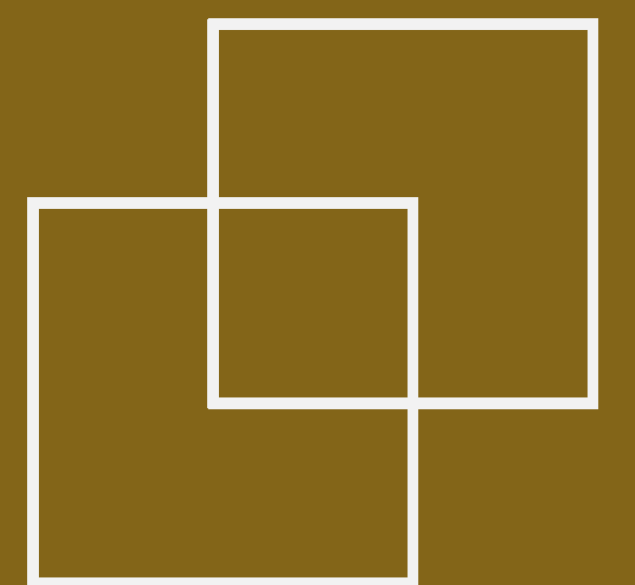


RESIDENTIAL FLAT BUILDING  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

DA APPLICATION  
SEPTEMBER 2021



**URBAN LINK**  
ARCHITECTS





MATERIALS & FINISHES LEGEND

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| PA1     | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2     | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC      | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER® |                                                                                         |
| ST      | ST - STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                       |

BASIX

BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All  
Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

CONSULTANTS

TOWN PLANNER  
CITYSCAPE  
PO BOX 127  
GLENBROOK NSW 2773

TRAFFIC  
VARGA TRAFFIC PLANNING PTY LTD  
PO BOX 1868 NEUTRAL BAY 2089

BASIX  
OUTSOURCE IDEAS  
SUITE 302, 33 LEXINGTON DR  
BELLA VISTA NSW 2153

STORMWATER  
SGC ENGINEERING  
SUITE 5.03, LEVEL 5, 156 PACIFIC HWY  
ST LEONARDS NSW 2065

ACCESSIBILITY  
ACCESS LINK  
LEVEL 10, 11-15 DEANE ST  
BURWOOD NSW 2134

LANDSCAPE  
NBS & PARTNERS PTY LTD  
LEVEL 3, 4 GLEN ST  
MILSONS POINT NSW 2061

QUANTITY SURVEYOR  
CONSTRUCTION CONSULTANTS  
LEVEL 7, 79 GEORGE ST  
PARRAMATTA NSW 2150

GEOTECHNICAL  
JC GEOTECHNICS  
SHOP 2-4, 143-147 PARRAMATTA RD  
CONCORD NSW 2137

ACOUSTIC  
ACOUSTIC WORKS  
75/45 HUNTLEY ST  
ALEXANDRIA NSW 2015

HERITAGE  
WEIR PHILLIPS  
LEVEL 19, 100 WILLIAM ST  
SYDNEY NSW 2000

WASTE  
DICKENS SOLUTIONS  
1214 BOTANY RD  
BOTANY NSW 2019

DEVELOPMENT APPLICATION

| TITLE       |   |                       |
|-------------|---|-----------------------|
| SITE        |   |                       |
| DA-000      | C | COVER                 |
| DA-001      | C | SITE LOCALITY         |
| DA-002      | C | SITE CONTEXT          |
| DA-003      | C | SITE ANALYSIS         |
| DA-004      | C | DEMOLITION PLAN       |
| DA-005      | C | TREE PLAN             |
| DA-006      | C | TREE PROTECTION ZONES |
| DA-007      | C | SITE PLAN             |
| FLOOR PLANS |   |                       |
| DA-101      | C | GROUND 1:250          |
| DA-102      | C | GROUND                |
| DA-103      | C | LEVEL 01-03           |
| DA-104      | C | LEVEL 04              |
| DA-105      | C | LEVEL 05              |
| DA-106      | C | ROOF                  |
| DA-107      | C | BASEMENT 01           |
| DA-108      | C | BASEMENT 02           |
| ELEVATIONS  |   |                       |
| DA-201      | C | BLDG A NORTH & SOUTH  |
| DA-202      | C | BLDG A EAST & WEST    |
| DA-203      | C | BLDG B EAST & WEST    |
| DA-204      | C | BLDG B NORTH & SOUTH  |
| DA-205      | C | LETHBRIDGE ST         |
| DA-206      | C | STREETSCAPE EVANS ST  |
| SECTIONS    |   |                       |
| DA-301      | C | AA                    |
| DA-302      | C | BB                    |
| DA-303      | C | CC                    |
| DA-304      | C | DD                    |
| DA-305      | C | EE                    |
| DA-306      | C | FF                    |
| DA-307      | C | GROUND INTERFACE      |
| DA-308      | C | RAMP DETAILS          |
| DA-309      | C | RAMP DETAILS          |
| DA-310      | C | RAMP DETAILS          |
| DA-311      | C | DETAILED SECTIONS     |
| DA-312      | C | DETAILED SECTIONS     |
| DA-313      | C | DETAILED SECTION      |

EXTERNAL FINISHES

|        |   |                   |
|--------|---|-------------------|
| DA-901 | C | FINISHES SCHEDULE |
| DA-902 | C | SKETCH RENDERS    |
| DA-903 | C | SKETCH RENDERS    |

COMPLIANCE

|         |   |                         |
|---------|---|-------------------------|
| DA-1401 | C | GFA DIAGRAMS            |
| DA-1402 | C | ENVELOPE                |
| DA-1403 | C | SHADOW JUNE 9AM         |
| DA-1404 | C | SHADOW JUNE 12PM        |
| DA-1405 | C | SHADOW JUNE 3PM         |
| DA-1406 | C | BUILDING HEIGHT         |
| DA-1407 | C | HEIGHT PLANE DIAGRAM    |
| DA-1408 | C | BUILDING SEPARATION     |
| DA-1409 | C | BUILDING SEPARATION     |
| DA-1410 | C | SOLAR ACCESS DIAGRAMS   |
| DA-1411 | C | VIEWS FROM THE SUN 9-12 |
| DA-1412 | C | VIEWS FROM THE SUN 1-3  |
| DA-1413 | C | CROSS FLOW DIAGRAMS     |
| DA-1414 | C | 92-94 LETHBRIDGE ST     |
| DA-1415 | C | 92-94 LETHBRIDGE ST     |
| DA-1416 | C | COMMUNAL OPEN SPACE     |
| DA-1417 | A | PATH STRUCTURE          |
| DA-1418 | A | CUT PLAN                |
| DA-1419 | A | SITE SECTIONS           |
| DA-1420 | A | SITE SECTIONS           |
| DA-1421 | A | SITE SECTIONS           |
| DA-1422 | A | BOUNDARY EDGE TREATMENT |
| DA-1423 | A | INFRASTRUCTURE          |
| DA-1424 | C | ADAPTABLE UNITS         |
| DA-1425 | C | LIVABLE LAYOUTS         |
| DA-1426 | C | FURNITURE AND FIXTURE   |
| DA-1427 | C | FUTURE CONTEXT          |
| DA-1428 | C | CALCULATIONS            |

REV C

Drawing No. Rev Drawing Name

**URBANLINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood  
NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Project

RESIDENTIAL FLAT BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

Project Number  
**19107**

Status  
**DEVELOPMENT APPLICATION**

19107 96-98 Lethbridge St and 42-46 Evan Street Penrith\_Council Response 11/02/2022 5:50 PM





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Notes:  
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2. DO NOT SCALE DRAWINGS.  
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**DIAL BEFORE YOU DIG**

### Legend

- Site
- Parks
- Main Vehicular Traffic Route
- Train Track
- Train Station
- Hospital
- Penrith Boundary

| REV C           |                         |            |
|-----------------|-------------------------|------------|
| C               | DEVELOPMENT APPLICATION | 090222 ZB  |
| B               | DEVELOPMENT APPLICATION | 210921 ZB  |
| A               | DEVELOPMENT APPLICATION | 021220 ZB  |
| Rev Description |                         | Date App'd |
| Project         |                         |            |

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SITE LOCALITY**  
Checked/Approved

| ####           | ####                           | ####     |
|----------------|--------------------------------|----------|
| Scale          |                                |          |
| @A1 Sheet Size |                                |          |
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-001</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |

96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 110220230519





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**DO NOT SCALE DRAWINGS**

## Legend

- Site  
96-98 Lethbridge St.  
42-46 Evan St.  
Penrith
- Parks
- Heritage
- School
- Traffic Route
- B Bus Stop

|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Youssef El Khawaja Reg no 8933

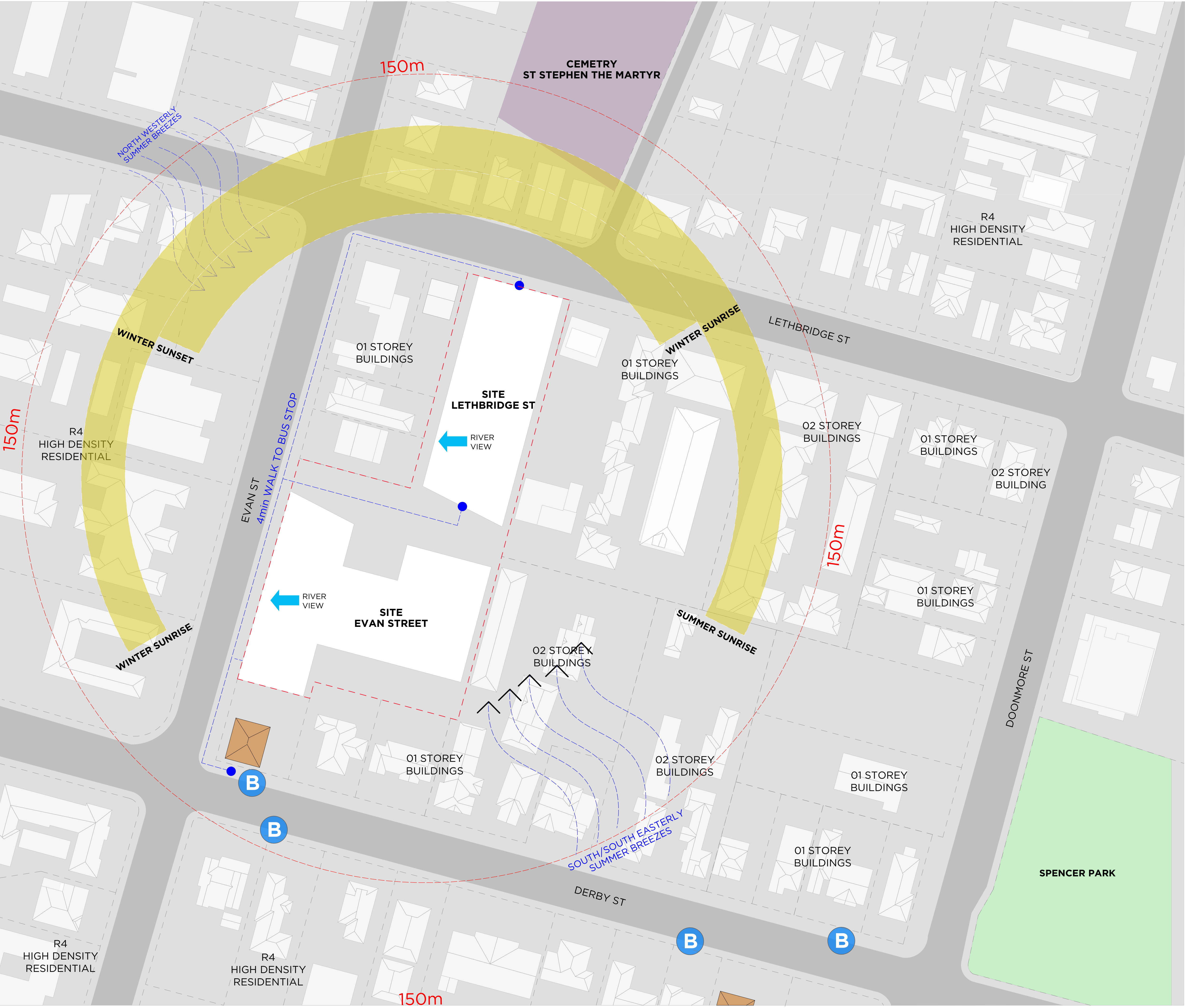
Drawing Title  
**SITE**  
**SITE CONTEXT**  
Checked/Approved

####  
Scale

|                |                                |                |          |
|----------------|--------------------------------|----------------|----------|
| @A1 Sheet Size | Project Number                 | Drawing Number | Revision |
|                | <b>19107</b>                   | <b>DA-002</b>  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |                |          |

9607 96-98 Lethbridge St and 42-46 Evan St, Penrith, Council Response V102/2022/551 PH





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**DIAL BEFORE YOU DIG**

Legend

- Public Recreation as per LEP 2010
- R4 High Density Residential as per LEP 2010
- Heritage
- Cemetery
- Key view
- Prevailing Breezes
- Pedestrian Path of travel
- Bus Stop

|                 |                         |        |    |
|-----------------|-------------------------|--------|----|
| REV C           |                         |        |    |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB |
| Rev Description | Date                    | App'd  |    |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SITE ANALYSIS**  
Checked/Approved

####  
Scale

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-003**

Revision  
**C**

@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-003**

Revision  
**C**



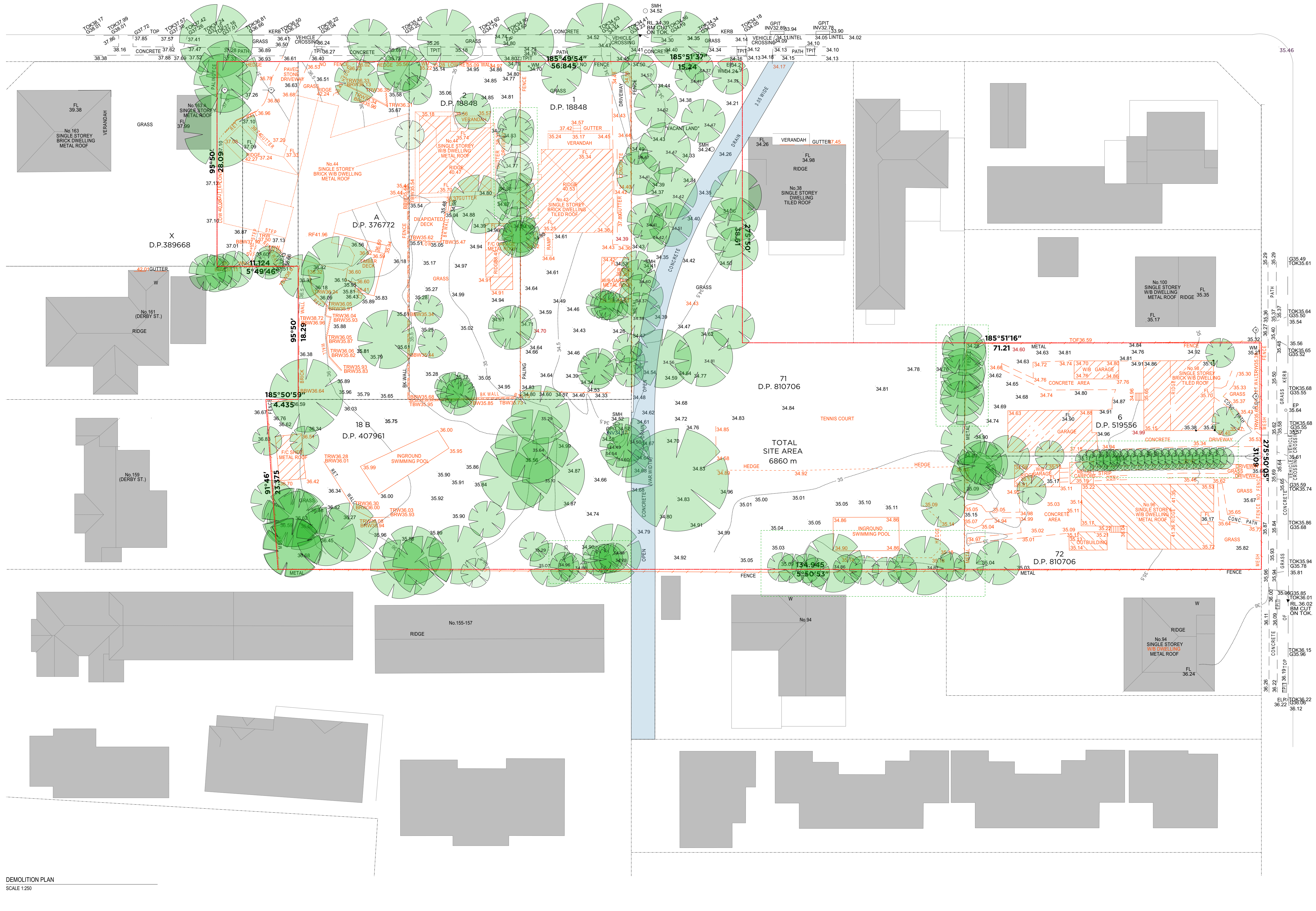
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# EVAN STREET (20.115 WIDE)

## Legend

- To be Demolished
- To be Demolished



| REV C |                         |           |
|-------|-------------------------|-----------|
| C     | DEVELOPMENT APPLICATION | 090222 ZB |
| B     | DEVELOPMENT APPLICATION | 210921 ZB |
| A     | DEVELOPMENT APPLICATION | 021220 ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

**SITE**

**DEMOLITION PLAN**

Checked/Approved

####

Scale  
1:250

640 Sheet Size

Project Number Drawing Number Revision

**19107 DA-004 C**

Status

**DEVELOPMENT APPLICATION**

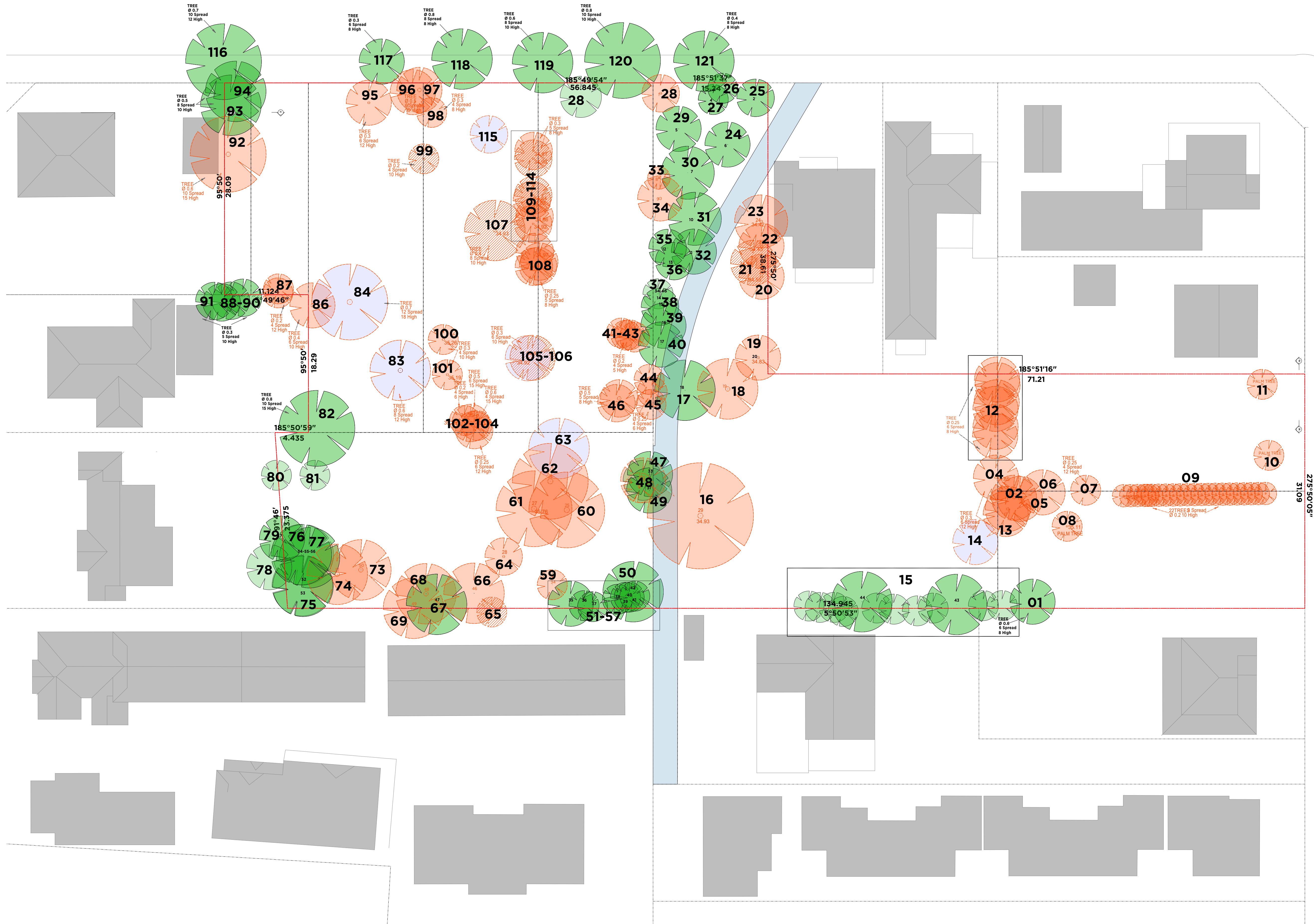


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## Legend

- Tree to be retained
- Tree to be Removed (As recommended by arborist Ref. to report)
- Trees noted by Arborist as to be removed - not picked up by Survey
- Additional Trees to be removed approved by Arborist



|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SITE TREE PLAN**  
Checked/Approved

####  
Scale  
**1:250**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-005</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



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## Legend

- Scaffolding Zone
- Tree Protection Zone
- Tree to be retained



TPZ DIAGRAM  
SCALE 1:250

|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
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PENRITH NSW 2750 AUSTRALIA



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Youssef El Khawaja Reg no 8933

Drawing Title  
**SITE TREE PROTECTION ZONES**  
Checked/Approved

####  
Scale  
**1:250**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-006</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



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## Legend

- FLOOD ZONE
- EXISTING TREES TO BE RETAINED
- DEEP SOIL ZONE
- FILL OVER B2 SLAB
- PROPOSED PEDESTRIAN PATH
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY/EXIT

LETHBRIDGE STREET

|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
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Youssef El Khawaja Reg no 8933

Drawing Title  
**SITE PLAN**  
Checked/Approved

###  
Scale  
**1:250**  
(A1) Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-007</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |

96/98 LETHBRIDGE ST AND 42-46 EVAN ST, PENRITH, NSW 2750

EVAN STREET



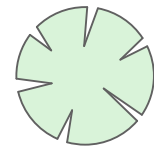


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## Legend

1500mm  
SCAFFOLDING ZONE

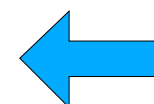


EXISTING TREES TO  
BE RETAINED

DEEP SOIL ZONE

FILL OVER B2 SLAB

PROPOSED  
PEDESTRIAN PATH



PEDESTRIAN ENTRY

LIFT

PATH TO ACCESS  
BALCONY



**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (<4.5 but<6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

REV C  
C DEVELOPMENT APPLICATION 090222 ZB  
B DEVELOPMENT APPLICATION 210921 ZB  
A DEVELOPMENT APPLICATION 021220 ZB

Rev Description Date App'd  
Project  
**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**FLOOR PLANS  
GROUND 1:250**  
Checked/Approved

###  
Scale  
1:250  
@A1 Sheet Size

Project Number Drawing Number Revision  
**19107 DA-101 C**  
Status  
**DEVELOPMENT APPLICATION**



GROUND FLOOR PLAN  
SCALE 1:250





GROUND FLOOR PLAN  
SCALE 1:200

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- Notes
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## Legend

---> PATH TO ACCESS BALCONY

REV C

|                           |            |
|---------------------------|------------|
| C DEVELOPMENT APPLICATION | 090222_ZB  |
| B DEVELOPMENT APPLICATION | 210921_ZB  |
| A DEVELOPMENT APPLICATION | 021220_ZB  |
| Rev Description           | Date App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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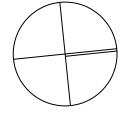
Drawing Title  
**FLOOR PLANS**

Checked/Approved

####  
Scale  
**1:200**  
60m Street Size

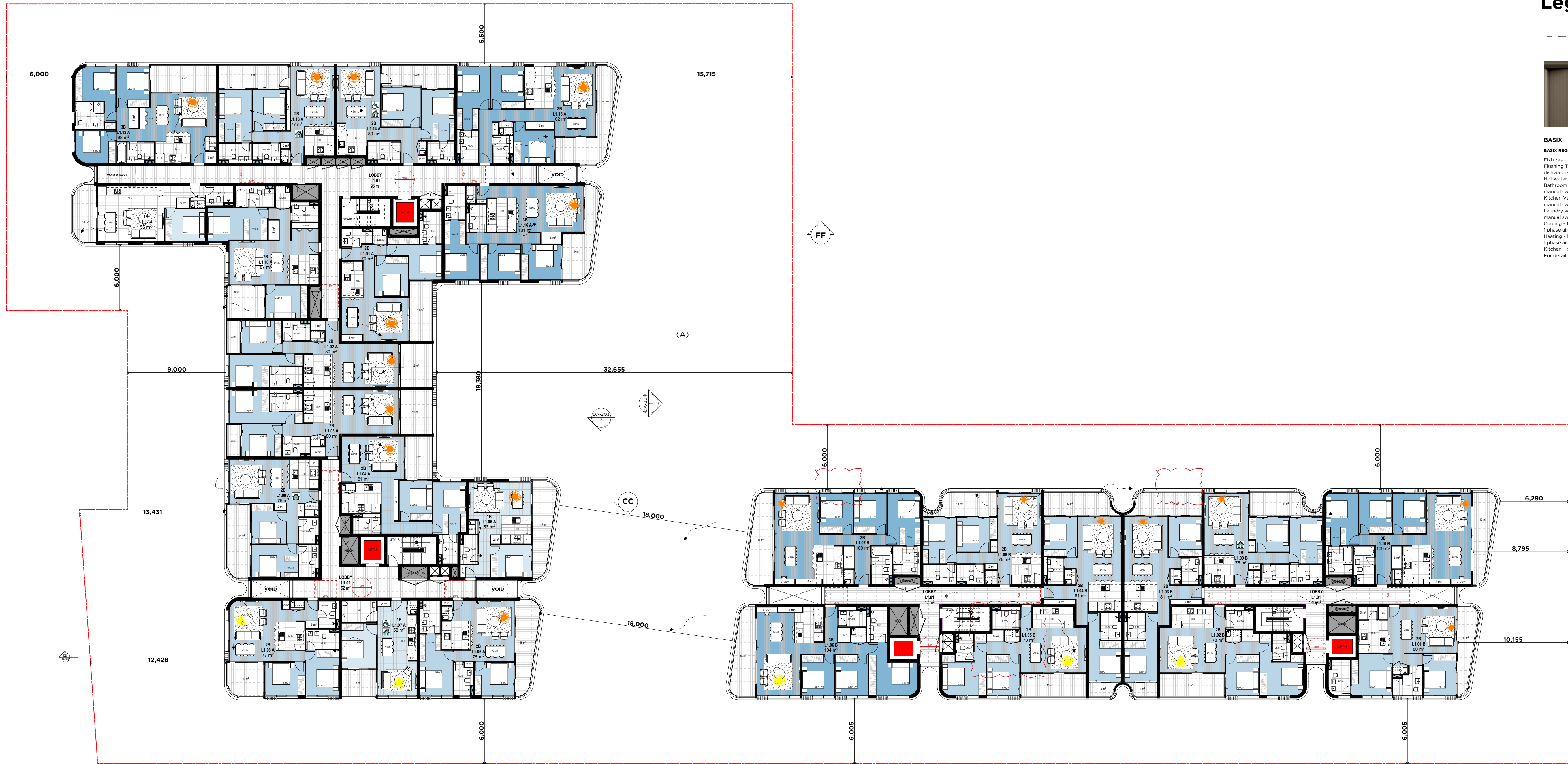
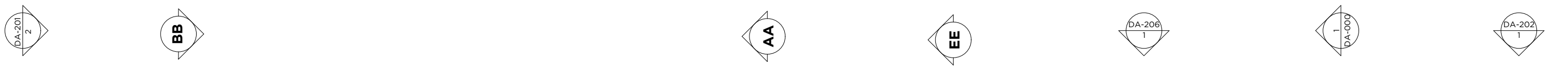
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-102**  
Revision  
**C**



9607 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1903020511 PM





LEVEL 01-03  
SCALE 1:200

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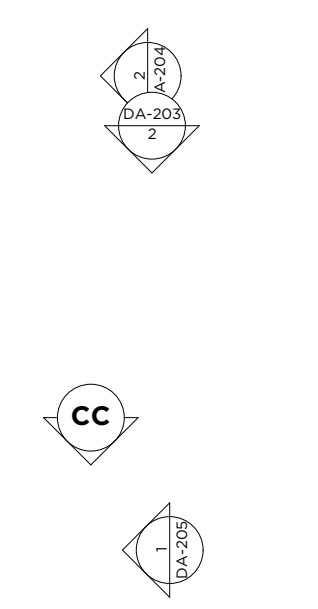
**DIAL BEFORE YOU DIG**  
www.dialbeforeyoudig.com.au

## Legend

---▶ PATH TO ACCESS BALCONY



**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**FLOOR PLANS**  
**LEVEL 01-03**  
Checked/Approved

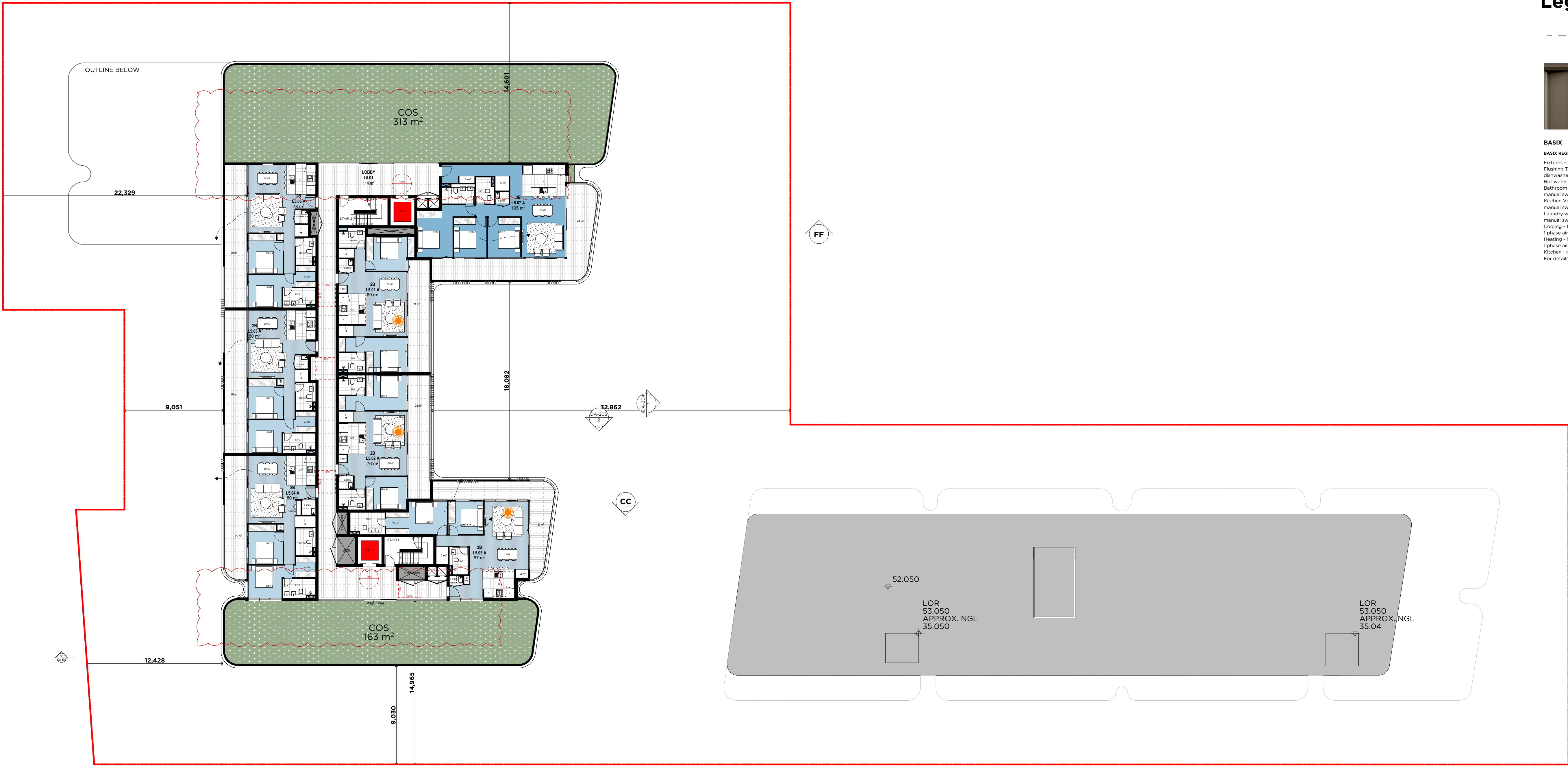
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Scale  
**1:200**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-103</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |









LEVEL 05  
SCALE 1:200



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## Legend

---> PATH TO ACCESS BALCONY

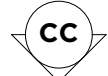


COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

### BASIX

#### BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



### REV C

|                 |                         |        |    |
|-----------------|-------------------------|--------|----|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB |
| Rev Description | Date                    | App'd  |    |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

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Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

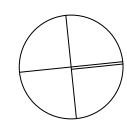
Drawing Title

**FLOOR PLANS**  
**LEVEL 05**

Checked/Approved

####

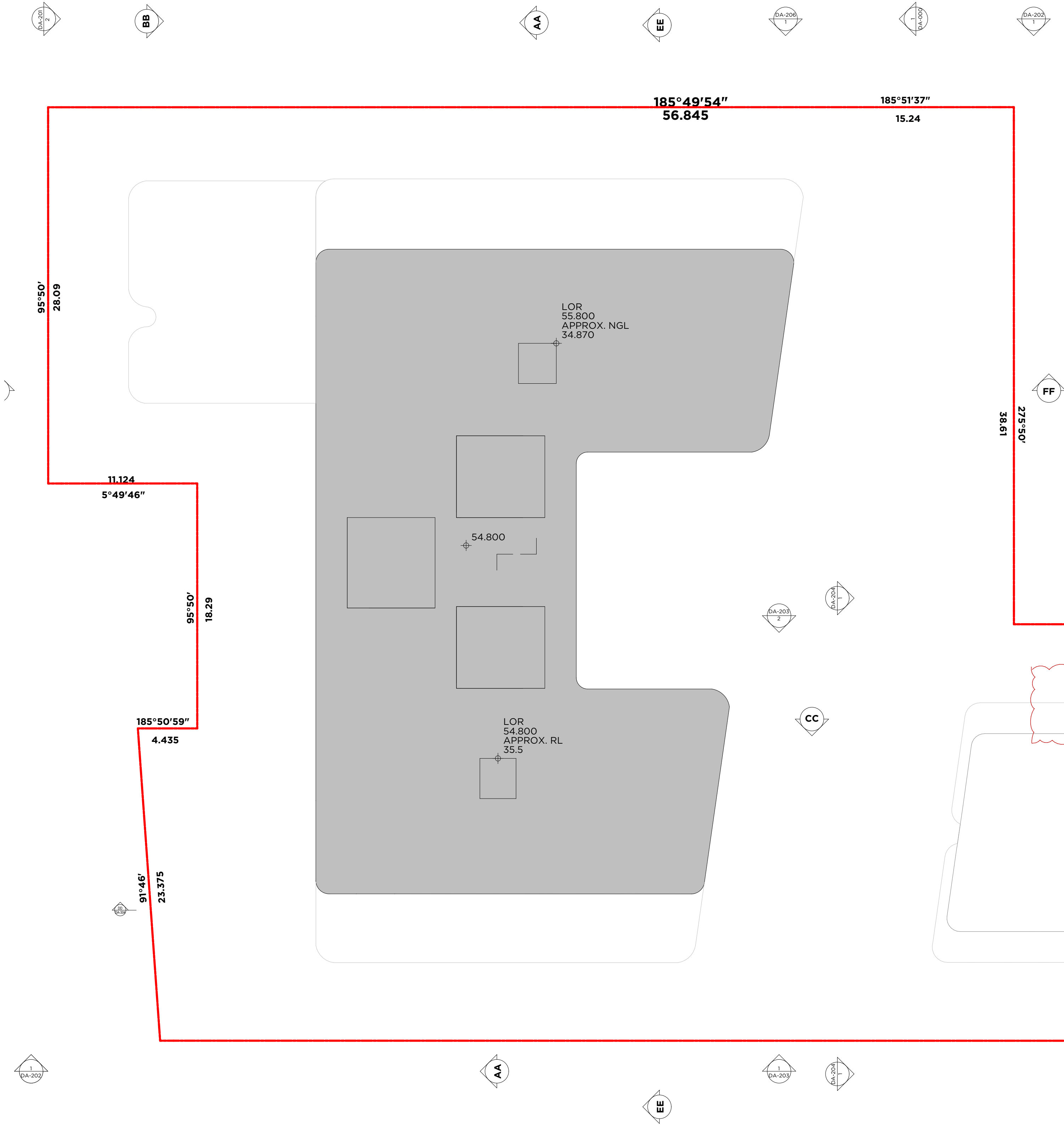
Scale  
1:100, 1:200  
(A1 Sheet Size)



|                                |                |          |
|--------------------------------|----------------|----------|
| Project Number                 | Drawing Number | Revision |
| <b>19107</b>                   | <b>DA-105</b>  | <b>C</b> |
| Status                         |                |          |
| <b>DEVELOPMENT APPLICATION</b> |                |          |

9607 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 19020502051 PM





ROOF  
SCALE 1:200

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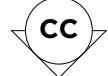
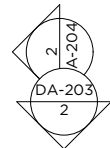


COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

#### BASIX

##### BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
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Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



#### REV C

|                 |                         |        |    |
|-----------------|-------------------------|--------|----|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB |
| Rev Description | Date                    | App'd  |    |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

#### FLOOR PLANS ROOF

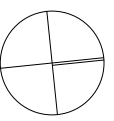
Checked/Approved

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Scale

1:200

@A1 Sheet Size

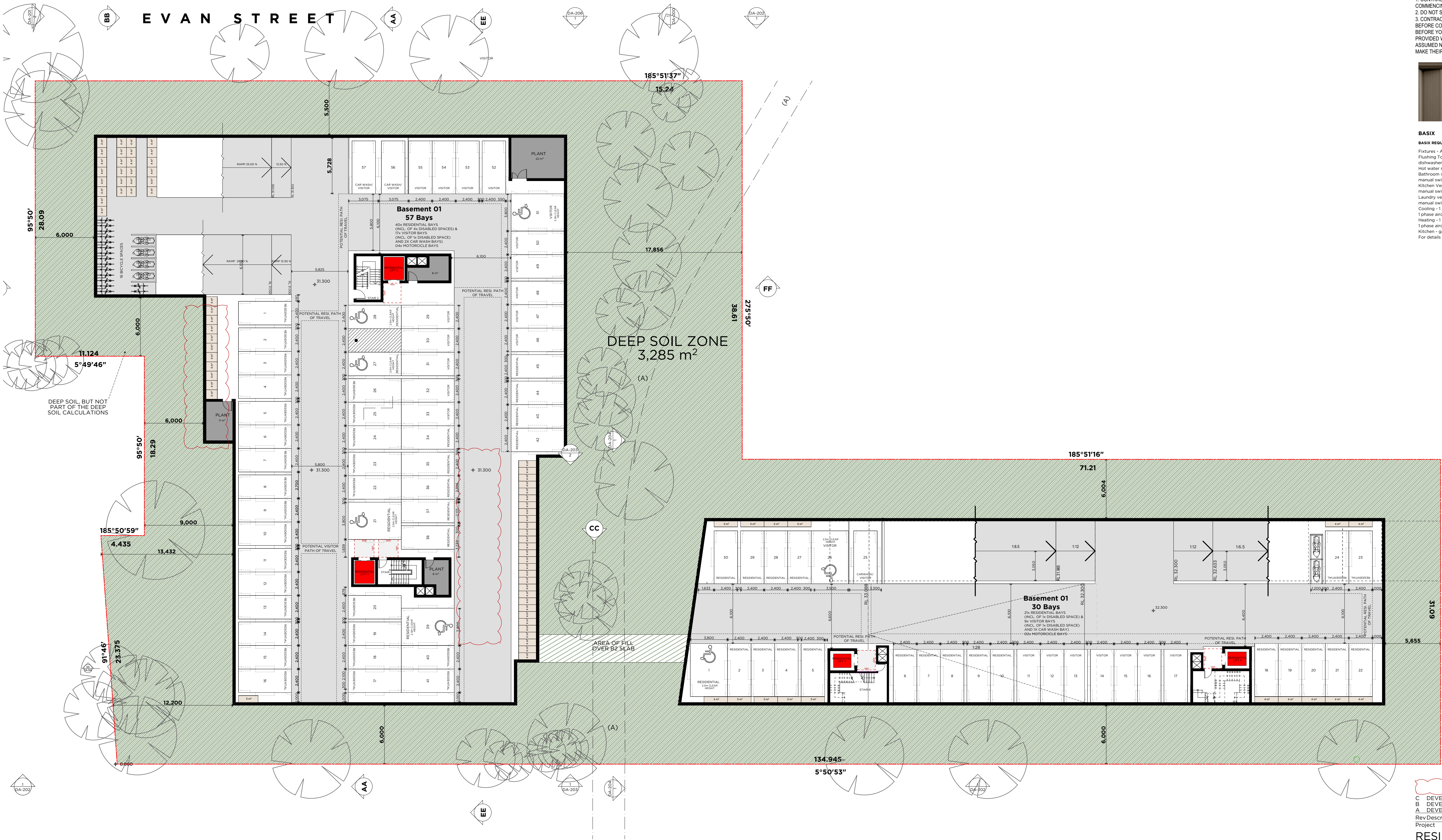


|                |                |          |
|----------------|----------------|----------|
| Project Number | Drawing Number | Revision |
| 19107          | DA-106         | C        |
| Status         |                |          |

#### DEVELOPMENT APPLICATION

96-98 LETHBRIDGE ST and 42-46 EVAN ST, PENRITH, COUNCIL RESPONSE 11/02/2025 11:41





BASEMENT 01  
SCALE 1:200

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COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

#### BASIX

##### BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

#### REV C

|     |                         |        |       |
|-----|-------------------------|--------|-------|
| C   | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B   | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A   | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

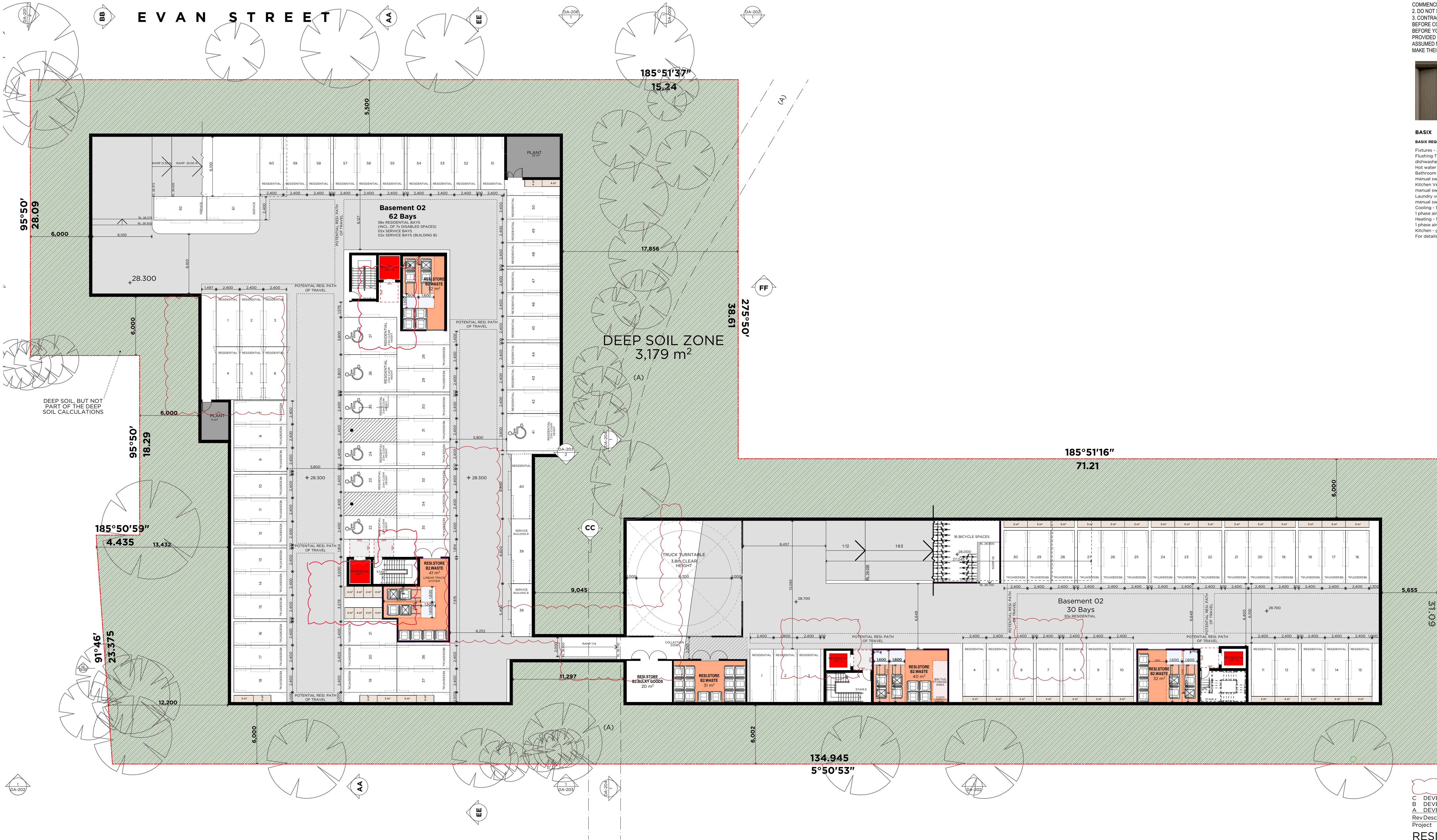
Drawing Title  
**FLOOR PLANS  
BASEMENT 01**  
Checked/Approved

####  
Scale  
**1:200**  
@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-107**  
Revision  
**C**





BASEMENT 02  
SCALE 1:200

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**COLORBOND STEEL**  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

REV C

|                           |        |    |
|---------------------------|--------|----|
| C DEVELOPMENT APPLICATION | 090222 | ZB |
| B DEVELOPMENT APPLICATION | 210921 | ZB |
| A DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**FLOOR PLANS**  
**BASEMENT 02**  
Checked/Approved

####  
Scale  
1:200  
@A1 Sheet Size

|                |                |          |
|----------------|----------------|----------|
| Project Number | Drawing Number | Revision |
| 19107          | DA-108         | C        |

Status  
**DEVELOPMENT APPLICATION**

1807 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response F1002002051 PH





BLDG A NORTH  
SCALE 1:150

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**BEFORE YOU DIG**

| MATERIALS & FINISHES LEGEND |                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------|
| PA1                         | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2                         | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC                          | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER®                     |                                                                                         |
| ST                          | ST- STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                        |
|                             | COLORBOND STEEL<br>FENCE HEIGHT 1800MM<br>COLORBOND JASPER                              |

**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but-6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



BLDG A SOUTH  
SCALE 1:150

| REV C           |                         |        |    |
|-----------------|-------------------------|--------|----|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB |
| Rev Description | Date                    | App'd  |    |
| Project         |                         |        |    |

**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
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Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS**  
**BLDG A NORTH & SOUTH**  
Checked/Approved  
####  
Scale  
1:150  
A4 Sheet Size  
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**  
Drawing Number  
**DA-201**  
Revision  
**C**





BLDG A EAST  
SCALE 1:150

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**MATERIALS & FINISHES LEGEND**

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| PA1     | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2     | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC      | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER® |                                                                                         |
| ST      | ST - STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                       |
|         | COLORBOND STEEL<br>FENCE HEIGHT 1800MM<br>COLORBOND JASPER                              |

**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (<4.5 but-6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
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Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

REV C

|                           |        |    |
|---------------------------|--------|----|
| C DEVELOPMENT APPLICATION | 090222 | ZB |
| B DEVELOPMENT APPLICATION | 210921 | ZB |
| A DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd  
Project

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS**  
**BLDG A EAST & WEST**  
Checked/Approved

###  
Scale  
1:150  
A4 Sheet Size

|                |                |          |
|----------------|----------------|----------|
| Project Number | Drawing Number | Revision |
| 19107          | DA-202         | C        |

Status  
**DEVELOPMENT APPLICATION**

1807 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response F10020020519





BLDG B EAST  
SCALE 1:150

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**MATERIALS & FINISHES LEGEND**

PA1 PAINT 01  
SLAB EDGE PAINTED  
DULUX LEXICON HALF

PA2 PAINT 02  
EXTERNAL WALL PAINTED  
DULUX JASPER  
(TO MATCH COLORBOND)

PC PC - POWDERCOAT  
ALUMINIUM  
WINDOWS & DOORS  
VERTICAL LOUVRES  
COLORBOND JASPER

JASPER®

ST ST- STONE  
PLANTERS & EXTERNAL  
WALLS  
PENRITH LOCAL STONE

COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

**BASIX**  
BASIX REQUIREMENTS  
Fixtures - All dwellings - Shower heads 4" (<4.5 but >6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
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Cooling - 1 phase airconditioning living areas  
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Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

REV C

C DEVELOPMENT APPLICATION 090222 ZB  
B DEVELOPMENT APPLICATION 210921 ZB  
A DEVELOPMENT APPLICATION 021220 ZB

Rev Description Date App'd  
Project

**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS  
BLDG B EAST & WEST**  
Checked/Approved

####  
Scale  
1:150  
A4 Sheet Size

Project Number Drawing Number Revision  
**19107 DA-203 C**  
Status  
**DEVELOPMENT APPLICATION**

19107 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 190200020551 PM



Notes  
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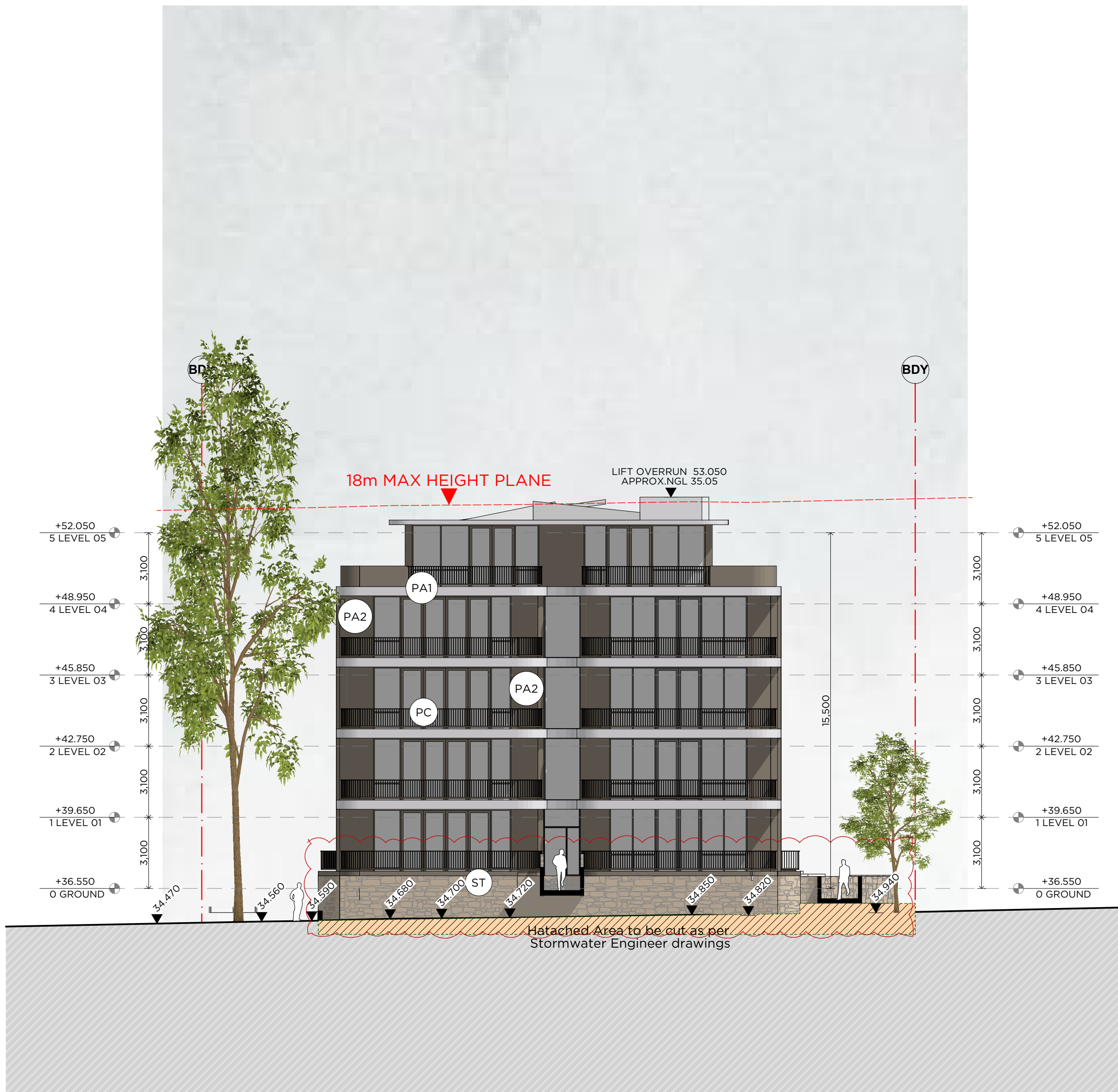


MATERIALS & FINISHES LEGEND

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| PA1     | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2     | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC      | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER® |                                                                                         |
| ST      | ST- STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                        |
|         | COLORBOND STEEL<br>FENCE HEIGHT 1800MM<br>COLORBOND JASPER                              |

BASIX

**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but<6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



BLDG B SOUTH  
SCALE 1:150



BLDG B NORTH  
SCALE 1:150

REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev     | Description | Date | App'd |
|---------|-------------|------|-------|
| Project |             |      |       |

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS**  
**BLDG B NORTH & SOUTH**  
Checked/Approved

####  
Scale  
1:150  
A4 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-204**  
Revision  
**C**



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
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**BASIX**

**BASIX REQUIREMENTS**

Fixtures - All dwellings - Shower heads 4" (>4.5 but<6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



LETHBRIDGE  
SCALE 1:200

**REV C**

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev Description | Date | App'd |
|-----------------|------|-------|
|-----------------|------|-------|

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS**  
**LETHBRIDGE ST**  
Checked/Approved

####  
Scale  
**1:200**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-205</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



Notes  
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EVANS  
SCALE 1:250

|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Youssef El Khawaja Reg no 8933

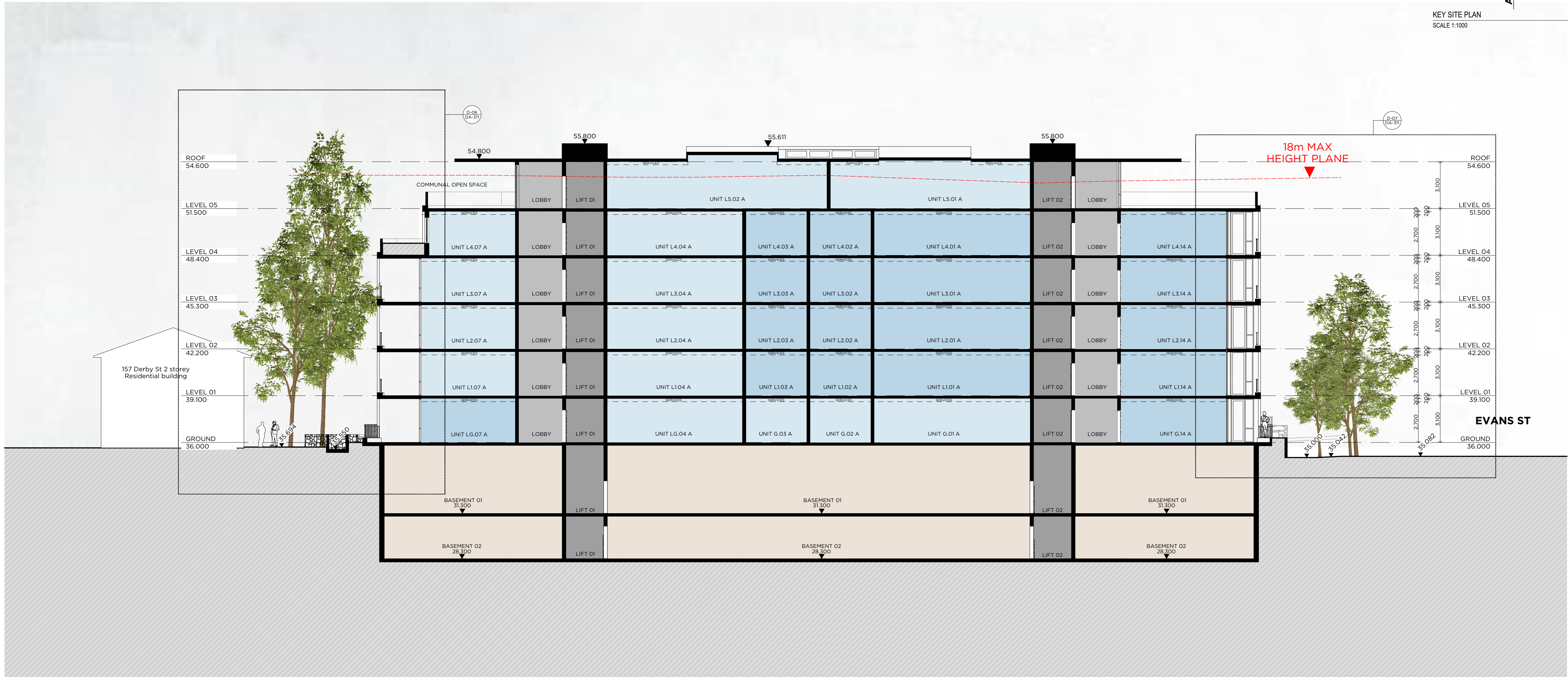
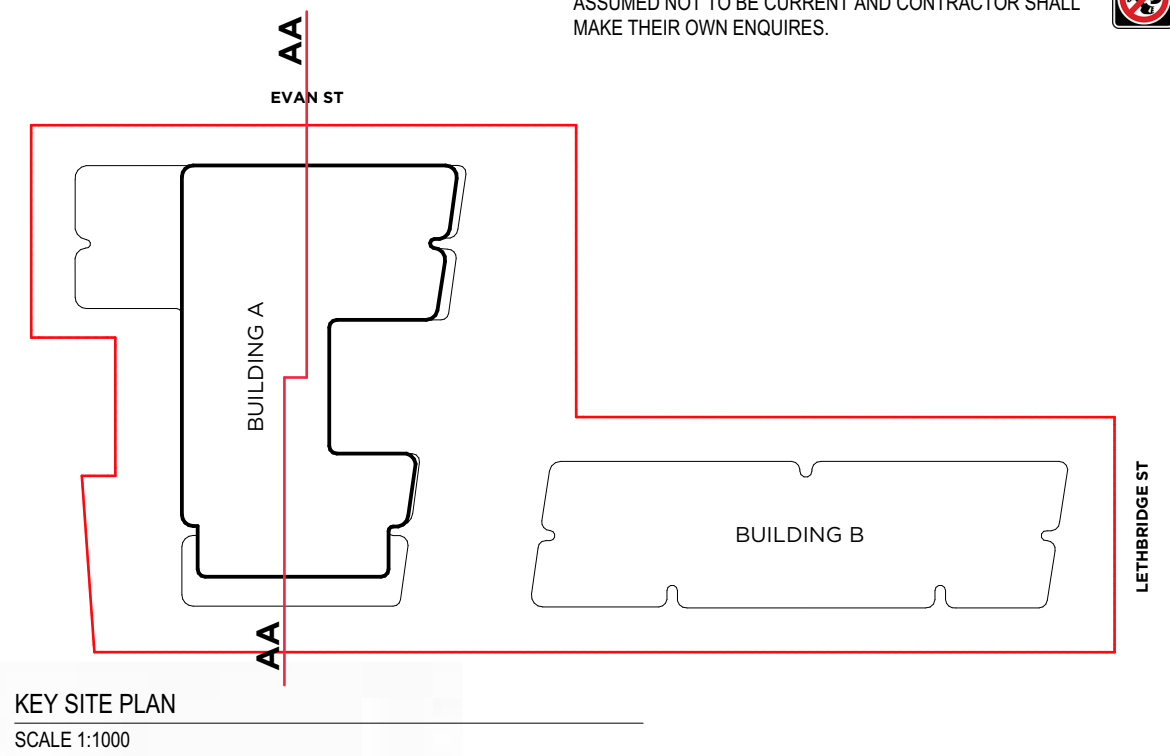
Drawing Title  
**ELEVATIONS**  
**STREETSCAPE EVANS ST**  
Checked/Approved

####  
Scale  
**1:250**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-206</b>                  | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



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AA SECTION  
SCALE 1:150

|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

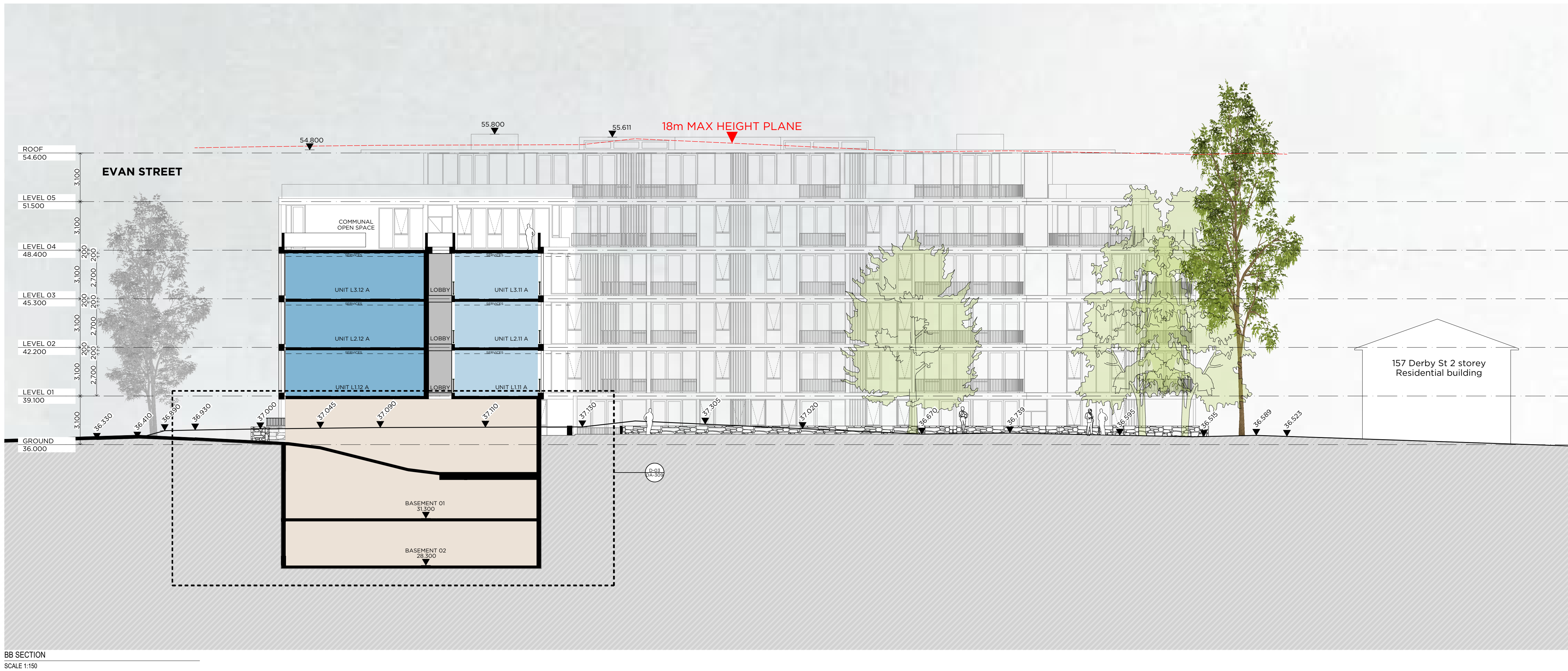
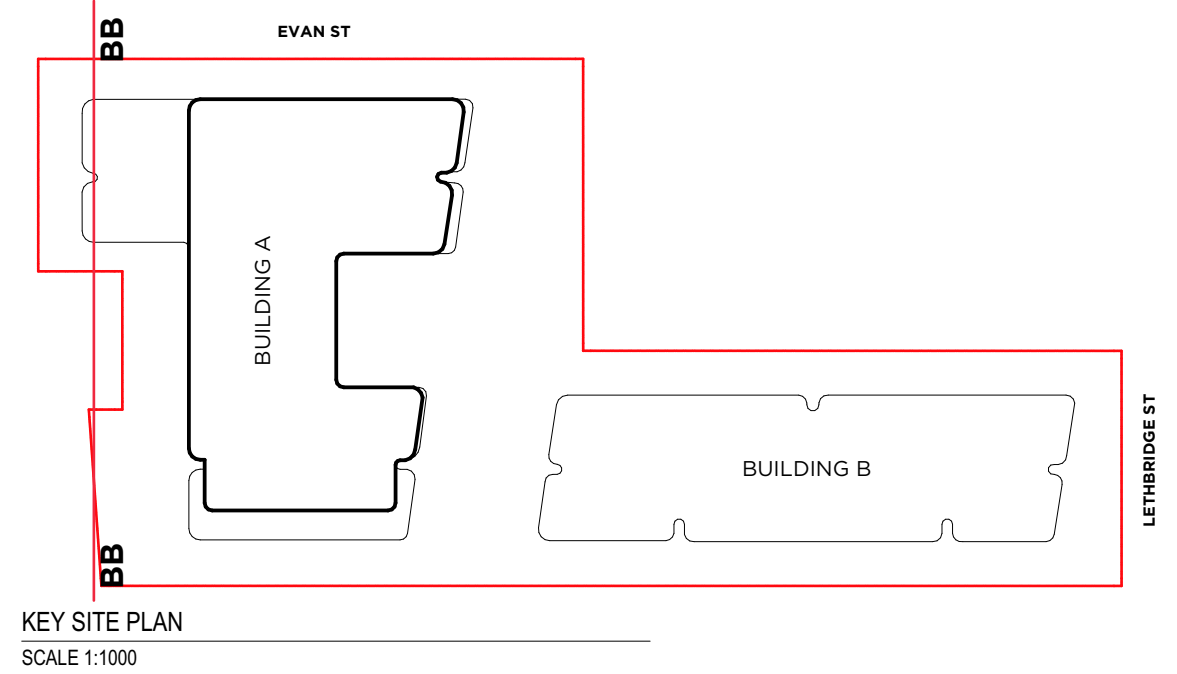
Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Youssef El Khawaja Reg no 8933

|                                                            |                                 |                      |
|------------------------------------------------------------|---------------------------------|----------------------|
| Drawing Title<br><b>SECTIONS</b><br>AA<br>Checked/Approved |                                 |                      |
| ####<br>Scale<br>1:150, 1:1000<br>(A1) Sheet Size          |                                 |                      |
| Project Number<br><b>19107</b><br>Status                   | Drawing Number<br><b>DA-301</b> | Revision<br><b>C</b> |
| <b>DEVELOPMENT APPLICATION</b>                             |                                 |                      |



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BB SECTION  
SCALE 1:150

| REV C           |                         |        |       |
|-----------------|-------------------------|--------|-------|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
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Youssef El Khawaja Reg no 8933

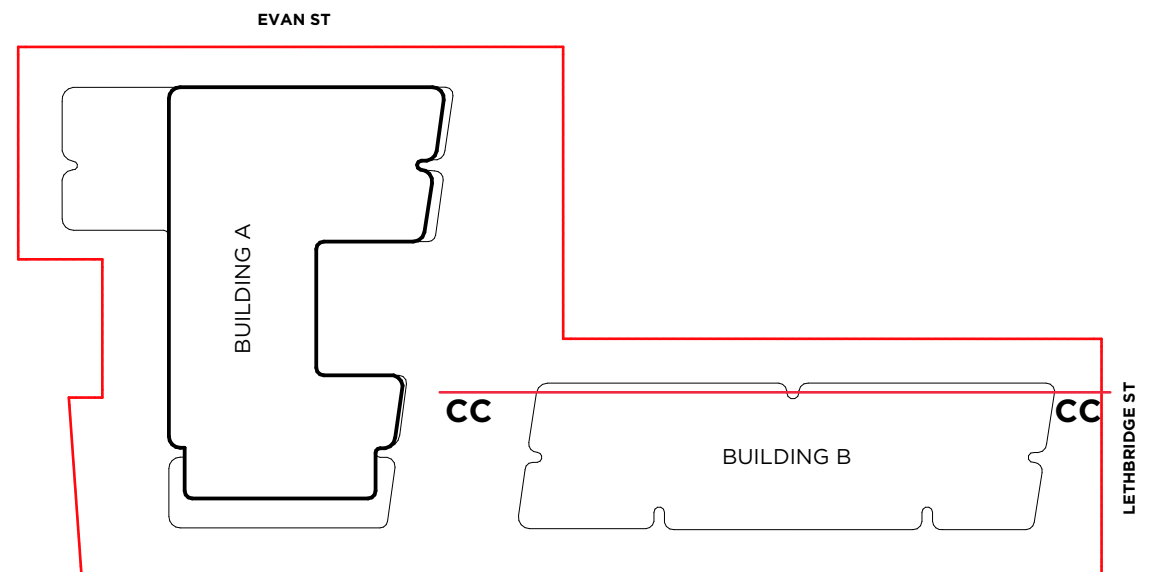
Drawing Title  
**SECTIONS**  
BB  
Checked/Approved

####  
Scale  
1:150, 1:1000  
@A1 Sheet Size

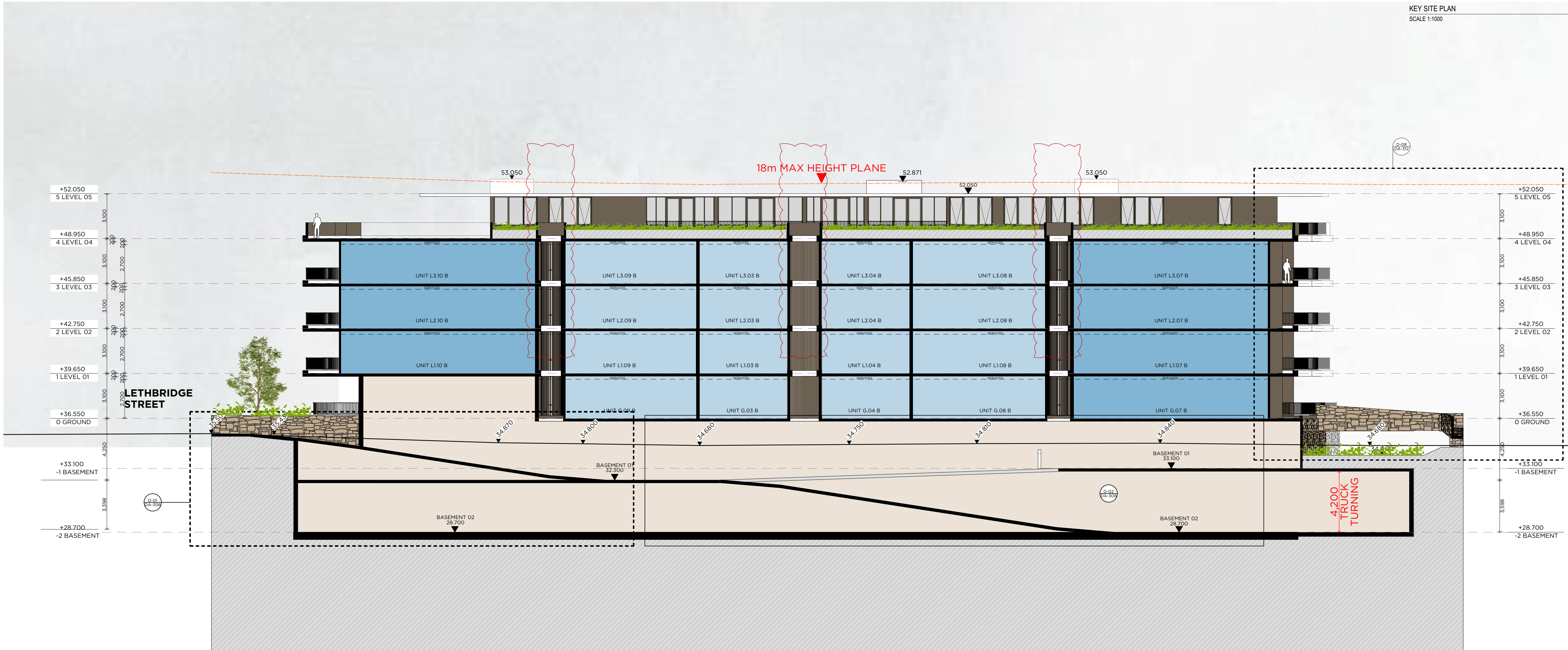
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|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| 19107          | DA-302                         | C        |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



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KEY SITE PLAN  
SCALE 1:1000



CC SECTION  
SCALE 1:150

| REV C           |                         |        |       |
|-----------------|-------------------------|--------|-------|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |
| Project         |                         |        |       |

**RESIDENTIAL FLAT BUILDING**  
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Youssef El Khawaja Reg no 8933

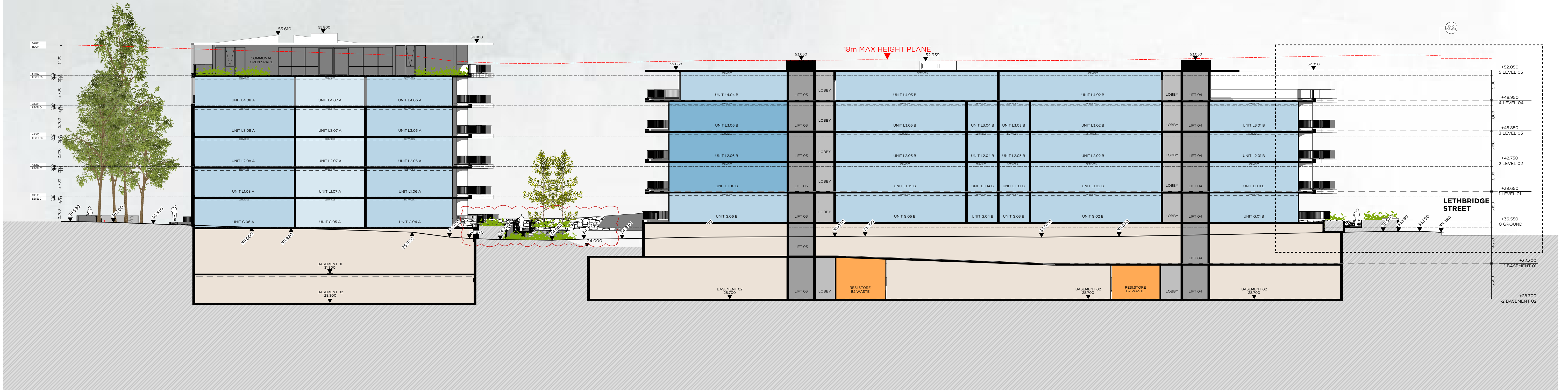
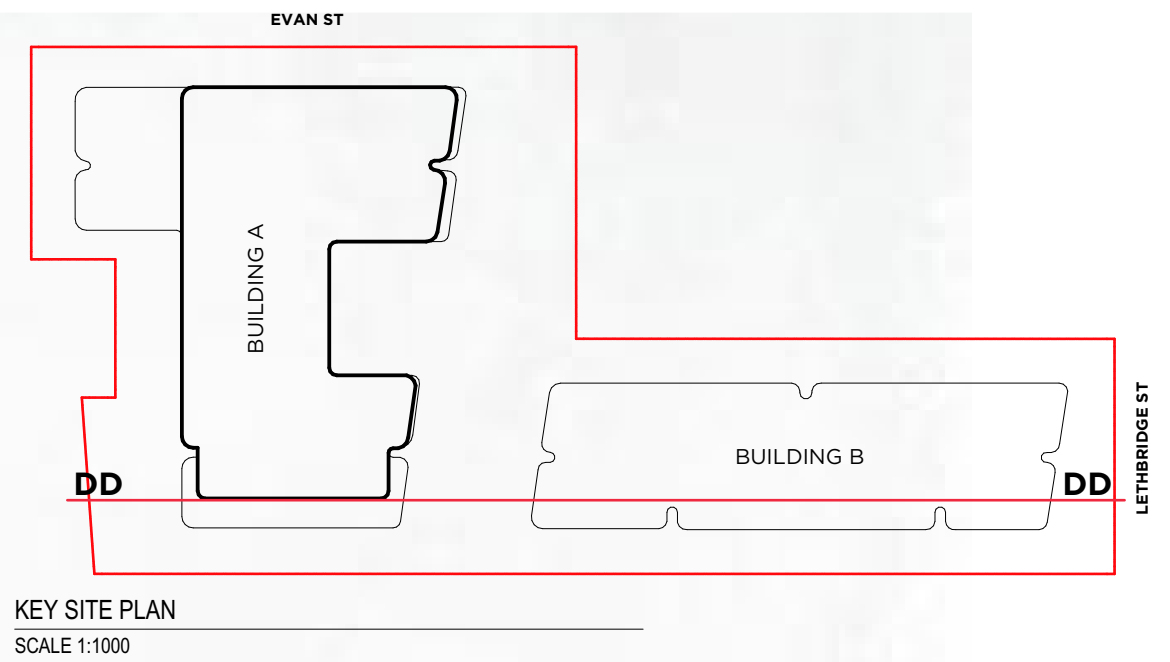
Drawing Title  
**SECTIONS**  
CC  
Checked/Approved

####  
Scale  
1:150, 1:1000  
@A1 Sheet Size

|                |                         |          |
|----------------|-------------------------|----------|
| Project Number | Drawing Number          | Revision |
| 19107          | DA-303                  | C        |
| Status         | DEVELOPMENT APPLICATION |          |



Notes  
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DD SECTION  
SCALE 1:200

| REV C |                         |        |       |
|-------|-------------------------|--------|-------|
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Youssef El Khawaja Reg no 8933

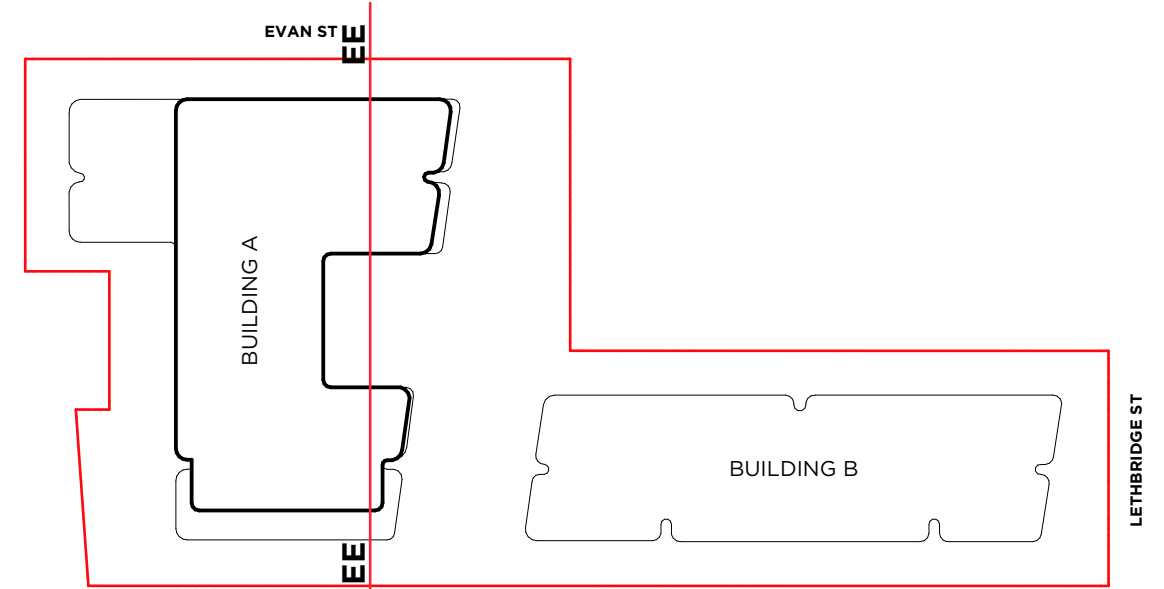
Drawing Title  
**SECTIONS**  
DD  
Checked/Approved

####  
Scale  
1:200, 1:1000  
640 Street Size

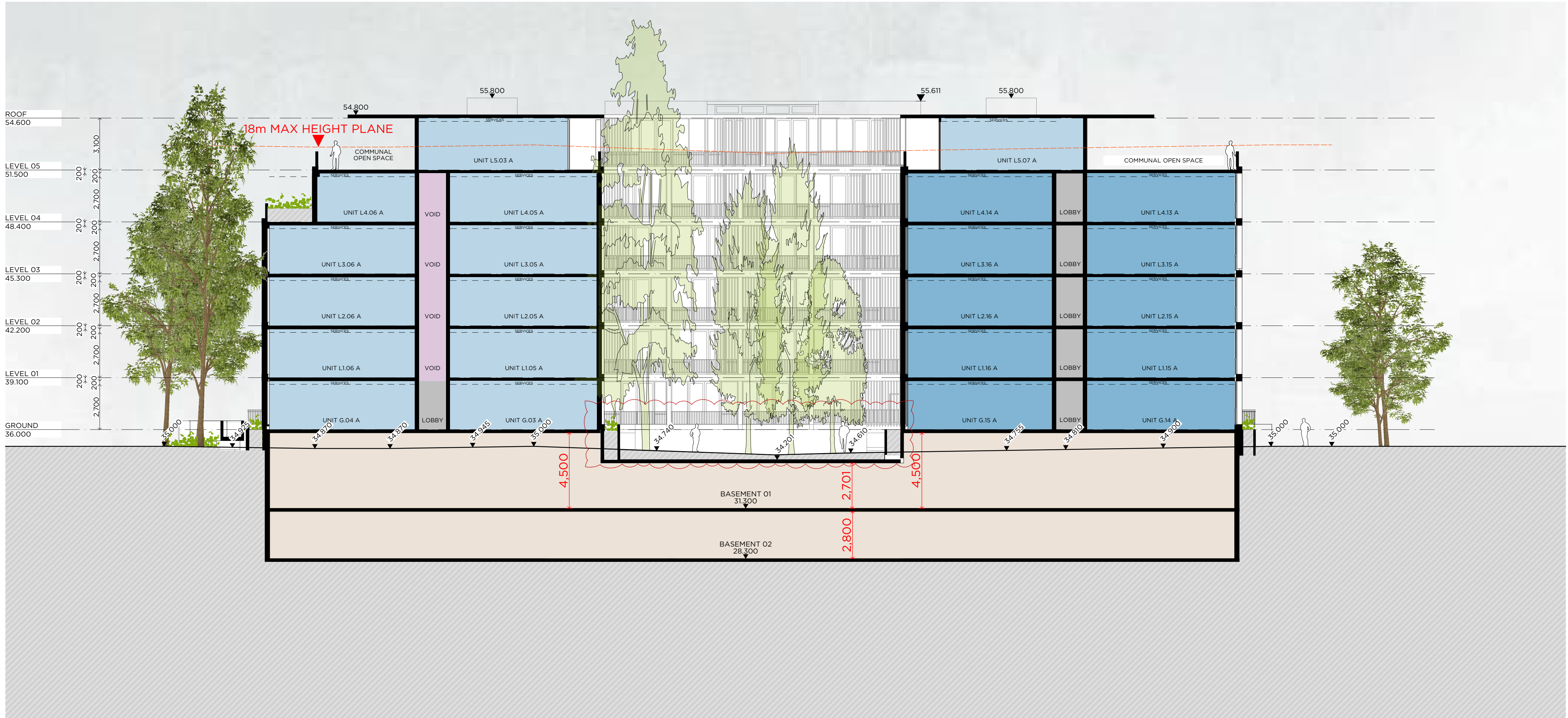
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|----------------|-------------------------|----------|
| Project Number | Drawing Number          | Revision |
| 19107          | DA-304                  | C        |
| Status         | DEVELOPMENT APPLICATION |          |



Notes:  
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KEY SITE PLAN  
SCALE 1:1000



EE SECTION  
SCALE 1:150

REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev     | Description | Date | App'd |
|---------|-------------|------|-------|
| Project |             |      |       |

**RESIDENTIAL FLAT BUILDING**  
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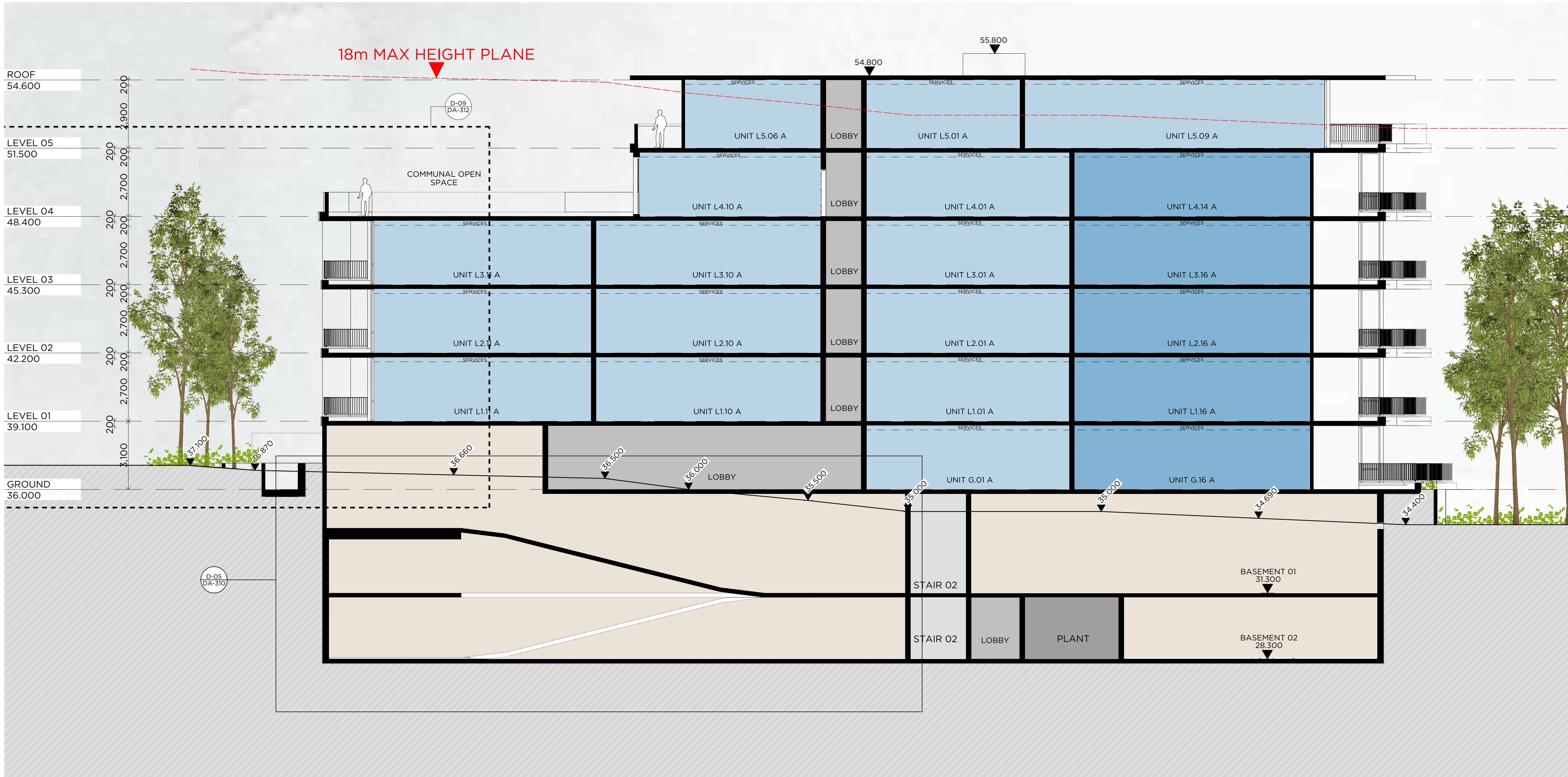
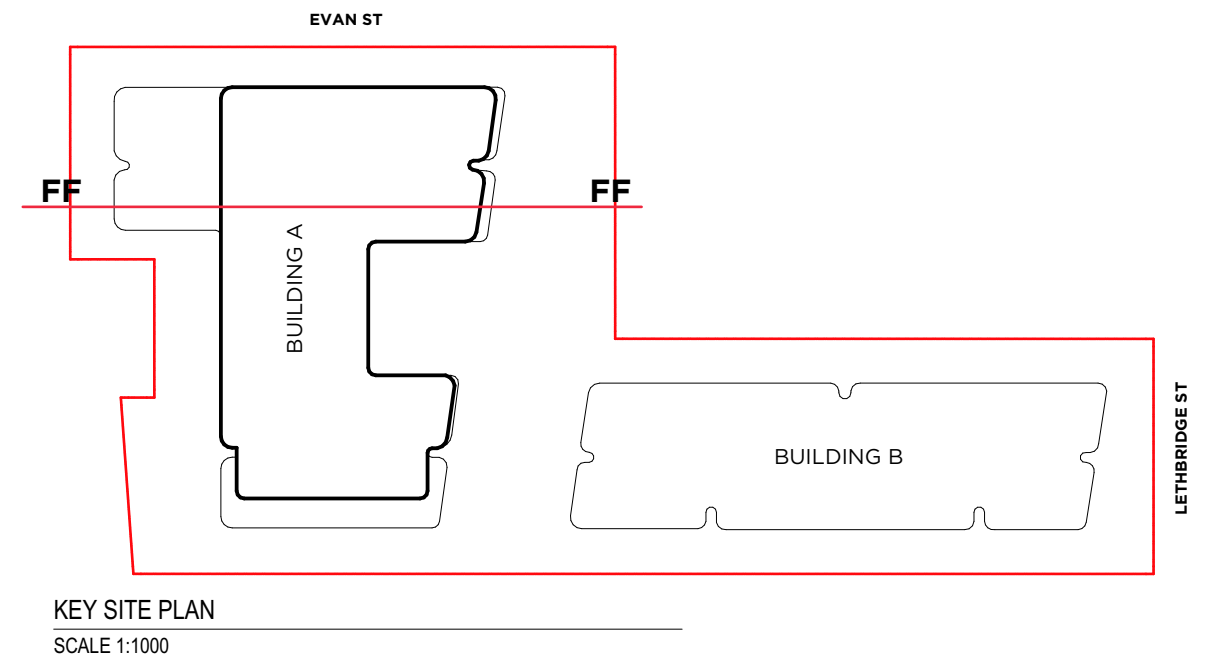
Drawing Title  
**SECTIONS**  
EE  
Checked/Approved

####  
Scale  
1:150, 1:1000  
@A1 Sheet Size

|                |                         |          |
|----------------|-------------------------|----------|
| Project Number | Drawing Number          | Revision |
| 19107          | DA-305                  | C        |
| Status         | DEVELOPMENT APPLICATION |          |



Notes  
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FF SECTION  
SCALE 1:100

|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |
| Project         |                         |        |       |

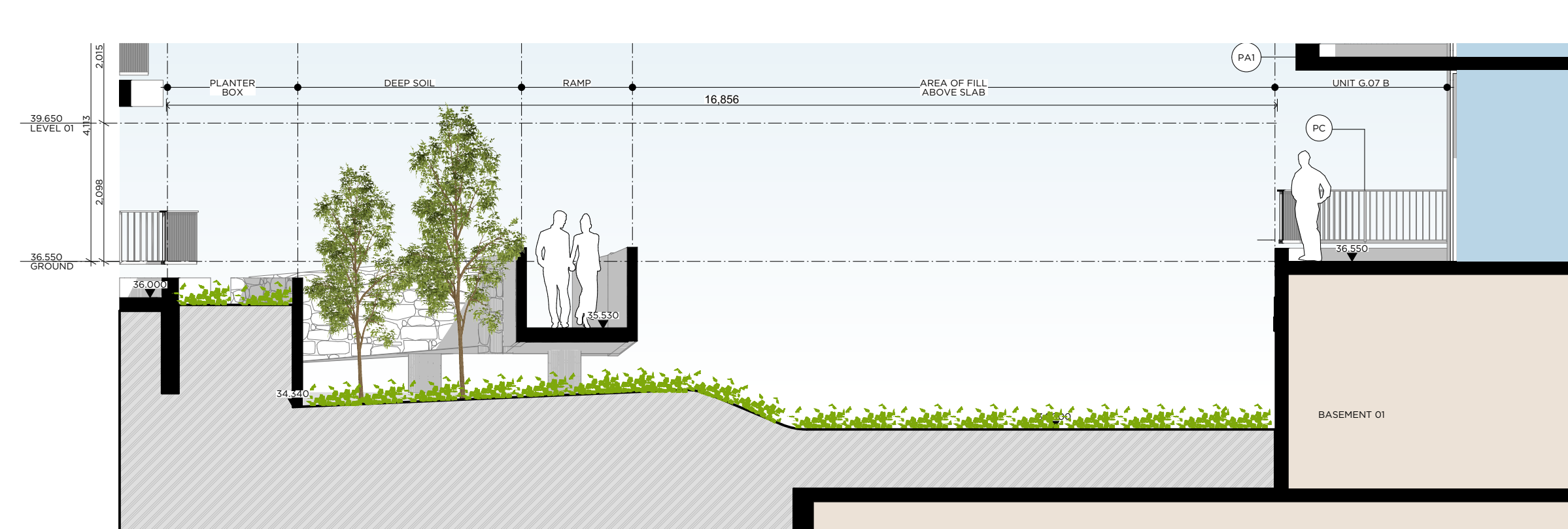
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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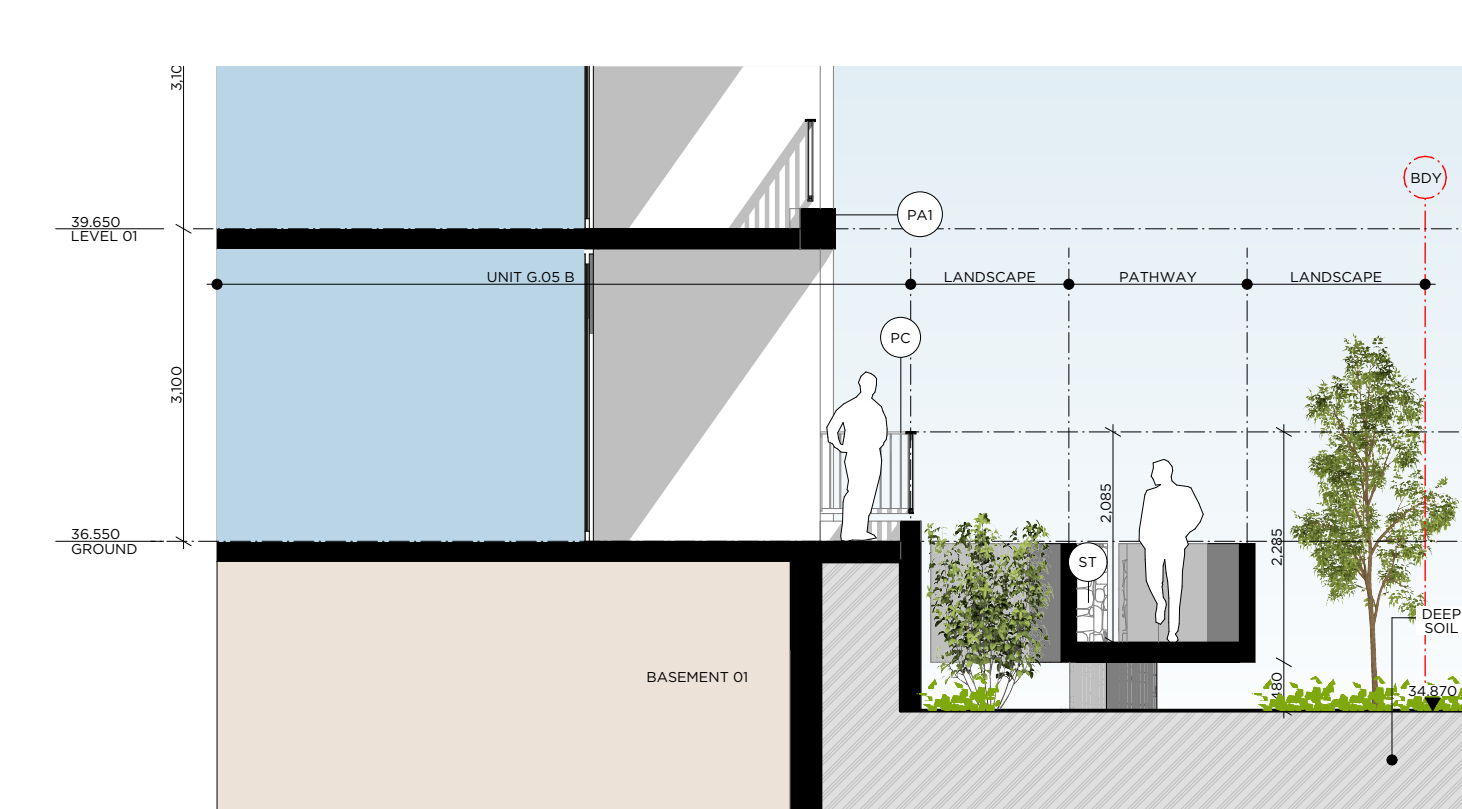
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|------------------|--|--------------------------------|----------|
| Drawing Title    |  |                                |          |
| <b>SECTIONS</b>  |  |                                |          |
| FF               |  |                                |          |
| Checked/Approved |  |                                |          |
| ####             |  |                                |          |
| Scale            |  |                                |          |
| 1:100, 1:1000    |  |                                |          |
| GAI Sheet Size   |  |                                |          |
| Project Number   |  | Drawing Number                 | Revision |
| <b>19107</b>     |  | <b>DA-306</b>                  | <b>C</b> |
| Status           |  | <b>DEVELOPMENT APPLICATION</b> |          |



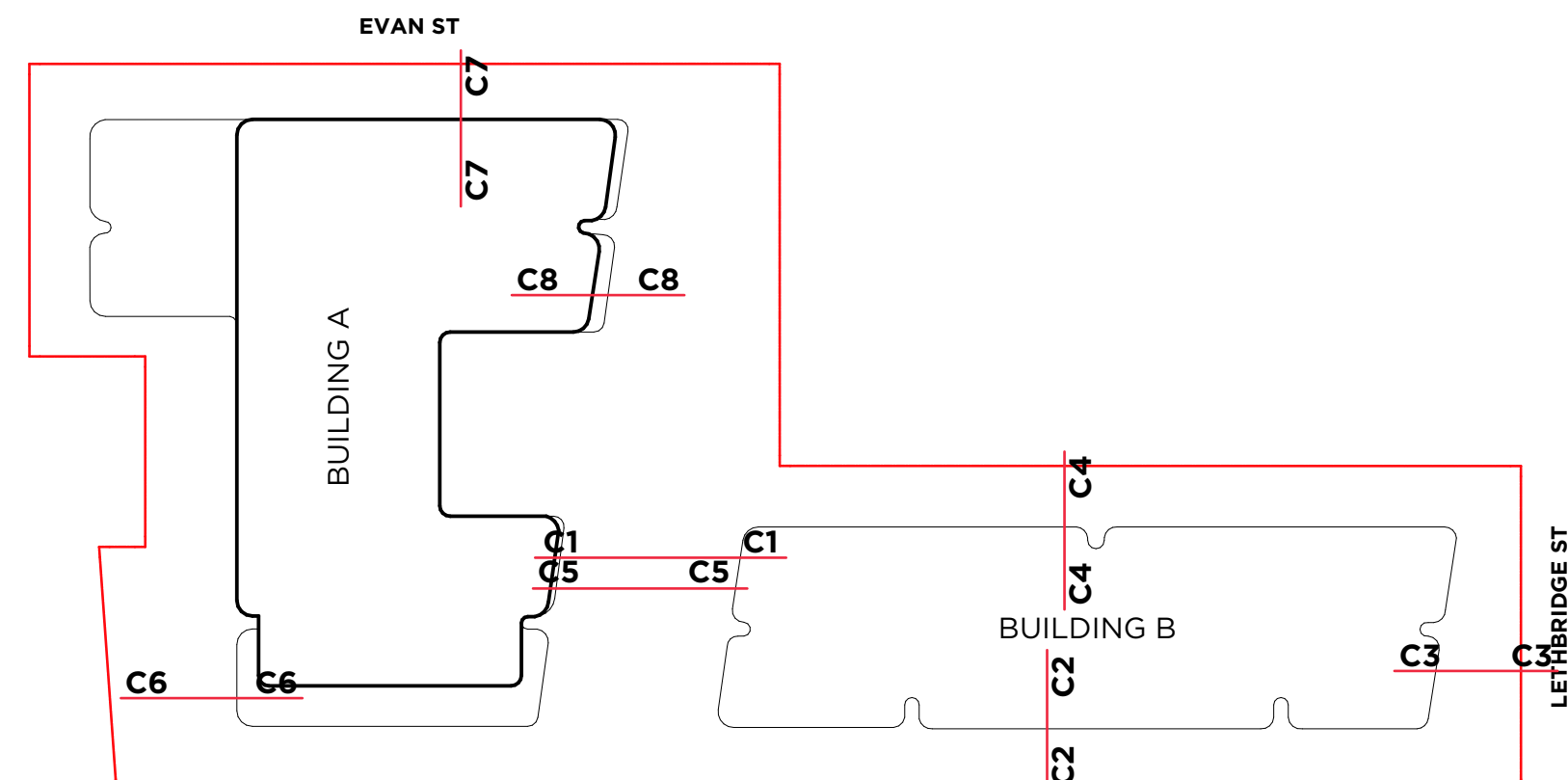
Notes:  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
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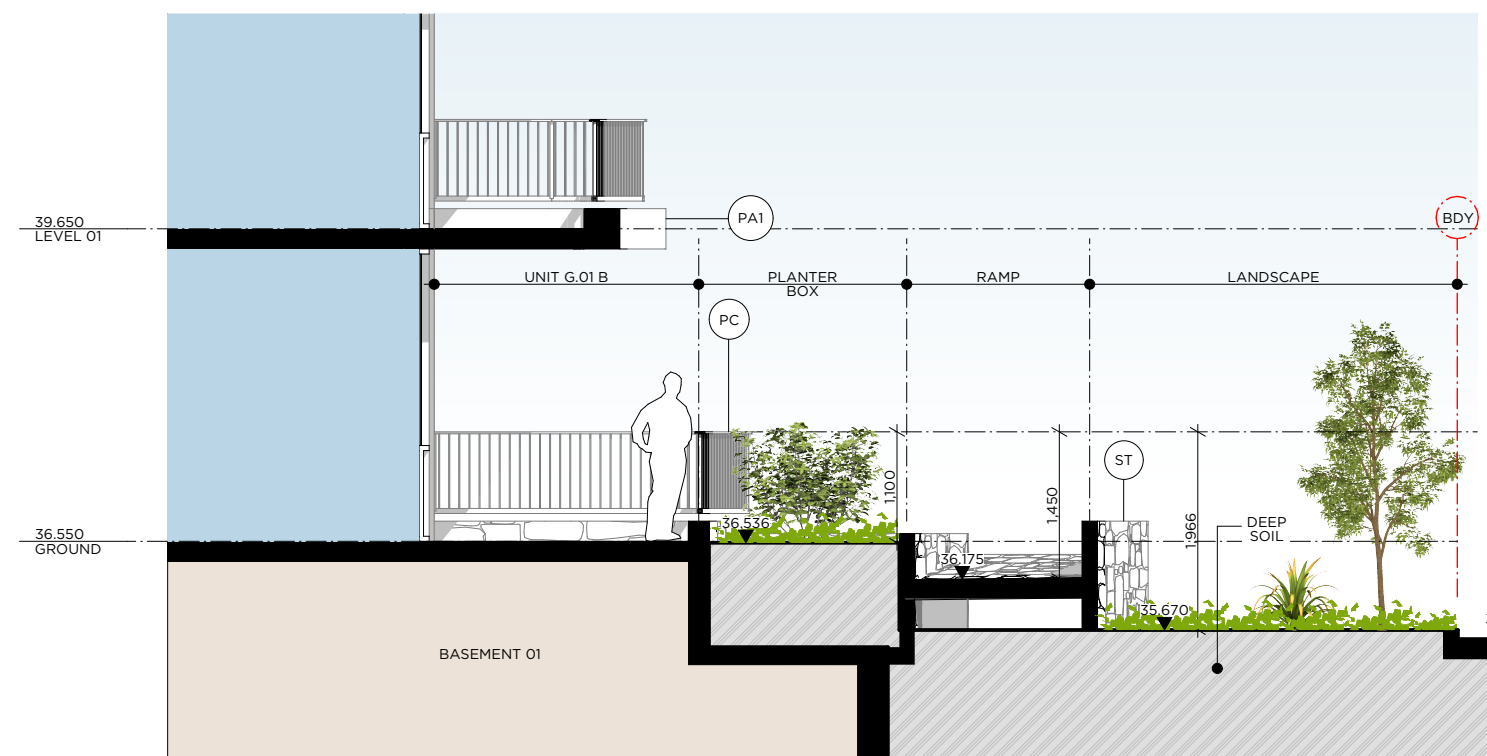
C1 SECTION



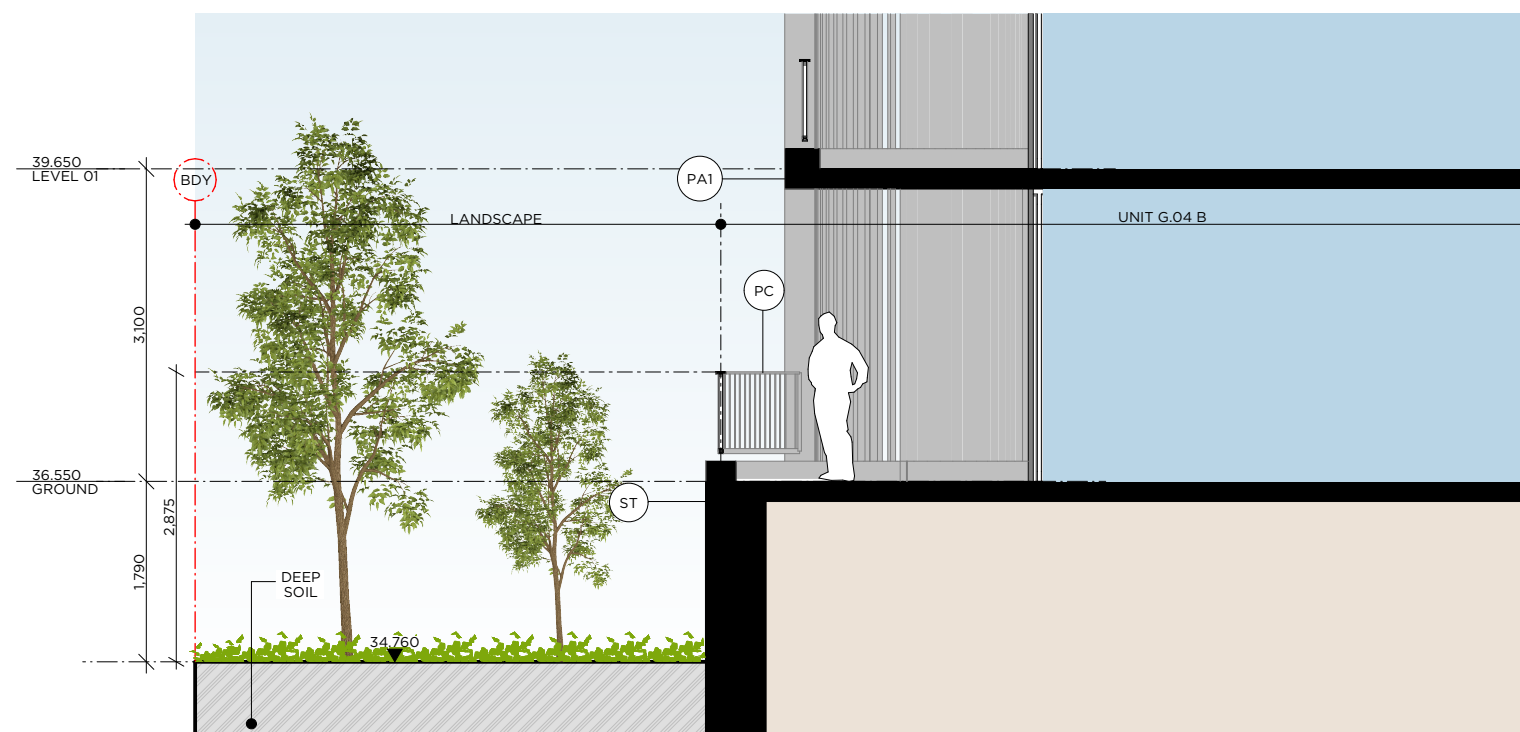
C2 SECTION



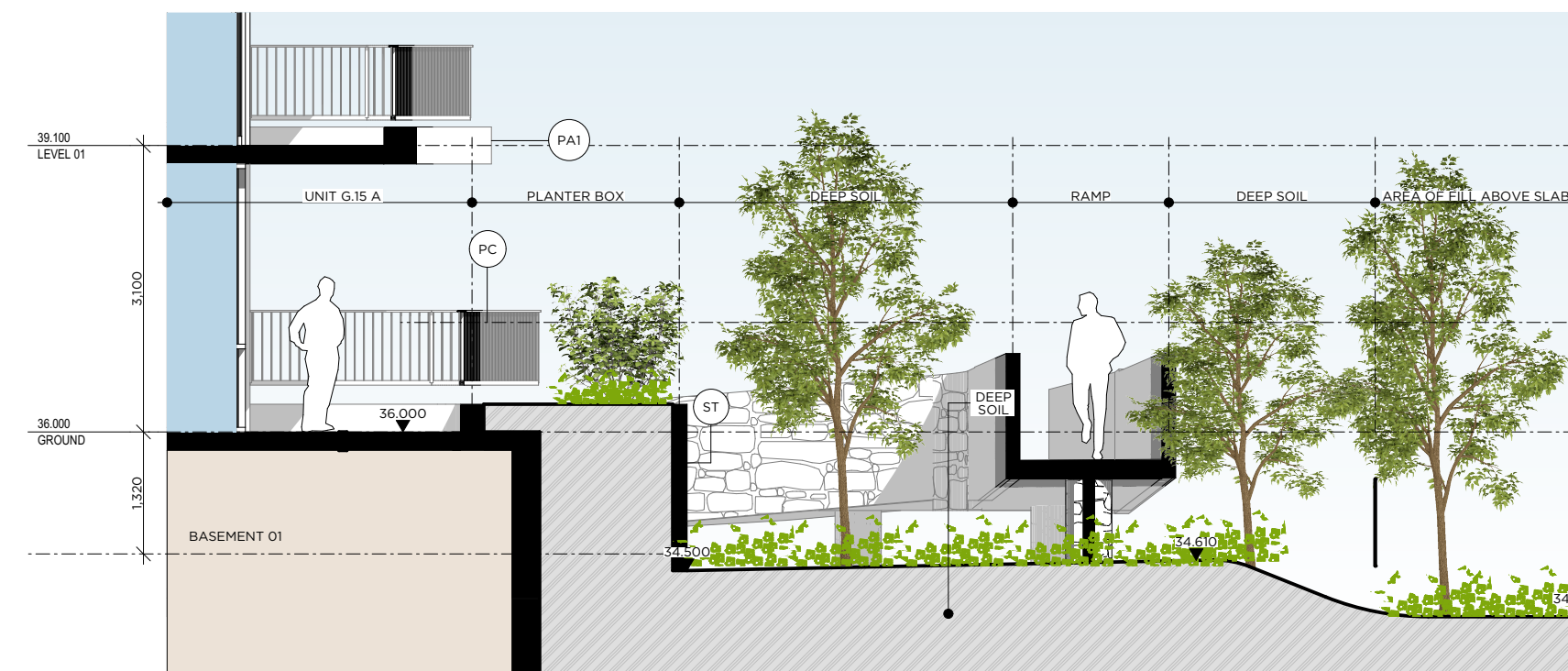
KEY SITE PLAN  
SCALE 1:700



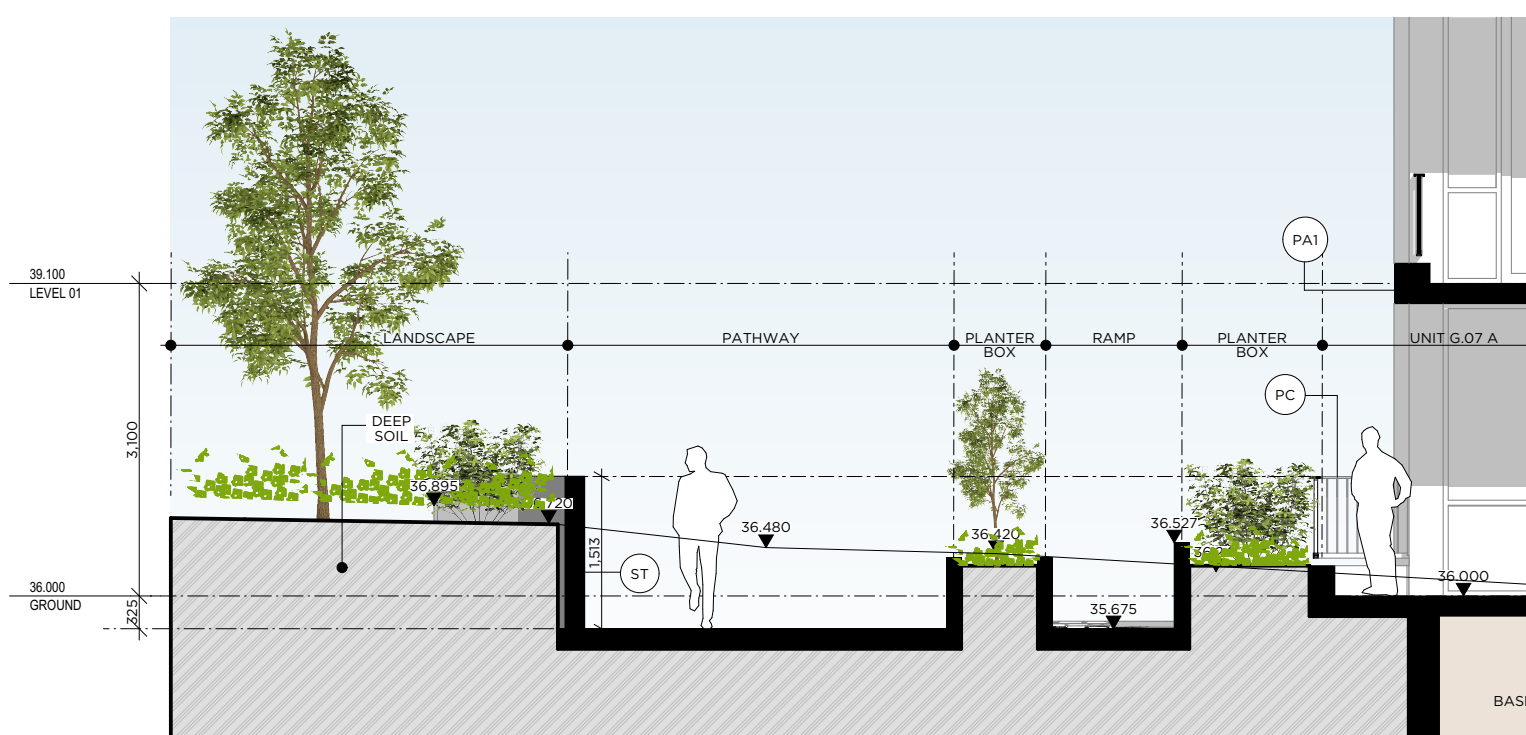
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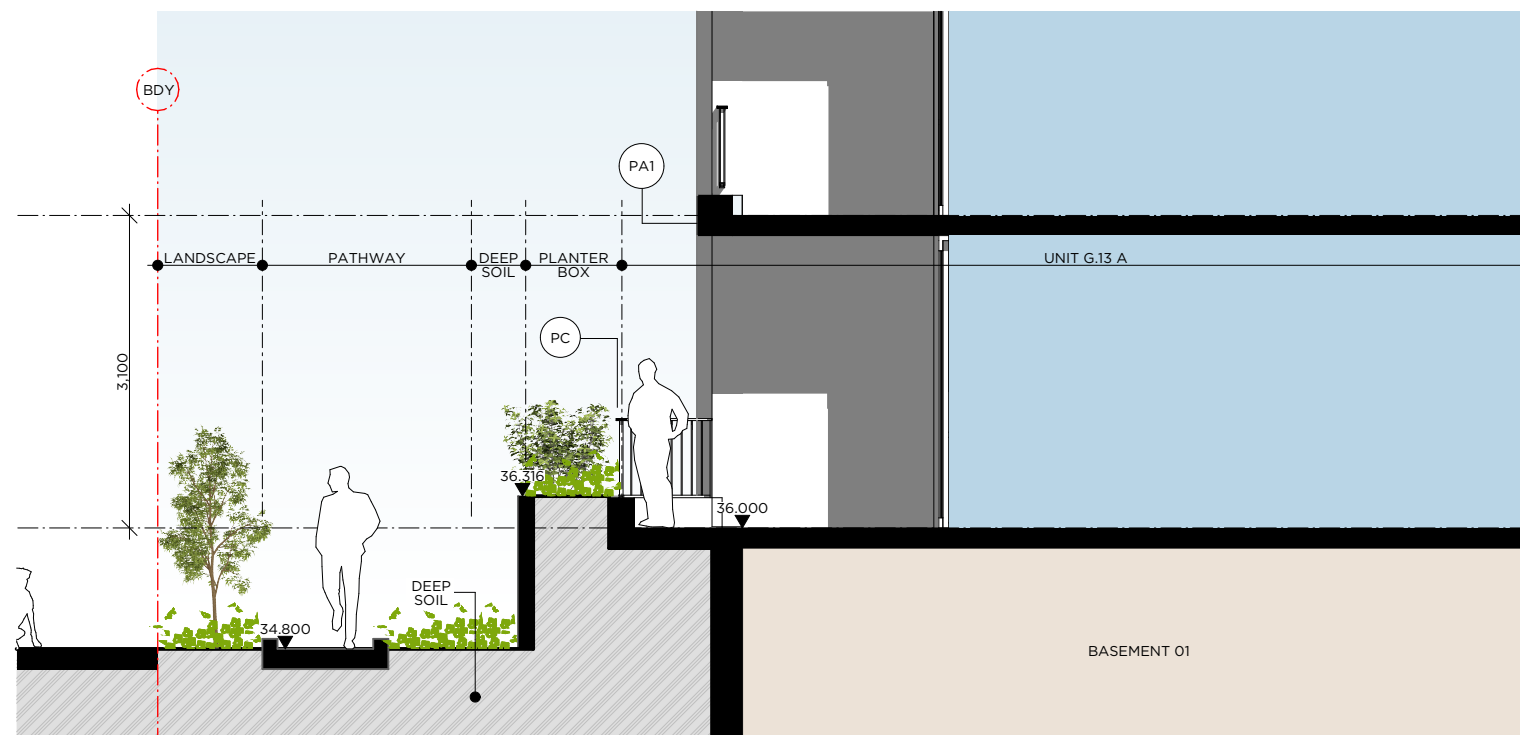
C4 SECTION



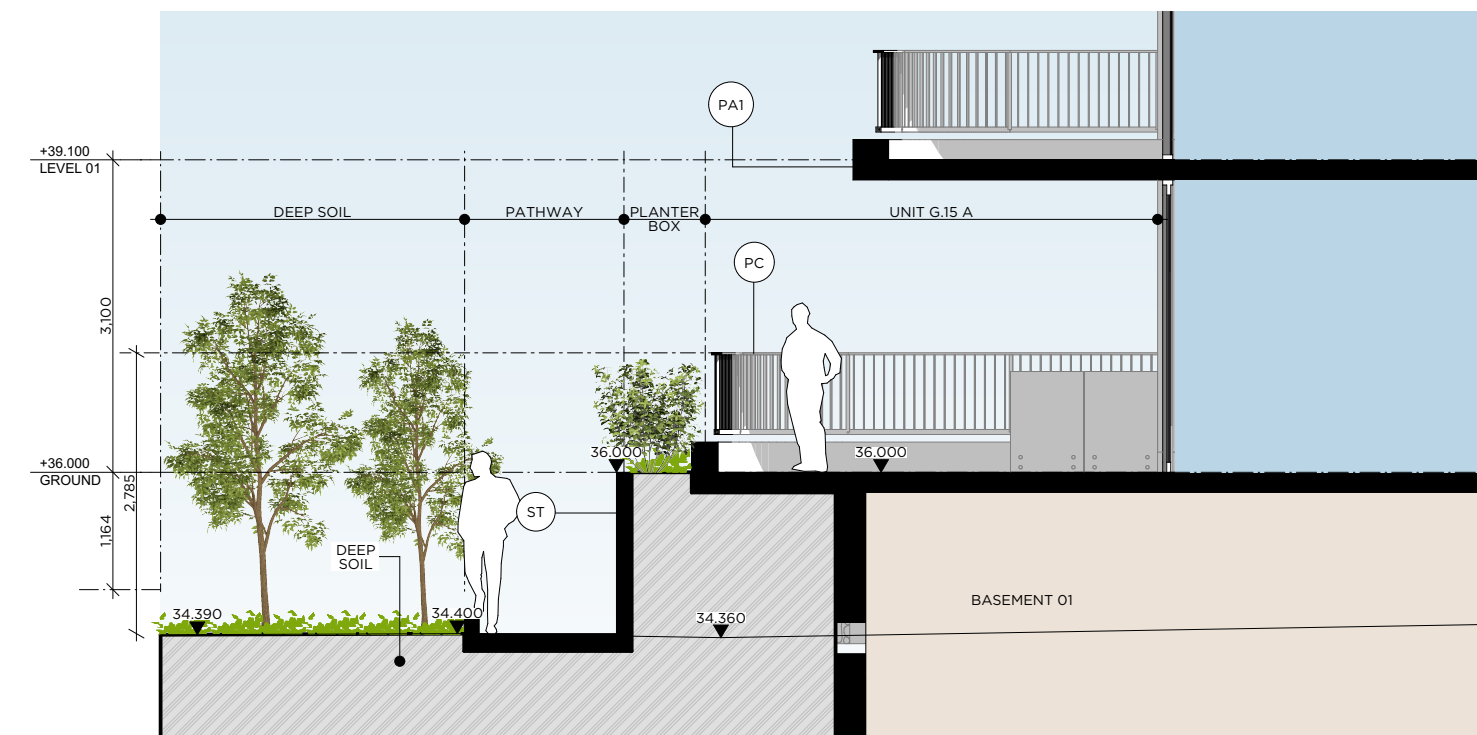
C5 SECTION



C6 SECTION



C7 SECTION



C8 SECTION

| REV C |                         |        |       |
|-------|-------------------------|--------|-------|
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**GROUND INTERFACE**  
Checked/Approved

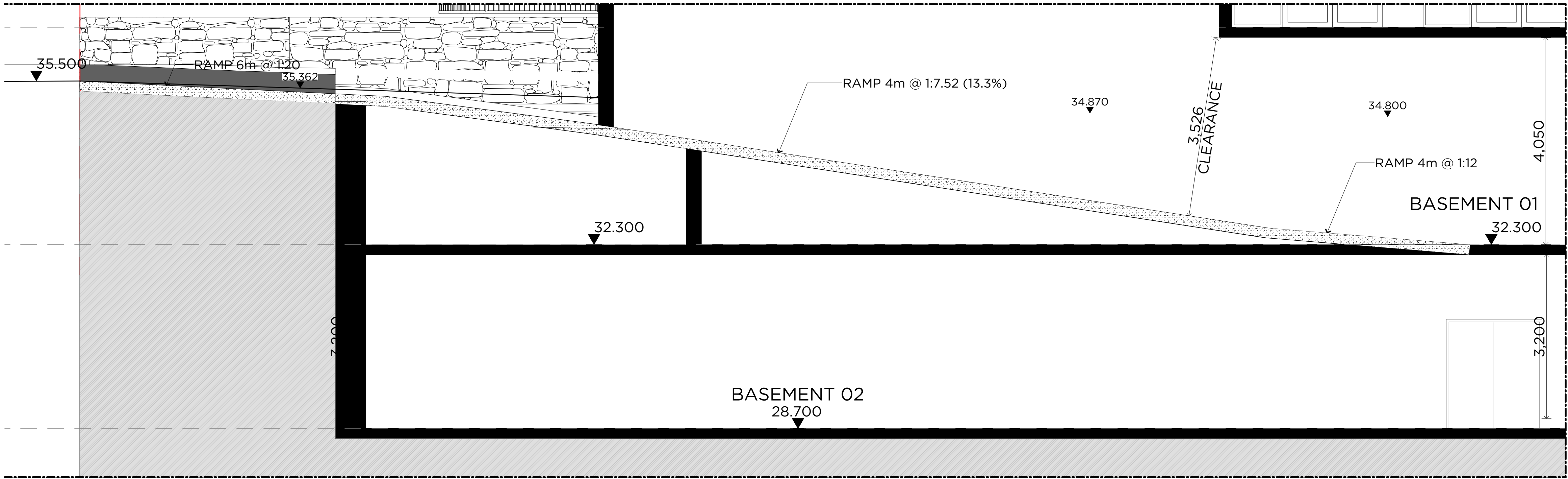
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Scale  
1:75, 1:700  
641 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

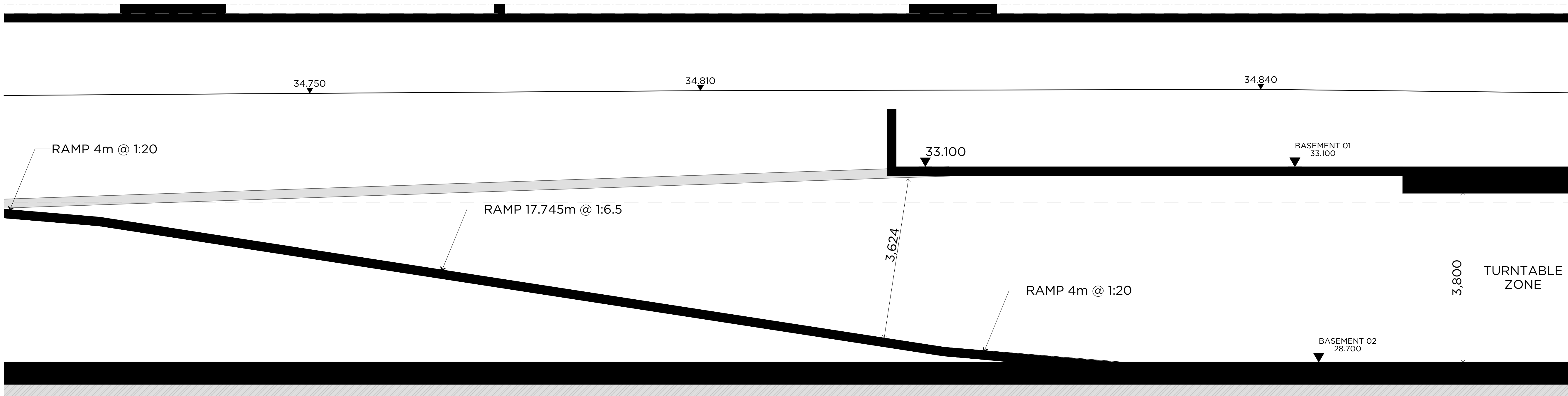
Drawing Number  
**DA-307**

Revision  
**C**





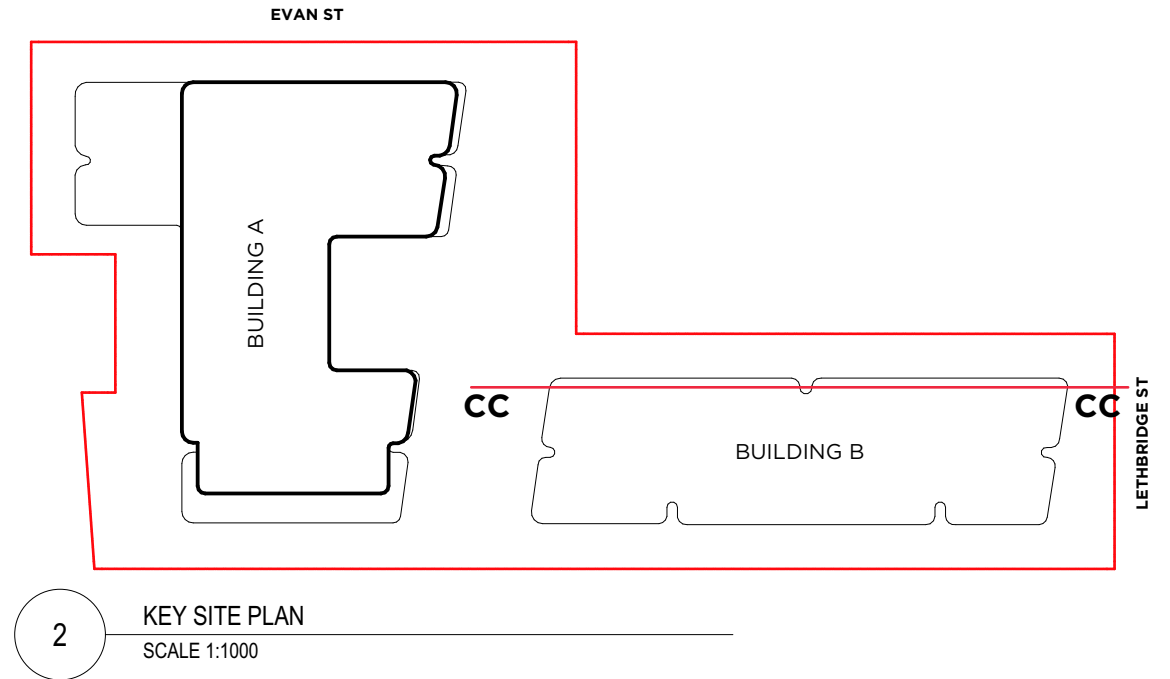
D-01 - SECTION CC  
SCALE 1:50



D-02 - SECTION CC  
SCALE 1:50

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| REV C |                         |        |       |
|-------|-------------------------|--------|-------|
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

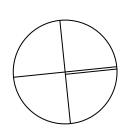
Drawing Title  
**SECTIONS**  
**RAMP DETAILS**  
Checked/Approved

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Scale  
**1:50, 1:1000**  
@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-308**

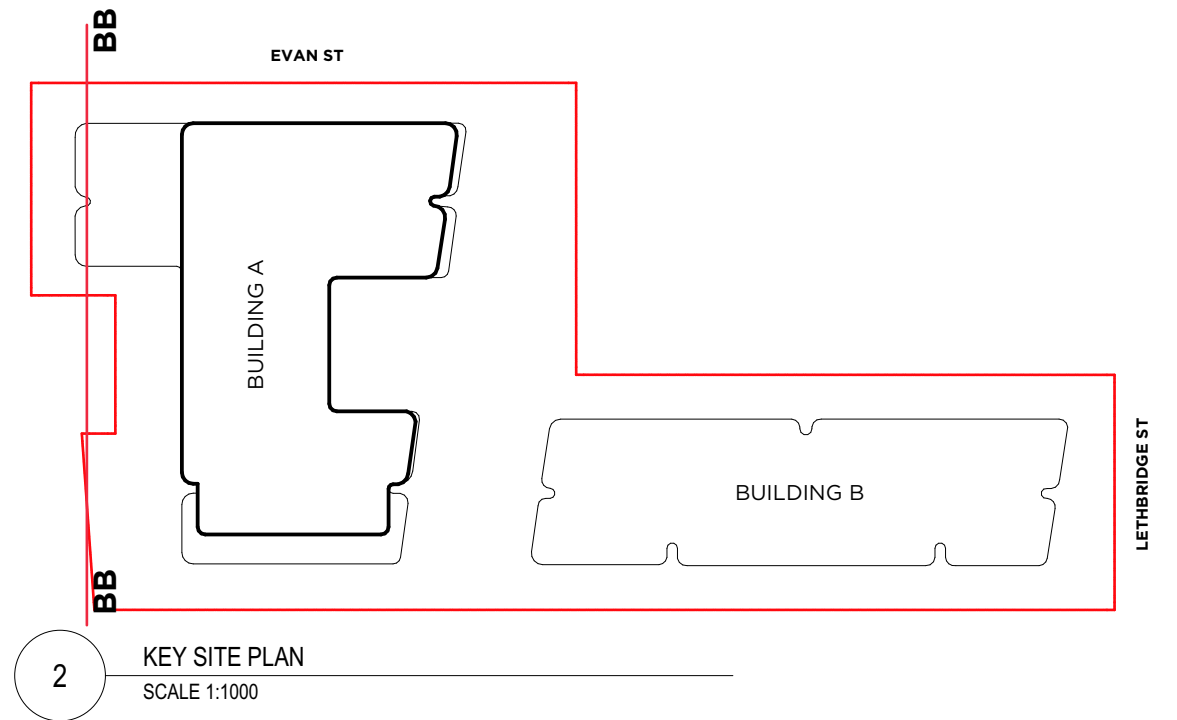
Revision  
**C**



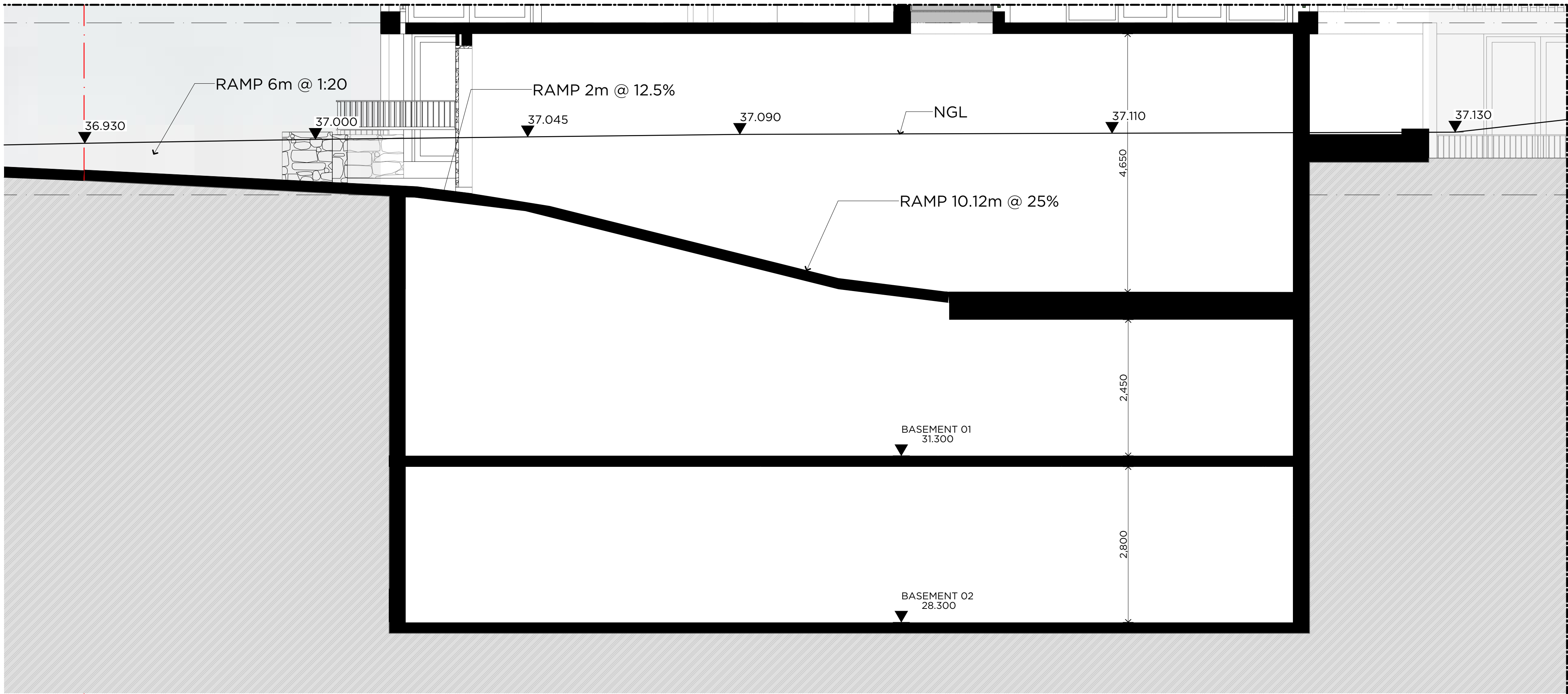
96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response V100/2022/55 PH



Notes:  
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2 KEY SITE PLAN  
SCALE 1:1000



D-03 - SECTION BB  
SCALE 1:50

REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev     | Description | Date | App'd |
|---------|-------------|------|-------|
| Project |             |      |       |

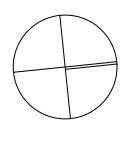
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
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Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**RAMP DETAILS**  
Checked/Approved

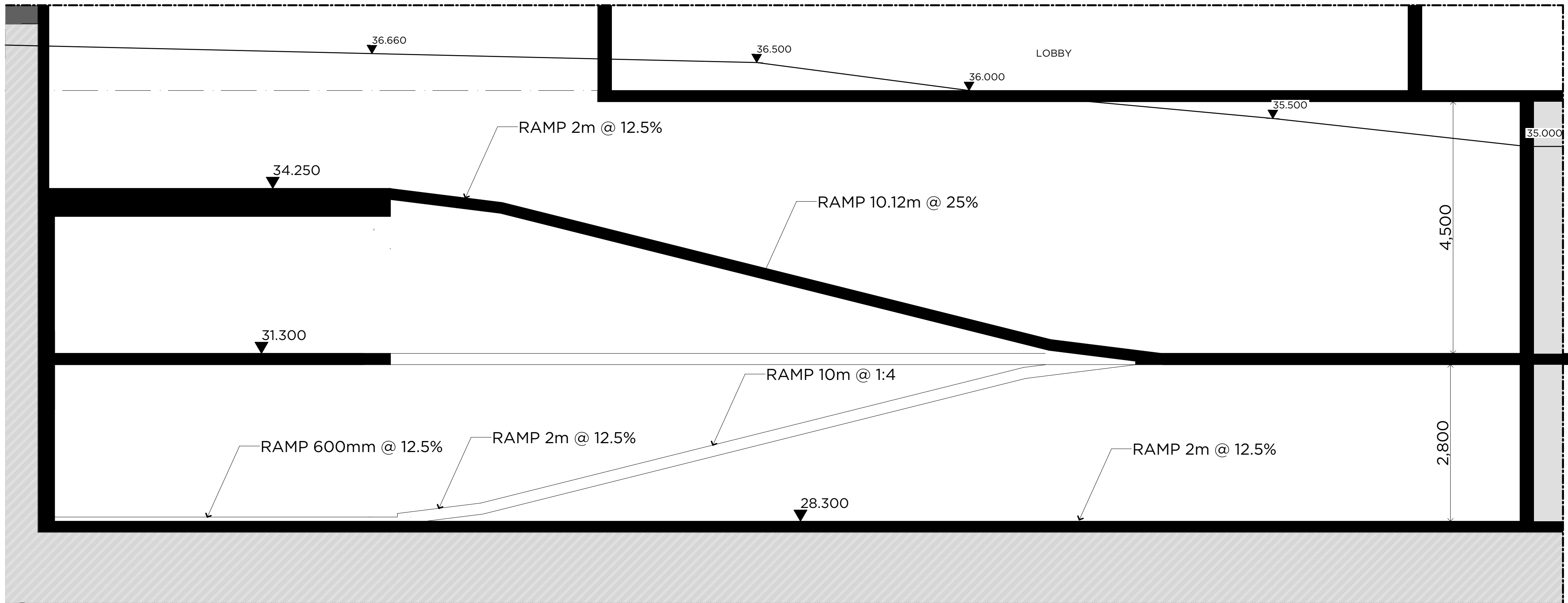
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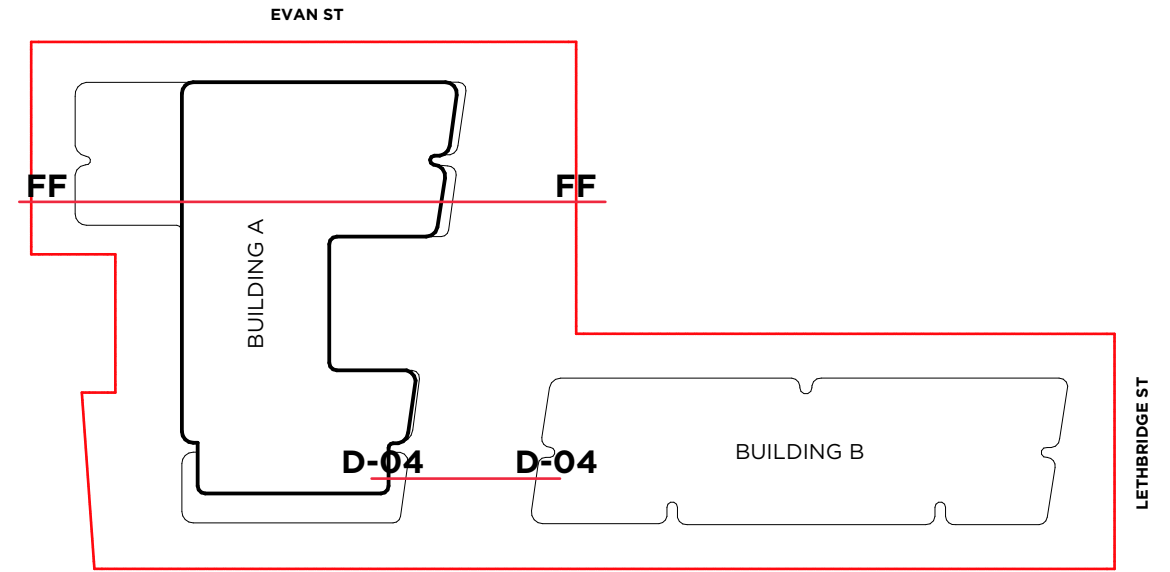
| Project Number                 | Drawing Number | Revision |
|--------------------------------|----------------|----------|
| 19107                          | DA-309         | C        |
| Status                         |                |          |
| <b>DEVELOPMENT APPLICATION</b> |                |          |



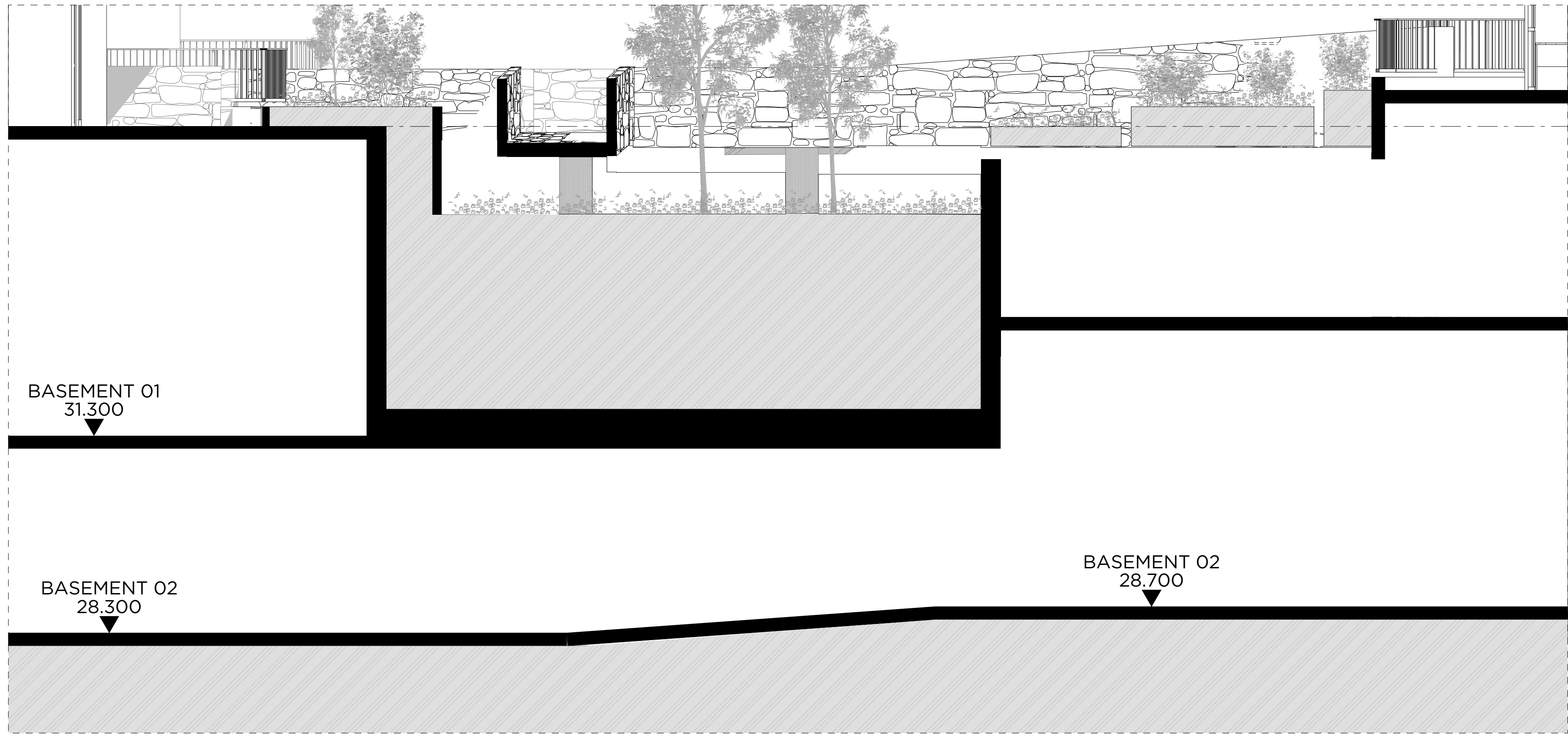
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1 D-05 - SECTION FF  
SCALE 1:50



2 KEY SITE PLAN  
SCALE 1:1000



D-04 SECTION  
SCALE 1:50

| REV C           |                         |        |       |
|-----------------|-------------------------|--------|-------|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

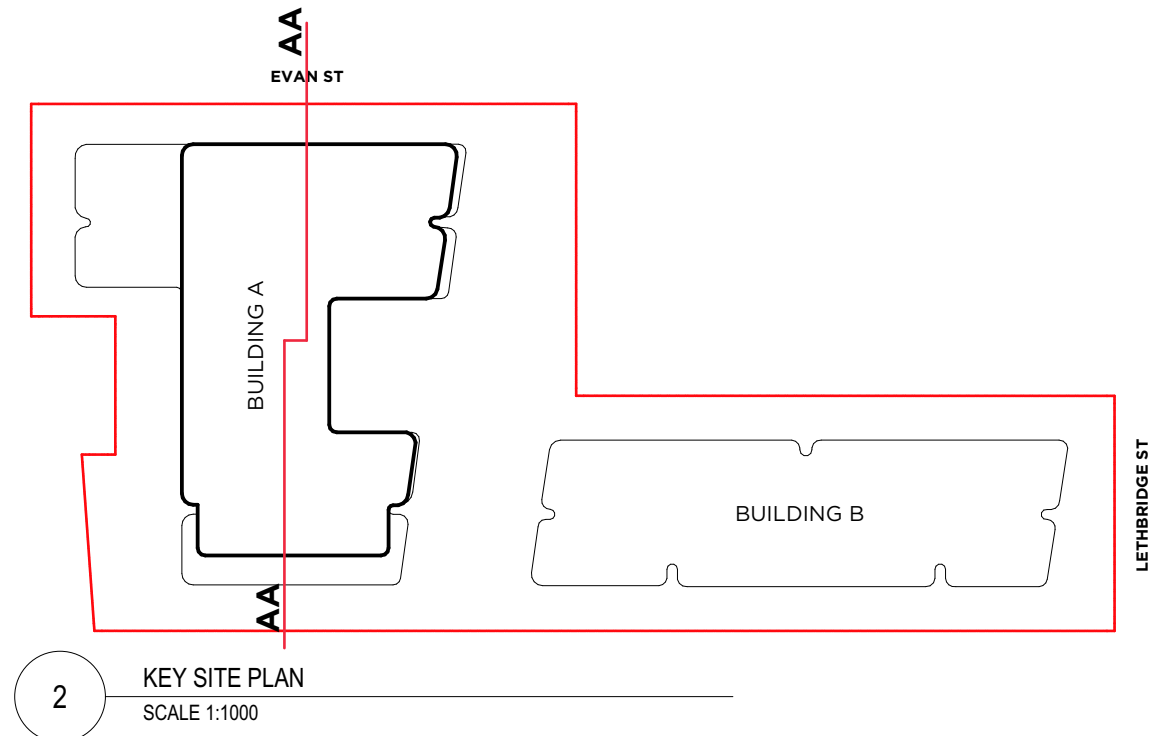
**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
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Nominated Architects:  
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Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**RAMP DETAILS**  
Checked/Approved

| ####           |                         |          |
|----------------|-------------------------|----------|
| Scale          | 1:50, 1:1000            |          |
| Project Number | Drawing Number          | Revision |
| 19107          | DA-310                  | C        |
| Status         | DEVELOPMENT APPLICATION |          |



Notes:  
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MATERIALS & FINISHES LEGEND

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| PA1     | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2     | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC      | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER® |                                                                                         |
| ST      | ST- STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                        |

|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |
| Project         |                         |           |

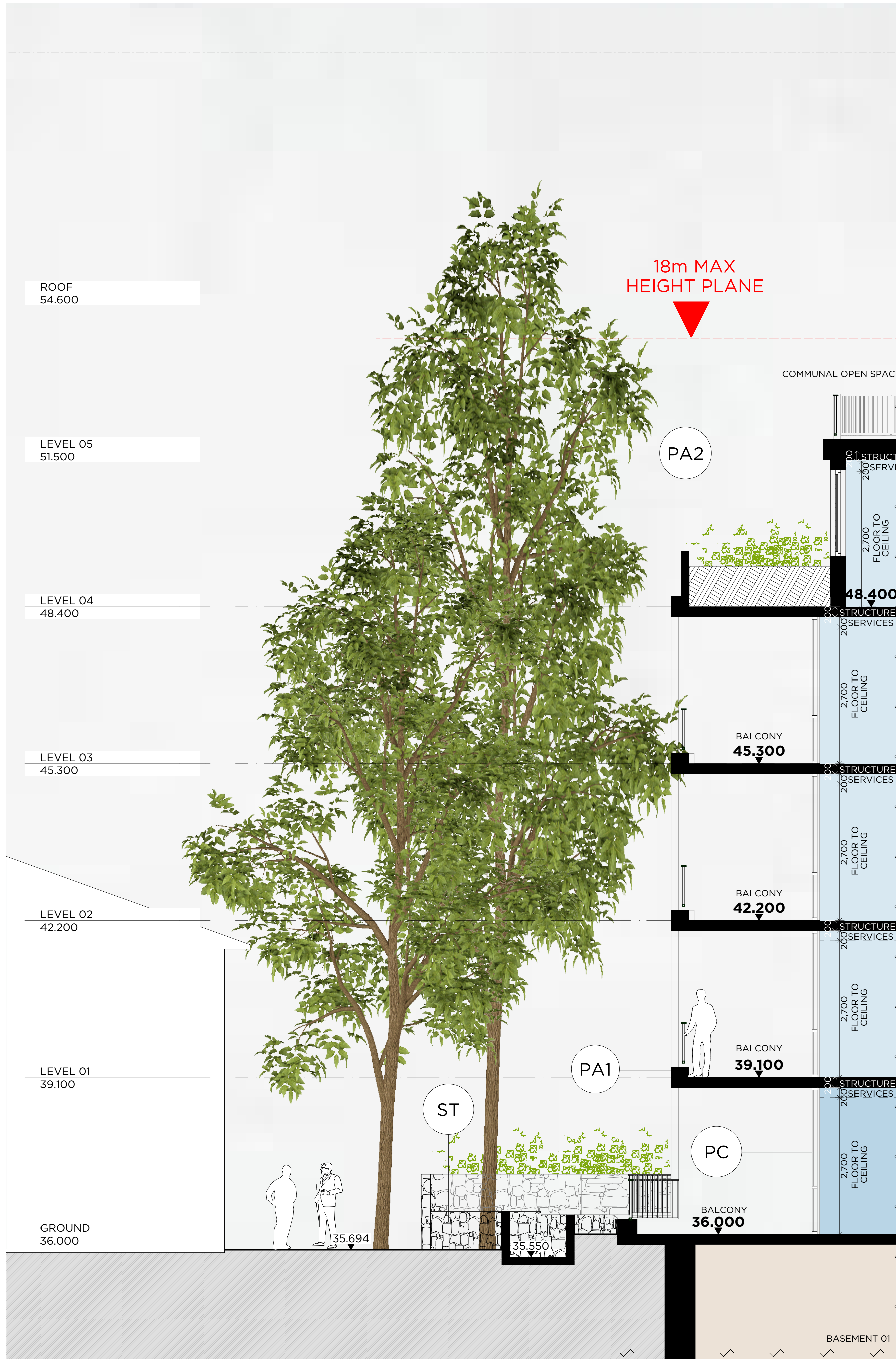
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

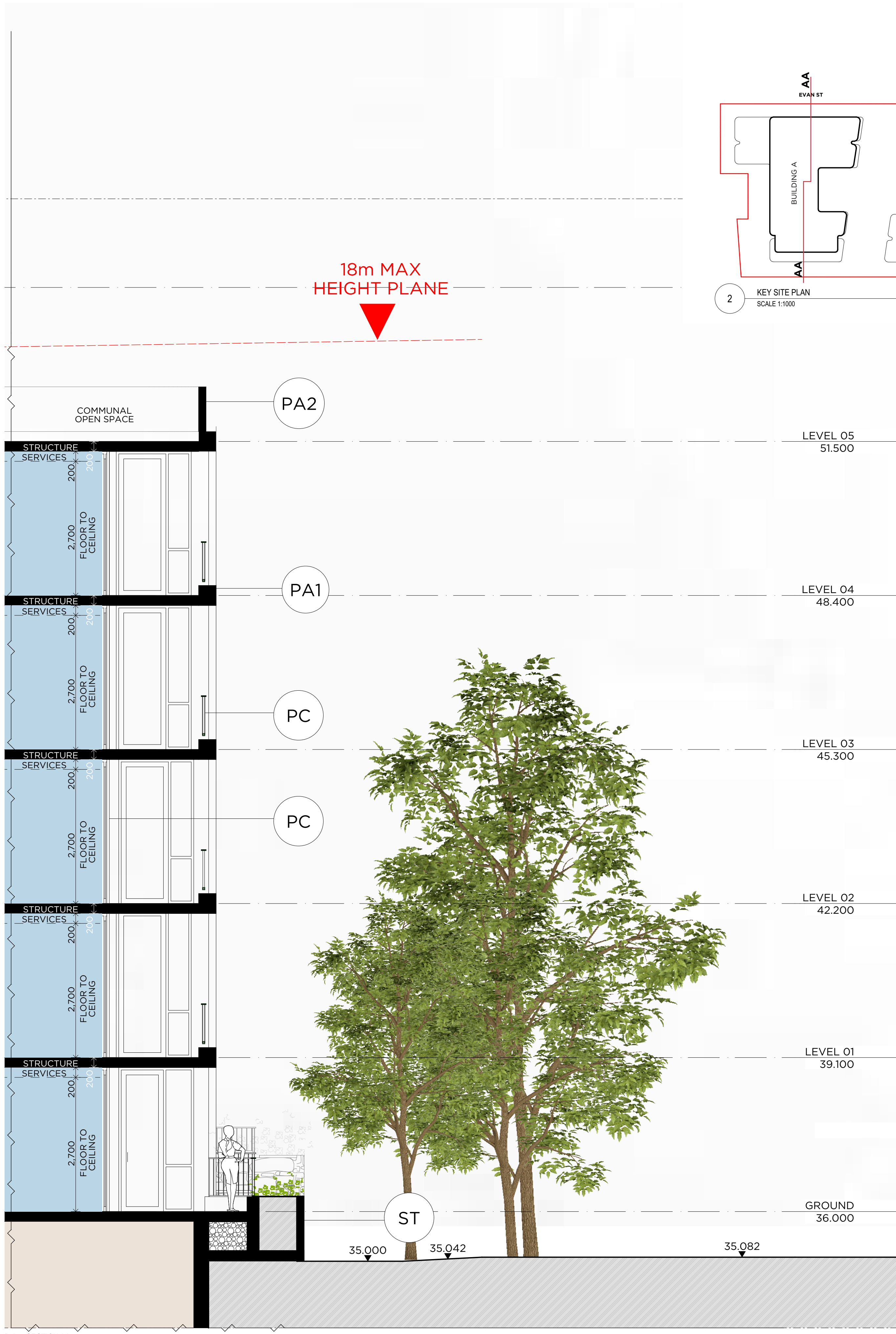
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**DETAILED SECTIONS**  
Checked/Approved

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Scale  
1:50, 1:1000  
(all Steel Set)  
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**  
Drawing Number  
**DA-311**  
Revision  
**C**

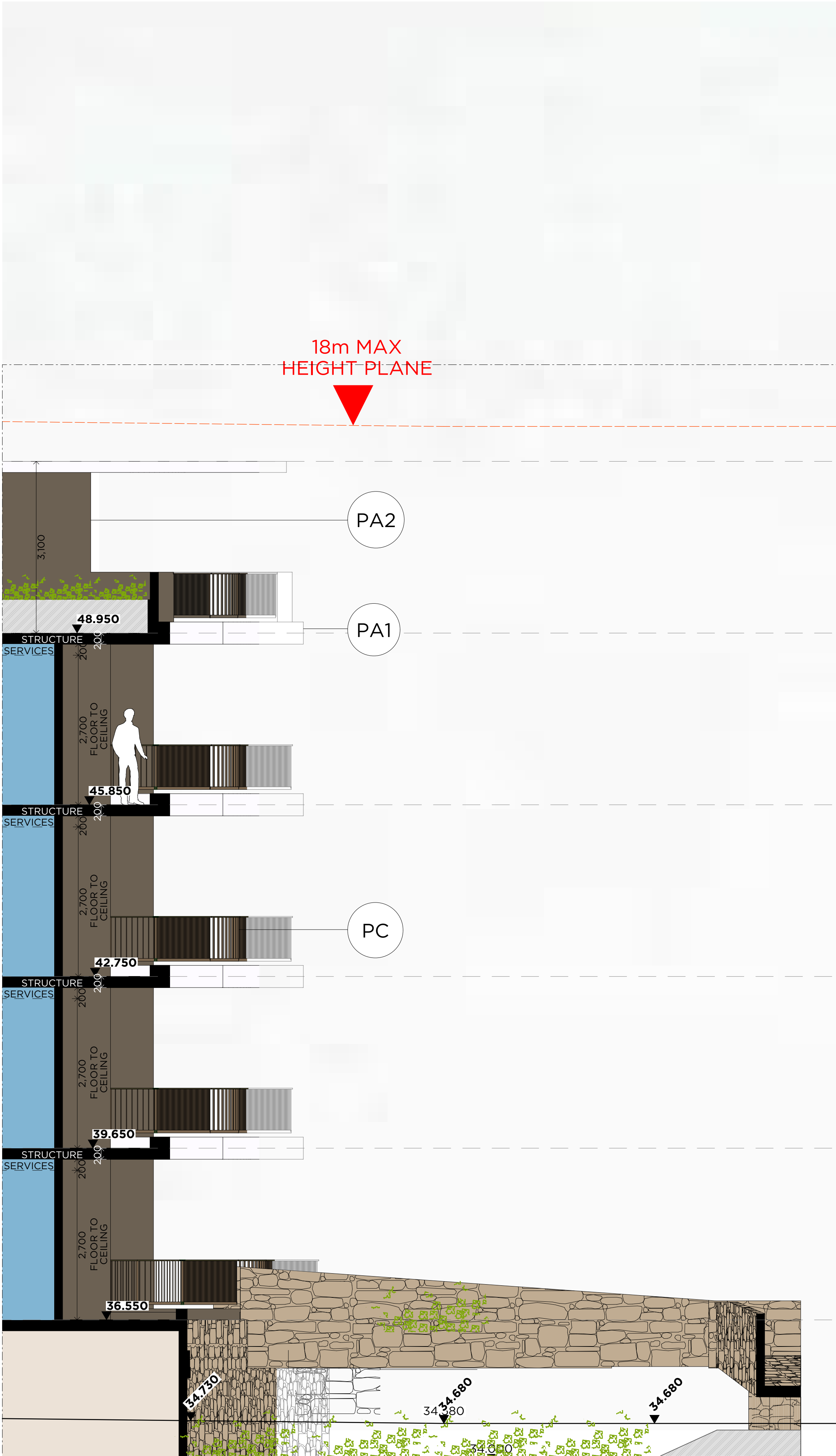


D-06 - SECTION AA  
SCALE 1:50

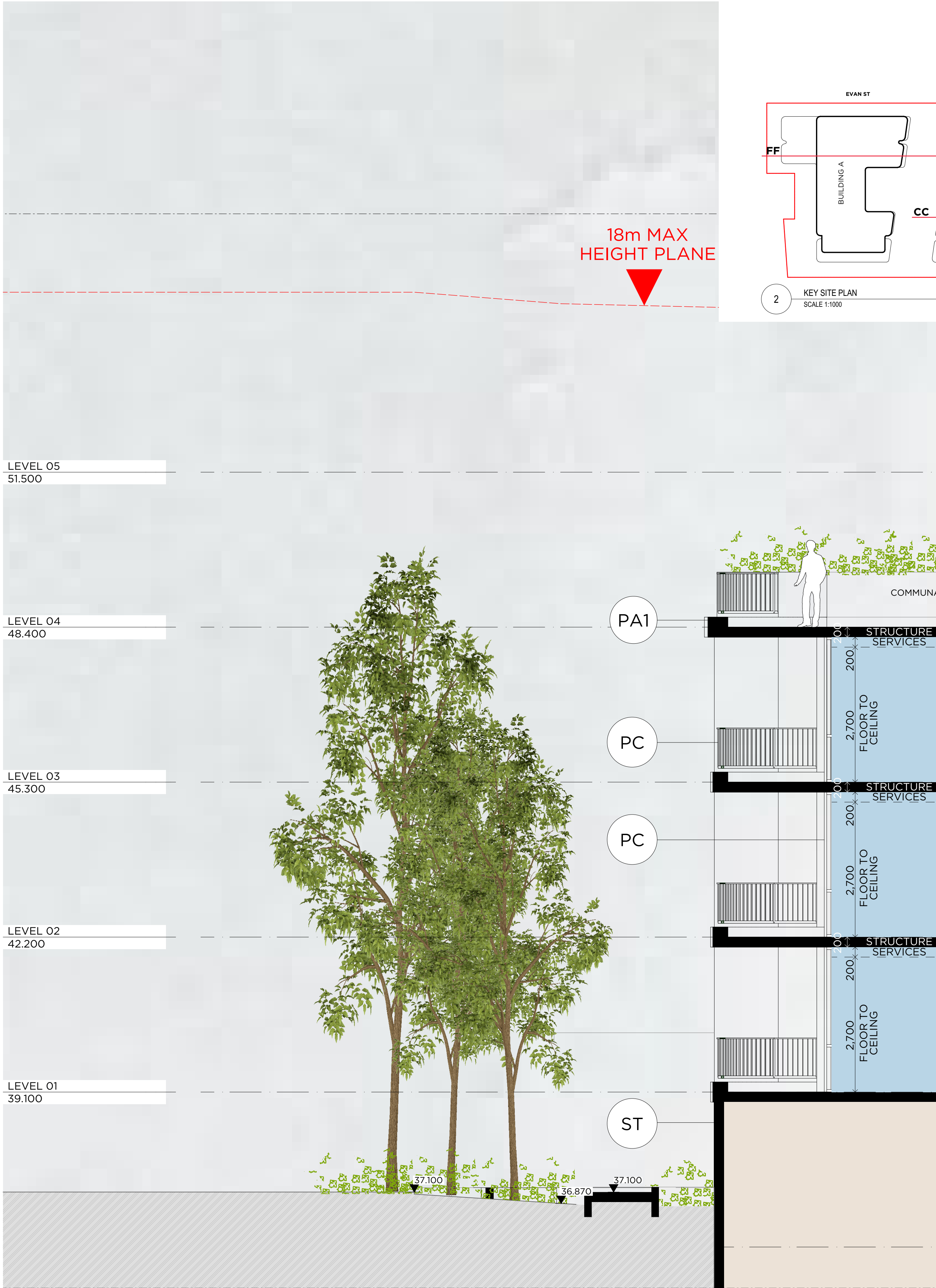


D-07 - SECTION AA  
SCALE 1:50





D-08 - SECTION CC  
SCALE 1:50



D-09 - SECTION FF  
SCALE 1:50

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**PA1** PAINT 01  
SLAB EDGE PAINTED  
DULUX LEXICON HALF

**PA2** PAINT 02  
EXTERNAL WALL PAINTED  
DULUX JASPER  
(TO MATCH COLORBOND)

**PC** PC - POWDERCOAT  
ALUMINIUM  
WINDOWS & DOORS  
VERTICAL LOUVRES  
COLORBOND JASPER

**ST** ST- STONE  
PLANTERS & EXTERNAL  
WALLS  
PENRITH LOCAL STONE

**REV C**

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
DETAILED SECTIONS  
Checked/Approved

####  
Scale  
1:50, 1:1000  
@A1 Sheet Size

Project Number  
**19107**  
Status

Drawing Number  
**DA-312**

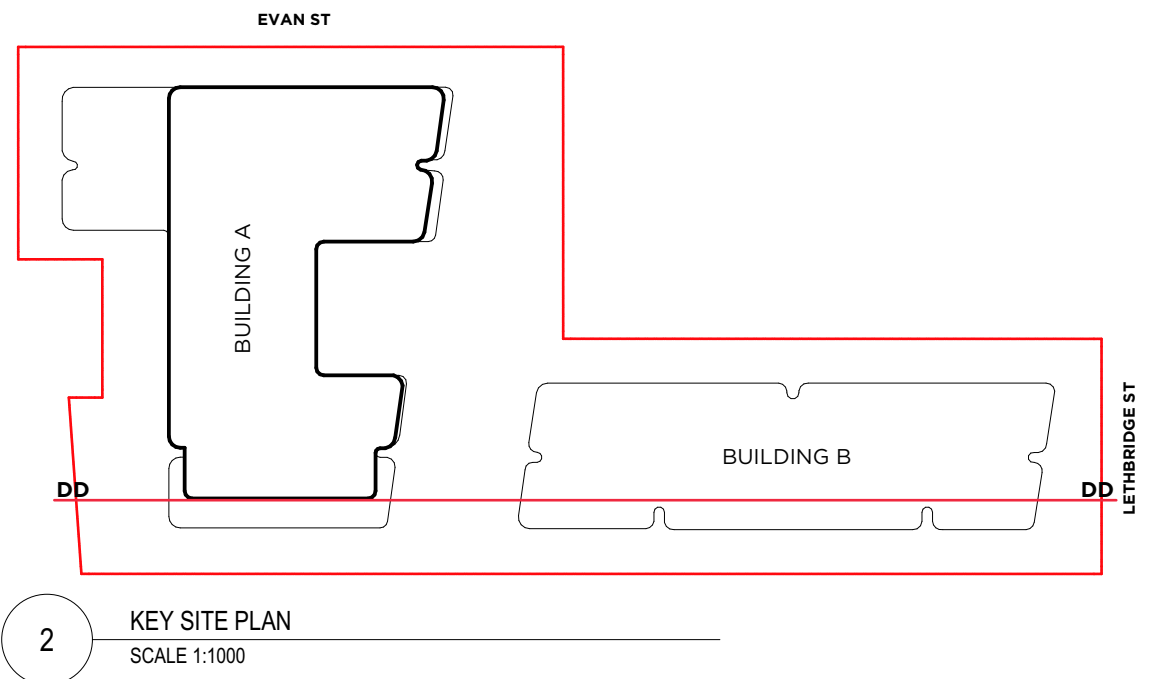
Revision  
**C**

**DEVELOPMENT APPLICATION**

1907-96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response V1020220526-PR



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MATERIALS & FINISHES LEGEND

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| PA1     | PAINT 01<br>SLAB EDGE PAINTED<br>DULUX LEXICON HALF                                     |
| PA2     | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC      | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| JASPER® |                                                                                         |
| ST      | ST- STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                        |

|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

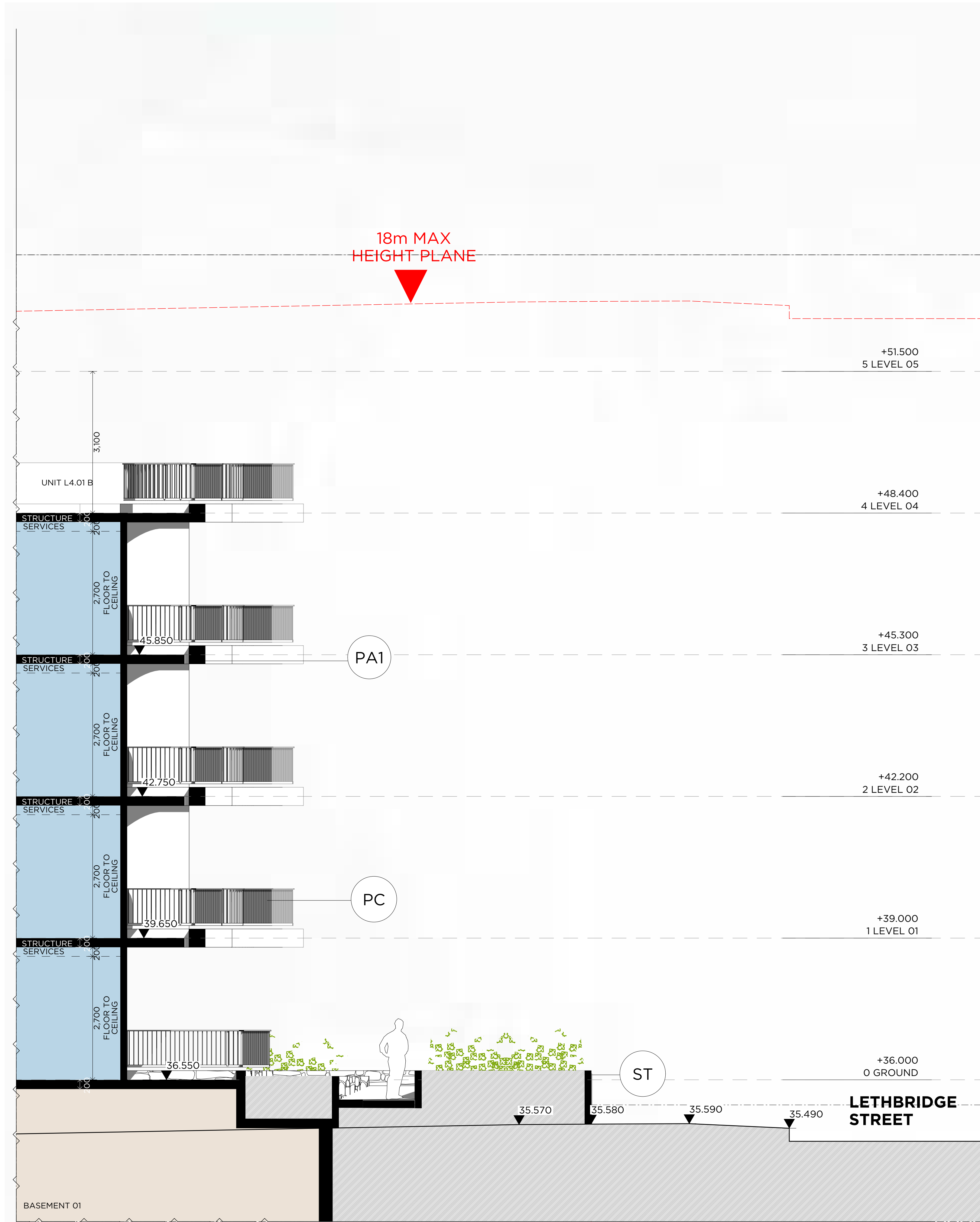
**URBAN LINK**  
Business Address:  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**DETAILED SECTION**  
Checked/Approved

###  
Scale  
**1:50, 1:1000**  
@A1 Sheet Size

|                                          |                                 |                      |
|------------------------------------------|---------------------------------|----------------------|
| Project Number<br><b>19107</b><br>Status | Drawing Number<br><b>DA-313</b> | Revision<br><b>C</b> |
|------------------------------------------|---------------------------------|----------------------|

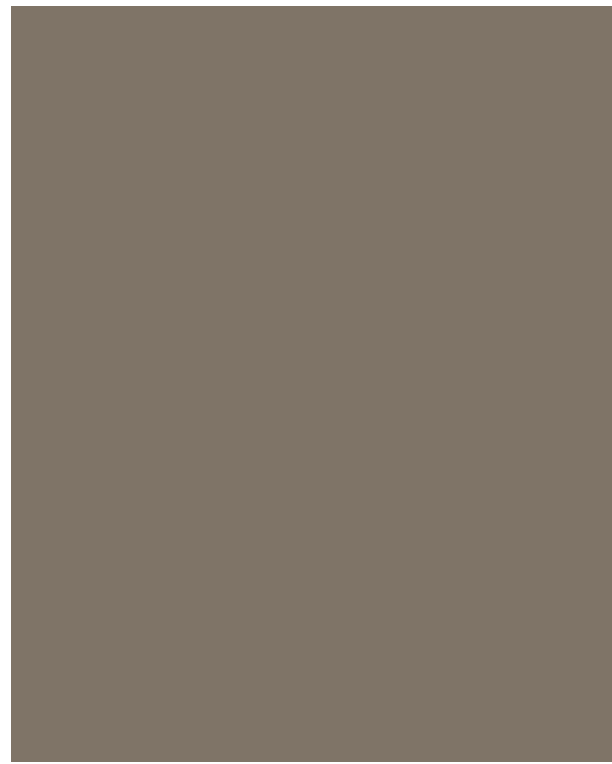
**DEVELOPMENT APPLICATION**



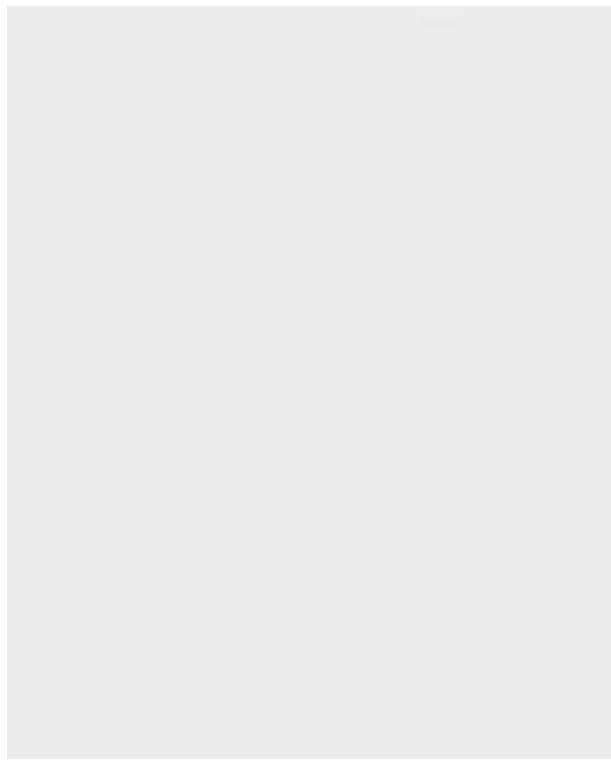
D-10 Detail  
SCALE 1:50



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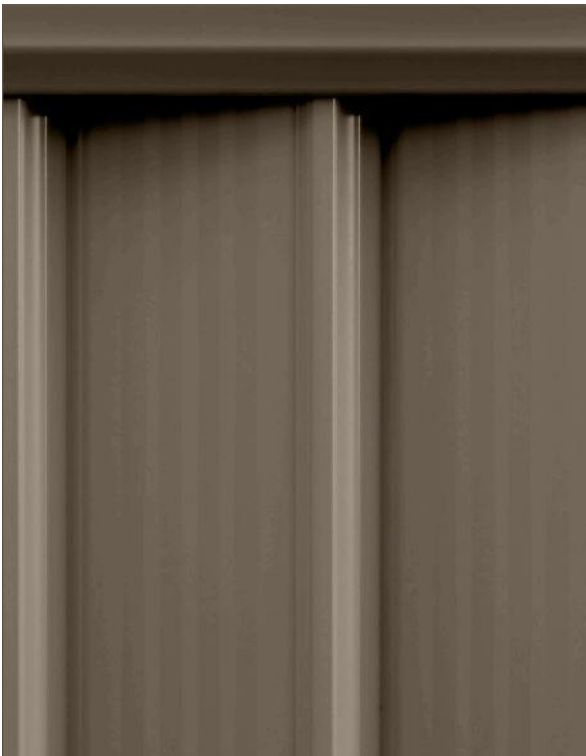
PA2 PAINT 02  
EXTERNAL WALL PAINTED DULUX JASPER  
(TO MATCH COLORBOND)



PA1 PAINT 01  
SLAB EDGE PAINTED  
DULUX LEXICON HALF



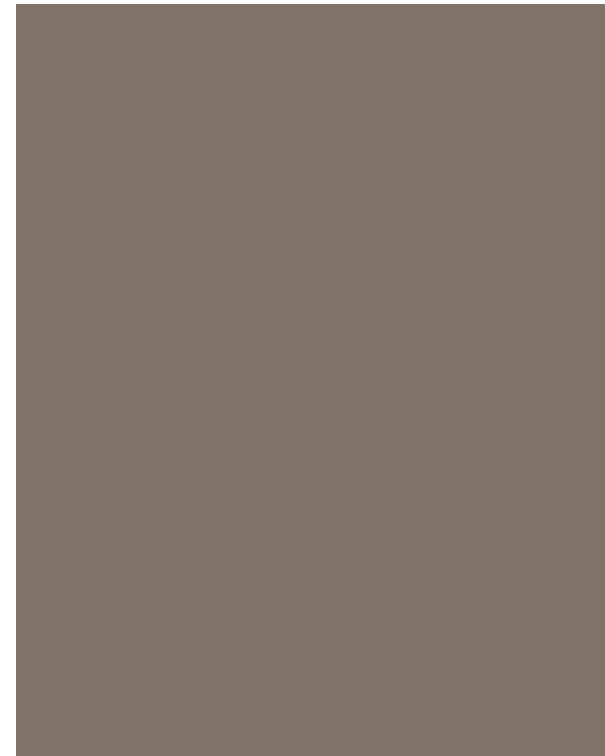
ST ST- STONE  
PLANTERS & EXTERNAL WALLS  
PENRITH LOCAL STONE



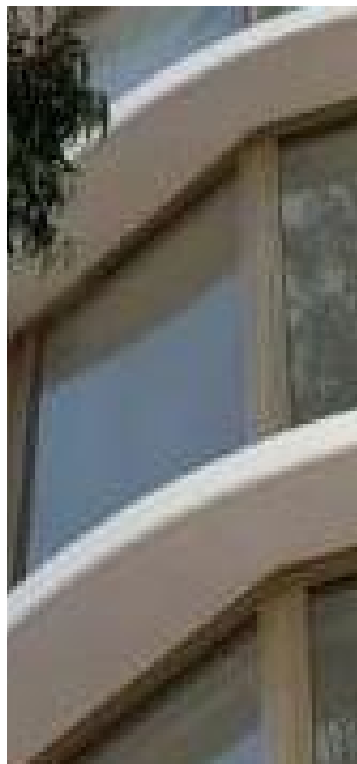
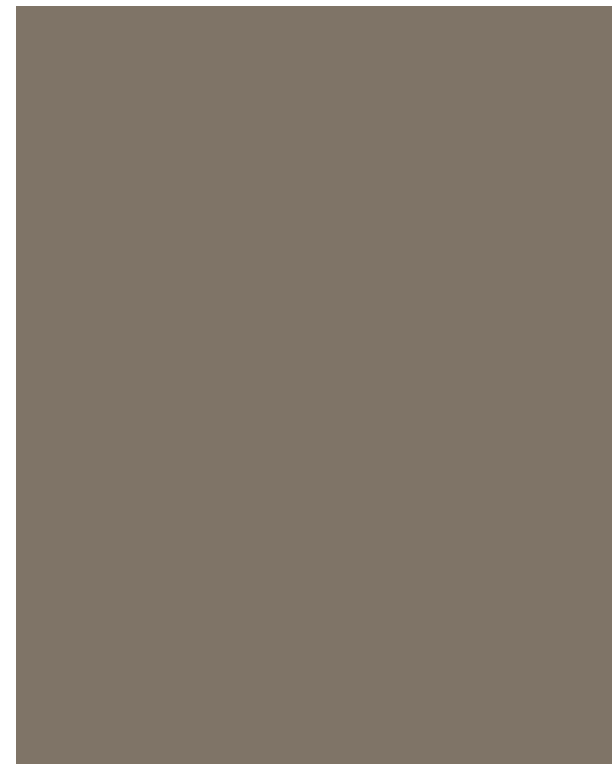
SF COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER



LV COLORBOND LOUVRES  
APPROX. HEIGHT 2700MM x  
50MM WIDE X 250MM DEEP  
COLORBOND JASPER



BL STEEL BALUSTRADES  
HEIGHT 900MM  
COLORBOND JASPER



WD STEEL WINDOW AND  
SLIDING DOOR FRAME  
COLORBOND JASPER



BUILDING A



BUILDING B

|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**EXTERNAL FINISHES  
FINISHES SCHEDULE**  
Checked/Approved

####  
Scale

|                |  |                |                                |          |
|----------------|--|----------------|--------------------------------|----------|
| @A1 Sheet Size |  | Project Number | Drawing Number                 | Revision |
|                |  | <b>19107</b>   | <b>DA-901</b>                  | <b>C</b> |
|                |  | Status         | <b>DEVELOPMENT APPLICATION</b> |          |





LETHBRIDGE ENTRY  
SCALE 1:1



VIEW FROM BUILDING B TO BUILDING A EAST PATHWAY  
SCALE 1:1



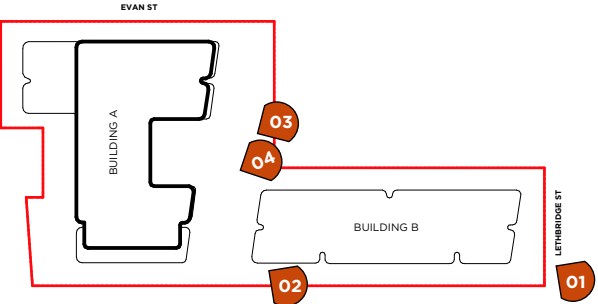
AERIAL VIEW OF COS AT GF AND BUILDING A NORTH FACADE  
SCALE 1:1



COMMUNAL OPEN SPACE AT GF  
SCALE 1:1

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|                 |                         |        |       |
|-----------------|-------------------------|--------|-------|
| REV C           |                         |        |       |
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
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Youssef El Khawaja Reg no 8933

Drawing Title  
**EXTERNAL FINISHES SKETCH RENDERS**  
Checked/Approved

|                                        |                                          |                                 |                      |
|----------------------------------------|------------------------------------------|---------------------------------|----------------------|
| ####<br>Scale<br>1:1<br>@A1 Sheet Size | Project Number<br><b>19107</b><br>Status | Drawing Number<br><b>DA-902</b> | Revision<br><b>C</b> |
| <b>DEVELOPMENT APPLICATION</b>         |                                          |                                 |                      |

19107-96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response V102/2022/0556 PH





VIEW FROM EVAN ST ENTRY  
SCALE 1:1



VIEW OF BUILDING B WEST  
SCALE 1:1

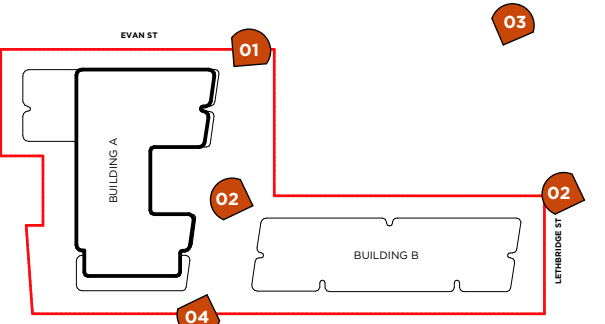


AERIAL VIEW OF SITE FROM EVAN ST  
SCALE 1:1



COMMUNAL OPEN SPACE BETWEEN BUILDING A & B LOOKING WEST  
SCALE 1:1

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REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

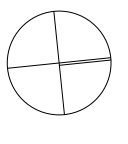
| Rev Description | Date | App'd |
|-----------------|------|-------|
| Project         |      |       |

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Youssef El Khawaja Reg no 8933

Drawing Title  
**EXTERNAL FINISHES SKETCH RENDERS**  
Checked/Approved

####  
Scale  
1:1  
@A1 Sheet Size

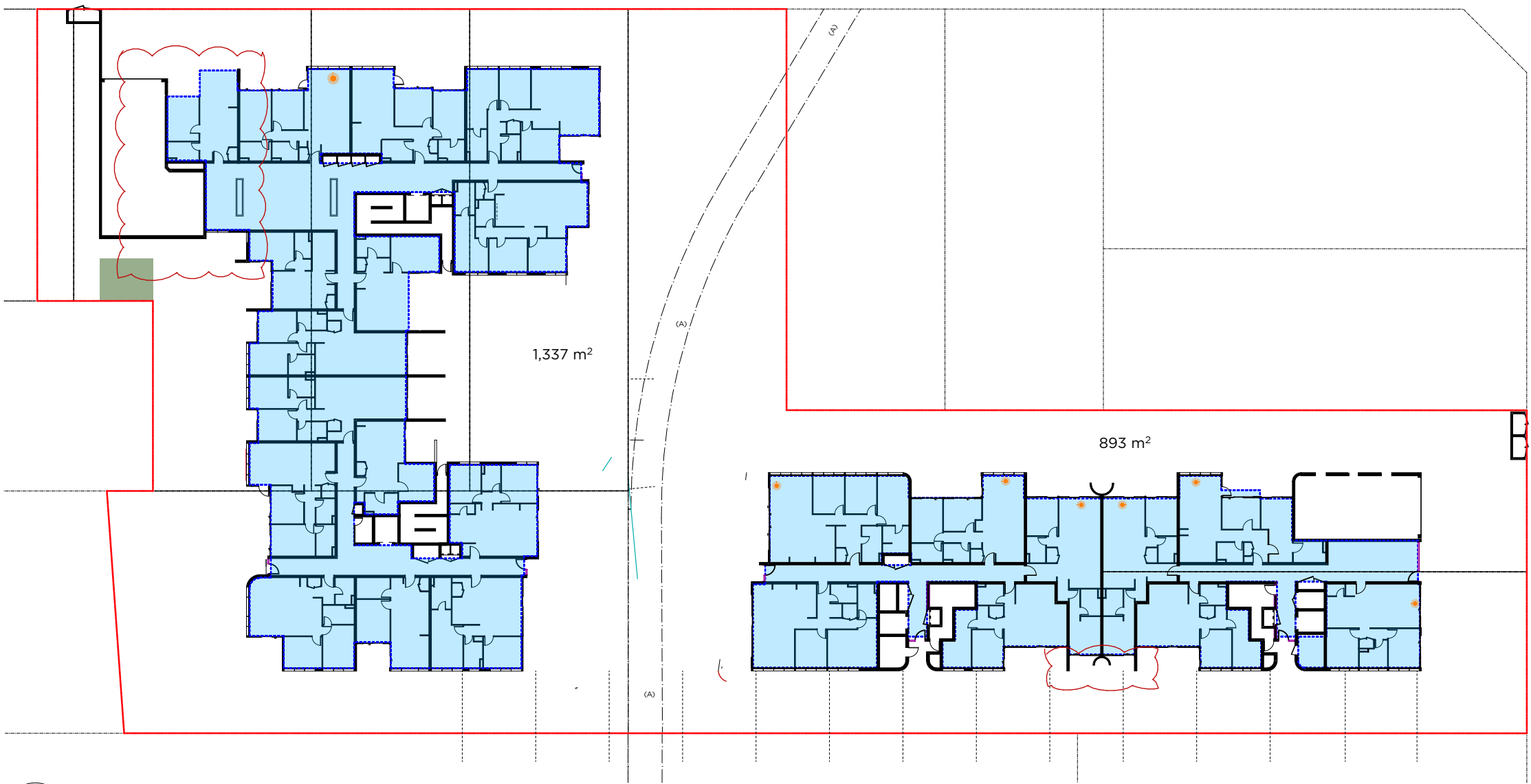


| Project Number                 | Drawing Number | Revision |
|--------------------------------|----------------|----------|
| 19107                          | DA-903         | C        |
| Status                         |                |          |
| <b>DEVELOPMENT APPLICATION</b> |                |          |

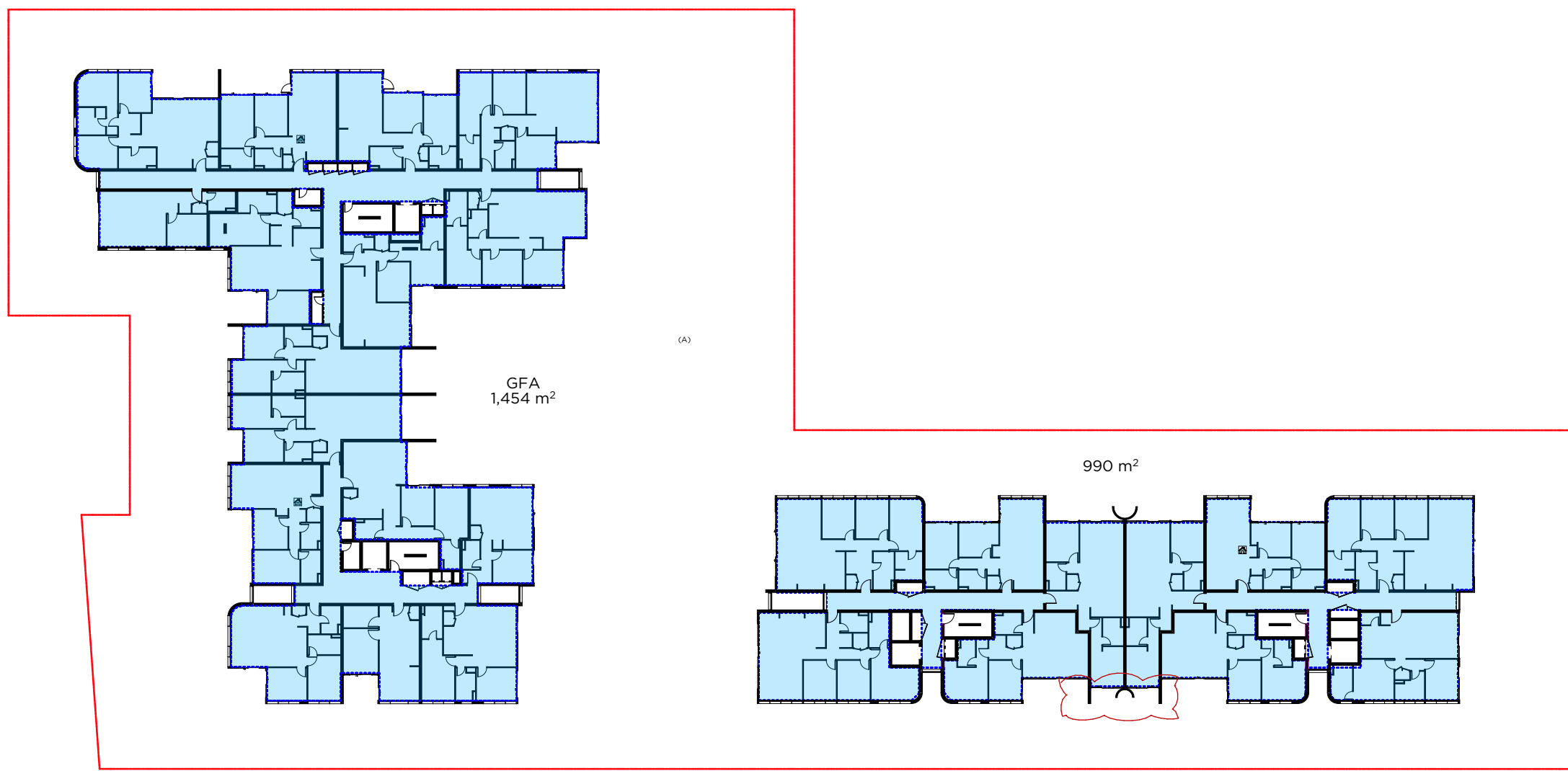


# GFA DIAGRAMS

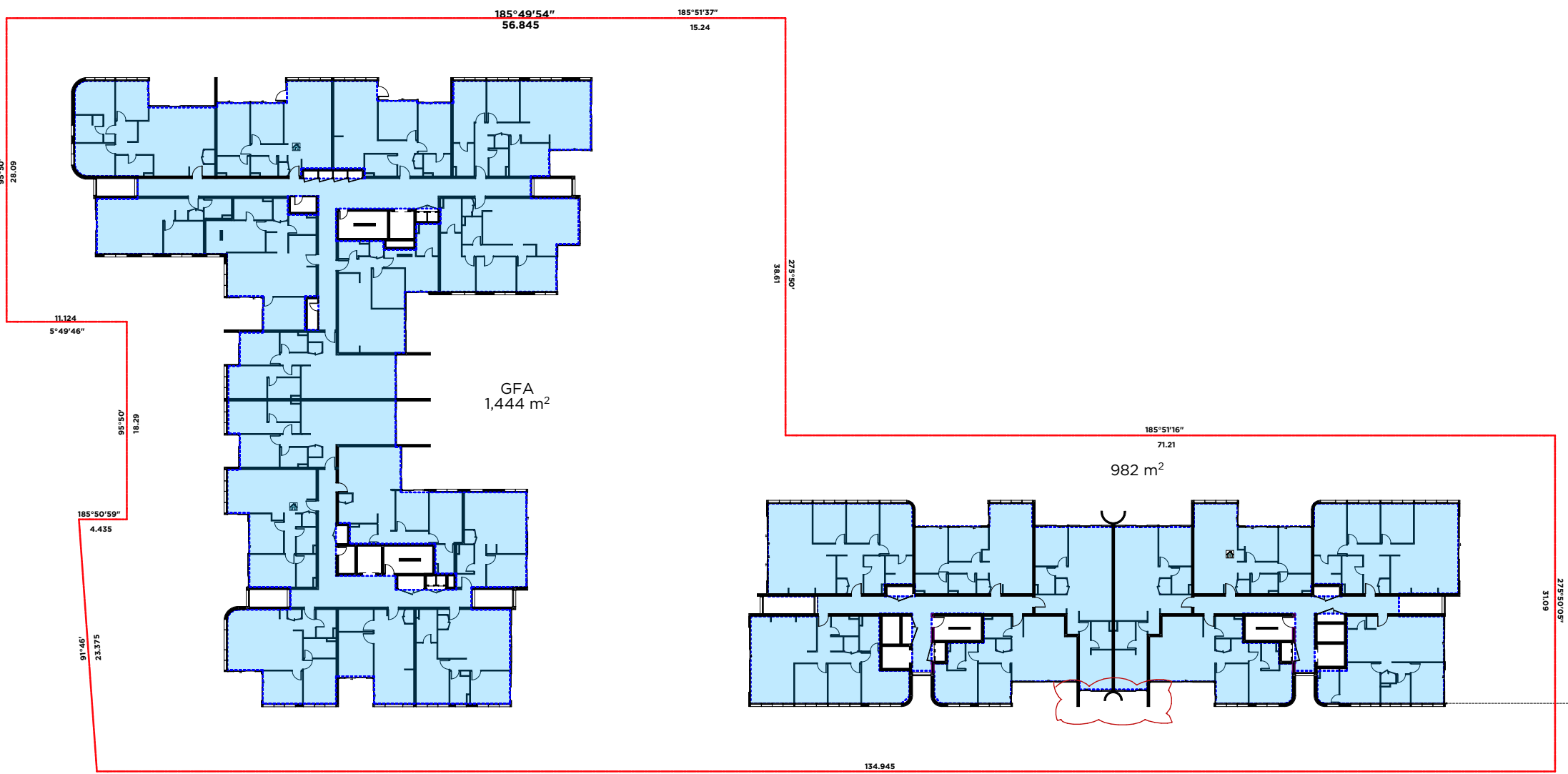
RESIDENTIAL



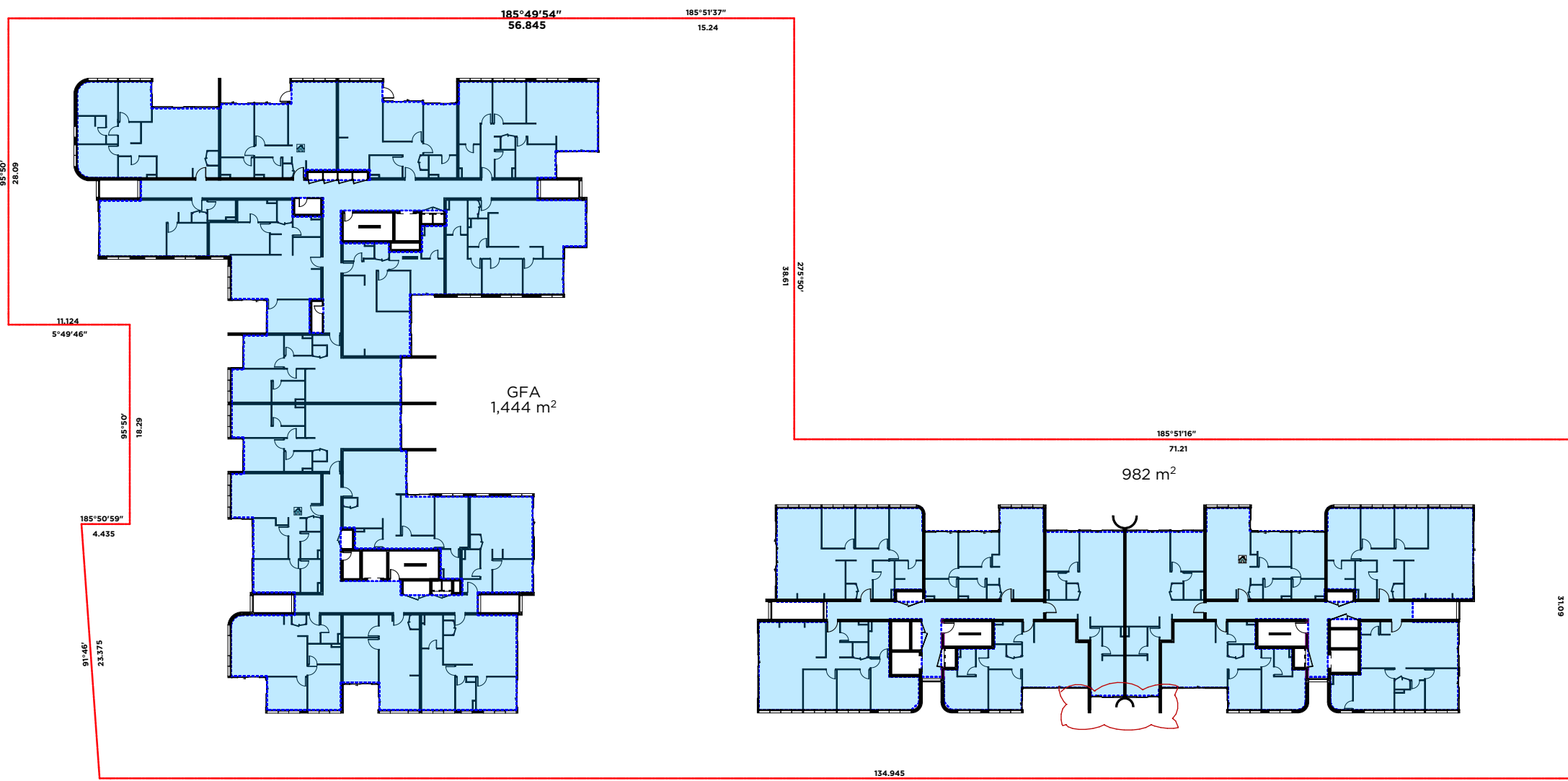
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SCALE 1:500



1 LEVEL 01  
SCALE 1:500



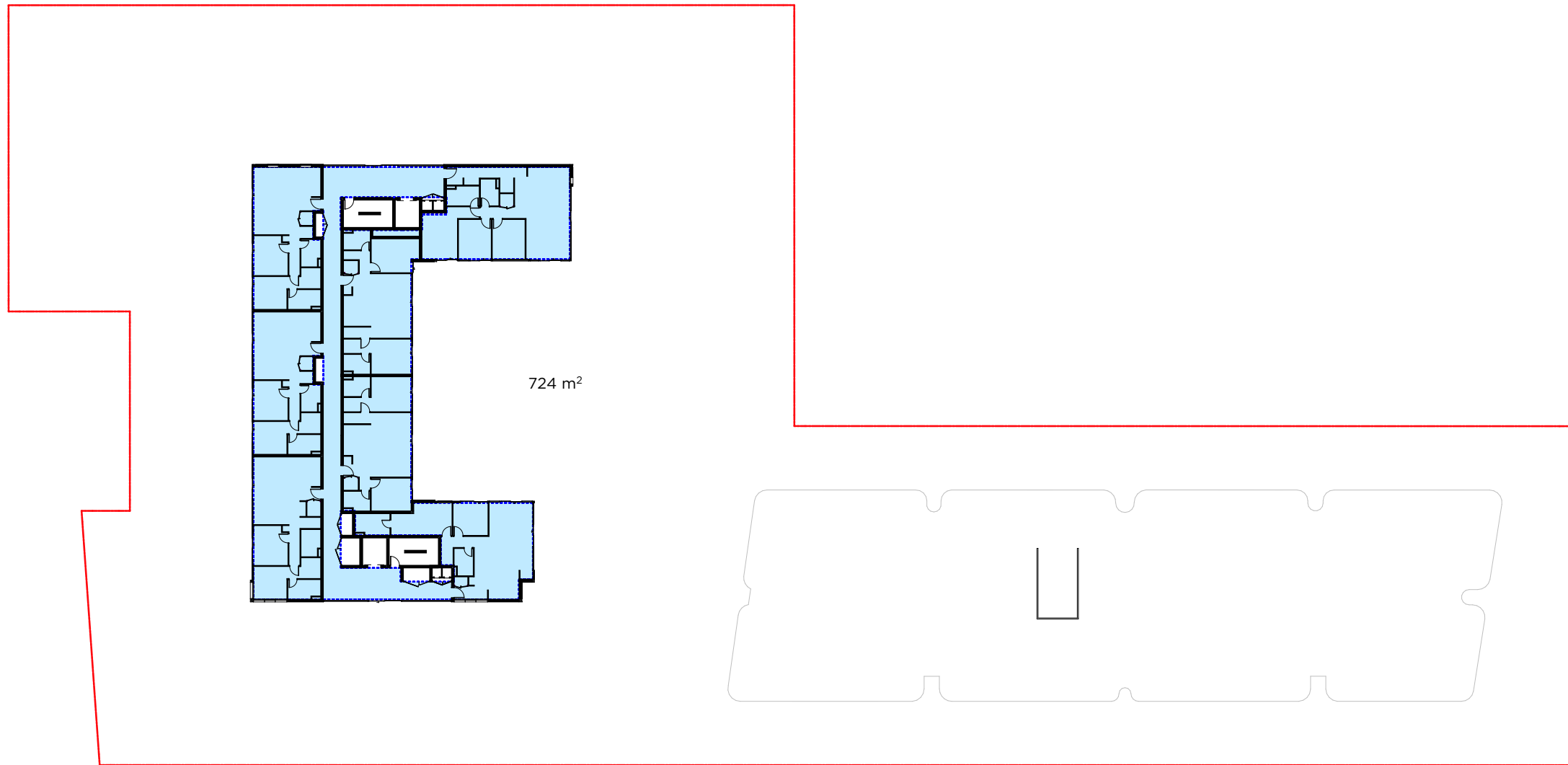
LEVEL 02  
SCALE 1:500



LEVEL 03  
SCALE 1:500



LEVEL 04  
SCALE 1:500



LEVEL 05  
SCALE 1:500

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## Detailed Calculations

### GROSS FLOOR AREA

|             |              |
|-------------|--------------|
| Residential |              |
| Basement 2  |              |
| Basement 1  |              |
| Ground      | 2,230.00 m2  |
| Level 1     | 2,444.00 m2  |
| Level 2     | 2,419.00 m2  |
| Level 3     | 2,426.00 m2  |
| Level 4     | 1,772.00 m2  |
| Level 5     | 724.00 m2    |
|             | 12,015.00 m2 |
|             | 12,015.00 m2 |

## REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev Description | Date | App'd |
|-----------------|------|-------|
|-----------------|------|-------|

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

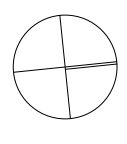
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**GFA DIAGRAMS**  
Checked/Approved

###  
Scale  
1:500, 1:1  
@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-1401**  
Revision  
**C**

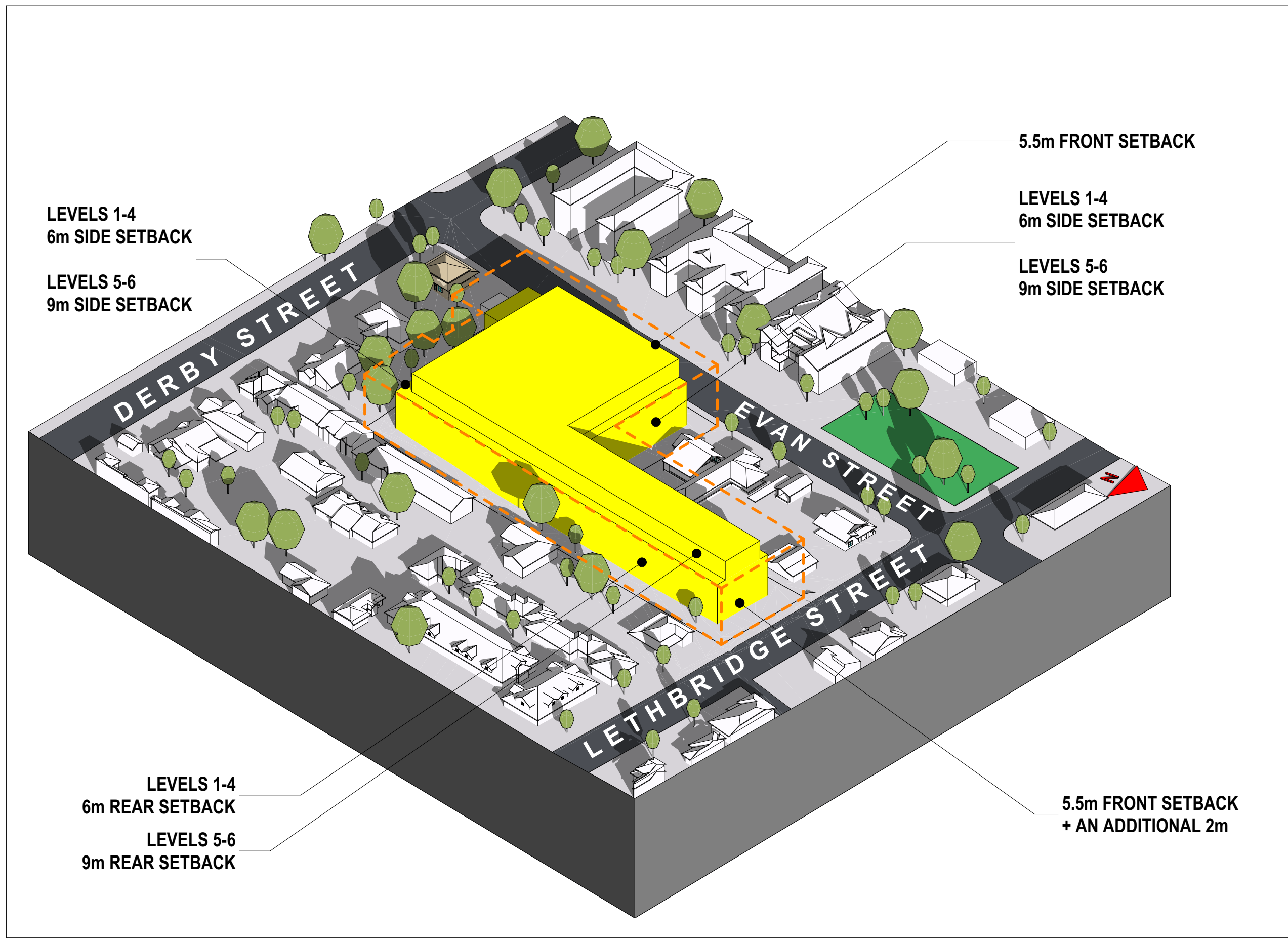


19107-96-98 Lethbridge St and 42-46 Evan St Penrith, Council Response 19020202556-PR





DCP ENVELOPE  
SCALE



DCP COMPLIANT ENVELOPE WITH SETBACKS  
SCALE

| REV C |                         |        |       |
|-------|-------------------------|--------|-------|
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE ENVELOPE**  
Checked/Approved

####  
Scale

@A1 Sheet Size  
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-1402**

Revision  
**C**

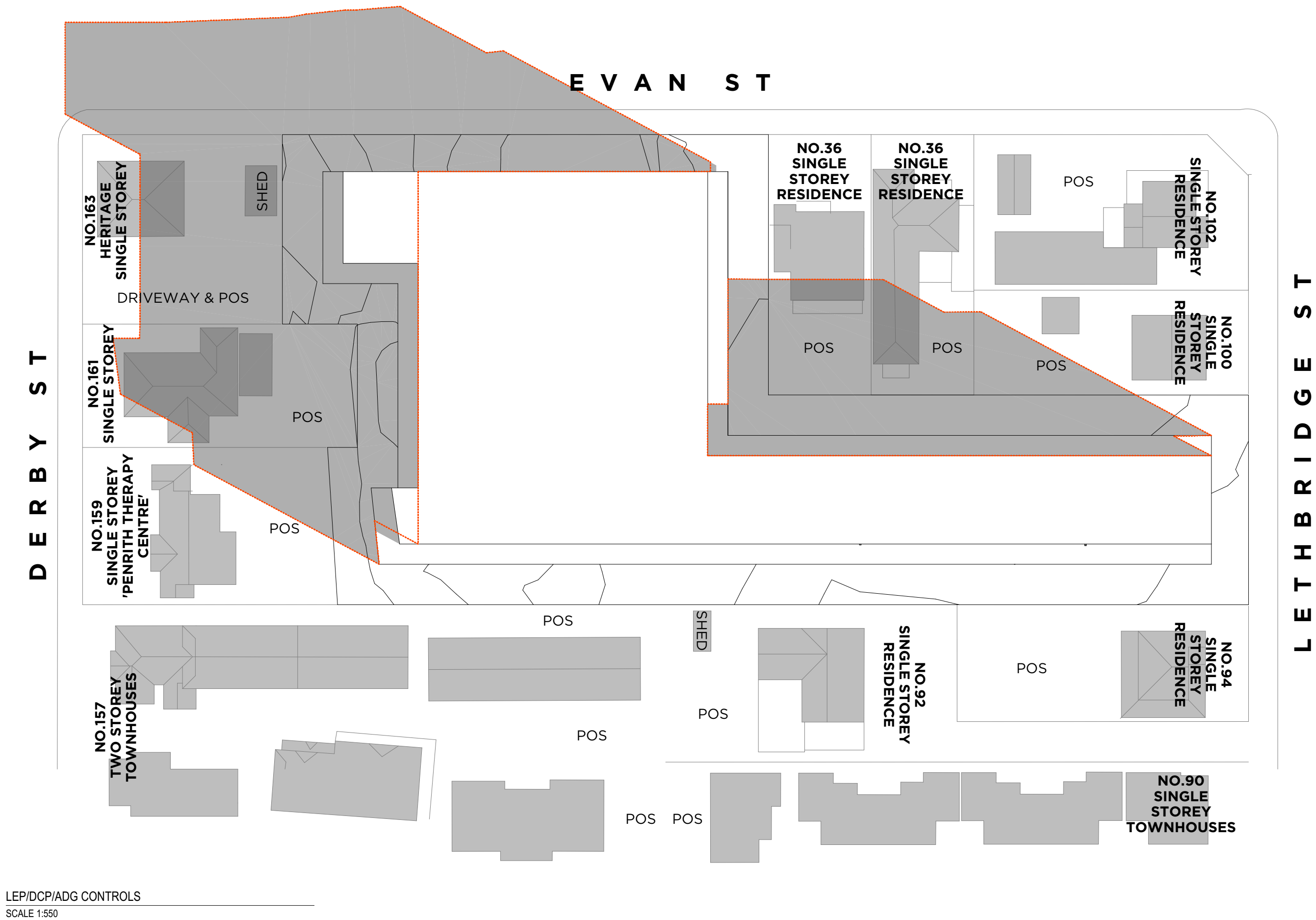


Notes:  
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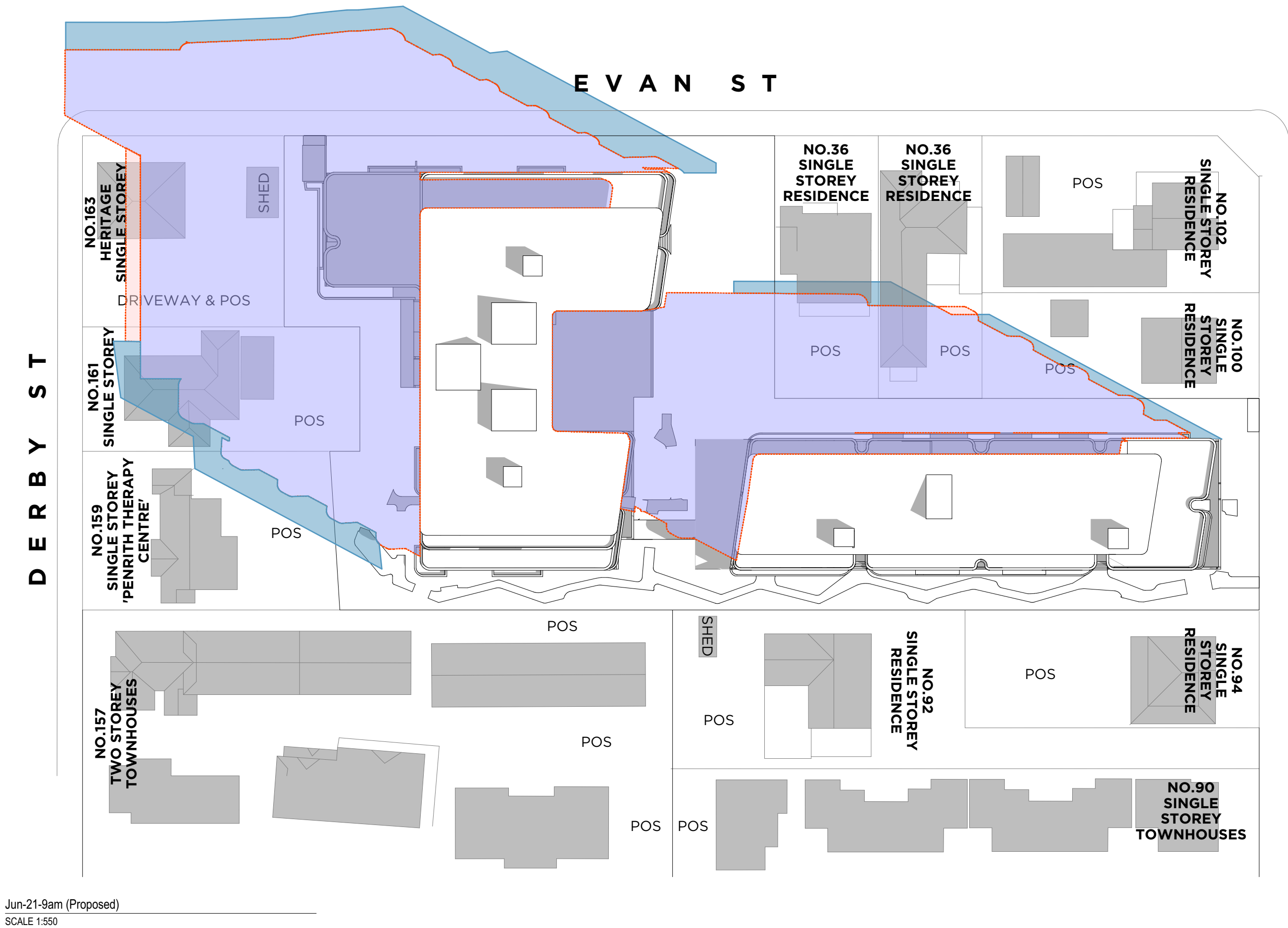


## Legend

- Proposed Shadow
- Area of Reduced Shadow of LEP Envelope
- Area of additional shadow
- LEP Envelope Shadow



LEP/DCP/ADG CONTROLS  
SCALE 1:550



Jun-21-9am (Proposed)  
SCALE 1:550

REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

RESIDENTIAL FLAT BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST

PENRITH NSW 2750 AUSTRALIA



Business Address:  
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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

COMPLIANCE

SHADOW JUNE 9AM

Checked/Approved

####

Scale

1:500, 1:550

641 Street Size

Project Number

19107

Status

DEVELOPMENT APPLICATION

Drawing Number

DA-1403

Revision

C

1007 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1502/2025/191

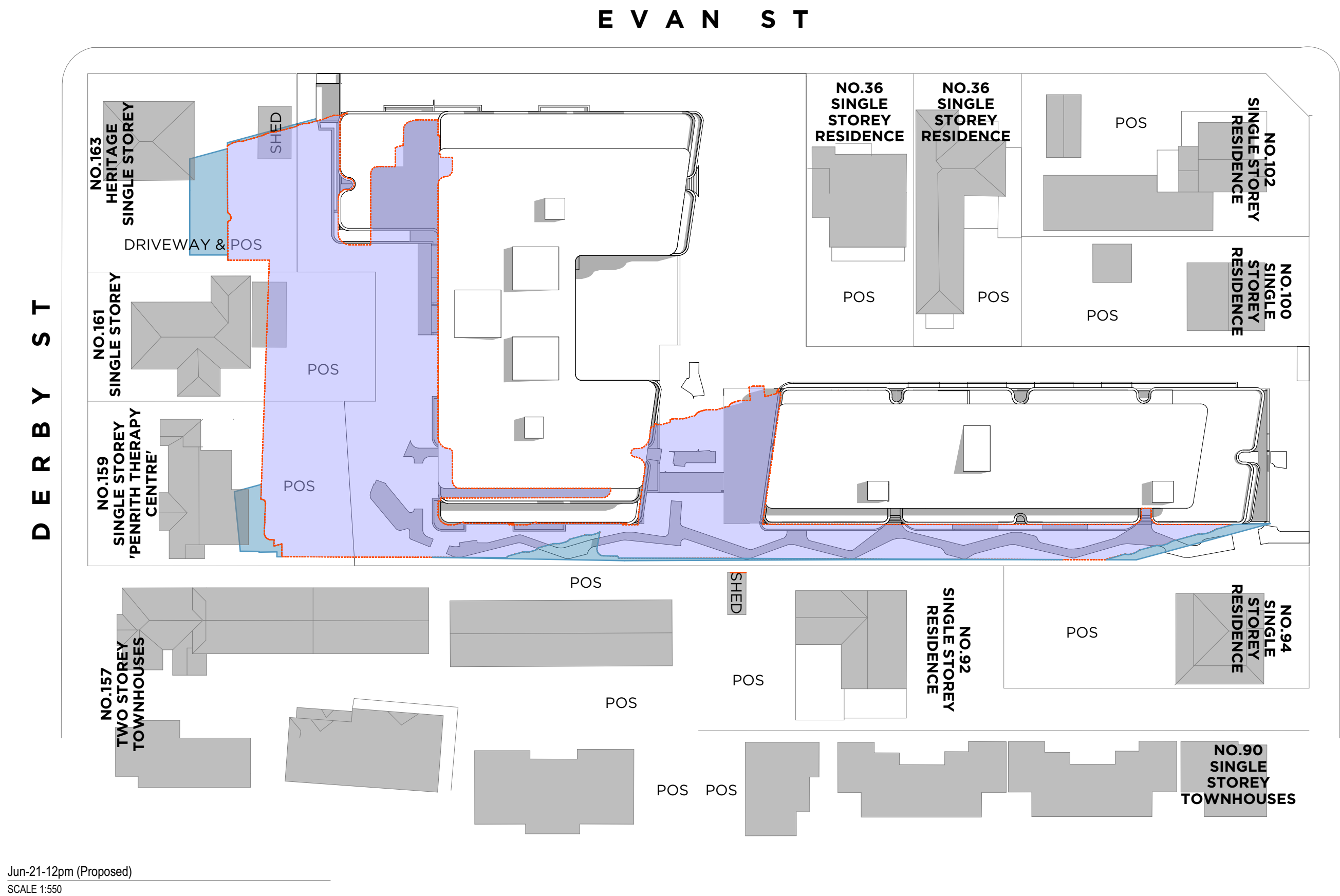
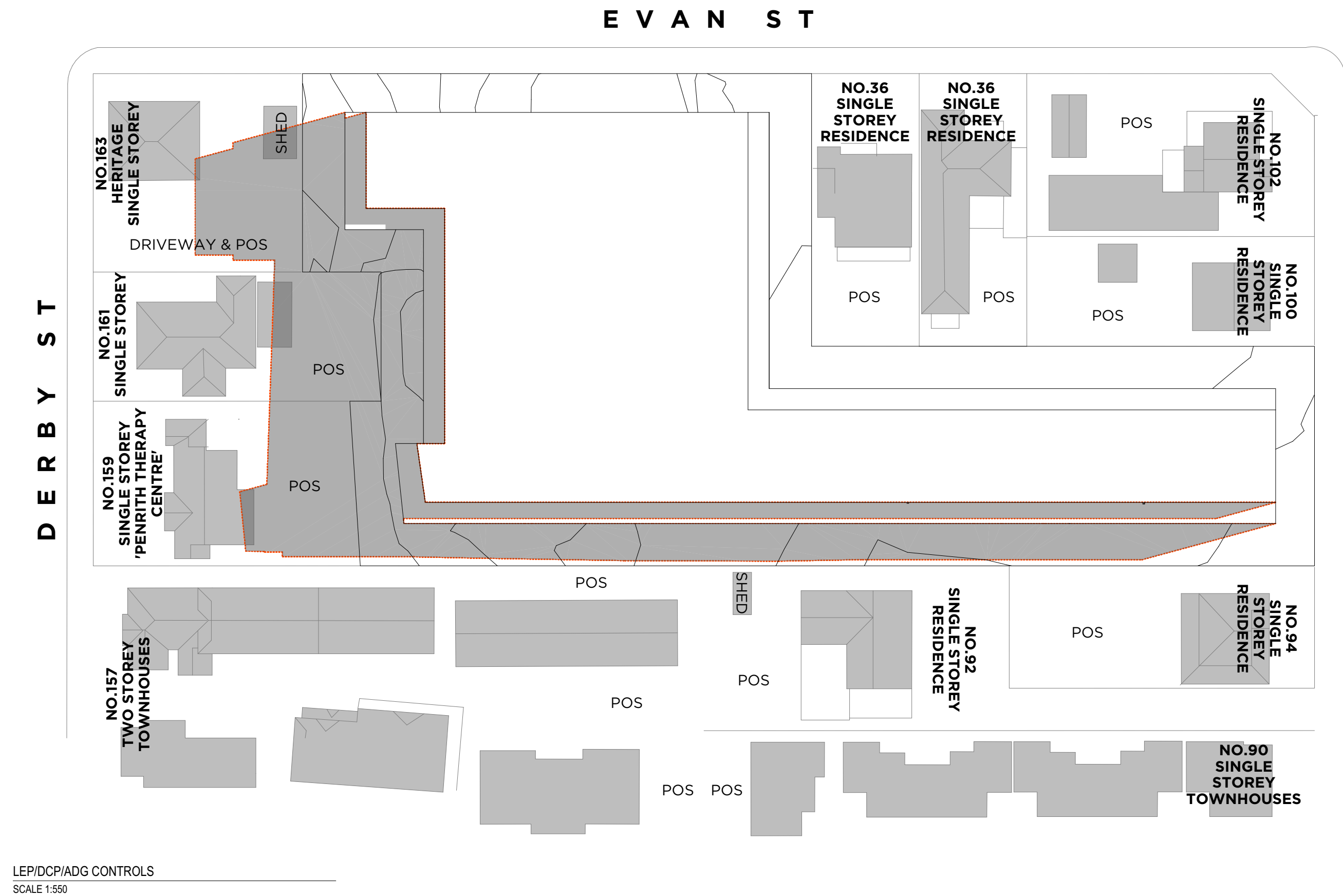


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## Legend

- Proposed Shadow
- Area of Reduced Shadow of LEP Envelope
- Area of additional shadow
- LEP Envelope Shadow



|                 |                         |           |
|-----------------|-------------------------|-----------|
| REV C           |                         |           |
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**SHADOW JUNE 12PM**  
Checked/Approved

|                                           |                                          |                                  |                      |
|-------------------------------------------|------------------------------------------|----------------------------------|----------------------|
| ####<br>Scale:<br>1:550<br>@A1 Sheet Size | Project Number<br><b>19107</b><br>Status | Drawing Number<br><b>DA-1404</b> | Revision<br><b>C</b> |
| <b>DEVELOPMENT APPLICATION</b>            |                                          |                                  |                      |

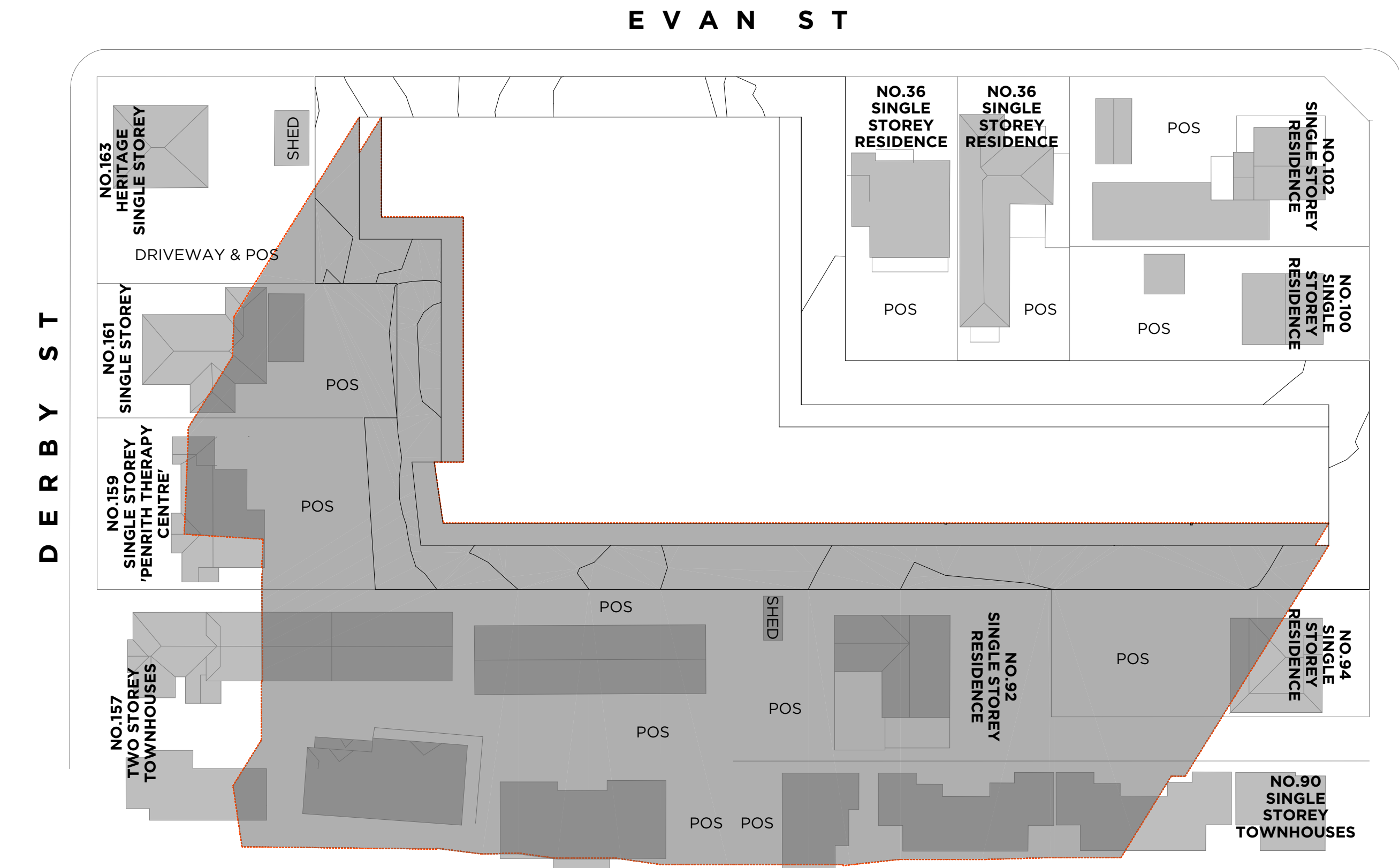


Notes  
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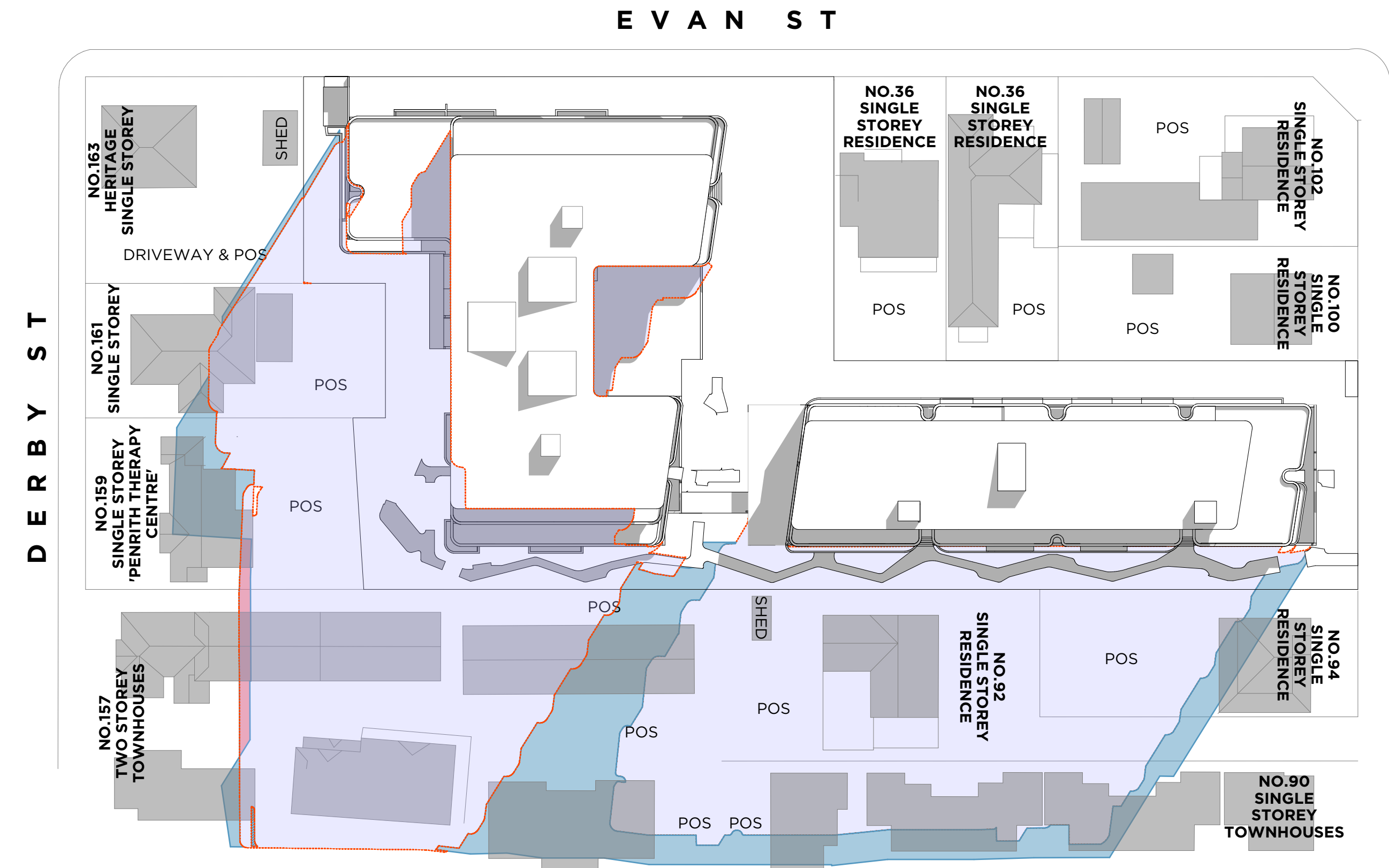


## Legend

- Proposed Shadow
- Area of Reduced Shadow of LEP Envelope
- Area of additional shadow
- LEP Envelope Shadow



LEP/DCP/ADG CONTROLS  
SCALE 1:550



Jun-21-3pm (Proposed)  
SCALE 1:550

|       |                         |        |       |
|-------|-------------------------|--------|-------|
| REV C |                         |        |       |
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**SHADOW JUNE 3PM**  
Checked/Approved

####  
Scale  
**1:550**  
@A1 Sheet Size  
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**  
Drawing Number  
**DA-1405**  
Revision  
**C**

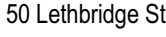
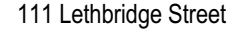


2. (i) Height of Building A exceeds 18m which is dependent on a Clause 4.6 request to vary the building height development standard in the LEP. It must be sufficiently demonstrated that the variation is supported on planning and urban design grounds.

(1) The objectives of this clause are as follows—

a. to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,

*In addition, there are six-storey buildings in the area with the same bulk and size, creating a clear future character for the area.*

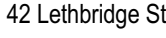
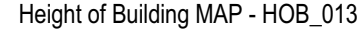
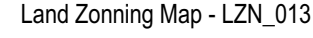
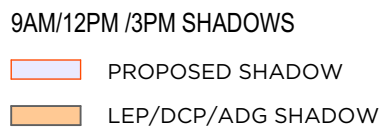


| Rev | Description             | Date   | App'd |
|-----|-------------------------|--------|-------|
| C   | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B   | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A   | DEVELOPMENT APPLICATION | 021220 | ZB    |

**URBAN LINK**

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Nominated Architects:  
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Youssef El Khawaja Reg no 8933



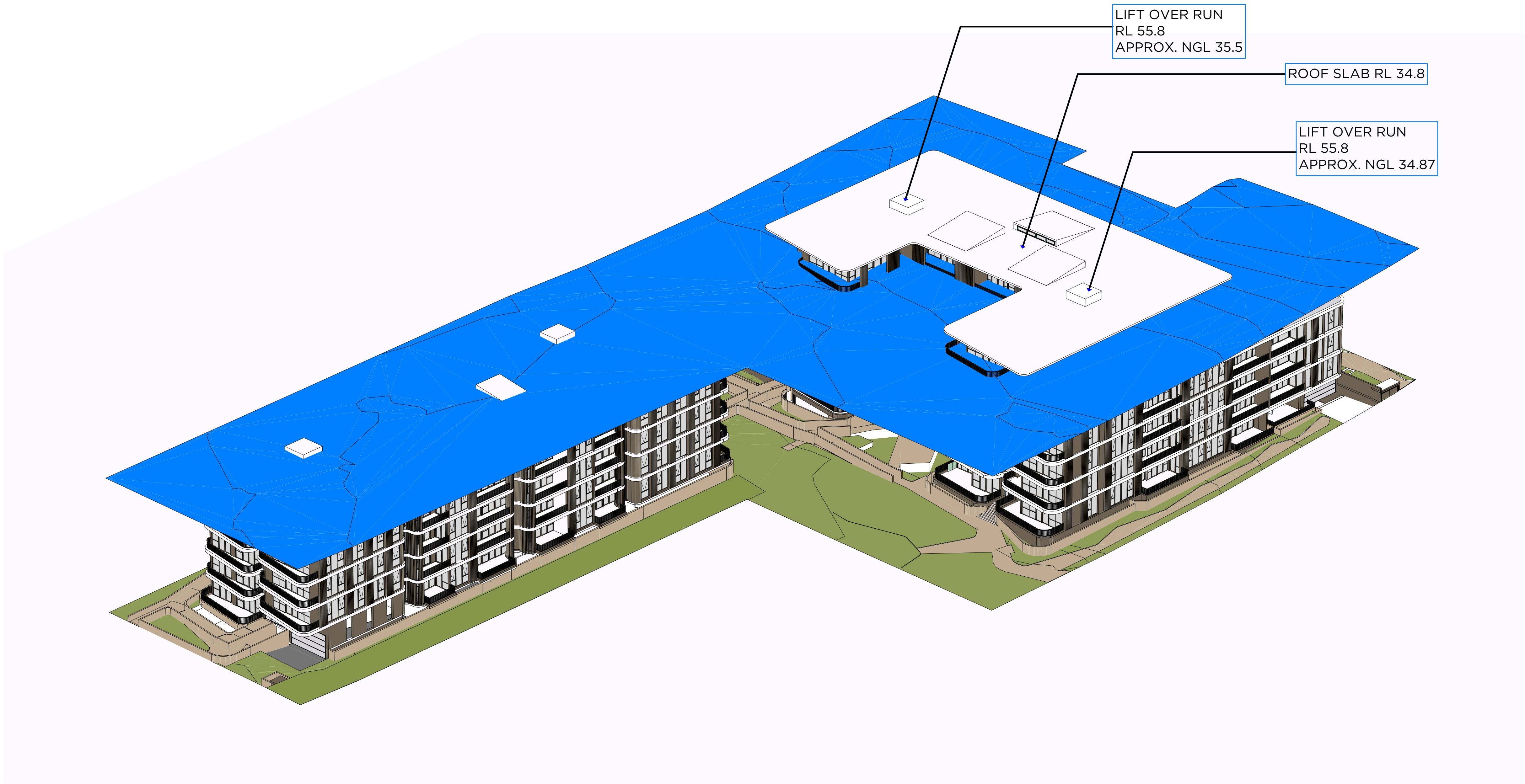


Notes:  
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## Legend

18m BUILDING HEIGHT PLANE



Perspective  
SCALE 1:100

| REV C |                         |        |       |
|-------|-------------------------|--------|-------|
| C     | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B     | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A     | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev   | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Youssef El Khawaja Reg no 8933

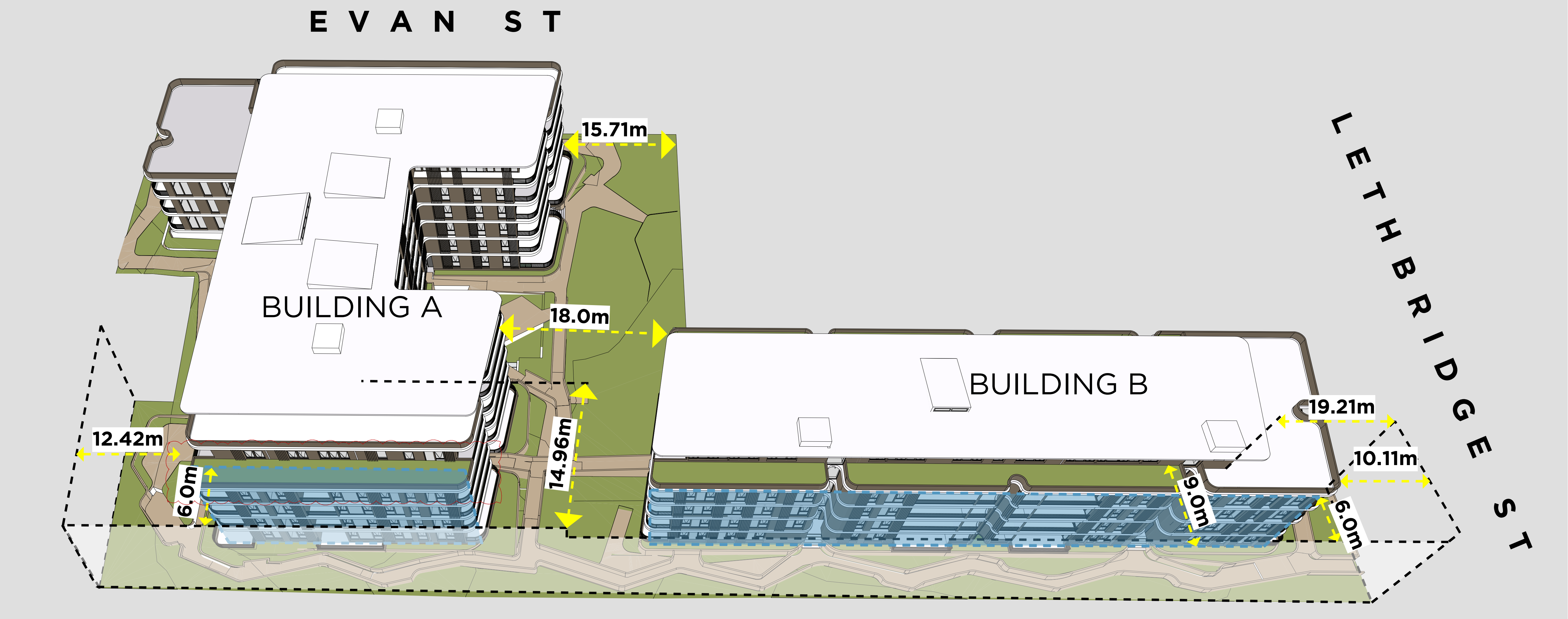
Drawing Title  
**COMPLIANCE HEIGHT PLANE DIAGRAM**  
Checked/Approved

####  
Scale  
**1:100**  
@A1 Sheet Size

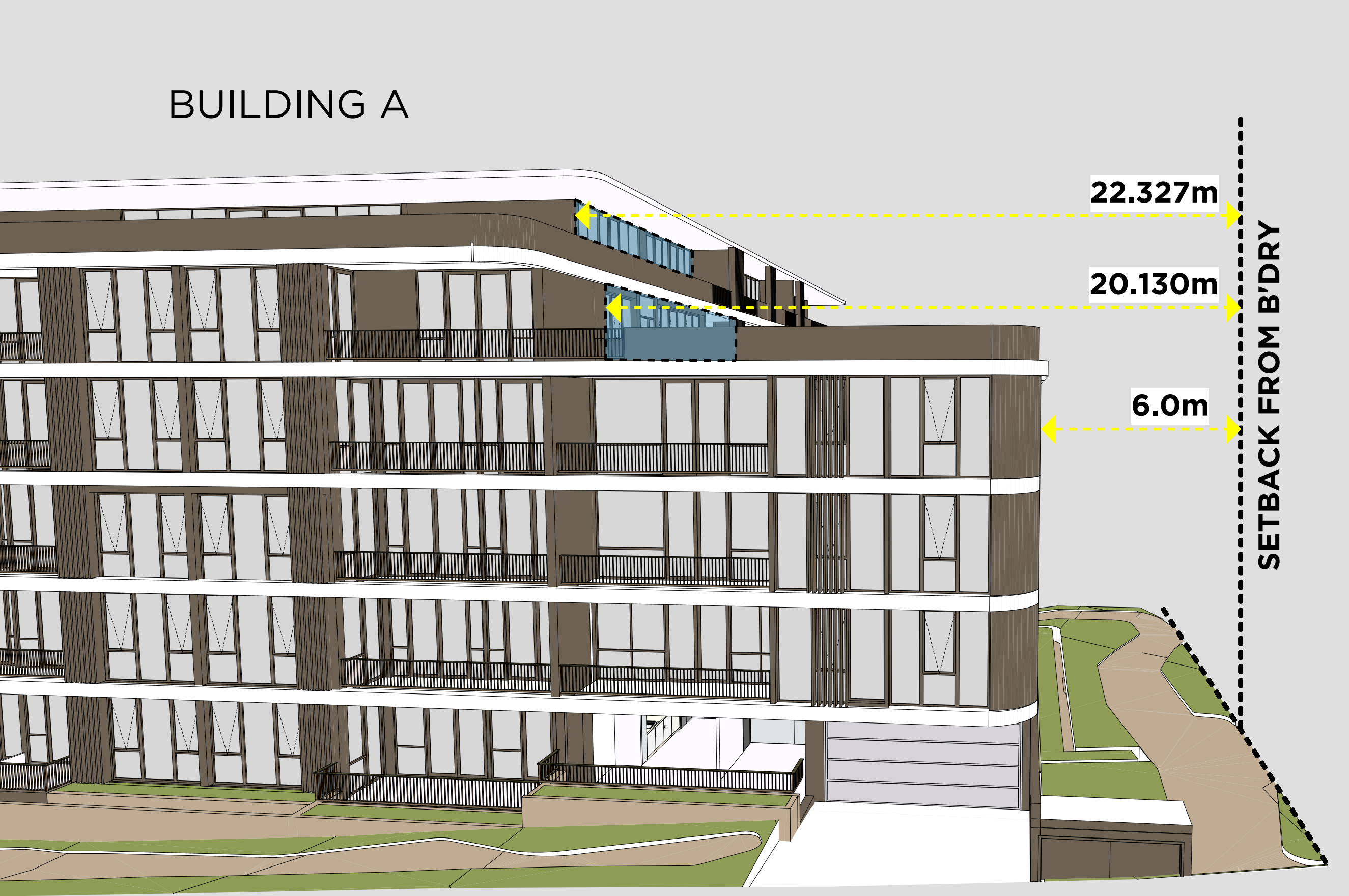
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|------------------------------------------|----------------------------------|----------------------|
| Project Number<br><b>19107</b><br>Status | Drawing Number<br><b>DA-1407</b> | Revision<br><b>C</b> |
|------------------------------------------|----------------------------------|----------------------|

**DEVELOPMENT APPLICATION**





VIEW 01



VIEW 02



VIEW 03

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**DIAL BEFORE YOU DIG**  
REGISTERED PROVIDER

VIEW 02

VIEW 03

VIEW 01

REV C

|                           |        |    |
|---------------------------|--------|----|
| C DEVELOPMENT APPLICATION | 090222 | ZB |
| B DEVELOPMENT APPLICATION | 210921 | ZB |
| A DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

RESIDENTIAL FLAT BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
BUILDING SEPARATION  
Checked/Approved

###74, 1:33.33, 1:27.42,  
1:1800  
@A3 Sheet Size

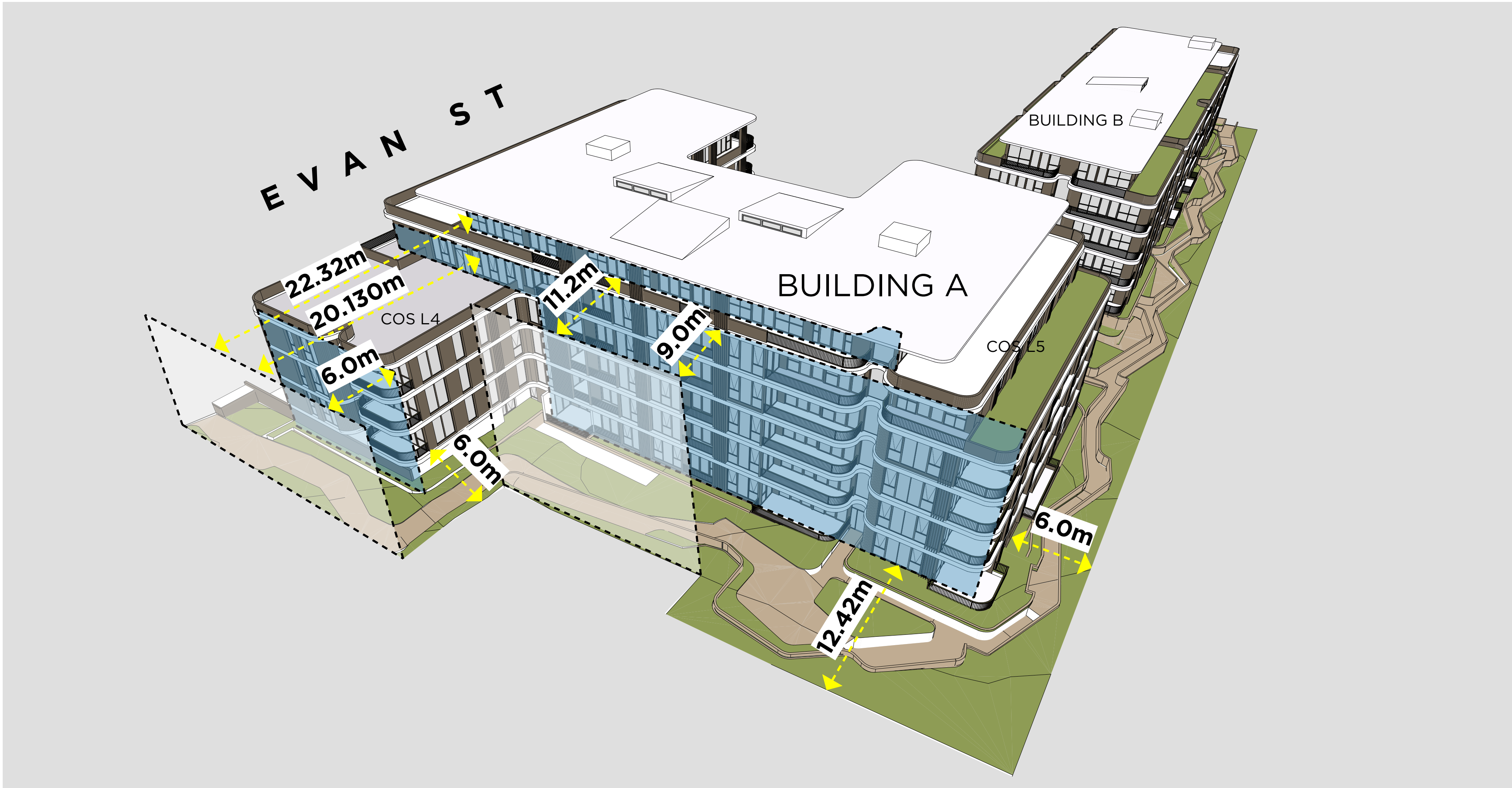
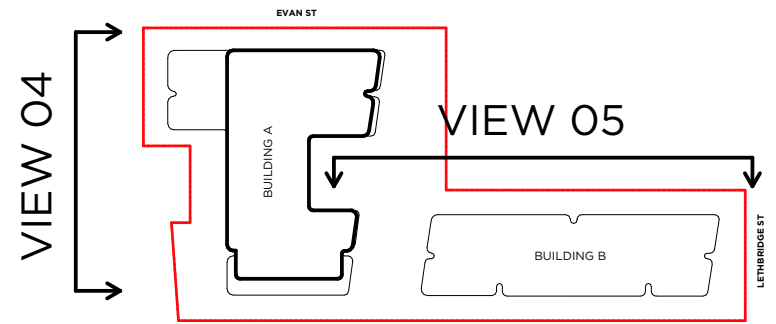
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| Project Number | Drawing Number | Revision |
| 19107          | DA-1408        | C        |

Status  
**DEVELOPMENT APPLICATION**

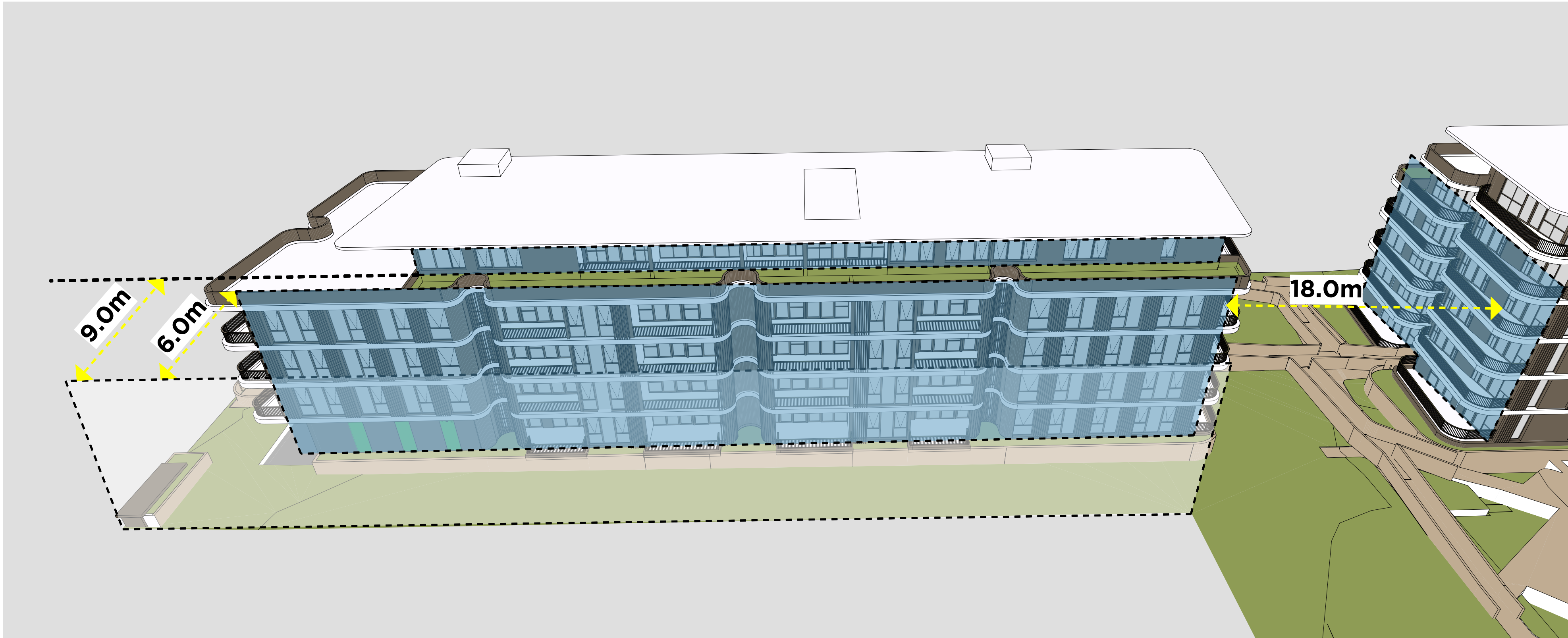
1807-96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 15/02/2025@191



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VIEW 04



VIEW 05

| REV C           |                         |        |       |
|-----------------|-------------------------|--------|-------|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE BUILDING SEPARATION**  
Checked/Approved

###  
Scale  
1:26, 1:1800, 1:26.25  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| 19107          | DA-1409                        | C        |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



# SOLAR ACCESS

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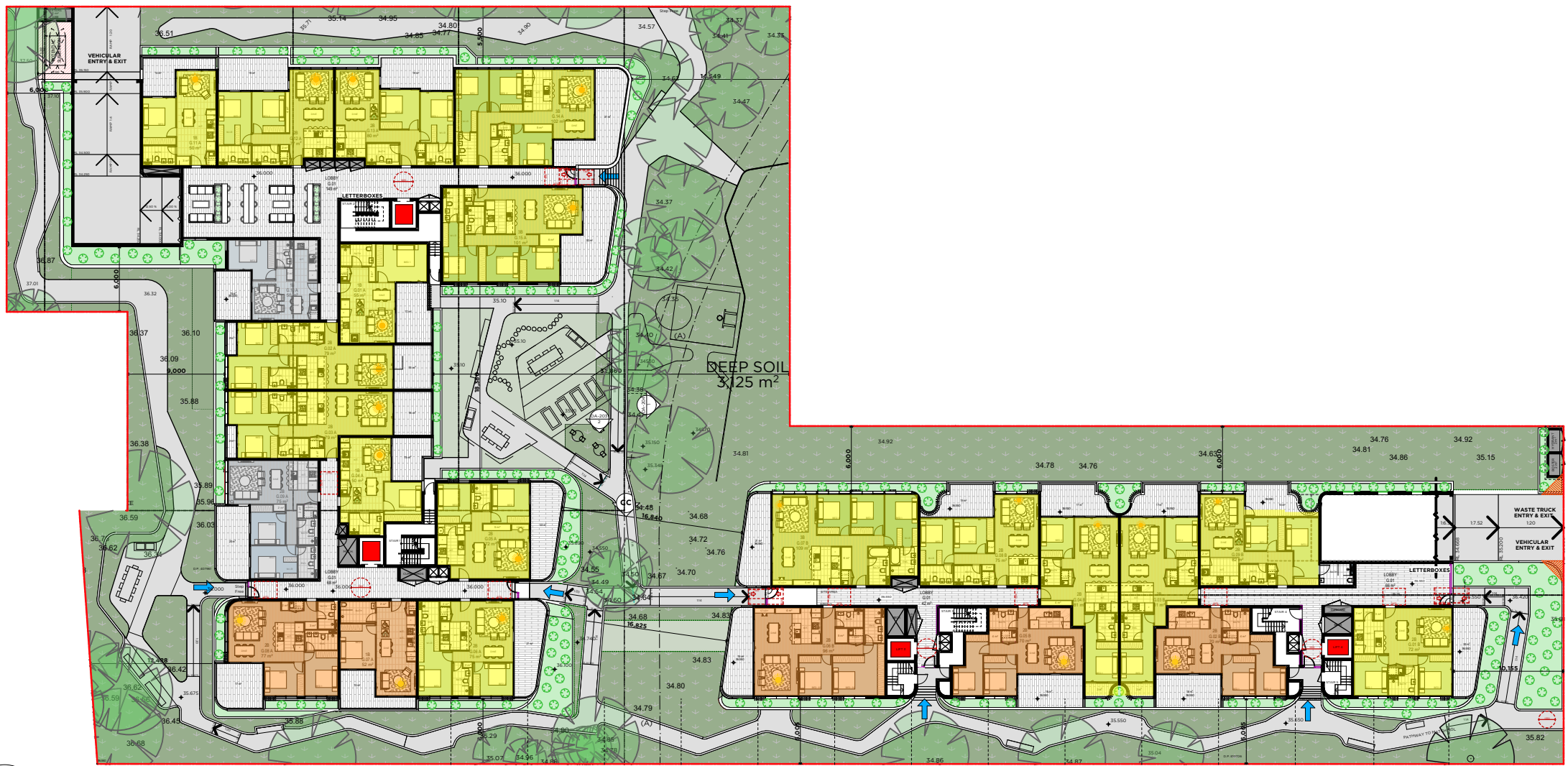
**DIAL BEFORE YOU DIG**

Legend:

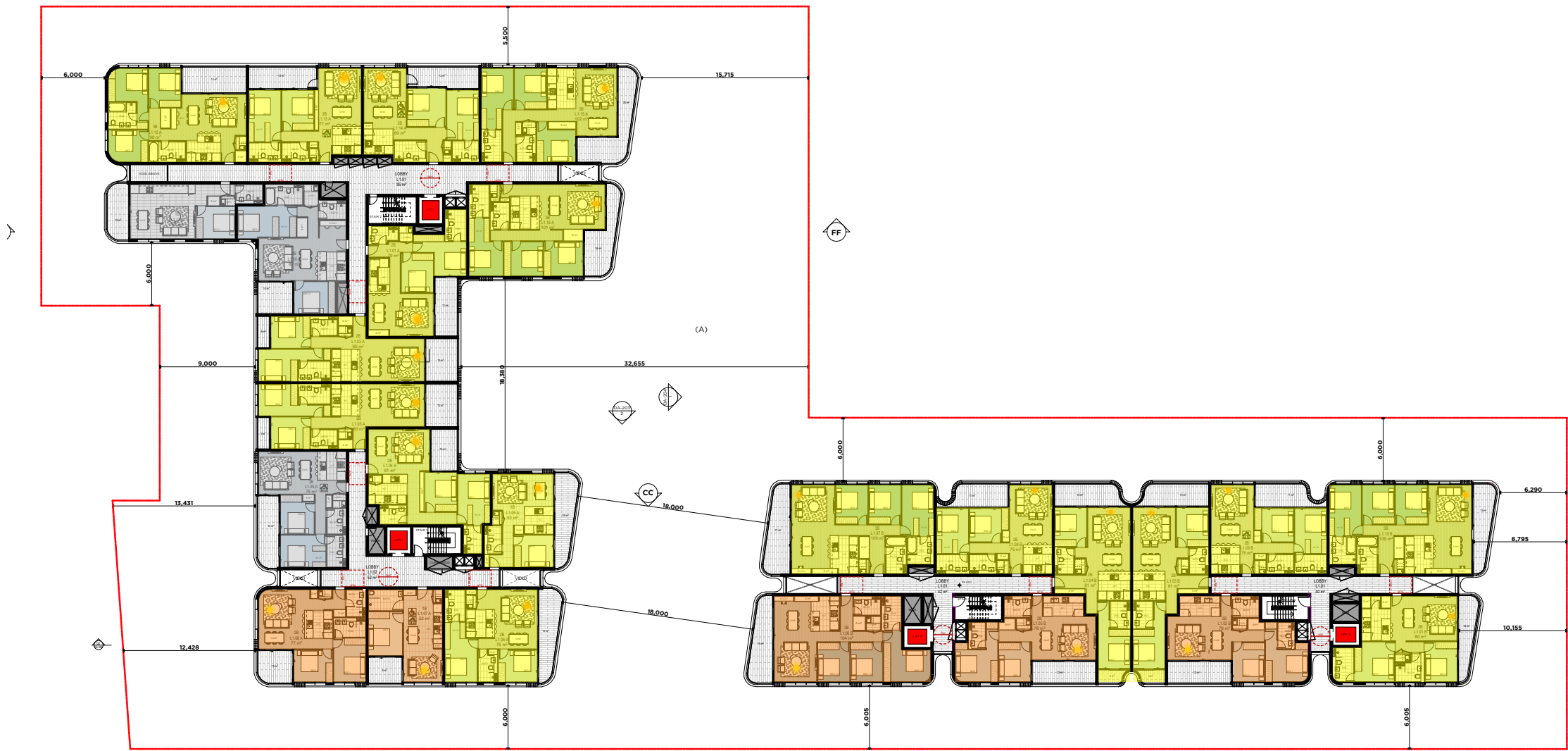


Solar Calculations

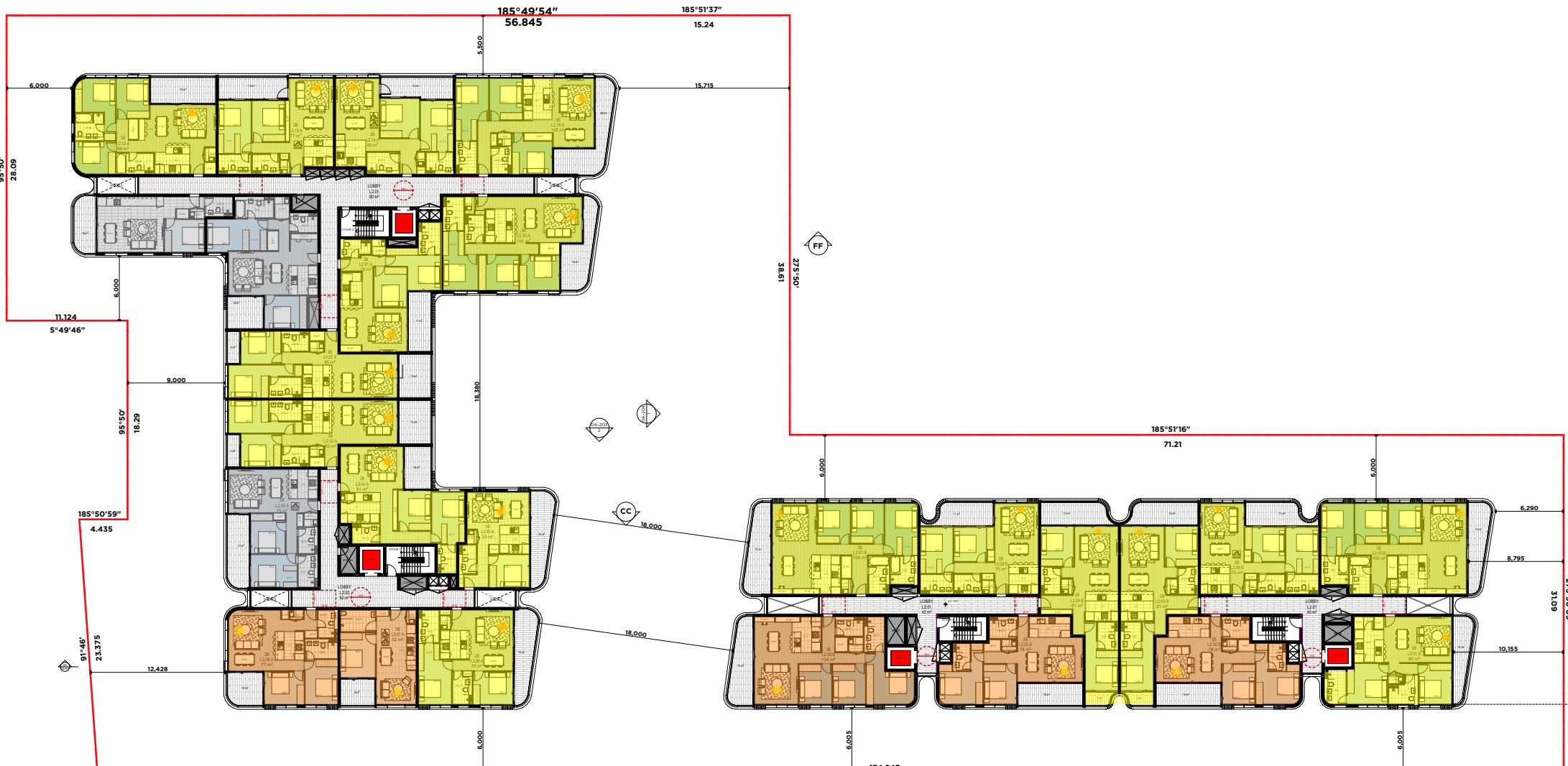
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|--------------|-----------------|-----------------|-----------------|
| Ground Level | 24              | 17              | 02              |
| Level 01     | 26              | 18              | 03              |
| Level 02     | 26              | 18              | 03              |
| Level 03     | 26              | 18              | 03              |
| Level 04     | 19              | 15              | 02              |
| Level 05     | 07              | 05              | 01              |
| <b>Total</b> | <b>128</b>      | <b>91 (70%)</b> | <b>14 (10%)</b> |



1 GROUND FLOOR PLAN  
SCALE 1:500



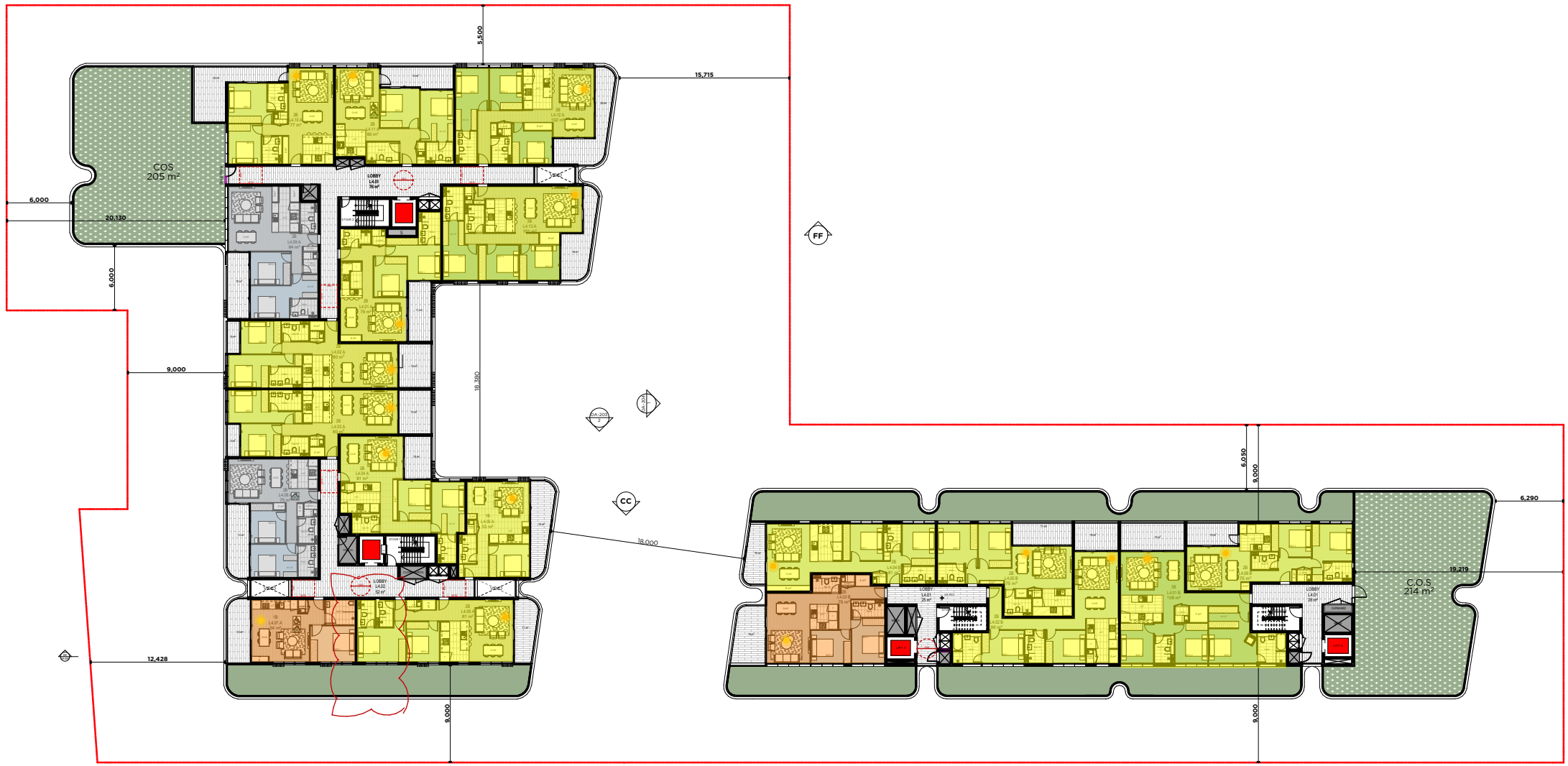
2 LEVEL 01  
SCALE 1:500



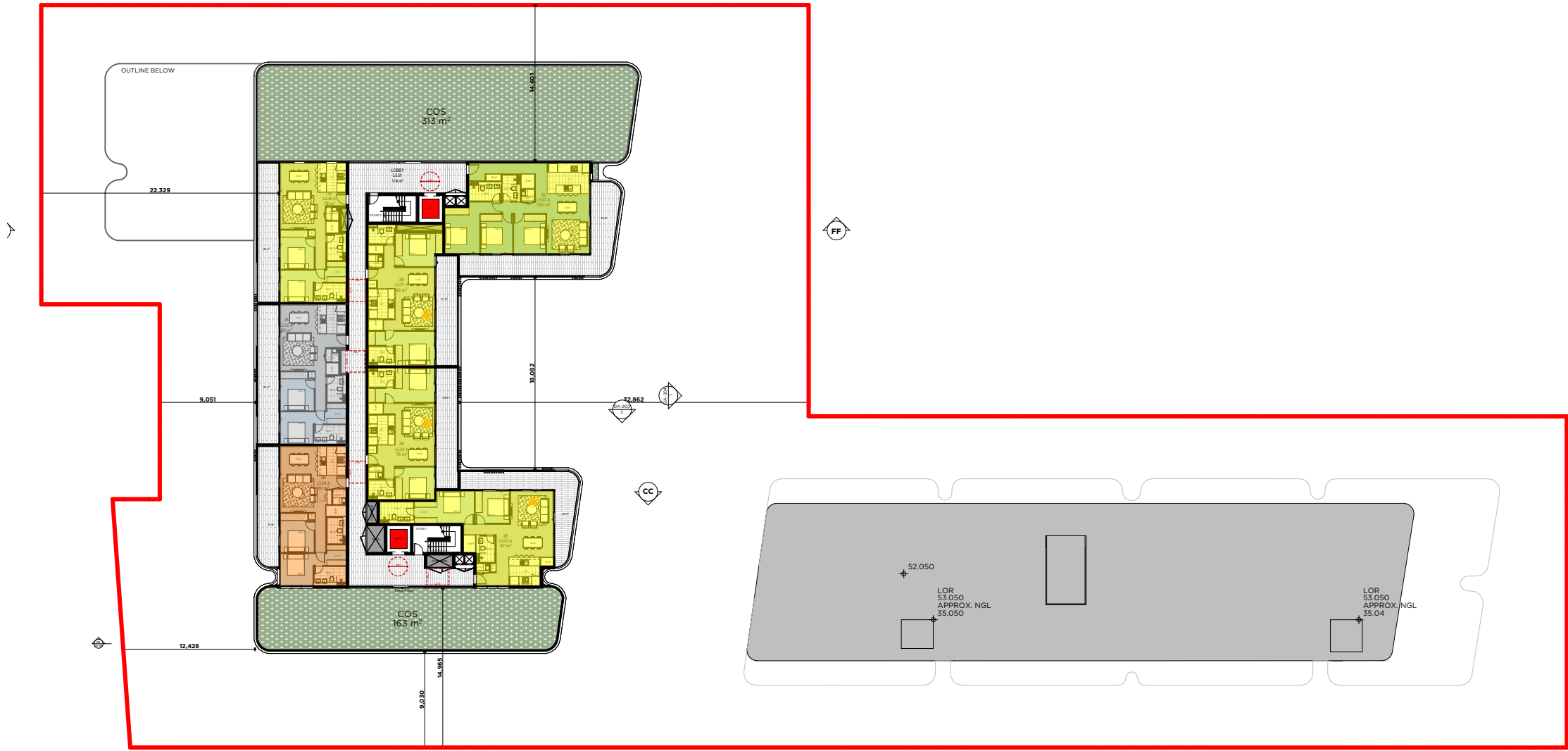
LEVEL 02  
SCALE 1:500



LEVEL 03  
SCALE 1:500



LEVEL 04  
SCALE 1:500



LEVEL 05  
SCALE 1:500

| Rev | Description             | Date   | App'd |
|-----|-------------------------|--------|-------|
| C   | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B   | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A   | DEVELOPMENT APPLICATION | 021220 | ZB    |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
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Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE SOLAR ACCESS DIAGRAMS**  
Checked/Approved

| Project Number | Drawing Number          | Revision |
|----------------|-------------------------|----------|
| 19107          | DA-1410                 | C        |
| Status         | DEVELOPMENT APPLICATION |          |





VIEW FROM THE SUN 9AM JUNE 21  
SCALE 1:0.95



VIEW FROM THE SUN 10AM JUNE 21  
SCALE 1:0.95



VIEW FROM THE SUN 11AM JUNE 21  
SCALE 1:0.95



VIEW FROM THE SUN 12PM JUNE 21  
SCALE 1:0.95

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**DIAL BEFORE YOU DIG**  
CALL 13 23 23

**REV C**

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**VIEWS FROM THE SUN 9-12**  
Checked/Approved

####  
Scale  
**1:0.95**  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-1411</b>                 | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |

1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Reference 1/20/2000000 PH





VIEW FROM THE SUN 1PM JUNE 21  
SCALE 1:0.95



VIEW FROM THE SUN 2PM JUNE 21  
SCALE 1:0.95



VIEW FROM THE SUN 3PM JUNE 21  
SCALE 1:0.95

Notes  
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|       |                         |            |
|-------|-------------------------|------------|
| REV C |                         |            |
| C     | DEVELOPMENT APPLICATION | 090222 ZB  |
| B     | DEVELOPMENT APPLICATION | 210921 ZB  |
| A     | DEVELOPMENT APPLICATION | 021220 ZB  |
| Rev   | Description             | Date App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**VIEWS FROM THE SUN 1-3**  
Checked/Approved

####  
Scale  
1:125, 1:153.85, 1:0.95  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| 19107          | DA-1412                        | C        |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



# CROSS VENTILATION

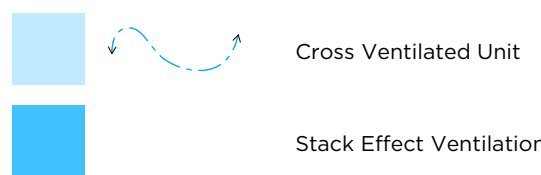
CROSS VENTILATED

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Notes:  
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Legend:

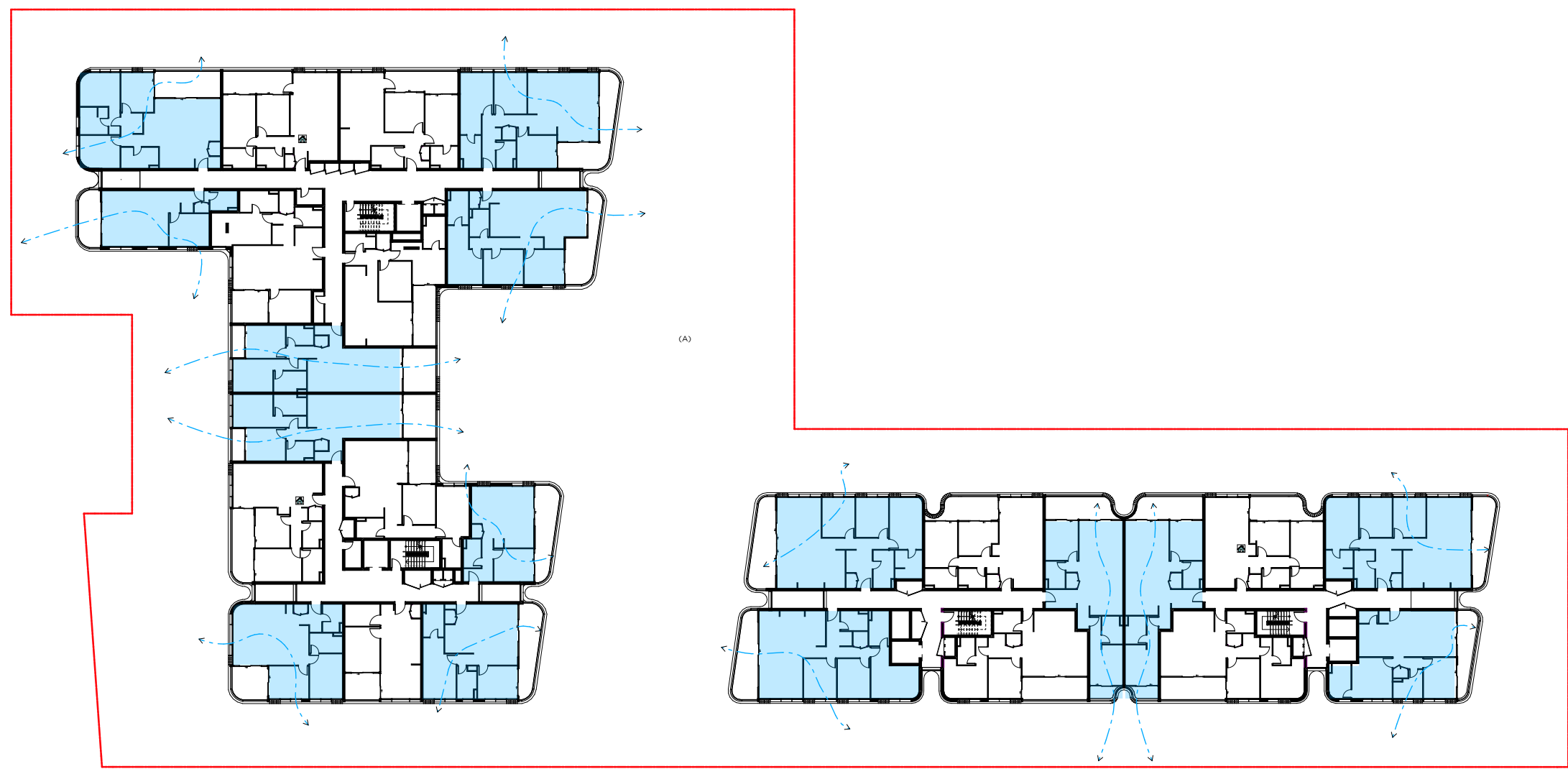


Cross Ventilation Calculations For the first 9 levels only)

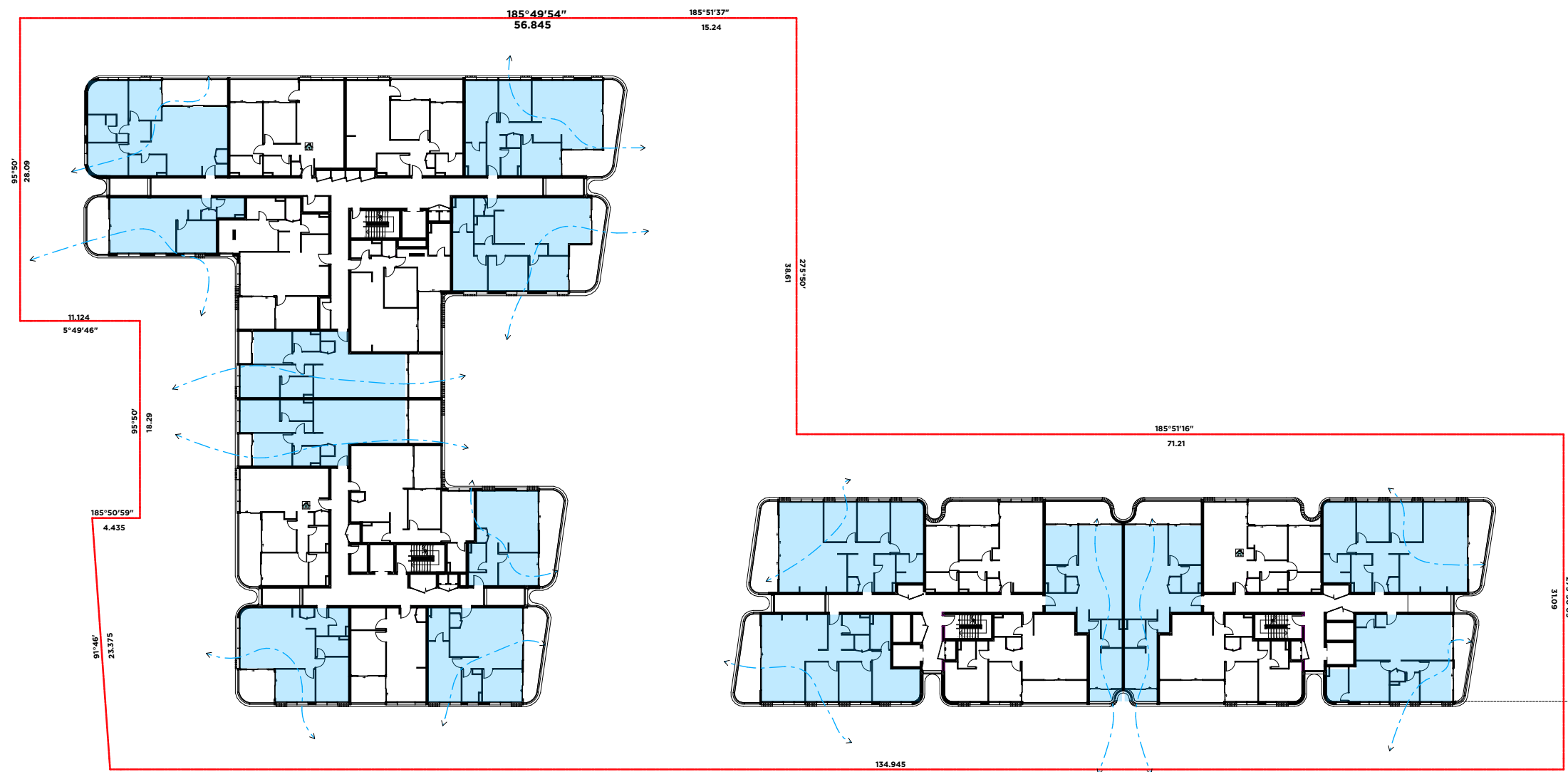
| Level:       | No. Of Units | Cross Ventilated |
|--------------|--------------|------------------|
| Ground Level | 24           | 12               |
| Level 01     | 26           | 15               |
| Level 02     | 26           | 15               |
| Level 03     | 26           | 15               |
| Level 04     | 19           | 14               |
| Level 05     | 07           | 07               |
| <b>Total</b> | <b>128</b>   | <b>78 (60%)</b>  |



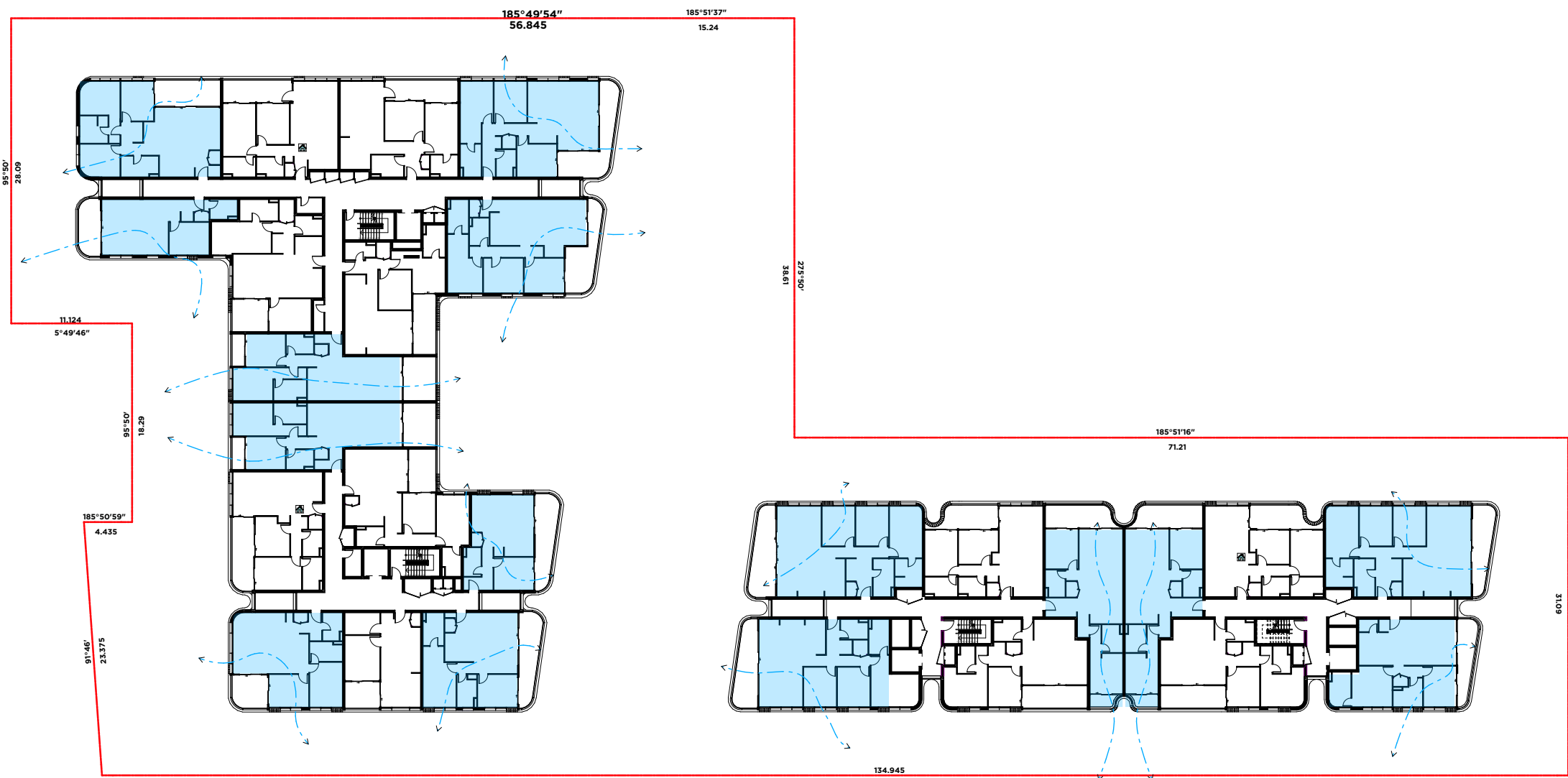
1 GROUND  
SCALE 1:500



LEVEL 01  
SCALE 1:500



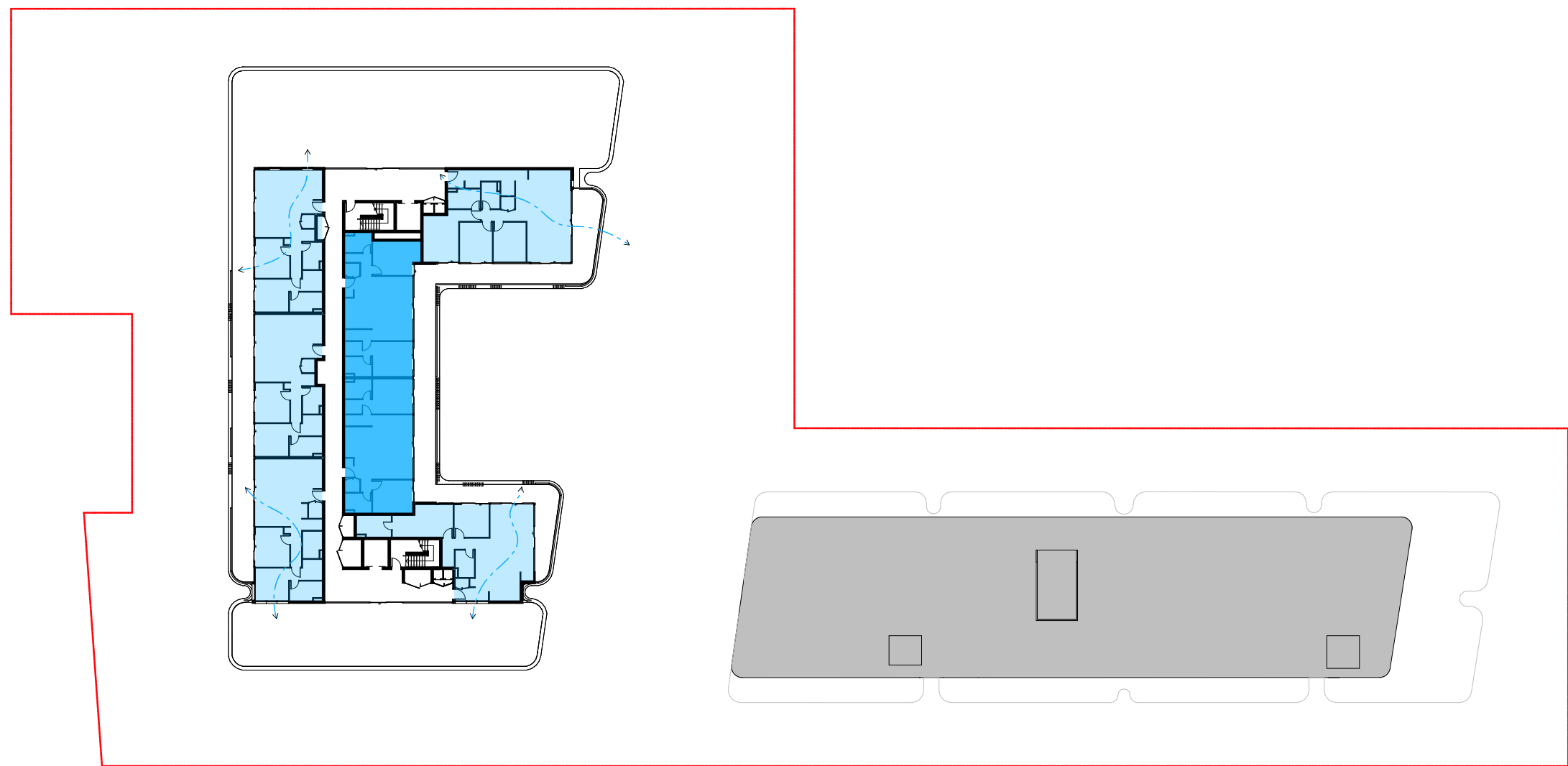
LEVEL 02  
SCALE 1:500



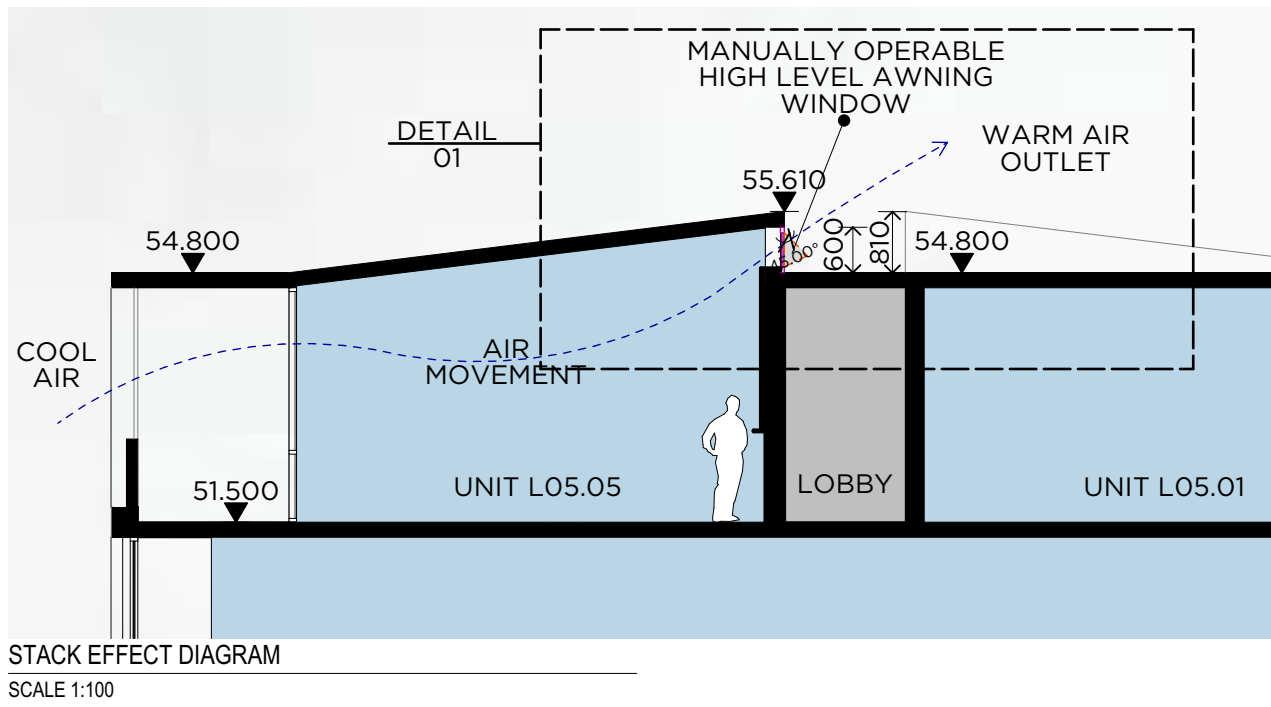
LEVEL 03  
SCALE 1:500



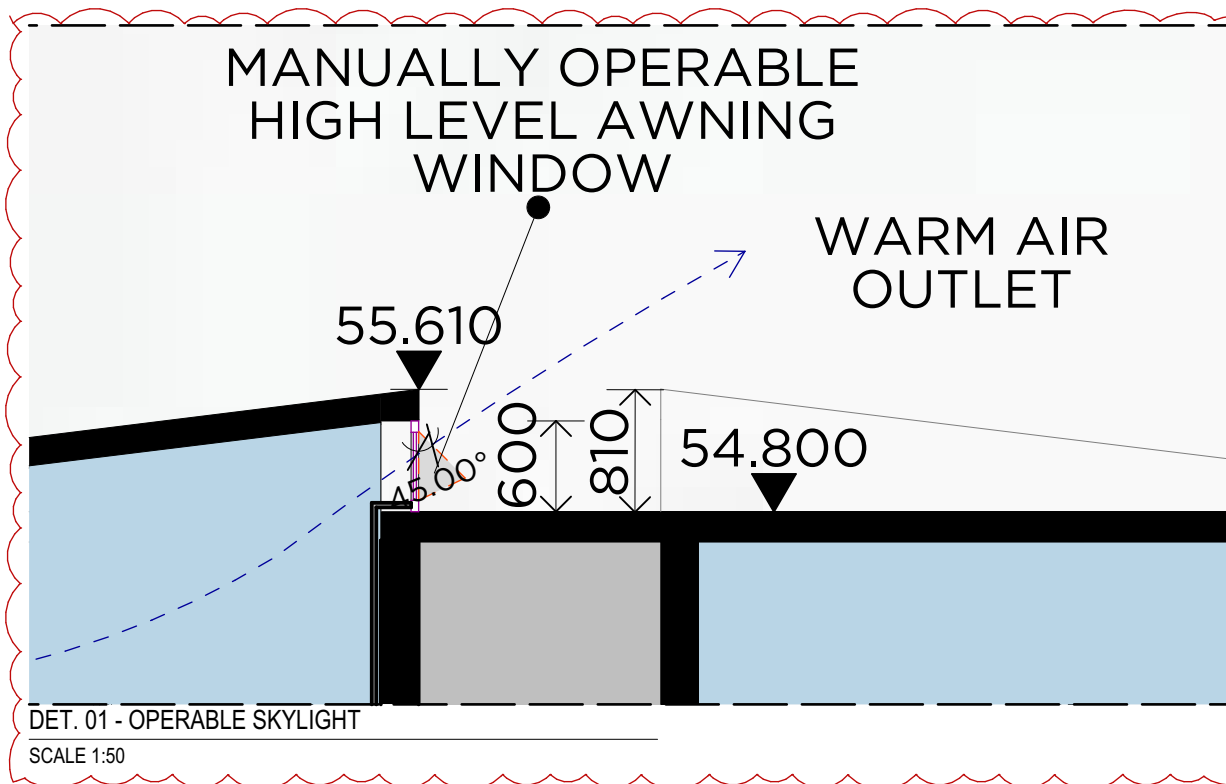
LEVEL 04  
SCALE 1:500



LEVEL 05  
SCALE 1:500



STACK EFFECT DIAGRAM  
SCALE 1:100



REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

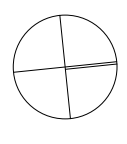
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE CROSS FLOW DIAGRAMS**  
Checked/Approved

###  
Scale  
1:500, 1:100, 1:50  
@A1 Sheet Size

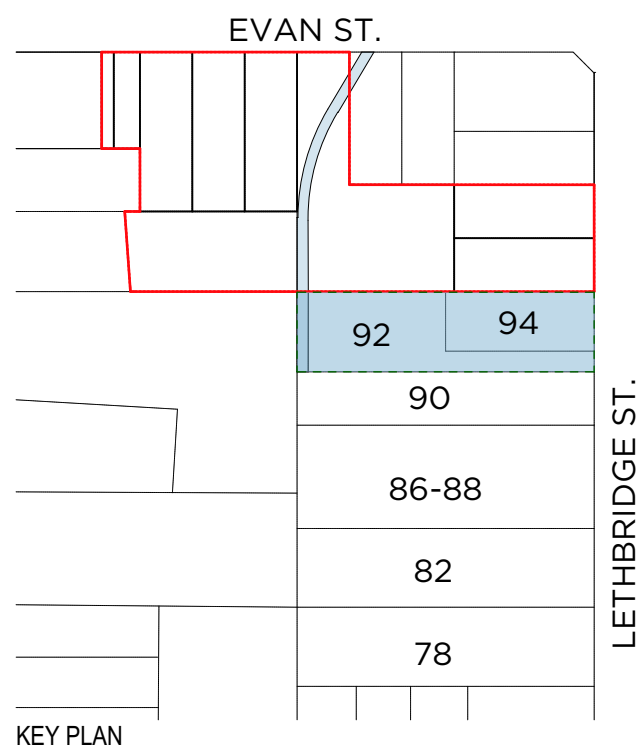
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-1413**  
Revision  
**C**



1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Reference: 1/20/2000000000

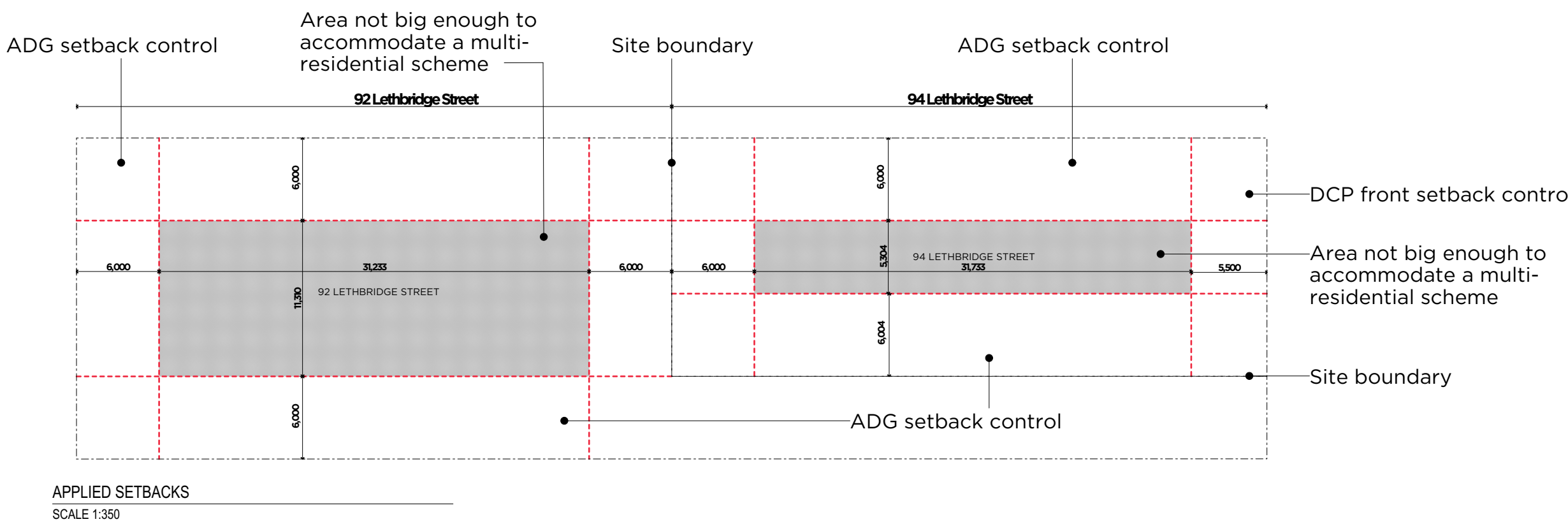




# OPTION 01

When both sites are developed individually, ADG setback controls make potential Multi-Residential schemes unrealistic.

Therefore, both sites, when developed individually can only accommodate domestic residential accommodation.

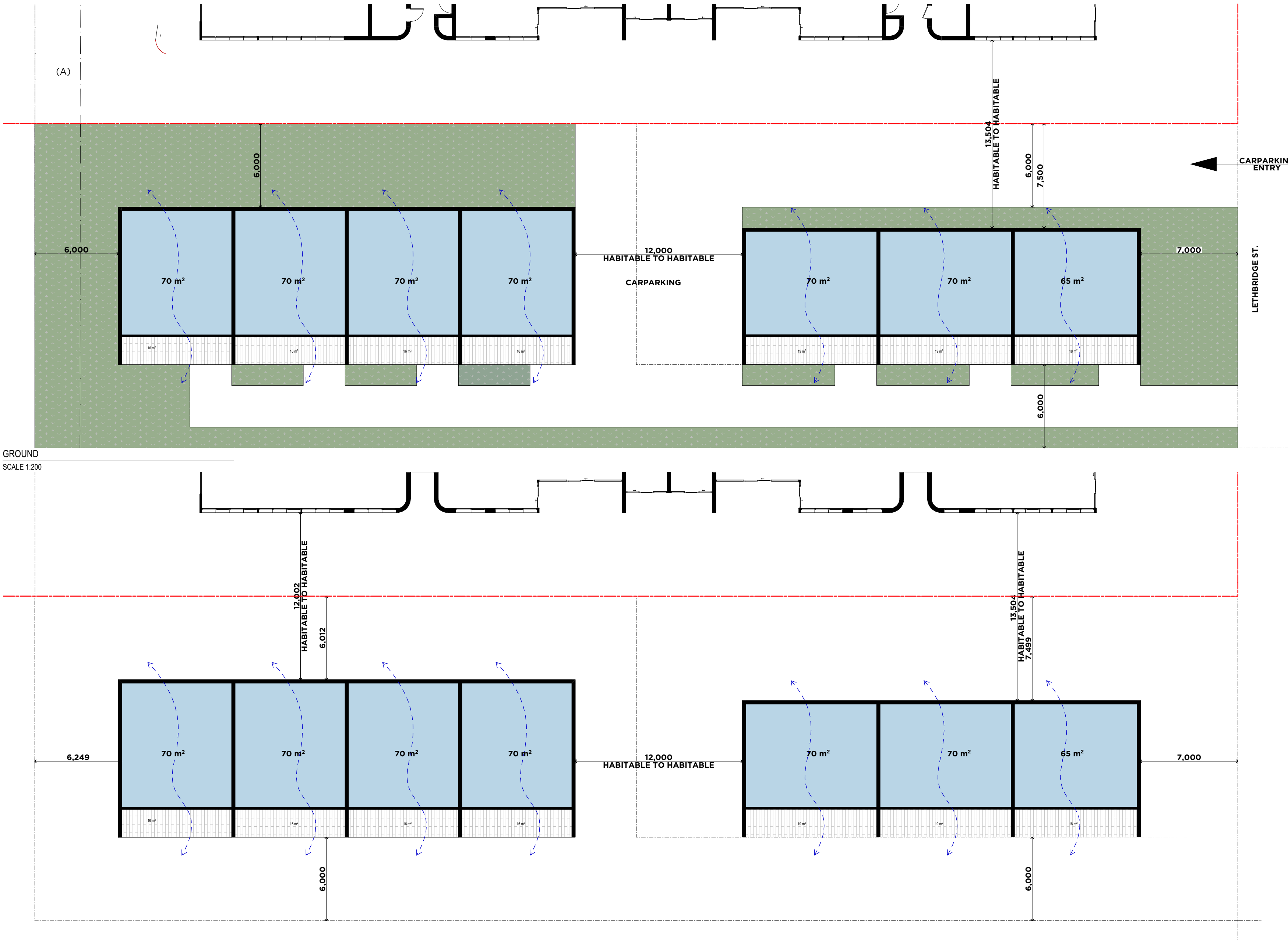


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**DO NOT SCALE DRAWINGS**

# OPTION 02 - Terrace style housing



## PENRITH DEVELOPMENT CONTROL 2014 - VOLUME 01 2.1.2 Setbacks and Building Envelope

### B. Controls

- a) Front setback: 5.50m
- d) Side setback: 900mm
- e) Rear setback: 6.00m



**REV C**

|                           |        |    |
|---------------------------|--------|----|
| C DEVELOPMENT APPLICATION | 090222 | ZB |
| B DEVELOPMENT APPLICATION | 210921 | ZB |
| A DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**92-94 LETHBRIDGE ST**

Checked/Approved  
1:200, 1:0.50, 1:1.05,  
1:200, 1:0.48, 1:0.82,  
1:2200, 1:350  
640 Street Size

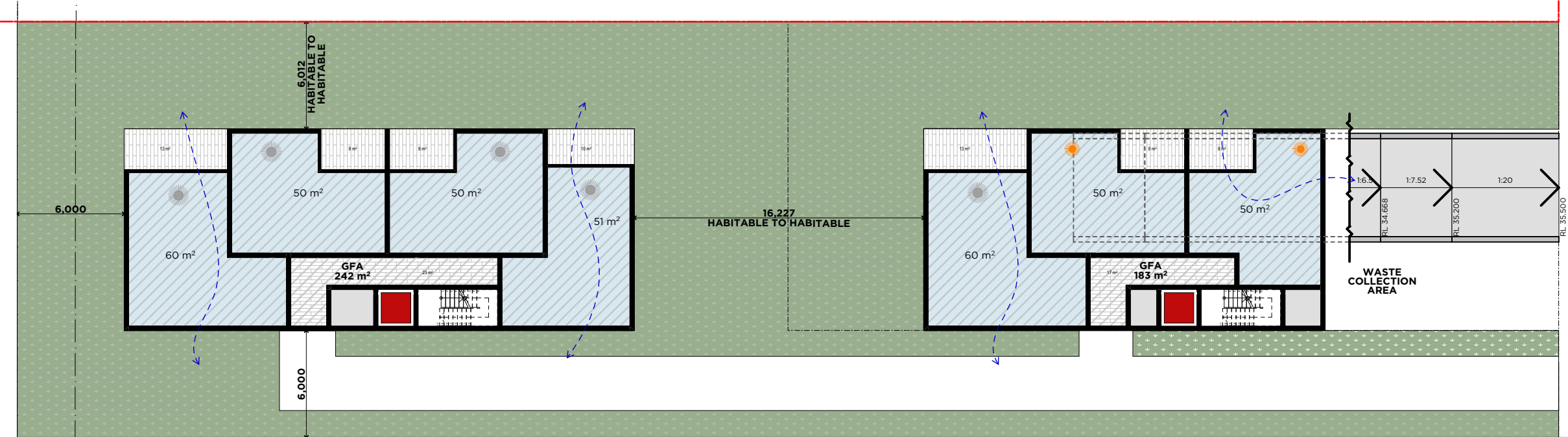
Project Number Drawing Number Revision  
**19107 DA-1414 C**

Status  
**DEVELOPMENT APPLICATION**

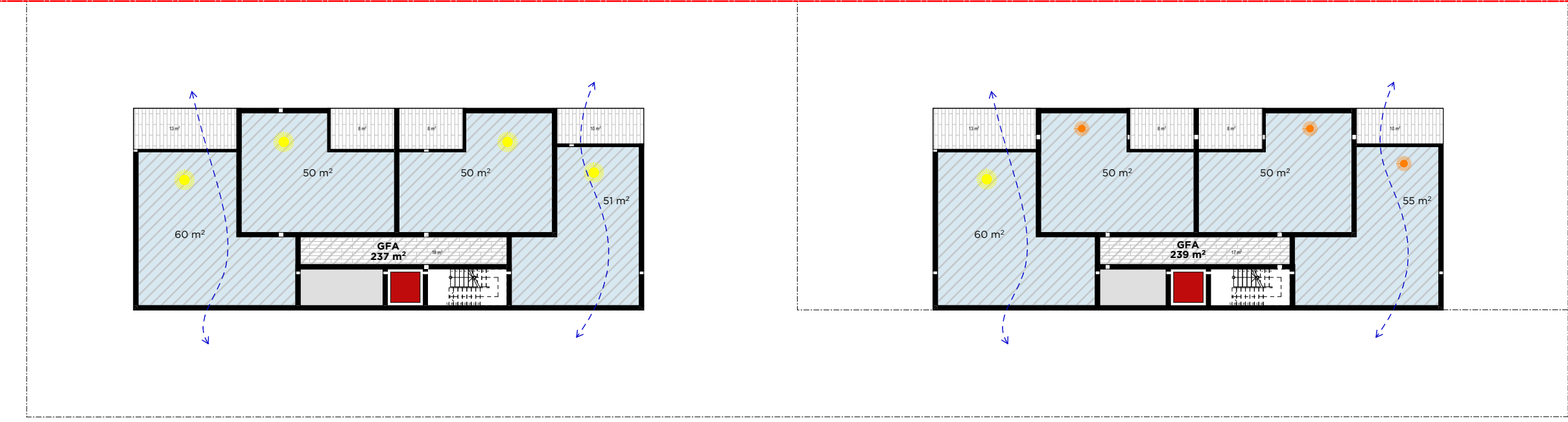
1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1910/2023/01 PM



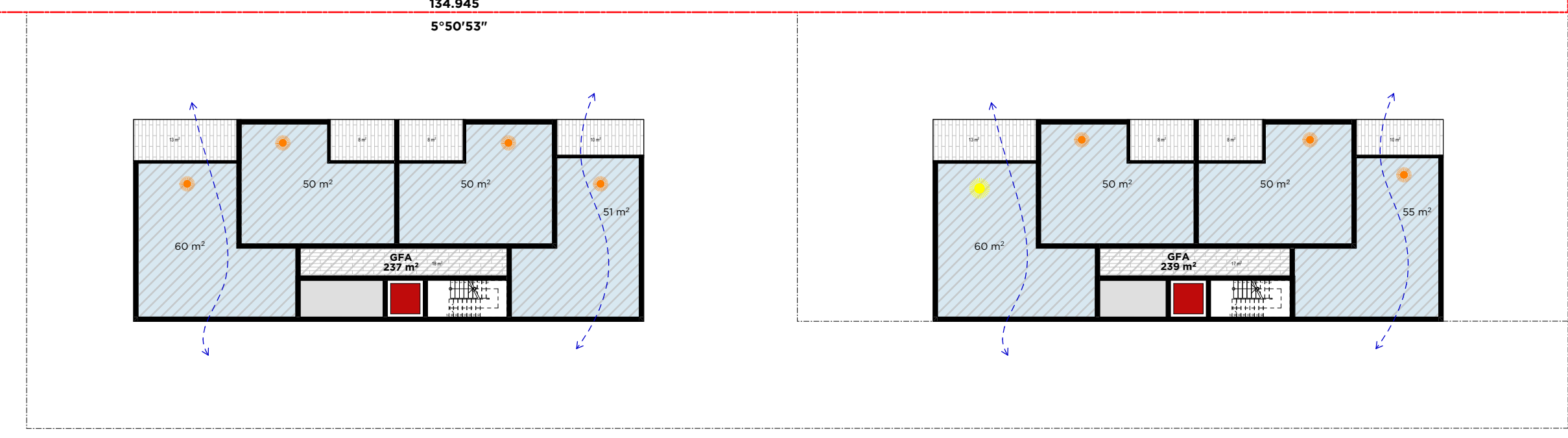
OPTION 03 - Multi-Residential Housing



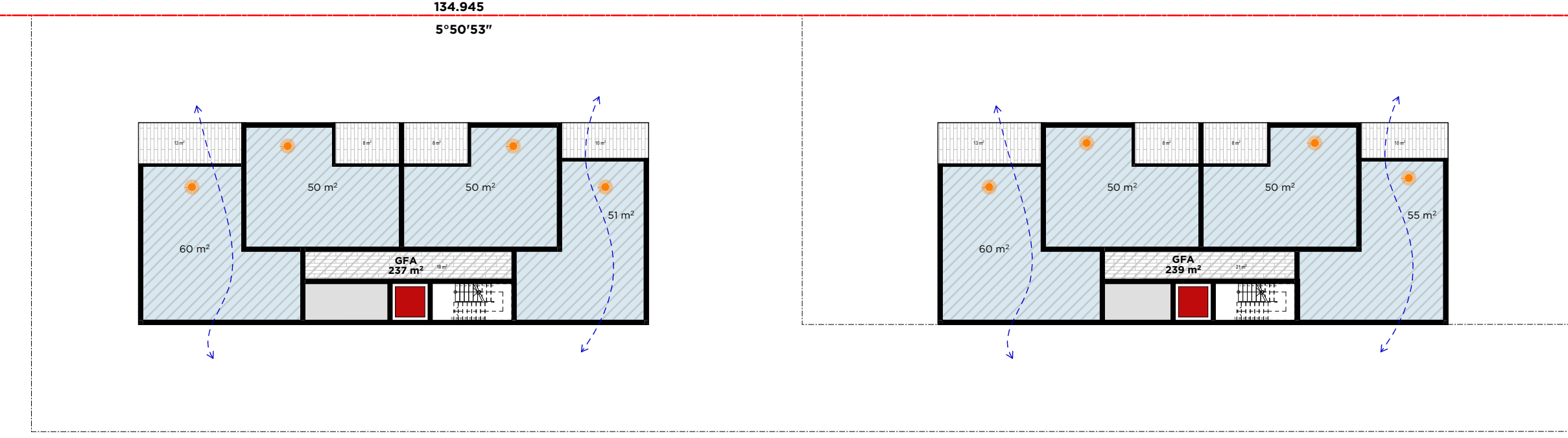
GROUND  
SCALE 1:275



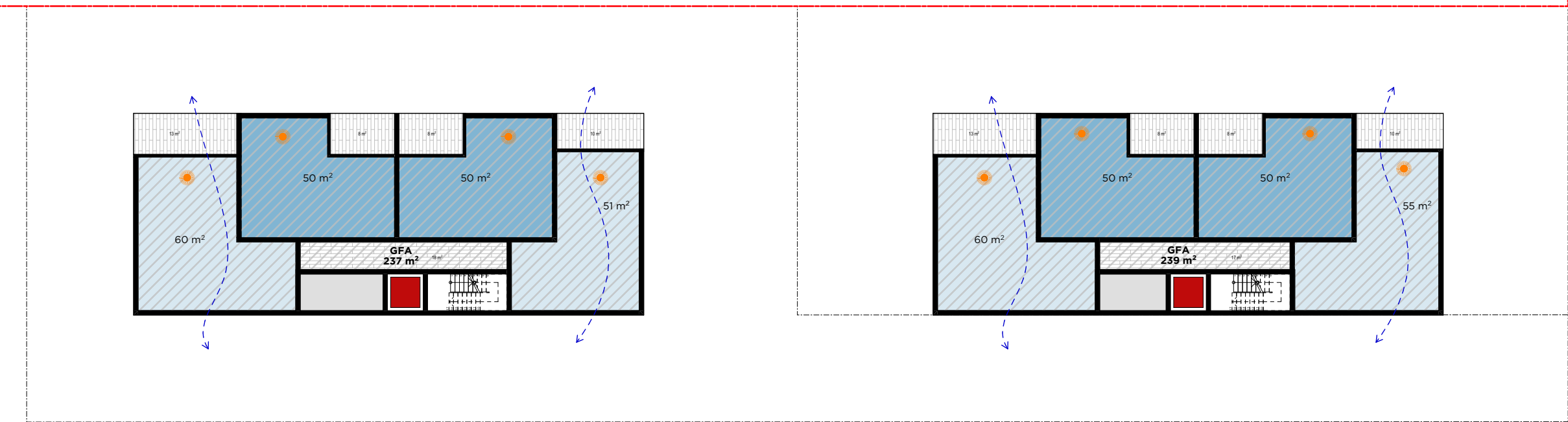
LEVEL 01  
SCALE 1:275



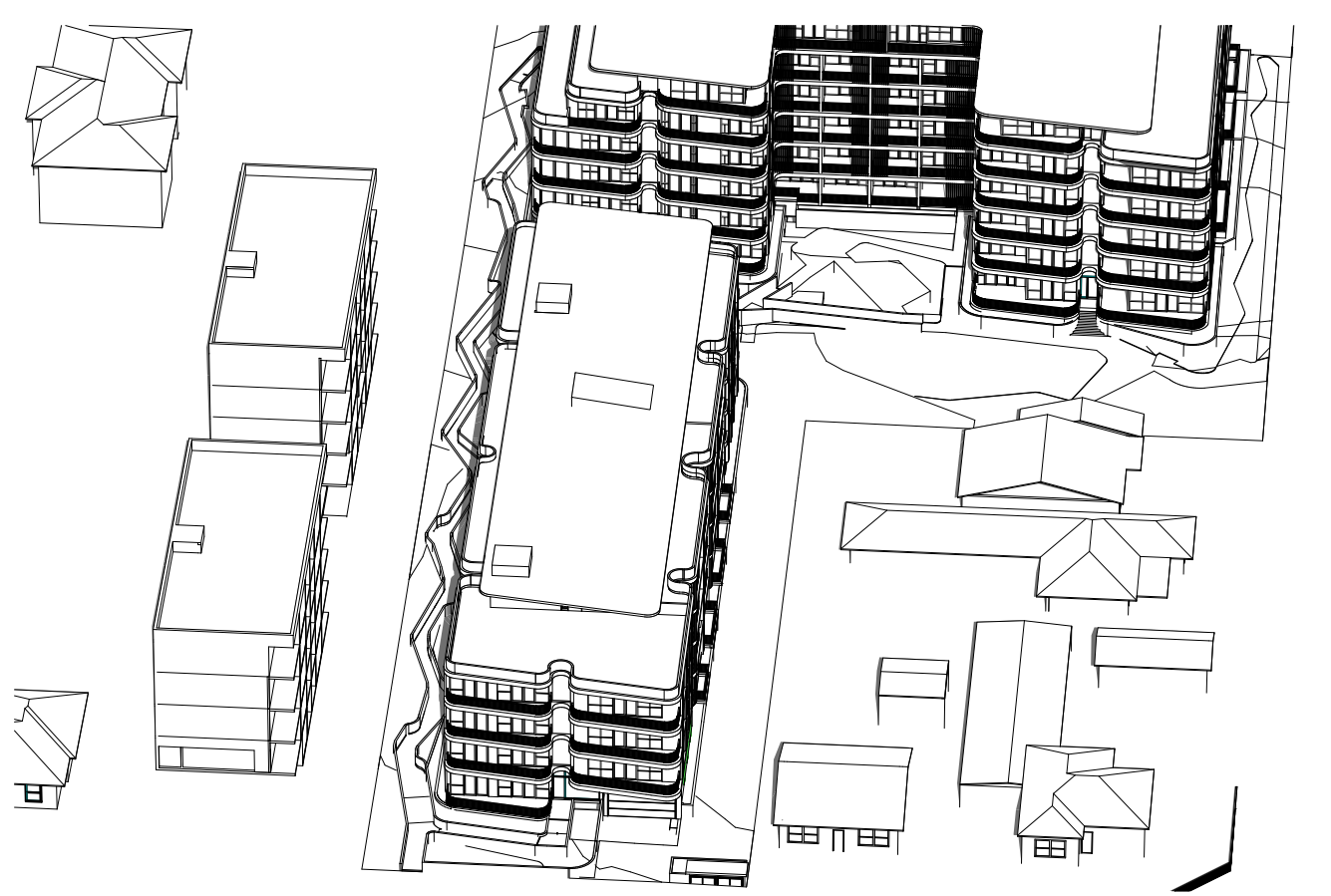
LEVEL 02  
SCALE 1:275



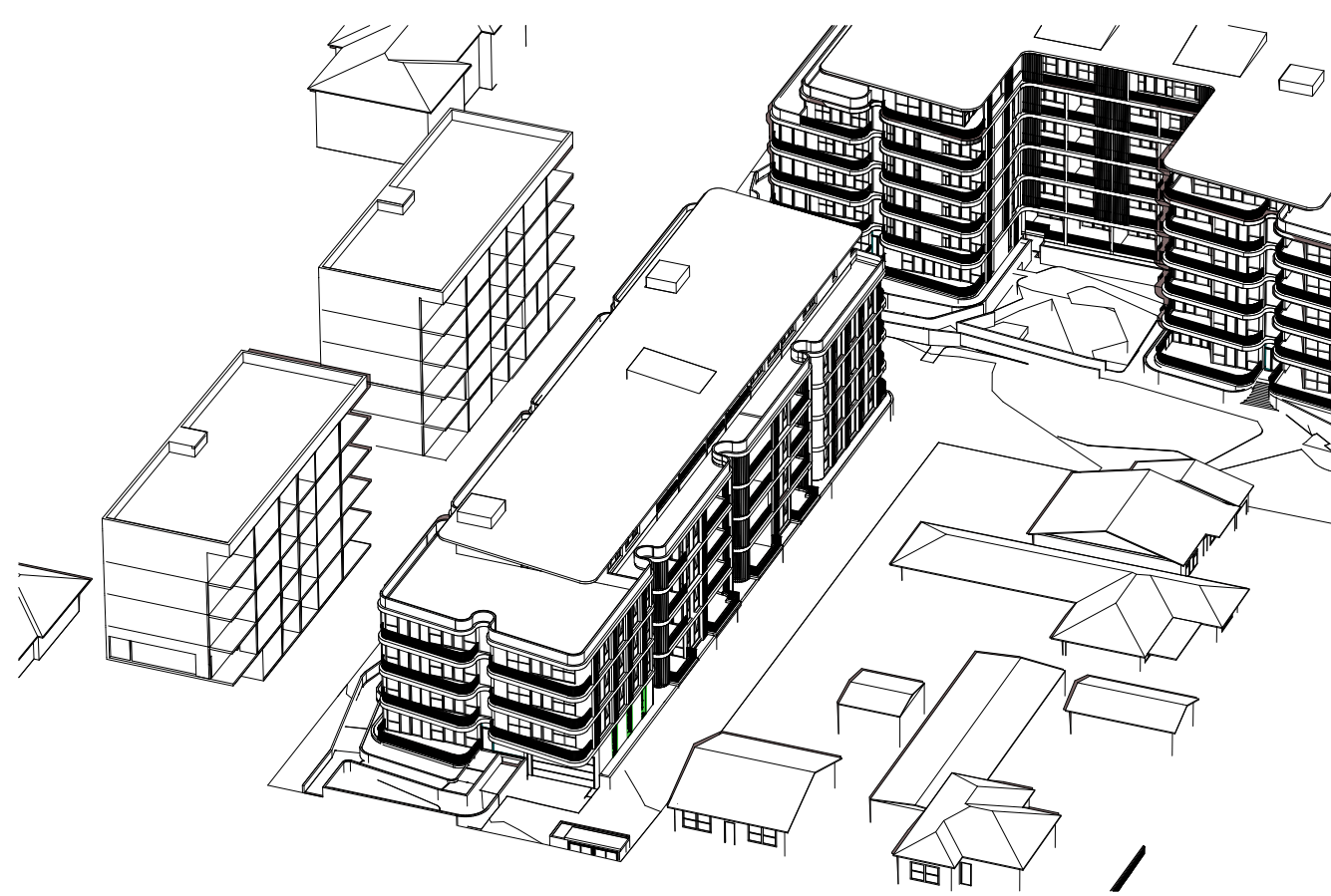
LEVEL 03  
SCALE 1:275



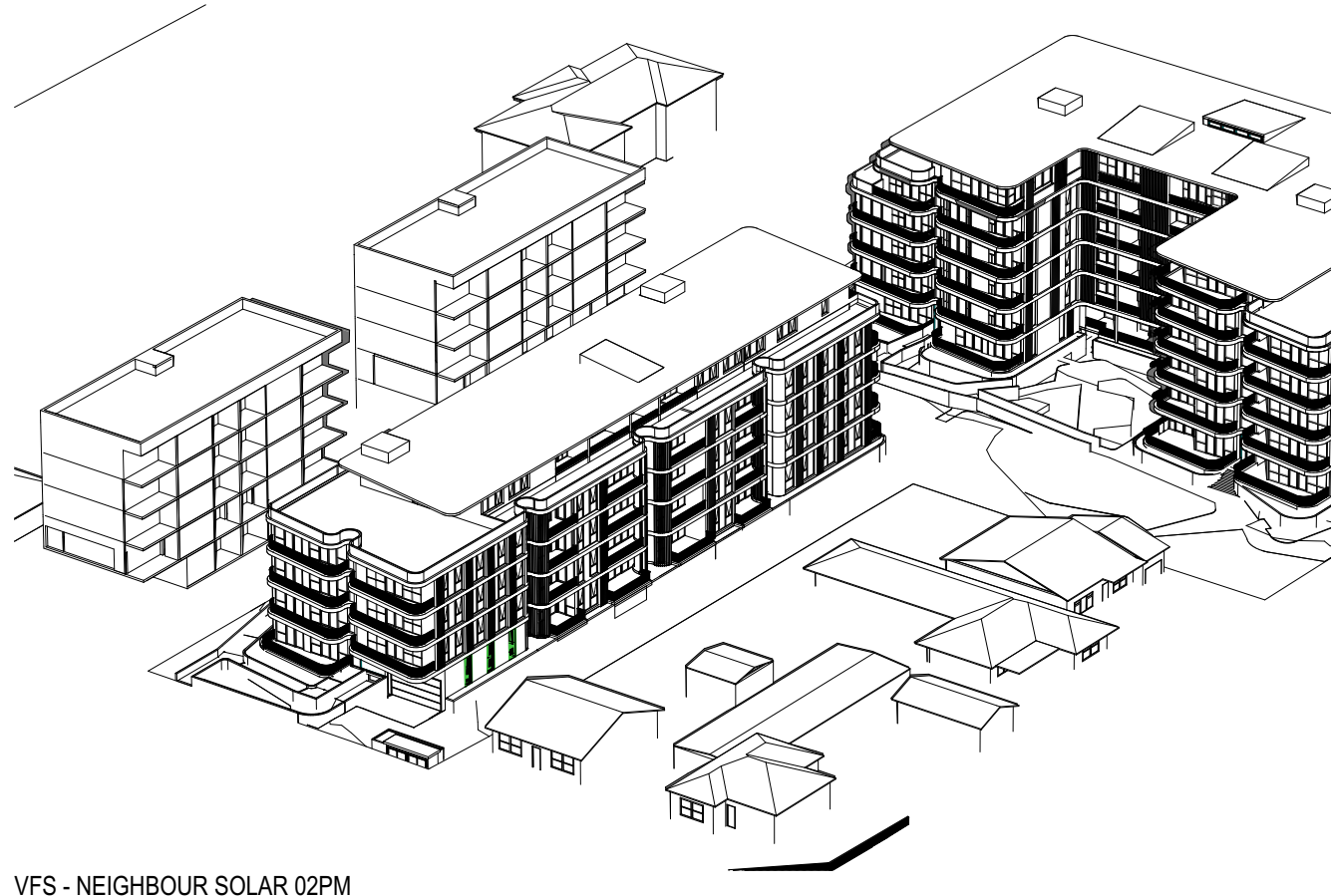
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SCALE 1:275



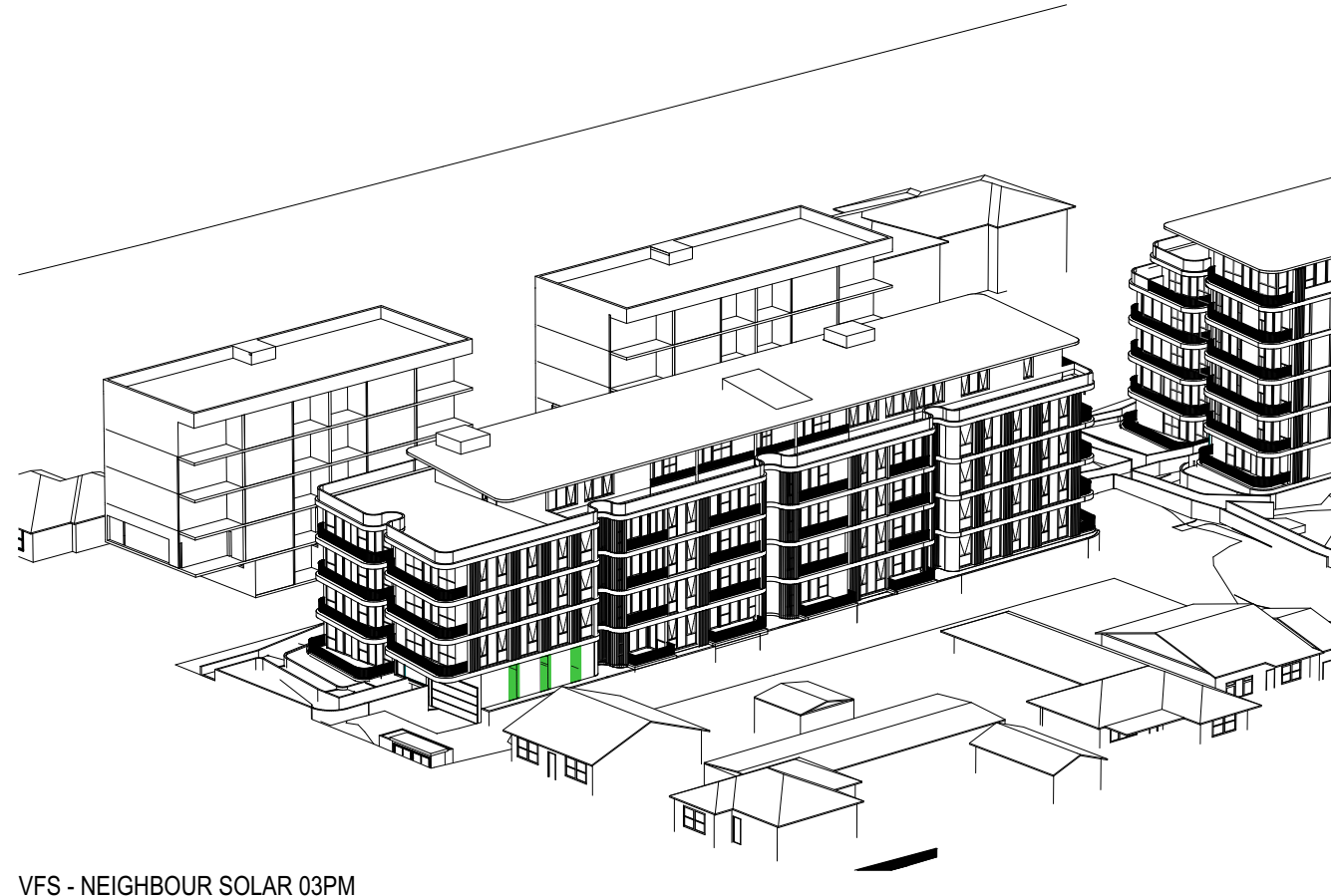
VFS - NEIGHBOUR SOLAR 12PM  
SCALE 1:275



VFS - NEIGHBOUR SOLAR 01PM  
SCALE 1:275



VFS - NEIGHBOUR SOLAR 02PM  
SCALE 1:275



VFS - NEIGHBOUR SOLAR 03PM  
SCALE 1:275



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**DIAL BEFORE YOU DIG**  
www.dialbeforeyoudig.com.au

**Legend:**

- Cross Ventilated Unit
- Stack Effect Ventilation
- GFA
- Unit gets min 2 hours solar
- Unit gets min 15 mins solar
- No solar access

**Cross Ventilation Calculations**

| Level:       | No. Of Units | Cross Ventilated |
|--------------|--------------|------------------|
| Ground Level | 07           | 04               |
| Level 01     | 08           | 04               |
| Level 02     | 08           | 04               |
| Level 03     | 08           | 04               |
| Level 04     | 08           | 08               |
| <b>Total</b> | <b>39</b>    | <b>24 (61%)</b>  |

**Solar Calculations**

|              | Units per level | 2h solar        | <15min solar    |
|--------------|-----------------|-----------------|-----------------|
| Ground Level | 07              | 02              | -               |
| Level 01     | 08              | 03              | 05              |
| Level 02     | 08              | 07              | 01              |
| Level 03     | 08              | 08              | -               |
| Level 04     | 08              | 08              | -               |
| <b>Total</b> | <b>39</b>       | <b>28 (71%)</b> | <b>06 (15%)</b> |

**GFA Calculations**

| Site Area           | 2022m²        |
|---------------------|---------------|
| m² per level        |               |
| Ground Level        | 425           |
| Level 01            | 476           |
| Level 02            | 476           |
| Level 03            | 476           |
| Level 04            | 476           |
| <b>Total</b>        | <b>2329</b>   |
| <b>Proposed FSR</b> | <b>1:1.15</b> |

**REV C**

|                           |        |    |
|---------------------------|--------|----|
| C DEVELOPMENT APPLICATION | 090222 | ZB |
| B DEVELOPMENT APPLICATION | 210921 | ZB |
| A DEVELOPMENT APPLICATION | 021220 | ZB |

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects: Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
**92-94 LETHBRIDGE ST**  
Checked/Approved

###  
Scale  
1:275, 1:0.59  
641 Sheet Size

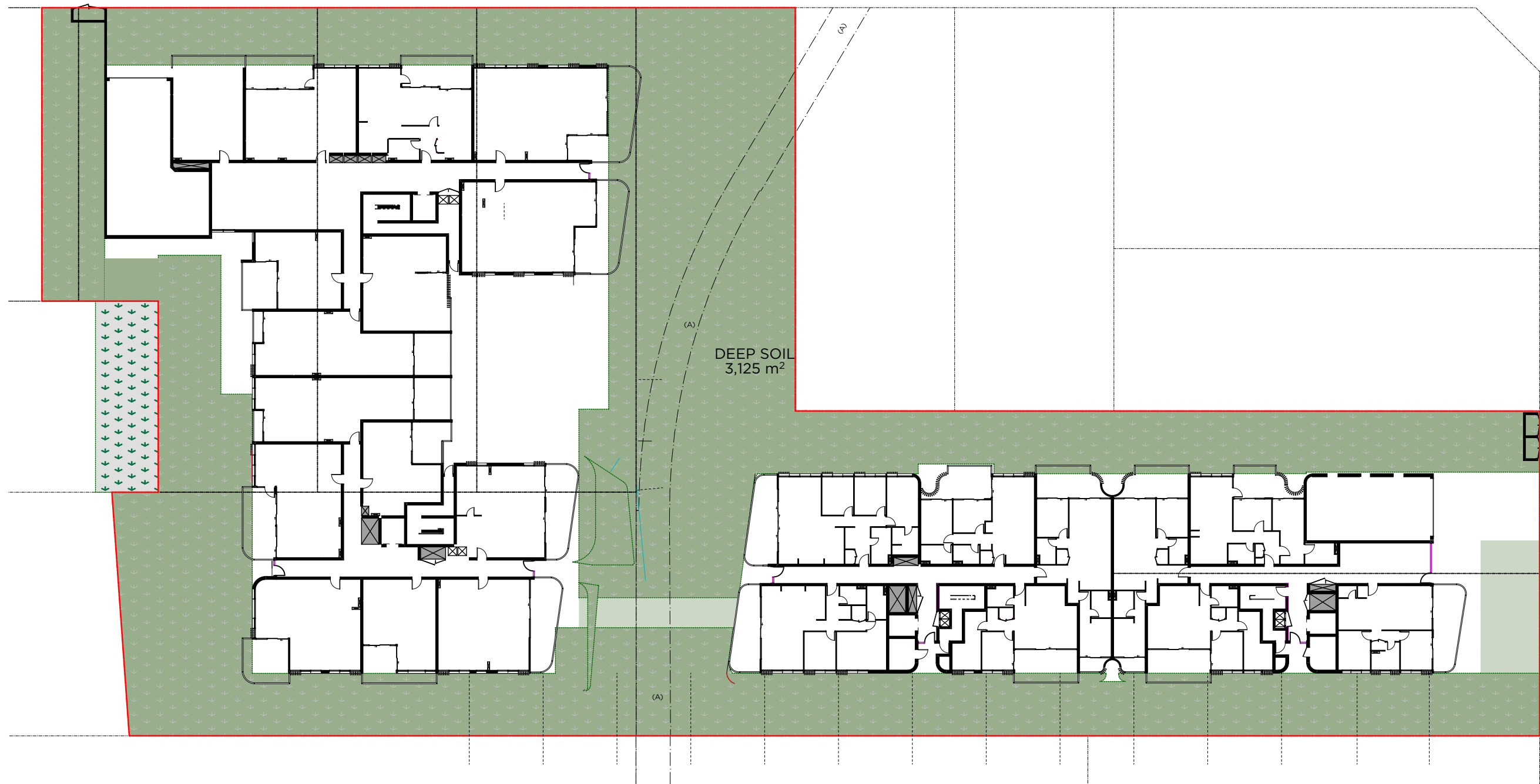
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|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| <b>19107</b>   | <b>DA-1415</b>                 | <b>C</b> |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |

19107 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1/20/2024/004-PM



# DEEP SOIL

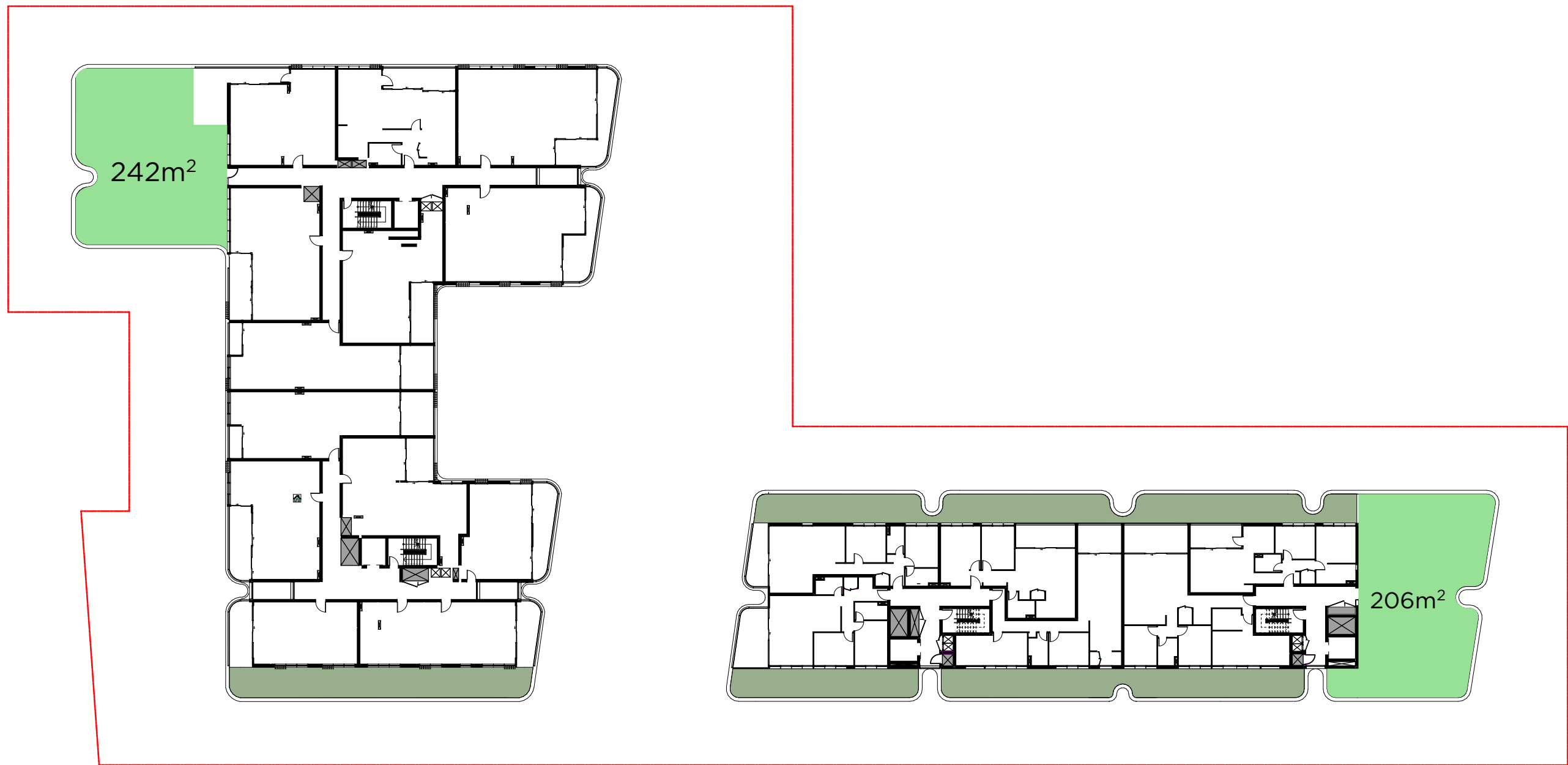
SITE AREA = 6,860m. sq.  
DEEP SOIL ZONE ON ADJACENT SITE  
DEEP SOIL ZONE / LANDSCAPE ZONE PROVIDED 3,125m<sup>2</sup> (45.7%)  
MIN. REQUIRED FOR R4 HIGH DENSITY RESIDENTIAL = 35% OR 2,401m. sq.



GROUND - DEEP SOIL  
SCALE 1:425

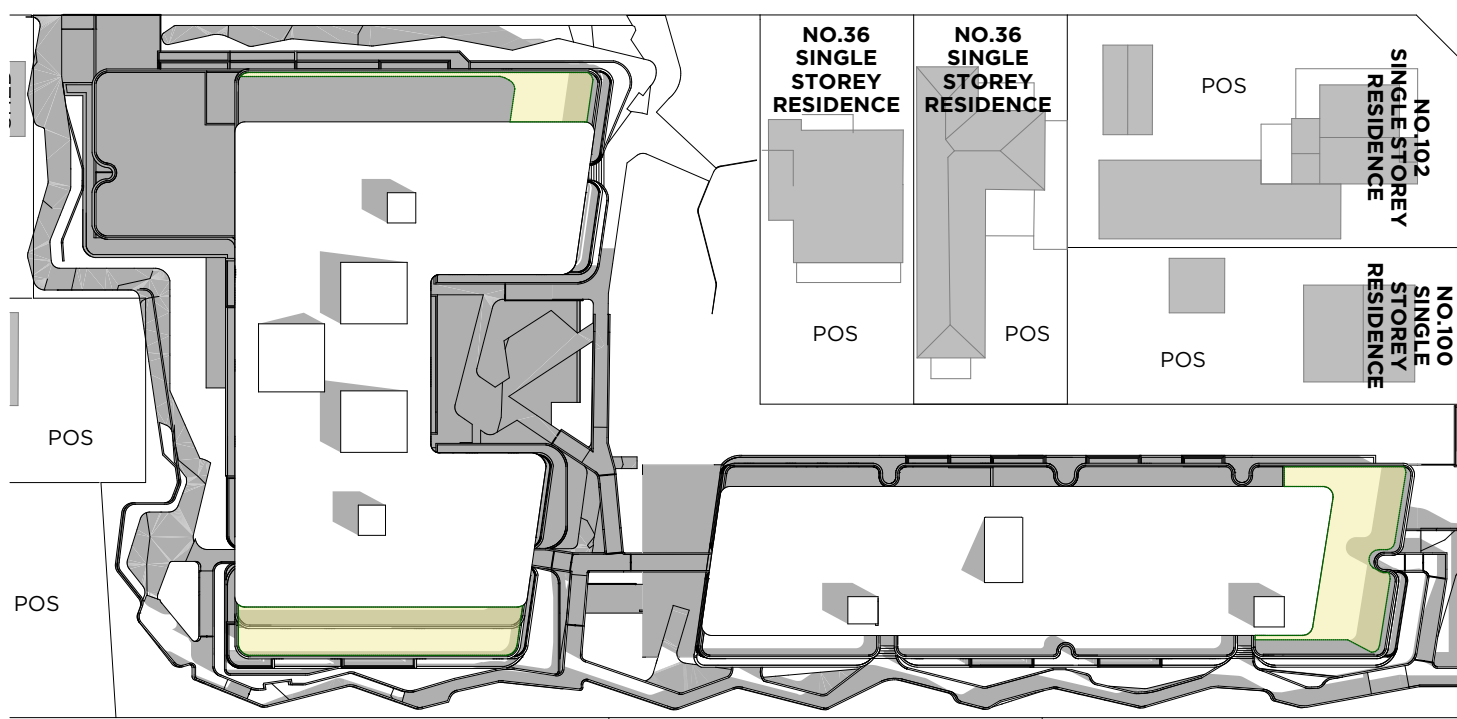
# COMMUNAL OPEN SPACE

COS AREA  
The COS highlighted below is additional to the COS located on the ground floor.  
Ground Floor COS = Min 3,000m. sq.

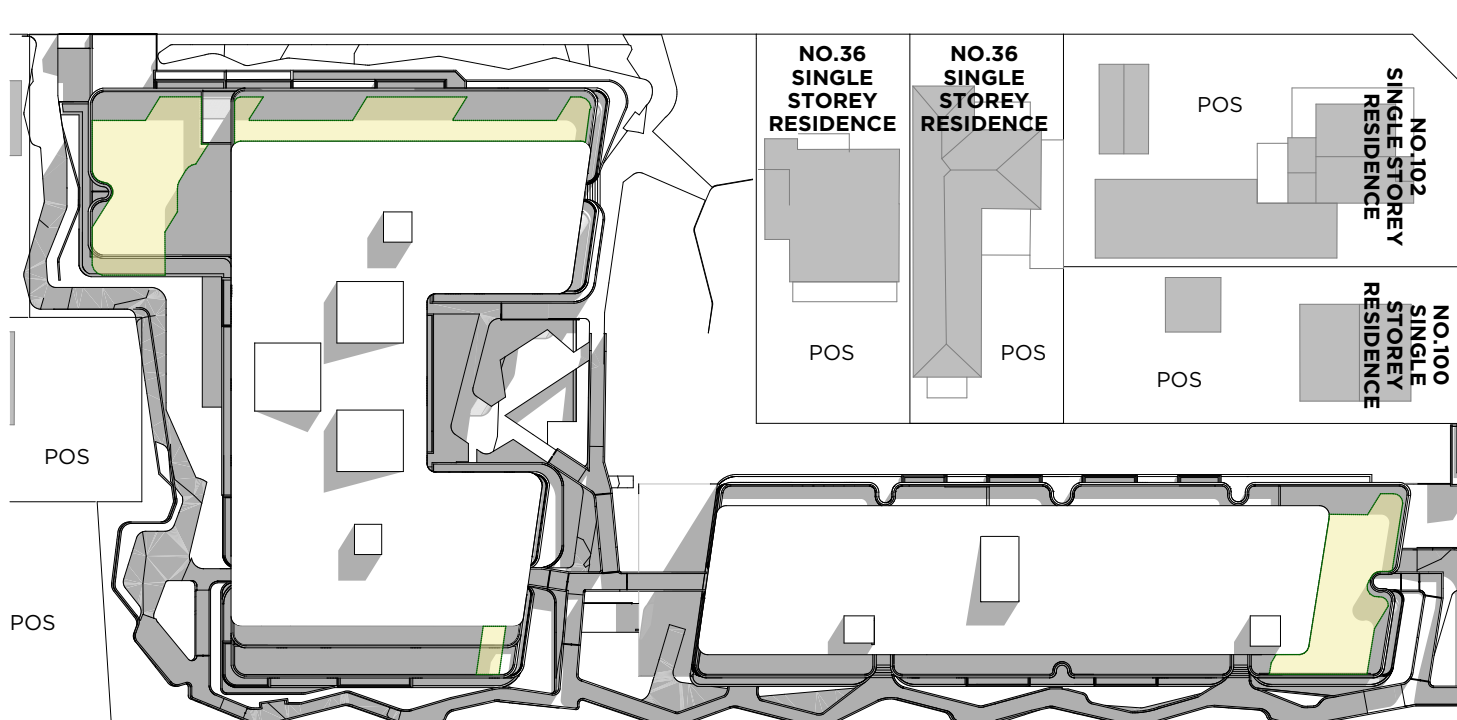


LEVEL 04  
SCALE 1:425

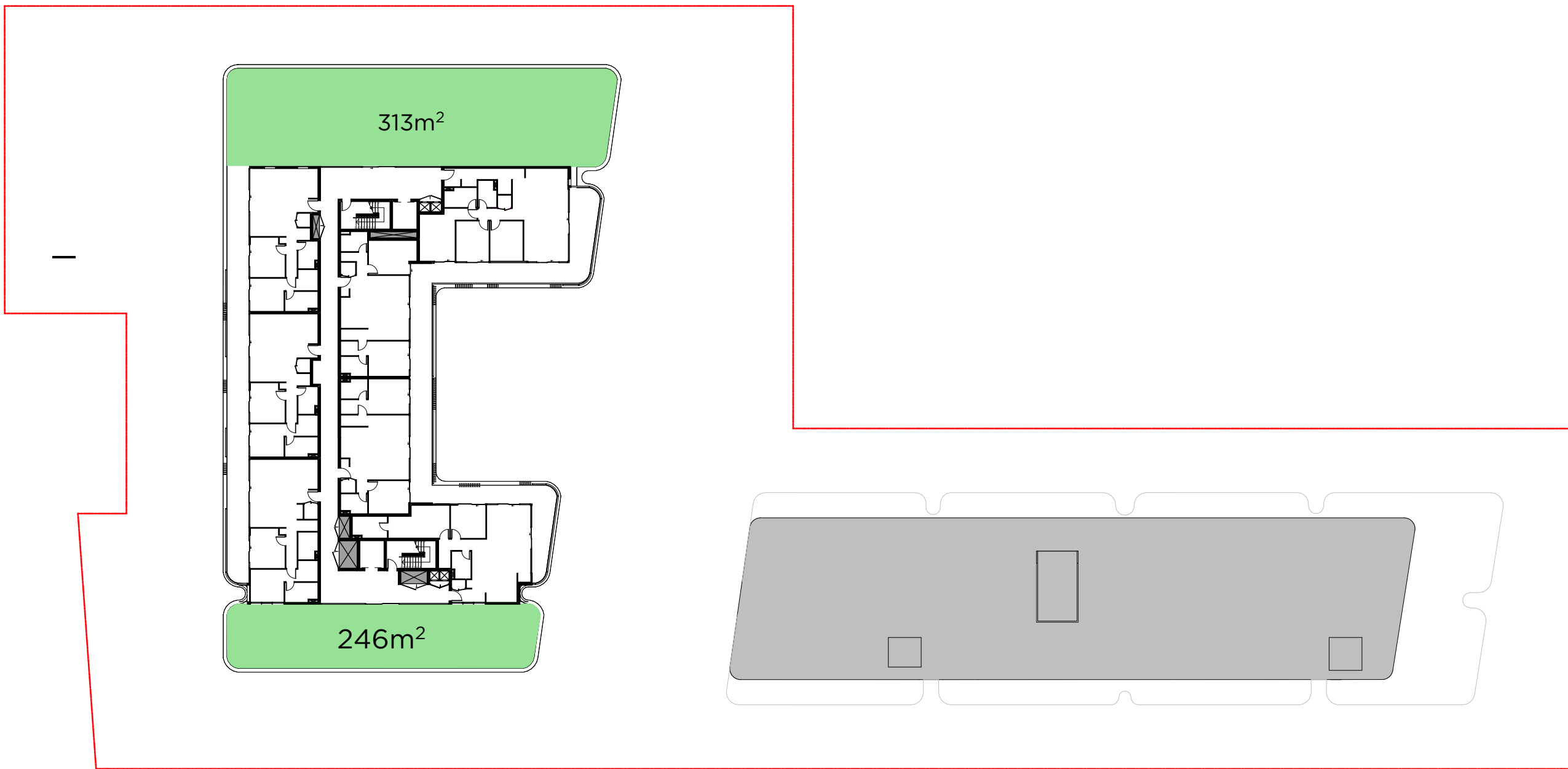
# COMMUNAL OPEN SPACE SOLAR ACCESS



COS -9m  
SCALE 1:750



COS 3PM  
SCALE 1:750



LEVEL 05  
SCALE 1:425

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REV C

|     |                         |        |       |
|-----|-------------------------|--------|-------|
| C   | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B   | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A   | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev | Description             | Date   | App'd |

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

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Youssef El Khawaja Reg no 8933

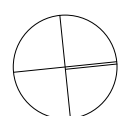
Drawing Title  
**COMPLIANCE COMMUNAL OPEN SPACE**  
Checked/Approved

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Scale  
1:425, 1:750  
@A1 Sheet Size

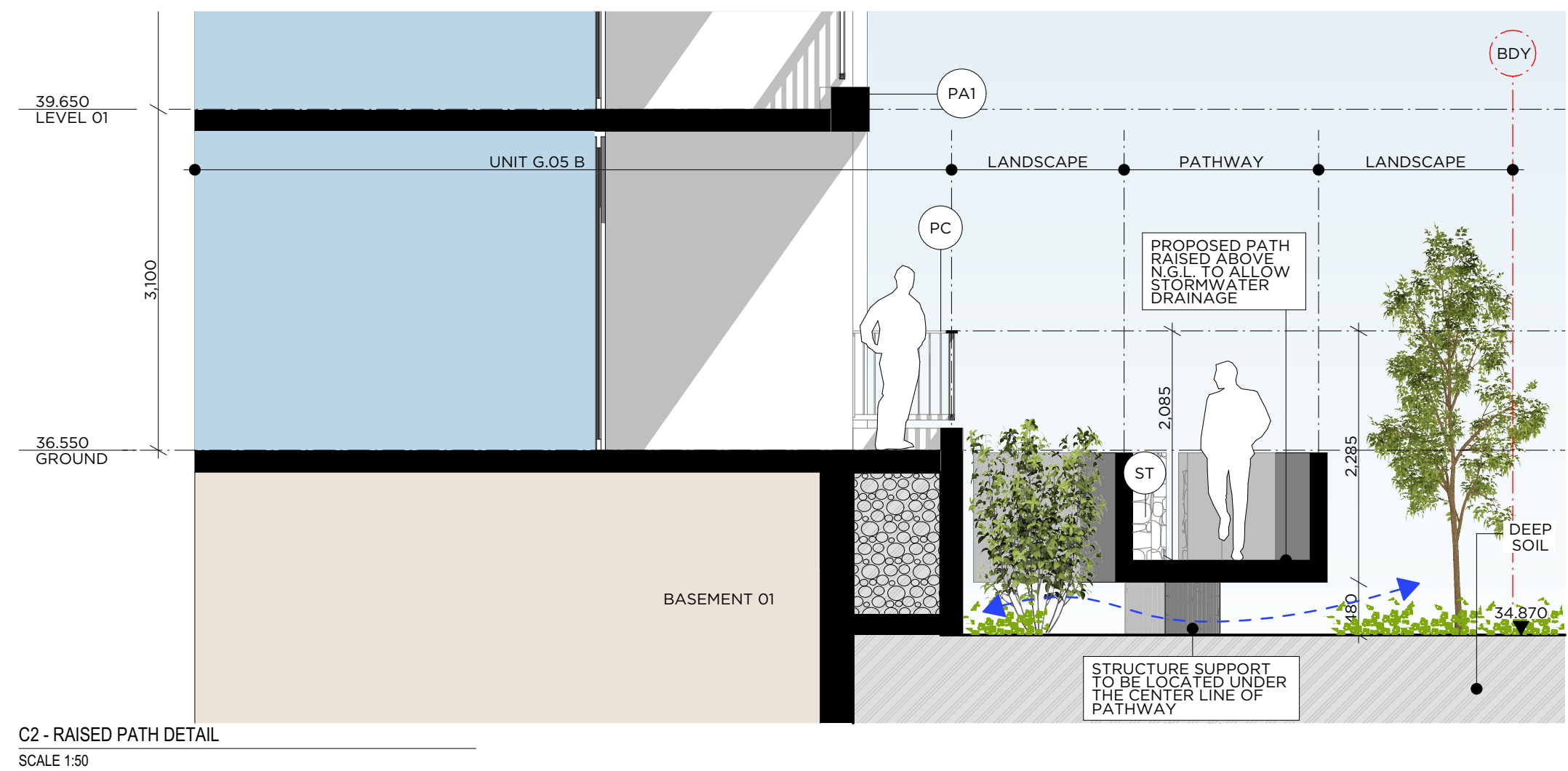
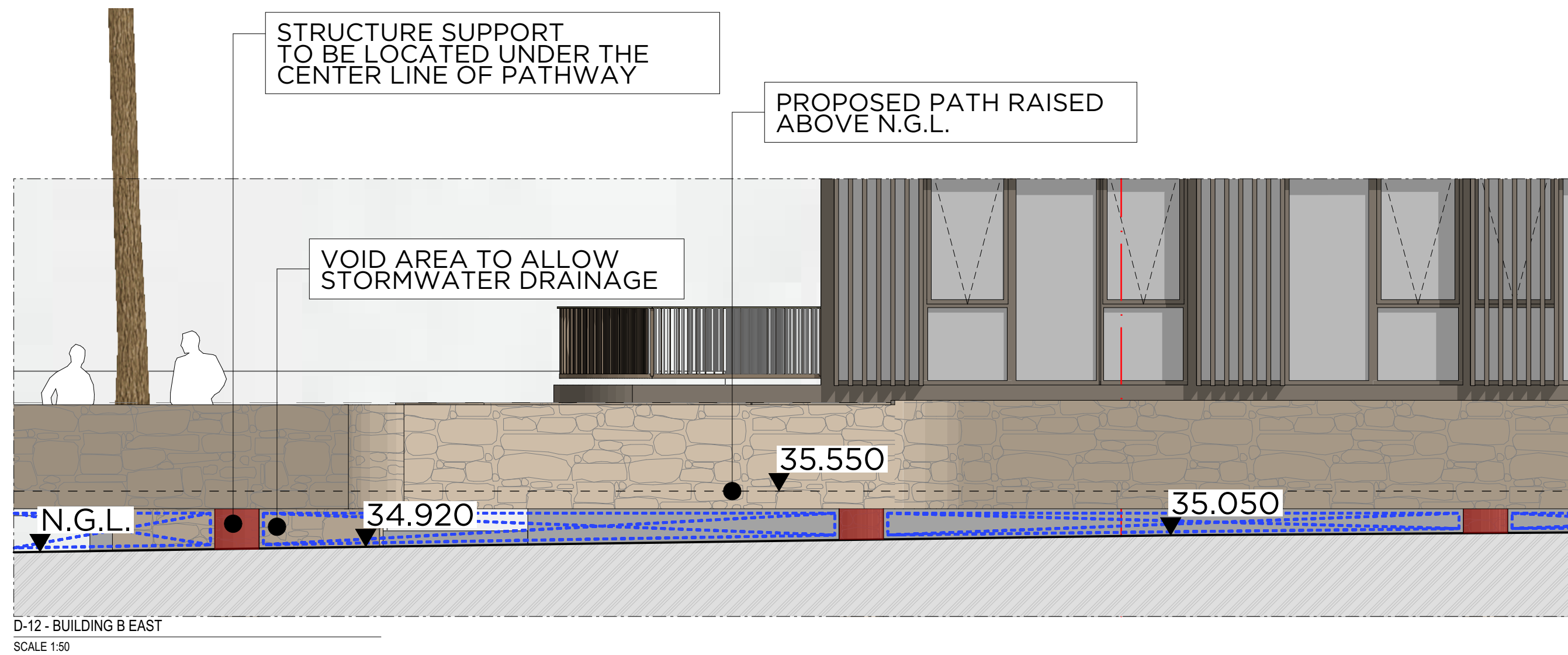
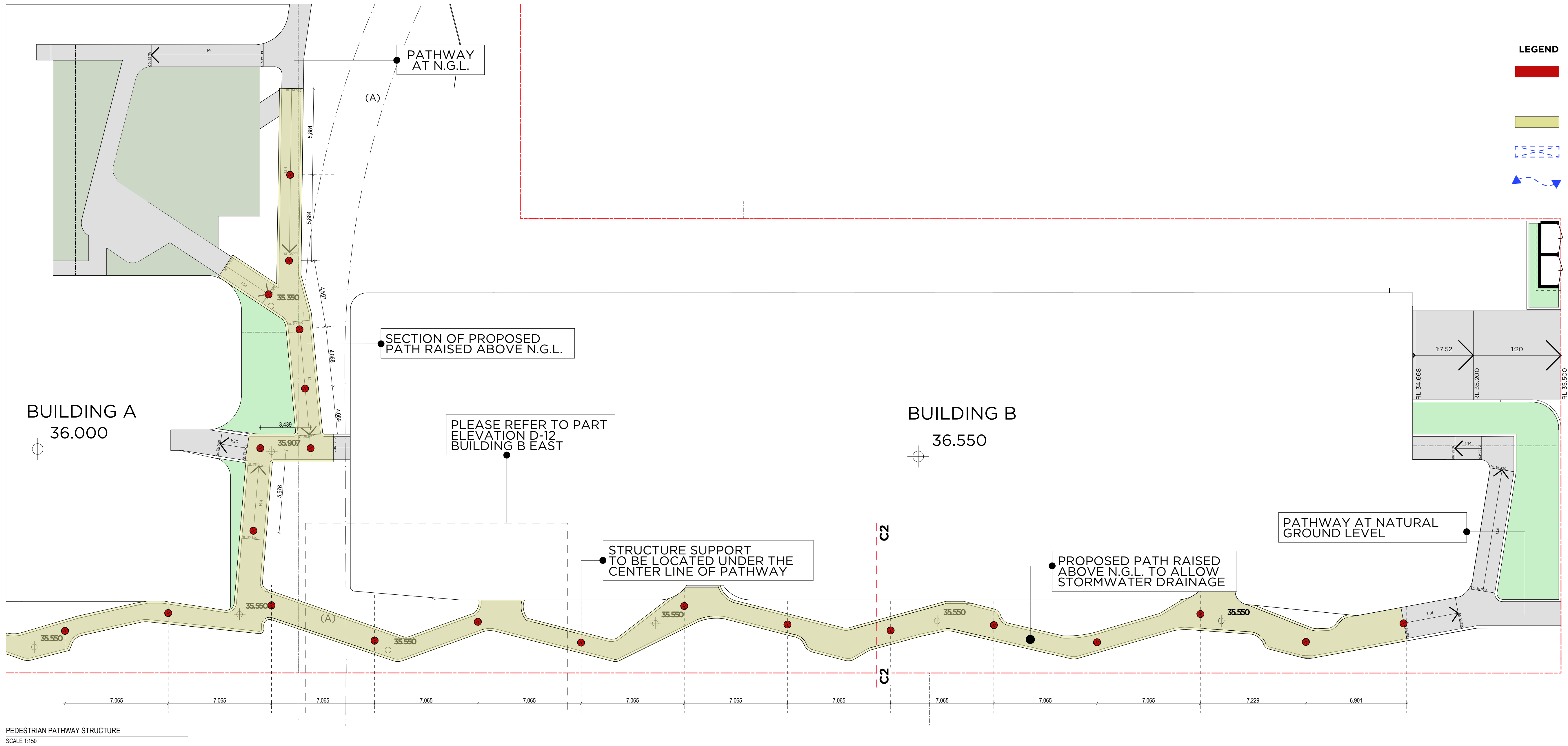
Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-1416**

Revision  
**C**









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LEGEND

- NATURAL GROUND LEVEL
- REMOVED SOIL

PLEASE REFER TO DA-1421 FOR PATHWAY LEVEL AND CUT SECTION AREAS



|                           |        |       |
|---------------------------|--------|-------|
| A DEVELOPMENT APPLICATION | 090222 | ZB    |
| Rev Description           | Date   | App'd |
| Project                   |        |       |

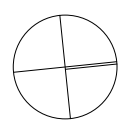
RESIDENTIAL FLAT BUILDING  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



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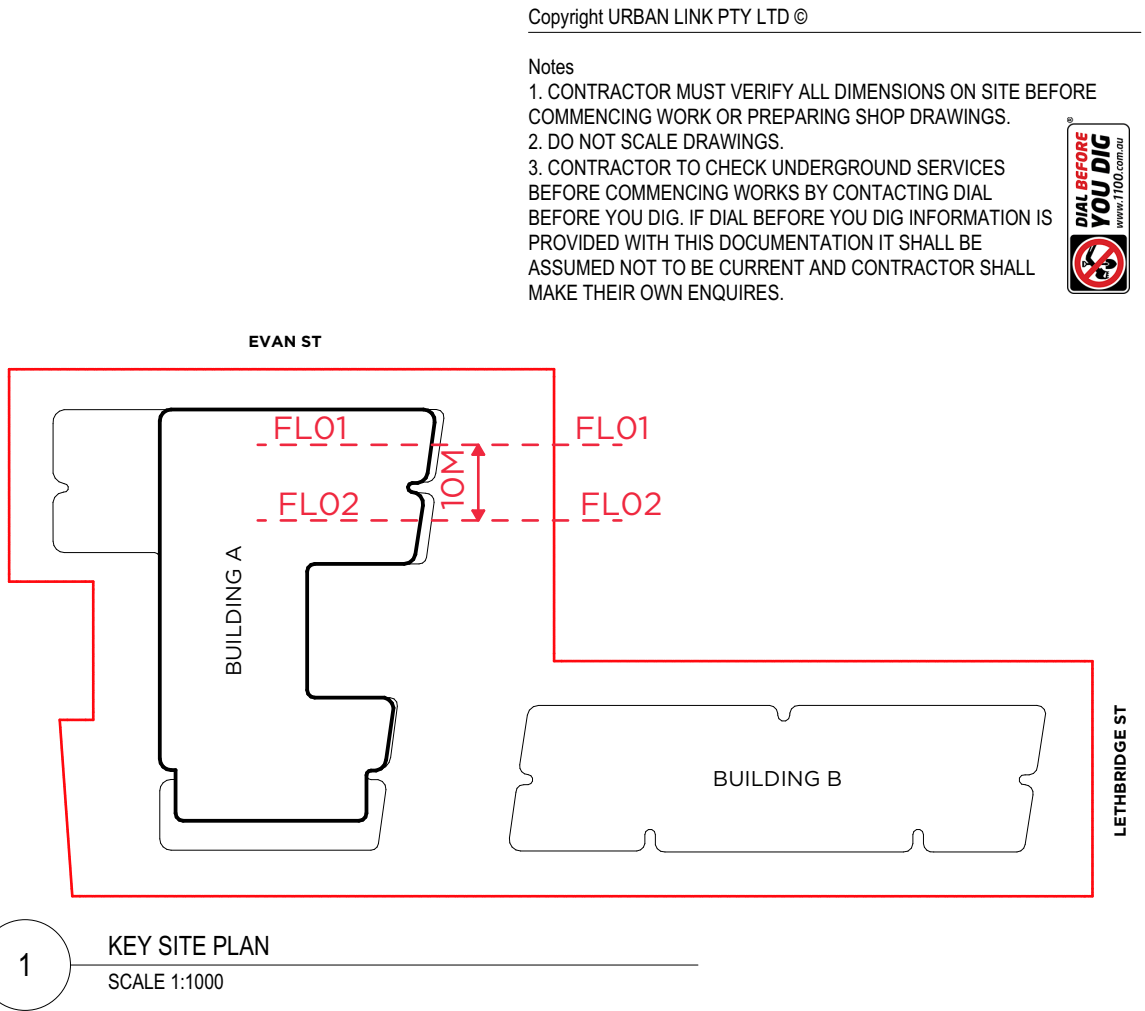
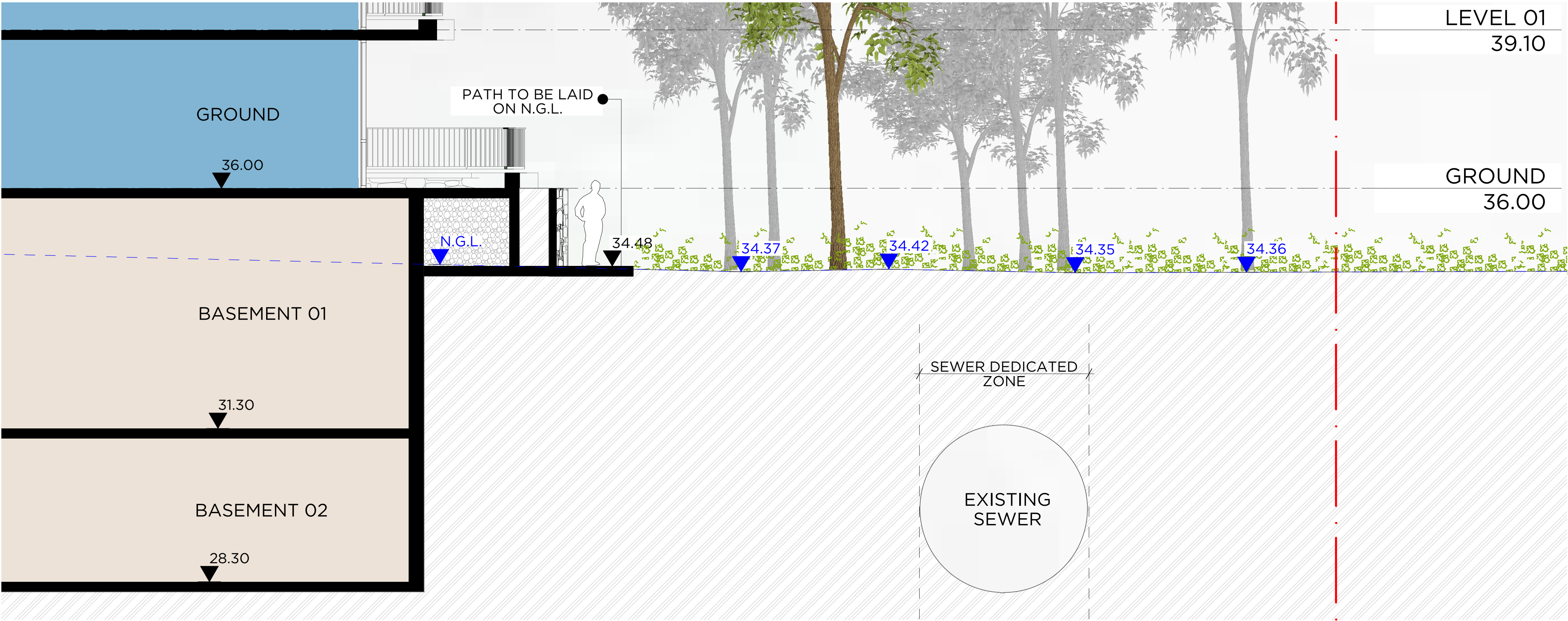
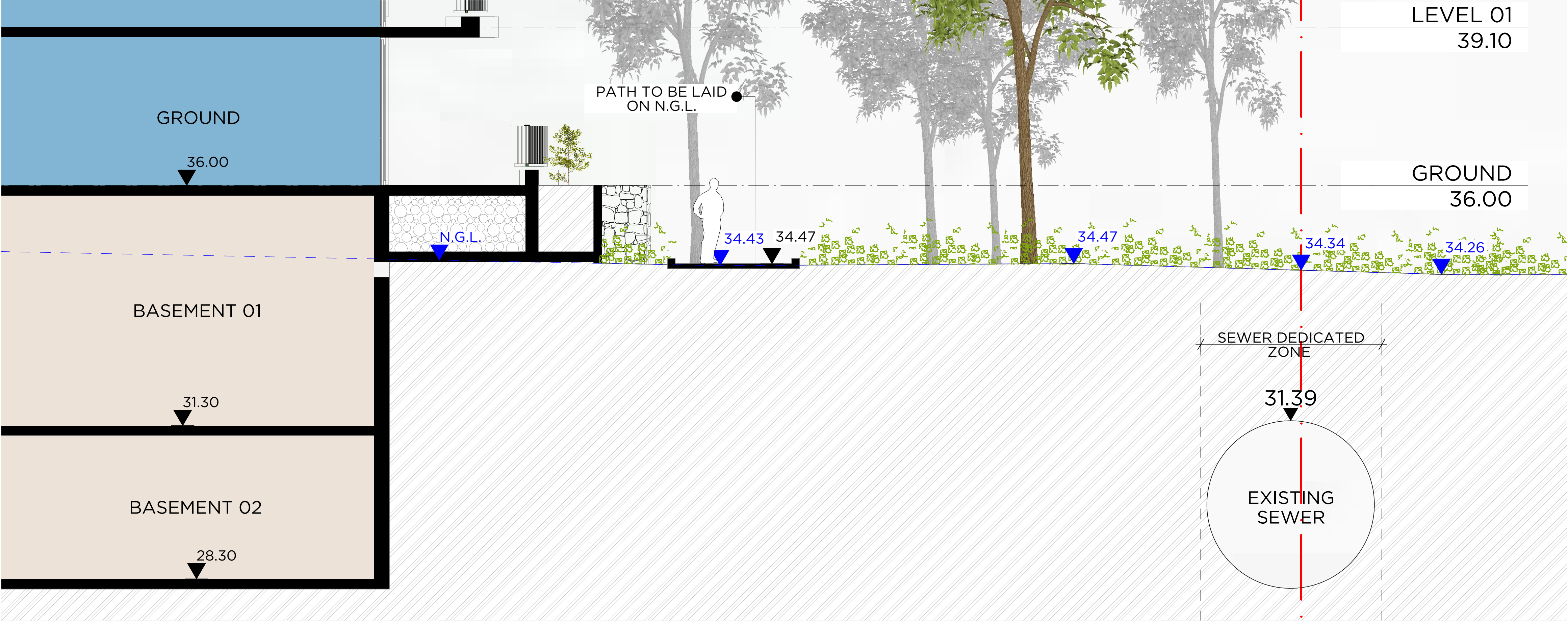
Drawing Title  
**COMPLIANCE**  
**CUT PLAN**  
Checked/Approved

###  
Scale  
1:200, 1:100  
@40 Street Size

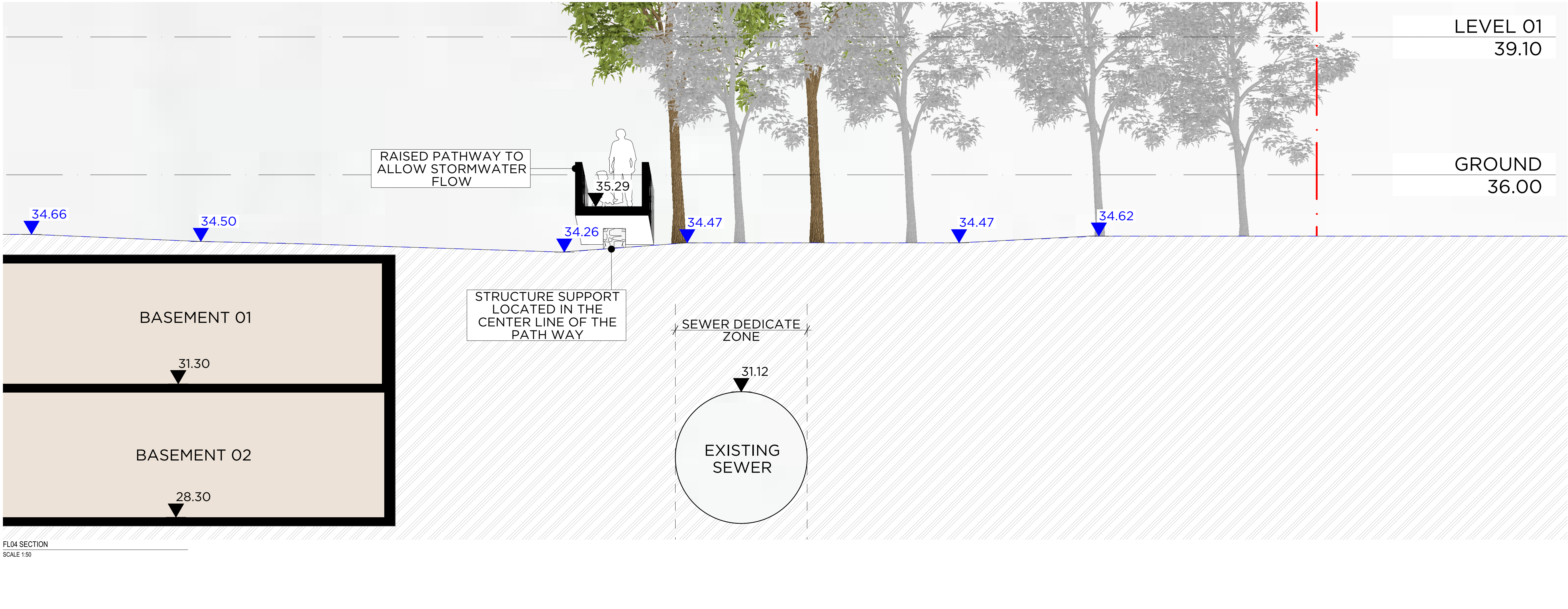
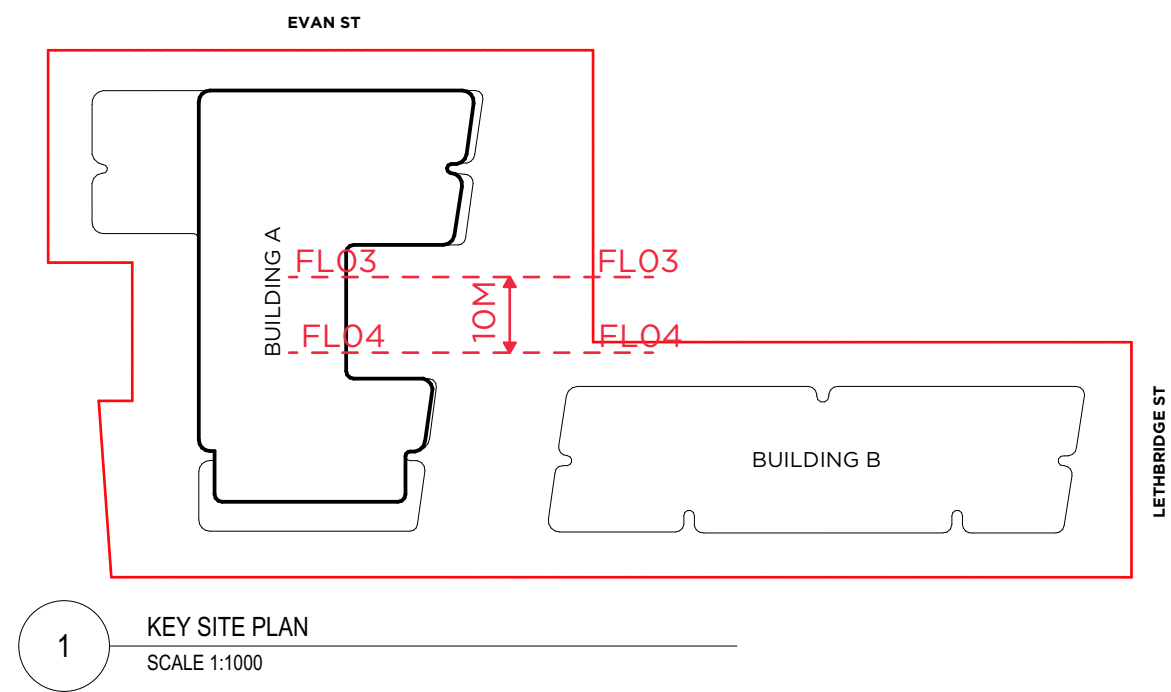
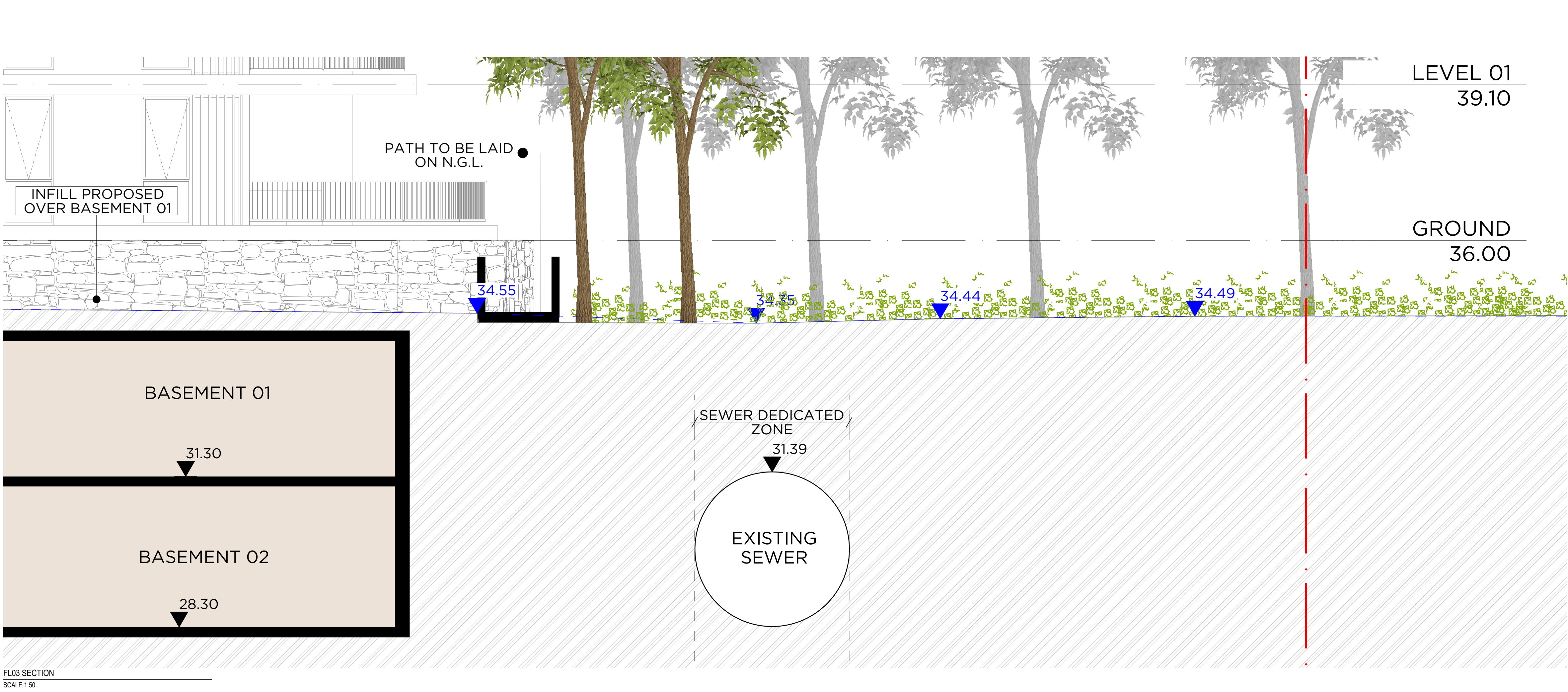


|                         |                |          |
|-------------------------|----------------|----------|
| Project Number          | Drawing Number | Revision |
| 19107                   | DA-1418        | A        |
| Status                  |                |          |
| DEVELOPMENT APPLICATION |                |          |



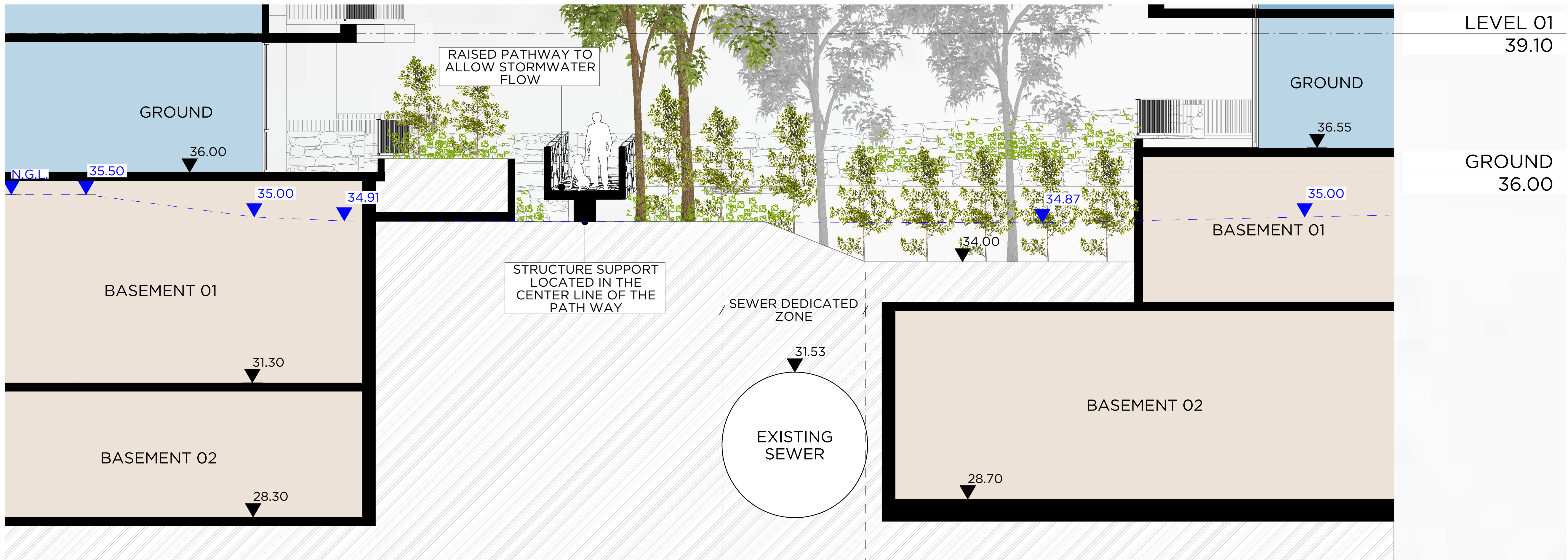
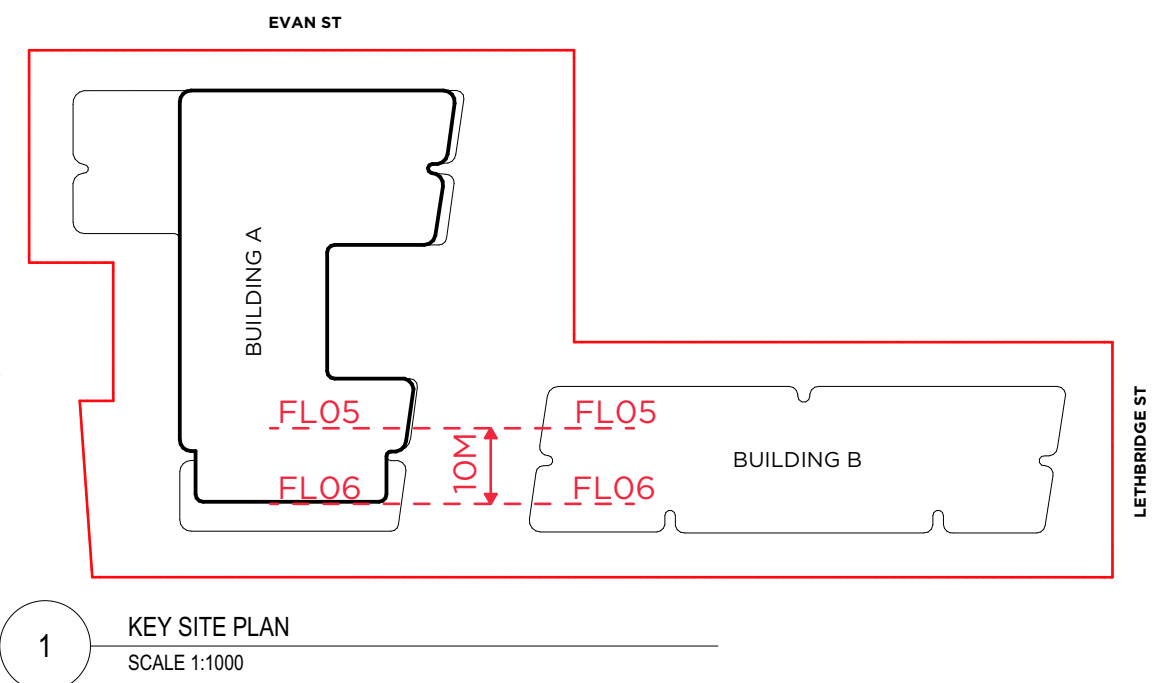
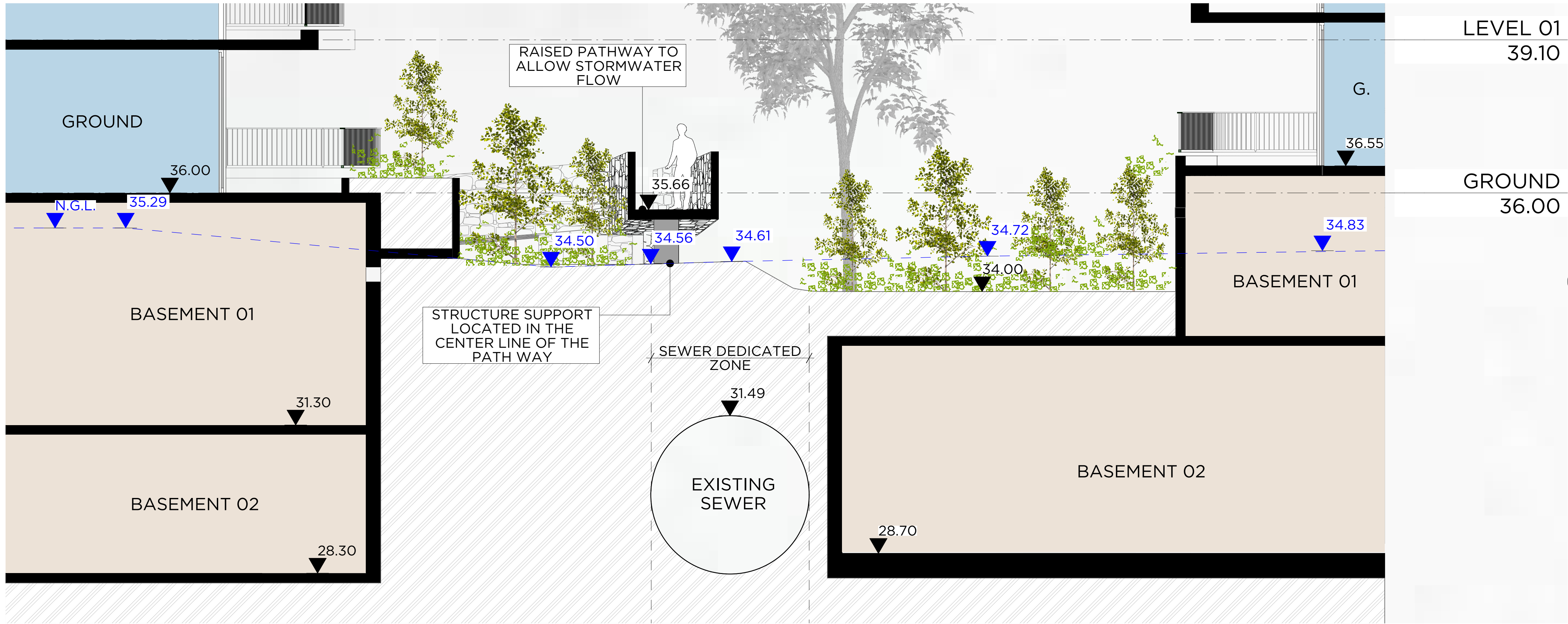






|                                                                                                                                                                                                                                                    |                                |          |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|----|
| A DEVELOPMENT APPLICATION                                                                                                                                                                                                                          |                                | 090222   | ZB |
| Rev Description                                                                                                                                                                                                                                    | Date                           | App'd    |    |
| Project                                                                                                                                                                                                                                            |                                |          |    |
| RESIDENTIAL FLAT BUILDING                                                                                                                                                                                                                          |                                |          |    |
| 96-98 LETHBRIDGE ST & 42-46 EVAN ST<br>PENRITH NSW 2750 AUSTRALIA                                                                                                                                                                                  |                                |          |    |
| <div><div>URBAN</div><div></div><div>LINK</div></div>                                                                                                         |                                |          |    |
| Business Address:<br>Level 10, 11-15 Deane Street, Burwood NSW 2134<br>Postal Address: PO BOX 2223 Burwood North NSW 2134<br>Phone Number: +61 29745 2014<br>Nominated Architects:<br>Ziad Boumelhem Reg no 8008<br>Youssef El Khawaja Reg no 8933 |                                |          |    |
| Drawing Title                                                                                                                                                                                                                                      |                                |          |    |
| <b>COMPLIANCE</b>                                                                                                                                                                                                                                  |                                |          |    |
| <b>SITE SECTIONS</b>                                                                                                                                                                                                                               |                                |          |    |
| Checked/Approved                                                                                                                                                                                                                                   |                                |          |    |
| <div>####</div> <div>Scale</div> <div>1:50, 1:100, 1:1000</div> <div>641 Steel St</div>                                                                                                                                                            |                                |          |    |
| Project Number                                                                                                                                                                                                                                     | Drawing Number                 | Revision |    |
| 19107                                                                                                                                                                                                                                              | DA-1420                        | A        |    |
| Status                                                                                                                                                                                                                                             | <b>DEVELOPMENT APPLICATION</b> |          |    |
| 1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1/20/2020/06 PM                                                                                                                                                           |                                |          |    |









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ST ST- STONE  
PLANTERS & EXTERNAL WALLS  
PENRITH LOCAL STONE

SF COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

SF COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

SF COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

ST ST- STONE  
PLANTERS & EXTERNAL WALLS  
PENRITH LOCAL STONE

A DEVELOPMENT APPLICATION 090222\_ZB  
Rev Description Date App'd  
Project

**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**BORDIAN EDGE  
TREATMENT**  
Checked/Approved

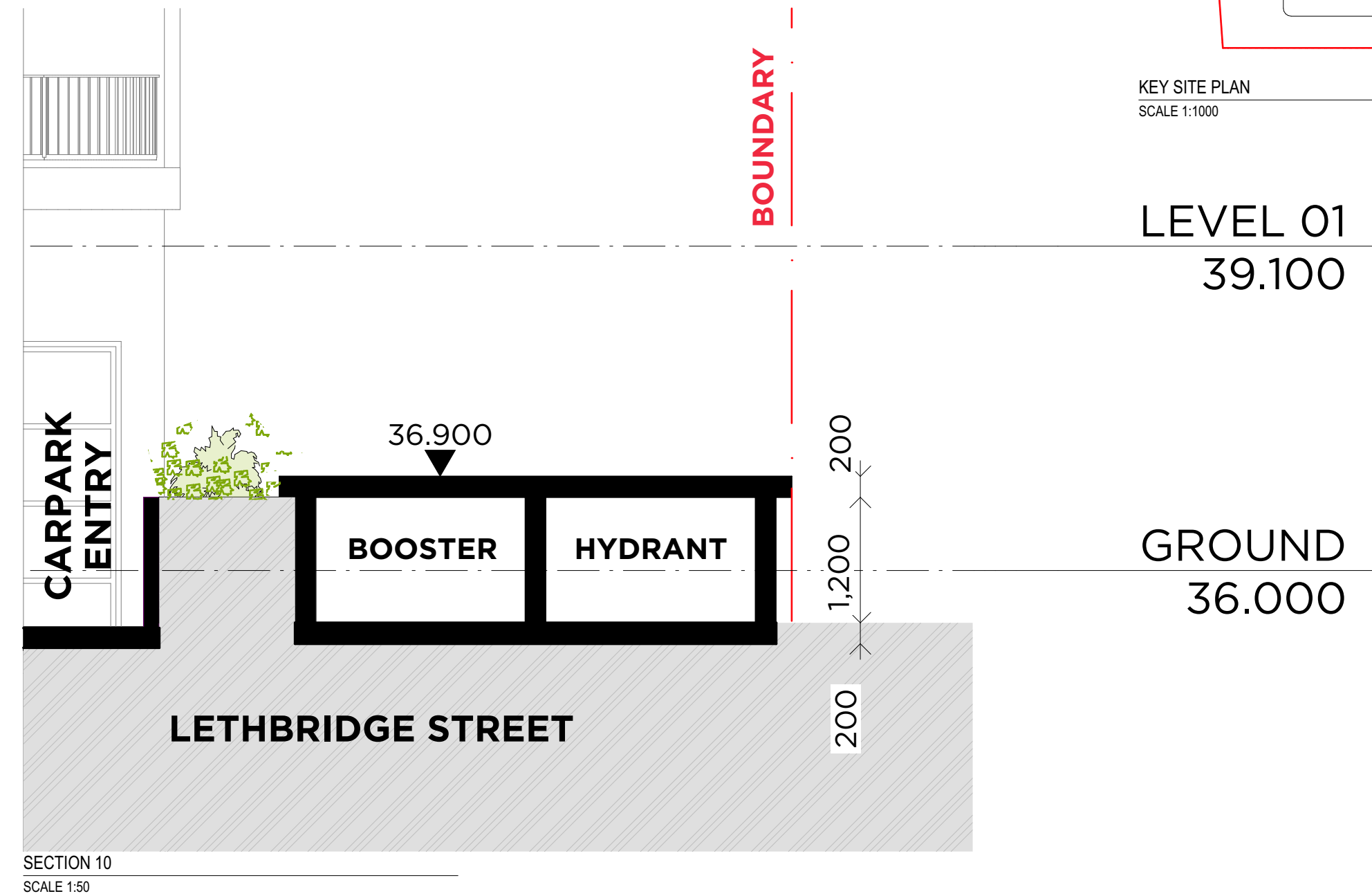
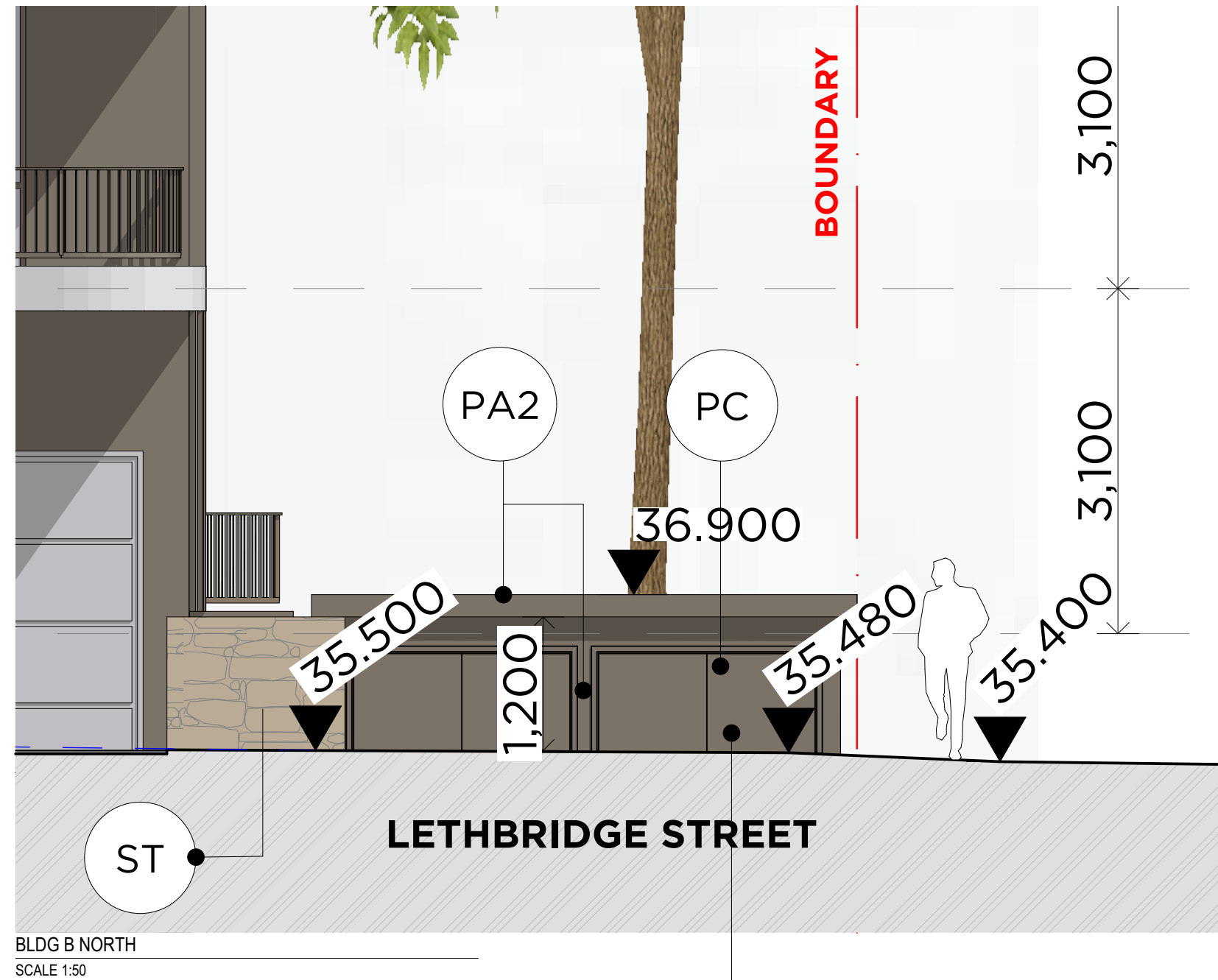
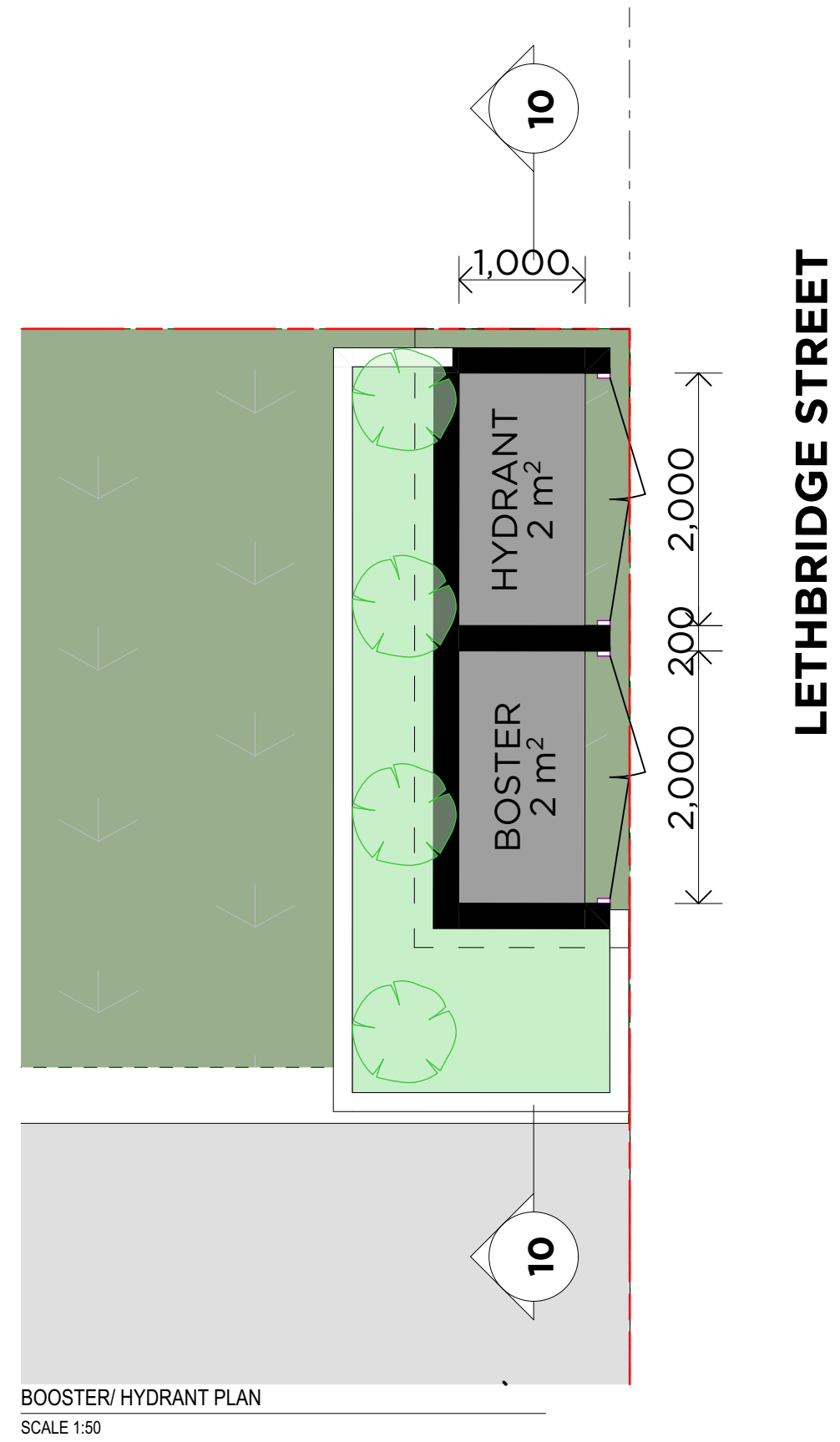
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Scale  
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600 Street Size

Project Number Drawing Number Revision  
**19107 DA-1422 A**  
Status  
**DEVELOPMENT APPLICATION**

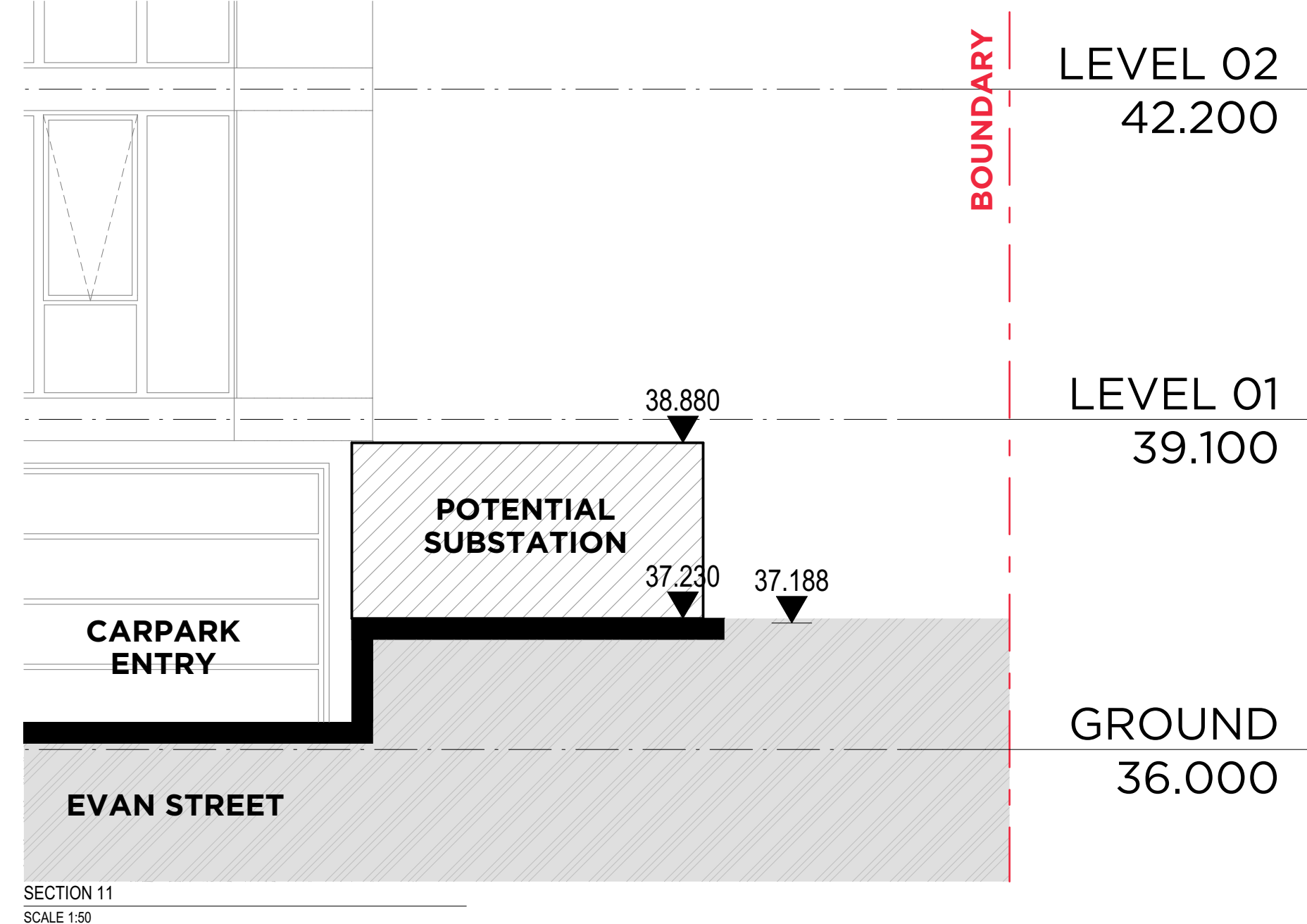
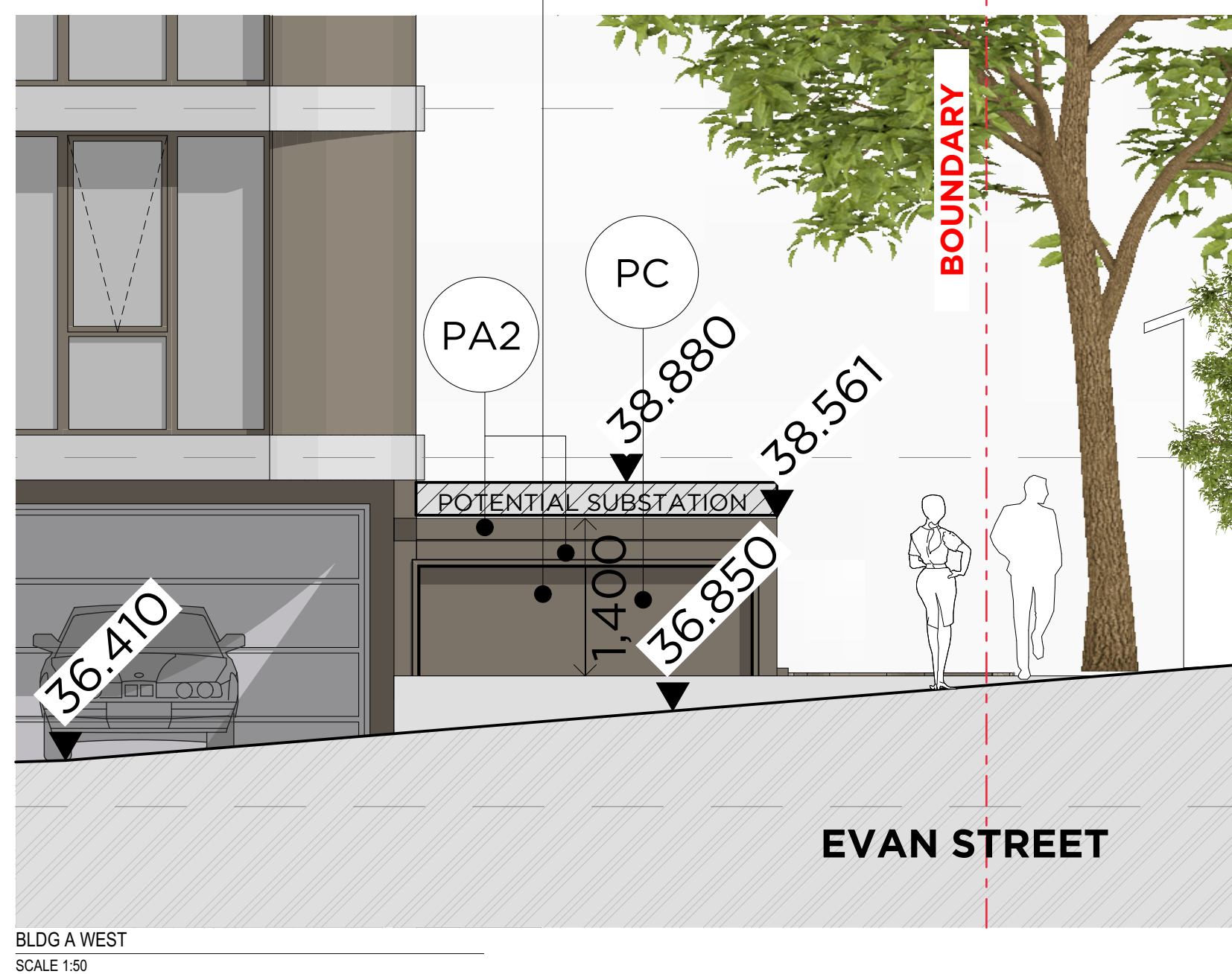
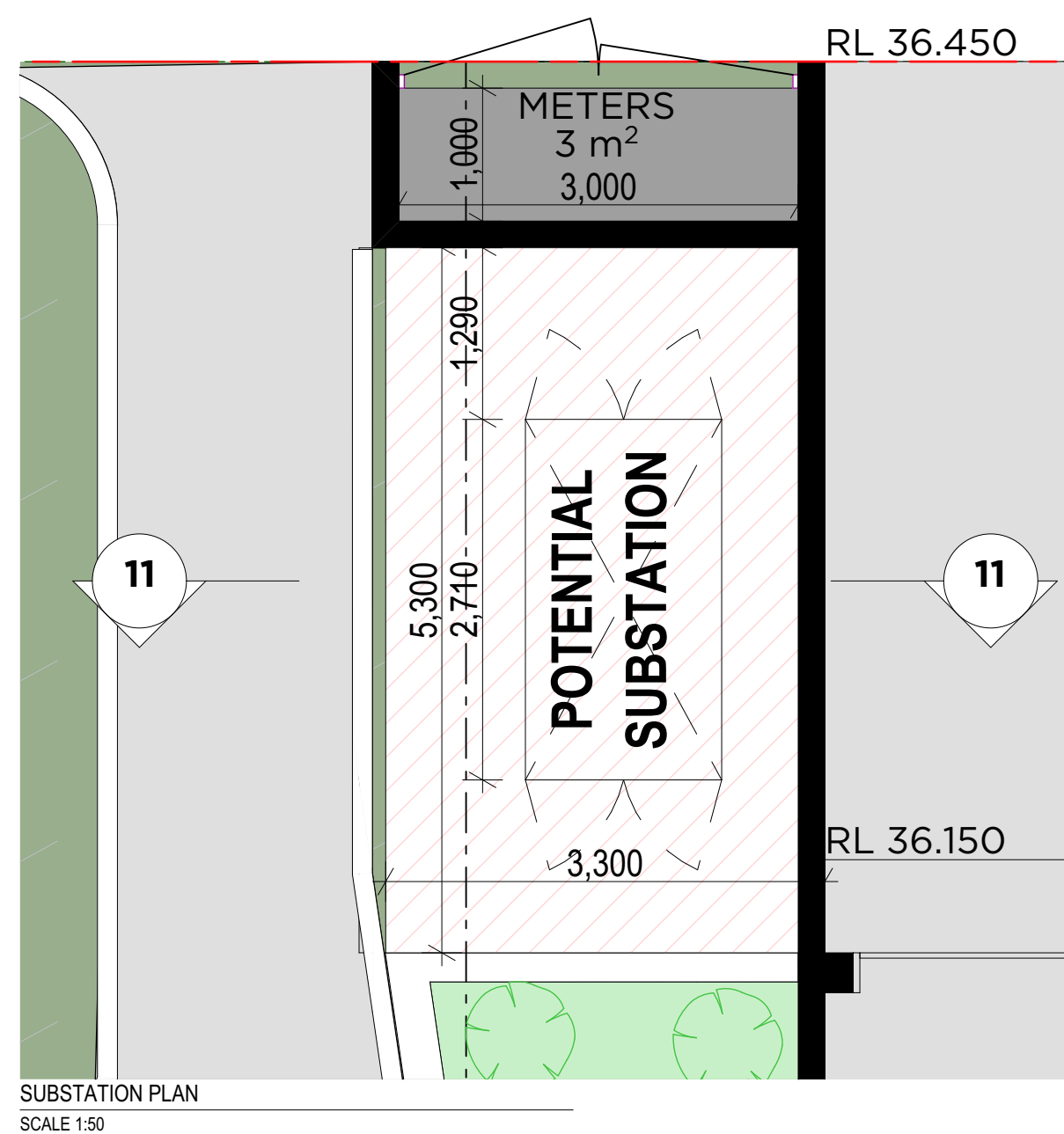
1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response 1/20/2020/0001-0001



Notes:  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
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| MATERIALS & FINISHES LEGEND |                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------|
| PA2                         | PAINT 02<br>EXTERNAL WALL PAINTED<br>DULUX JASPER<br>(TO MATCH COLORBOND)               |
| PC                          | PC - POWDERCOAT<br>ALUMINIUM<br>WINDOWS & DOORS<br>VERTICAL LOUVRES<br>COLORBOND JASPER |
| ST                          | ST- STONE<br>PLANTERS & EXTERNAL<br>WALLS<br>PENRITH LOCAL STONE                        |



A DEVELOPMENT APPLICATION 090222 ZB

|                 |      |       |
|-----------------|------|-------|
| Rev Description | Date | App'd |
| Project         |      |       |

RESIDENTIAL FLAT BUILDING  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE INFRASTRUCTURE**  
Checked/Approved

####  
Scale  
1:50, 1:1000, 1:7.94  
(at) Street Size

|                |                         |          |
|----------------|-------------------------|----------|
| Project Number | Drawing Number          | Revision |
| 19107          | DA-1423                 | A        |
| Status         | DEVELOPMENT APPLICATION |          |

9607 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response V102/2022/017191



PRE & POST ADAPTABLE

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Notes

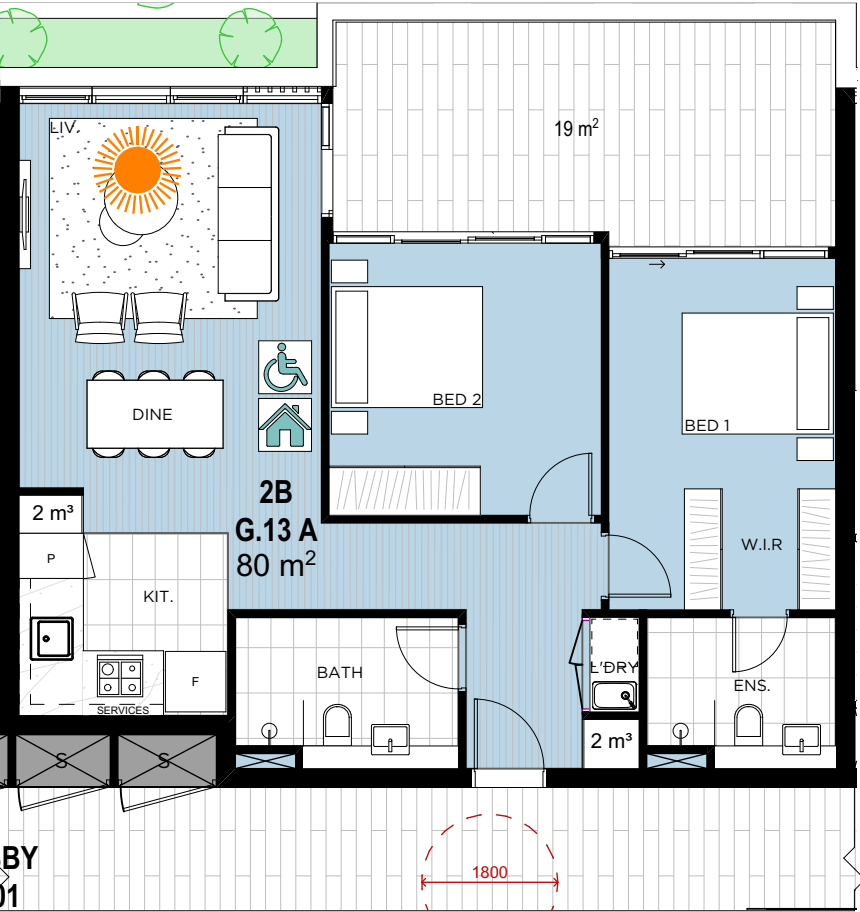
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

2. DO NOT SCALE DRAWINGS.

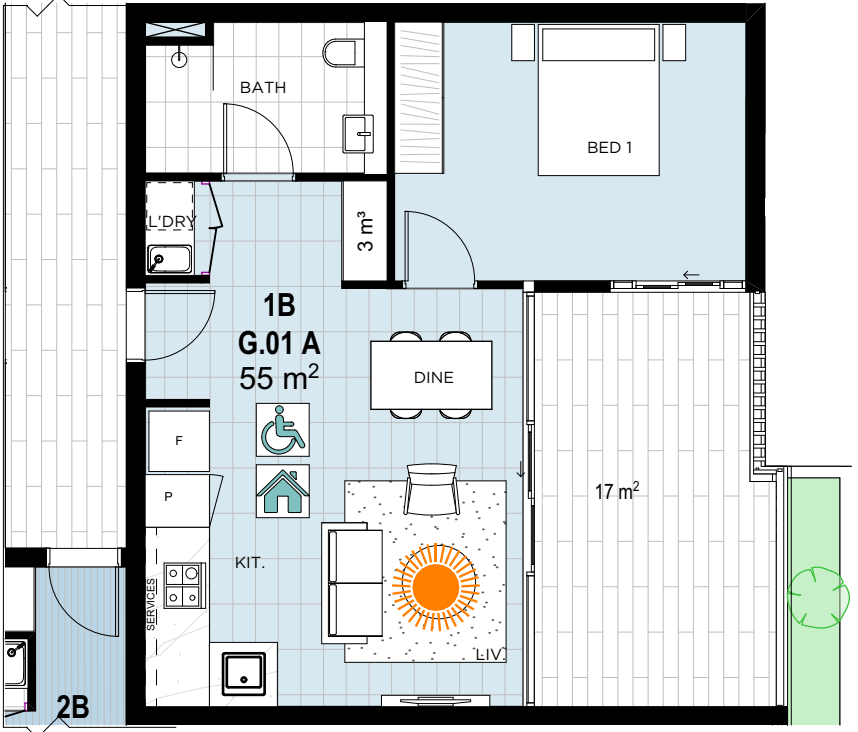
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**DIAL BEFORE YOU DIG**

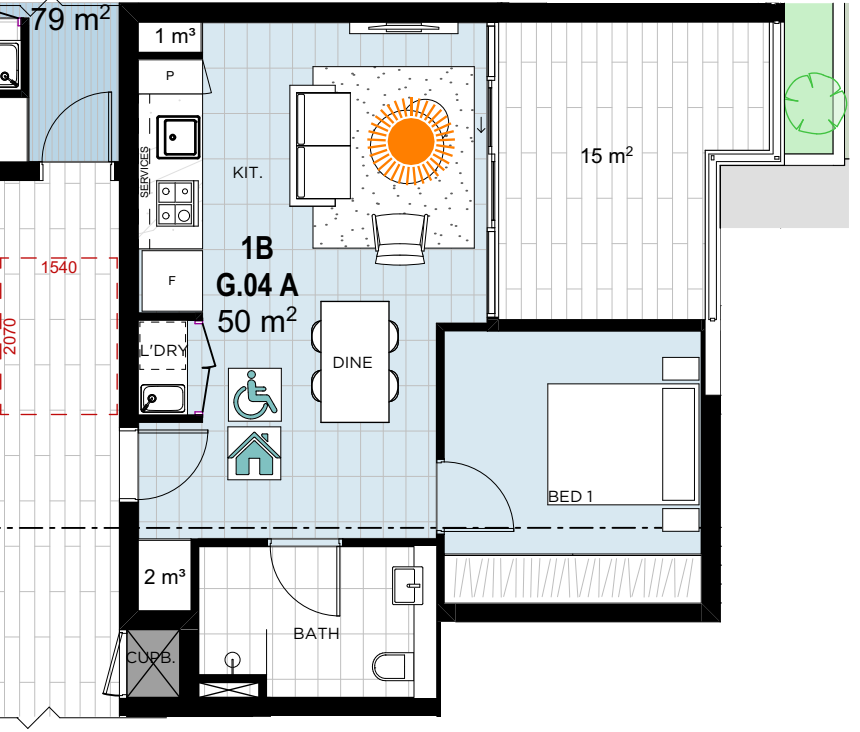
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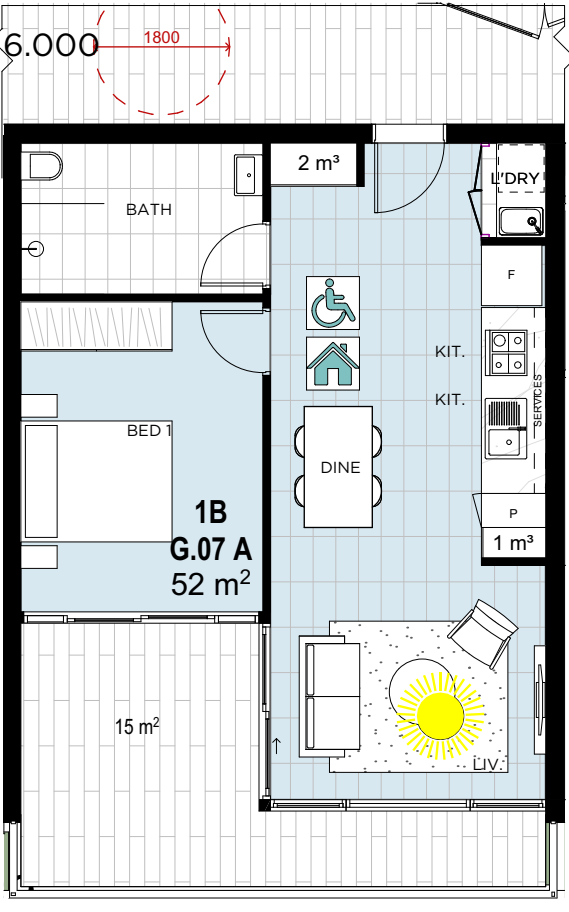
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SCALE 1:100



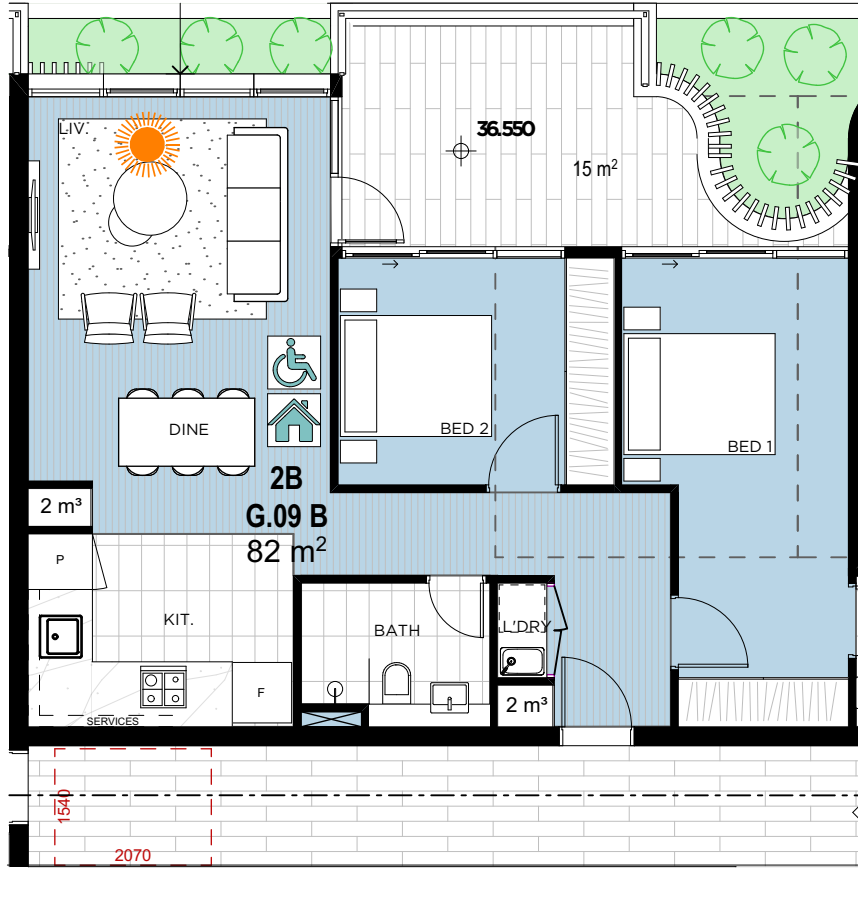
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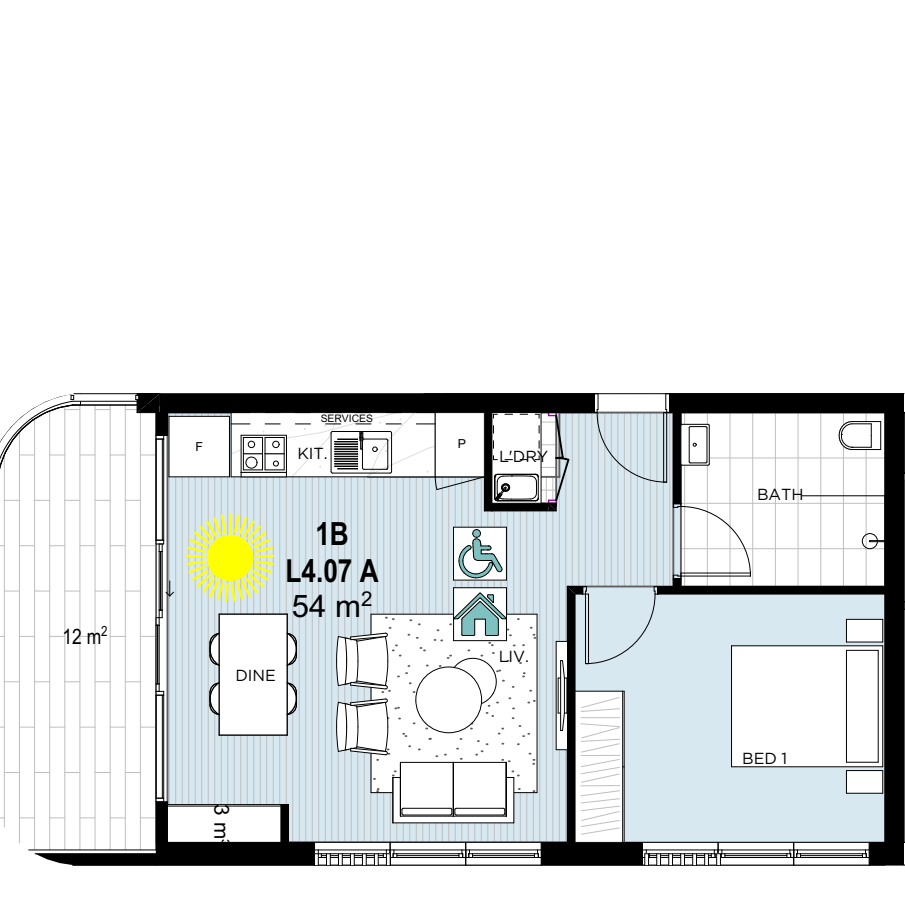
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SCALE 1:100



PRE-ADAPTABLE UNIT NO: G.06 A, L1.06A, L2.06A, L3.06A, L4.06A  
SCALE 1:100

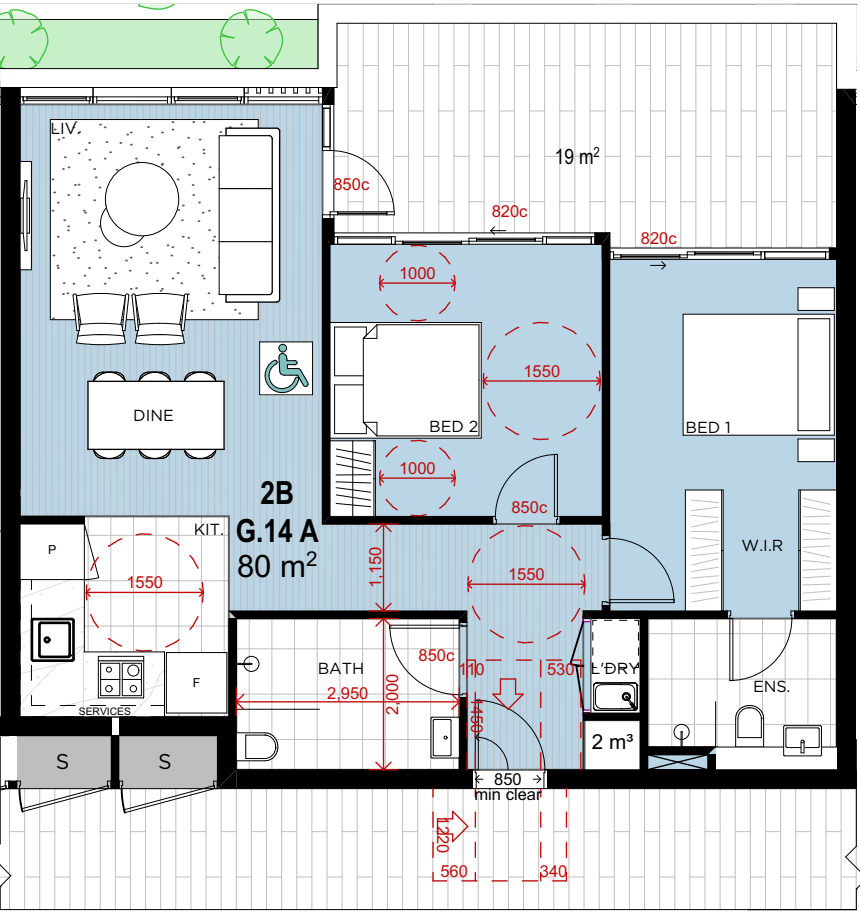


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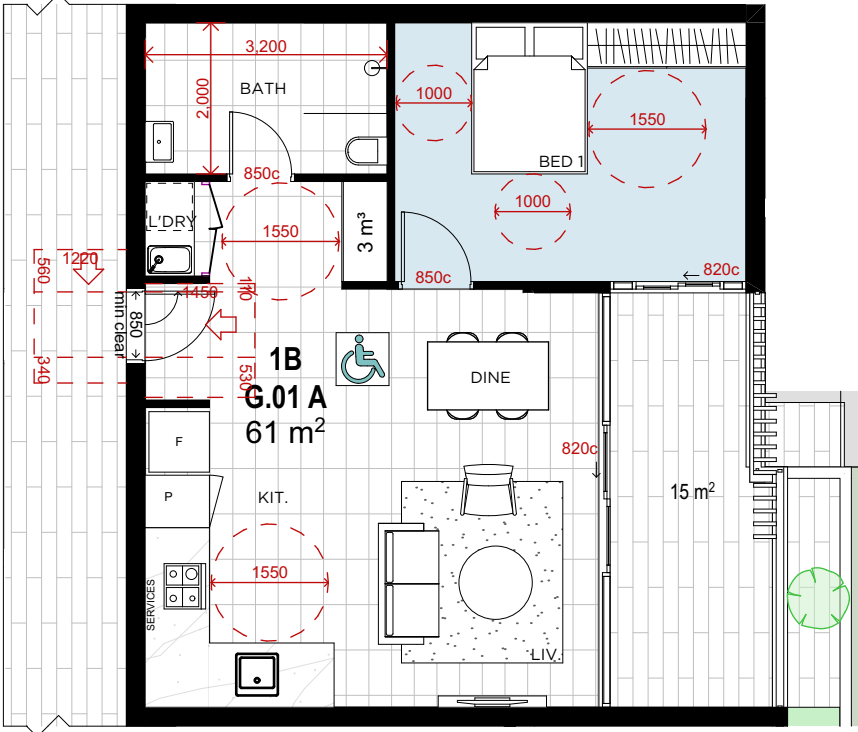


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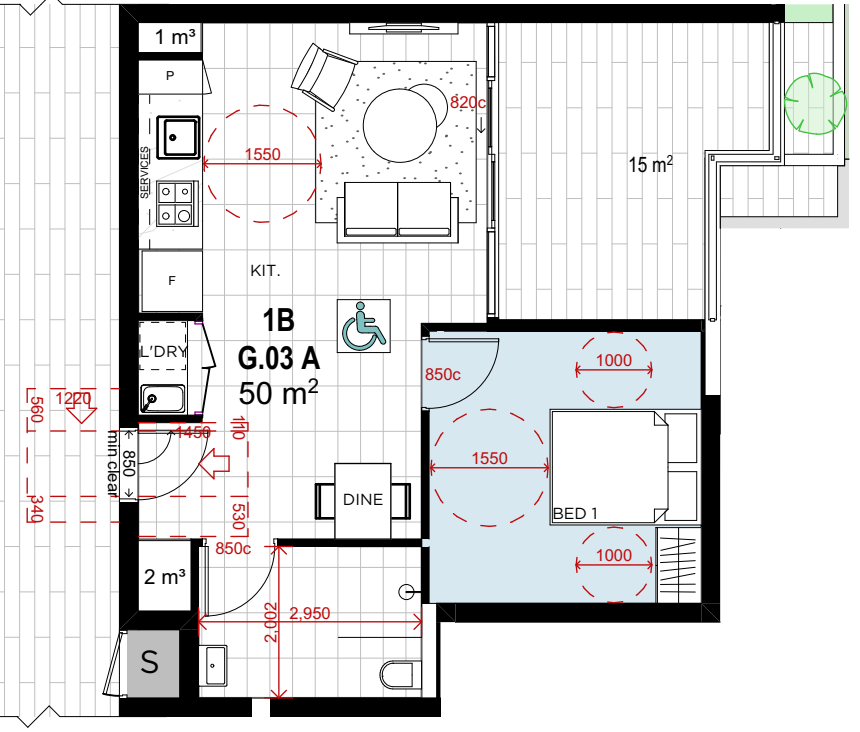
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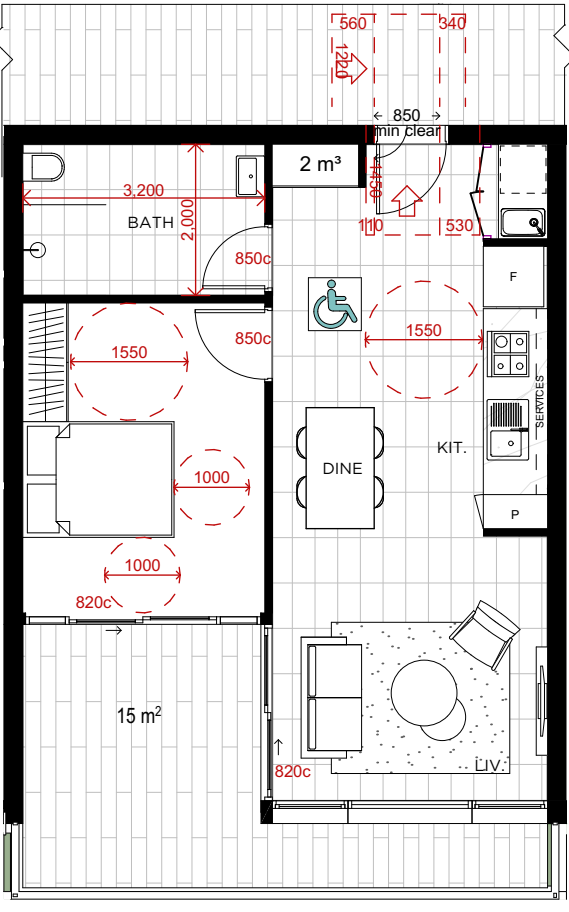
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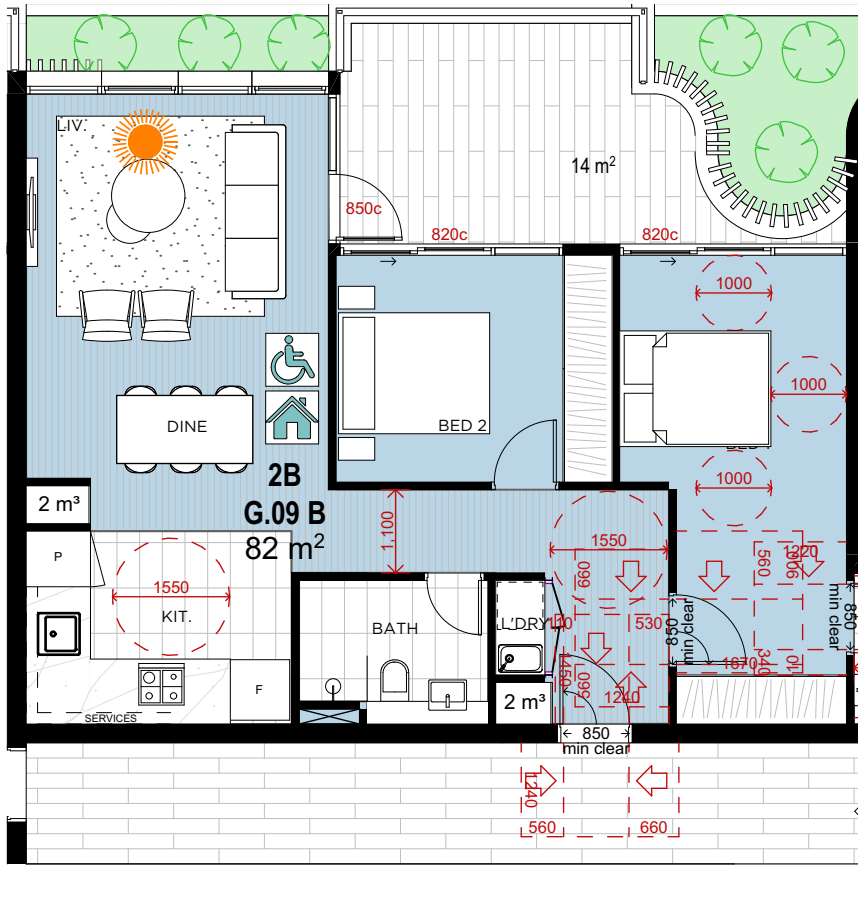
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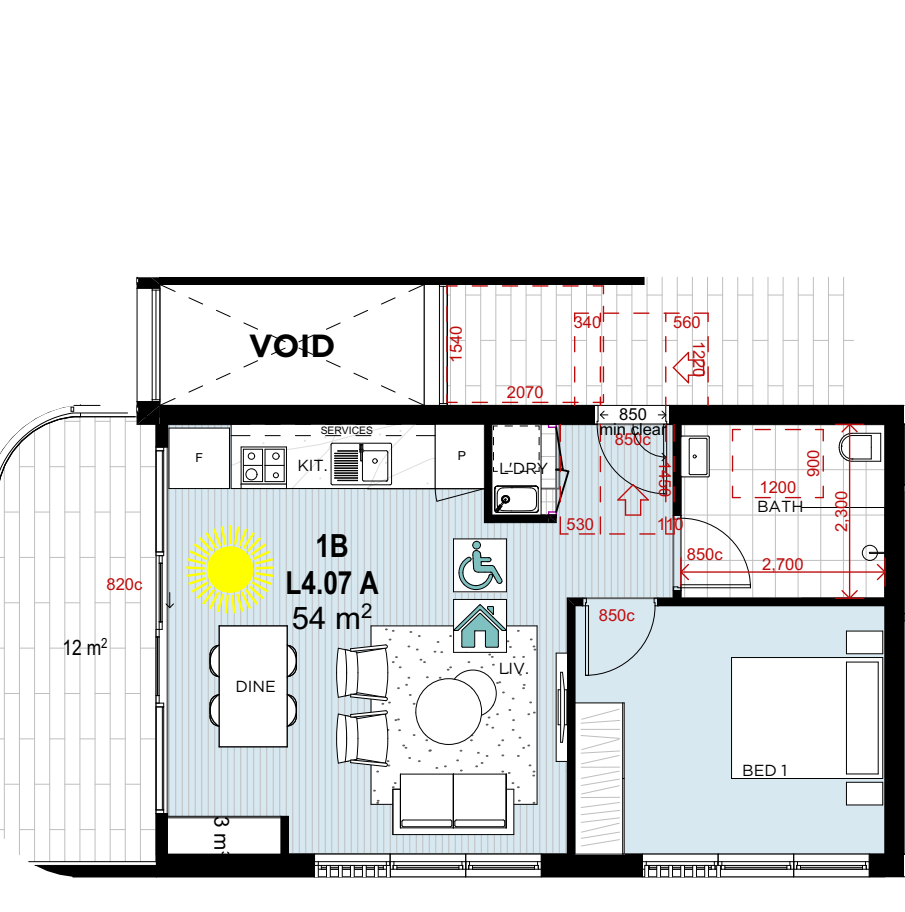
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SCALE 1:100



POST-ADAPTABLE UNIT NO: G.09 B  
SCALE 1:100



PRE-ADAPTABLE UNIT NO: L4.08A  
SCALE 1:100

TOTAL NO. OF ADAPTABLE UNITS = 13

1 BED G.01A, G.03A, G.06A,  
L1.06A,  
L2.06A,  
L3.06A,  
L4.06A  
L4.08A

2 BED G.14A, G.09B,  
L1.14A,  
L2.14A,  
L3.14A,  
L4.14A

REV C

C DEVELOPMENT APPLICATION 090222 ZB  
B DEVELOPMENT APPLICATION 210921 ZB  
A DEVELOPMENT APPLICATION 021220 ZB

Rev Description Date App'd

Project

RESIDENTIAL FLAT BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

**COMPLIANCE**  
**ADAPTABLE UNITS**  
Checked/Approved

####  
Scale  
1:100  
@A3 Sheet Size

Project Number Drawing Number Revision  
19107 DA-1424 C

Status  
**DEVELOPMENT APPLICATION**

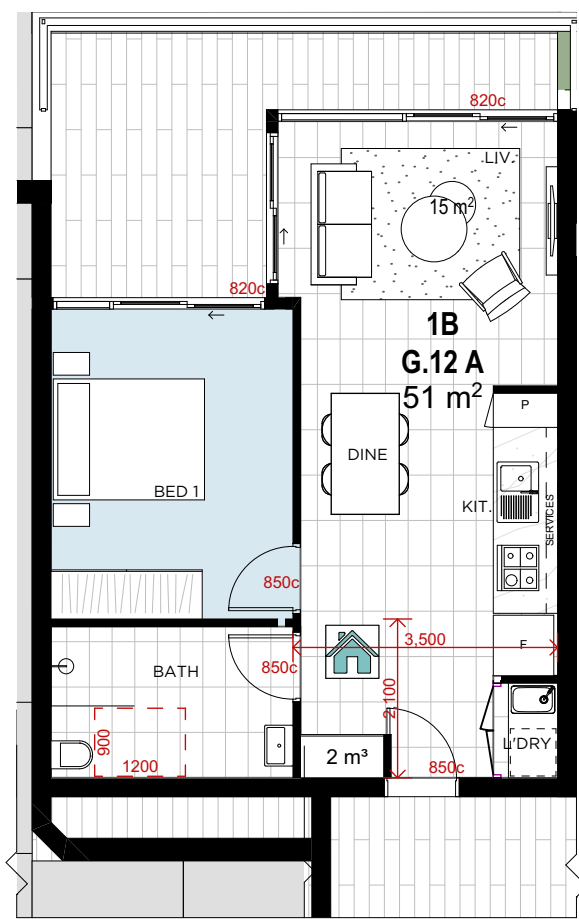
1907 96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Response V1.02/2020/01/19



# LIVABLE UNIT LAYOUTS

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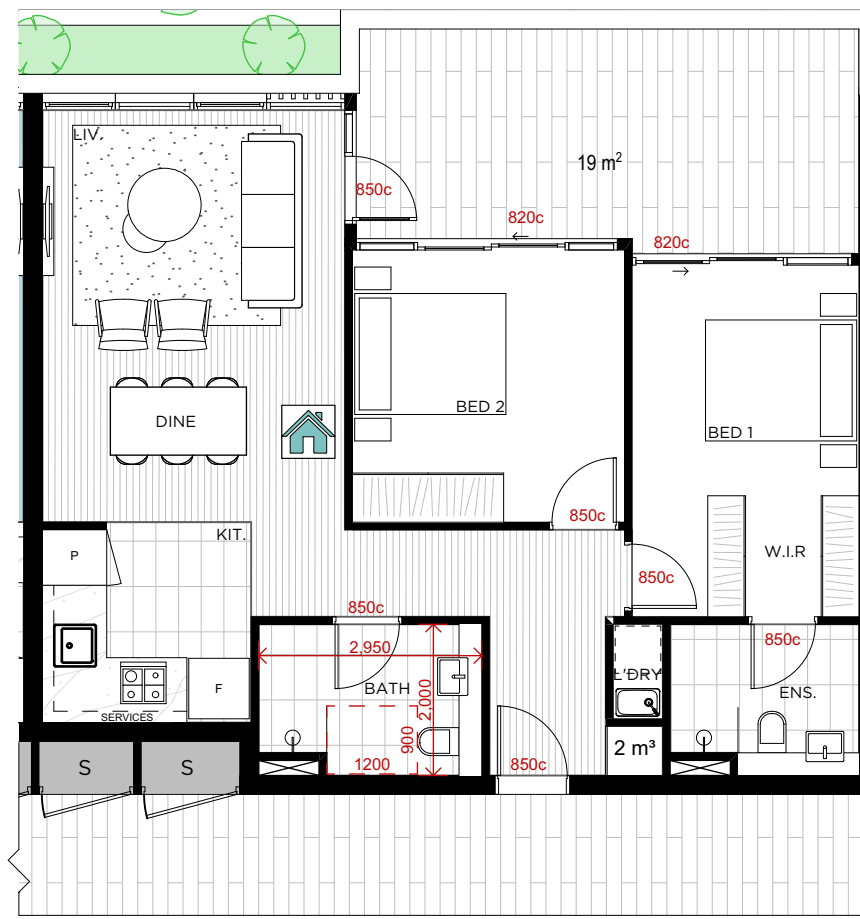
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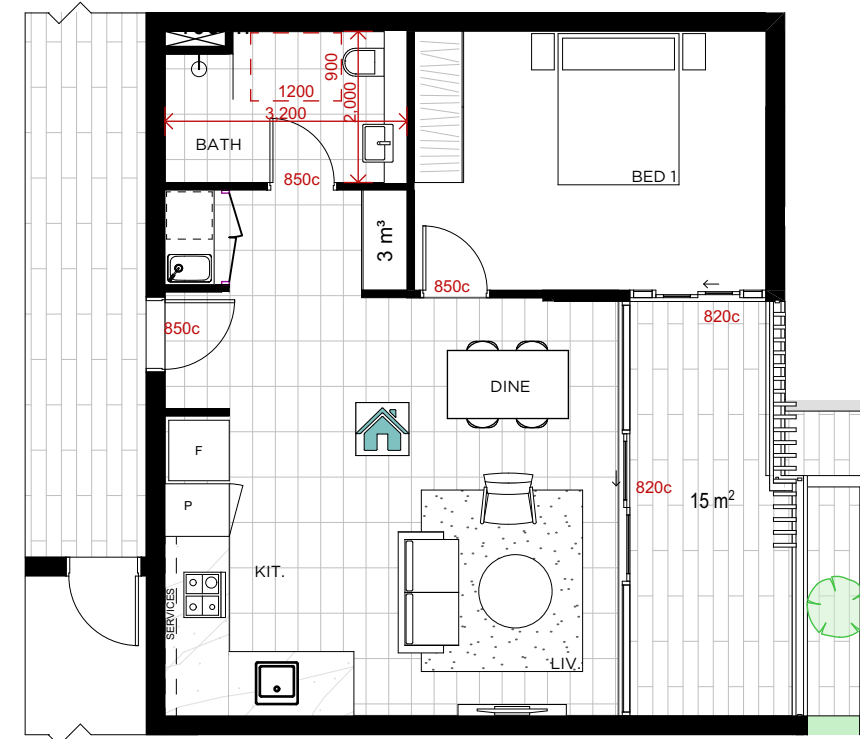
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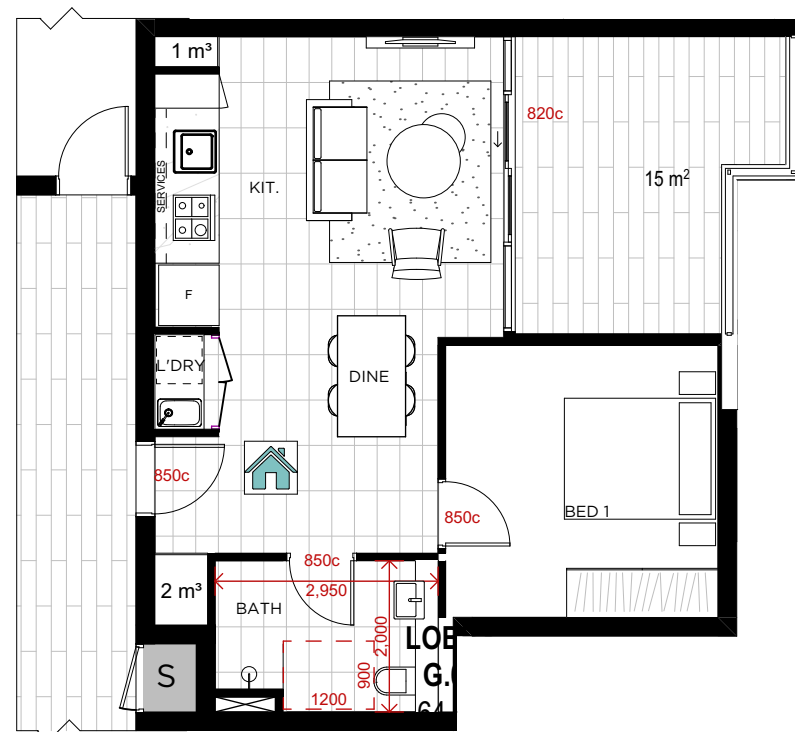
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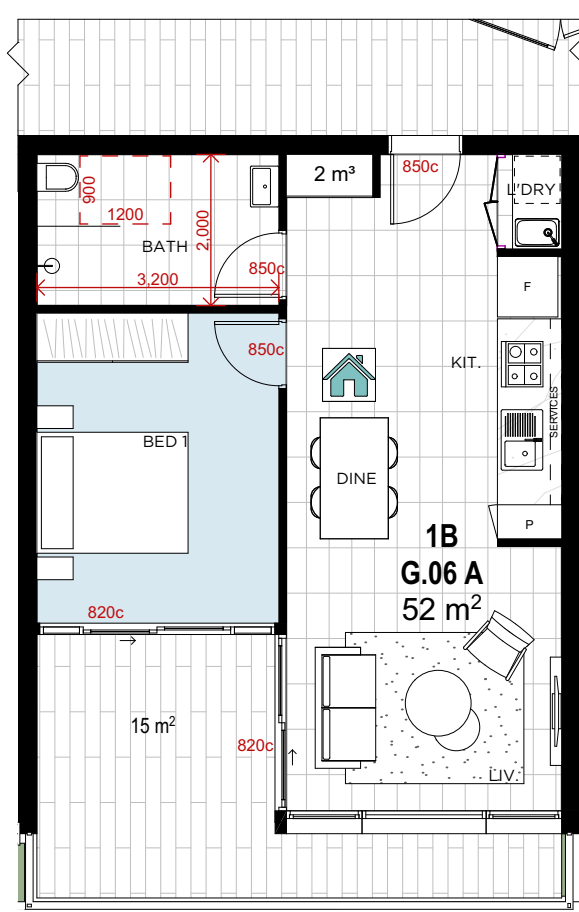
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SCALE 1:100



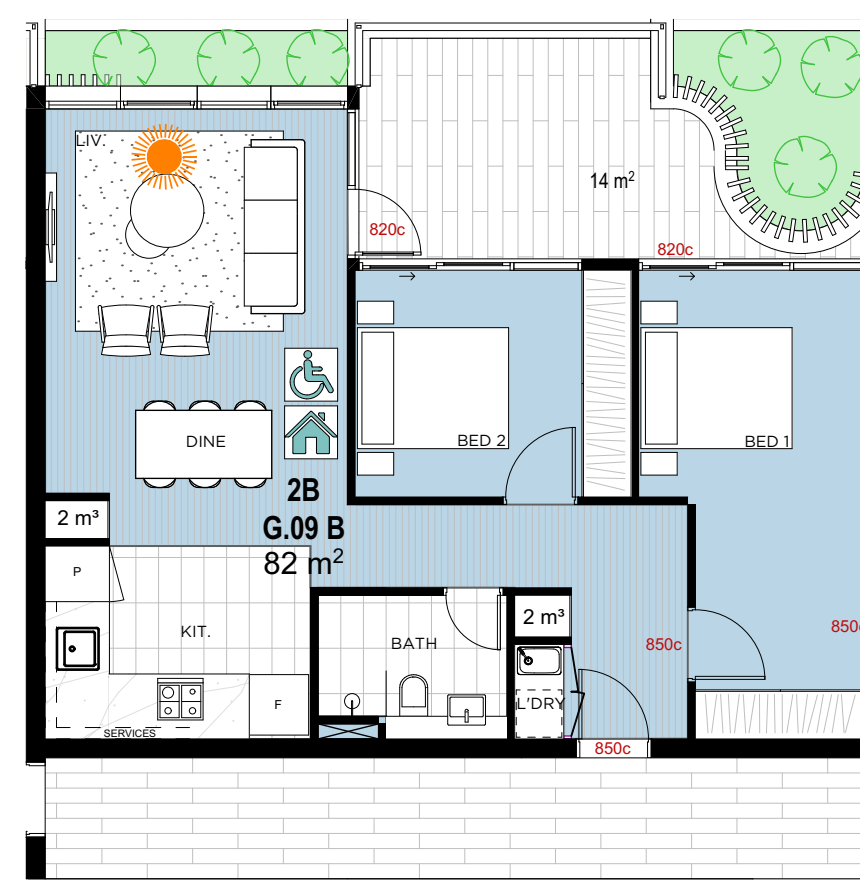
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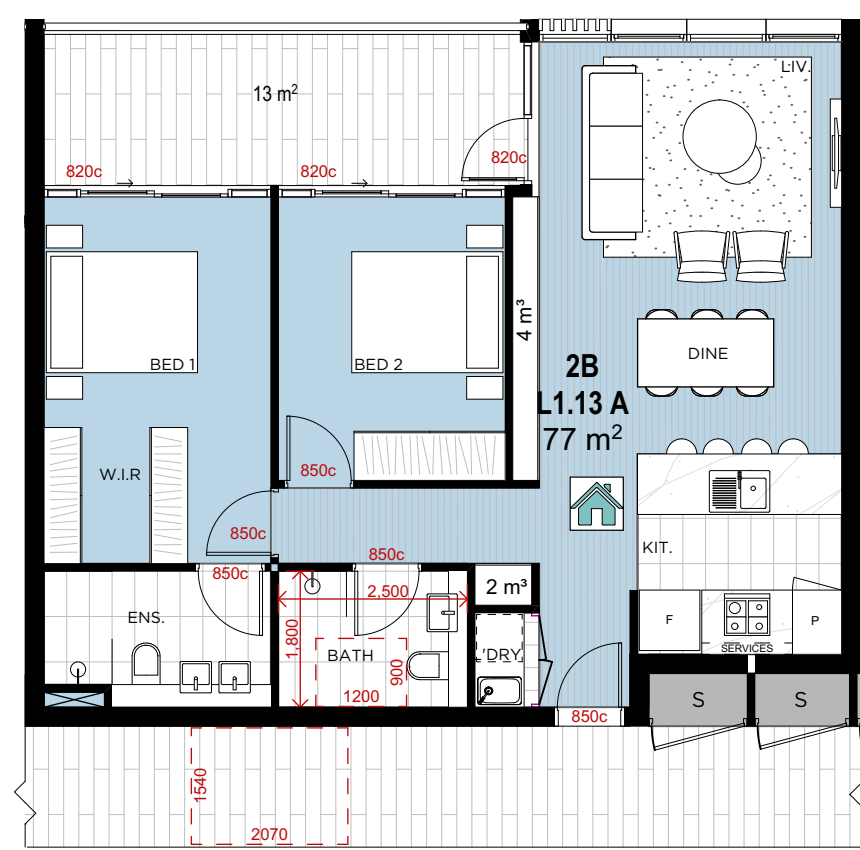
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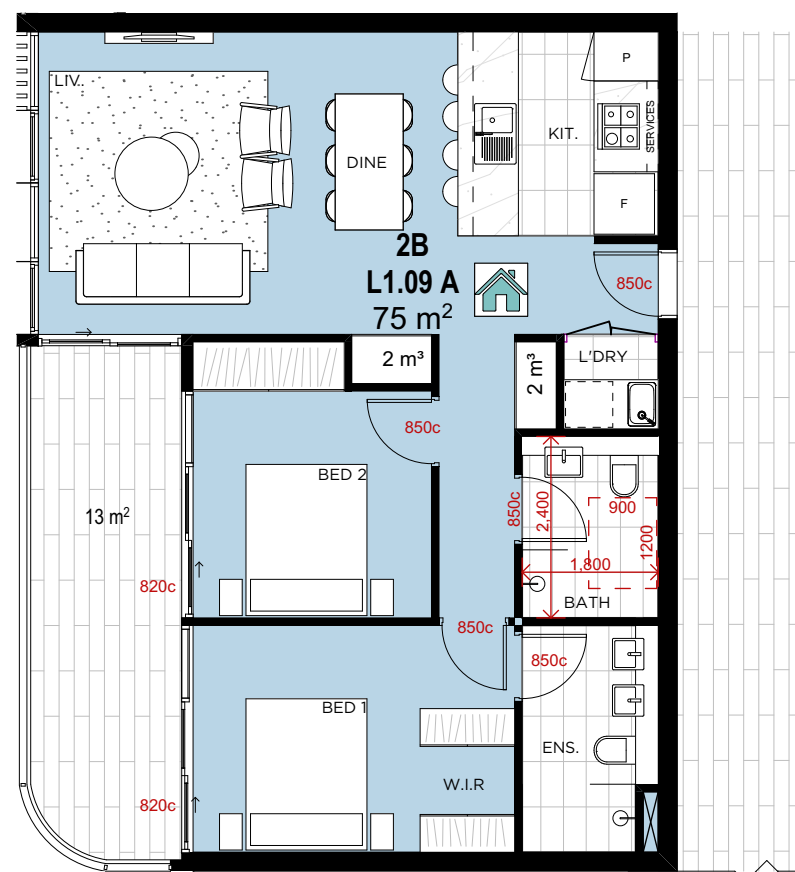
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SCALE 1:100



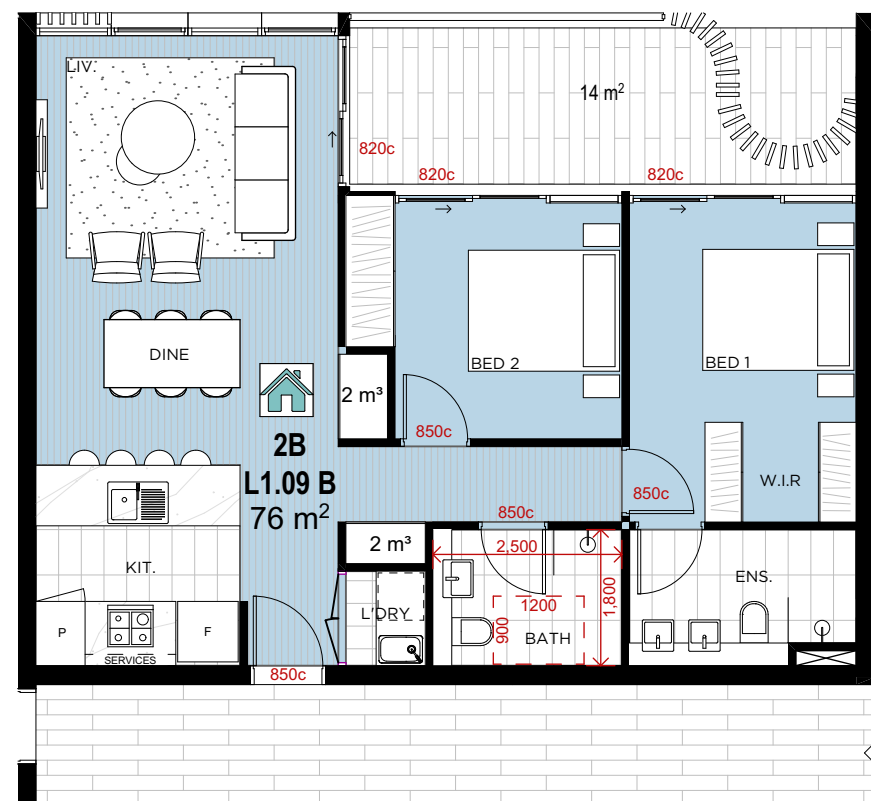
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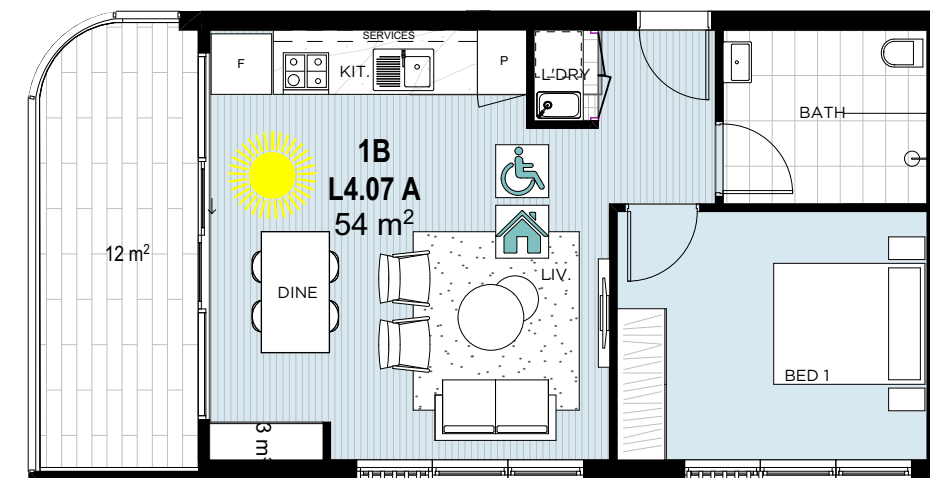
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SCALE 1:100



LIVABLE UNIT NO: G.08A, L1.09A, L2.09A, L3.09A, L4.09A  
SCALE 1:100



LIVABLE UNIT NO: L1.09B, L2.09B, L3.09B  
SCALE 1:100



PRE-ADAPTABLE UNIT NO: L4.08A  
SCALE 1:100

**TOTAL NO. OF LIVABLE UNITS = 27**

**1 BED** G.12A, G.01A, G.02A, G.03A, G.06A, L1.06A, L2.06A, L3.06A, L4.06A, L4.08A

**2 BED** G.13A, G.14A, G.08A, G.09B, L1.14A, L1.13A, L1.09A, L1.09B, L2.14A, L2.13A, L2.09A, L2.09B, L3.14A, L3.13A, L3.09A, L3.09B, L4.14A, L4.09A

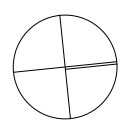
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|-----------------|-------------------------|-----------|
| C               | DEVELOPMENT APPLICATION | 090222 ZB |
| B               | DEVELOPMENT APPLICATION | 210921 ZB |
| A               | DEVELOPMENT APPLICATION | 021220 ZB |
| Rev Description | Date                    | App'd     |

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

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Phone Number: +61 29745 2014  
Nominated Architects: Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE LIVABLE LAYOUTS**  
Checked/Approved

####  
Scale 1:100  
@A3 Sheet Size  
Project Number 19107  
Drawing Number DA-1425  
Revision C  
Status DEVELOPMENT APPLICATION



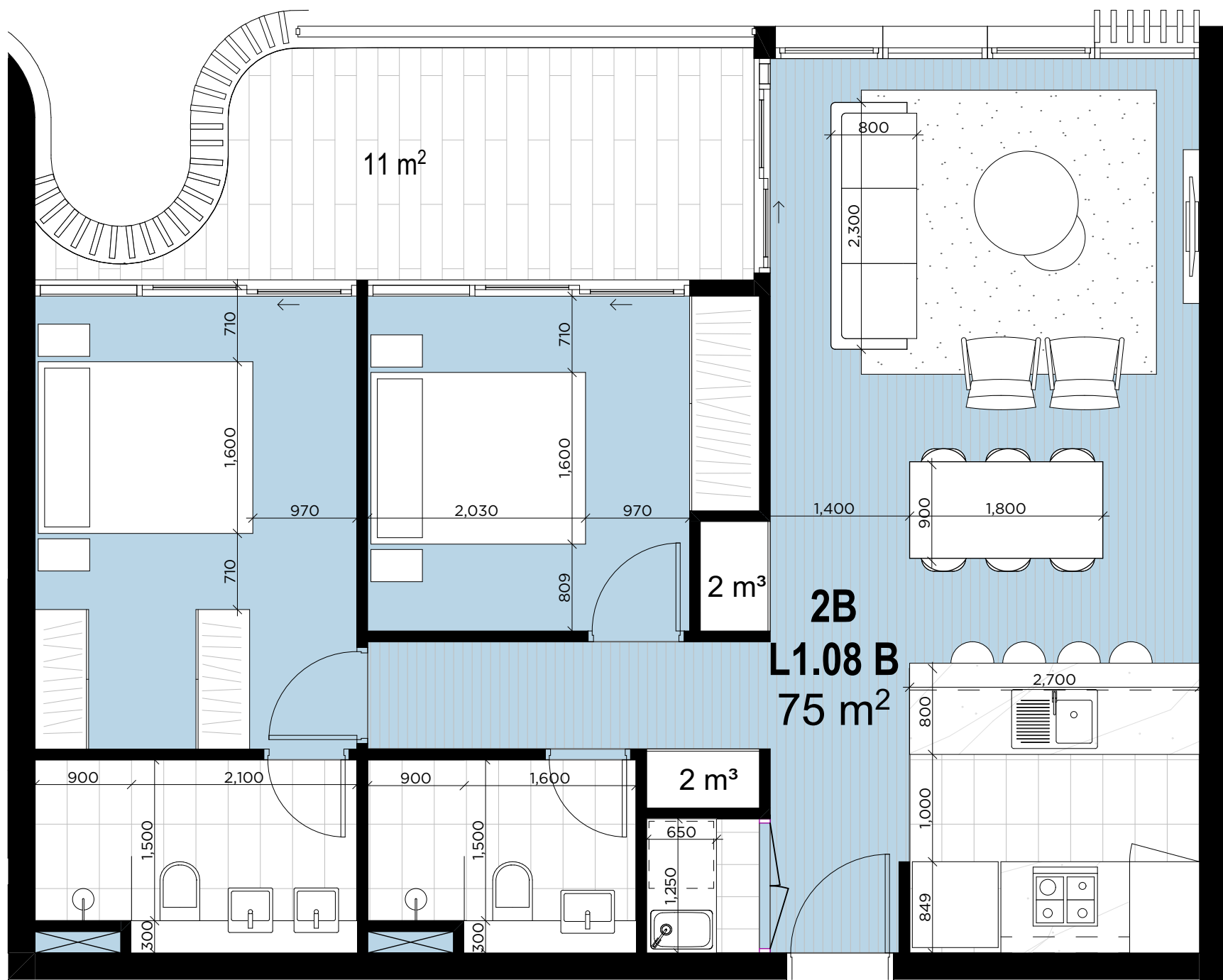
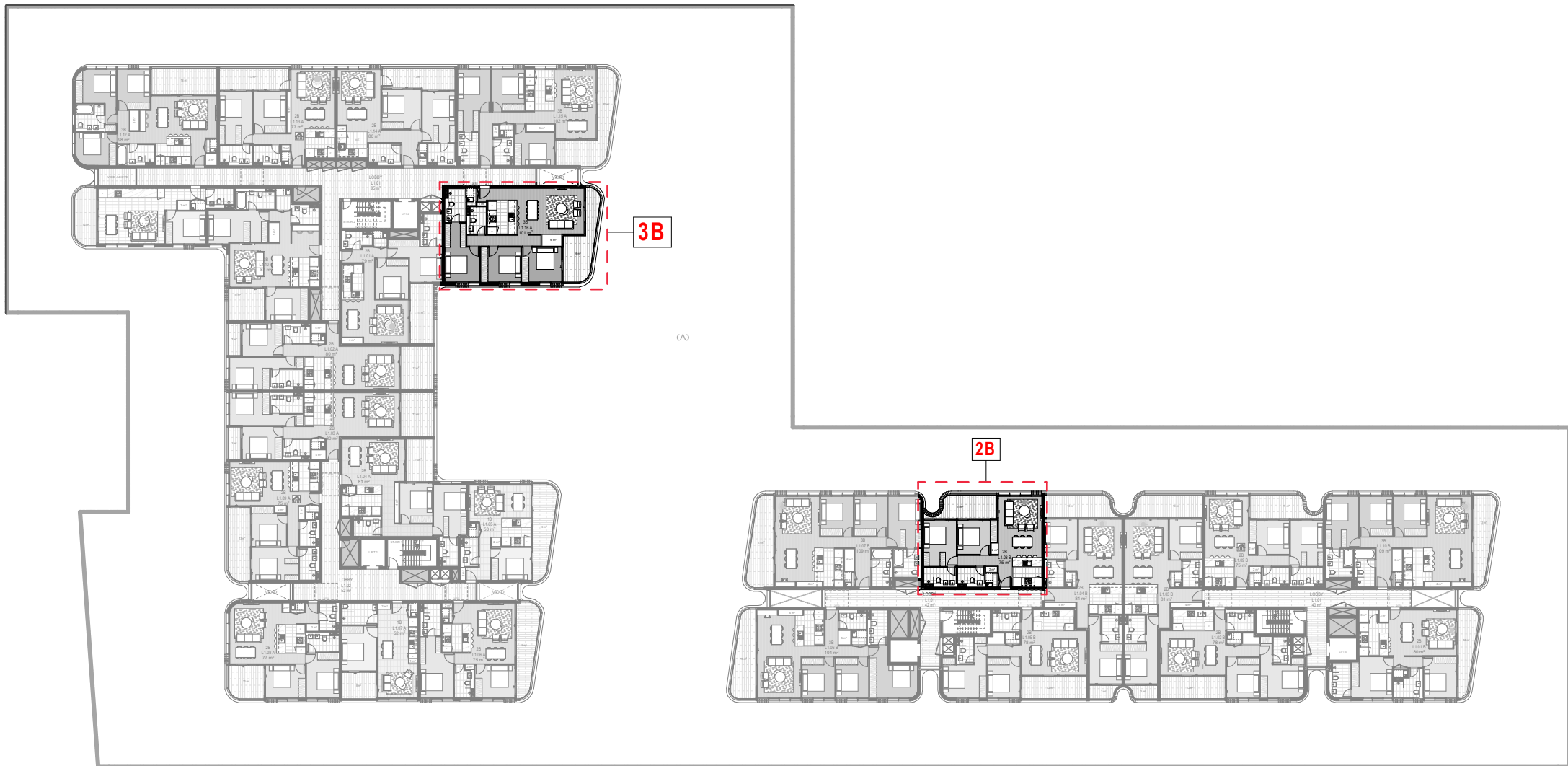
9607 96-98 Lethbridge St, 42-46 Evan Street Penrith, Council Reference 15022020017 PH



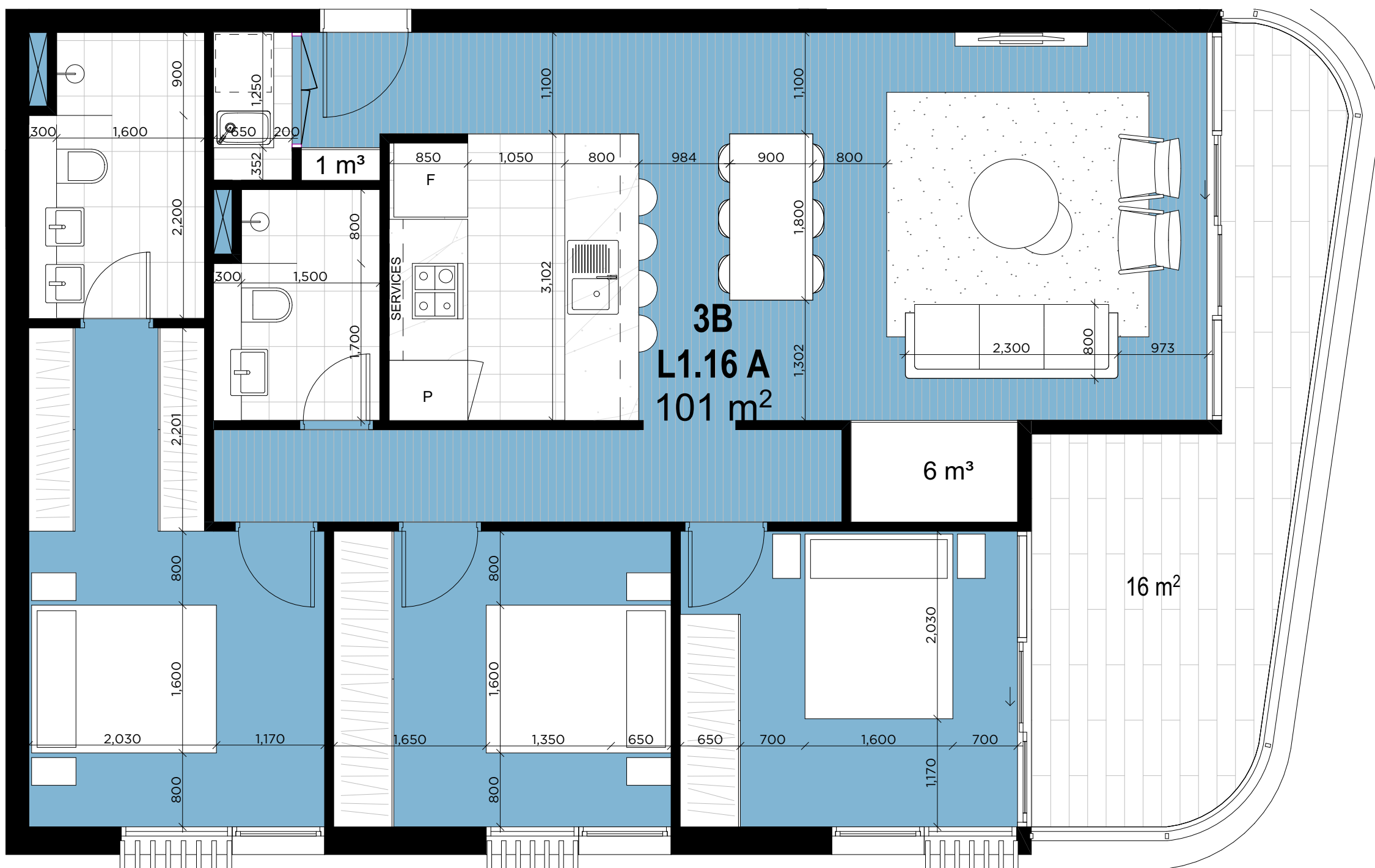
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20. Internal fixtures and indicative furnishes do not appear to be drawn/shown at the correct scale.



TYPICAL 1 BED APARTMENT



TYPICAL 3 BED APARTMENT

|       |                         |            |
|-------|-------------------------|------------|
| REV C |                         |            |
| C     | DEVELOPMENT APPLICATION | 090222 ZB  |
| B     | DEVELOPMENT APPLICATION | 210921 ZB  |
| A     | DEVELOPMENT APPLICATION | 021220 ZB  |
| Rev   | Description             | Date App'd |

Project  
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Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE FURNITURE AND FIXTURE**  
Checked/Approved

####  
Scale  
1:50, 1:500  
@A1 Sheet Size

|                |                         |          |
|----------------|-------------------------|----------|
| Project Number | Drawing Number          | Revision |
| 19107          | DA-1426                 | C        |
| Status         | DEVELOPMENT APPLICATION |          |





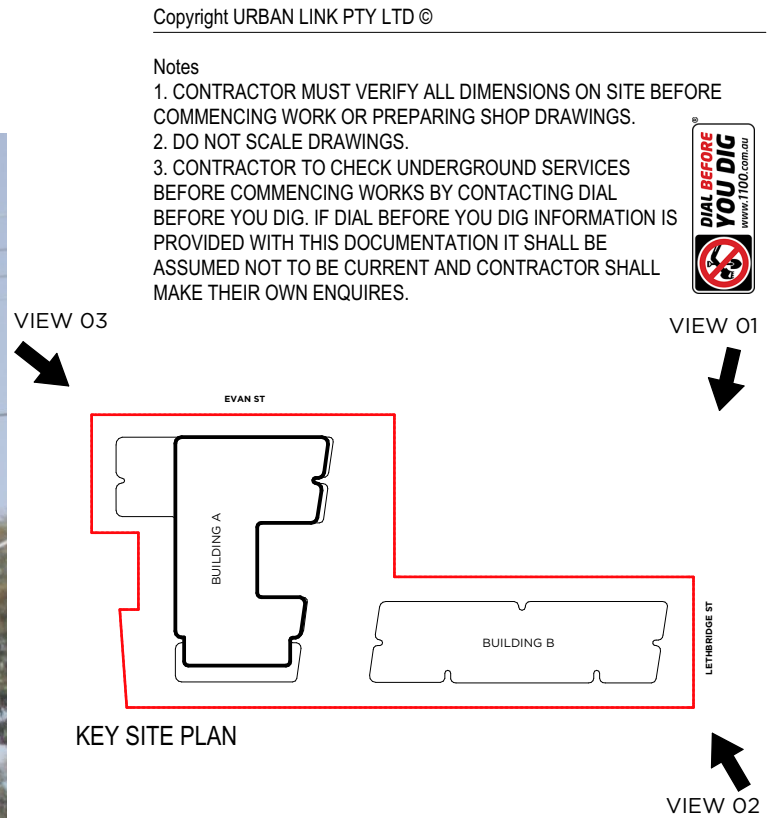
VIEW 01



VIEW 02



VIEW 03



| REV C           |                         |        |       |
|-----------------|-------------------------|--------|-------|
| C               | DEVELOPMENT APPLICATION | 090222 | ZB    |
| B               | DEVELOPMENT APPLICATION | 210921 | ZB    |
| A               | DEVELOPMENT APPLICATION | 021220 | ZB    |
| Rev Description |                         | Date   | App'd |

Project  
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Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE FUTURE CONTEXT**  
Checked/Approved

###  
Scale  
1:0.84, 1:1, 1:1800  
@A1 Sheet Size

|                |                                |          |
|----------------|--------------------------------|----------|
| Project Number | Drawing Number                 | Revision |
| 19107          | DA-1427                        | C        |
| Status         | <b>DEVELOPMENT APPLICATION</b> |          |



## SITE AREA

**GFA**

FSR

## RESIDENTIAL UNITS

|      |    |     |
|------|----|-----|
| 1bed | 16 | 13% |
| 2bed | 87 | 68% |
| 3bed | 25 | 20% |

## TOTAL CARPARKING

|                     |       |
|---------------------|-------|
| Residential         | 154.0 |
| Residential Visitor | 26.0  |
| Service Vehicle     | 3.0   |
| Car Wash            | 3.0   |

**GROSS FLOOR AREA**

|            | Residential         |
|------------|---------------------|
| Basement 2 |                     |
| Basement 1 |                     |
| Ground     | 2,230.00 m2         |
| Level 1    | 2,444.00 m2         |
| Level 2    | 2,419.00 m2         |
| Level 3    | 2,426.00 m2         |
| Level 4    | 1,772.00 m2         |
| Level 5    | 724.00 m2           |
|            | 12,015.00 m2        |
|            | <b>12,015.00 m2</b> |

## UNITS

| 1Bed  | 2Bed | 3Bed | TOTAL<br>Units per<br>floor |
|-------|------|------|-----------------------------|
| 5     | 16   | 3    | 19                          |
| 3     | 17   | 6    | 26                          |
| 3     | 17   | 6    | 26                          |
| 3     | 17   | 6    | 26                          |
| 2     | 14   | 3    | 19                          |
|       | 6    | 1    | 7                           |
| 16    | 87   | 25   | 128                         |
| 16    | 87   | 25   | 128                         |
| Total |      |      | 128                         |

## CAR

| PARKING |  |
|---------|--|
|         |  |
|         |  |
| 92.00   |  |
| 92.00   |  |
|         |  |
|         |  |
|         |  |
|         |  |
| 184.00  |  |

## ADG CALCULATIONS

| Solar Access (>2 hrs) | No Solar Access | Cross Ventilated | Communal Open space (m2) | Deep Soil (m2) |
|-----------------------|-----------------|------------------|--------------------------|----------------|
| 17                    | 2               | 12               | 2936                     | 2759           |
| 18                    | 3               | 15               |                          |                |
| 18                    | 3               | 15               |                          |                |
| 18                    | 3               | 15               |                          |                |
| 15                    | 2               | 14               | 448                      |                |
| 5                     | 1               | 7                | 559                      |                |
| 91                    | 14              | 78               | 3943                     | 2759           |
| 71%                   | 11%             | 61%              | 57%                      | 40%            |

## CAR PARKING

|                  |                  |                     |      |              |              |
|------------------|------------------|---------------------|------|--------------|--------------|
|                  |                  | Residential per DCP |      |              |              |
| Staff/Residents  |                  | 16.0                | 87.0 | 50.0         | 153.0        |
| Visitors         | (1 per 5 units)  |                     |      |              | 26           |
| Service Vehicles | (1 per 40 units) |                     |      |              | 3            |
| Car Wash Bay     | (1 per 50 units) |                     |      |              | 3            |
|                  |                  |                     |      | <b>Total</b> | <b>184.4</b> |

## BICYCLES

|                 |            |              |             |
|-----------------|------------|--------------|-------------|
| Staff/Residents | 25.6       |              |             |
| Visitors        | 6.4        |              |             |
|                 | <b>0.0</b> | <b>Total</b> | <b>32.0</b> |

## NOTES

1. Residential Parking: When using RMS CBD (SubRegional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5
2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 1/Studio, 1/1Bed, 1/2Bed, 2/3Bed, 2/4Bed+, and Visitors at 1/5
3. Commercial Parking: When using Development Control Plan rates, carparking spaces are calculated at 1 for first 400m<sup>2</sup> and 1/120m<sup>2</sup> thereafter. For Retail and Café at 1 for first 400m<sup>2</sup> and 1/40m<sup>2</sup> thereafter
4. Serviced Apartments: When using Development Control Plan rates, carparking spaces are 1/unit and 2 spaces for employees
5. Bicycle spaces: When using 'NSW Planning Guidelines Walking and Cycling' rates, bicycle spaces are for Residents at a rate of 20% of units and Visitors 5% of units. Commercial at a rate of 3% of Staff and

CONTROL

|                                                  |                                                       |          |              |   |
|--------------------------------------------------|-------------------------------------------------------|----------|--------------|---|
| Floor Space Ratio                                | N/A                                                   |          | 1.75 : 1     |   |
| Gross Floor Area                                 | N/A                                                   |          | 12,015.00 m2 |   |
| Building Height                                  |                                                       |          | 18.00 m      | ✗ |
| Carparking (Commerical : DCP, Residential : DCP) |                                                       |          |              |   |
| <i>Residential</i>                               | 153.0 MIN                                             |          | 154.0        | ✓ |
| <i>Residential Visitor</i>                       | 25.6 MIN                                              |          | 26.0         | ✓ |
| <i>Service Vehicles</i>                          | 3 MIN                                                 |          | 3.0          | ✓ |
| <i>Car Wash Bay</i>                              | 2.6 MIN                                               |          | 3.0          | ✓ |
| <i>Total</i>                                     | 184 MIN                                               |          | 184.0        | ✓ |
| Bicycle Parking                                  | 32.00 MIN                                             |          | 34.0         | ✓ |
| Solar Access ( > 2hours)                         | 70% MIN                                               | 91       | 71%          | ✓ |
| No Solar Access ( 0 hours)                       | 15% MAX                                               | 14       | 11%          | ✓ |
| Cross Ventilation                                | 60% MIN                                               | 14       | 61%          | ✓ |
| Adapatable Units                                 |                                                       |          |              |   |
| <i>Adaptable</i>                                 | 10% MIN                                               | 14       | 10%          | ✓ |
| <i>Livable Housing Silver Level</i>              | 20% MIN                                               | 27       | 21%          | ✓ |
| Communal Open Space (DCP)                        | 15% MIN                                               | 3,943 m2 | 57.5%        | ✓ |
| Unit Storage                                     | <i>1Bed</i> 6 m3 MIN                                  |          | 6 m3         | ✓ |
|                                                  | <i>(min. half in unit, half in bas)</i> 2Bed 8 m3 MIN |          | 8 m3         | ✓ |
|                                                  | <i>3Bed+</i> 10 m3 MIN                                |          | 10 m3        | ✓ |

| Unit Number | Unit Type |    |    | Internal Area (m2) | External Area (m2) | Solar Access | Cross Flow | Storage Internal (m3) | Storage Basement (m3) | Adaptable | Livable | Unit Number | Unit Type |    |    | Internal Area (m2) | External Area (m2) | Solar Access | Cross Flow | Storage Internal (m3) | Storage Basement (m3) | Adaptable | Livable |
|-------------|-----------|----|----|--------------------|--------------------|--------------|------------|-----------------------|-----------------------|-----------|---------|-------------|-----------|----|----|--------------------|--------------------|--------------|------------|-----------------------|-----------------------|-----------|---------|
|             | 1b        | 2b | 3b |                    |                    |              |            |                       |                       |           |         |             | 1b        | 2b | 3b |                    |                    |              |            |                       |                       |           |         |
| Building A  |           |    |    |                    |                    |              |            |                       |                       |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| G.01A       | 1         |    |    | 55                 | 17                 | 1            |            | 3                     | 4                     | 1         | 1       | G.01B       | 1         |    |    | 72                 | 20                 | 1            | 1          | 6                     | 4                     |           |         |
| G.02A       |           | 1  |    | 79                 | 15                 | 1            | 1          | 4                     | 4                     |           |         | G.02B       | 1         |    |    | 70                 | 18                 |              |            | 4                     | 4                     |           |         |
| G.03A       |           |    | 1  | 79                 | 15                 | 1            | 1          | 4                     | 4                     |           |         | G.03B       | 1         |    |    | 81                 | 17                 | 1            | 1          | 4                     | 4                     |           |         |
| G.04A       | 1         |    |    | 50                 | 15                 | 1            |            | 3                     | 4                     | 1         | 1       | G.04B       | 1         |    |    | 81                 | 17                 | 1            | 1          | 4                     | 4                     |           |         |
| G.05A       |           | 1  |    | 72                 | 22                 | 1            | 1          | 6                     | 4                     |           |         | G.05B       | 1         |    |    | 70                 | 18                 |              |            | 4                     | 4                     |           |         |
| G.06A       |           | 1  |    | 75                 | 21                 | 1            | 1          | 4                     | 4                     |           |         | G.06B       | 1         |    |    | 96                 | 19                 |              | 1          | 9                     | 4                     |           |         |
| G.07A       | 1         |    |    | 52                 | 15                 |              |            | 3                     | 4                     |           | 1       | G.07B       |           | 1  |    | 109                | 21                 | 1            | 1          | 10                    | 4                     |           |         |
| G.08A       |           | 1  |    | 77                 | 17                 |              | 1          | 5                     | 4                     |           |         | G.08B       | 1         |    |    | 75                 | 15                 | 1            |            | 4                     | 4                     |           |         |
| G.09A       |           | 1  |    | 75                 | 20                 |              |            | 4                     | 4                     |           |         | G.09B       | 1         |    |    | 77                 | 15                 | 1            |            | 3                     | 4                     | 1         | 1       |
| G.10A       |           | 1  |    | 50                 | 15                 |              |            | 4                     | 4                     |           |         | 1.01B       | 1         |    |    | 80                 | 12                 | 1            | 1          | 6                     | 4                     |           |         |
| G.11A       | 1         |    |    | 50                 | 14                 | 1            |            | 3                     | 4                     |           |         | 1.02B       | 1         |    |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| G.12A       |           | 1  |    | 77                 | 19                 | 1            |            | 6                     | 4                     |           |         | 1.03B       | 1         |    |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| G.13A       |           | 1  |    | 80                 | 19                 | 1            |            | 4                     | 4                     |           |         | 1.04B       | 1         |    |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| G.14A       |           |    | 1  | 102                | 31                 | 1            | 1          | 7                     | 4                     |           |         | 1.05B       | 1         |    |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| G.15A       |           | 1  |    | 101                | 30                 | 1            | 1          | 7                     | 4                     |           |         | 1.06B       |           | 1  |    | 104                | 15                 |              | 1          | 9                     | 4                     |           |         |
| 1.01A       |           | 1  |    | 79                 | 11                 | 1            |            | 4                     | 4                     |           |         | 1.07B       | 1         | 1  |    | 109                | 17                 | 1            | 1          | 10                    | 4                     |           |         |
| 1.02A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         | 1.08B       |           | 1  |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           |         |
| 1.03A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         | 1.09B       | 1         |    |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           | 1       |
| 1.04A       |           | 1  |    | 81                 | 10                 | 1            |            | 4                     | 4                     |           |         | 1.10B       |           | 1  |    | 109                | 13                 | 1            | 1          | 10                    | 4                     |           |         |
| 1.05A       | 1         |    |    | 53                 | 15                 | 1            | 1          | 4                     | 4                     |           |         | 2.01B       | 1         |    |    | 80                 | 12                 | 1            | 1          | 6                     | 4                     |           |         |
| 1.06A       |           | 1  |    | 75                 | 15                 | 1            | 1          | 4                     | 4                     |           | 1       | 2.02B       | 1         |    |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| 1.07A       | 1         |    |    | 52                 | 8                  |              |            | 3                     | 4                     | 1         | 1       | 2.03B       | 1         |    |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| 1.08A       |           | 1  |    | 77                 | 10                 |              | 1          | 5                     | 4                     |           |         | 2.04B       | 1         |    |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| 1.09A       |           | 1  |    | 75                 | 13                 |              |            | 4                     | 4                     |           | 1       | 2.05B       |           | 1  |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| 1.10A       |           | 1  |    | 87                 | 10                 |              |            | 9                     | 4                     |           |         | 2.06B       |           |    | 1  | 104                | 15                 |              | 1          | 9                     | 4                     |           |         |
| 1.11A       |           | 1  |    | 55                 | 10                 |              | 1          | 4                     | 4                     |           |         | 2.07B       |           | 1  |    | 109                | 17                 | 1            | 1          | 10                    | 4                     |           |         |
| 1.12A       |           |    | 1  | 98                 | 14                 | 1            | 1          | 8                     | 4                     |           |         | 2.08B       |           | 1  |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           |         |
| 1.13A       |           | 1  |    | 77                 | 13                 | 1            |            | 6                     | 4                     |           |         | 2.09B       |           | 1  |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           | 1       |
| 1.14A       |           | 1  |    | 80                 | 13                 | 1            |            | 4                     | 4                     | 1         | 1       | 2.10B       |           | 1  |    | 109                | 13                 | 1            | 1          | 10                    | 4                     |           |         |
| 1.15A       |           |    | 1  | 102                | 20                 | 1            | 1          | 7                     | 4                     |           |         | 3.01B       |           | 1  |    | 80                 | 12                 | 1            | 1          | 6                     | 4                     |           |         |
| 1.16A       |           |    | 1  | 101                | 16                 | 1            | 1          | 7                     | 4                     |           |         | 3.02B       |           | 1  |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| 2.01A       |           | 1  |    | 79                 | 11                 | 1            |            | 4                     | 4                     |           |         | 3.03B       |           | 1  |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| 2.02A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         | 3.04A       |           | 1  |    | 81                 | 13                 | 1            | 1          | 4                     | 4                     |           |         |
| 2.03A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         | 3.05B       |           | 1  |    | 78                 | 12                 |              |            | 5                     | 4                     |           |         |
| 2.04A       |           | 1  |    | 81                 | 10                 | 1            |            | 4                     | 4                     |           |         | 3.06B       |           |    | 1  | 104                | 15                 |              | 1          | 9                     | 4                     |           |         |
| 2.05A       |           | 1  |    | 53                 | 15                 | 1            | 1          | 4                     | 4                     |           |         | 3.07B       |           | 1  |    | 109                | 17                 | 1            | 1          | 10                    | 4                     |           |         |
| 2.06A       |           | 1  |    | 75                 | 15                 | 1            | 1          | 4                     | 4                     |           | 1       | 3.08B       |           | 1  |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           |         |
| 2.07A       |           | 1  |    | 52                 | 8                  |              |            | 3                     | 4                     | 1         | 1       | 3.09B       |           | 1  |    | 75                 | 11                 | 1            |            | 4                     | 4                     |           | 1       |
| 2.08A       |           | 1  |    | 77                 | 10                 |              | 1          | 5                     | 4                     |           |         | 3.10B       |           |    | 1  | 109                | 13                 | 1            | 1          | 10                    | 4                     |           |         |
| 2.09A       |           | 1  |    | 75                 | 13                 |              |            | 4                     | 4                     |           | 1       | 4.01B       |           |    | 1  | 108                | 15                 | 1            | 1          | 7                     | 4                     |           |         |
| 2.10A       |           | 1  |    | 87                 | 10                 |              |            | 9                     | 4                     |           |         | 4.02B       |           | 1  |    | 86                 | 10                 | 1            | 1          | 4                     | 4                     |           |         |
| 2.11A       |           |    | 1  | 55                 | 10                 |              | 1          | 4                     | 4                     |           |         | 4.03B       |           | 1  |    | 79                 | 15                 | 1            | 1          | 4                     | 4                     |           |         |
| 2.12A       |           |    | 1  | 98                 | 14                 | 1            | 1          | 8                     | 4                     |           |         | 4.04B       |           | 1  |    | 81                 | 10                 | 1            | 1          | 8                     | 4                     |           |         |
| 2.13A       |           | 1  |    | 77                 | 13                 | 1            |            | 6                     | 4                     |           | 1       | 4.05B       |           | 1  |    | 75                 | 11                 | 1            | 1          | 5                     | 4                     |           |         |
| 2.14A       |           |    | 1  | 80                 | 13                 | 1            |            | 4                     | 4                     | 1         | 1       | 4.06B       |           | 1  |    | 75                 | 10                 | 1            | 1          | 4                     | 4                     |           |         |
| 2.15A       |           |    | 1  | 102                | 20                 | 1            | 1          | 7                     | 4                     |           | 1       | Totals      | 1         | 33 | 11 |                    |                    |              |            |                       |                       | 1         | 25      |
| 2.16A       |           |    | 1  | 101                | 16                 | 1            | 1          | 7                     | 4                     |           |         |             |           | 45 |    |                    |                    | 32           | 29         |                       |                       |           |         |
| 3.01A       |           | 1  |    | 79                 | 11                 | 1            |            | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.02A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.03A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.04A       |           | 1  |    | 81                 | 10                 | 1            |            | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.05A       |           | 1  |    | 53                 | 15                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.06A       |           | 1  |    | 75                 | 15                 | 1            | 1          | 4                     | 4                     |           | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.07A       |           | 1  |    | 52                 | 8                  |              |            | 3                     | 4                     | 1         | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.08A       |           | 1  |    | 77                 | 10                 |              | 1          | 5                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.09A       |           | 1  |    | 75                 | 13                 |              |            | 4                     | 4                     |           | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.10A       |           | 1  |    | 87                 | 10                 |              |            | 9                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.11A       |           | 1  |    | 55                 | 10                 |              | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.12A       |           |    | 1  | 98                 | 14                 | 1            | 1          | 8                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.13A       |           | 1  |    | 77                 | 13                 | 1            |            | 6                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           | 1       |
| 3.14A       |           | 1  |    | 80                 | 13                 | 1            |            | 4                     | 4                     |           | 1       | 1           |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.15A       |           |    | 1  | 102                | 20                 | 1            | 1          | 7                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 3.16A       |           |    | 1  | 101                | 16                 | 1            | 1          | 7                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.01A       |           | 1  |    | 79                 | 11                 | 1            |            | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.02A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.03A       |           | 1  |    | 80                 | 12                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.04A       |           | 1  |    | 81                 | 10                 | 1            |            | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.05A       |           | 1  |    | 53                 | 15                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.06A       |           | 1  |    | 81                 | 11                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.07A       |           | 1  |    | 54                 | 12                 |              |            | 3                     | 4                     | 1         | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.08A       |           | 1  |    | 75                 | 13                 |              | 1          | 5                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.09A       |           | 1  |    | 84                 | 12                 |              |            | 7                     | 4                     |           | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.10A       |           | 1  |    | 77                 | 23                 | 1            | 1          | 4                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.11A       |           |    | 1  | 80                 | 13                 | 1            |            | 4                     | 4                     | 1         | 1       |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.12A       |           |    | 1  | 102                | 20                 | 1            | 1          | 7                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 4.13A       |           |    | 1  | 101                | 16                 | 1            | 1          | 7                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.01A       |           | 1  |    | 80                 | 21                 | 1            |            | 10                    | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.02A       |           | 1  |    | 76                 | 23                 | 1            |            | 6                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.03A       |           | 1  |    | 87                 | 30                 | 1            | 1          | 10                    | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.04A       |           | 1  |    | 80                 | 22                 |              | 1          | 7                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.05A       |           | 1  |    | 80                 | 26                 |              |            | 5                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.06A       |           | 1  |    | 78                 | 26                 |              | 1          | 5                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| 5.07A       |           |    | 1  | 105                | 44                 | 1            | 1          | 8                     | 4                     |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |
| Totals      | 13        | 56 | 14 |                    |                    |              | 58         | 46                    |                       |           | 11      |             |           |    |    |                    |                    |              |            |                       |                       |           | 21      |
|             |           |    | 83 |                    |                    |              |            |                       |                       |           |         |             |           |    |    |                    |                    |              |            |                       |                       |           |         |

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**Notes**

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



REV C

|   |                         |        |    |
|---|-------------------------|--------|----|
| C | DEVELOPMENT APPLICATION | 090222 | ZB |
| B | DEVELOPMENT APPLICATION | 210921 | ZB |
| A | DEVELOPMENT APPLICATION | 021220 | ZB |

| Rev     | Description | Date | App'd |
|---------|-------------|------|-------|
| Project |             |      |       |

## RESIDENTIAL FLAT

## BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



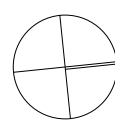
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

## COMPLIANCE CALCULATIONS

Checked/Approved

####  
Scale  
1:0.80, 1:1  
@A1 Sheet Size



|                                |                |          |
|--------------------------------|----------------|----------|
| Project Number                 | Drawing Number | Revision |
| <b>19107</b>                   | <b>DA-1428</b> | <b>C</b> |
| Status                         |                |          |
| <b>DEVELOPMENT APPLICATION</b> |                |          |

19107 96-98 Lethbridge St and 42-46 Evan Street Penrith\_Council Response T1/02/20226.08 Ph