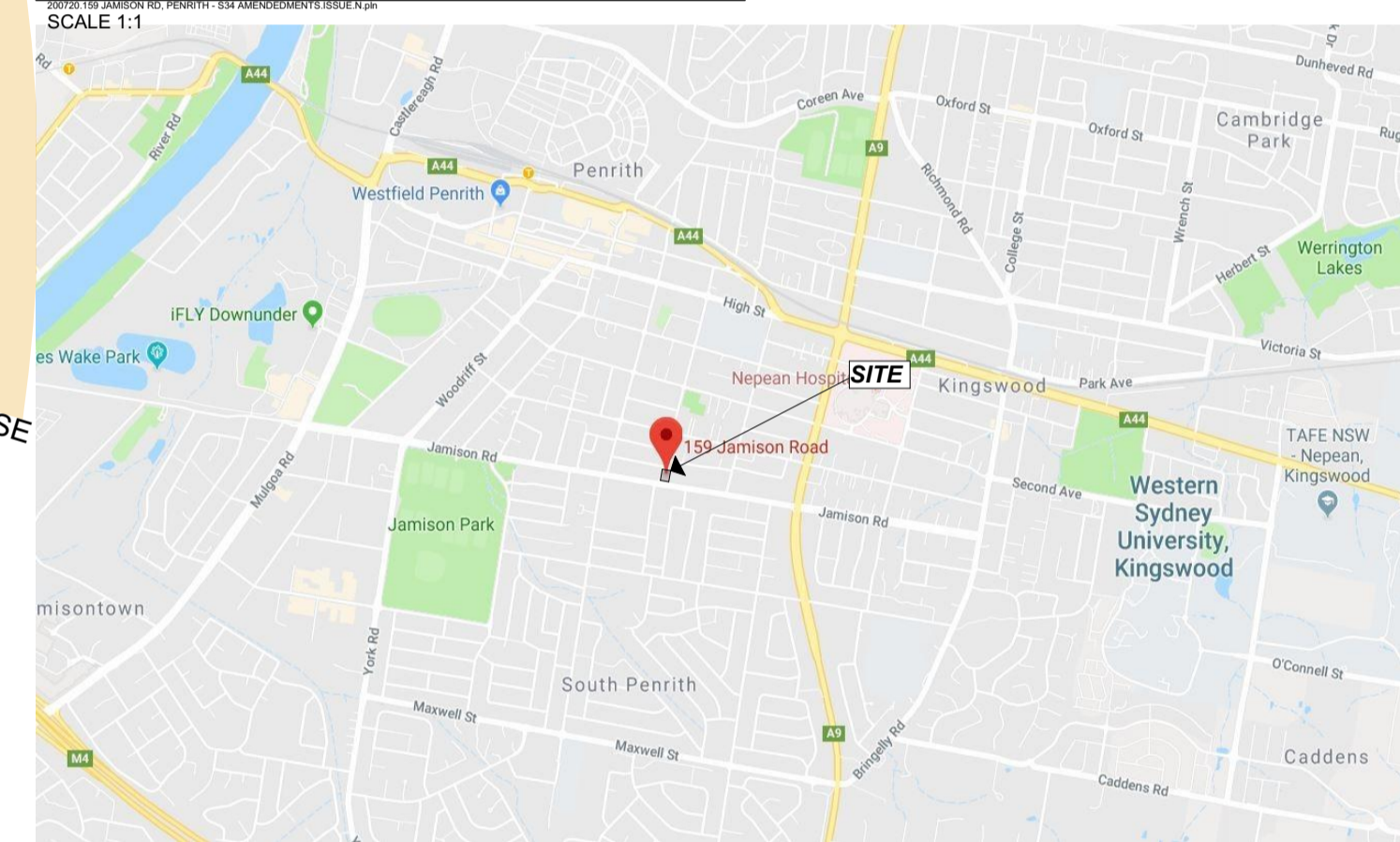


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Drawing No:	Description	Issue / Revision
S34 1001	SITE ANALYSIS PLAN	PROVIDED
S34 1002	SITE PLAN	PROVIDED
S34 1201	EVACUATION PLAN	PROVIDED
S34 1202	DEMOLITION PLAN	PROVIDED
S34 2000	BASEMENT PLAN	PROVIDED
S34 2001	GROUND FLOOR PLAN	PROVIDED
S34 2002	LEVEL 1	PROVIDED
S34 2003	ROOF PLAN	PROVIDED
S34 2004	GFA COMARISON	PROVIDED
S34 2005	MEASURED ROOM AREAS	PROVIDED
S34 2006	DUAL OCCUPANCY COMPARISON	PROVIDED
S34 2007	LANDSCAPE COMPARISON	PROVIDED
S34 3001	ELEVATIONS	PROVIDED
S34 3002	STREETSCAPE	PROVIDED
S34 3003	SECTIONS	PROVIDED
S34 4001	JUNE EQUINOX	PROVIDED
S34 6301	FINISHES SCHEDULE	PROVIDED

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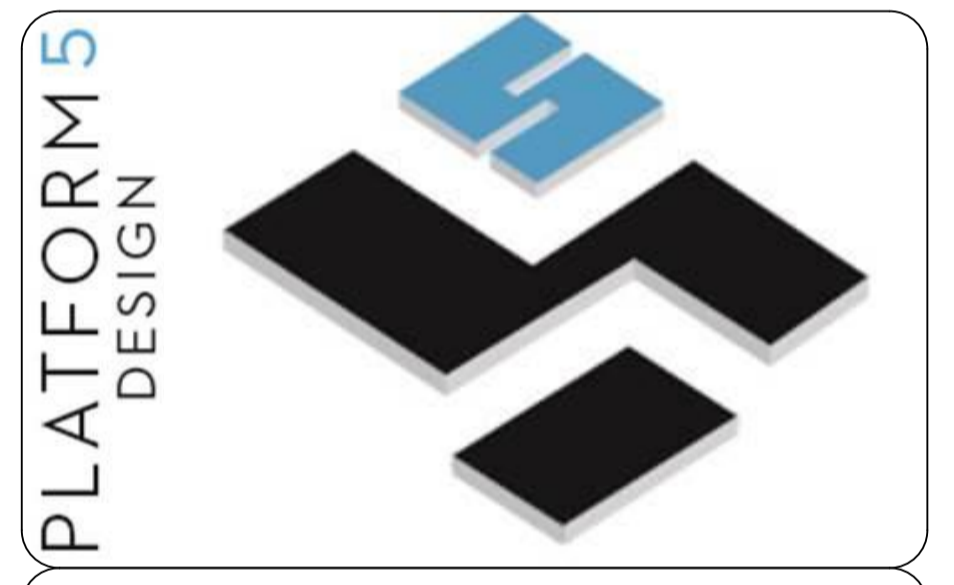
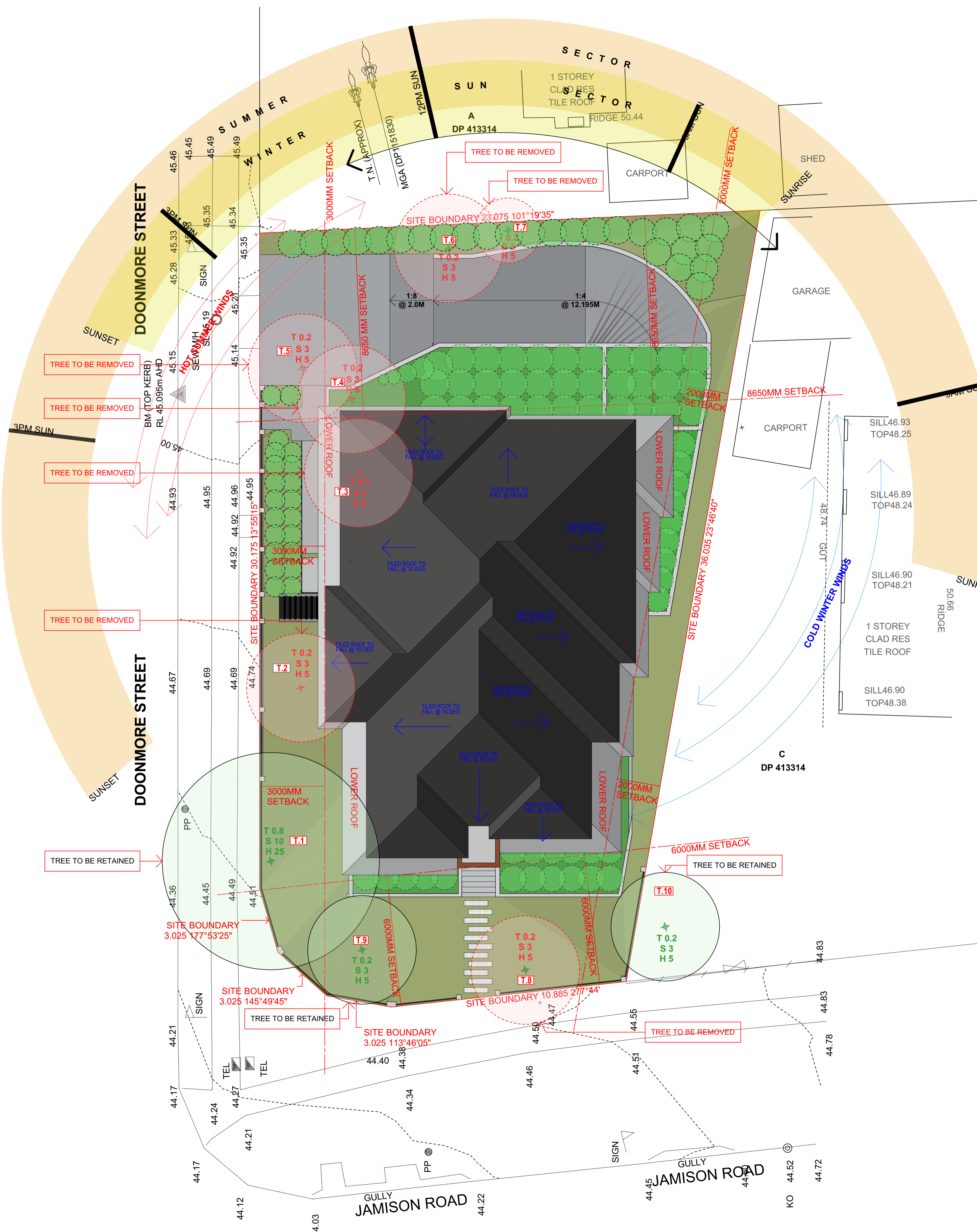
LOCATION MAP



VIEW ALONG CORNER OF JAMISON ROAD & DOONMORE STREET



VIEW ALONG DOONMORE STREET



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 WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE
 159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT
 ALPHA ENGINEERING AND DEVELOPMENTS P/L

REV	DESCRIPTION	DATE
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N	SECTION 34 AMENDMENTS	16-07-20

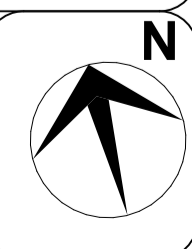
DRAWING TITLE: **SITE ANALYSIS PLAN**
 PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 1001**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE

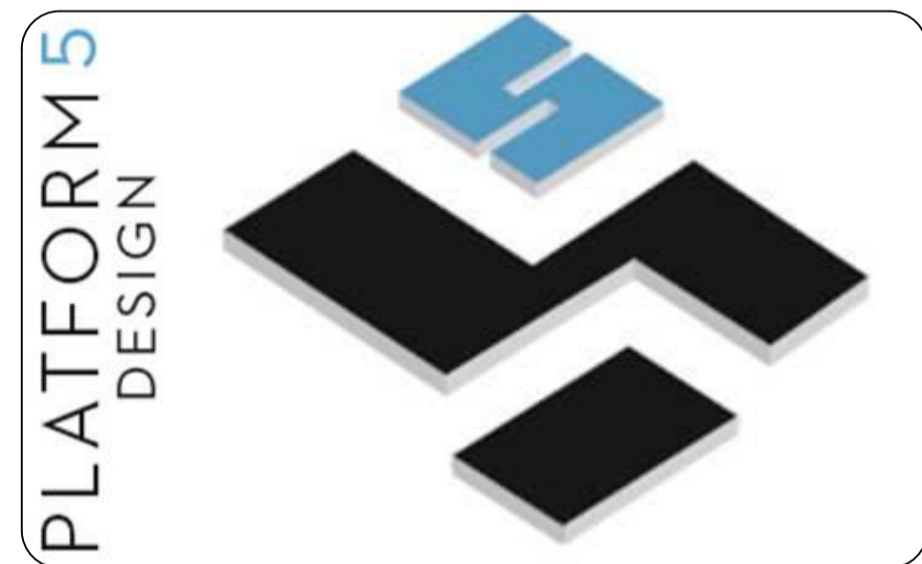
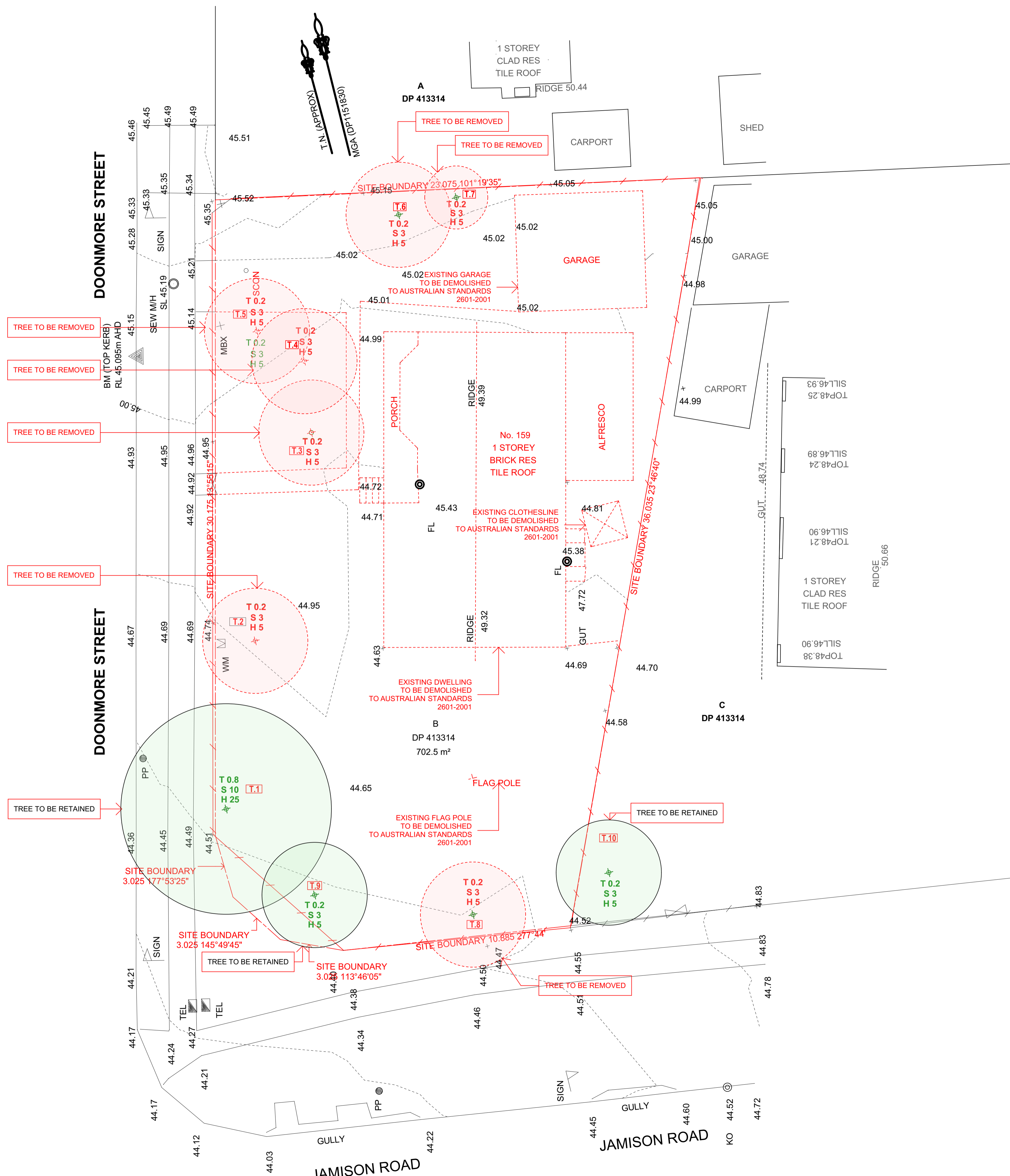


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ALL DEMOLITION ON SITE TO BE AS PER AUSTRALIAN STANDARDS 2601 - 2001



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N	SECTION 34 AMENDMENTS	16-07-20

DRAWING TITLE: **DEMOLITION PLAN** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 1202**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE

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 Liverpool, NSW-2170
 Phone: +61 2 8729 2288
 Mob: 043341 1889
 Email: info@duralgroup.com.au

20 July 2020

Alpha Engineering & Development
 16 Railway Parade
 Burwood, NSW 2134

Attention: **Mr. Jean Jose Mauad**

Dear Jean,

BASIX Statement of Compliance

SUBJECT PREMISES : 159 Jamison Road, Penrith, NSW-2750

This BASIX declaration has been prepared for the Alpha Engineering & Development at 159 Jamison Road, Penrith

We confirm that the proposed design can comply with all applicable requirements of NCC 2019

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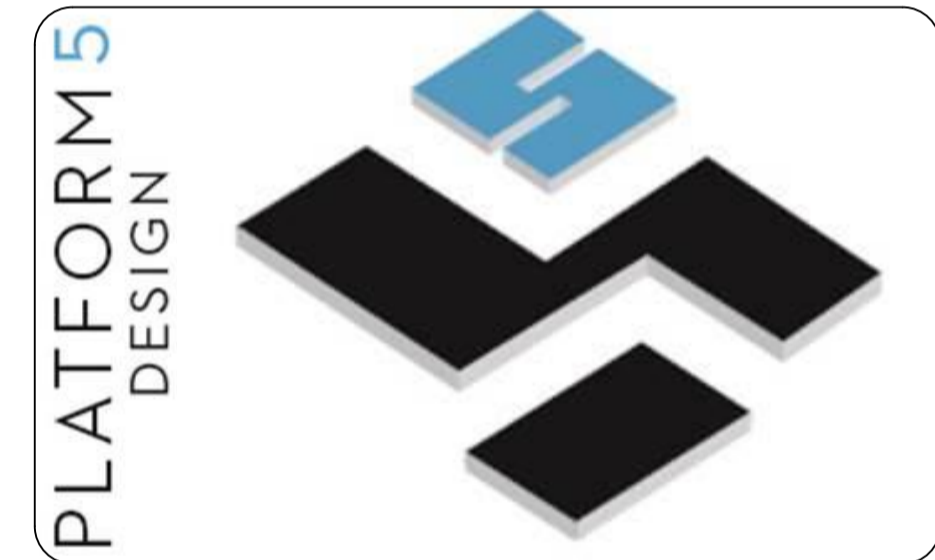
We have enclosed Draft Basix for consideration

Full Name of Designer: Mahbub Hassan
Qualifications: BSc(Eng), MEng(ME), MIEAust, CpEng, NER (02) 8729 2288
Business Telephone No:
Name of Employer: Dural Group Pty Ltd

Yours sincerely,

Mahbub Hassan
 ESD & Mechanical Engineer

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PROJECT TITLE
 159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT
 ALPHA ENGINEERING AND DEVELOPMENTS P/L

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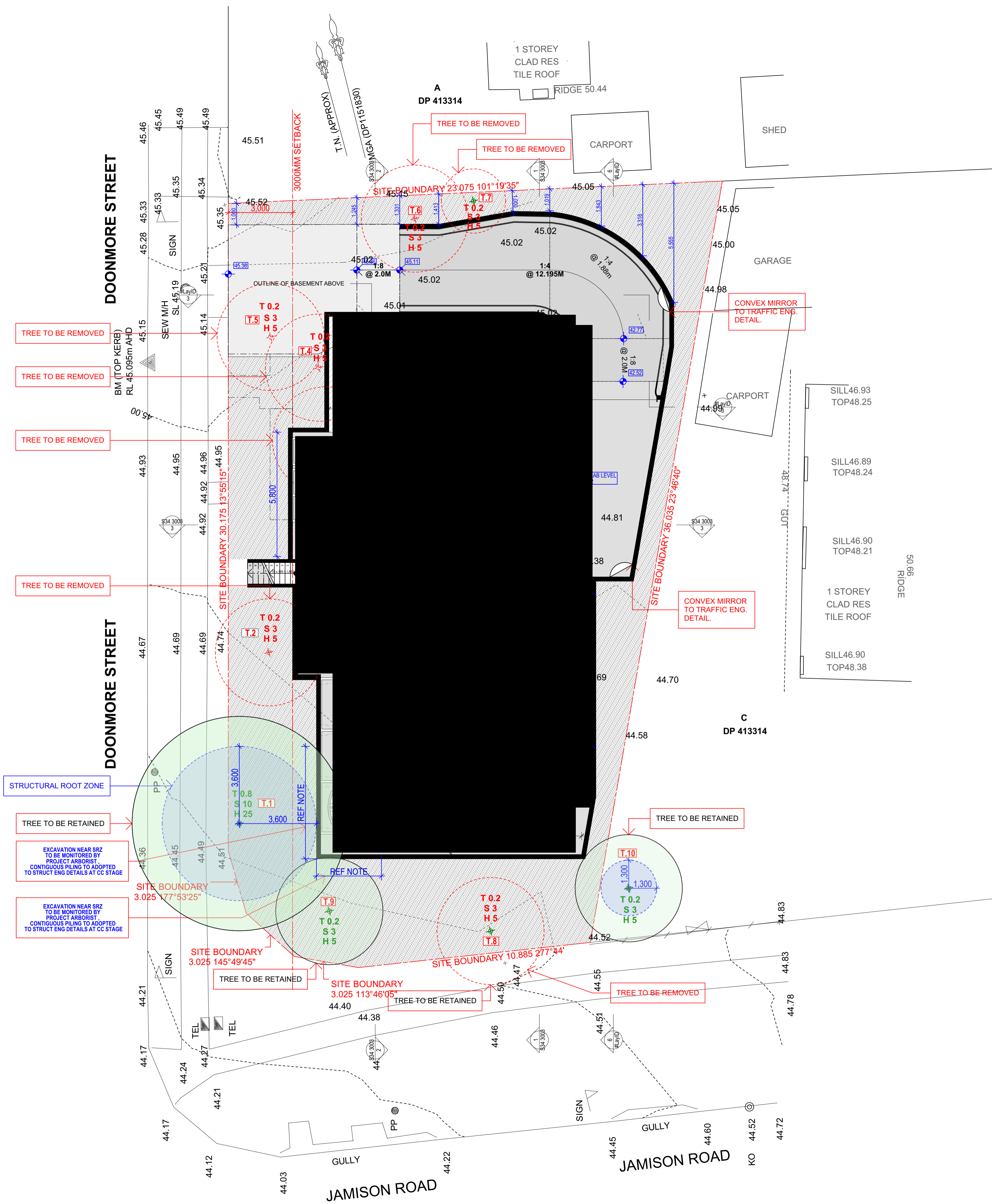
DRAWING TITLE: **BASEMENT PLAN** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2000**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE



BASEMENT LEVEL

SCALE 1:100

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20 July 2020

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 16 Railway Parade
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Dear Jean,

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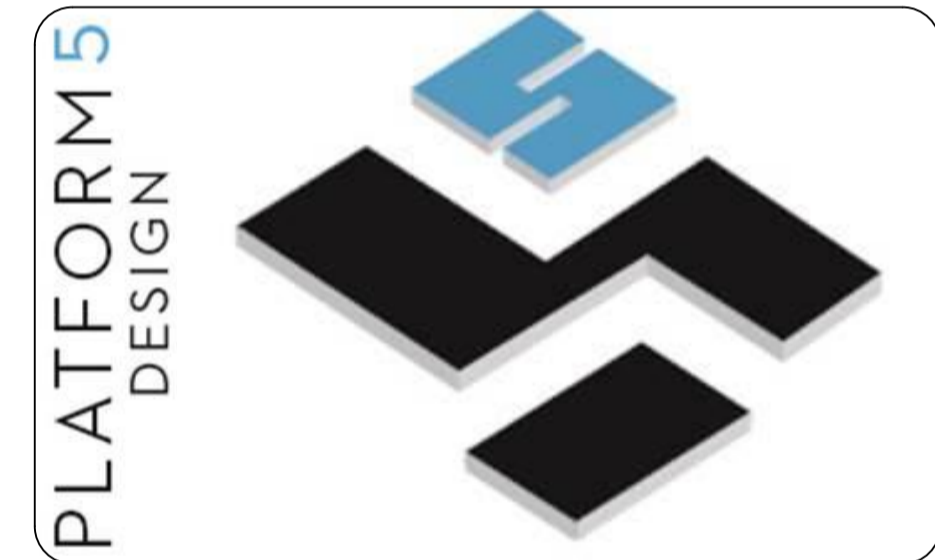
We have enclosed Draft Basix for consideration

Full Name of Designer: Mahbub Hassan
Qualifications: BSc(Eng), MEng(ME), MIE Aust, CpEng, NER (02) 8729 2288
Business Telephone No:
Name of Employer: Dural Group Pty Ltd

Yours sincerely,

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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

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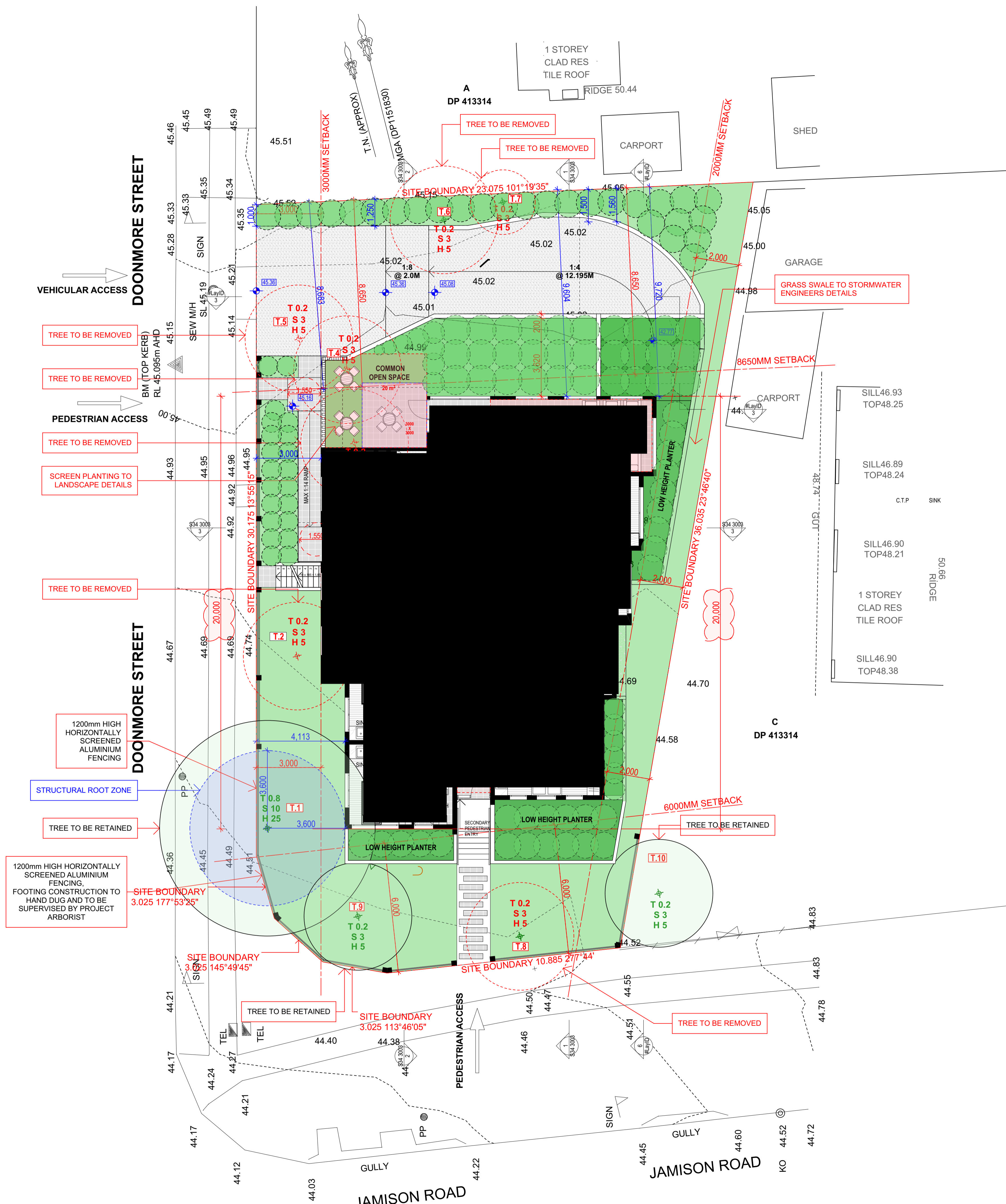
DRAWING TITLE: **GROUND FLOOR PLAN** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2001**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE



GROUND FLOOR
 SCALE 1:100

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20 July 2020

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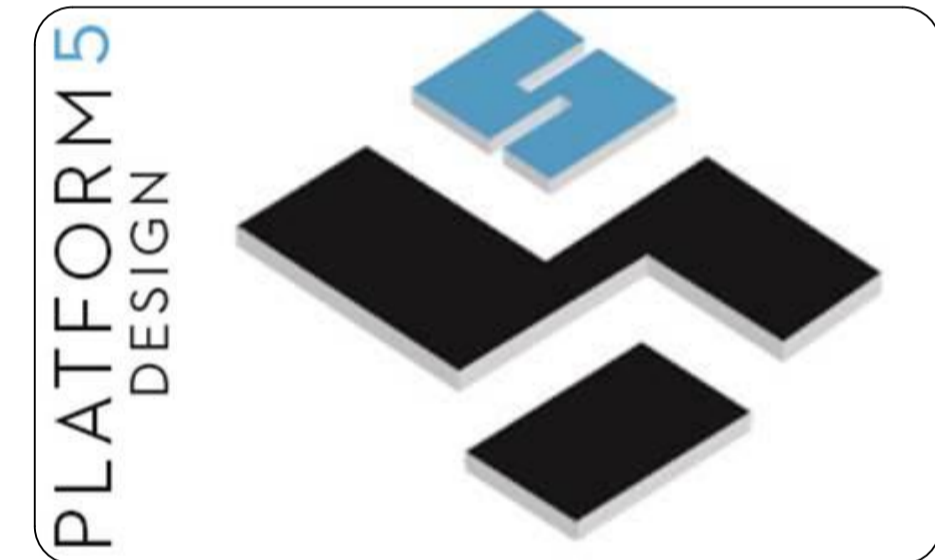
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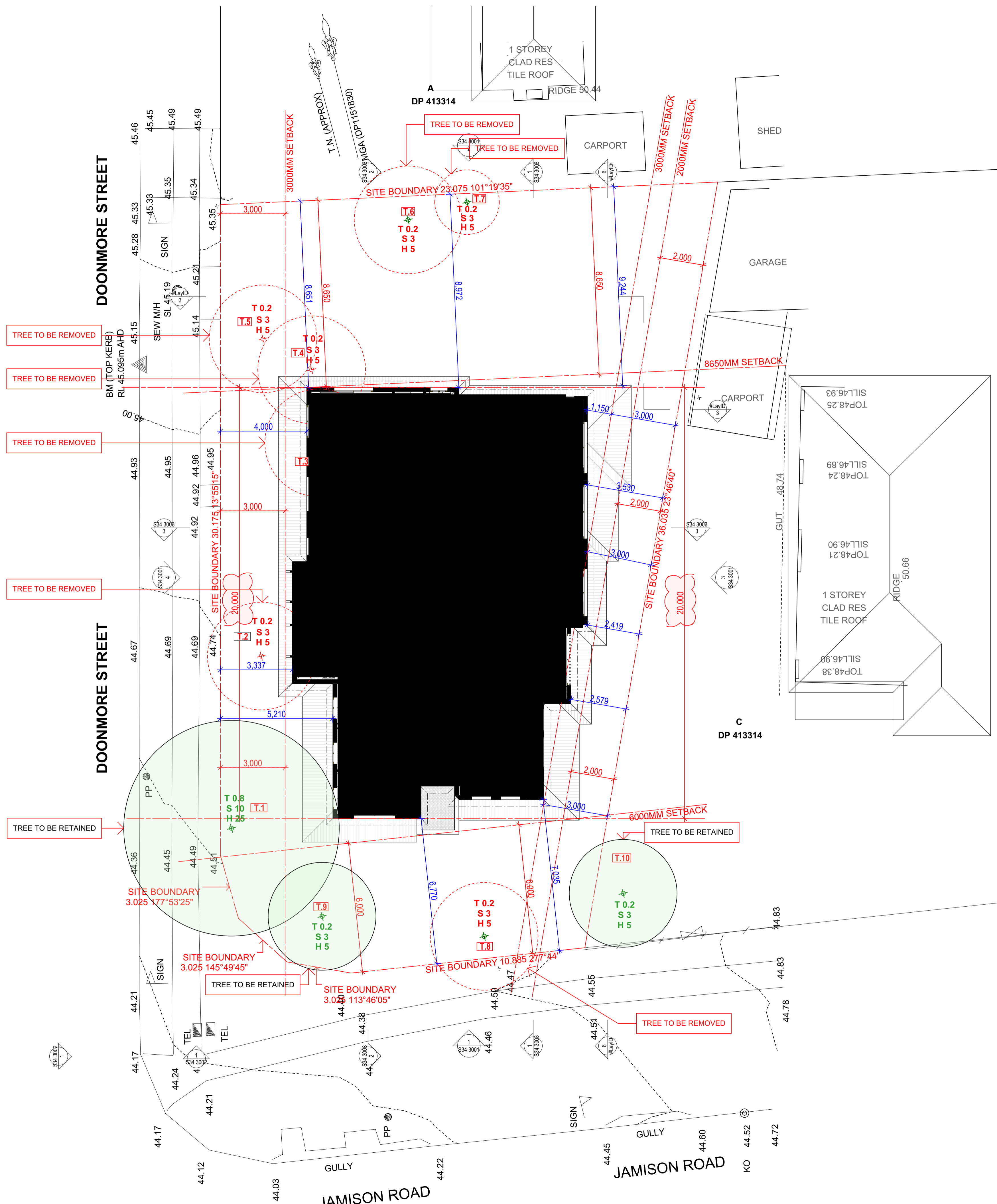
DRAWING TITLE: **LEVEL 1** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2002**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE



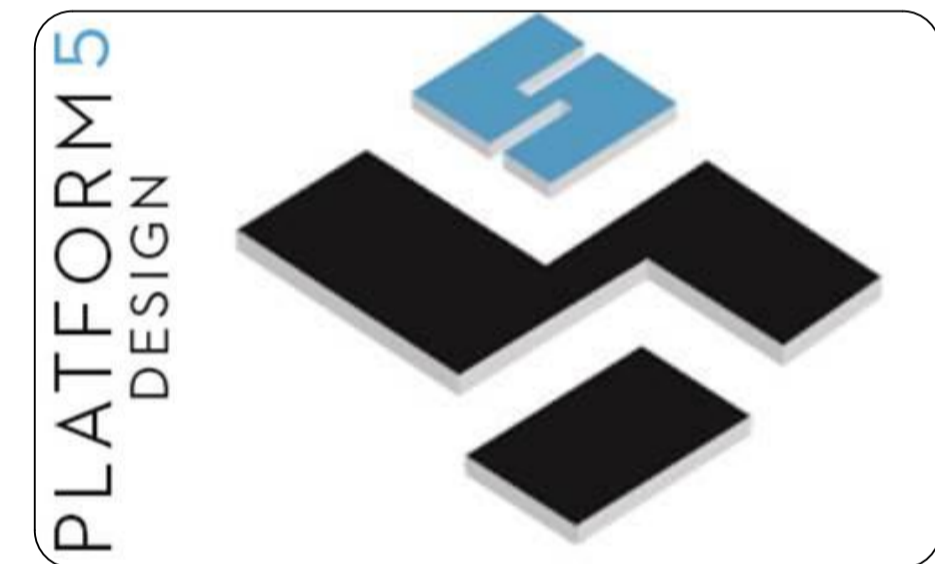
FIRST FLOOR

SCALE 1:100

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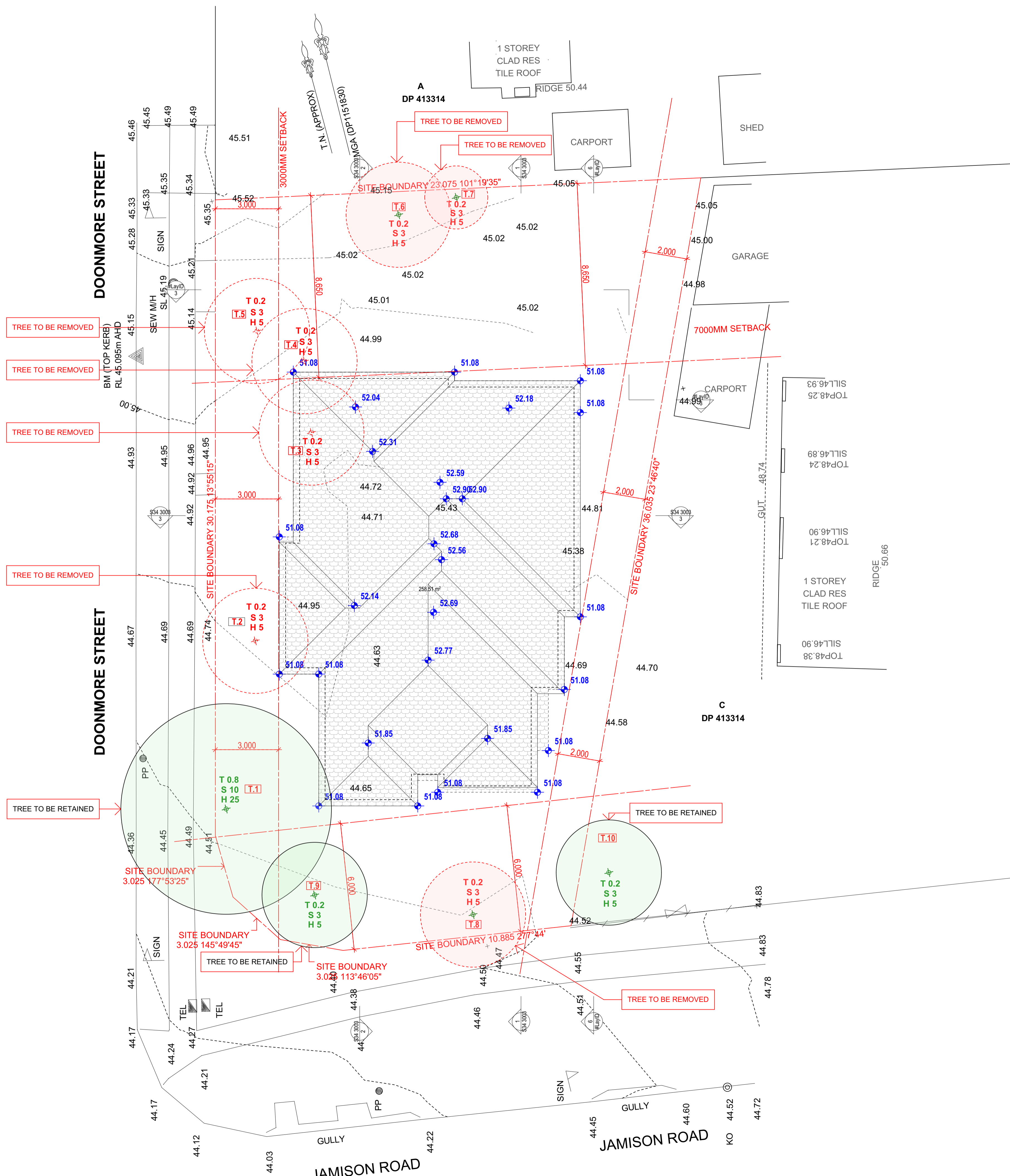
DRAWING TITLE: **ROOF PLAN** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2003**

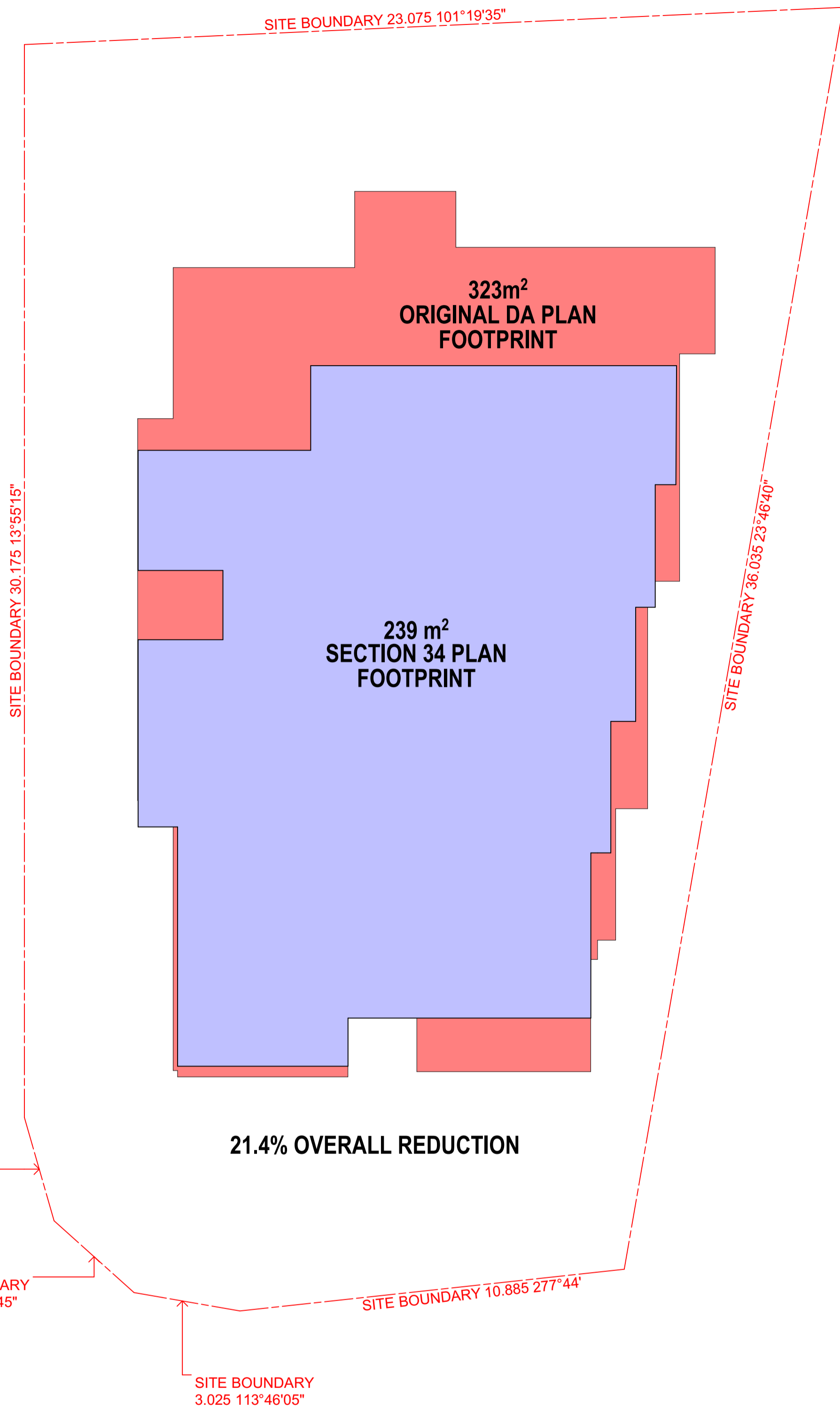
DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE



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21.4% OVERALL REDUCTION

SITE BOUNDARY 3.025 177°53'25"

SITE BOUNDARY 3.025 145°49'45"

SITE BOUNDARY 3.025 113°46'05"

SITE BOUNDARY 10.885 277°44"

SITE BOUNDARY 36.035 23°46'40"

GROUND FLOOR PLAN COMPARISON

BUILDING FOOT PRINT DIAGRAM

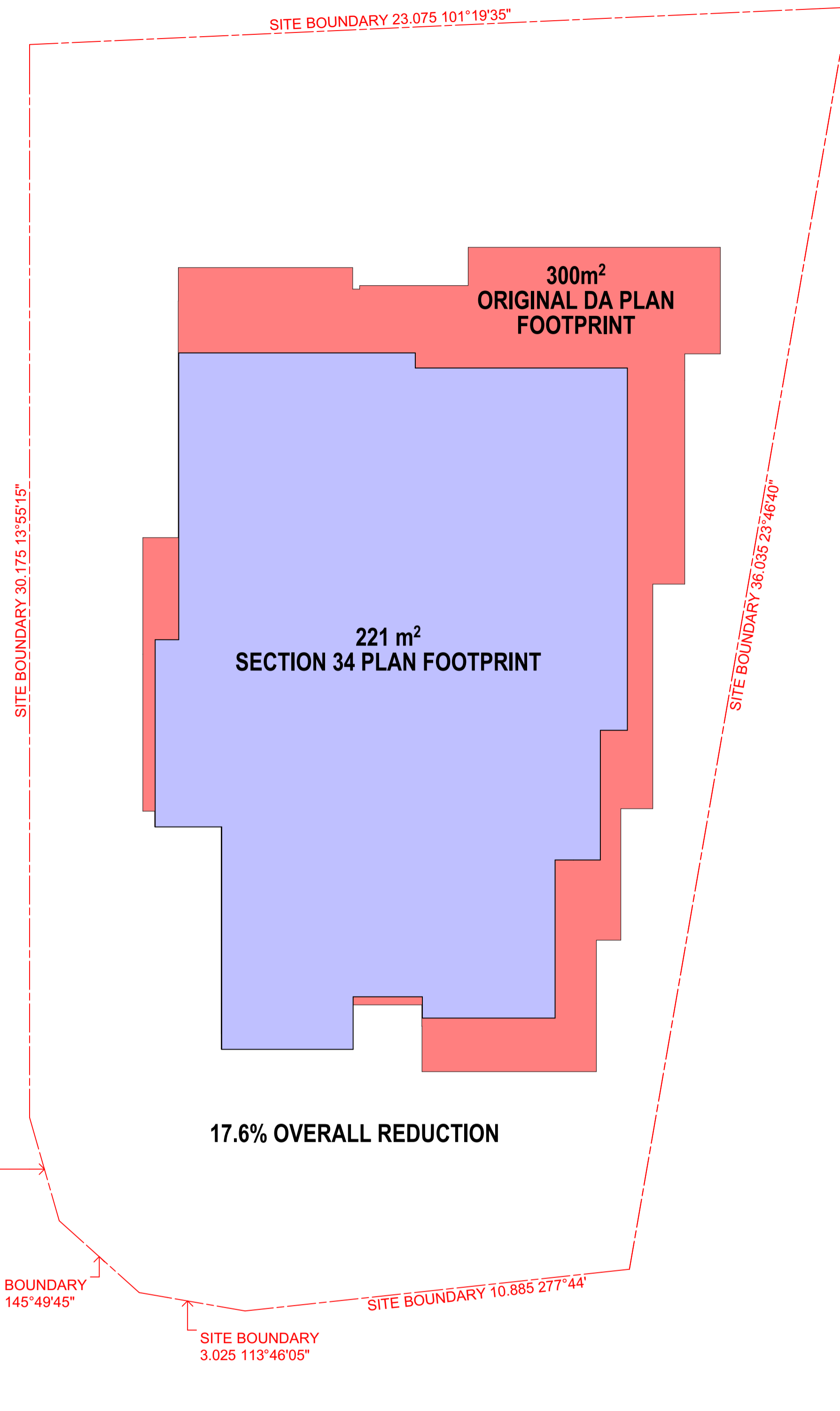
SCALE 1:100



DA APPLICATION SUBMITTED FOOT-PRINT



AMENDED SECTION 34 PLAN FOOT-PRINT



17.6% OVERALL REDUCTION

SITE BOUNDARY 3.025 177°53'25"

SITE BOUNDARY 3.025 145°49'45"

SITE BOUNDARY 3.025 113°46'05"

SITE BOUNDARY 10.885 277°44"

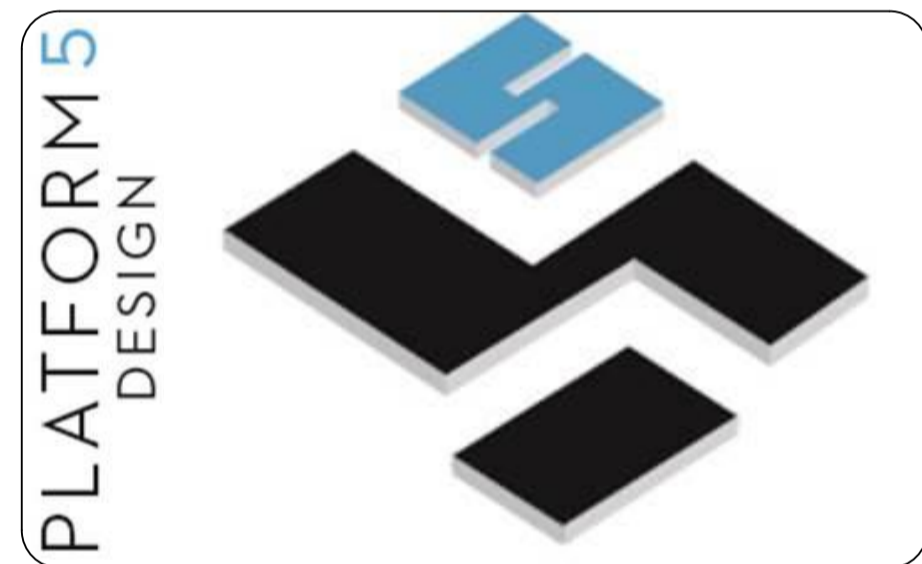
SITE BOUNDARY 36.035 23°46'40"

LEVEL ONE FLOOR PLAN COMPARISON

BUILDING FOOT PRINT DIAGRAM

SCALE 1:100

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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

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N	SECTION 34 AMENDMENTS	16-07-20

DRAWING TITLE: **GFA COMARISON**

PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2004**

DATE OF ISSUE: **20/07/2020**

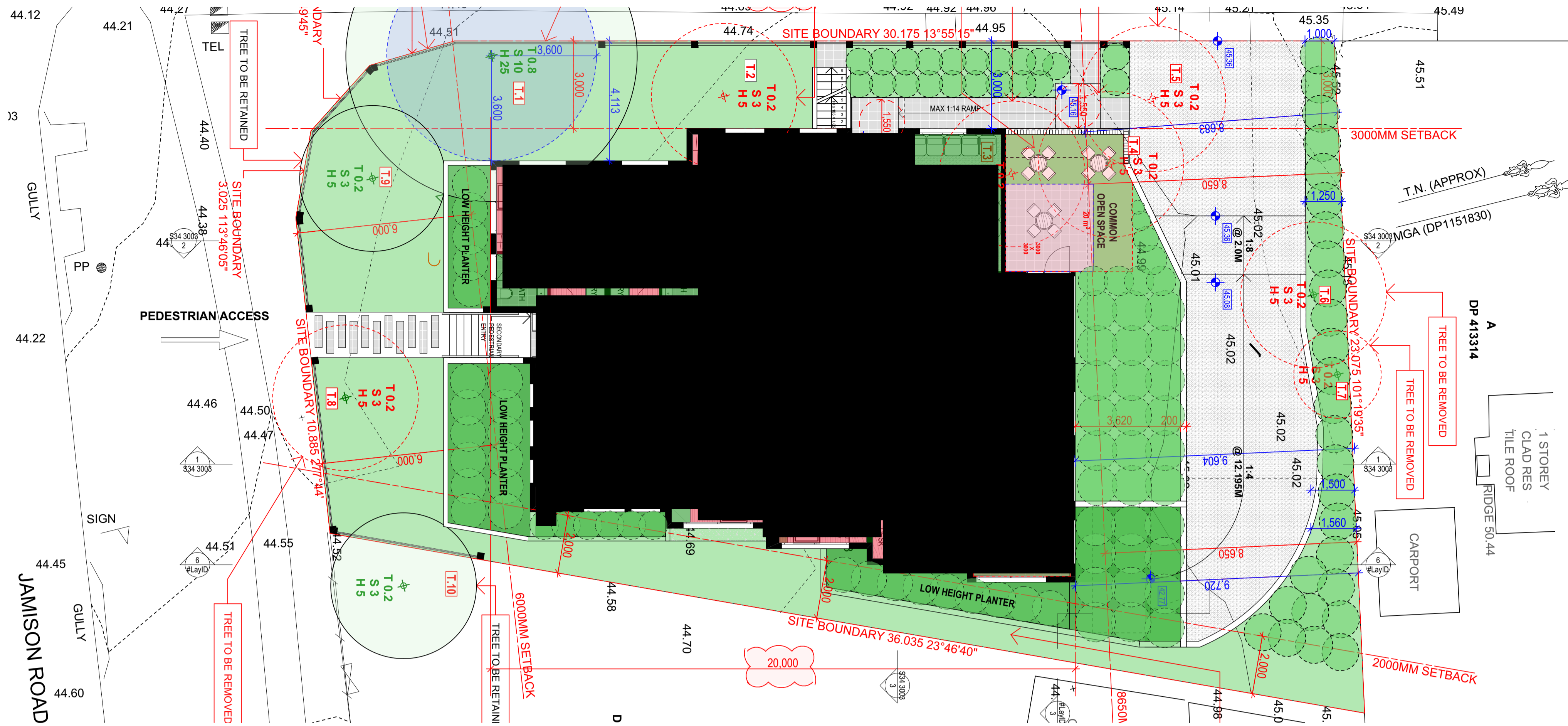
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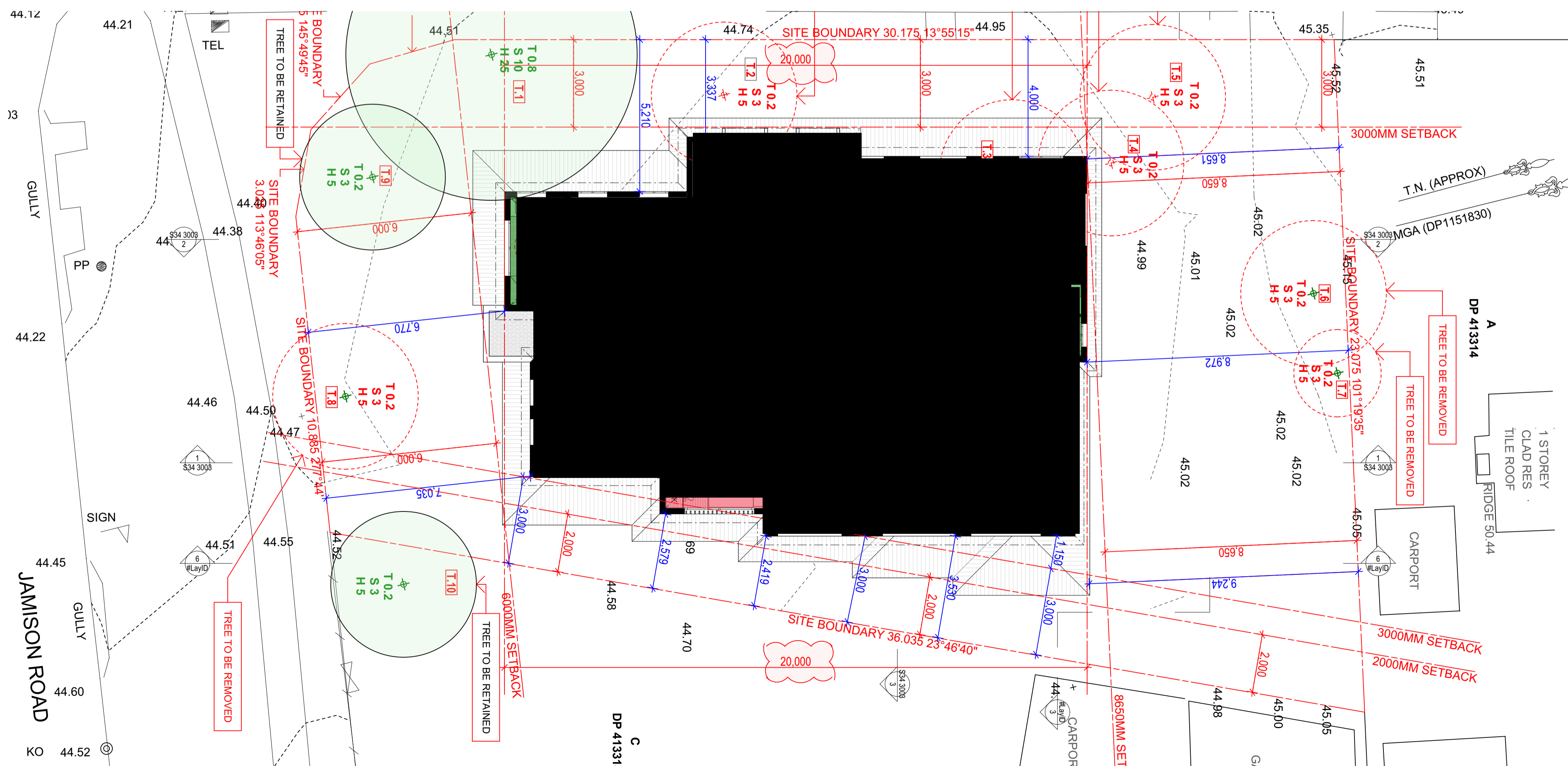
SCALE: **AS SHOWN**

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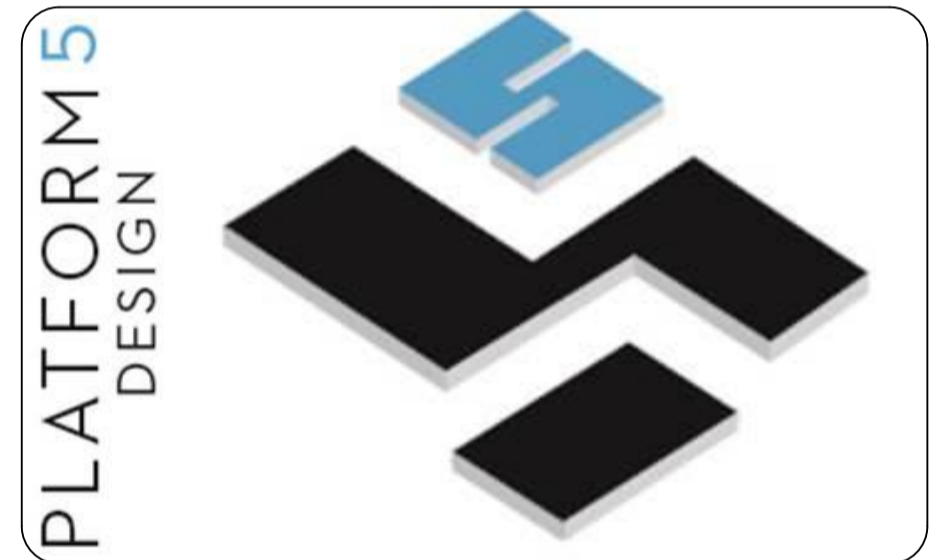


**MEASURED ROOM AREAS
 FIRST FLOOR - 1:100 @ A1**



**MEASURED ROOM AREAS
 GROUND FLOOR - 1:100 @ A1**

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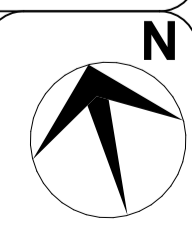
DRAWING TITLE: **MEASURED ROOM AREAS** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2005**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

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2.2 Dual Occupancies

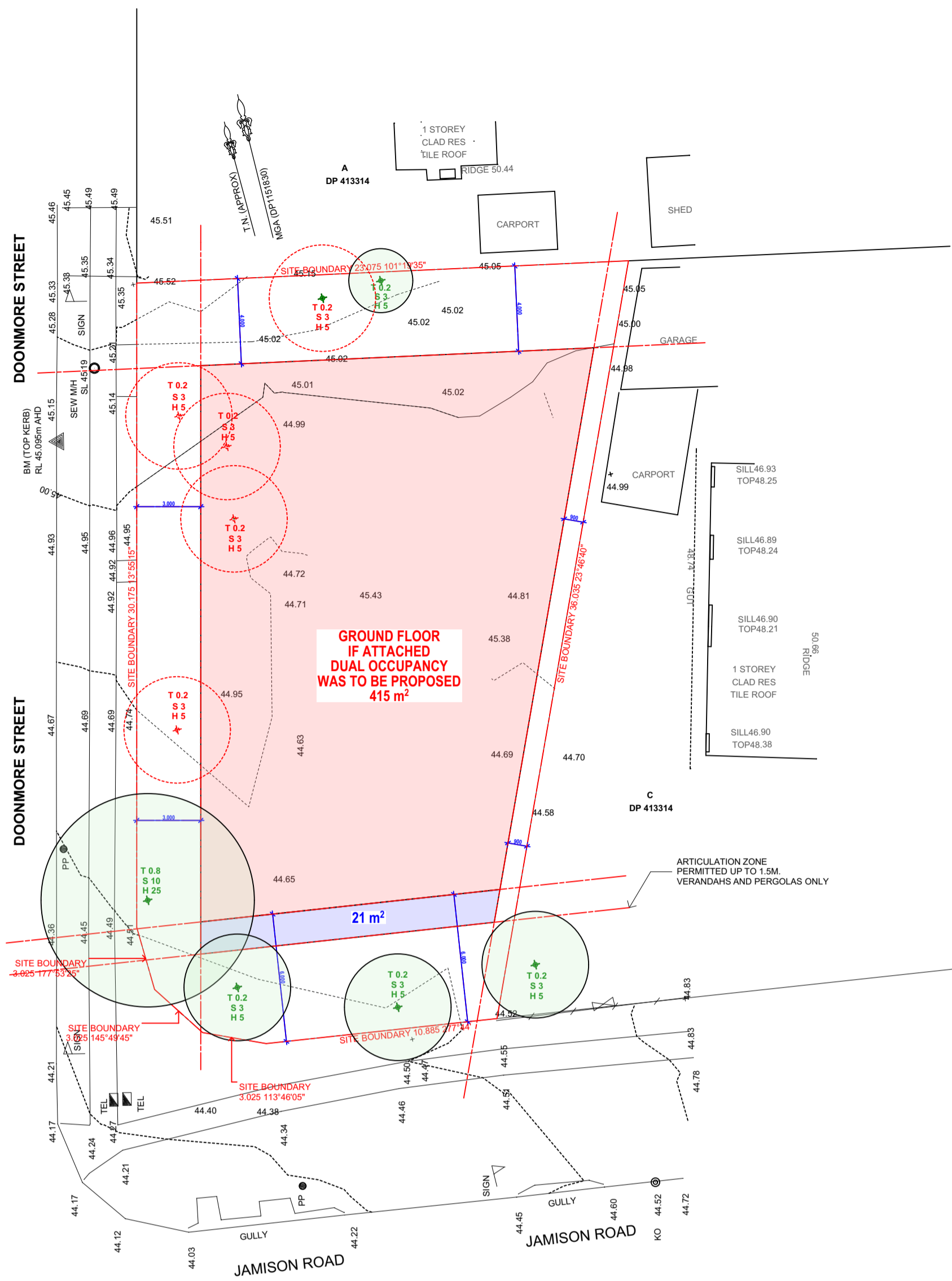
2.2.5 Front and Rear Setbacks

A. Objective

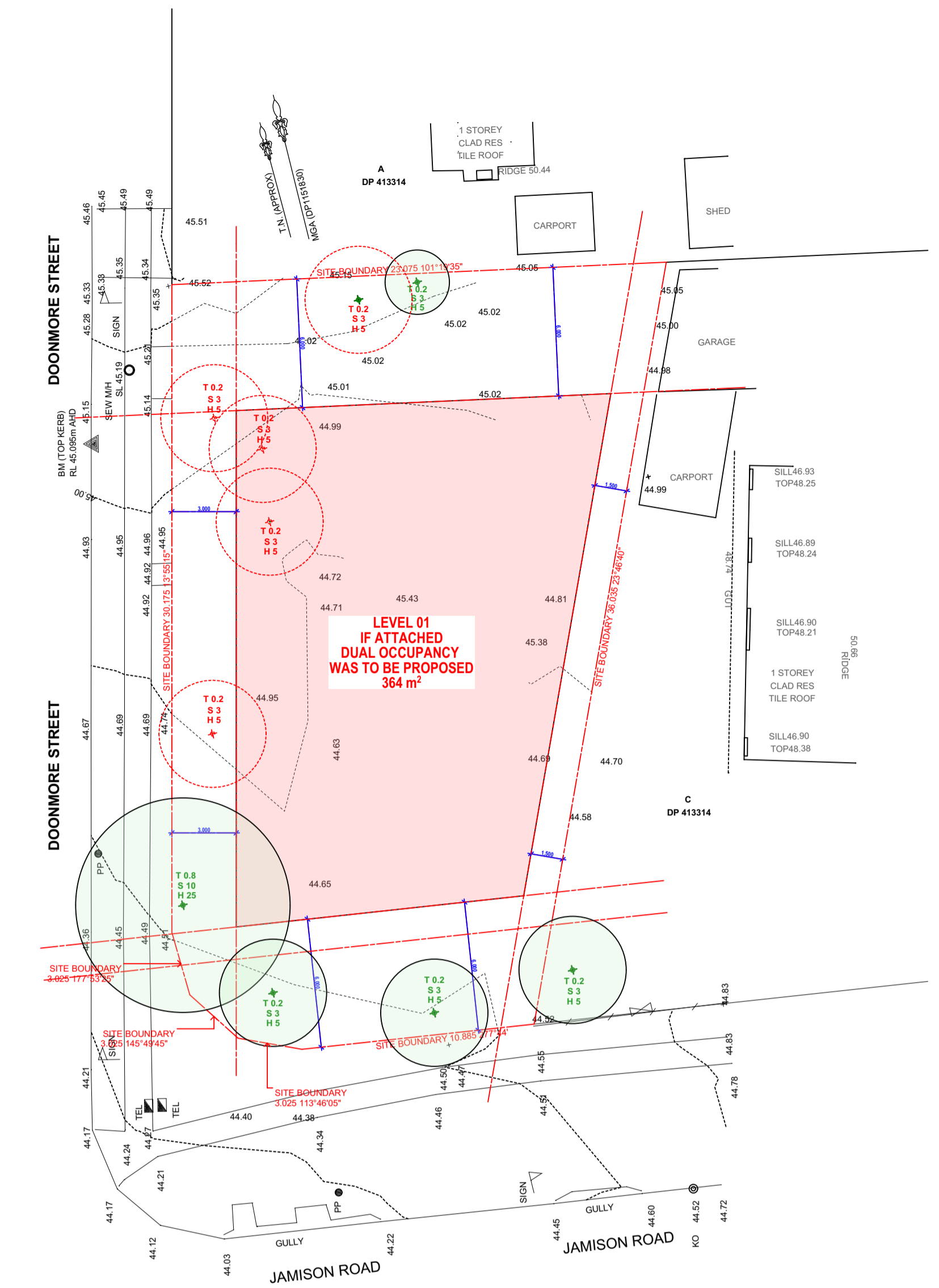
Setbacks are to reflect the character of established garden suburbs, and provide for development of flora and fauna corridors (as shown in figure D2.4).

- 5) Garages and parking spaces are not permissible within the front setback, other than stacked parking or driveways leading to a garage.

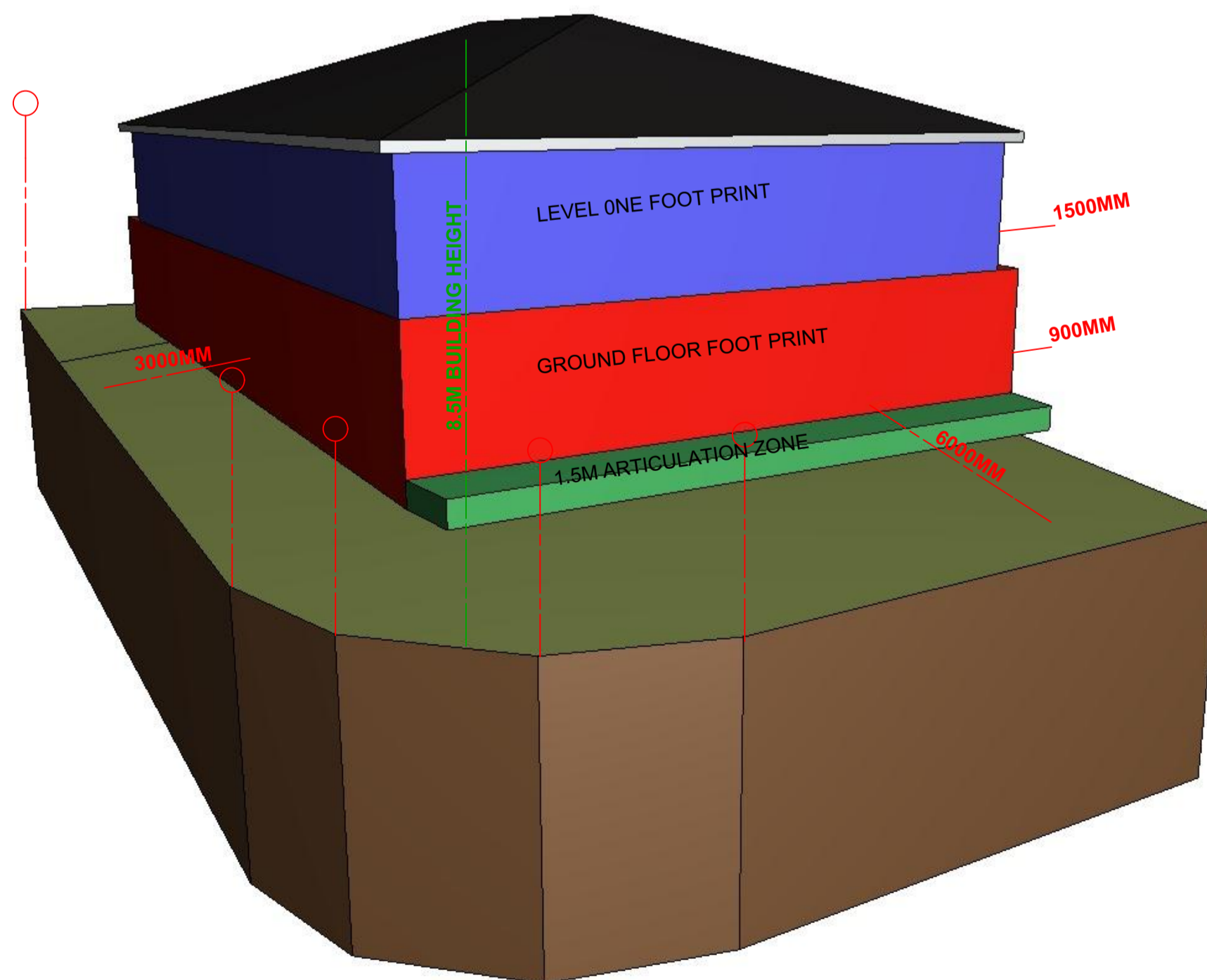
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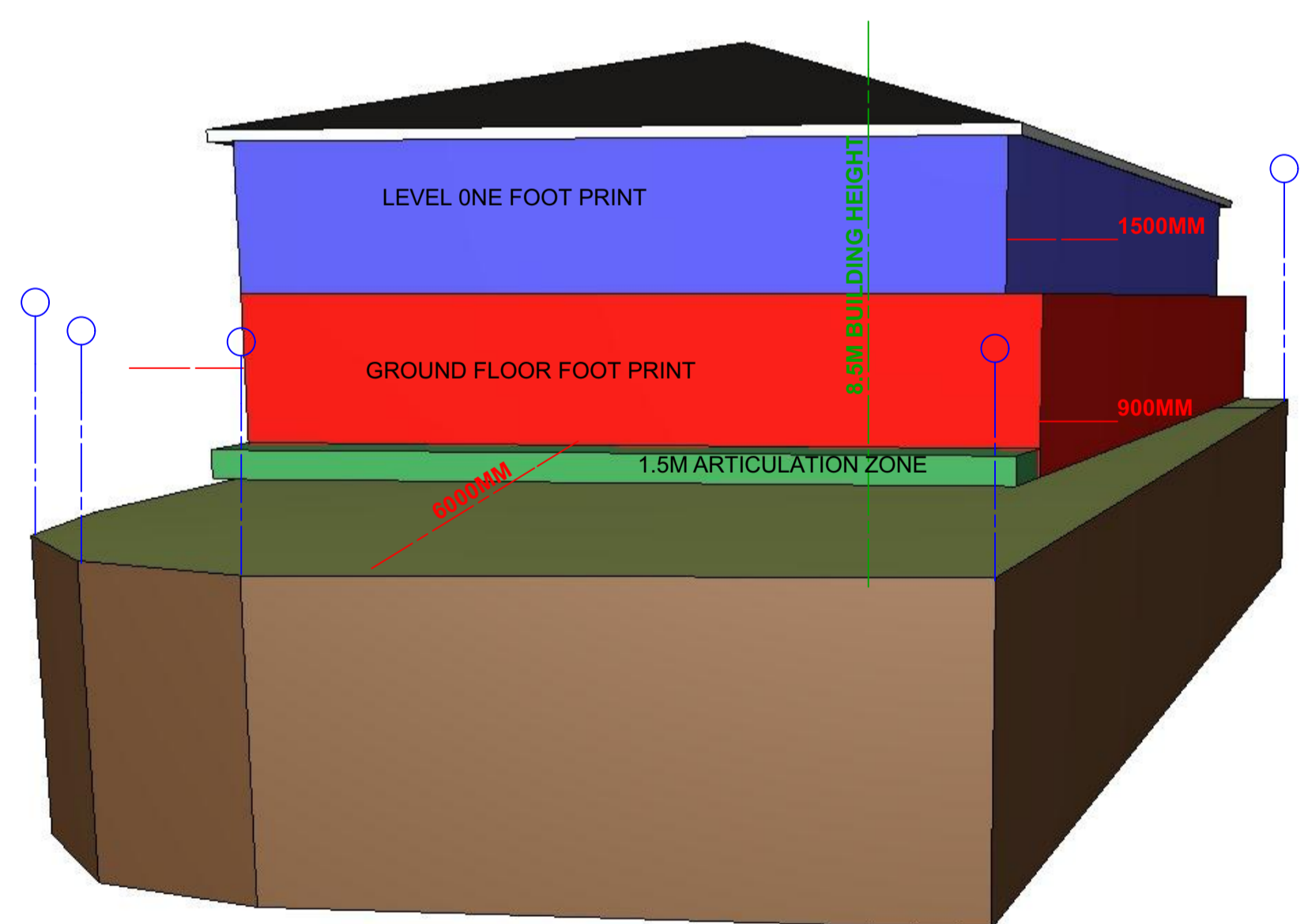
DUAL OCCUPANCY COMPARISON - GROUND
 SCALE 1:200



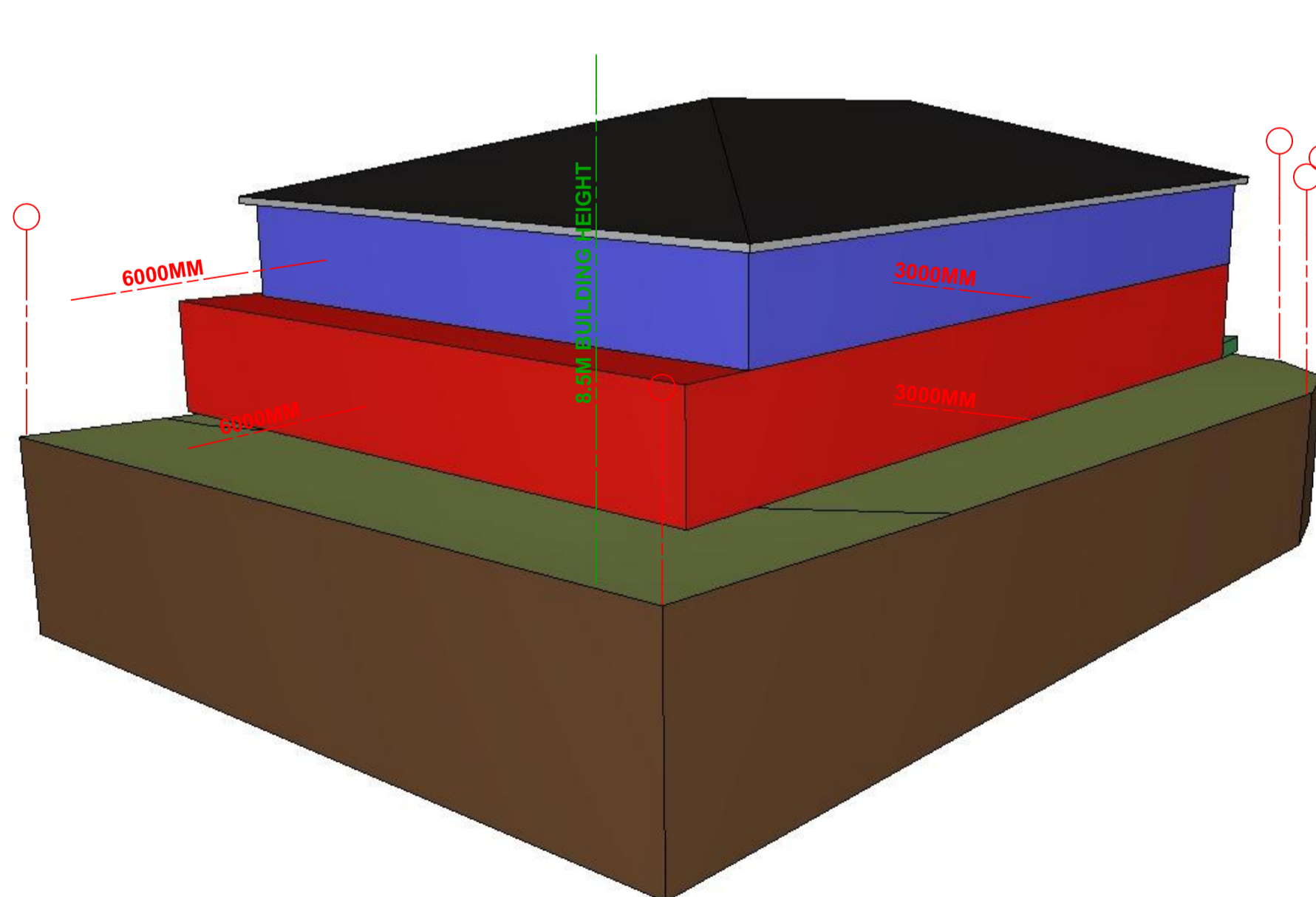
DUAL OCCUPANCY COMPARISON - LEVEL 01
 SCALE 1:200



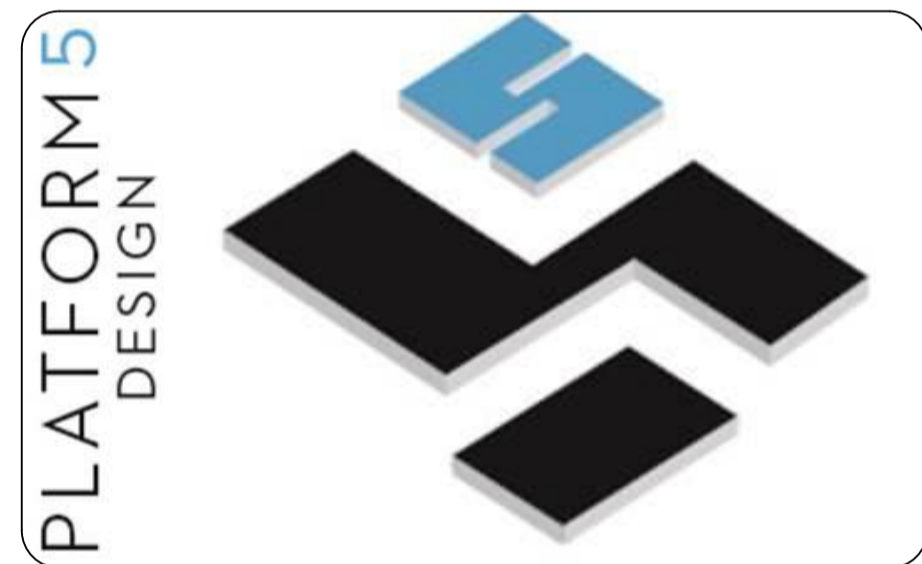
Generic Perspective
 SCALE 1:2



Generic Perspective
 SCALE 1:2



Generic Perspective
 SCALE 1:2



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 ALPHA ENGINEERING AND DEVELOPMENTS P/L

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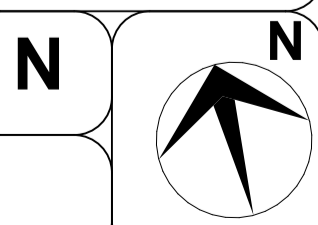
DRAWING TITLE: **DUAL OCCUPANCY COMPARISON-052** PROJECT NUMBER:

DRAWING NUMBER: **S34 2006**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

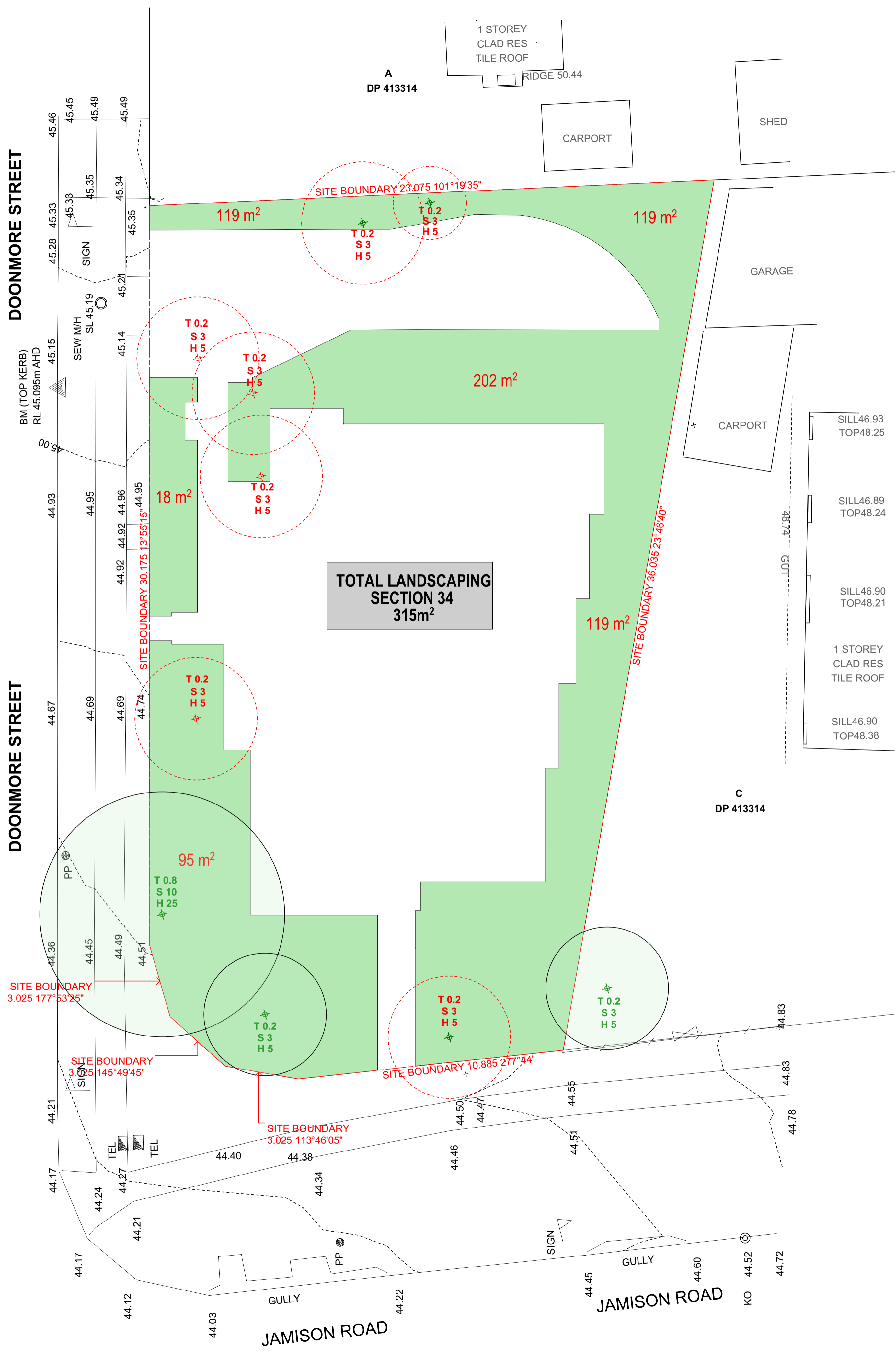
SECTION 34 CONFERENCE



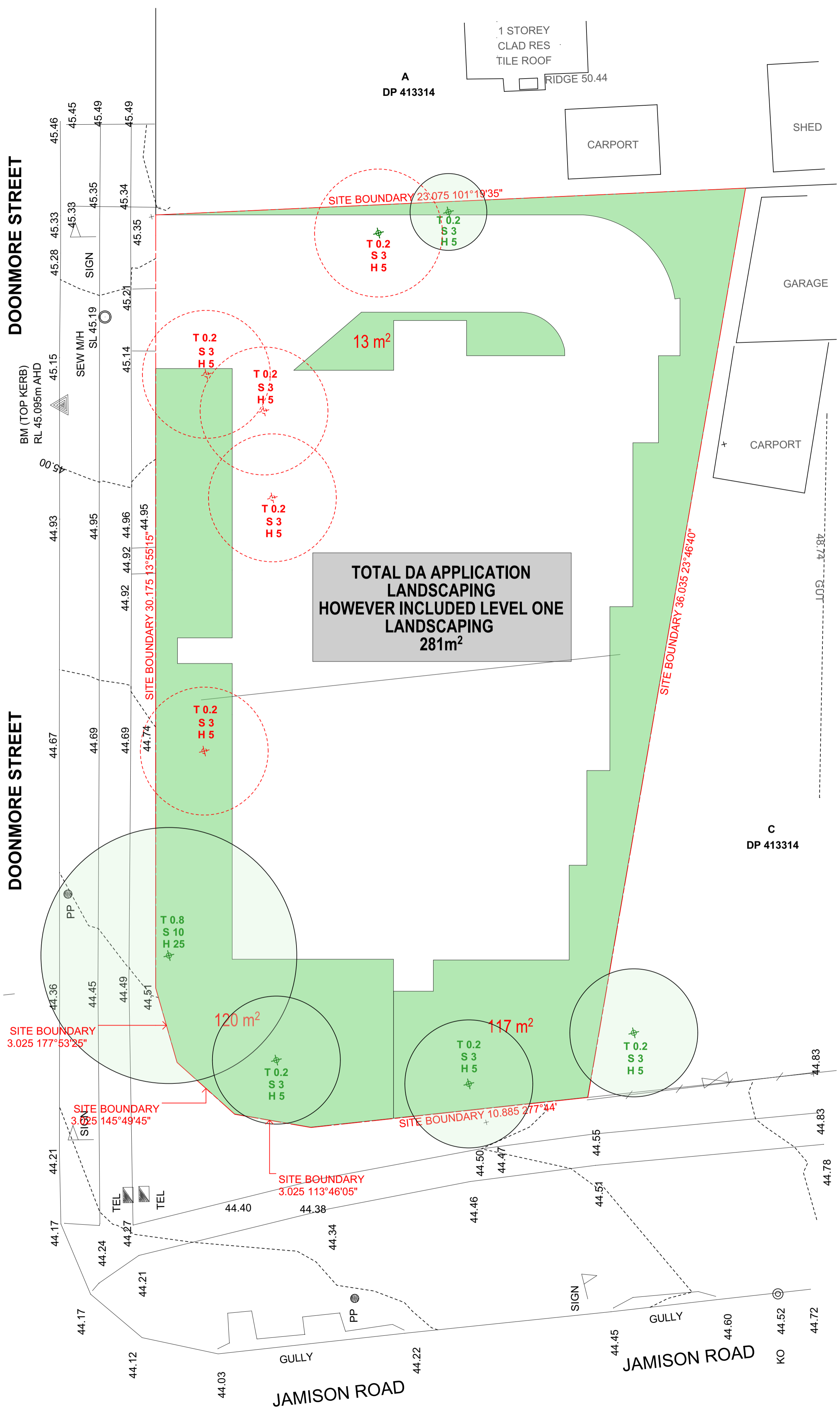
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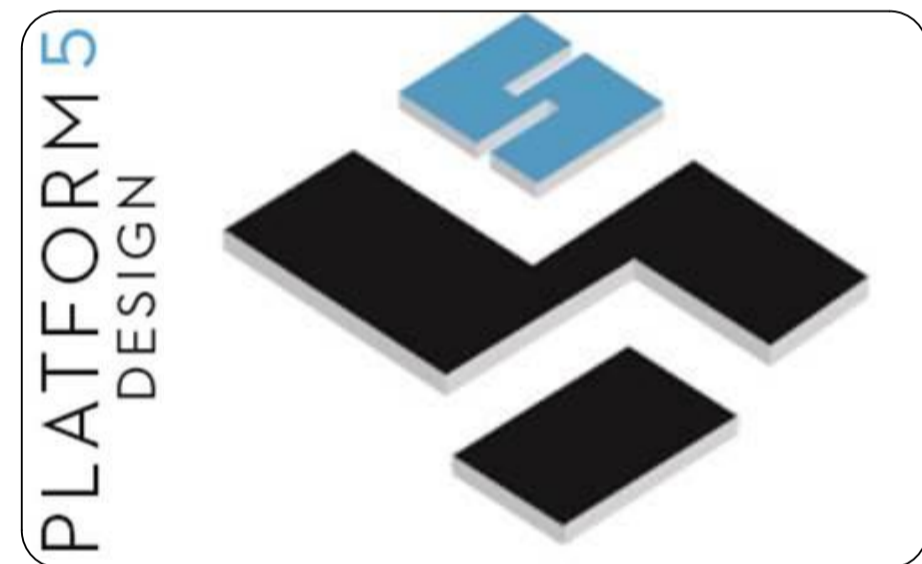
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TOTAL LANDSCAPING SECTION 34
 315m²



TOTAL DA APPLICATION LANDSCAPING HOWEVER INCLUDED LEVEL ONE LANDSCAPING 281m²



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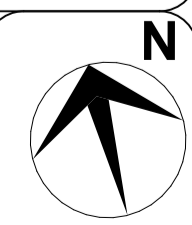
DRAWING TITLE: **LANDSCAPE COMPARISON** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 2007**

DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

SECTION 34 CONFERENCE

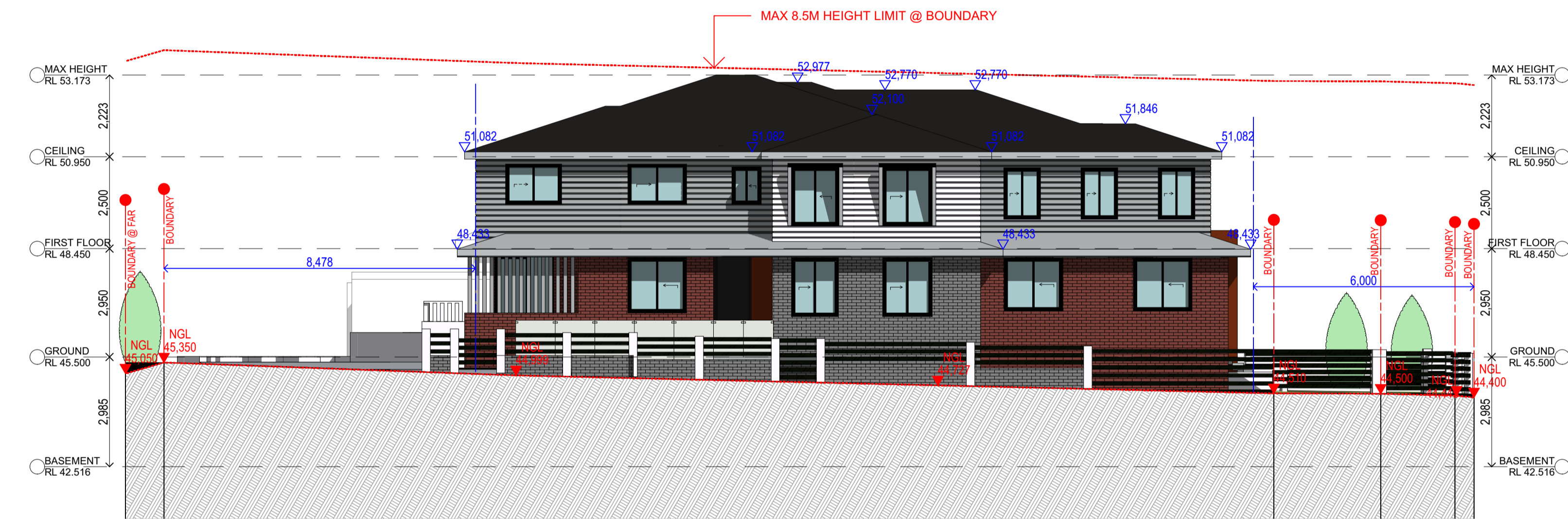


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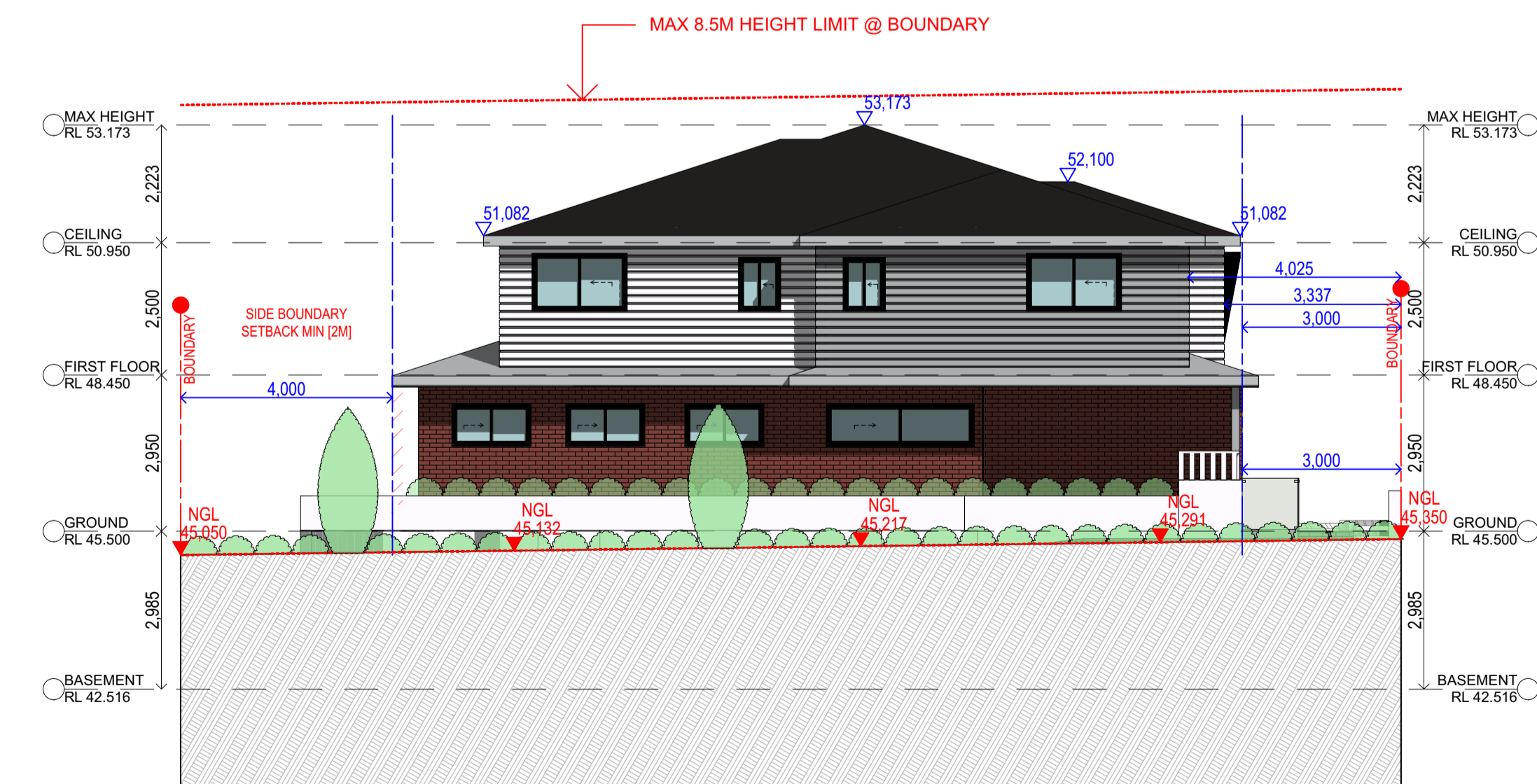
EAST ELEVATION

SCALE 1:100



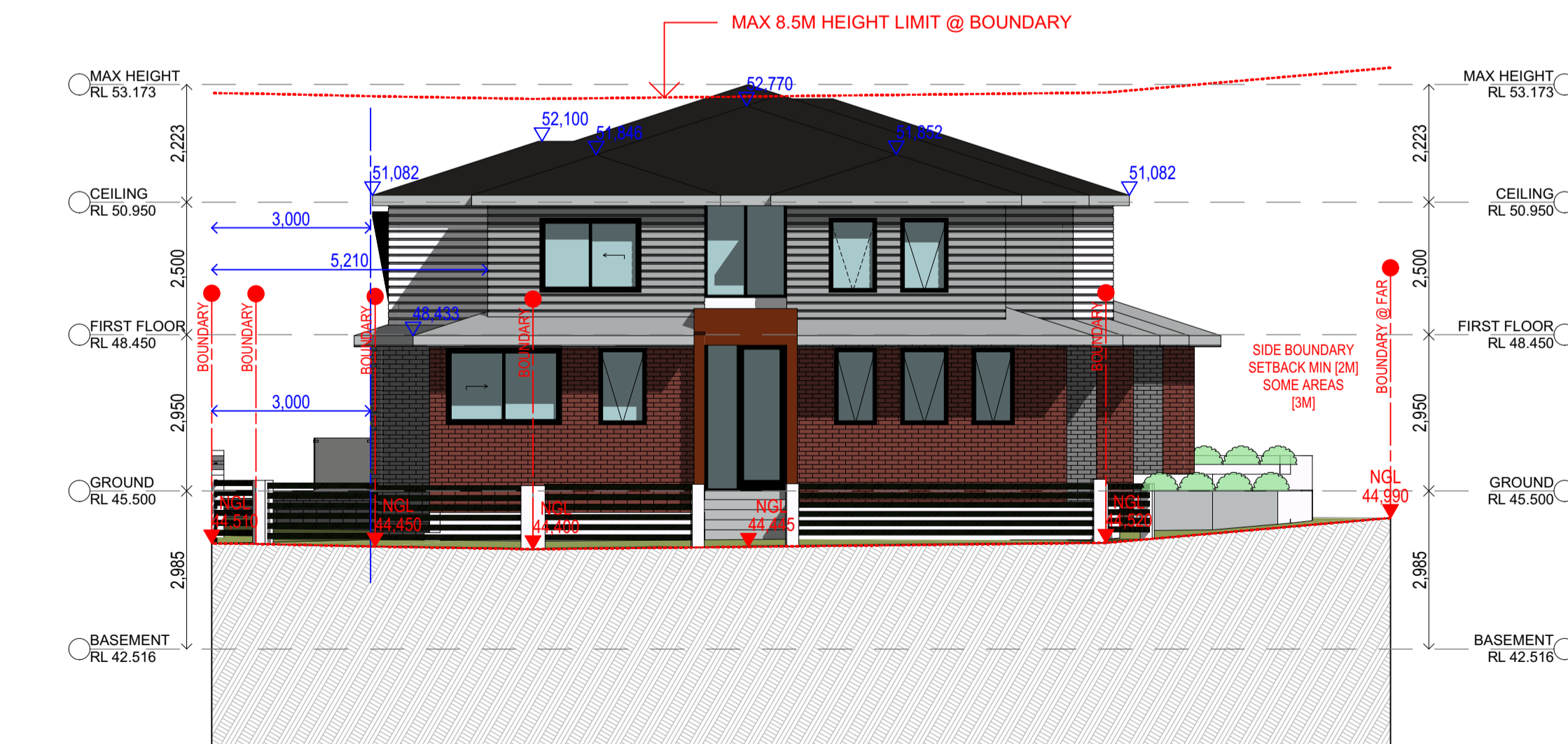
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

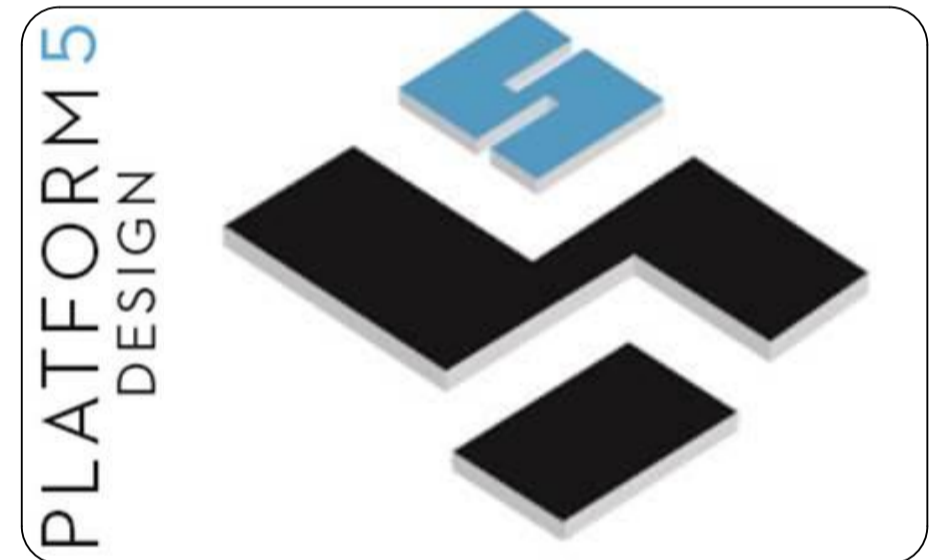
SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

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DRAWING TITLE:
ELEVATIONS

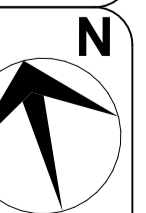
PROJECT NUMBER:
19-052

DRAWING NUMBER: **S34 3001**

DATE OF ISSUE: **20/07/2020**

N

SCALE: **AS SHOWN**



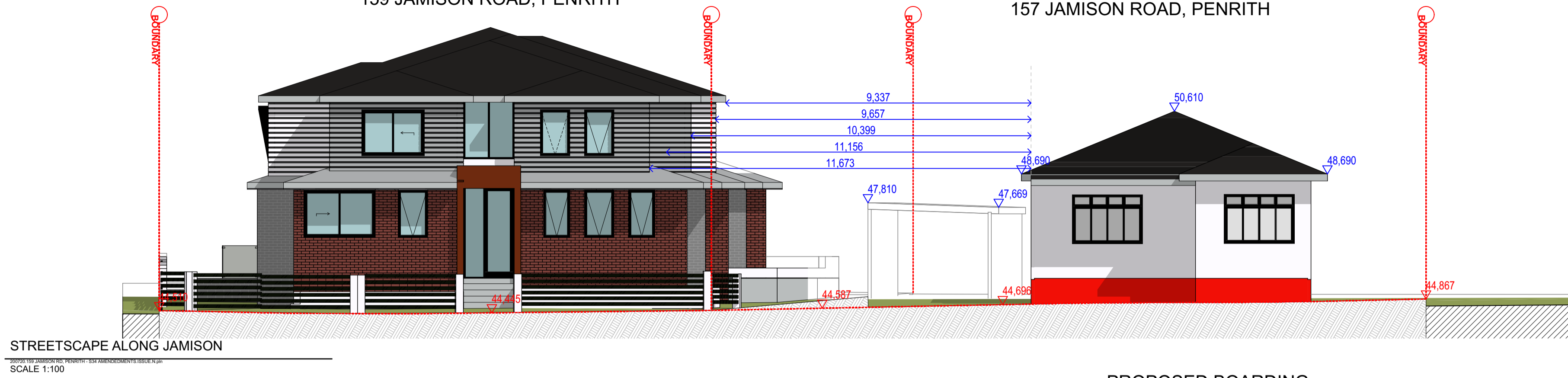
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PROPOSED BOARDING HOUSE DEVELOPMENT @ 159 JAMISON ROAD, PENRITH

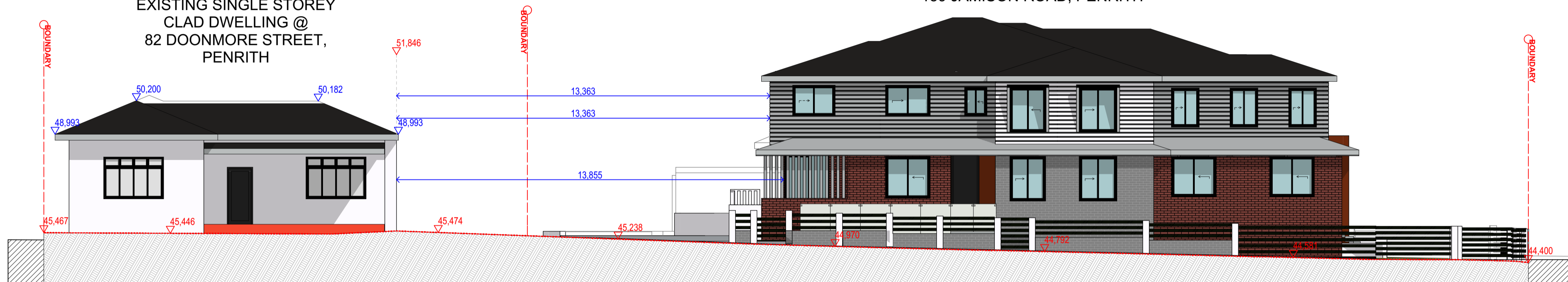
EXISTING SINGLE STOREY CLAD DWELLING @ 157 JAMISON ROAD, PENRITH



STREETSCAPE ALONG JAMISON
 SCALE 1:100

EXISTING SINGLE STOREY CLAD DWELLING @ 82 DOONMORE STREET, PENRITH

PROPOSED BOARDING HOUSE DEVELOPMENT @ 159 JAMISON ROAD, PENRITH



STREETSCAPE ALONG DOONMORE STREET
 SCALE 1:100

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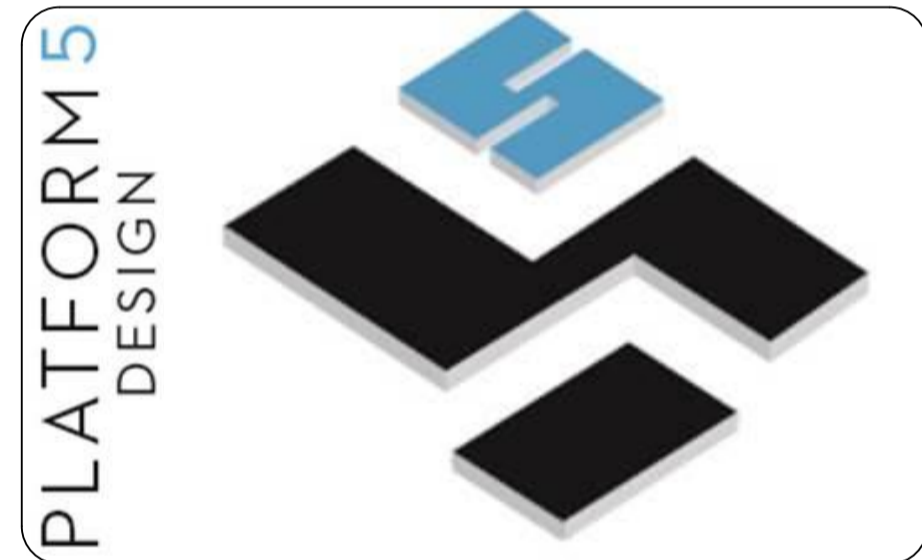
SITE ANALYSIS SETBACK ANALYSIS
 SCALE 1:400



157 JAMISON ROAD, PENRITH



82 DOONMORE STREET, PENRITH



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PROJECT TITLE
 159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT
 ALPHA ENGINEERING AND DEVELOPMENTS P/L

REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	08-02-19
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M	ISSUE FOR FURTHER COMMENT	29-06-20
N	SECTION 34 AMENDMENTS	16-07-20

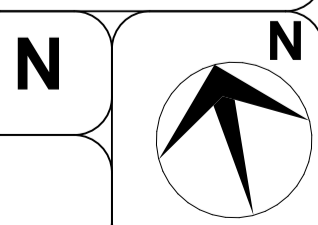
DRAWING TITLE: **STREETSCAPE** PROJECT NUMBER: **19-052**

DRAWING NUMBER: **S34 3002**

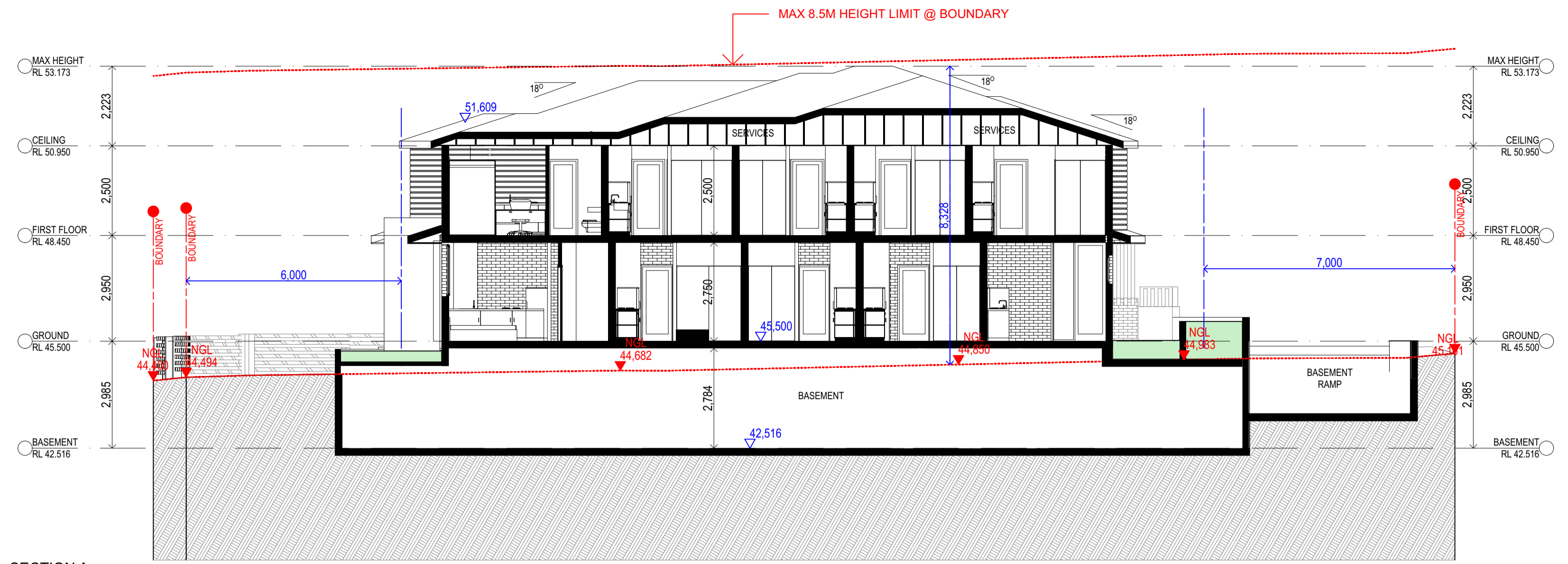
DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

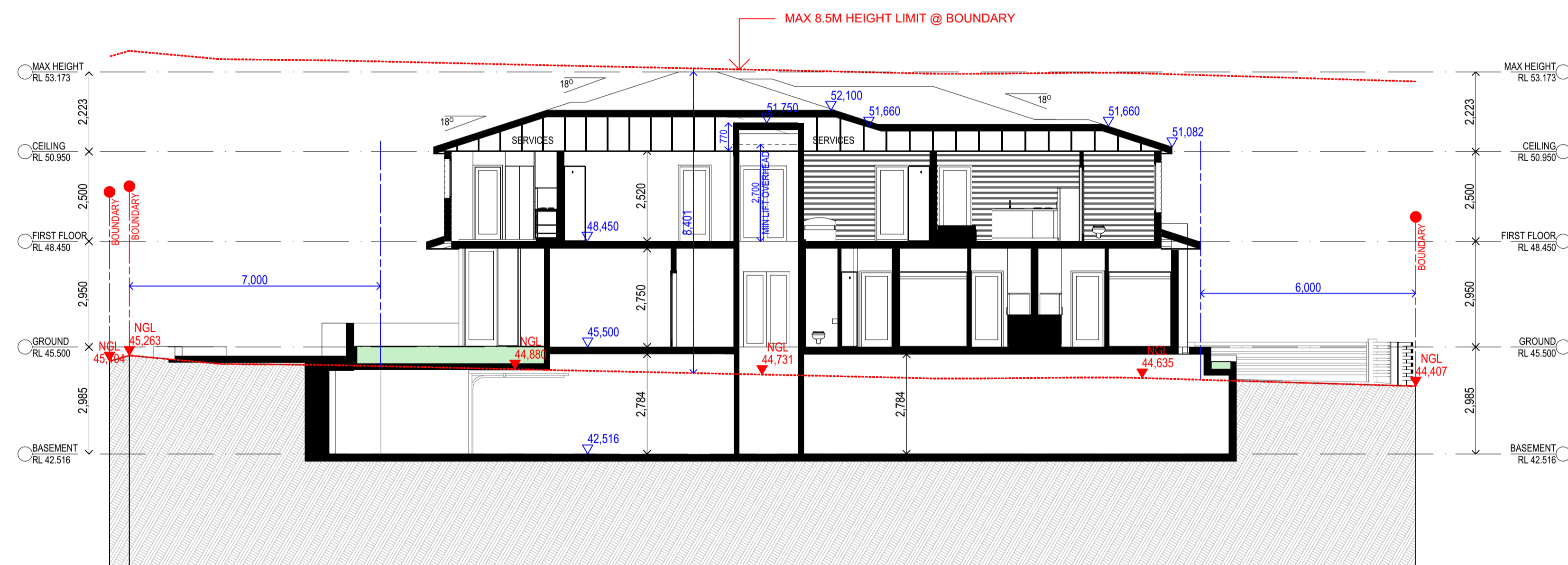
SECTION 34 CONFERENCE



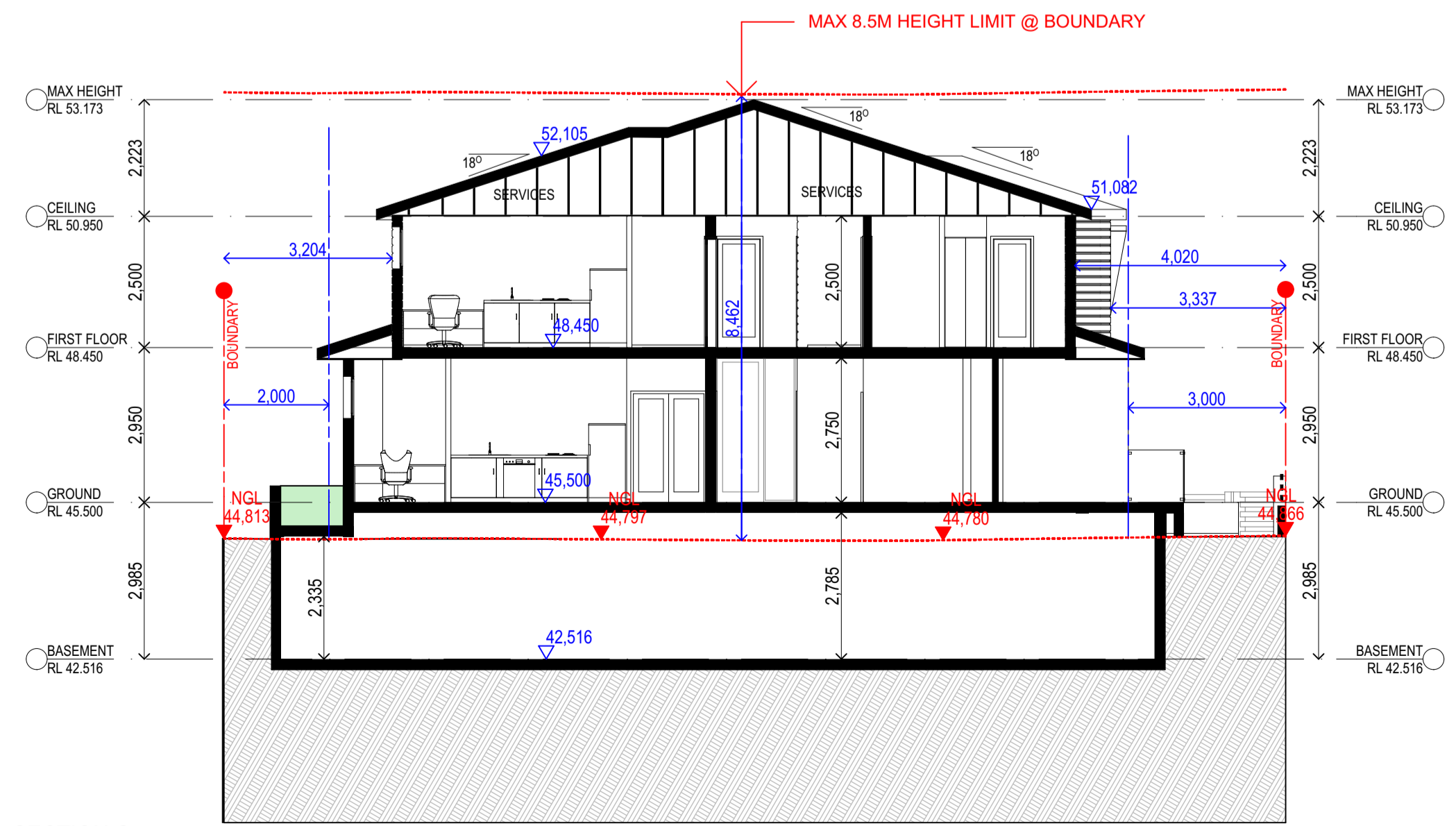
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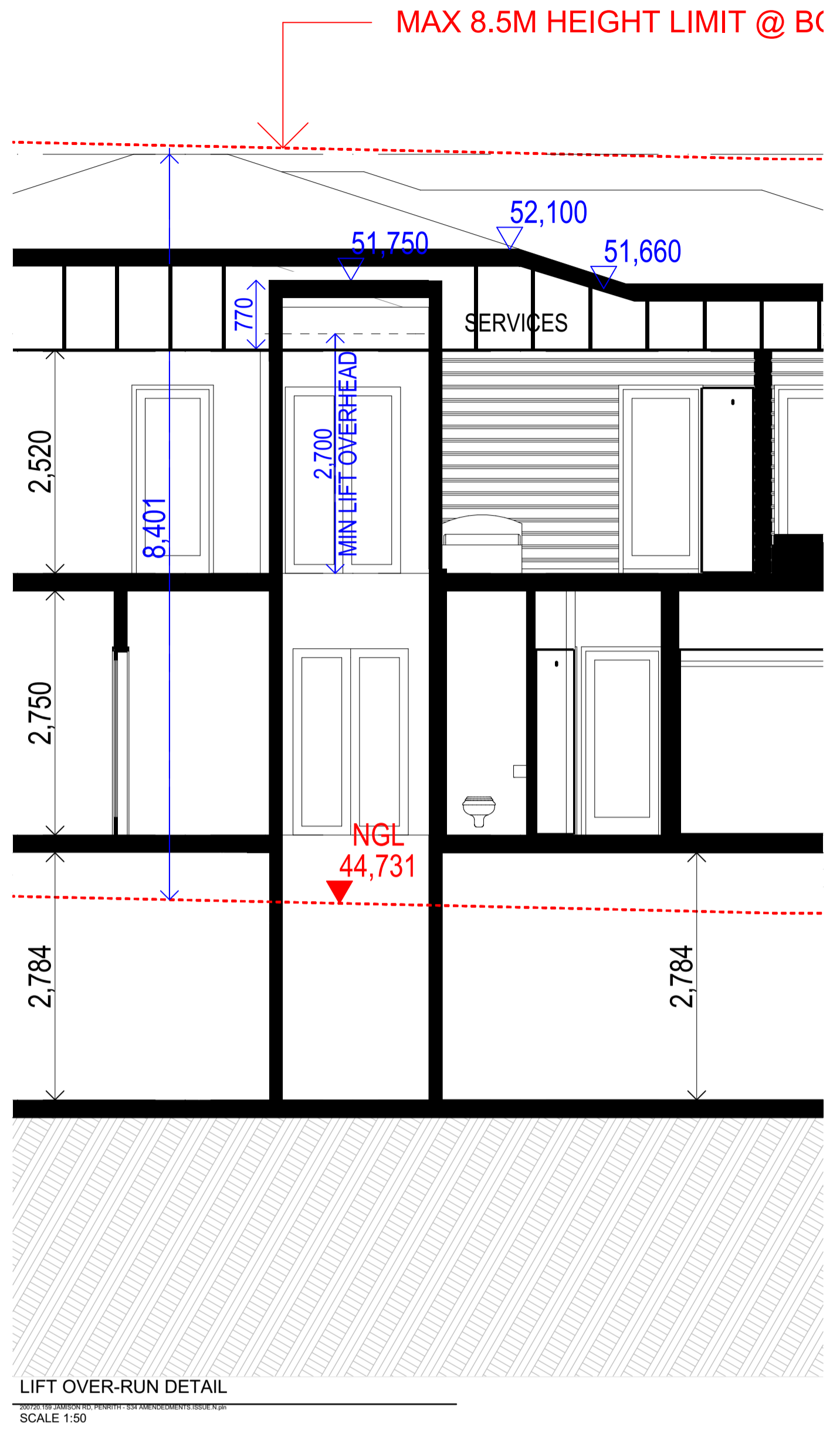
SECTION A
 SCALE 1:100



SECTION B
 SCALE 1:100

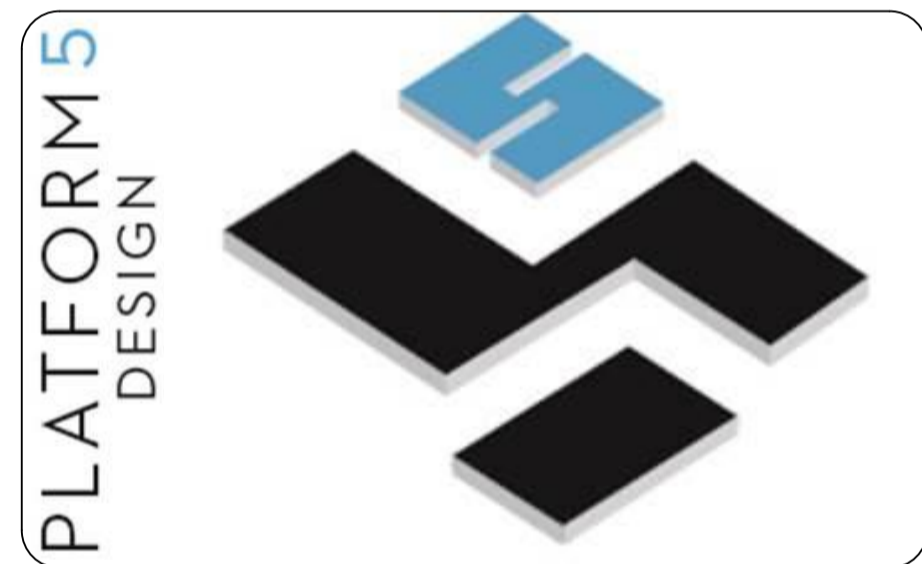


SECTION C
 SCALE 1:100



LIFT OVER-RUN DETAIL
 SCALE 1:50

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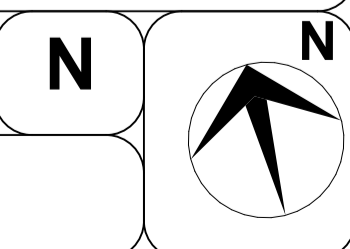
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DRAWING NUMBER: **S34 3003**

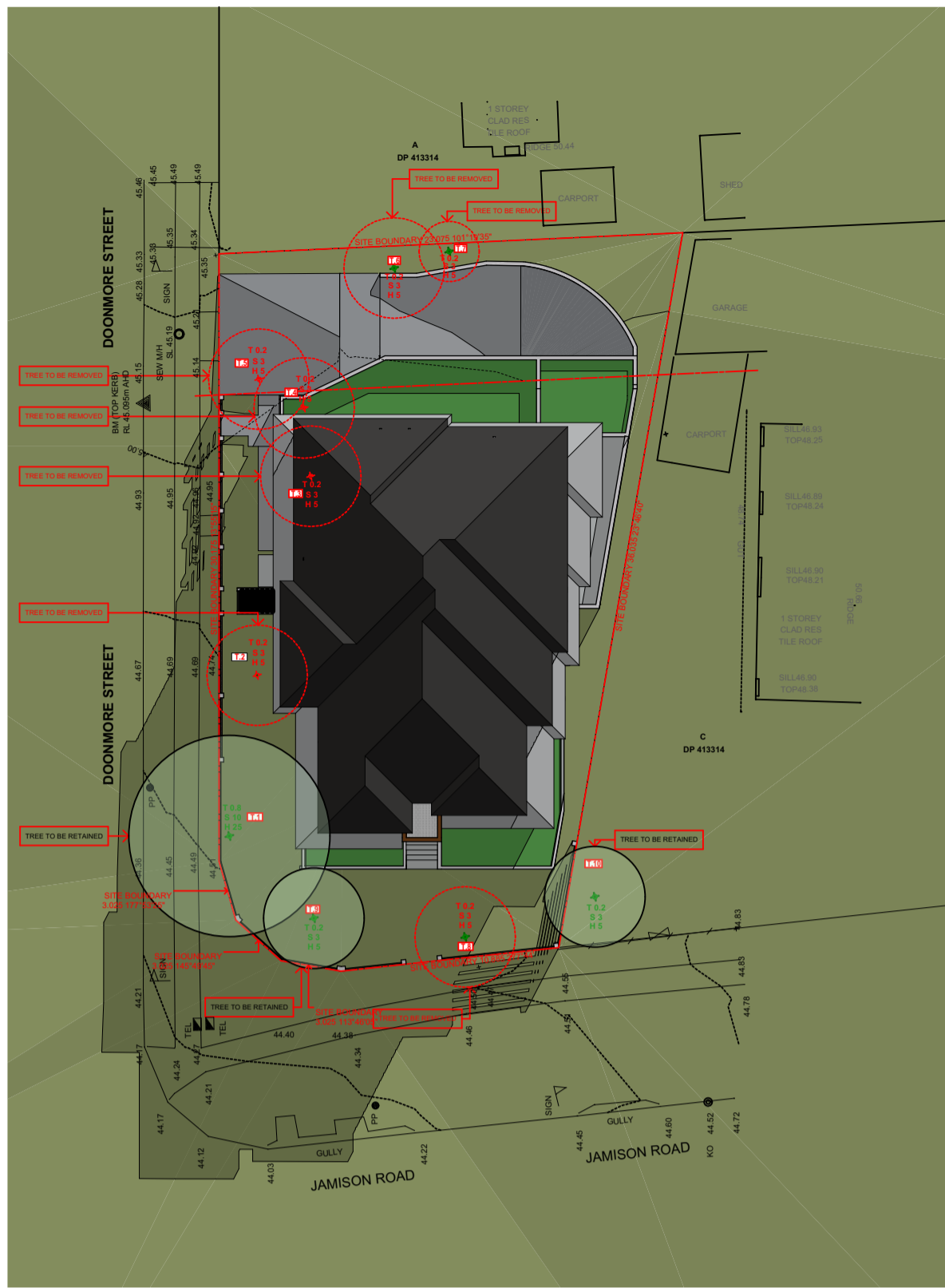
DATE OF ISSUE: **20/07/2020**

SCALE: **AS SHOWN**

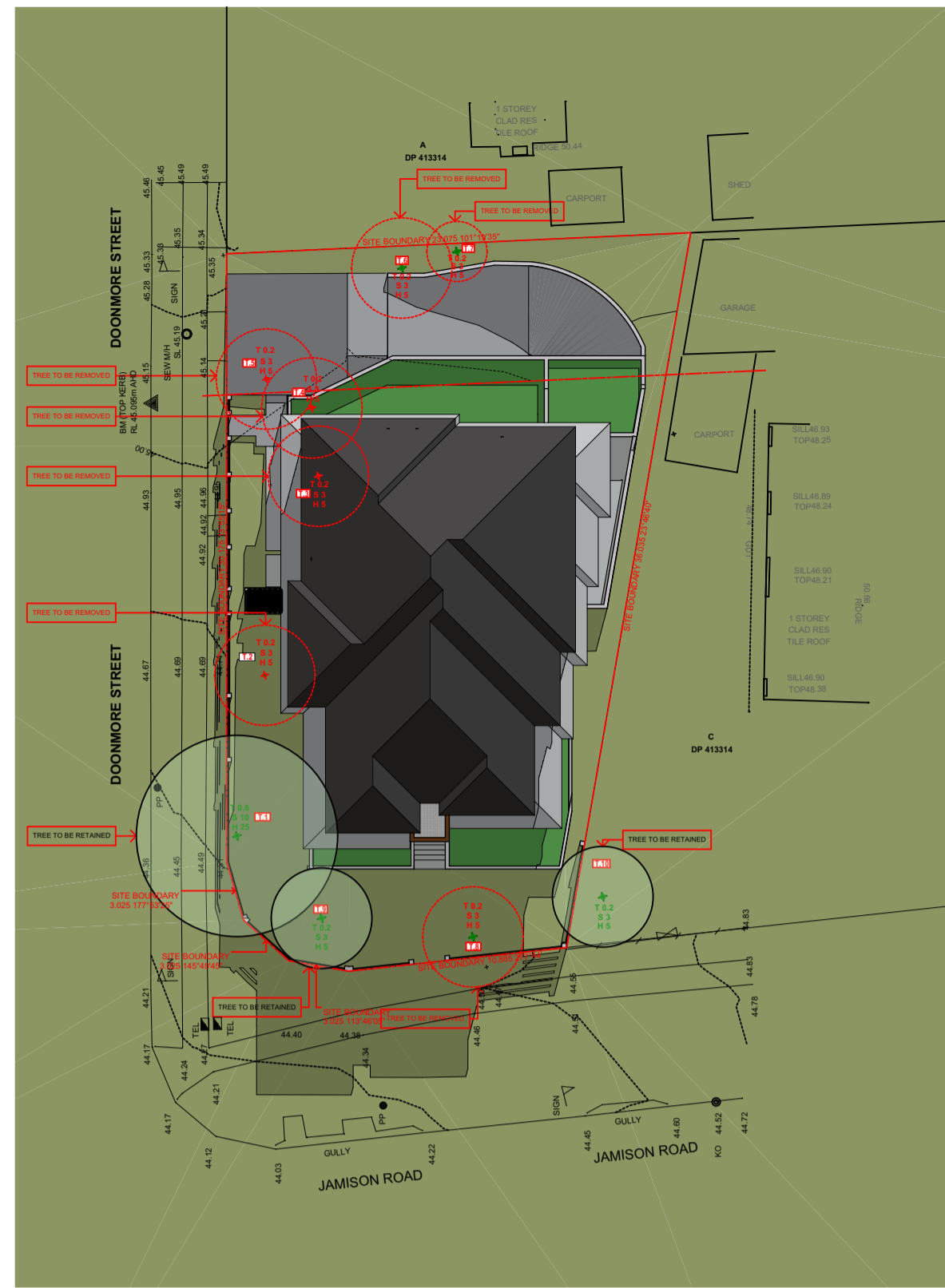
SECTION 34 CONFERENCE



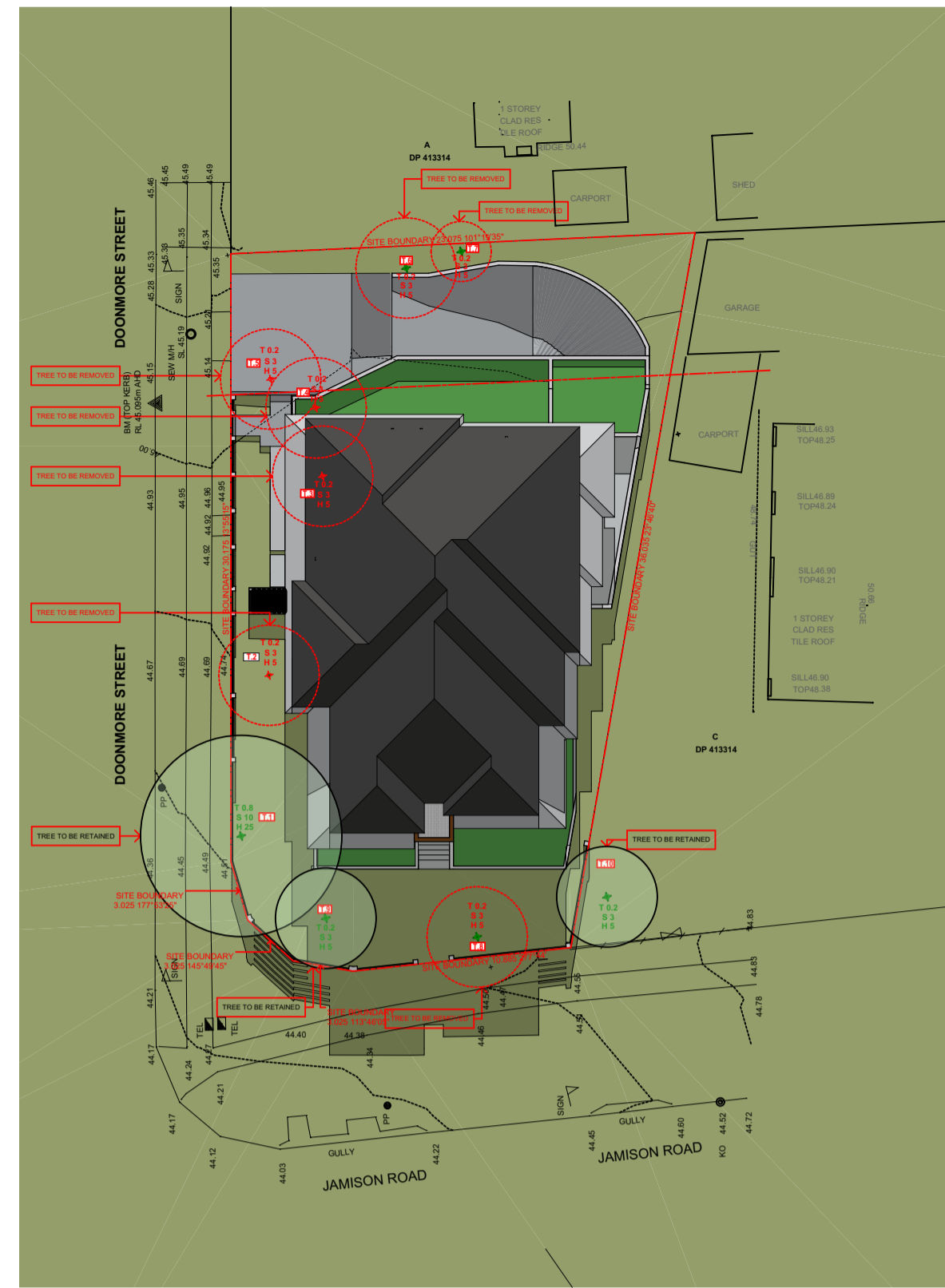
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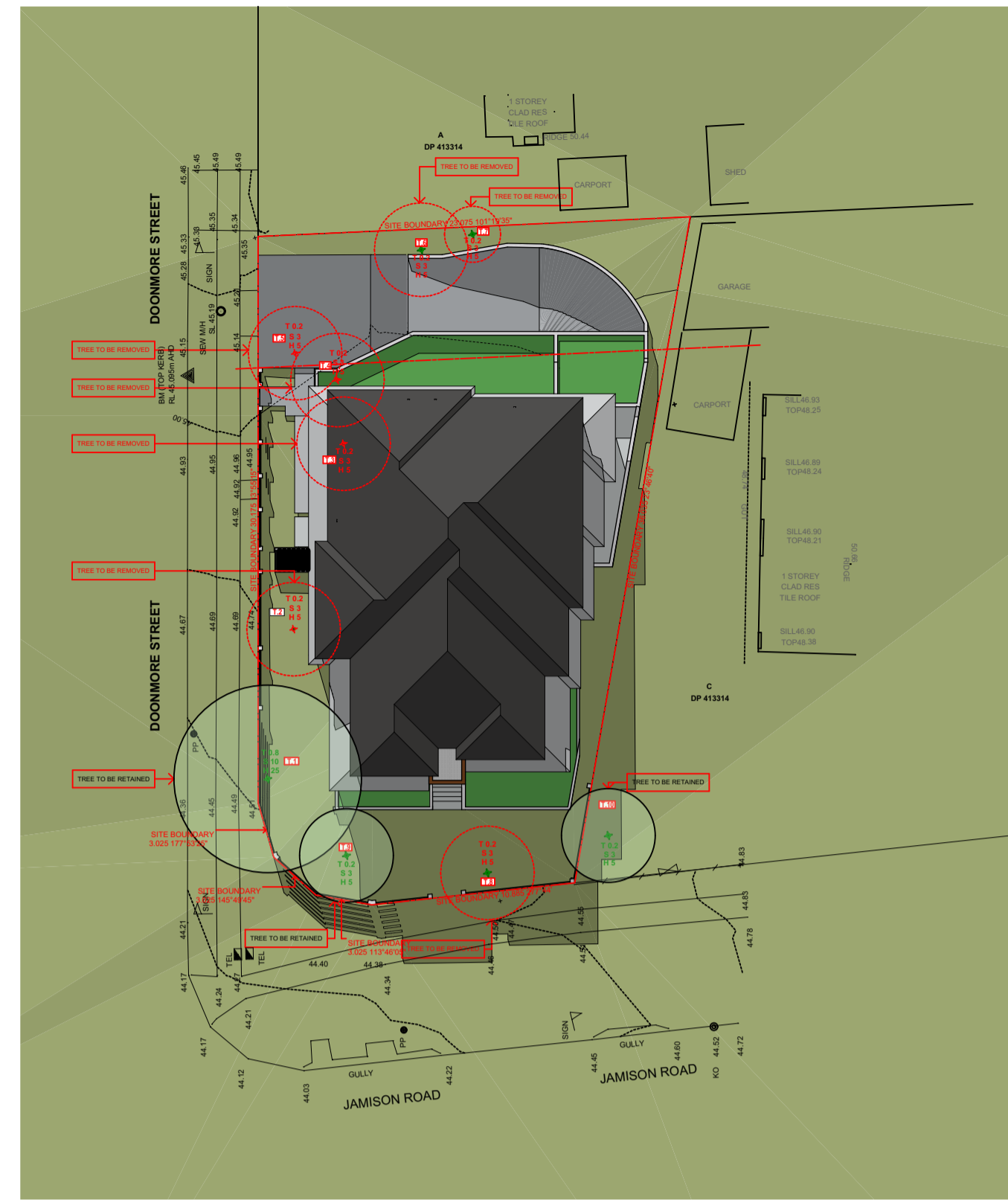
JUNE 21ST - 9AM
SCALE 1:300



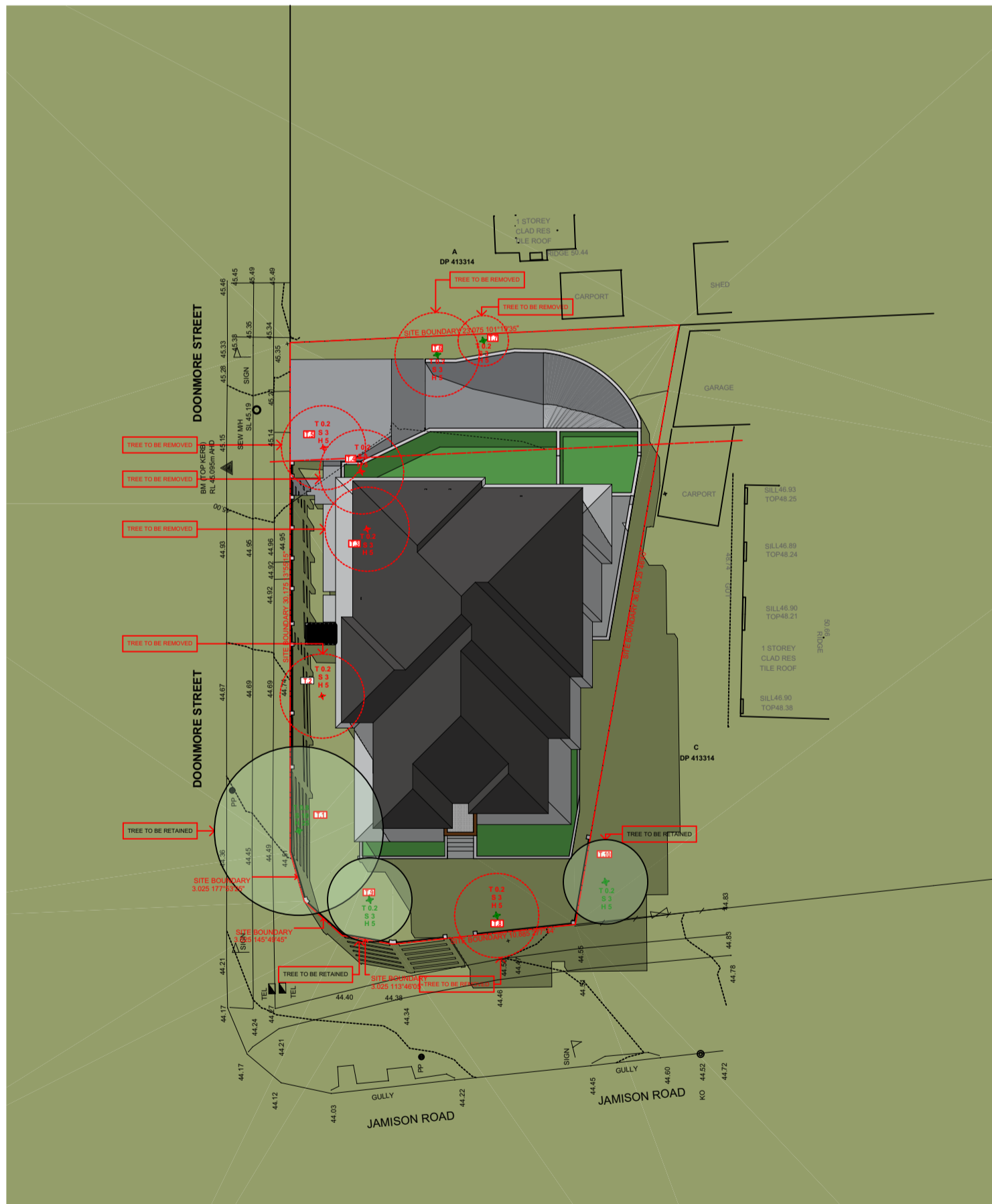
JUNE 21ST - 10AM
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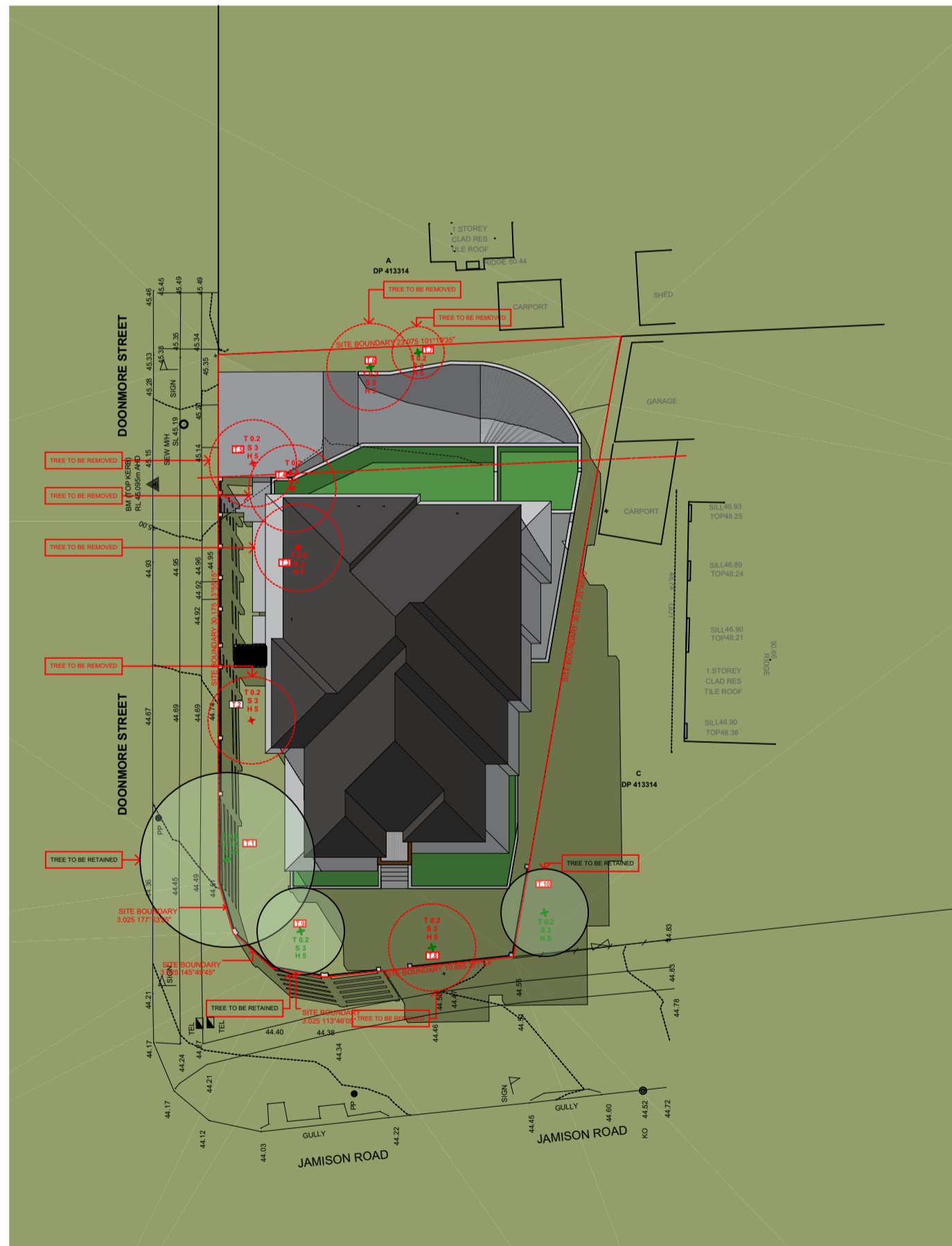
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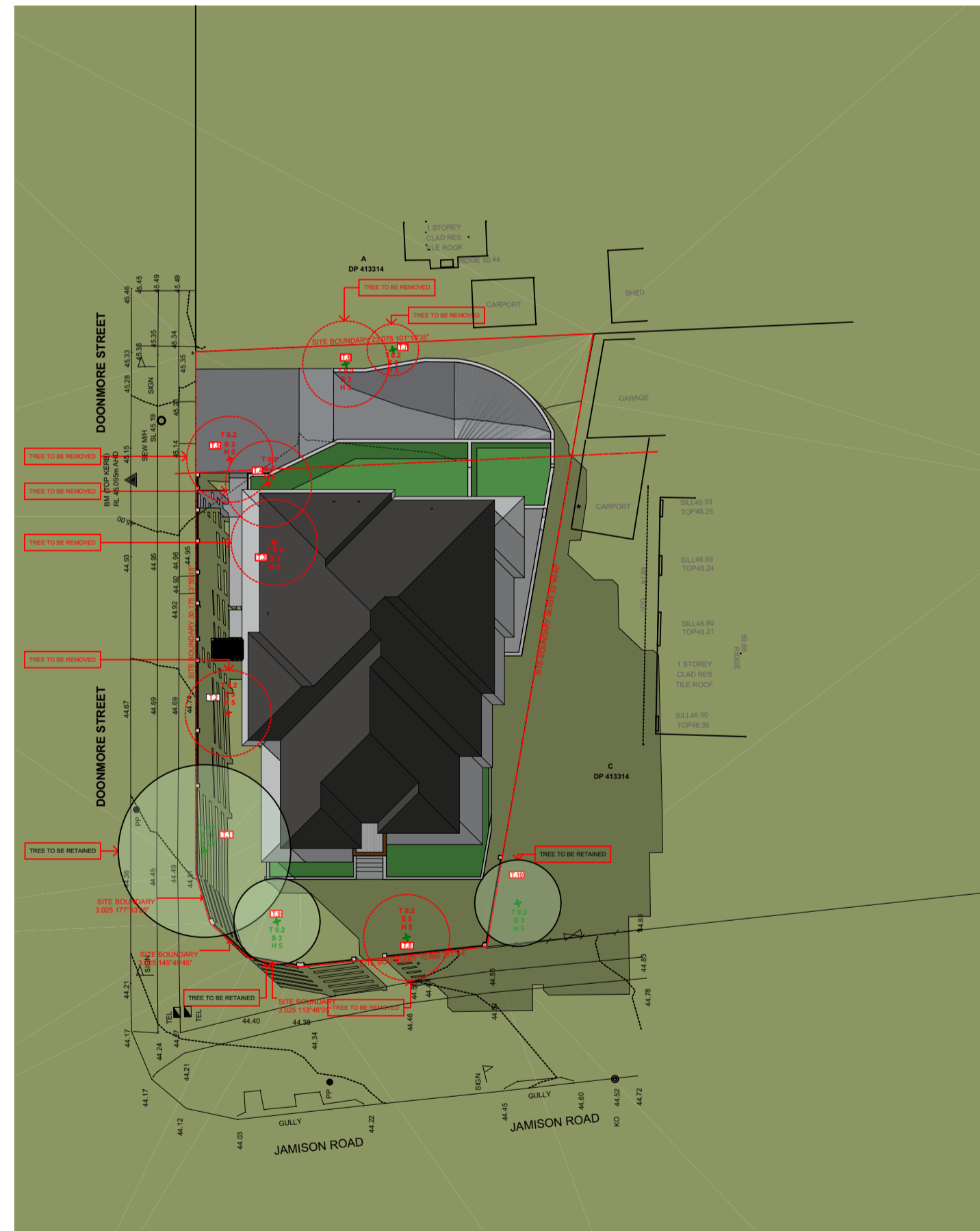
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JUNE 21ST - 1PM
SCALE 1:300

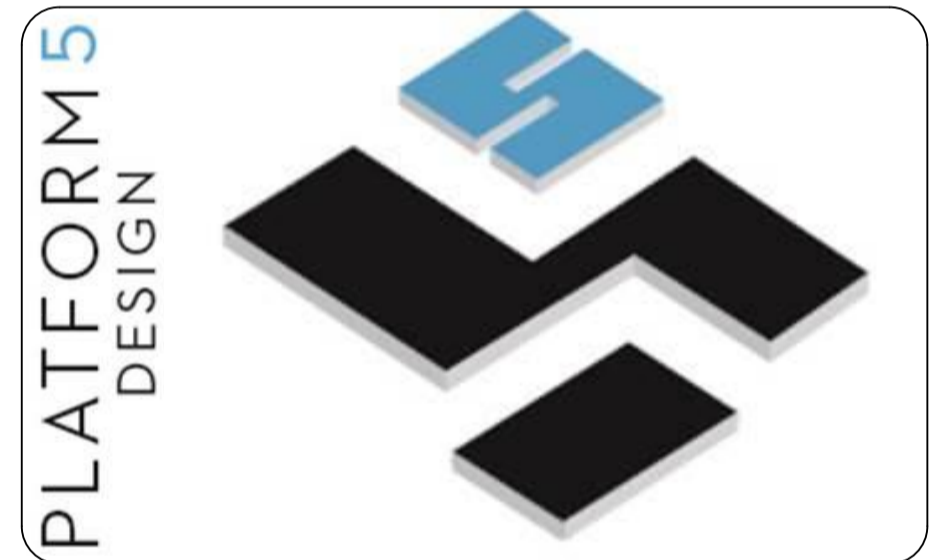


JUNE 21ST - 1PM
SCALE 1:300



JUNE 21ST - 2PM
SCALE 1:300

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PROJECT TITLE

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ALPHA ENGINEERING AND DEVELOPMENTS P/L

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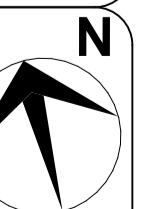
DRAWING TITLE:
JUNE EQUINOX

PROJECT NUMBER:
19-052

DRAWING NUMBER: **S34 4001**

DATE OF ISSUE: **20/07/2020**

N



SCALE: **AS SHOWN**

SECTION 34 CONFERENCE

SCHEDULE OF EXTERNAL FINISHES FOR PROPOSED BOARDING HOUSE DEVELOPMENT @ 159 JAMISON ROAD, PENRITH

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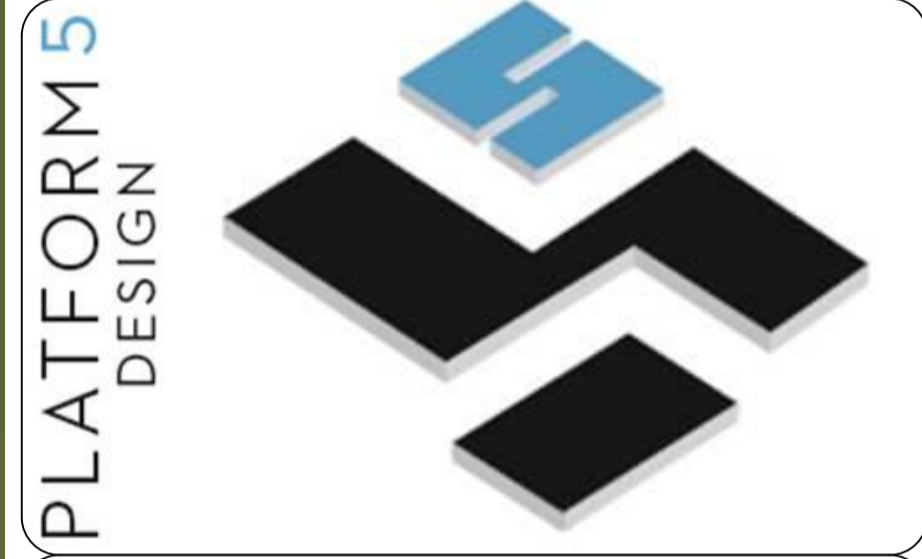


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AS SEEN FROM CORNER OF JAMISON ROAD & DOONMORE STREET, PENRITH

ALL PAINT BY DULUX TO BE RENDERED AND PAINTED

	PGH BRICKS ALFRESCO - COCOA - A		RENDER & PAINT FINISH DULUX - CELTIC SKY ON JAMES HARDIE CLADDING LONG LINE D		FINISHED STENCILLED CONCRETE OR SIMILIAR F		ALUMINIUM FRAMED WINDOWS & DOORS STEGBAR CHARCOAL H
	AUSTRAL BRICKS LA PALOMA RANGE GAUDI B		ALUCOBOND METALLIC INDIANA COPPER 1800 X 900 E		SHEET METAL ROOF COLOURBOND WOODLAND GREY G		BLACK FRAMED SEMI TRANSPARENT GLASS BALUSTRADE OR SIMILAR I
	PAINT RENDERED DULUX LEXICON QUARTER C						



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N	SECTION 34 AMENDMENTS	16-07-20

DRAWING TITLE: FINISHES SCHEDULE PROJECT NUMBER: 19-052

DRAWING NUMBER: S34 6301

DATE OF ISSUE: 20/07/2020

SCALE: AS SHOWN

SECTION 34 CONFERENCE

