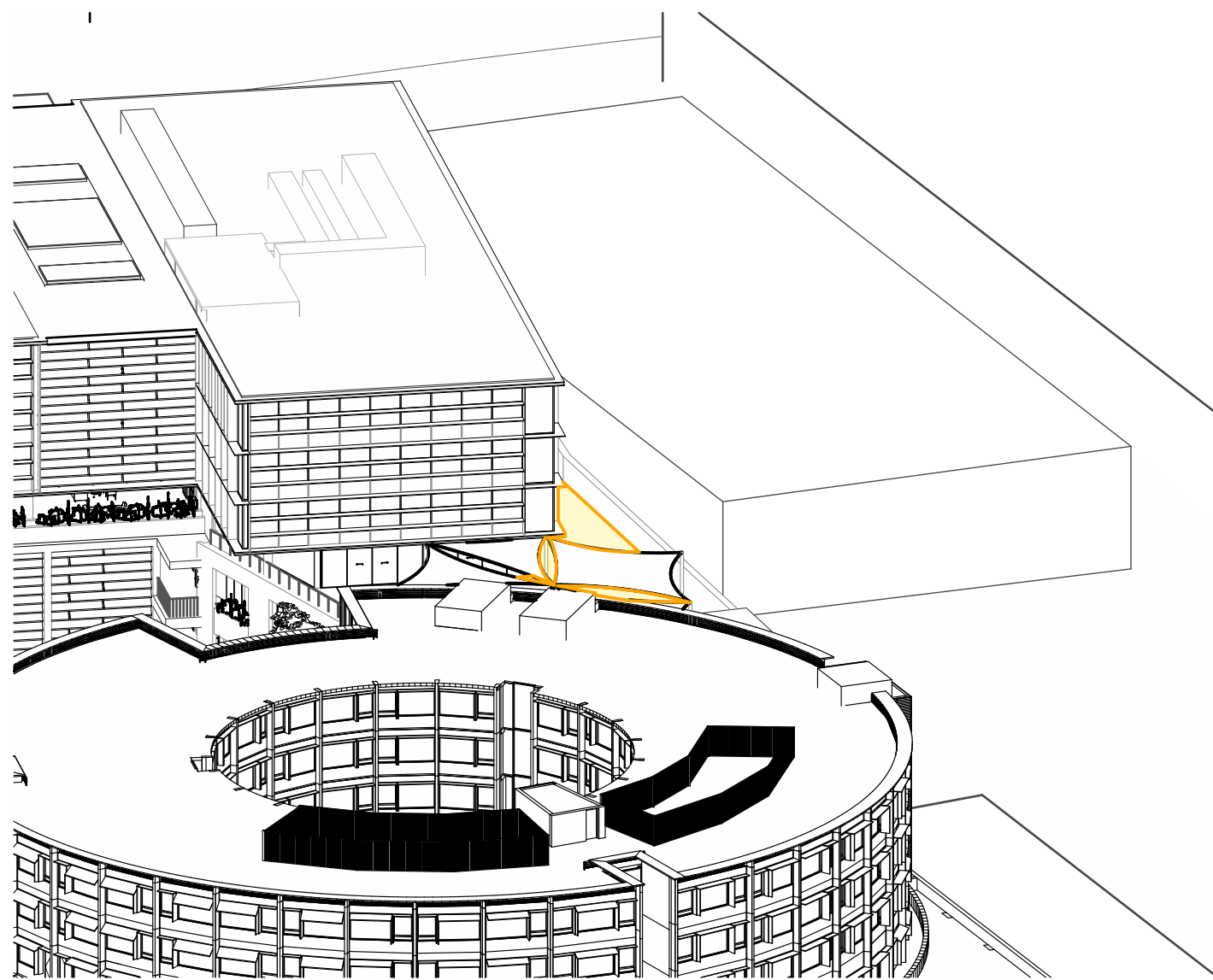
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



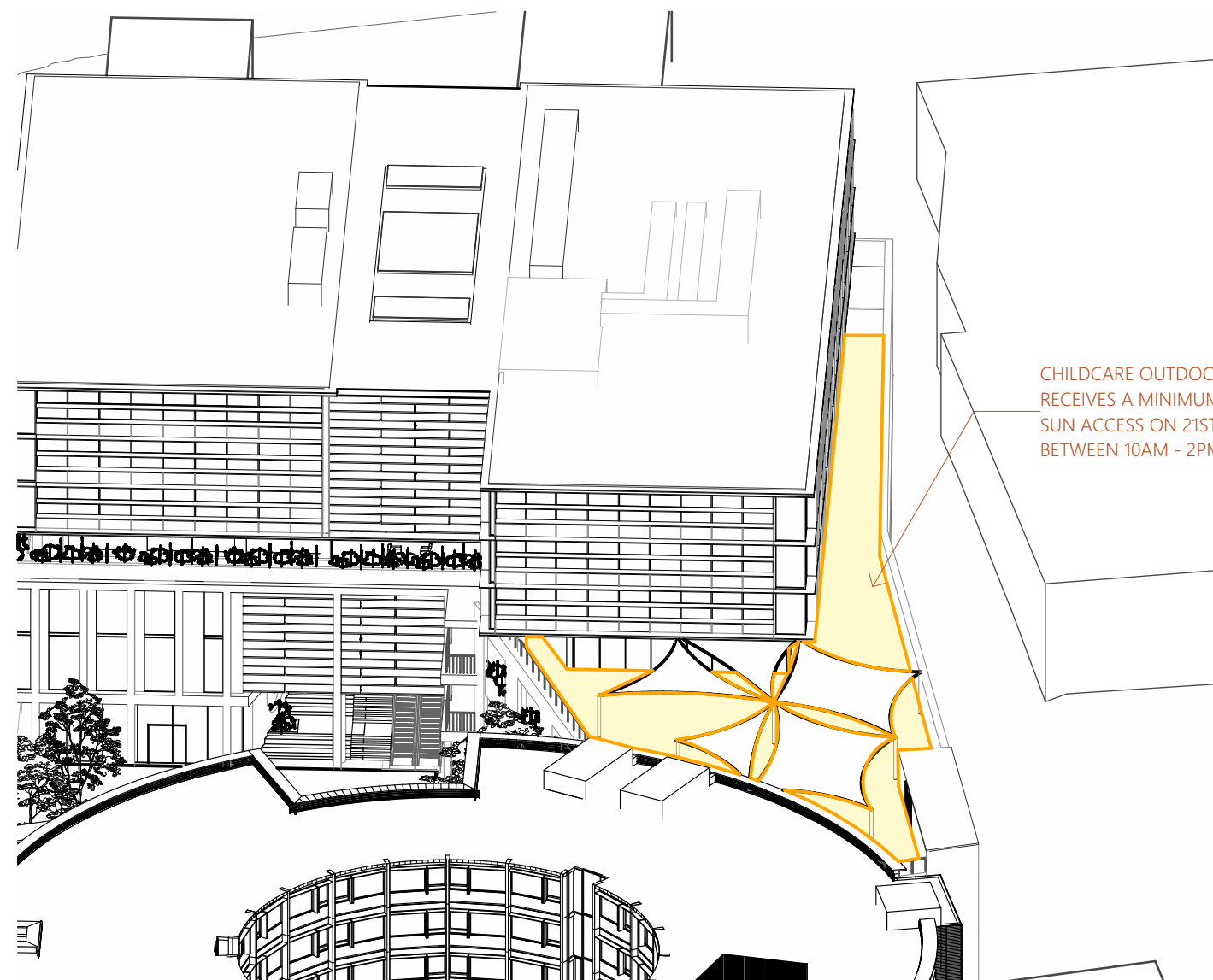
19_066 DA2-A-S832



1 8AM - VFS - CHILDCARE



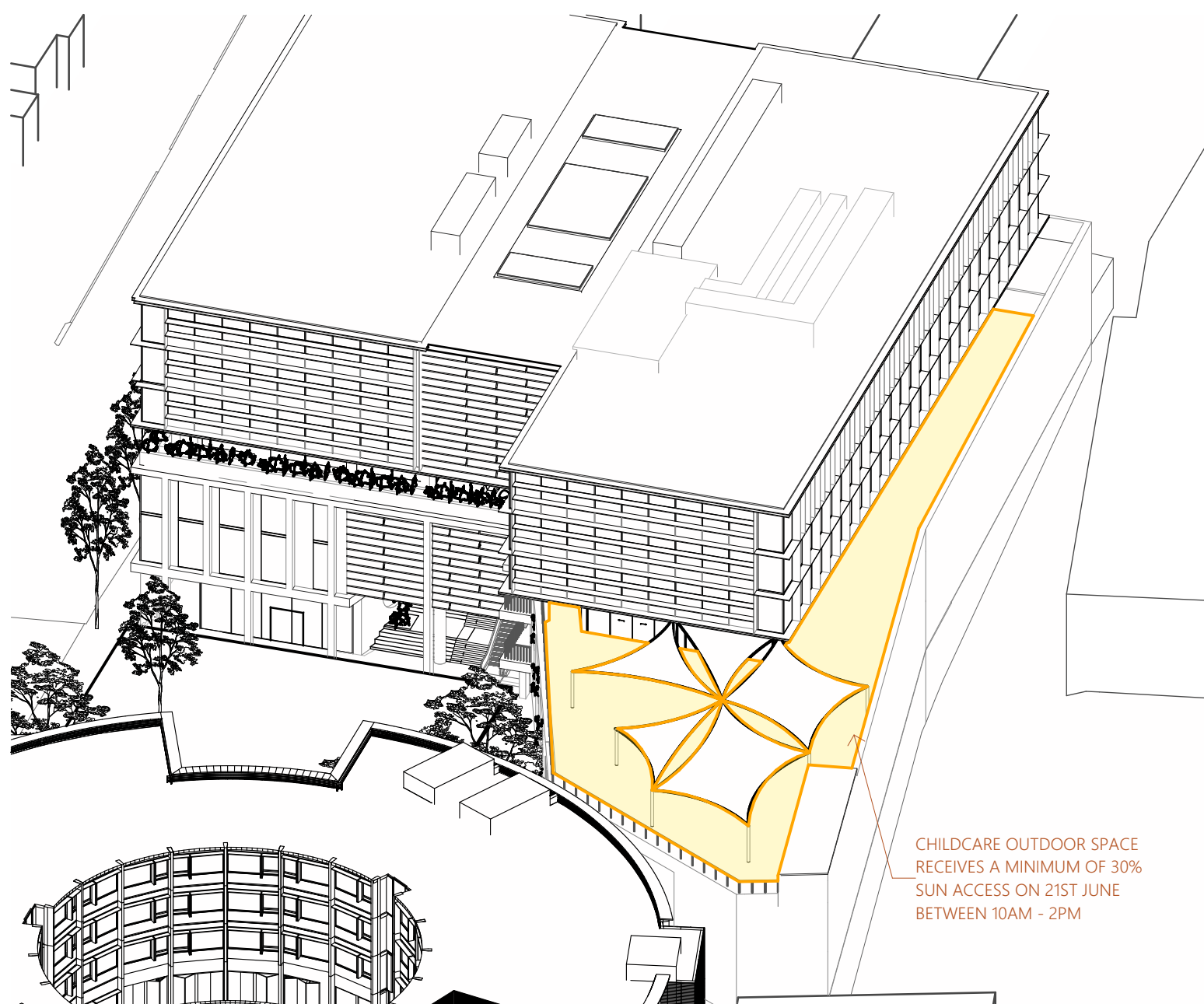
2 9 AM VFS - CHILDCARE



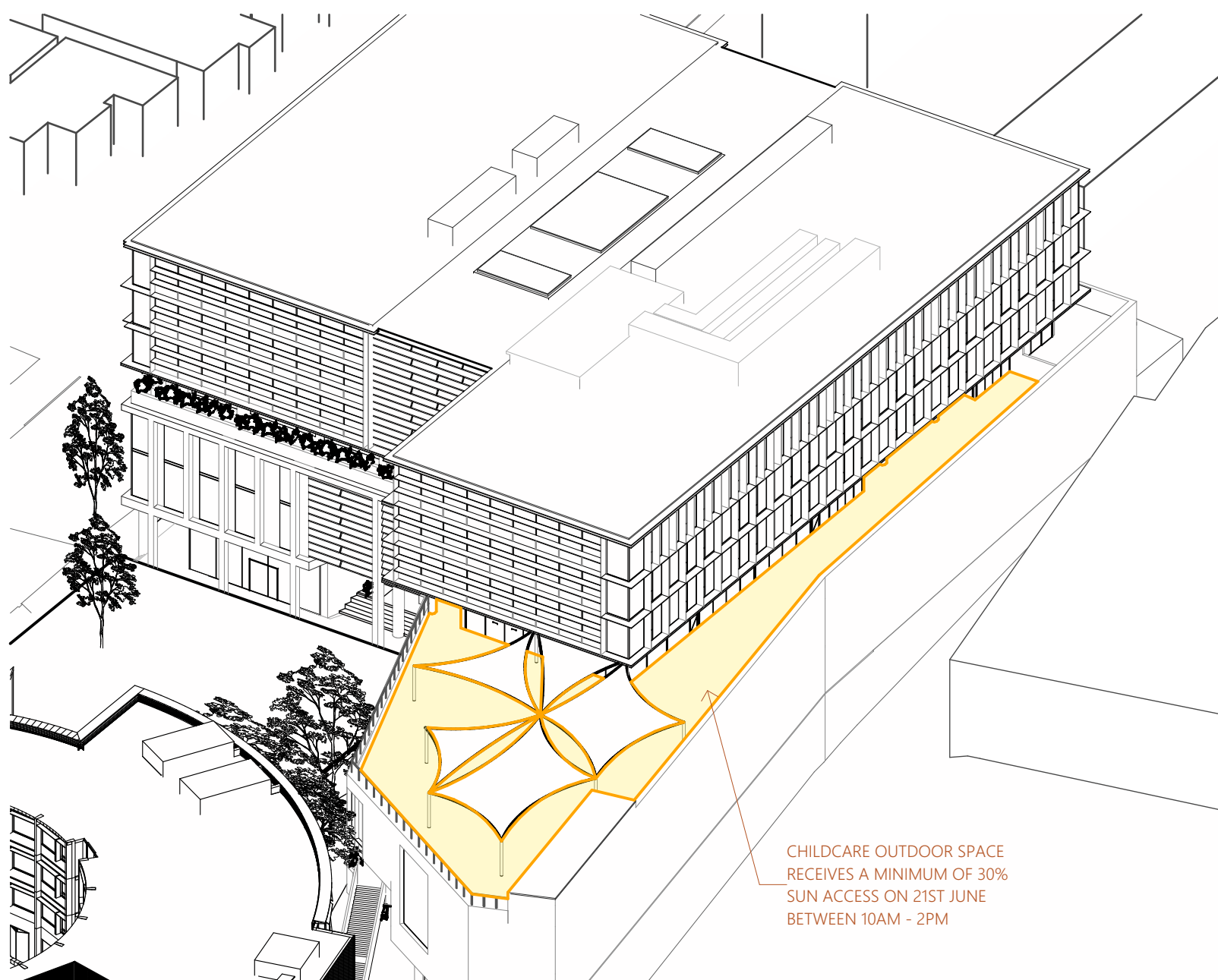
3 10 AM VFS - CHILDCARE

UNEMCUMBERED OUTDOOR SPACE RECEIVING SUN

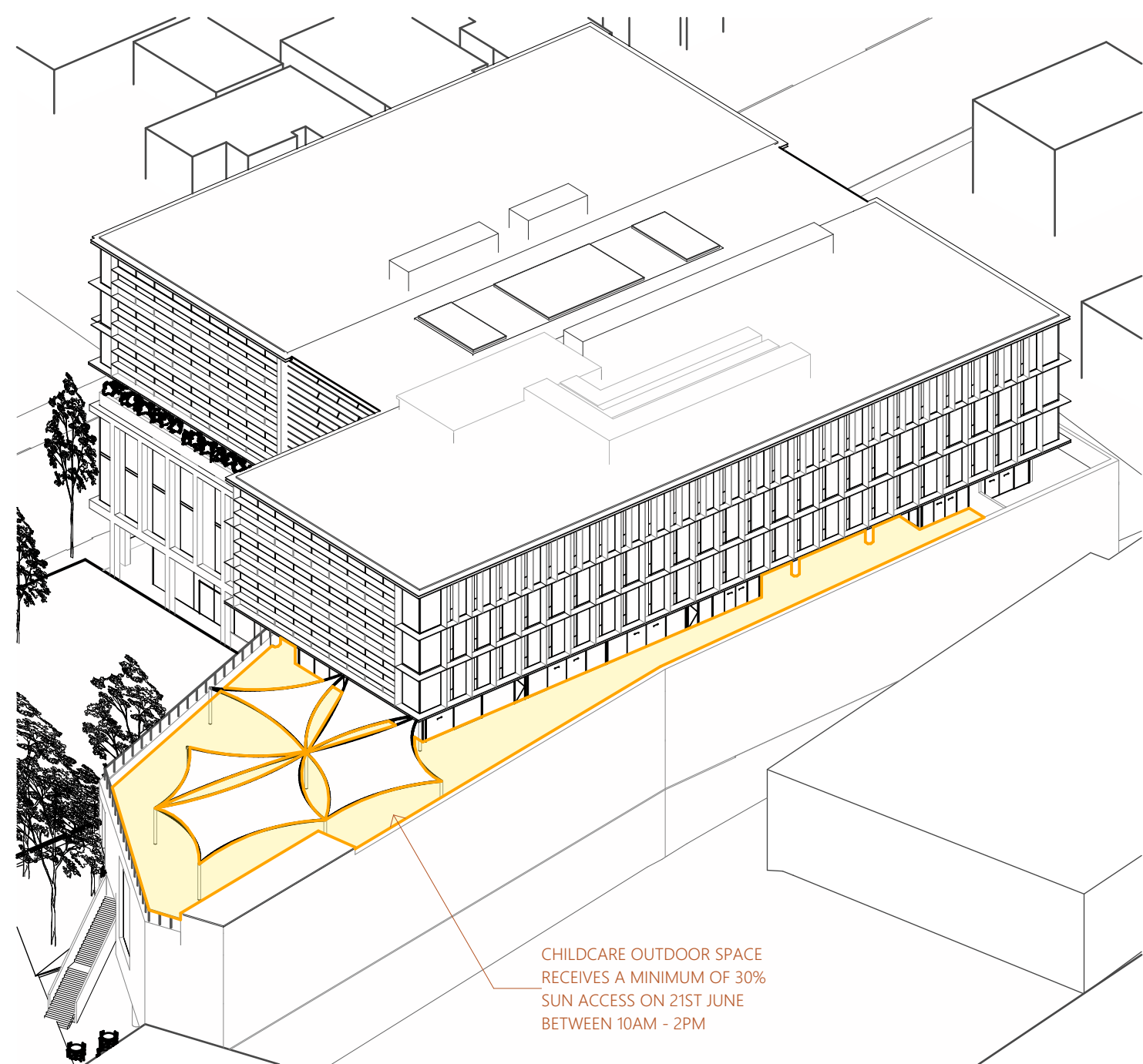
CHILDCARE OUTDOOR SPACE
RECEIVES A MINIMUM OF 30%
SUN ACCESS ON 21ST JUNE
BETWEEN 10AM - 2PM



4 11 AM - VFS - CHILDCARE



5 12 PM - VFS - CHILDCARE



6 1PM - VFS - CHILDCARE



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LEGEND
Refer to the notes page for legend that includes further notes and explanation of abbreviation

DOCUMENT
CHILDCARE SOLAR ANALYSIS
DOCUMENT
DEVELOPMENT APPLICATION
REV A - 05/11/2024
STAGE
STAGE 2 DA

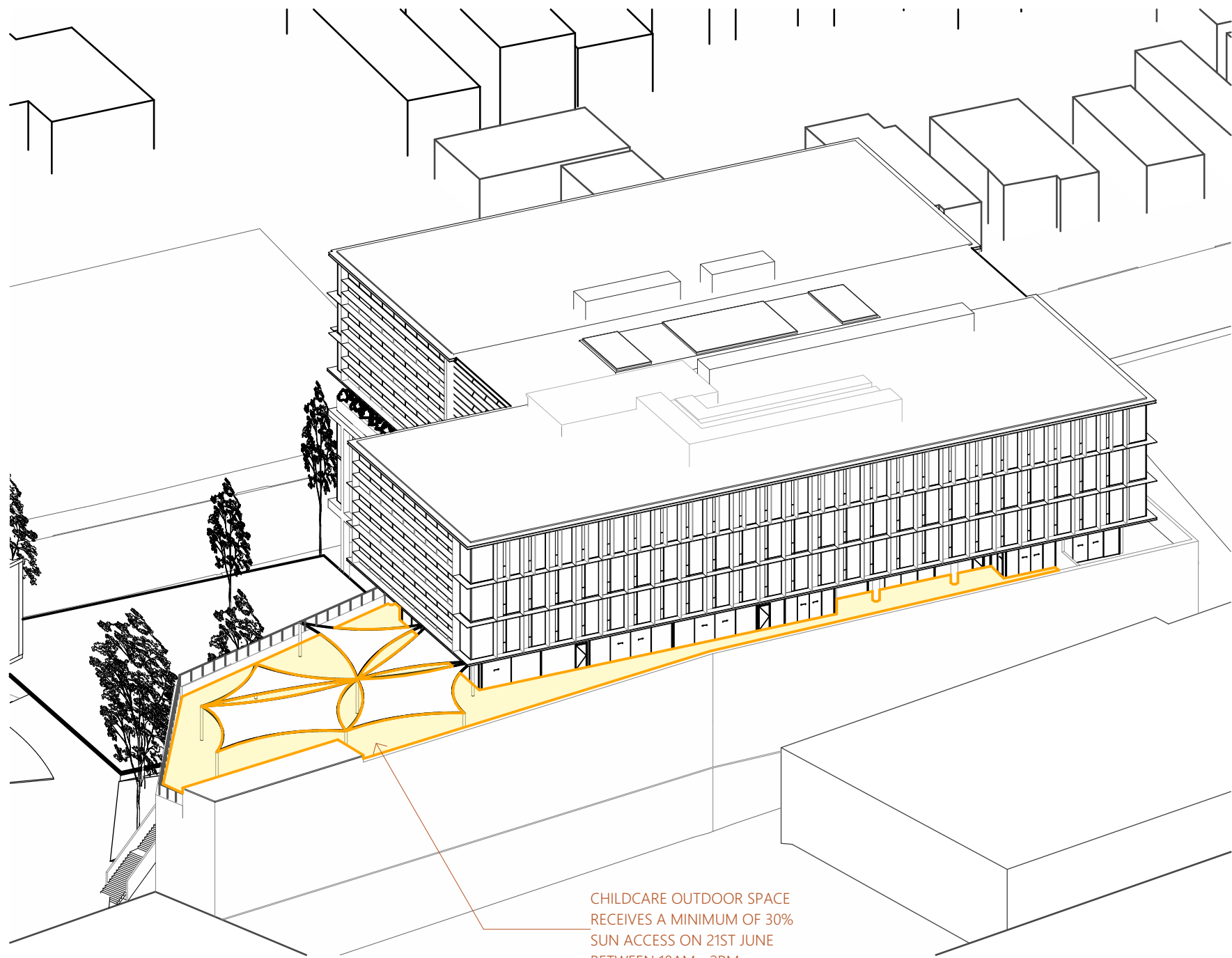
PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT Road Property Acquisition No 65 Pty Ltd

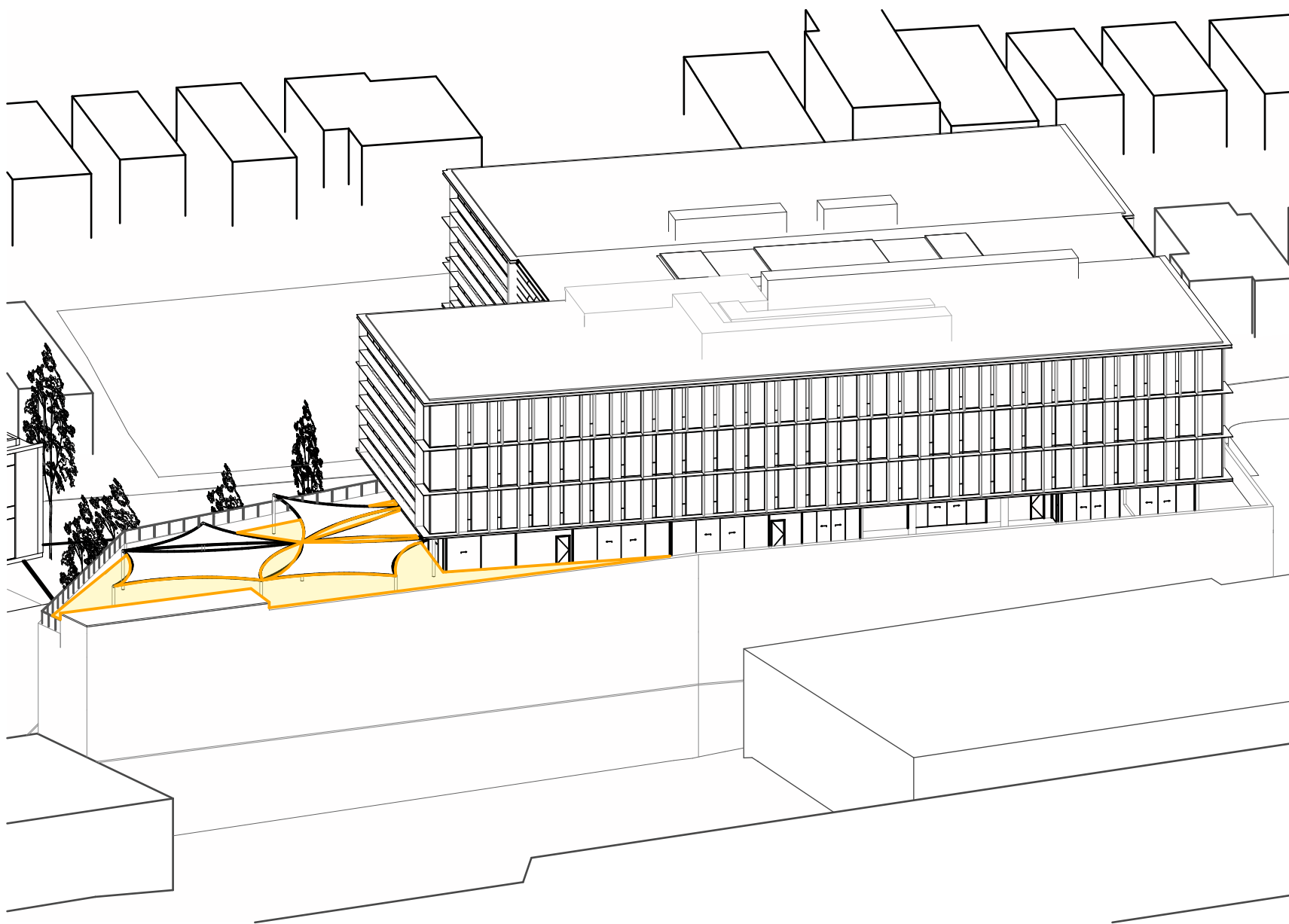
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



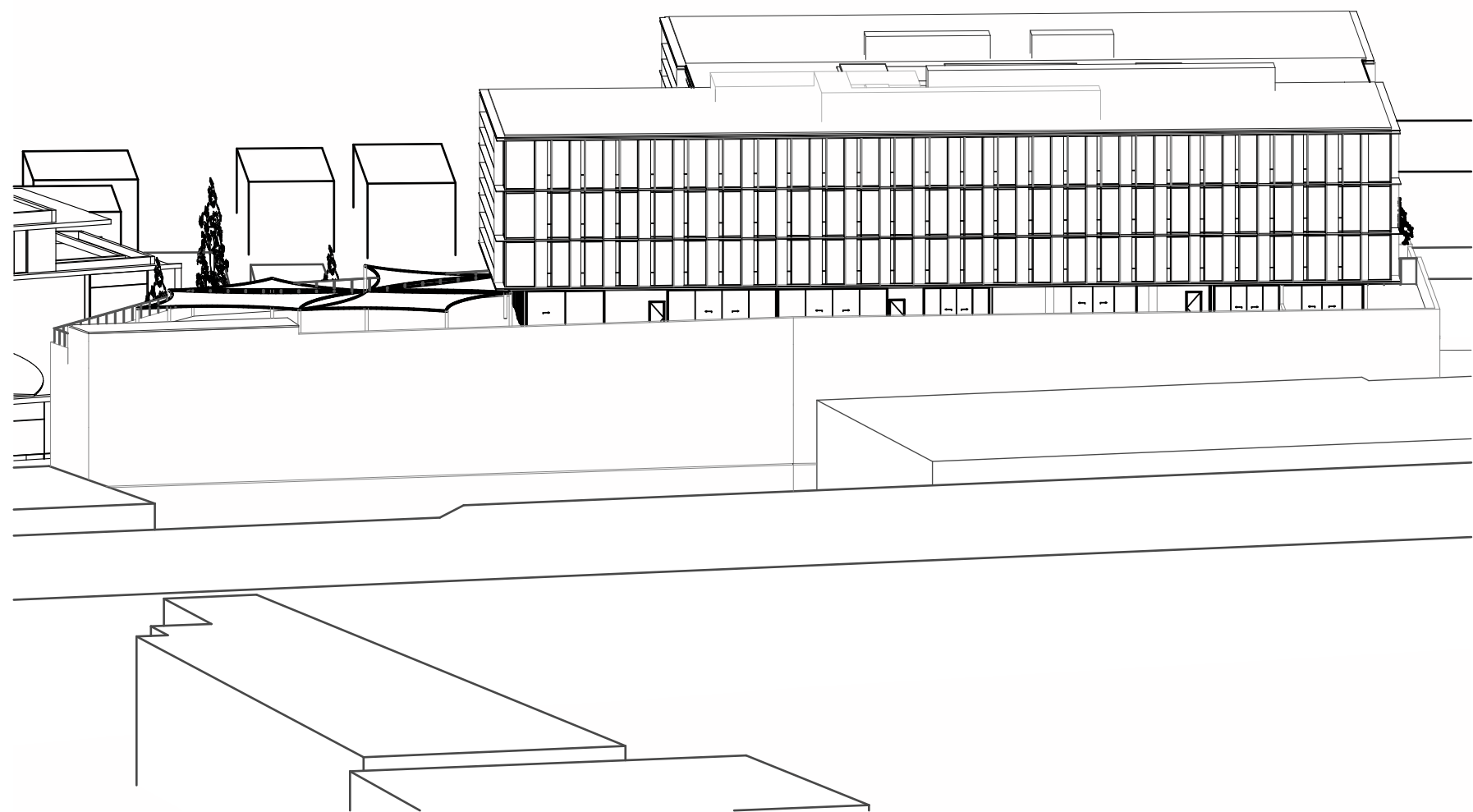
19_066 DA2-A-S833



7 2PM - VFS - CHILDCARE

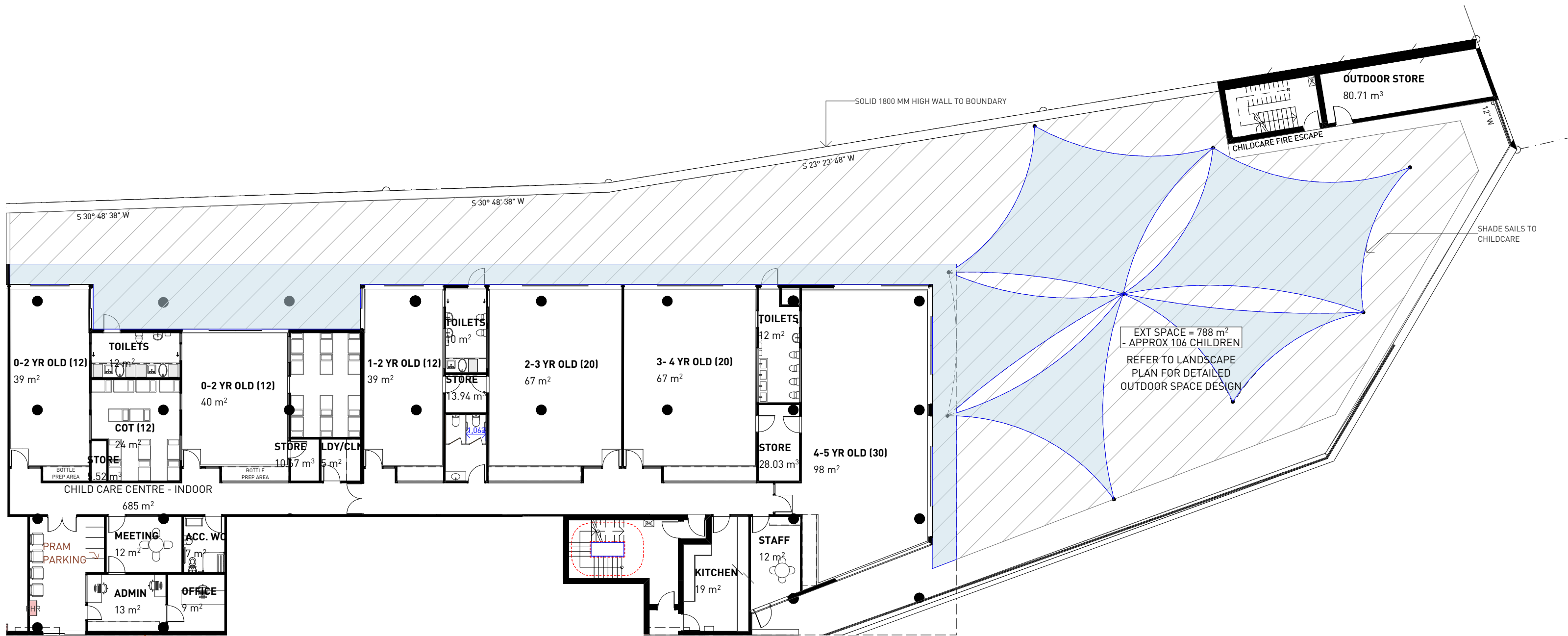


8 3PM - VFS - CHILDCARE



9 4PM - VFS - CHILDCARE

UNENCUMBERED OUTDOOR SPACE RECEIVING SUN



4 CHILDCARE SHADE CALCULATION

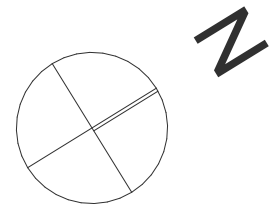
SHADE PROVIDED TO UNENCUMBERED OUTDOOR SPACE

SHADE PROVIDED TO UNENCUMBERED OUTDOOR SPACE = 314m² (39%)
MINIMUM 30% OF UNENCUMBERED OUTDOOR SPACE = 236.4m²

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LEGEND

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DOCUMENT
CHILDCARE SOLAR ANALYSIS
DOCUMENT
DEVELOPMENT APPLICATION
REV A - 05/11/2024
STAGE
STAGE 2 DA

PROJECT
Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

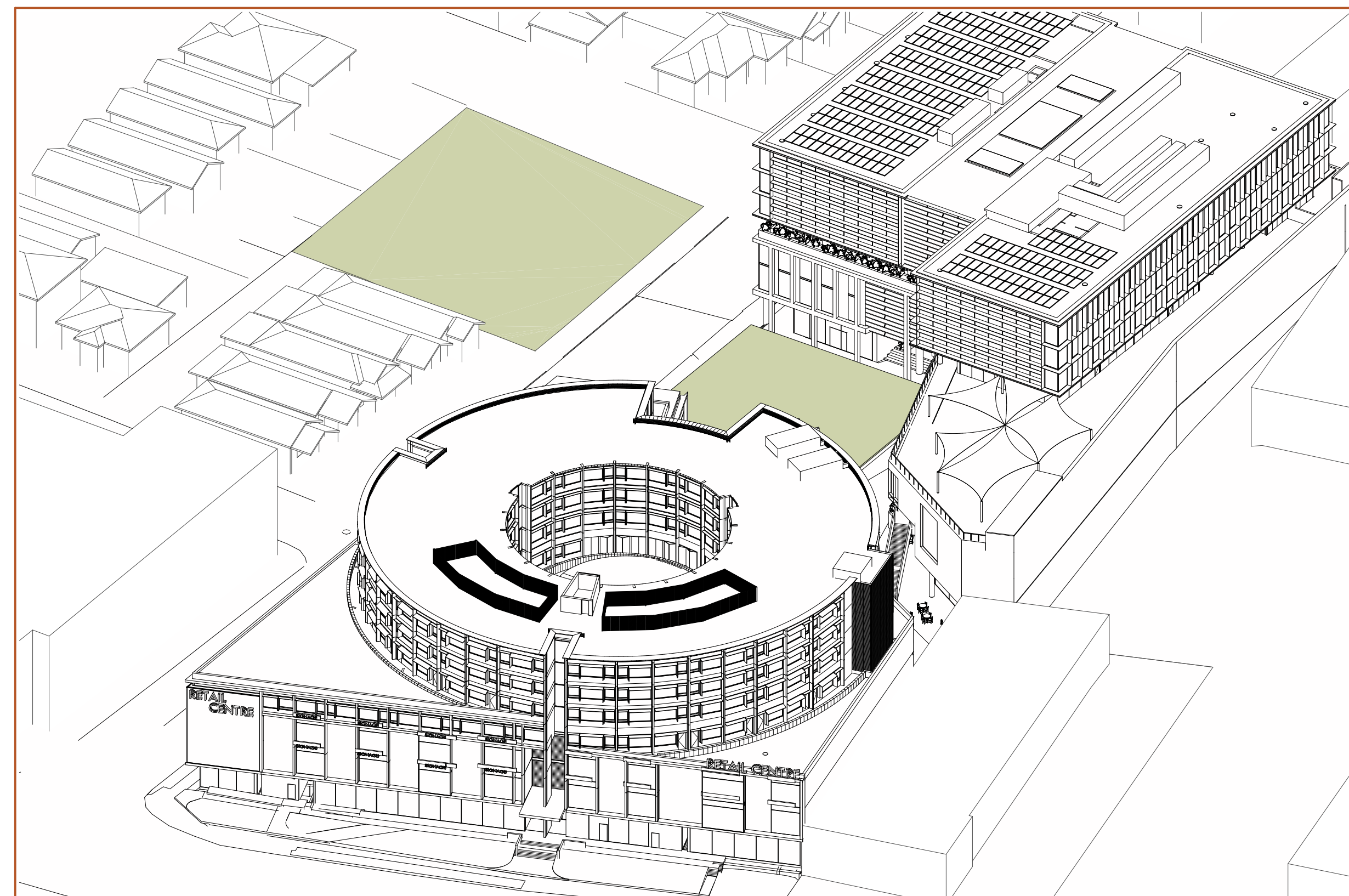
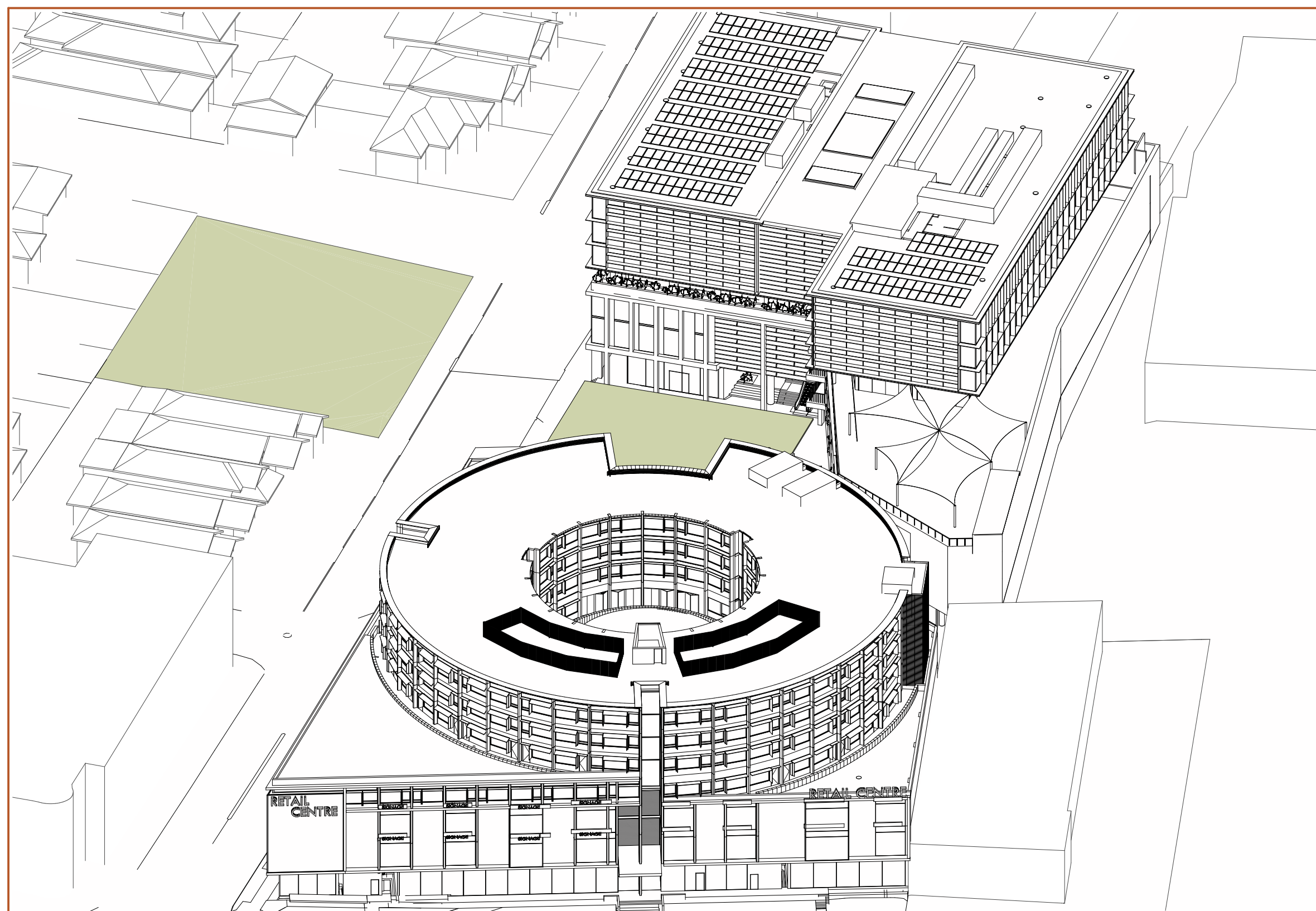
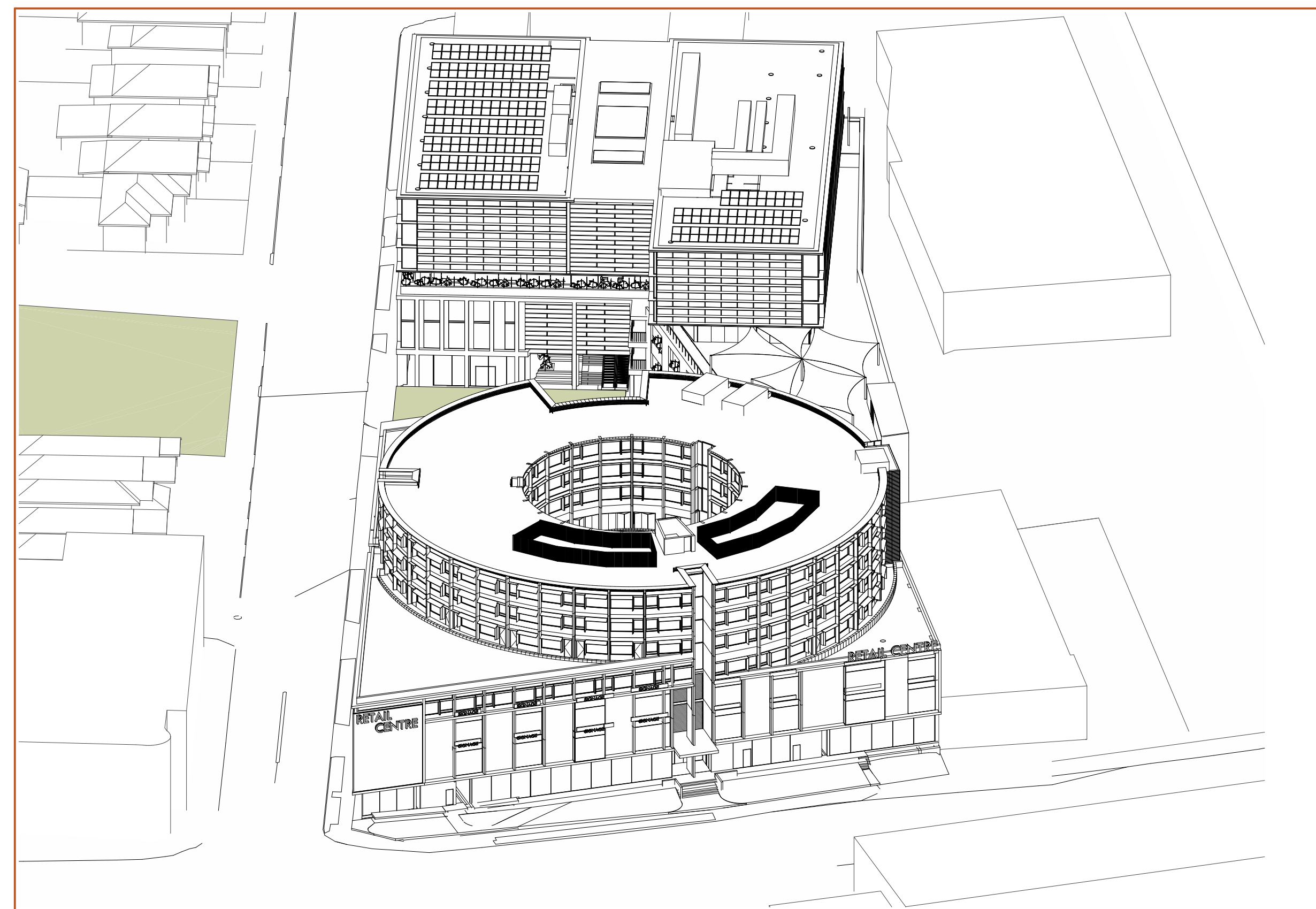
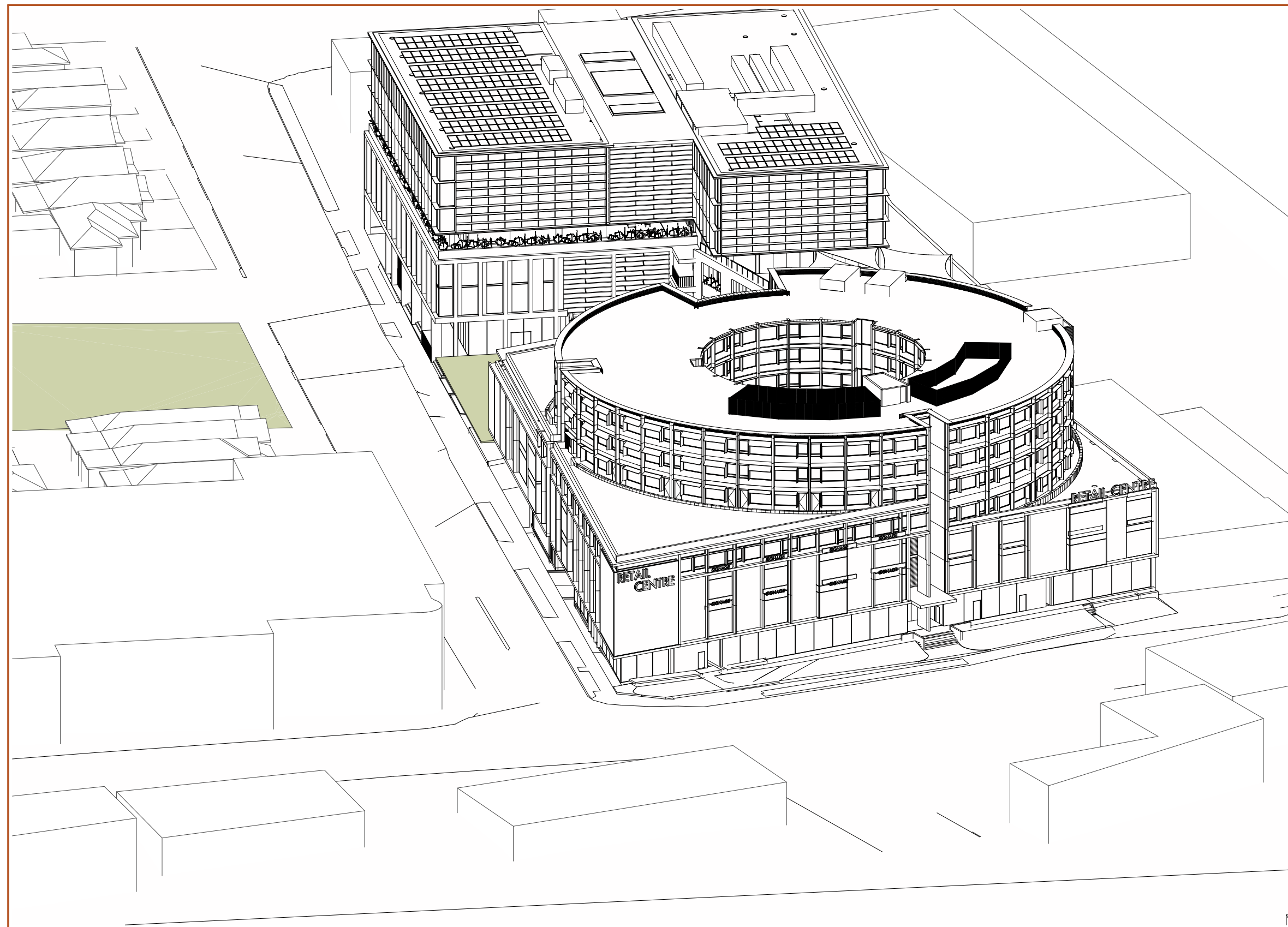
CLIENT Road Property Acquisition No 65 Pty Ltd

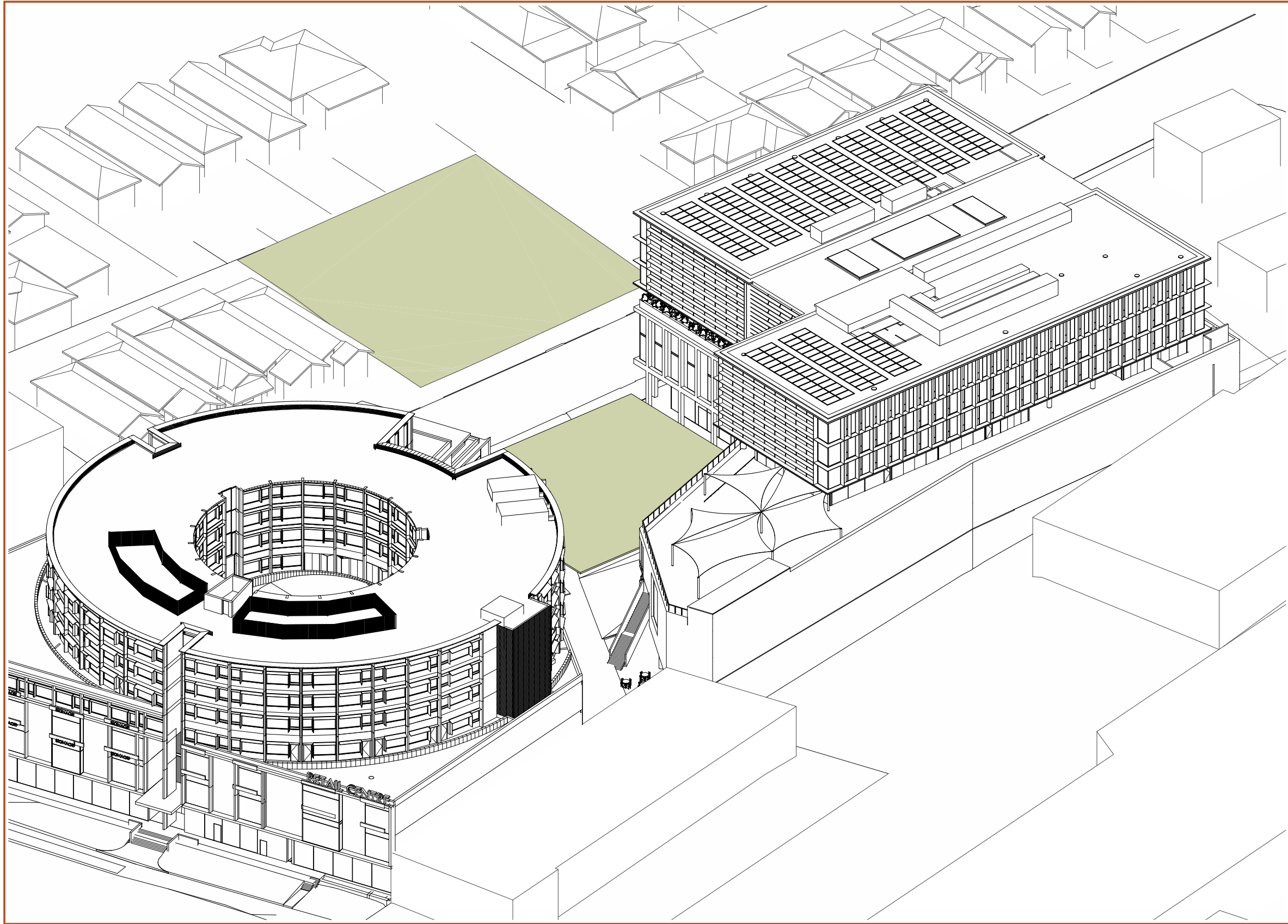
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtannes.com.au
smithtannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



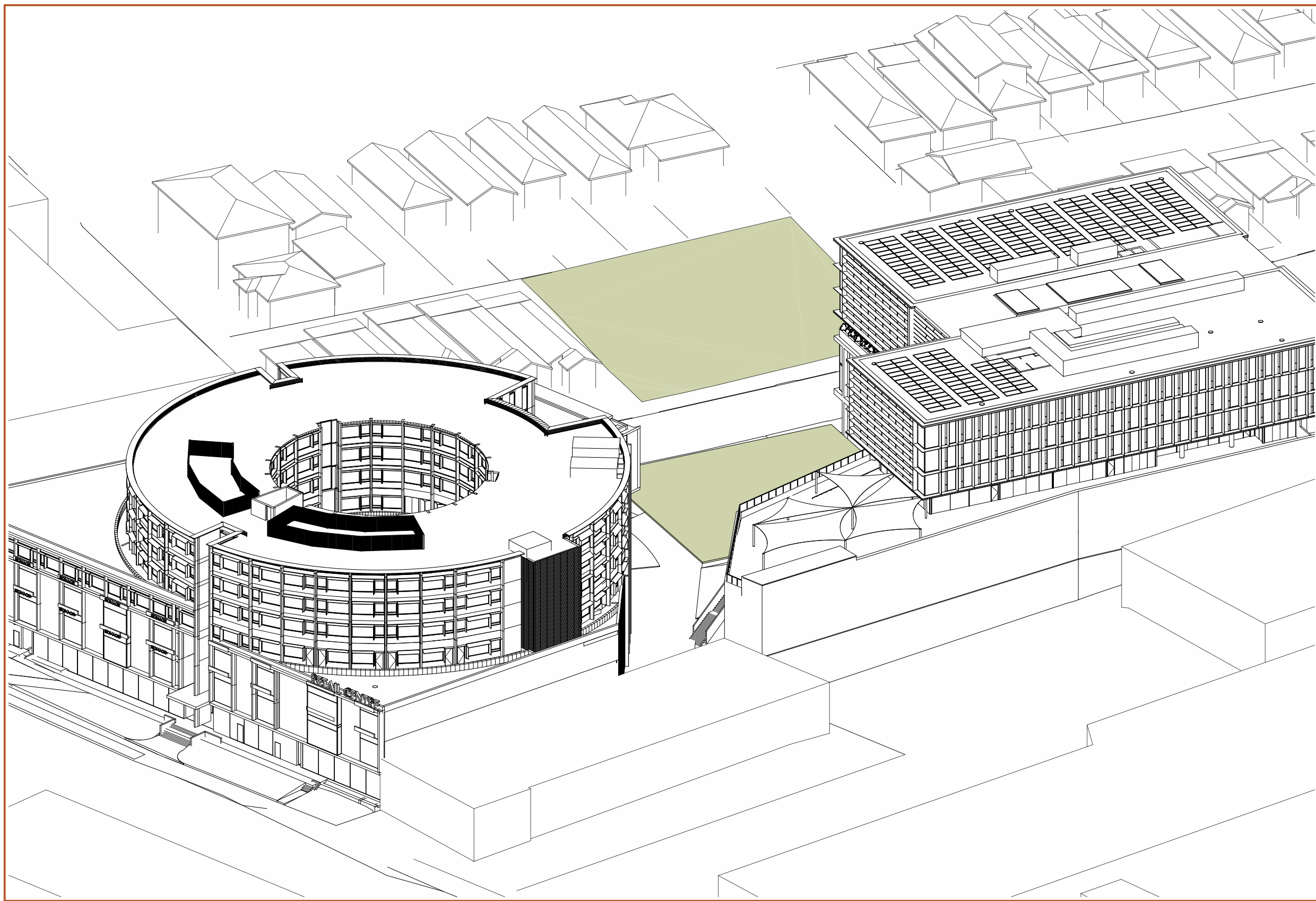
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PROJ 012, A1
LAYOUT 001
10/03/2024
20/03/2024

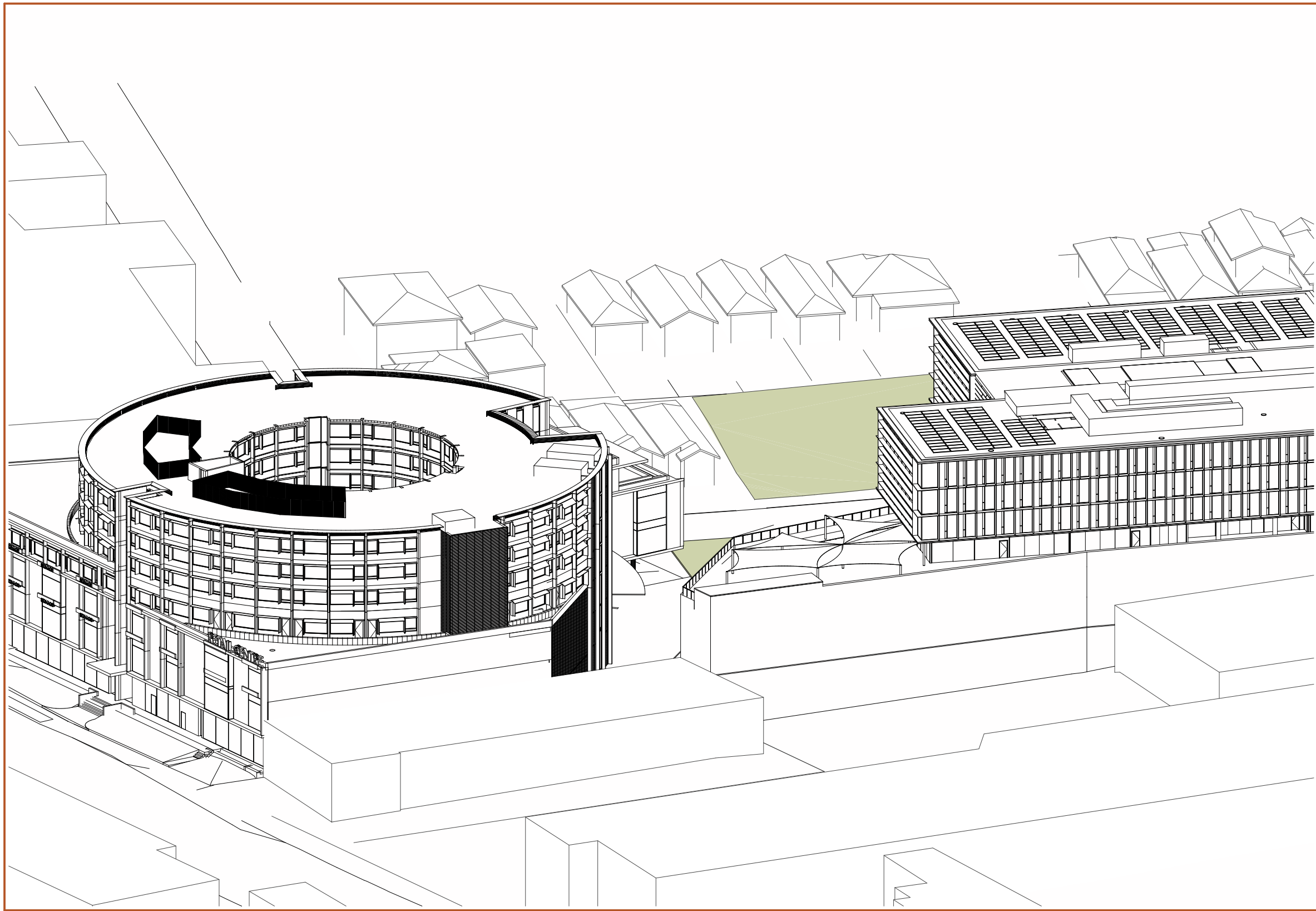




1 VFS - DA1 - 1PM



2 VFS - DA1 - 2PM



3 VFS - DA1 - 3PM

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LEGEND

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REFERENCE SCHEME

DOCUMENT

PROPOSED VIEWS FROM THE SUN 2

DOCUMENT

DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

CLIENT

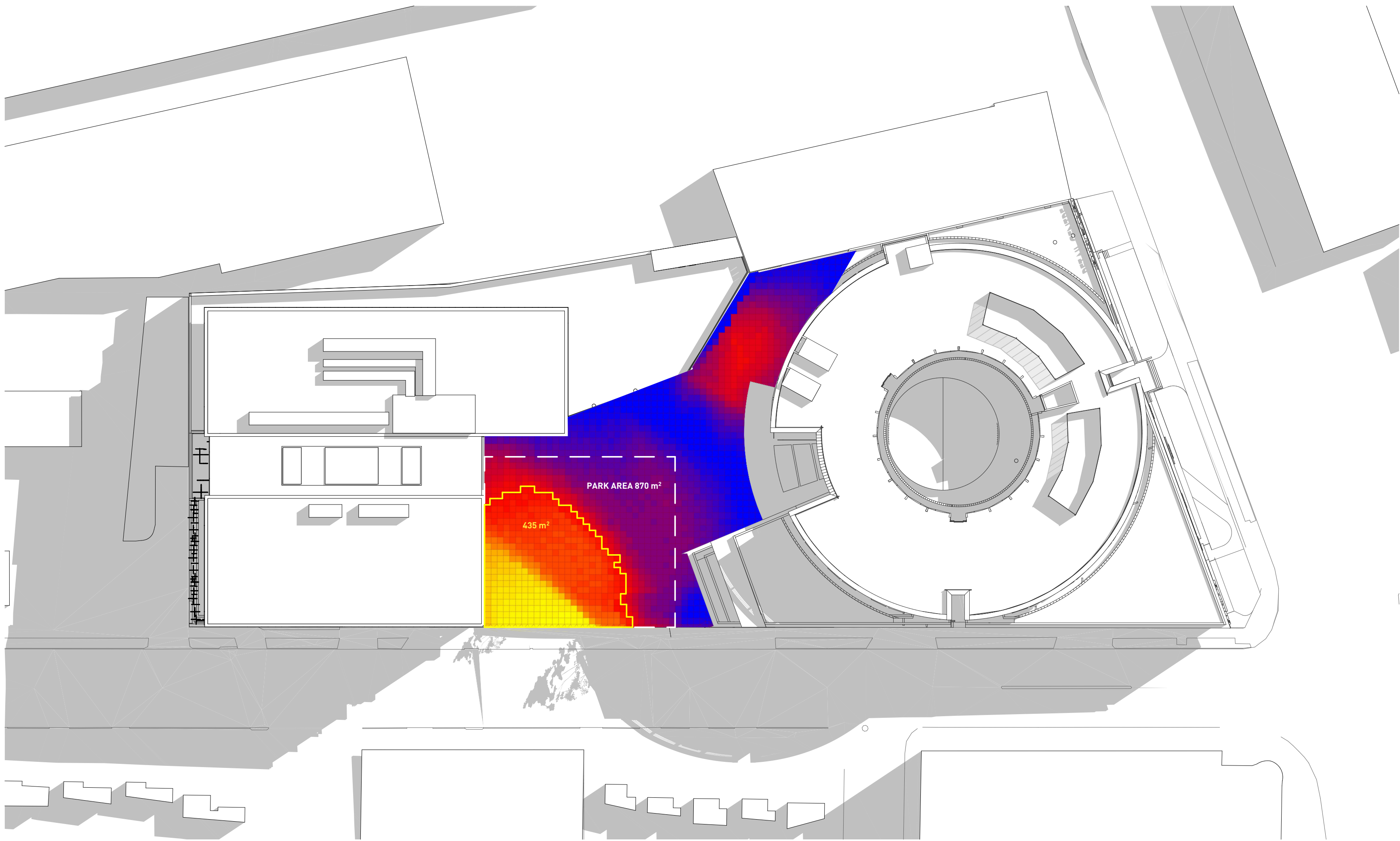
Raad Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



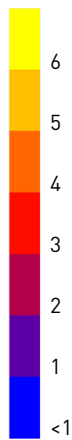
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PAPER SIZE: A1
LAYOUT DATE:
12/03/2024
28/03/2025



1 DAYLIGHT HOURS ANALYSIS
1:500

HOURS 9am - 3 pm



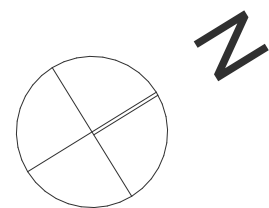
PARK AREA	870 m ²
PARK AREA RECEIVING 3 + HOURS OF SUN (9 AM - 3 PM)	435 m ² = 50 %

General Notes

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary

LEGEND

Refer to the notes page for legend that includes further notes and explanation of abbreviation



DOCUMENT

DAYLIGHT HOURS ANALYSIS

DOCUMENT

DEVELOPMENT APPLICATION

REV B - 12/03/2024

STAGE

STAGE 2 DA

PROJECT

Hampstead Rd Commercial
54-68 Hampstead Road & 276-282
Parramatta Road Auburn

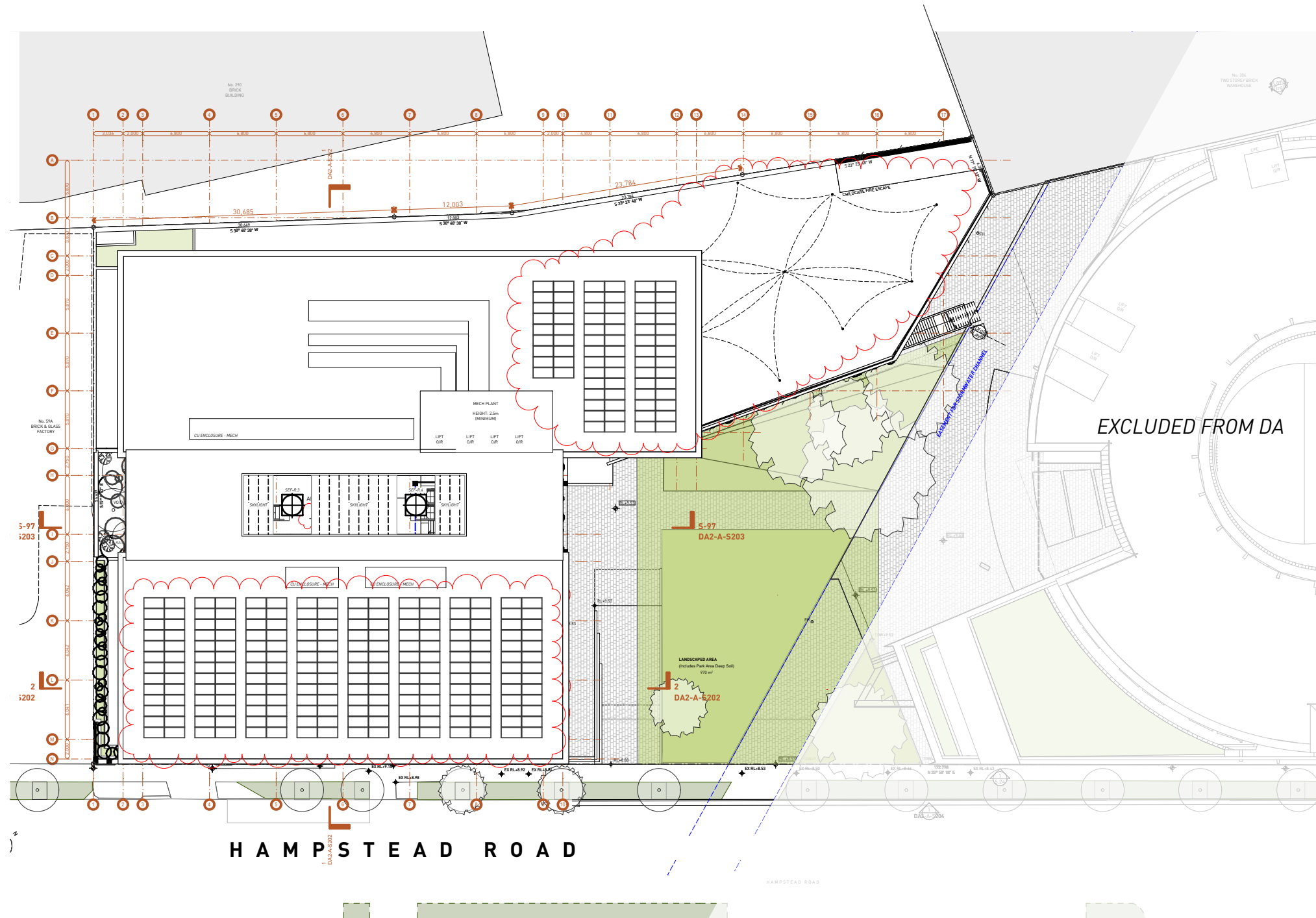
CLIENT

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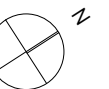
1 SITE PLAN
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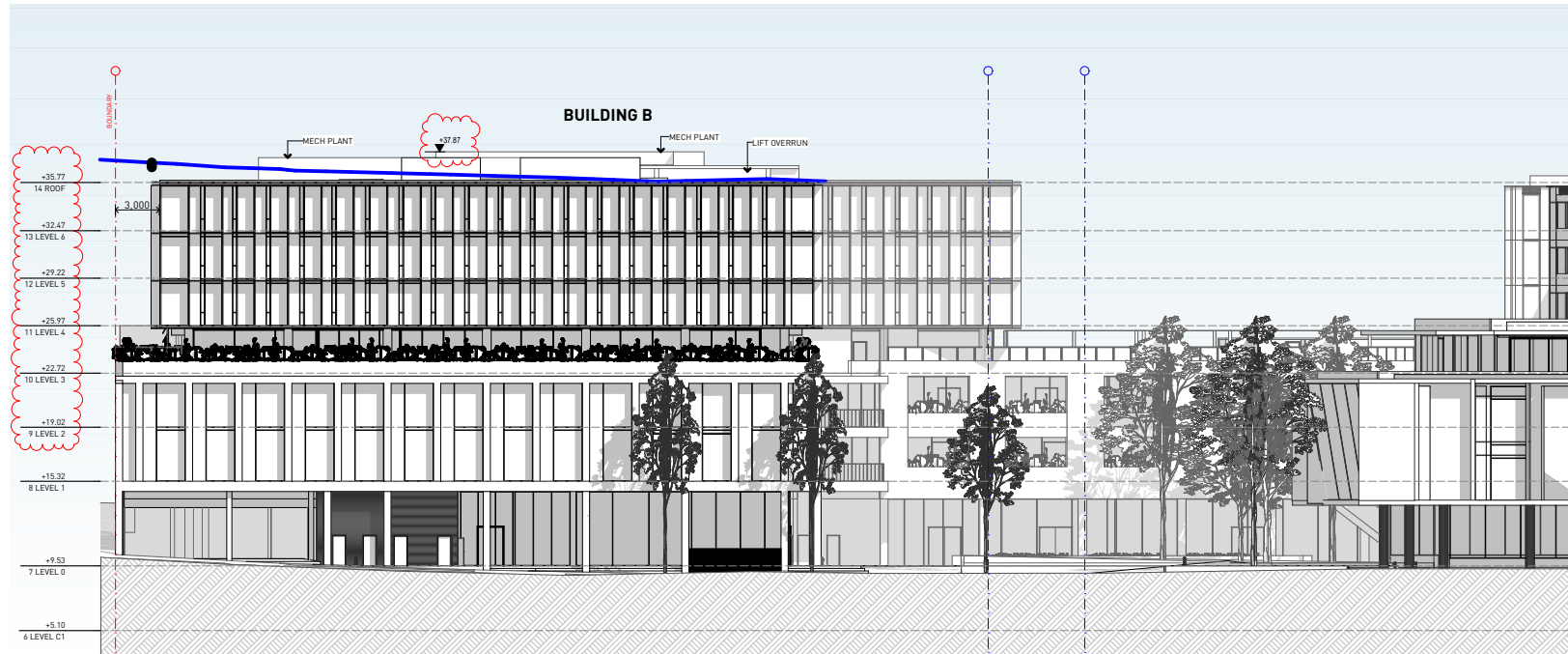
NOTIFICATION - PLAN

Hampstead Rd Commercial
19_066
REV C - 05/11/2024

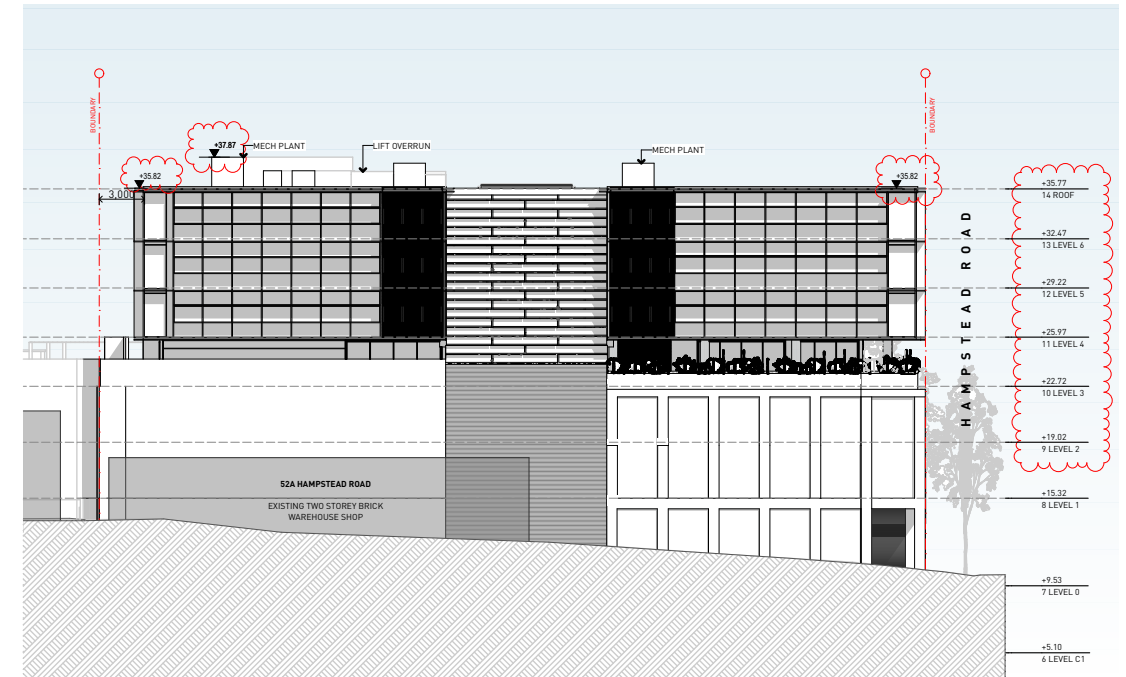
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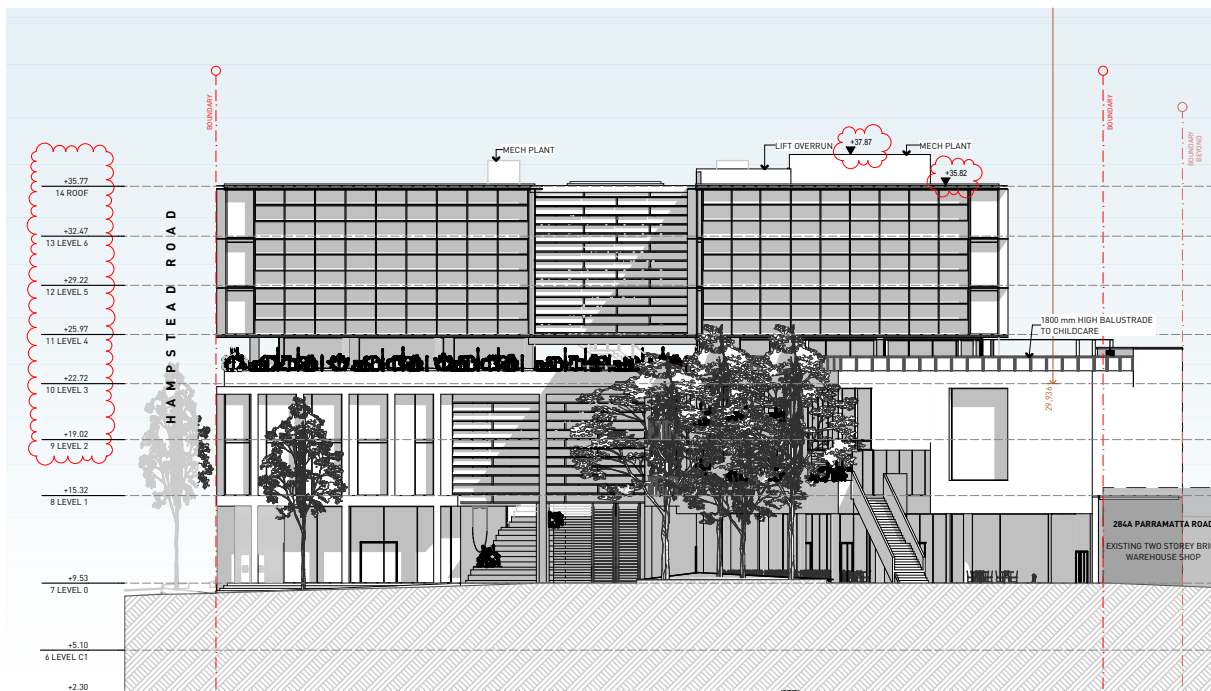




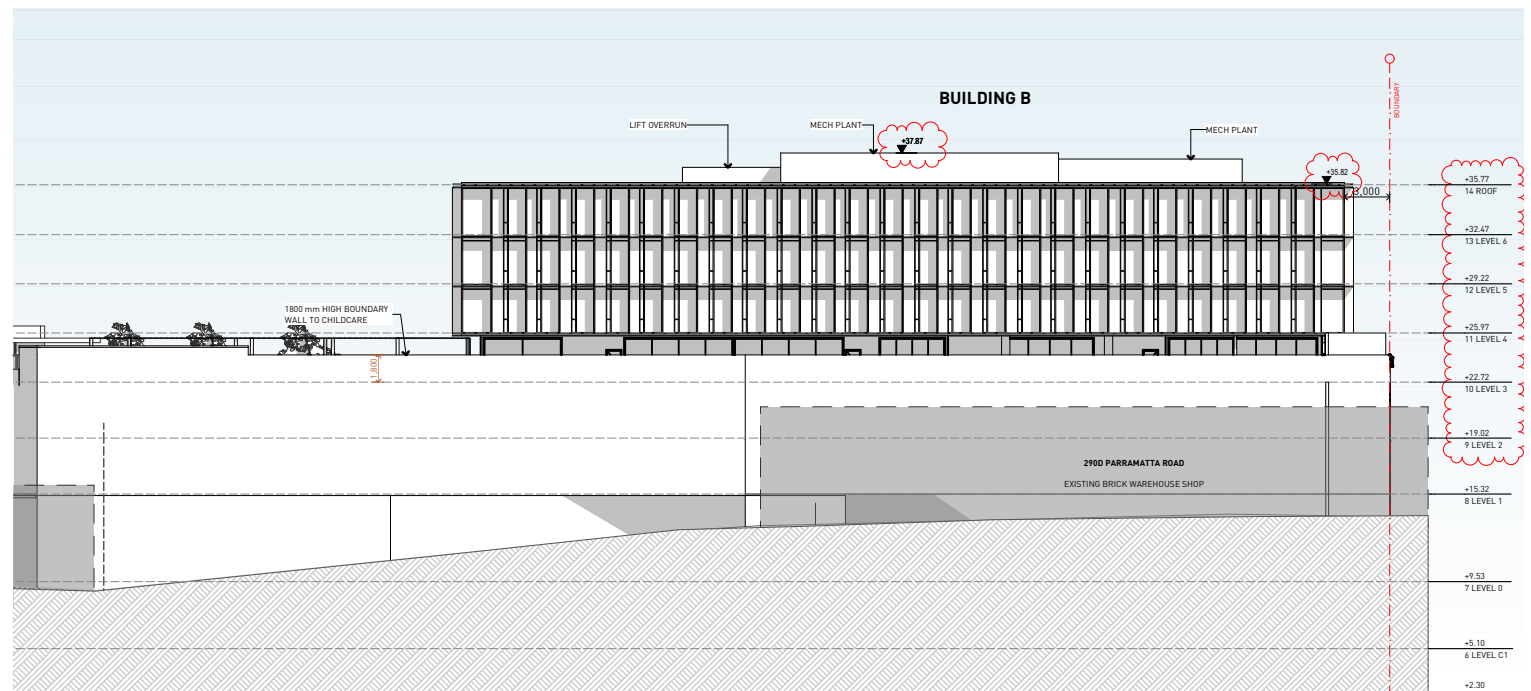
1 EAST ELEVATION
1:500



4 SOUTH ELEVATION
1:500



3 NORTH ELEVATION
1:500



2 WEST ELEVATION
1:500

NOTIFICATION - ELEVATIONS

Hampstead Rd Commercial
19_066
REV D - 19/02/2025

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