



VIEW ALONG CORNER OF JAMISON ROAD & DOONMORE STREET



VIEW ALONG DOONMORE STREET

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GENERAL NOTES:

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FORM5

SUITE 404, 16 RAILWAY PDE, BURWOOD, NSW, SYDNEY - 2134

EMAIL: INFO@PLATFORMFIVE.COM.AU
WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

REV	DESCRIPTION	DATE
A B C D E	ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR DEVELOPMENT APPLICATION GENERAL AMENDMENTS GENERAL AMENDMENTS	08-02-19 20-03-19 04-06-19 21-08-19 24-10-19
F G H I	ISSUE FOR INFORMATION ISSUE FOR MEETING ISSUE FOR INFORMATION ISSUE FOR INFORMATION 8.2 REVIEW	12-12-19 12-02-20 02-03-20 04-03-20
J K L	ISSUE FOR WITHOUT PREJUDICE MEETING ISSUE BASED ON MEETING WITH COUNCIL ISSUE FOR FURTHER COMMENT	29-05-20 18-06-20 25-06-20
M N	ISSUE FOR FURTHER COMMENT SECTION 34 AMENDMENTS	29-06-20 16-07-20
	DRAWING TITLE: PROJECT	NUMBER:

SITE ANALYSIS PLAN

DRAWING NUMBER: S34 1001

SCALE:

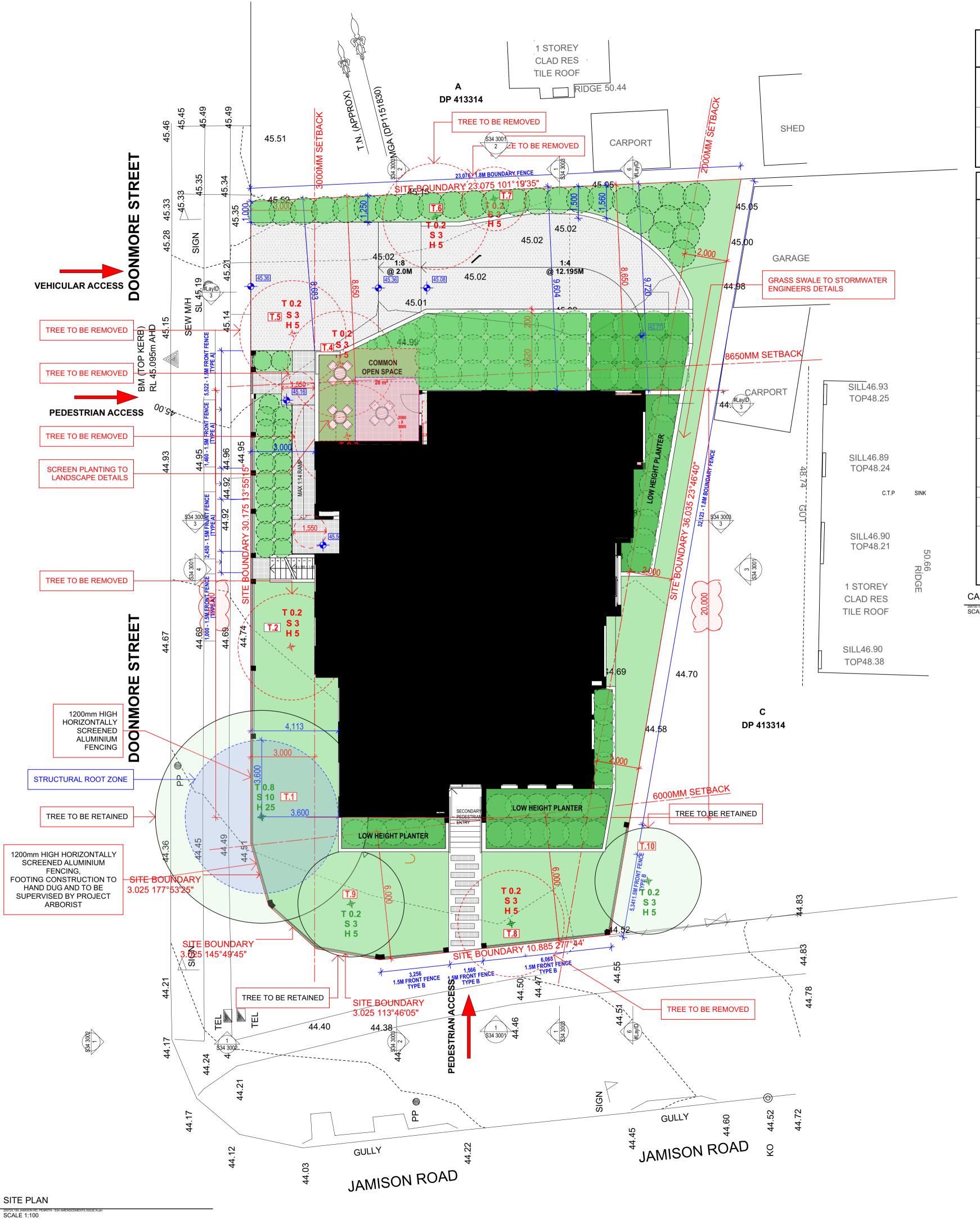
DATE OF ISSUE <u>20/07/2020</u>

AS SHOWN

<u>19-052</u>

SECTION 34 CONFERENCE

200720.159 JAMISON RD, PENRITH - S34 AMENDEDMENTS.ISSU SCALE 1:100 Document Set ID: 9628682 Version: 1, Version Date: 17/06/2021



GFA CALCULATION	SITE AREA = 702.5 m ²		
FSR = N/A	CALCULATION		
FA = 449 m2	GROUND	235m²	
PROPOSED	LEVEL 1	214m²	
FSR = 0.64 :1			
449.00m²	TOTAL	449.00m²	

TABLE OF COMPLIANCE SITE AREA 702.5m²

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SEPP ITEMS	REQUIREMEN	Т	PROI	POSED	COMPLY
FSR	NA		0.	646 : 1	YES
BUILDING HEIGHT	8.5m		8.46m		YES
LANDSCAPE	40% OR 2	81	45 %	% OR 315	YES
ROOM BREAKDOWN	SINGLE	DOUBI	LE		TOTAL
GROUND	5	2			7
FIRST	8	1	1		9
					16 TOTAL ROOMS
PARKING				PROV	RQD
0.5 SPACE PER ROO	M 16 X 0.5	= 8		8	8

CALCULATION SHEET SECTION 34

REFER TO TRAFFIC REPORT



Suite-19, Bathurst Street, Liverpool, NSW-2170 Phone: +61 2 8729 2288 Mob:0433411889 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

- Section J (Energy efficiency)
- BASIX : Energy, Water target.

Note that we have lodged Basix - Alternative assessment method for large boarding house on 20th July 2020 and waiting for the approval from BASIX (DoP). Approval process takes generally 3 days as per Basix website. However once the approval is made, we will then generate the final Basix certificate.

We have enclosed Draft Basix for consideration

Full Name of Designer:

Qualifications:

Mahbub Hassan
BSc(Eng),MEng(ME)
MIEAust, CpEng ,NER

(02) 8729 2288

Name of Employer:

Dural Group Pty Ltd

Yours sincerely,

Mahbub Hassan
ESD & Mechanical Engineert

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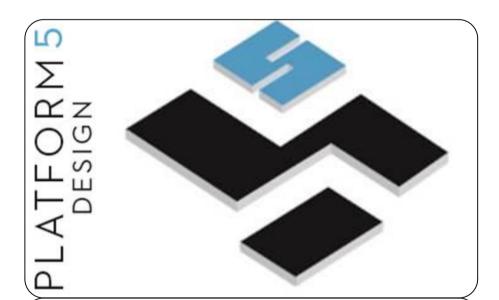
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	DRAWING TITLE: PROJECT	NUMBER:

<u>SITE PLAN</u> <u>19-052</u>

DRAWING NUMBER: S34 1002

SCALE:

DATE OF ISSUE <u>20/07/2020</u>

N

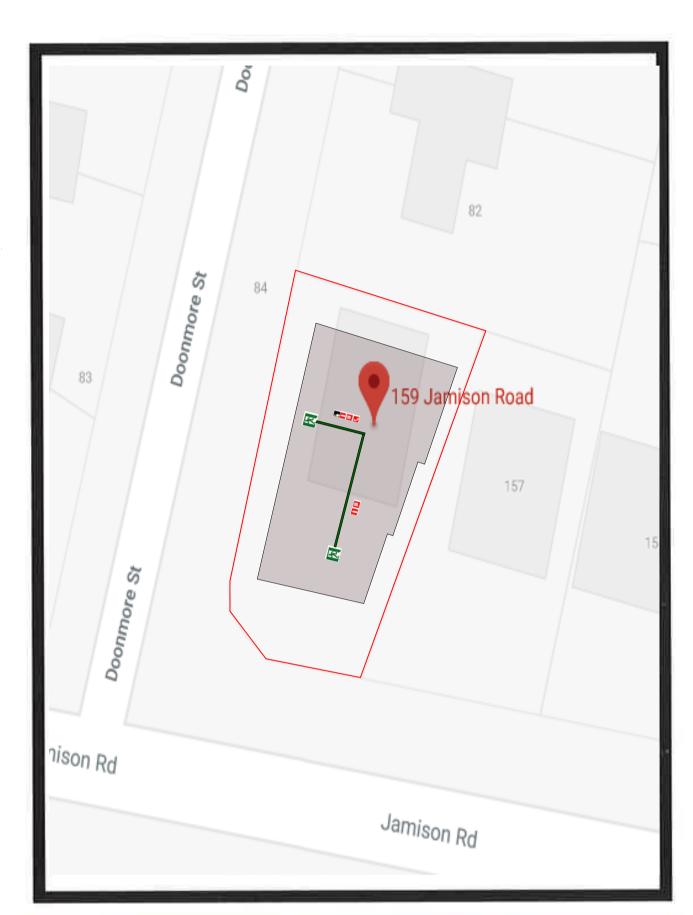
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SECTION 34 CONFERENCE

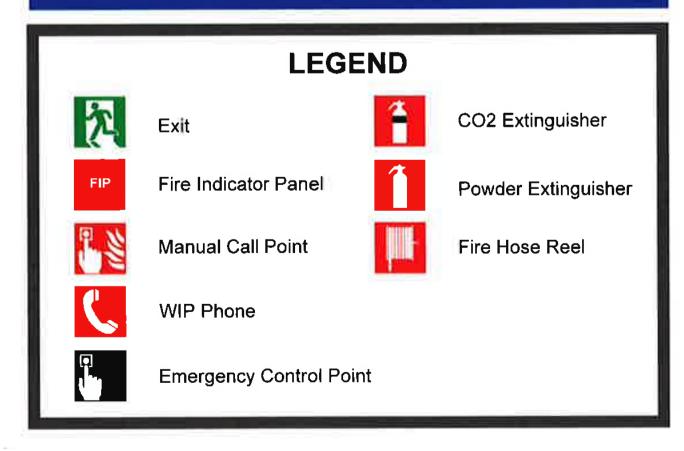
Document Set ID: 9628682 Version: 1, Version Date: 17/06/2021

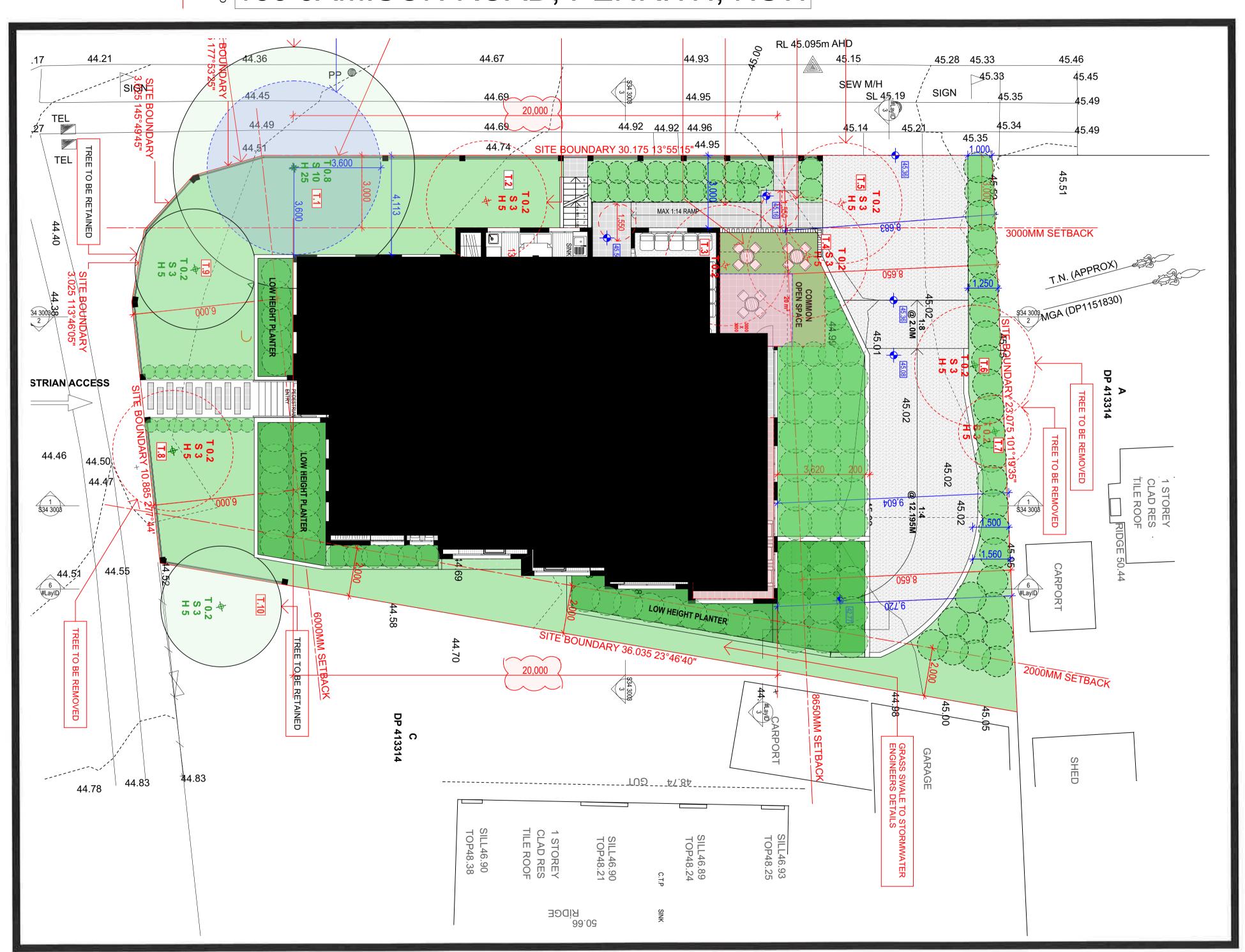
EVACUATION DIAGRAM

159 JAMISON ROAD, PENRITH, NSW



IN AN EMERGENCY Police - Fire - Ambulance DIAL 000





PROPOSED EVACUATION DIAGRAM

EVAC PLAN EXAMPLE pdf
SCALE 1:1

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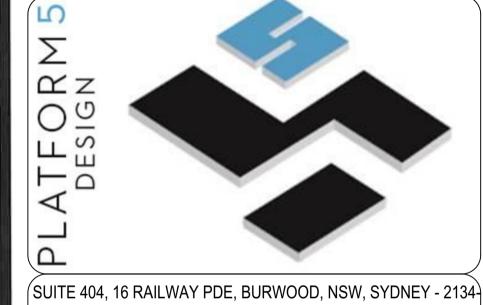
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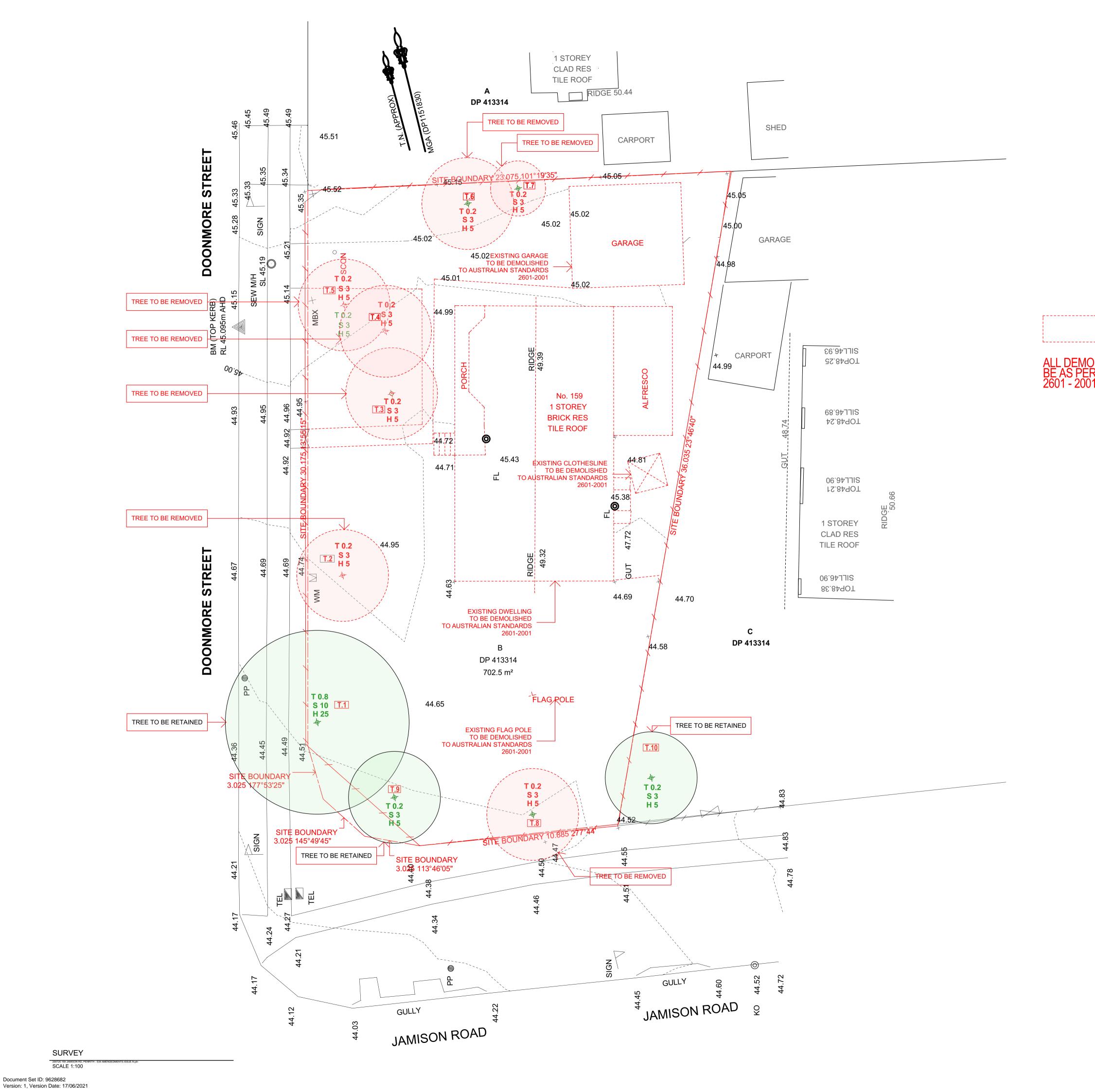
EVACUATION PLAN

<u>19-052</u>

DRAWING NUMBER: **S34 1201**

DATE OF ISSUE <u>20/07/2020</u>

20/07/2020 N AS SHOWN



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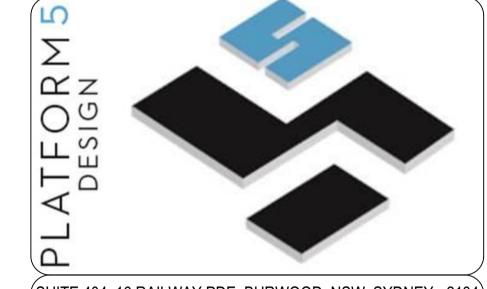
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(SUITE 404, 16 RAILWAY PDE, BURWOOD, NSW, SYDNEY - 2134)

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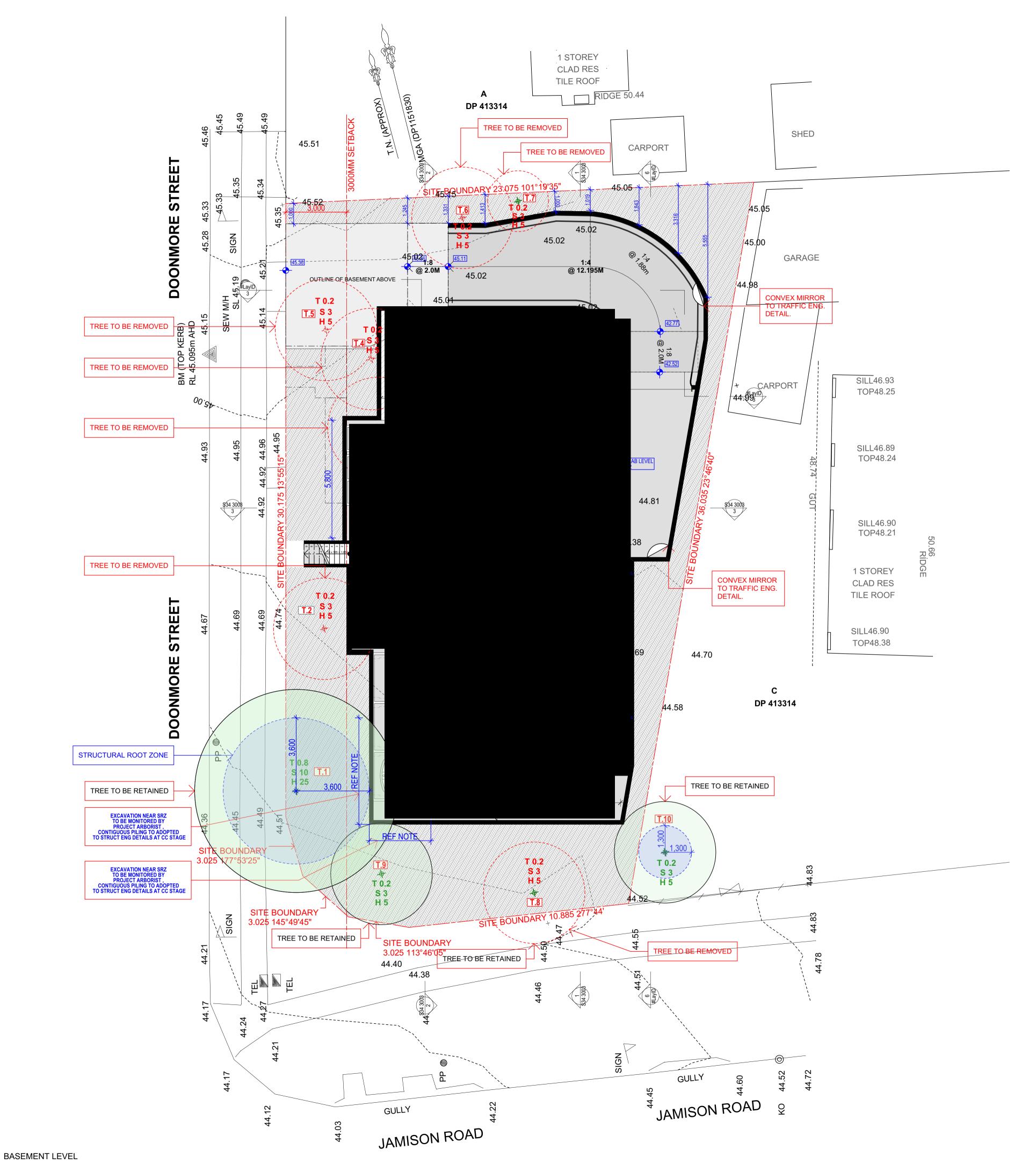
DEMOLITION PLAN

DRAWING NUMBER: <u>\$34 1202</u>

20/07/2020 DATE OF ISSUE

<u>19-052</u>

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Dural Group
Consulting

Suite-19, Bathurst Street, Liverpool, NSW-2170 Phone: +61 2 8729 2288 Mob:0433411889 Email: info@duralgroup.com.au

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Full Name of Designer:

Qualifications:

BSc(Eng),MEng(ME)
MIEAust, CpEng ,NER

(02) 8729 2288

Name of Employer:

Dural Group Pty Ltd

Yours sincerely,

Mahbub Hassan

ESD & Mechanical Engineert

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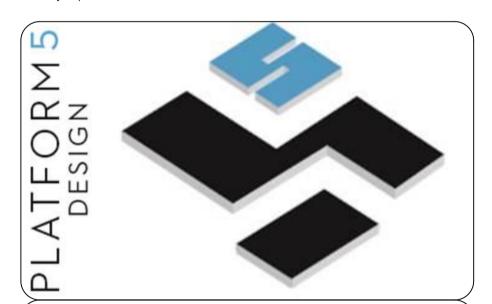
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SECTION 34 AMENDMENTS	16-07-20
S	SSUE FOR FURTHER COMMENT

BASEMENT PLAN

<u>19-052</u>

DRAWING NUMBER: <u>\$34 2000</u>

DATE OF ISSUE <u>20/07/2020</u>

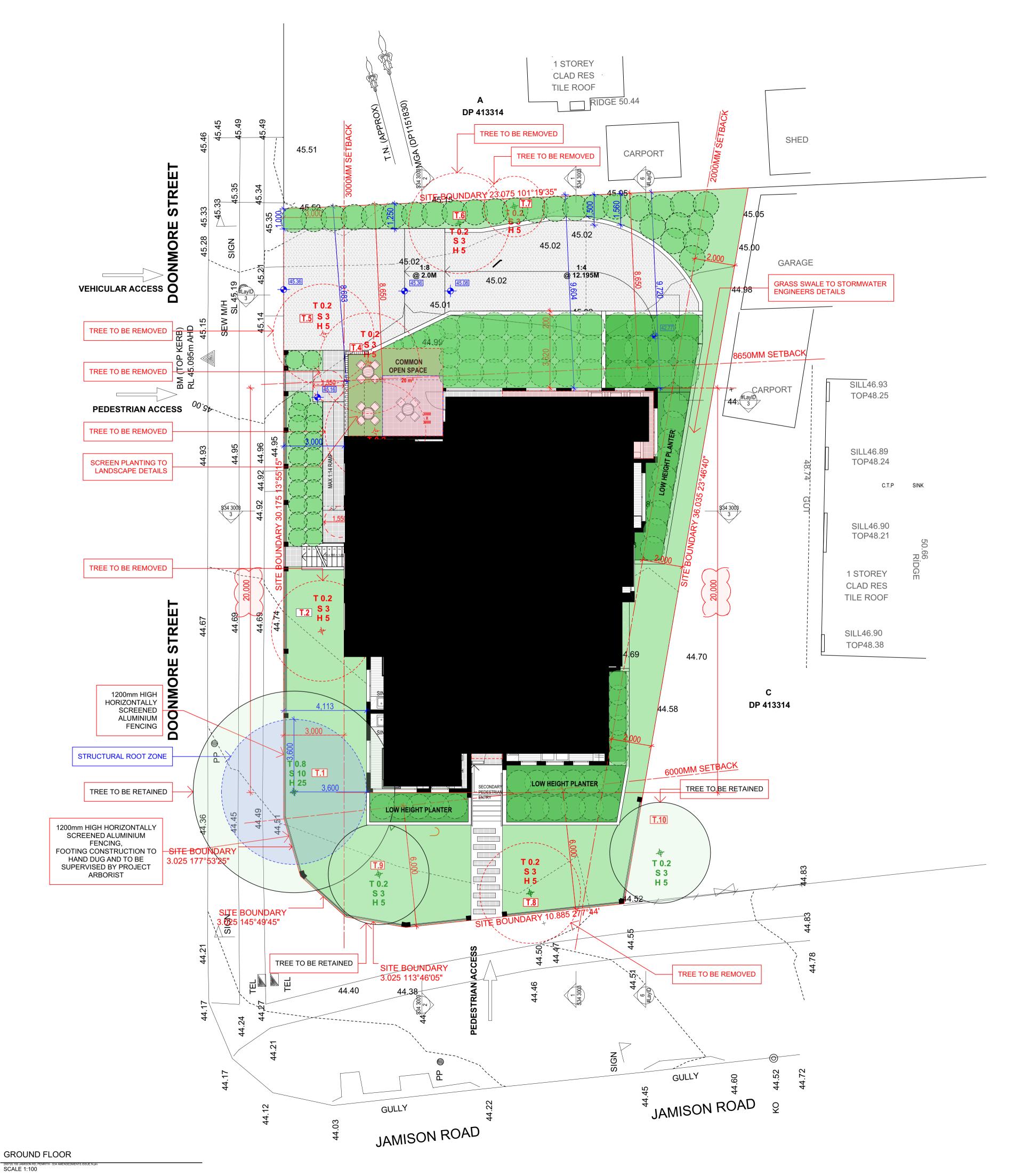
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Full Name of Designer: Mahbub Hassan BSc(Eng),MEng(ME) MIEAust, CpEng ,NER **Qualifications:** (02) 8729 2288 **Business Telephone No:** Name of Employer: Dural Group Pty Ltd

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trata. Mahbub Hassan **ESD & Mechanical Engineert** **GENERAL NOTES:**

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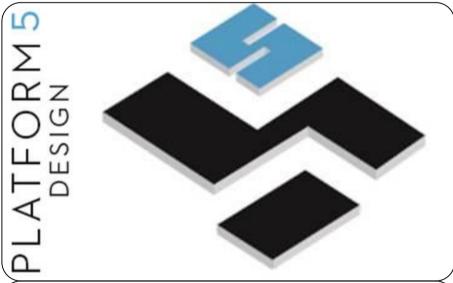
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	K	ISSUE BASED ON MEETING WITH COUNCIL	18-06-20
	L	ISSUE FOR FURTHER COMMENT	25-06-20
	M	ISSUE FOR FURTHER COMMENT	29-06-20
	N	SECTION 34 AMENDMENTS	16-07-20
		DRAWING TITLE: PROJECT	NUMBER:

GROUND FLOOR PLAN

DRAWING NUMBER: **S34 2001**

DATE OF ISSUE

SCALE:

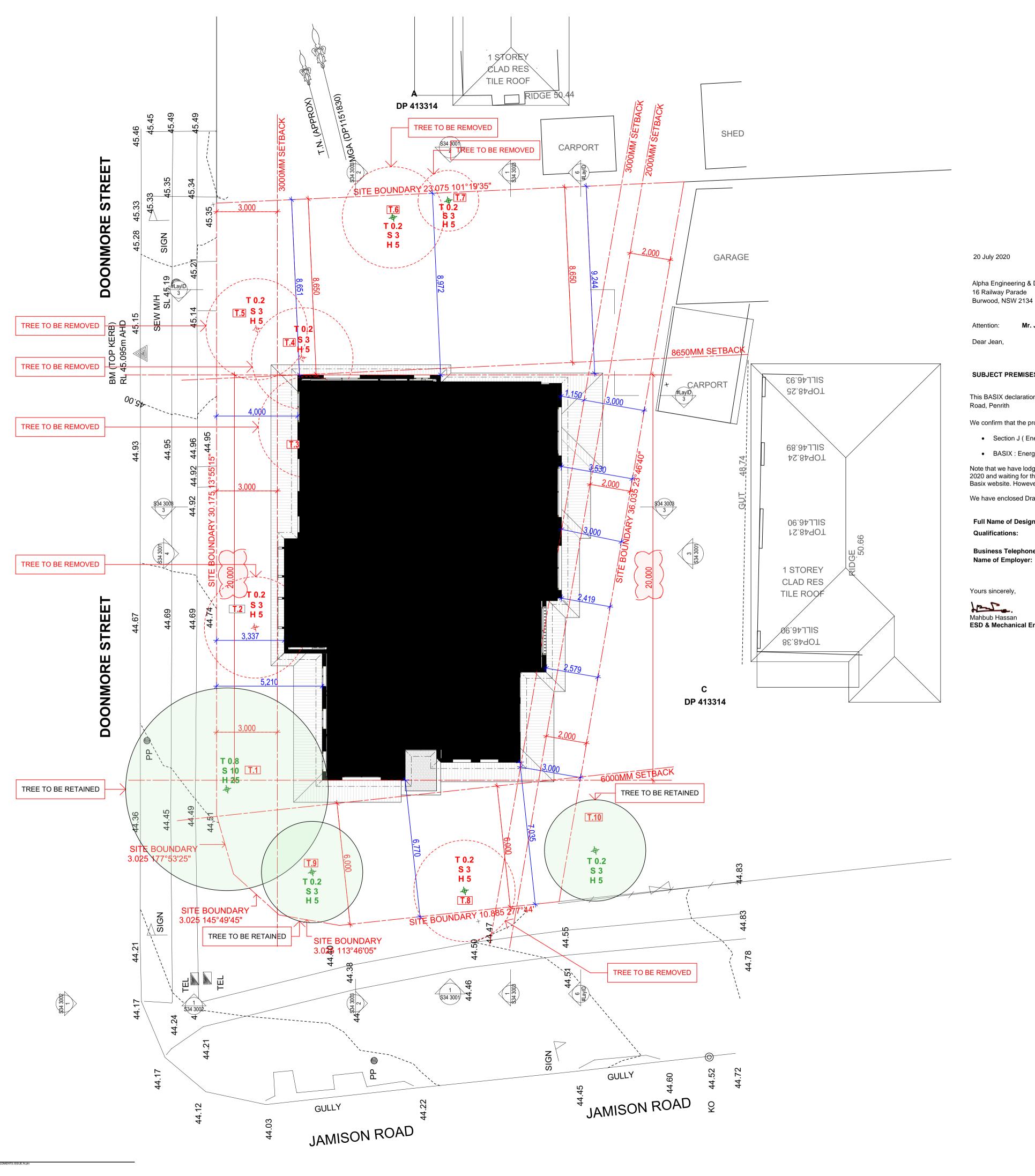
<u>19-052</u>

20/07/2020

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SECTION 34 CONFERENCE

SCALE 1:100 Document Set ID: 9628682 Version: 1, Version Date: 17/06/2021



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Alpha Engineering & Development 16 Railway Parade

Dear Jean,

BASIX Statement of Compliance

Dural Group

Suite-19, Bathurst Street, Liverpool, NSW-2170 Phone: +61 2 8729 2288

Email: info@duralgroup.com.au

Mob:0433411889

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

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

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

Section J (Energy efficiency)

BASIX : Energy, Water target.

Note that we have lodged Basix - Alternative assessment method for large boarding house on 20th July 2020 and waiting for the approval from BASIX (DoP). Approval process takes generally 3 days as per Basix website. However once the approval is made, we will then generate the final Basix certificate.

We have enclosed Draft Basix for consideration

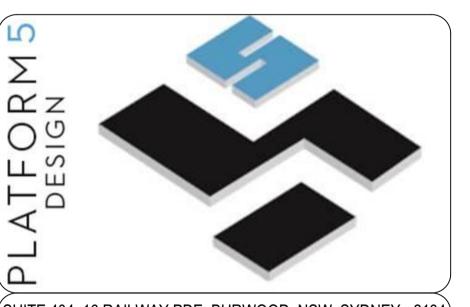
Full Name of Designer: Mahbub Hassan BSc(Eng),MEng(ME) MIEAust, CpEng ,NER Qualifications: (02) 8729 2288 **Business Telephone No: Dural Group Pty Ltd** Name of Employer:

Yours sincerely,

trata. Mahbub Hassan **ESD & Mechanical Engineert** **GENERAL NOTES:**

1. Written dimensions to take precedence over scale

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- 19. Drainage to be in accordance with part 3 of the BCA. point of discharge to meet local authority requirement



(SUITE 404, 16 RAILWAY PDE, BURWOOD, NSW, SYDNEY - 2134)

EMAIL: INFO@PLATFORMFIVE.COM.AU WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

SSUE FOR INFORMATION SSUE FOR INFORMATION SSUE FOR DEVELOPMENT APPLICATION GENERAL AMENDMENTS GENERAL AMENDMENTS SSUE FOR INFORMATION SSUE FOR MEETING	08-02-19 20-03-19 04-06-19 21-08-19 24-10-19 12-12-19 12-02-20
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SECTION 34 AMENDMENTS	16-07-20
S	SSUE FOR FURTHER COMMENT

<u>19-052</u> LEVEL 1

DRAWING NUMBER: **\$34 2002**

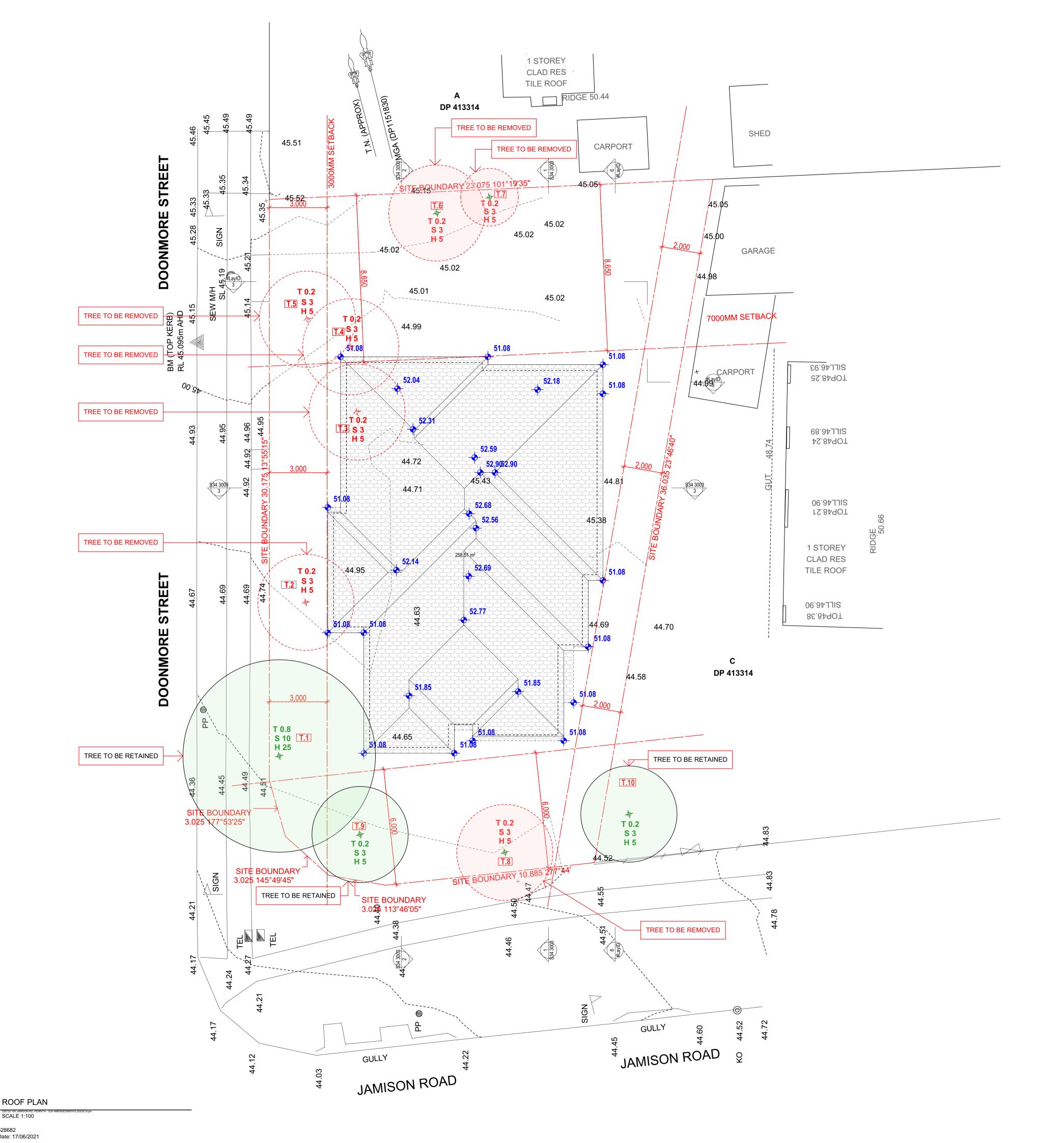
20/07/2020 DATE OF ISSUE

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SECTION 34 CONFERENCE

FIRST FLOOR

SCALE 1:100



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(SUITE 404, 16 RAILWAY PDE, BURWOOD, NSW, SYDNEY - 2134)

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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

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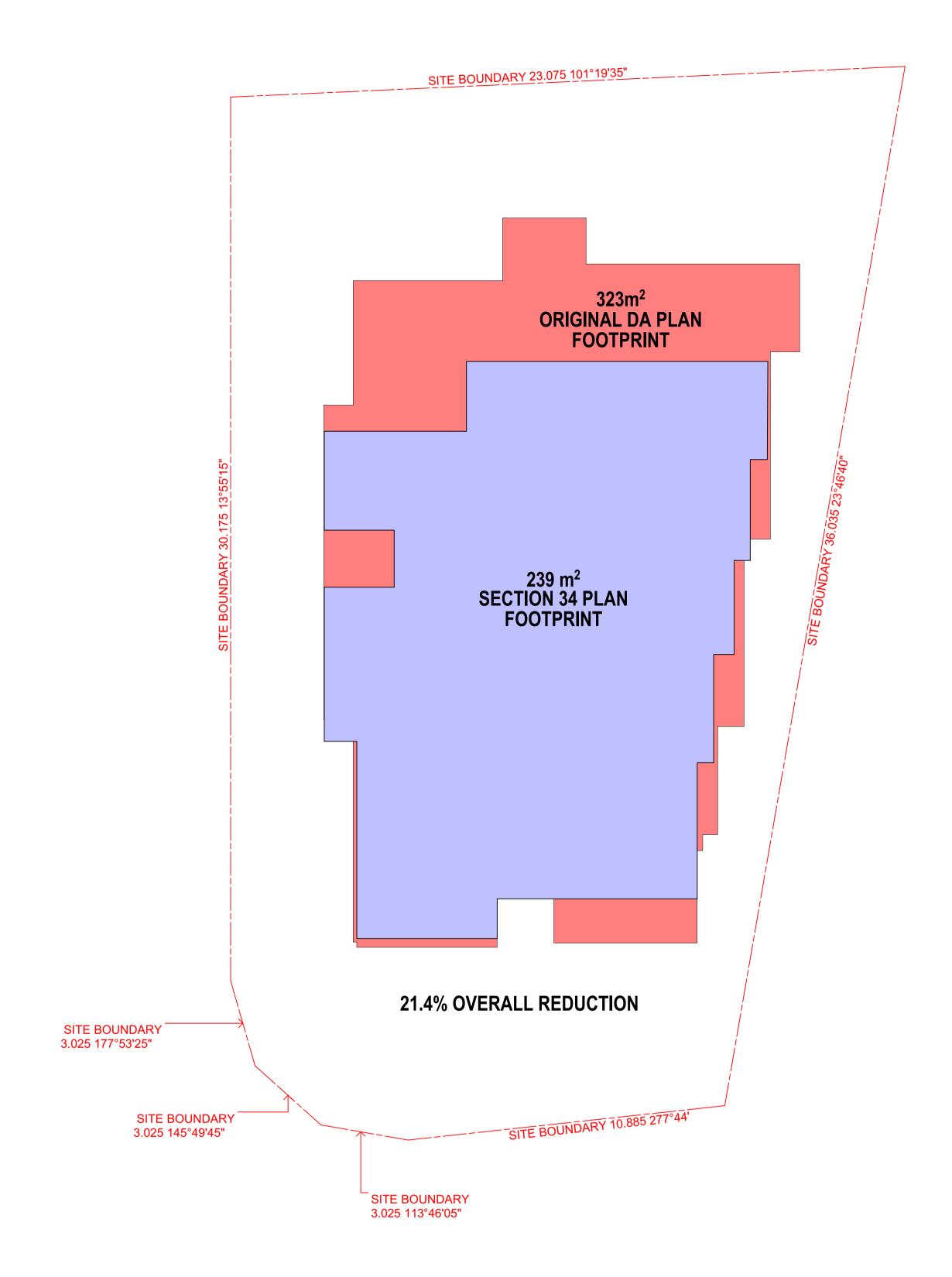
ROOF PLAN

<u>19-052</u>

DRAWING NUMBER: \$34 2003

20/07/2020 DATE OF ISSUE

AS SHOWN

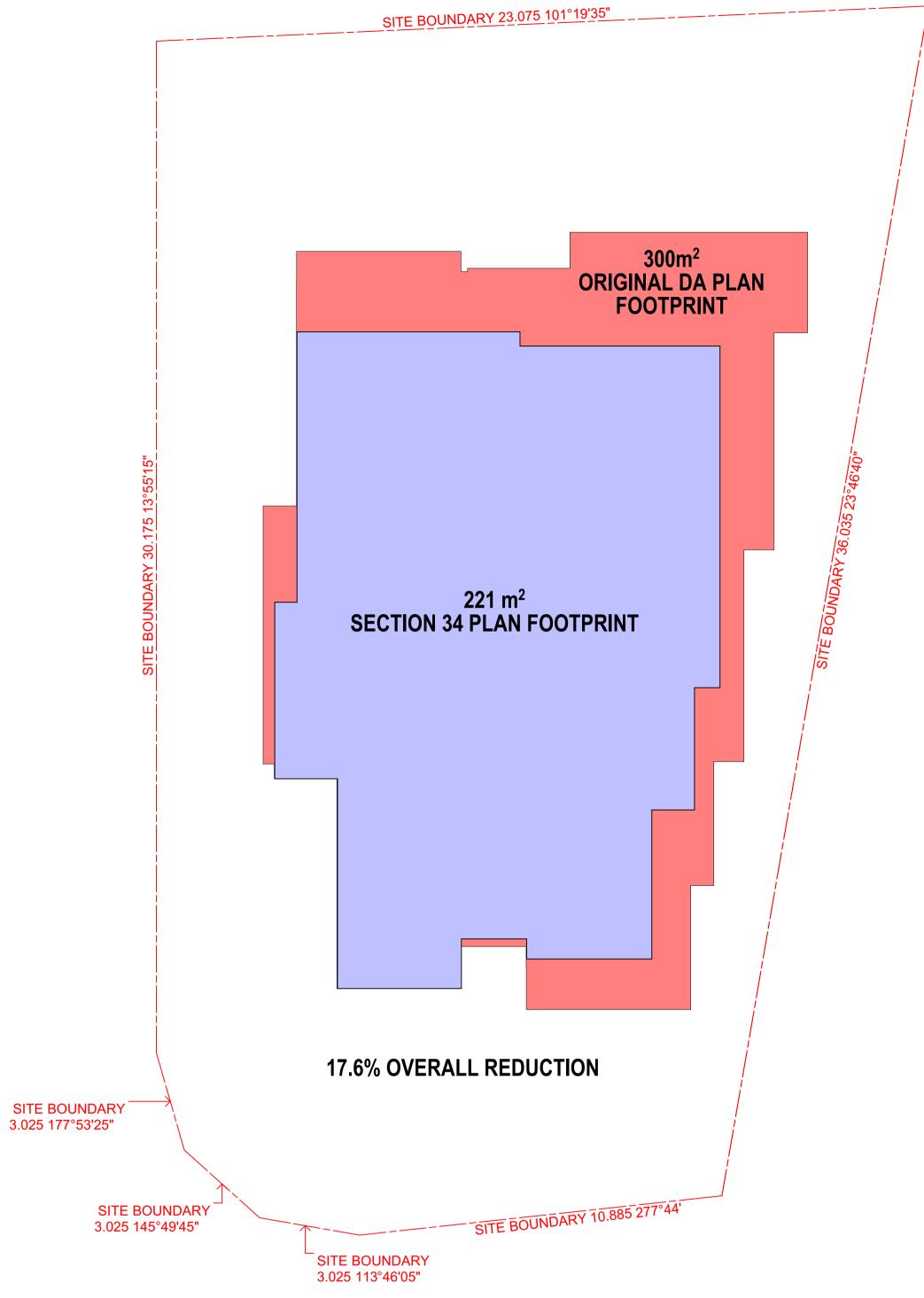


GROUND FLOOR PLAN COMPARISON

BUILDING FOOT PRINT DIAGRAM 200720.159 JAMISON RD, PER SCALE 1:100

DA APPLICATION SUBMITTED FOOT-PRINT

AMENDED SECTION 34 PLAN FOOT-PRINT



LEVEL ONE FLOOR PLAN COMPARISON

BUILDING FOOT PRINT DIAGRAM

200720.159 JAMISON RD, PEI SCALE 1:100

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GENERAL NOTES:

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ALPHA ENGINEERING AND DEVELOPMENTS P/L

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-	DRAWING TITLE:	PROJECT	L NUMBER:

GFA COMARISON

<u>19-052</u>

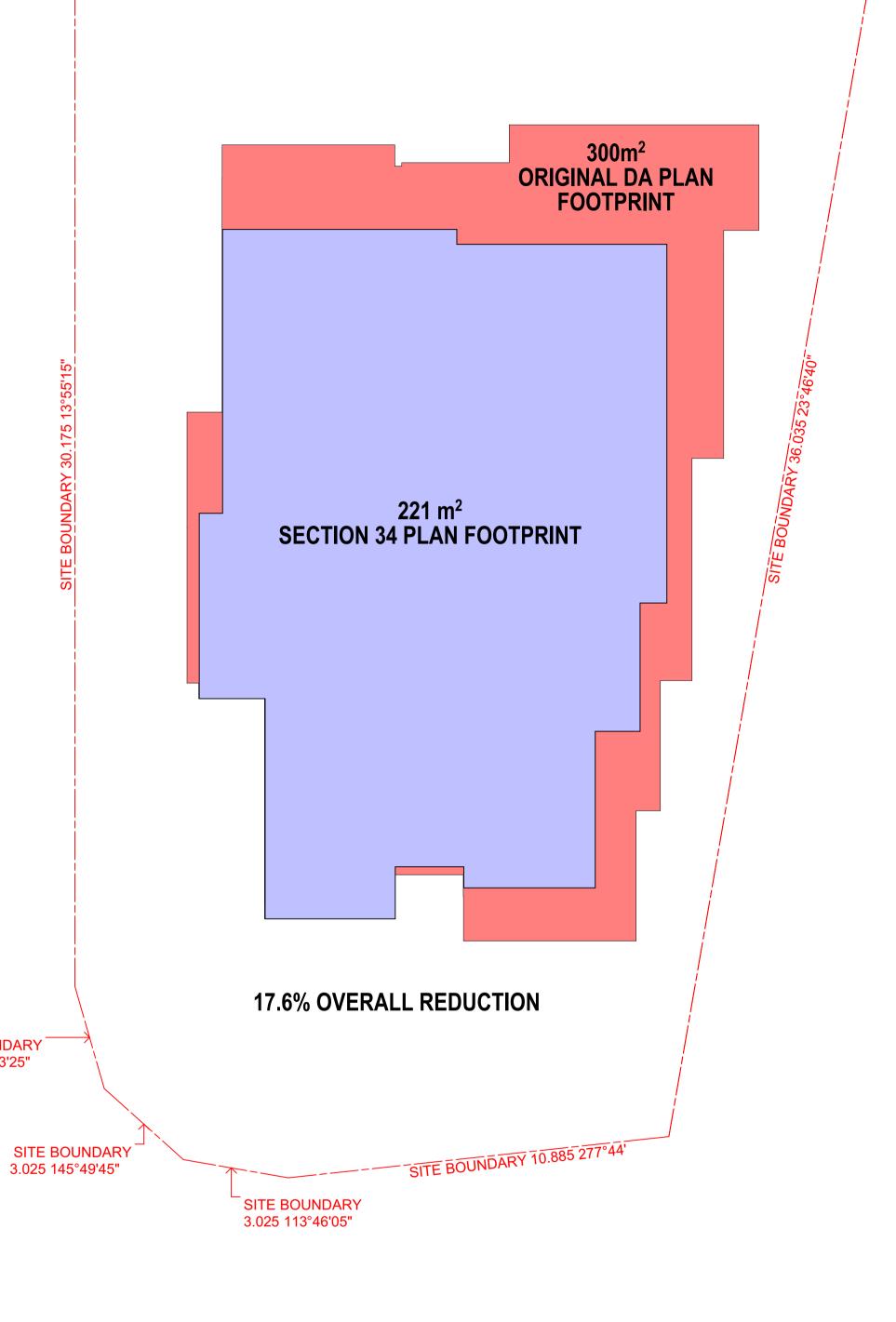
DRAWING NUMBER: <u>\$34 2004</u>

20/07/2020 DATE OF ISSUE

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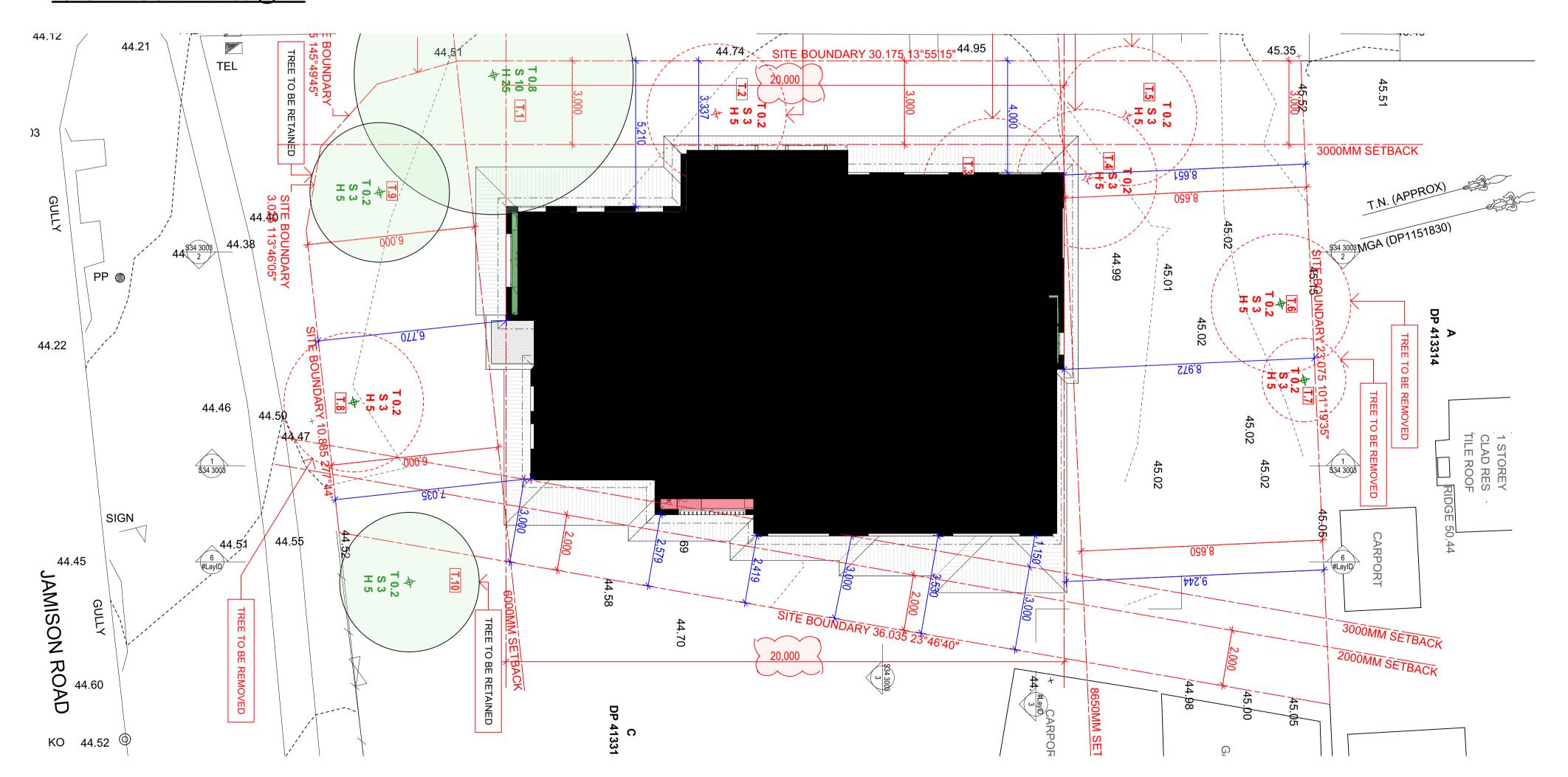
SECTION 34 CONFERENCE



Version: 1, Version Date: 17/06/2021



MEASURED ROOM AREAS FIRST FLOOR - 1:100 @ A1



MEASURED ROOM AREAS GROUND FLOOR - 1:100 @ A1

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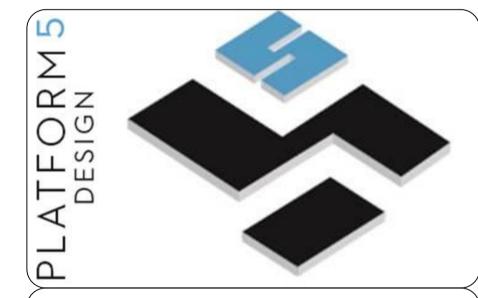
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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

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ALPHA ENGINEERING AND DEVELOPMENTS P/L

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	DRAWING TITLE: PROJECT	NUMBER:
	MEASURED ROOM AREAS 19-	<u>052</u>
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DRAWING NUMBER: **<u>\$34 2005</u>**

20/07/2020 DATE OF ISSUE

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Generic Perspective

SCALE:

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SECTION 34 CONFERENCE

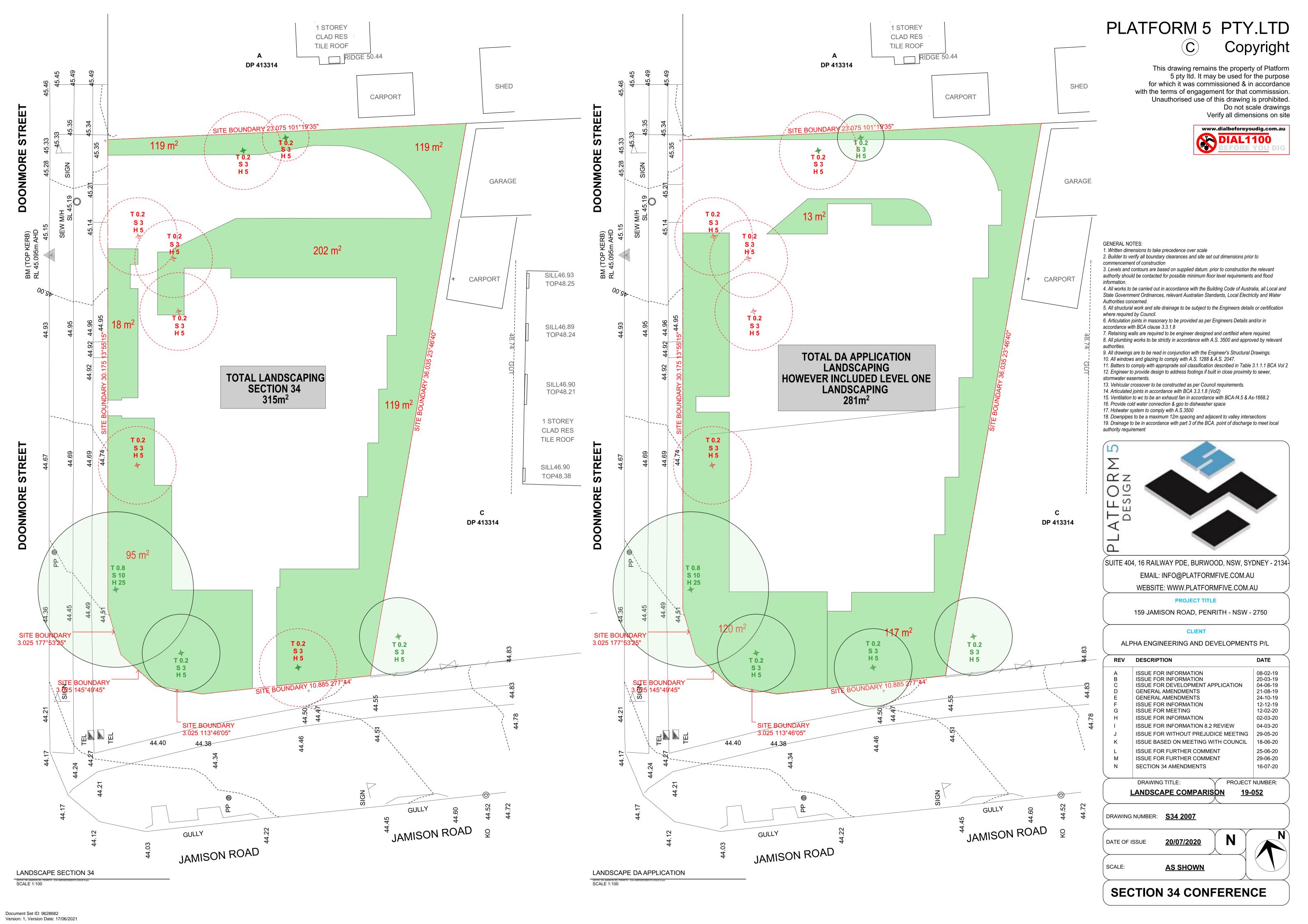
200720.159 JAMISON RD, SCALE 1:2

Generic Perspective

200720.159 JAMISON RD SCALE 1:2

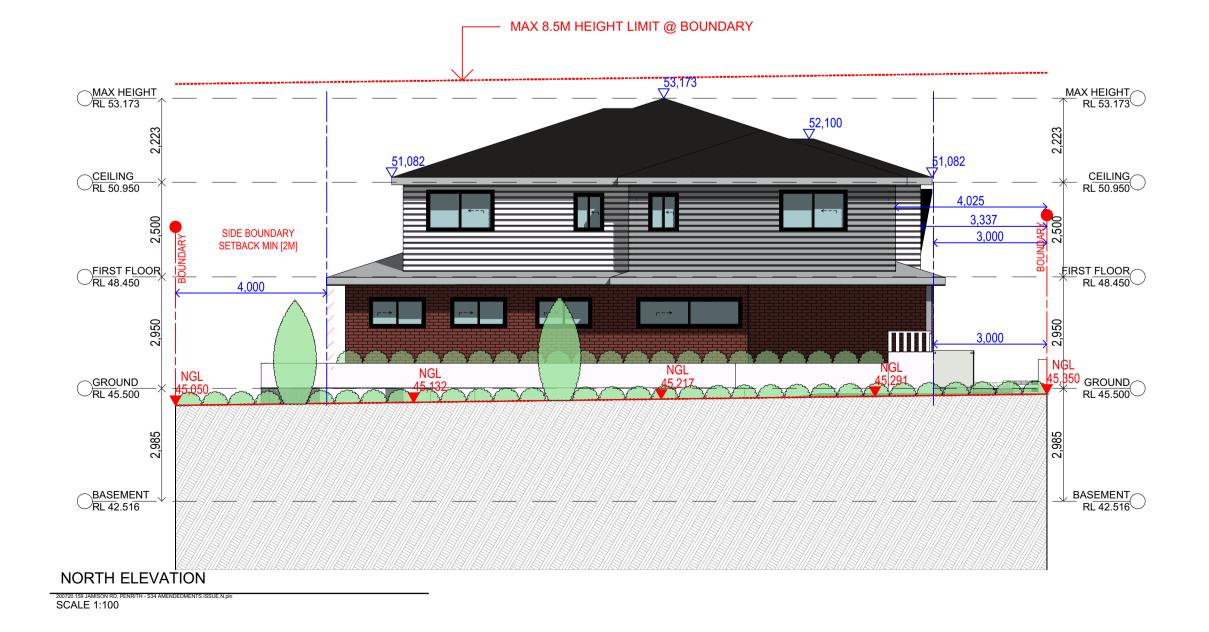
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Generic Perspective











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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

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ALPHA ENGINEERING AND DEVELOPMENTS P/L

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ELEVATIONS

DRAWING TITLE

<u>19-052</u>

PROJECT NUMBER:

DRAWING NUMBER: \$34 3001

DATE OF ISSUE

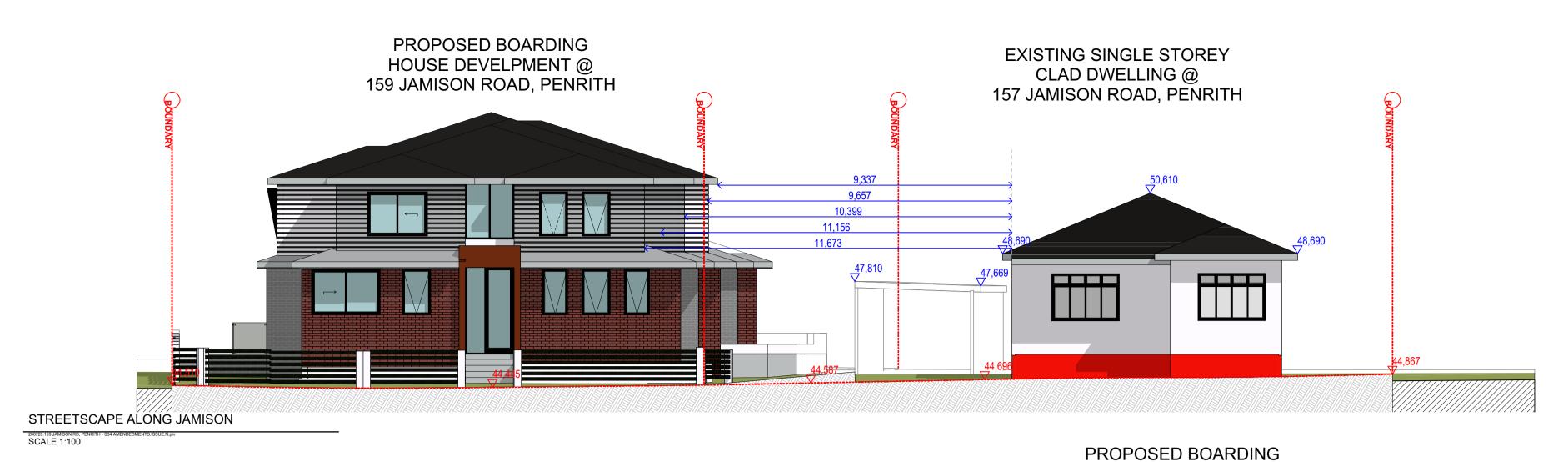
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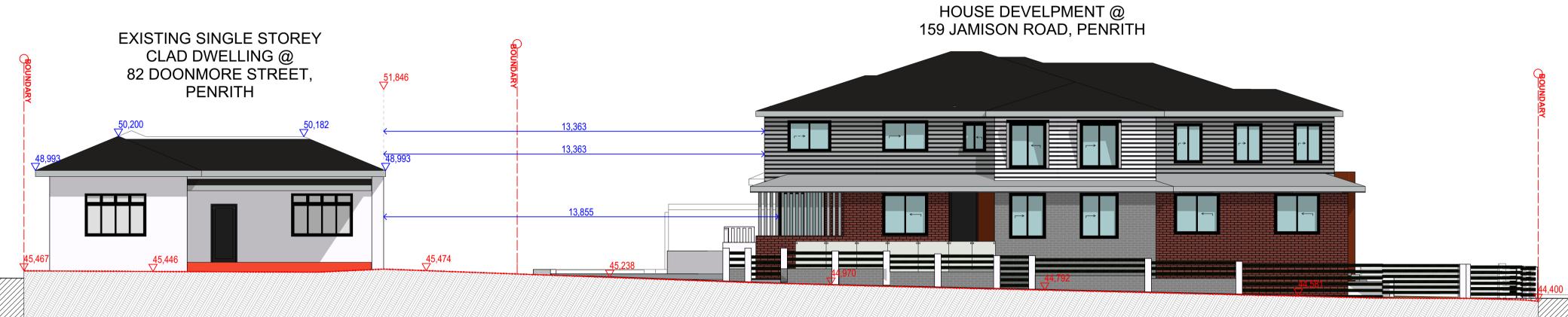
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SITE ANALYSIS SETBACK ANALYSIS 200720.159 JAMISON RD, PE SCALE 1:400

STREETSCAPE ALONG DOONMORE STREET

Document Set ID: 9628682

Version: 1, Version Date: 17/06/2021

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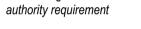
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PROJECT TITLE

159 JAMISON ROAD, PENRITH - NSW - 2750

CLIENT

ALPHA ENGINEERING AND DEVELOPMENTS P/L

	REV	DESCRIPTION	DATE
	ABCDEFGHIJKLMN	ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR DEVELOPMENT APPLICATION GENERAL AMENDMENTS GENERAL AMENDMENTS ISSUE FOR INFORMATION ISSUE FOR MEETING ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR WITHOUT PREJUDICE MEETING ISSUE FOR WITHOUT PREJUDICE MEETING ISSUE BASED ON MEETING WITH COUNCIL ISSUE FOR FURTHER COMMENT ISSUE FOR FURTHER COMMENT SECTION 34 AMENDMENTS	08-02-19 20-03-19 04-06-19 21-08-19 24-10-19 12-12-19 12-02-20 02-03-20 04-03-20 29-05-20 18-06-20 25-06-20 29-06-20 16-07-20
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~		DRAWING TITLE: PROJECT	NUMBER:

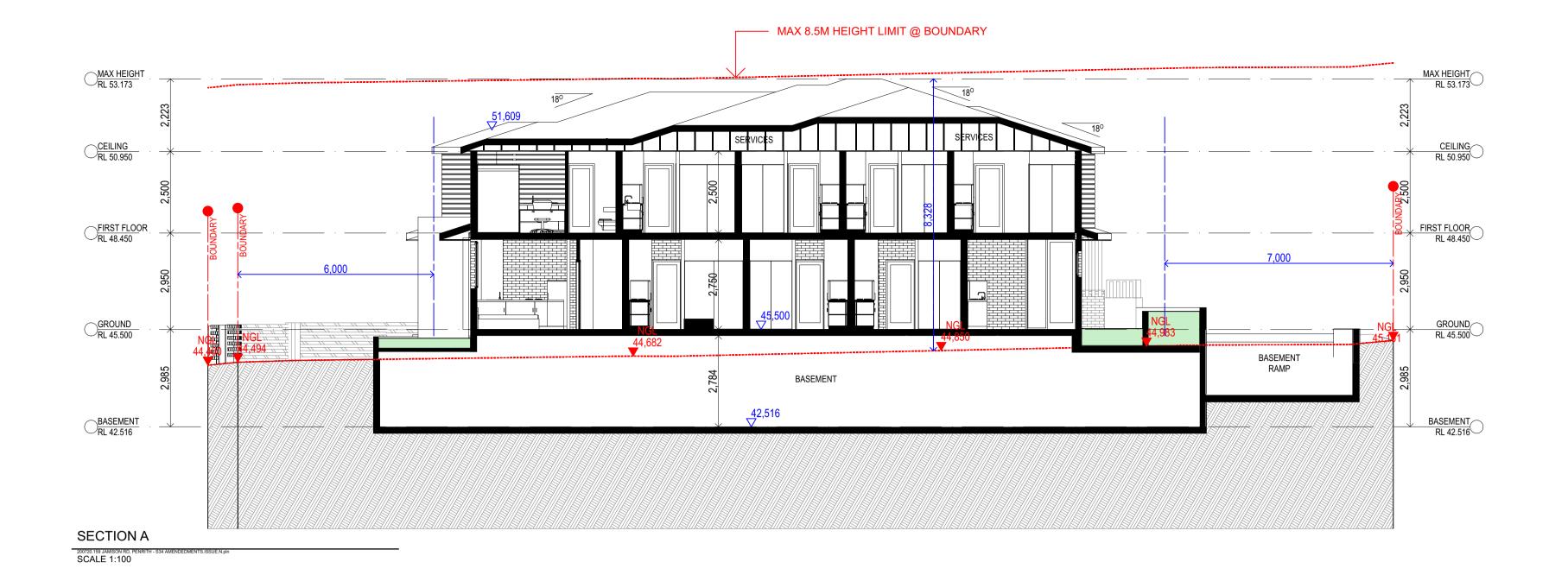
STREETSCAPE

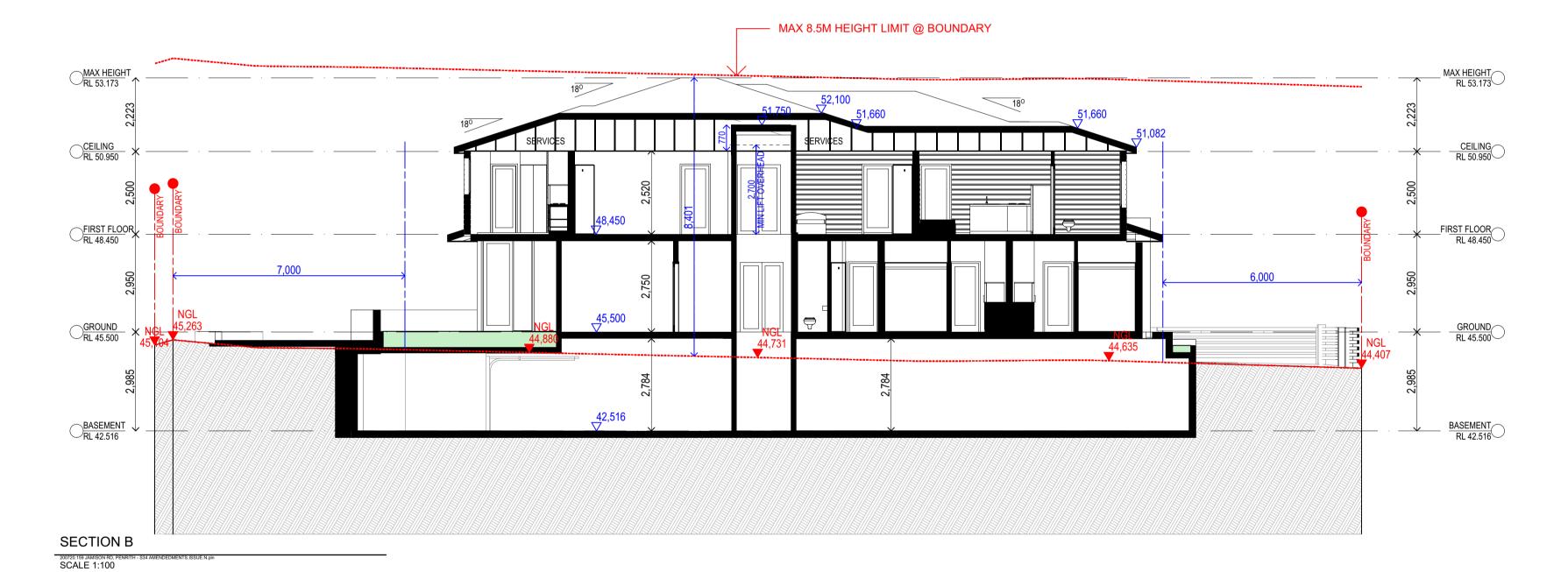
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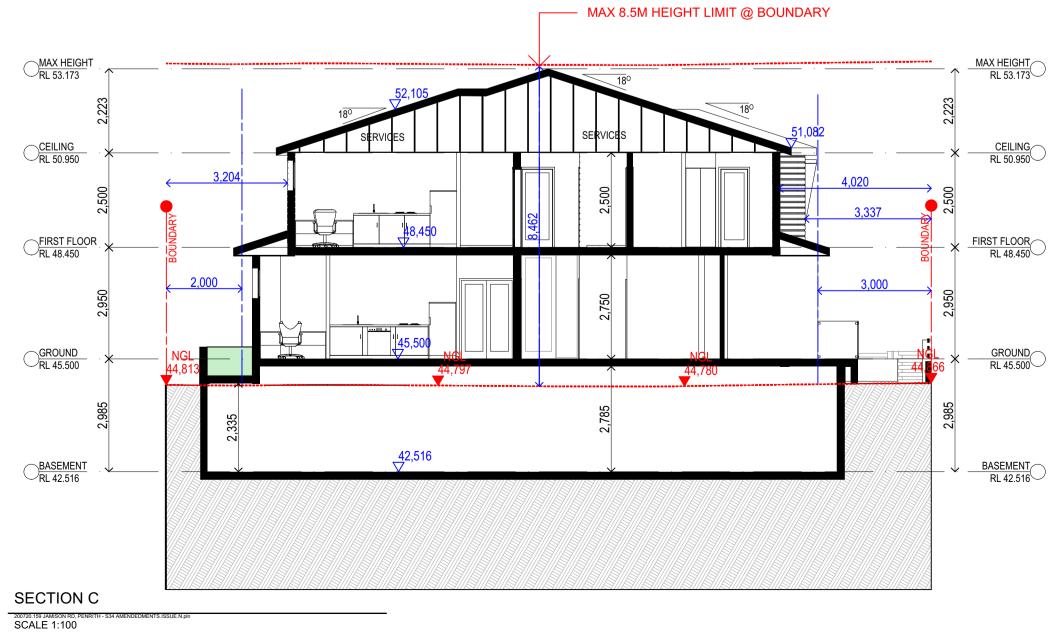
20/07/2020 DATE OF ISSUE

<u>19-052</u>

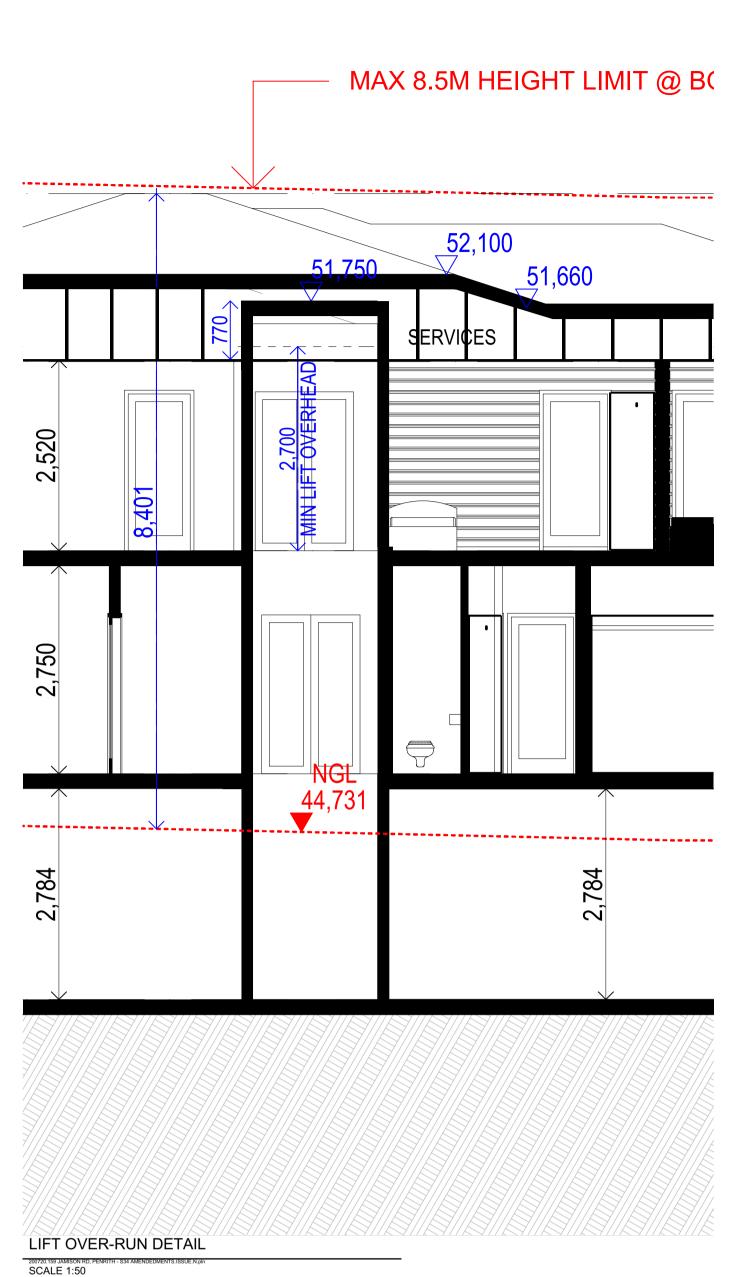
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GENERAL NOTES:

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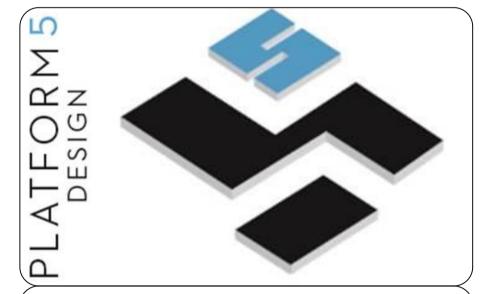
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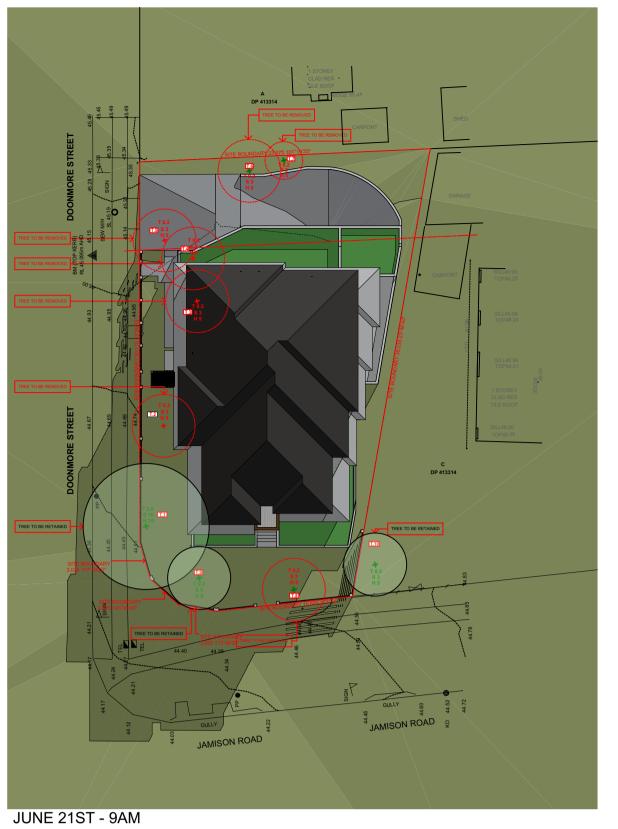
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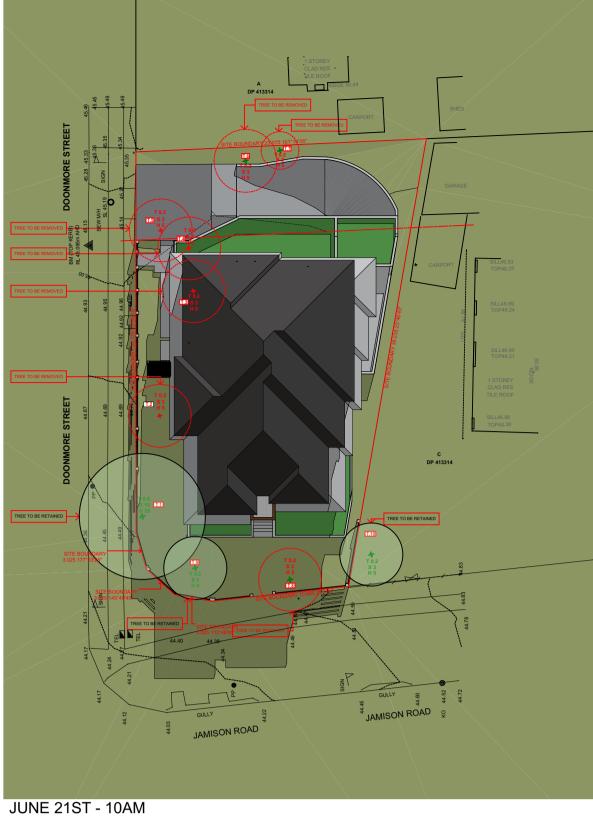
ALPHA ENGINEERING AND DEVELOPMENTS P/L

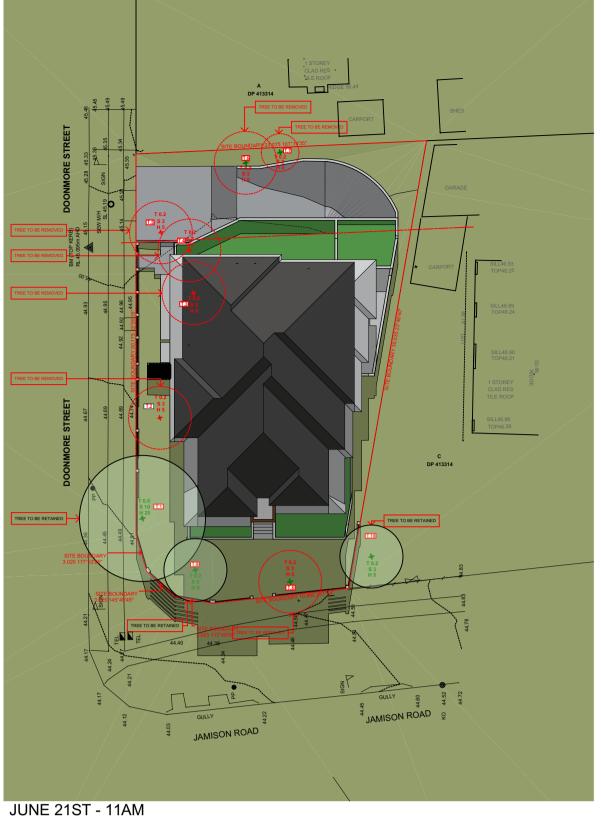
REV	DESCRIPTION	DATE
Α	ISSUE FOR INFORMATION	08-02-19
В	ISSUE FOR INFORMATION	20-03-19
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J	ISSUE FOR WITHOUT PREJUDICE MEETING	29-05-20
K	ISSUE BASED ON MEETING WITH COUNCIL	18-06-20
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M	ISSUE FOR FURTHER COMMENT	29-06-20
N	SECTION 34 AMENDMENTS	16-07-20
	NUMBER:	
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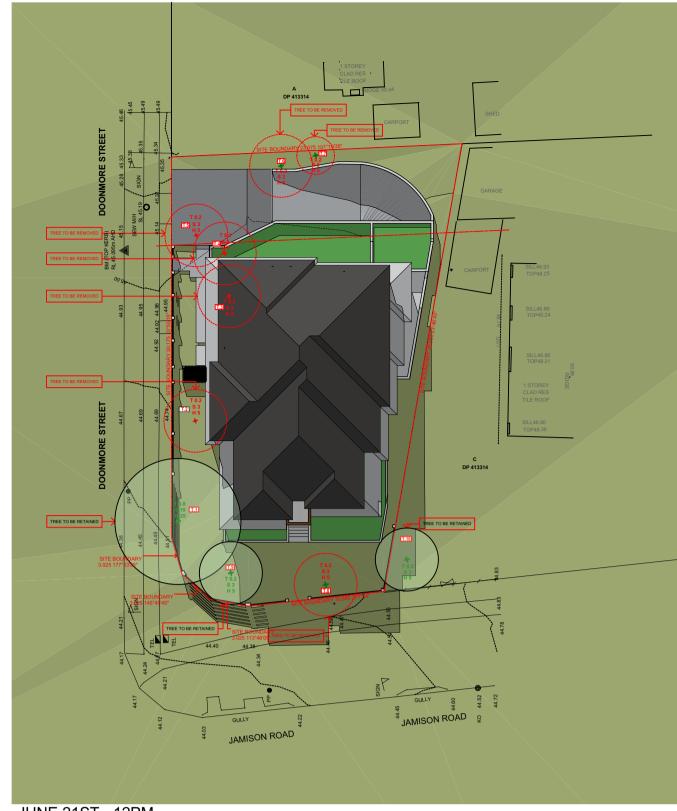
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DATE OF ISSUE <u>20/07/2020</u>









JUNE 21ST - 12PM

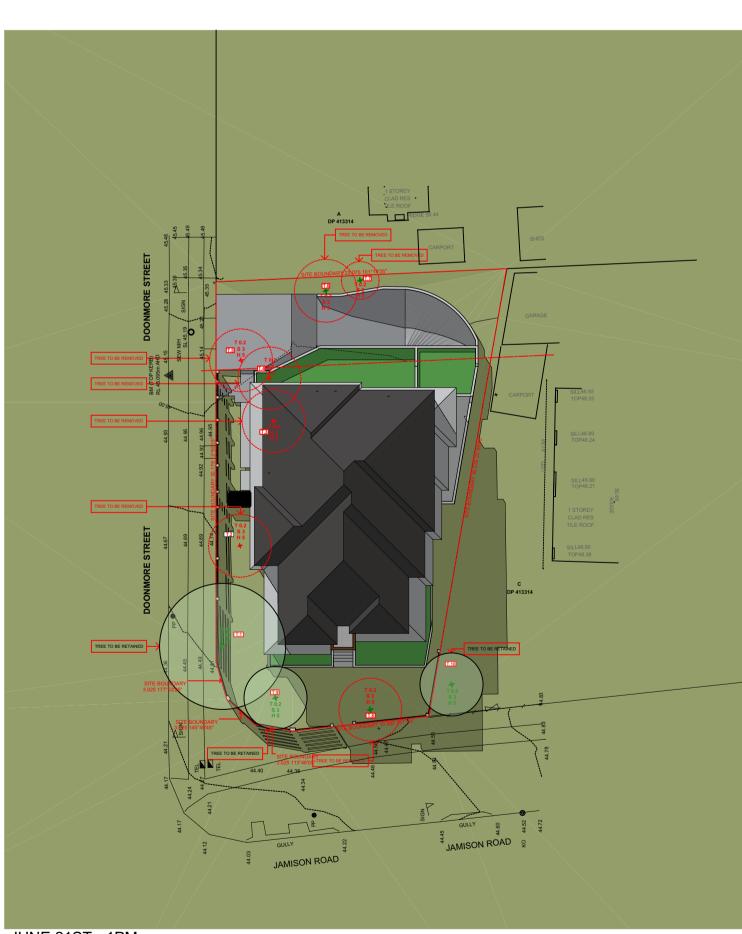
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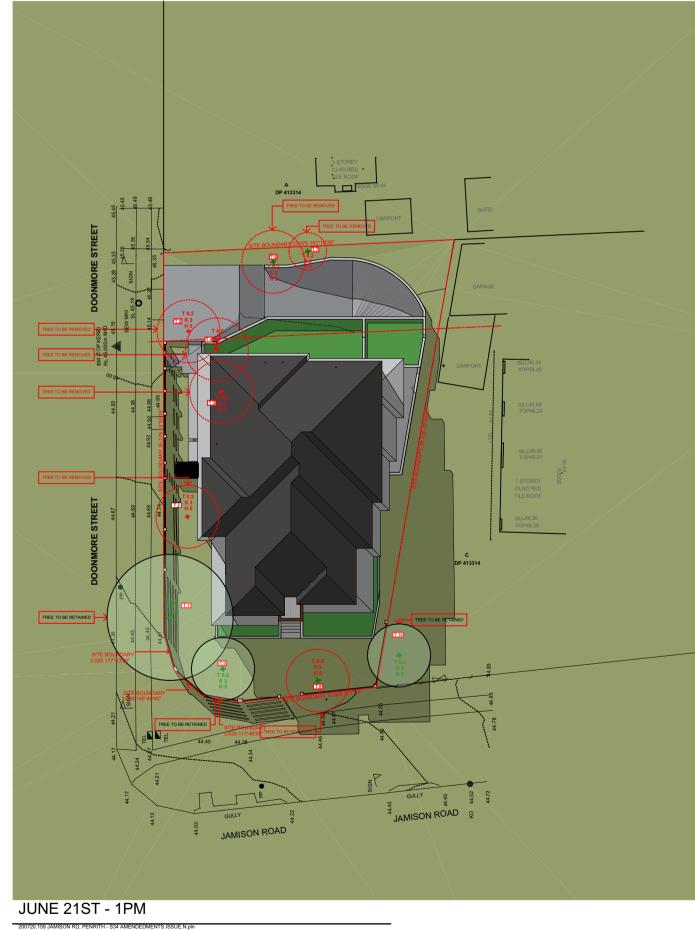
Version: 1, Version Date: 17/06/2021

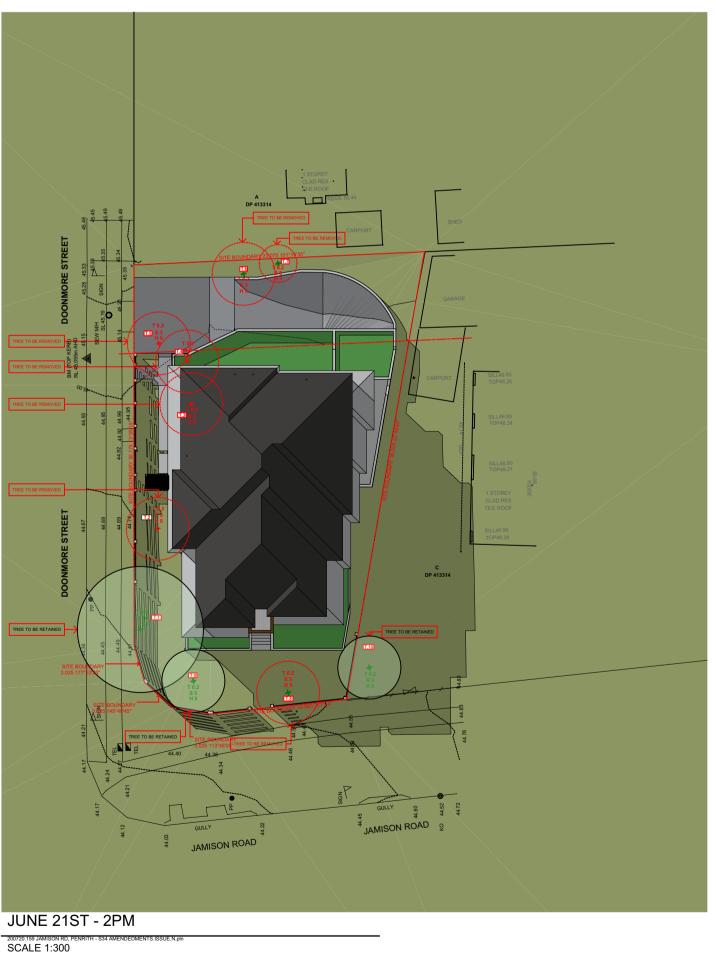
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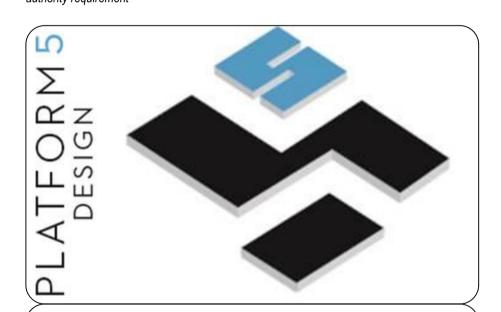
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(SUITE 404, 16 RAILWAY PDE, BURWOOD, NSW, SYDNEY - 2134)

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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: PROJECT	NII IN ADED

JUNE EQUINOX <u>19-052</u>

DRAWING NUMBER: \$34 4001

SCALE:

20/07/2020 DATE OF ISSUE

AS SHOWN

Schedule Of External Finishes For proposed Boarding House DEVELOPMENT @ 159 JAMISON ROAD, PENRITH

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

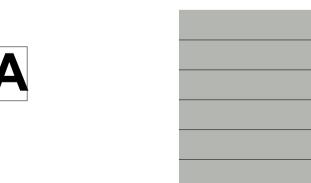
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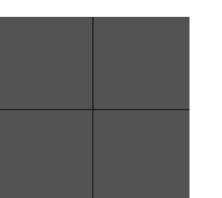
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GAUDI

QUARTER



RENDER & PAINT FINISH DULUX - CELTIC SKY ON JAMES HARDIE CLADDING LONG LINE



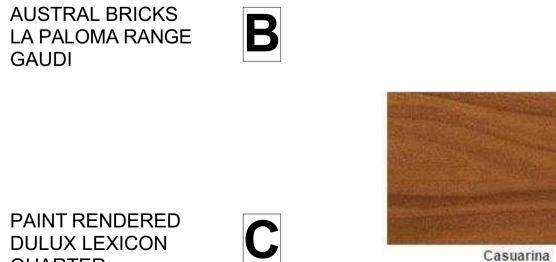
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ALUMINIUM FRAMED WINDOWS & DOORS STEGBAR CHARCOAL

DRAWING NUMBER: \$34 6301

20/07/2020 DATE OF ISSUE SCALE:



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SHEET METAL ROOF COLOURBOND **WOODLAND GREY**

G



BLACK FRAMED SEMI TRANSPARENT GLASS BALUSTRADE OR SIMILAR

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DRAWING TITLE: PROJECT NUMBER:			

<u>19-052</u> **FINISHES SCHEDULE**

AS SHOWN

SECTION 34 CONFERENCE

Version: 1, Version Date: 17/06/2021