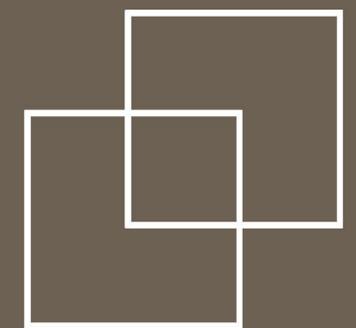


RESIDENTIAL FLAT BUILDING
96-98 LETHBRIDGE ST & 42-46 EVAN ST
PENRITH NSW 2750 AUSTRALIA

DA APPLICATION
NOVEMBER 2020



URBAN LINK
ARCHITECTS



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 LOURES COLORBOND JASPER
JASPER®	
ST	ST - STONE PLANTERS & EXTERNAL WALLS 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

SITE		TITLE
DA-000	A	COVER
DA-001	A	SITE LOCALITY
DA-002	A	SITE CONTEXT
DA-003	A	SITE ANALYSIS
DA-004	A	DEMOLITION PLAN
DA-005	A	TREE PLAN
DA-006	A	TREE PROTECTION ZONES
DA-007	A	SITE PLAN
FLOOR PLANS		
DA-101	A	GROUND 1:250
DA-102	A	GROUND
DA-103	A	LEVEL 01-03
DA-104	A	LEVEL 04
DA-105	A	LEVEL 05
DA-106	A	ROOF
DA-107	A	BASEMENT 01
DA-108	A	BASEMENT 02
ELEVATIONS		
DA-201	A	BLDG A NORTH & SOUTH
DA-202	A	BLDG A EAST & WEST
DA-203	A	BLDG B EAST & WEST
DA-204	A	BLDG B NORTH & SOUTH
DA-205	A	LETHBRIDGE ST
DA-206	A	STREETSCAPE EVANS ST
SECTIONS		
DA-301	A	AA
DA-302	A	BB
DA-303	A	CC
DA-304	A	DD
DA-305	A	EE
DA-306	A	FF
DA-307	A	RAMP DETAILS
DA-308	A	RAMP DETAILS
DA-309	A	RAMP DETAILS
EXTERNAL FINISHES		
DA-901	A	FINISHES SCHEDULE
DA-902	A	SKETCH RENDERS
DA-903	A	SKETCH RENDERS
COMPLIANCE		
DA-1401	A	GFA DIAGRAMS
DA-1402	A	ENVELOPE
DA-1403	A	SHADOW JUNE 9AM
DA-1404	A	SHADOW JUNE 12PM
DA-1405	A	SHADOW JUNE 3PM
DA-1406	A	VIEWS FROM THE SUN 9-12
DA-1407	A	VIEWS FROM THE SUN 1-3
DA-1408	A	HEIGHT PLANE DIAGRAM
DA-1409	A	BUILDING SEPARATION
DA-1410	A	SOLAR ACCESS DIAGRAMS
DA-1411	A	CROSS FLOW DIAGRAMS
DA-1412	A	DEEP SOIL & LANDSCAPE
DA-1413	A	ADAPTABLE UNITS
DA-1414	A	LIVABLE LAYOUTS
DA-1415	A	CALCULATIONS

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 49.0 MJ/m²

cooling 34.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901

Assessor Signature *[Signature]* Date 03/12/2020

Drawing No. Rev Drawing Name

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

RESIDENTIAL FLAT BUILDING

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

Project Number
19107

Status
DEVELOPMENT APPLICATION

Notes:
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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 ENQUIRIES.



Legend

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

96-98 LETHBRIDGE ST.
42-46 EVAN ST.
PENRITH

25MIN WALK

15MIN WALK

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
Nicolas Toubia Reg no 9336
Drawing Title

SITE LOCALITY
Checked/Approved

Scale

@A1 Sheet Size
Project Number Drawing Number Revision
19107 DA-001 A
Status
DEVELOPMENT APPLICATION

Notes:
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Legend

Site
96-98 Lethbridge St.
42-46 Evan St.
Penrith

Parks

Heritage

School

Traffic Route

Bus Stop

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
Nicolas Toubia Reg no 9336
Drawing Title

SITE
SITE CONTEXT

Checked/Approved

Scale

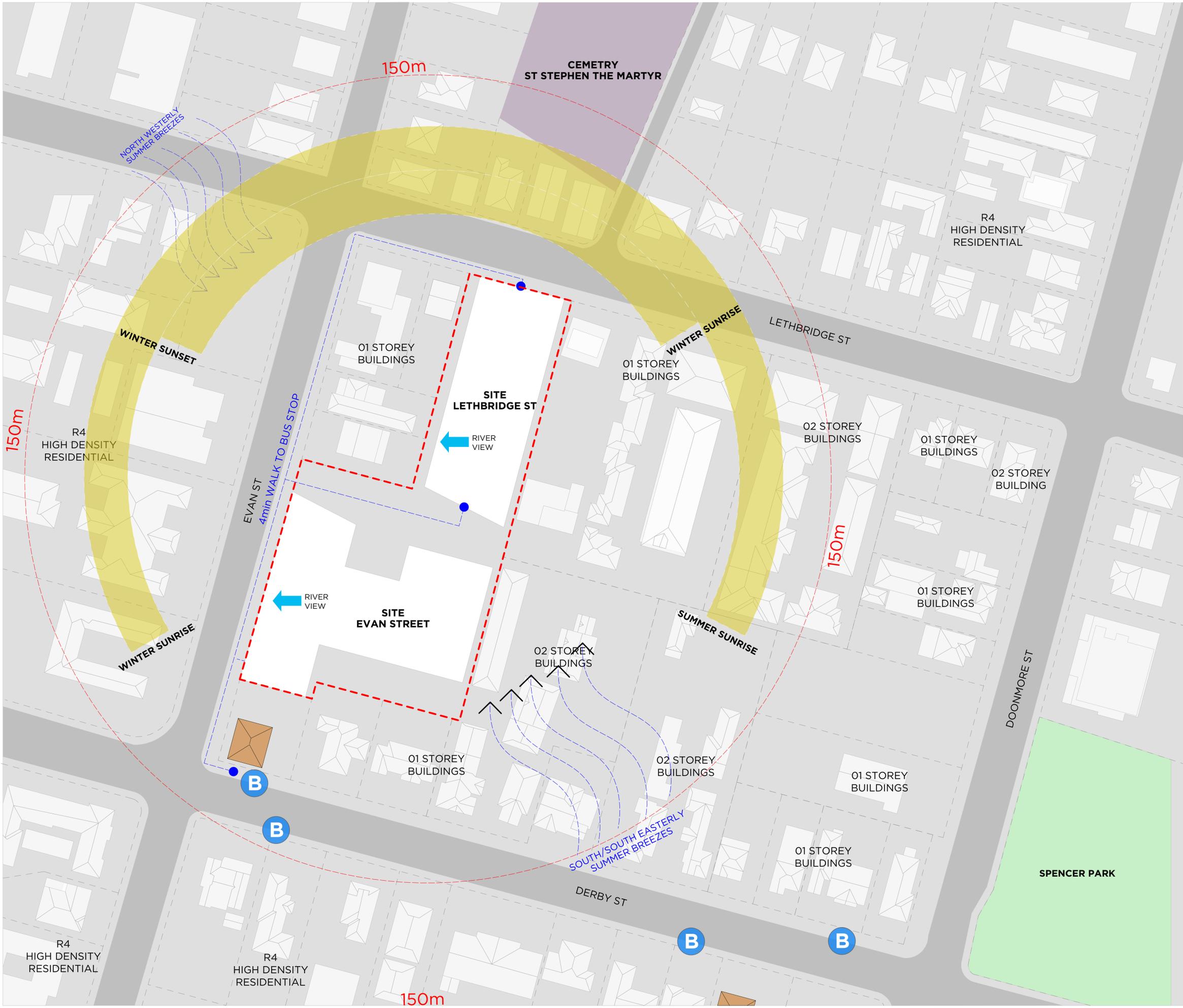
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Project Number Drawing Number Revision
19107 DA-002
Status
DEVELOPMENT APPLICATION

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



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
 Nicolas Toubia Reg no 9336
 Drawing Title

SITE ANALYSIS
 Checked/Approved

N

Scale

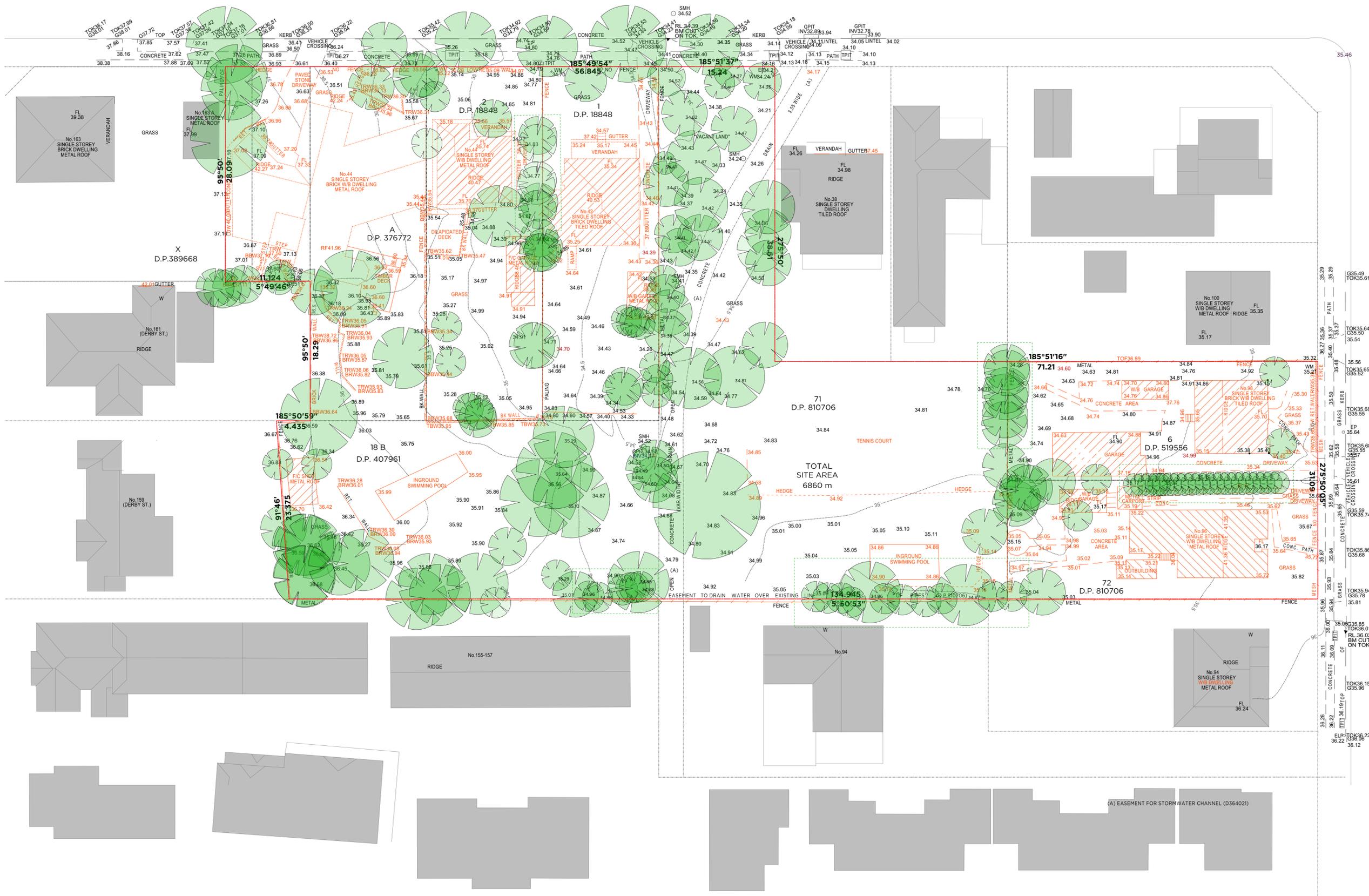
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Project Number	Drawing Number	Revision
19107	DA-003	A
Status	DEVELOPMENT APPLICATION	

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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EVAN STREET (20.115 WIDE)



Legend

-  To be Demolished
-  To be Demolished

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

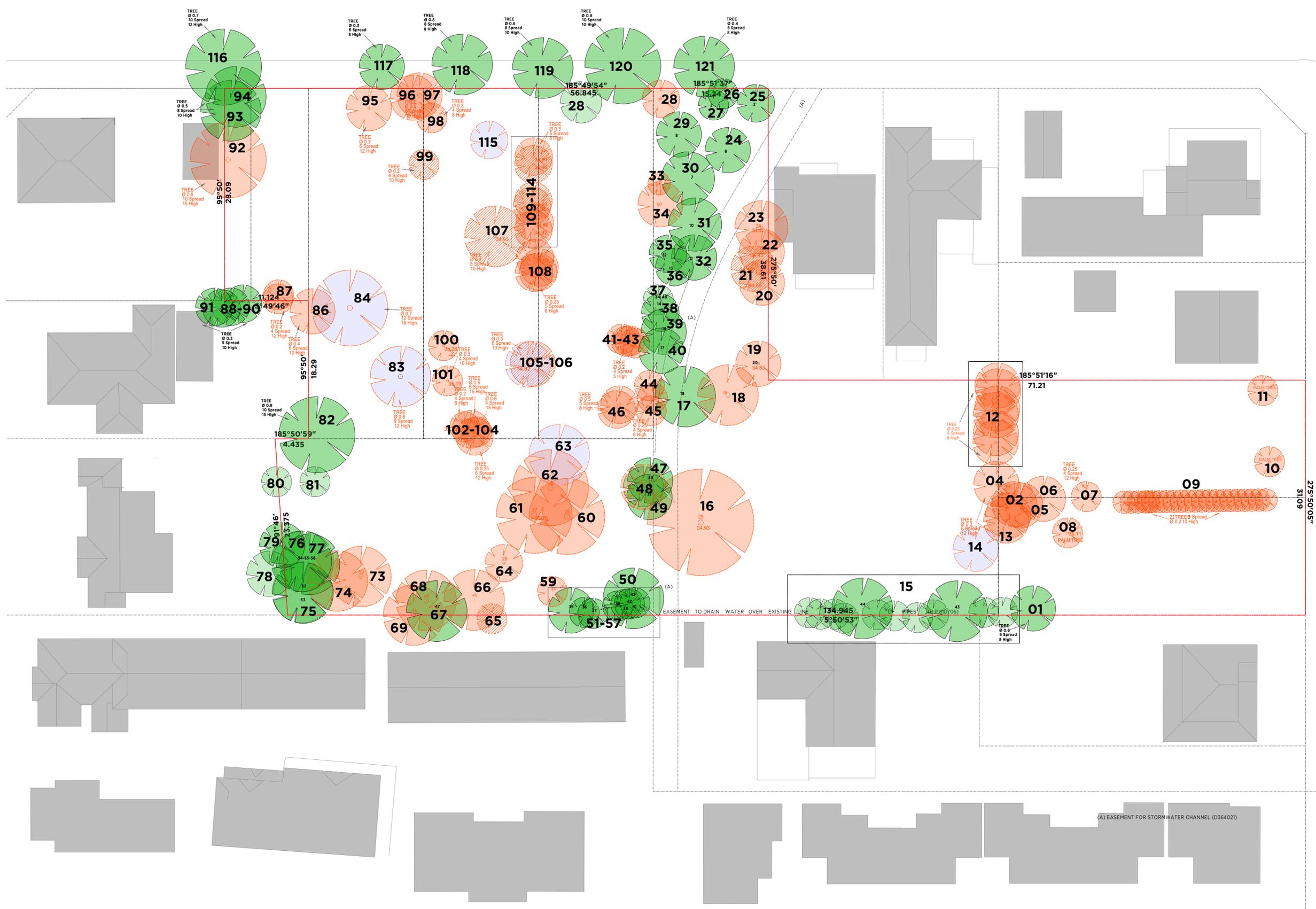
URBAN LINK
Business Address:
Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

SITE DEMOLITION PLAN
Checked/Approved

Scale
1:250
@A1 Sheet Size
Project Number Drawing Number Revision
19107 DA-004 A
Status
DEVELOPMENT APPLICATION



Notes:
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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

1 EXISTING TREES
SCALE 1:250

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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 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336
 Drawing Title

SITE TREE PLAN
 Checked/Approved

 Scale: 1:250
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-005	A
Status	DEVELOPMENT APPLICATION	



Notes
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Legend

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



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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Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

SITE TREE PROTECTION ZONES
Checked/Approved

Scale:
1:250
@A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-006 A
Status
DEVELOPMENT APPLICATION



Notes:
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EVAN STREET



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

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
 Nicolas Toubia Reg no 9336

Drawing Title
SITE PLAN
 Checked/Approved

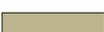
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Project Number 19107 Drawing Number DA-007 Revision A
 Status DEVELOPMENT APPLICATION

Notes
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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

BASIX
BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)
 Flushing Toilet system - 4" All Kitchen Taps 3" All Bathrooms 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.

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 Baumelem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubis Reg no 9336

Drawing Title
FLOOR PLANS
GROUND 1:250
 Checked/Approved

 Scale
1:250
 @A1 Sheet Size
 Project Number Drawing Number Revision
19107 DA-101 A
 Status
DEVELOPMENT APPLICATION

Notes
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1 GROUND FLOOR PLAN
SCALE 1:200

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 49.0 MJ/m²
cooling 34.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number AUSA 20901
Assessor Signature [Signature] Date 03/12/2020

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 Baumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubis Reg no 9336

Drawing Title
FLOOR PLANS
GROUND
Checked/Approved

Scale
1:200
600 Sheet Size

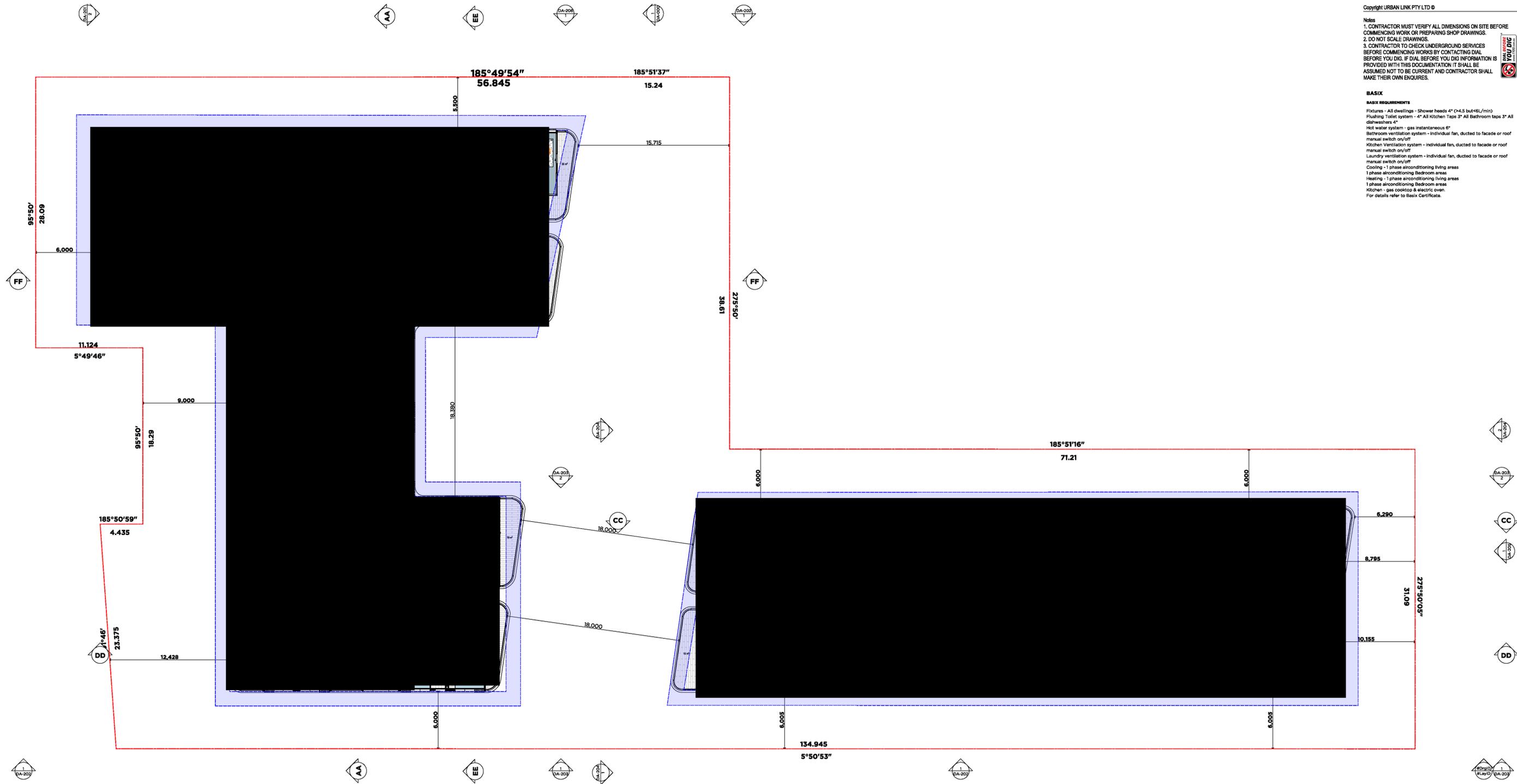
Project Number Drawing Number Revision
19107 DA-102 A
Status
DEVELOPMENT APPLICATION

Notes
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BASIX

BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" O-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.



1 LEVEL 01
 SCALE 1:200

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.9** stars
 cooling **49.0** MJ/m²
34.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature *[Signature]* Date 03/12/2020

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
 Project
RESIDENTIAL FLAT BUILDING
 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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URBAN LINK
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 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubias Reg no 9336

Drawing Title
FLOOR PLANS
LEVEL 01-03
 Checked/Approved

 Scale
1:200
 @A1 Sheet Size

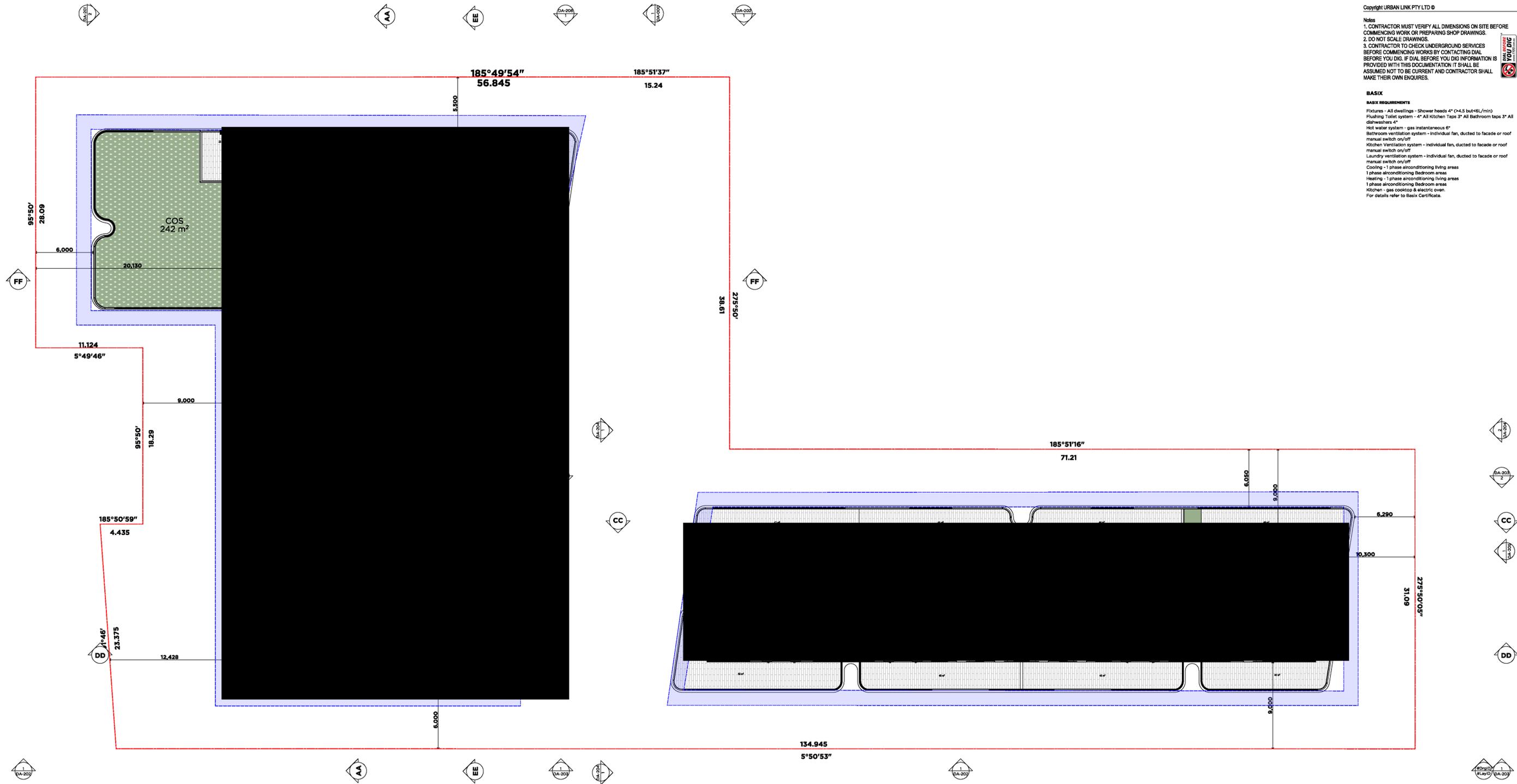
Project Number	Drawing Number	Revision
19107	DA-103	A
Status	DEVELOPMENT APPLICATION	

Notes
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BASIX

BASIX REQUIREMENTS
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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.



1 LEVEL 04
 SCALE 1:200

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings)
 If selected, data specified is the average across the entire development

heating 5.9 stars
 cooling 34.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature *[Signature]* Date 03/12/2020

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 Baumeihem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
LEVEL 04
 Checked/Approved

 Scale 1:200
 @A1 Sheet Size

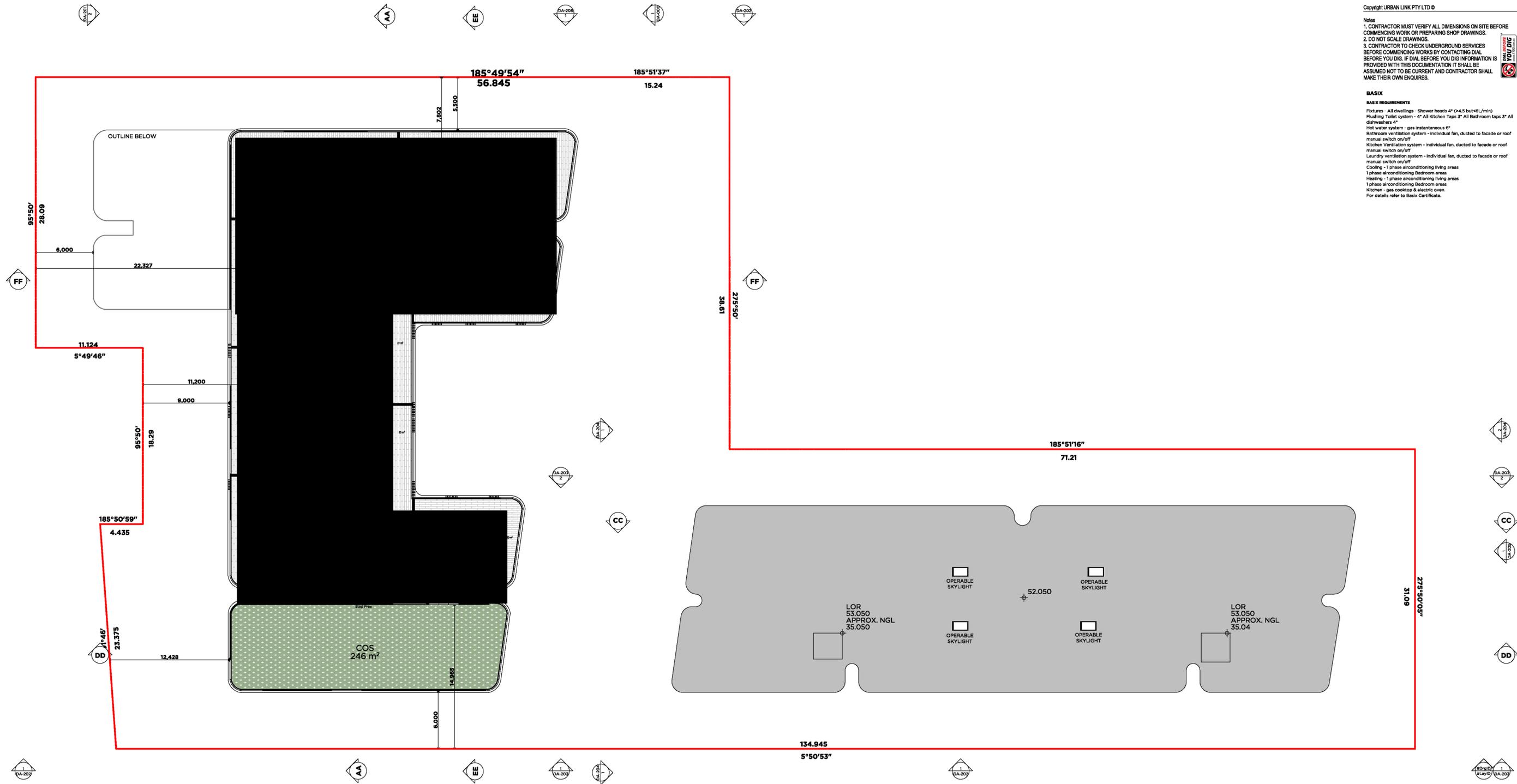
Project Number 19107
 Drawing Number DA-104
 Revision A
DEVELOPMENT APPLICATION

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

BASIX REQUIREMENTS
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 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.



1 LEVEL 05
 SCALE 1:200

Energy Rating Certificate Number 20901960

single-dwelling rating
 multi-unit development (attach listing of ratings)
 If selected, data specified is the average across the entire development

heating **5.9** stars
 cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature *[Signature]* Date 03/12/2020

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 Baumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubis Reg no 9336

Drawing Title
FLOOR PLANS
LEVEL 05
 Checked/Approved

 Scale
1:100 1:200
 @A1 Sheet Size

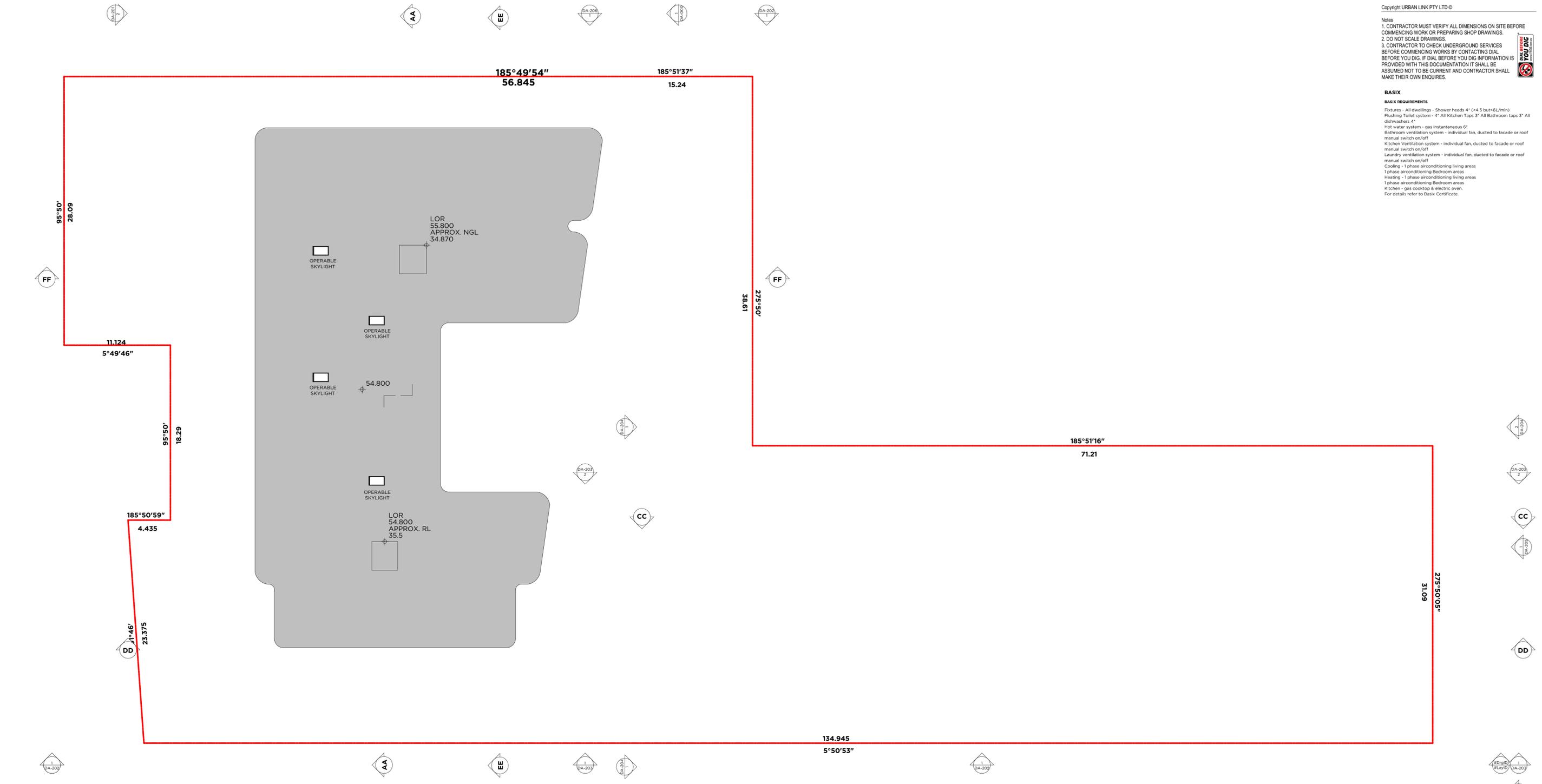
Project Number **19107** Drawing Number **DA-105** Revision **A**
 Status **DEVELOPMENT APPLICATION**

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.



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"
 Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off
 Hot water system - gas instantaneous 6"
 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.



1 ROOF
 SCALE 1:200

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **49.0** MJ/m²

cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901

Assessor Signature *[Signature]* Date 03/12/2020

Rev Description	Date	App'd
A DEVELOPMENT APPLICATION	02/22/20	ZB

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
 Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
ROOF
 Checked/Approved

 Scale
1:200
 @A1 Sheet Size

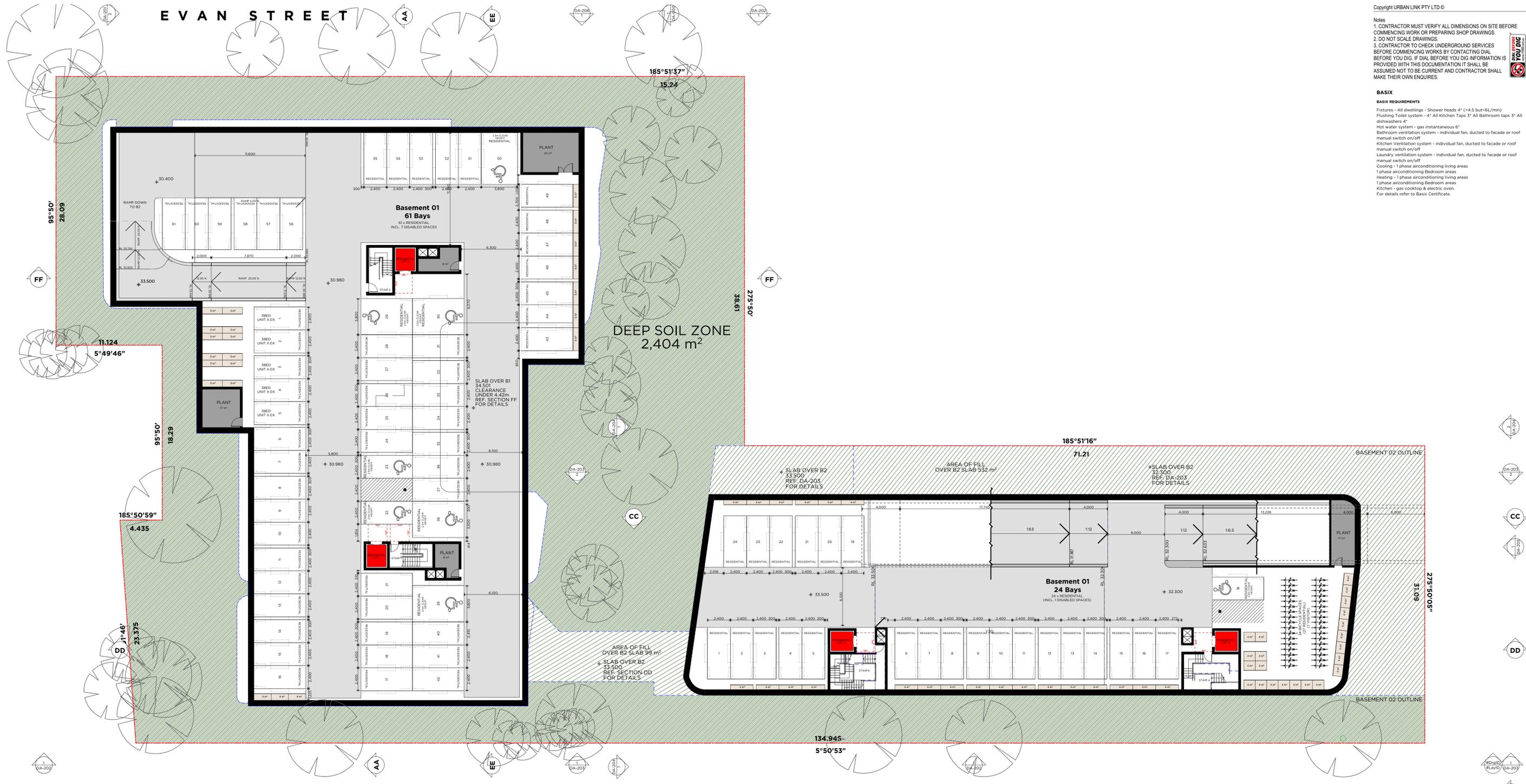
Project Number	Drawing Number	Revision
19107	DA-106	A

Status
DEVELOPMENT APPLICATION

Notes
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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.



1 BASEMENT 01
 SCALE 1:200

Energy Rating Certificate Number 20801960

single-dwelling rating

multi-unit development (attach listing of ratings) heating 49.0 MJ/m² cooling 34.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901 Assessor Signature [Signature] Date 03/12/2020

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
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 Phone Number: +61 29745 2014
 Nominated Architects: Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

FLOOR PLANS
BASEMENT 01
 Checked/Approved

 Scale 1:200
 @A1 Sheet Size

Project Number 19107 Drawing Number DA-107 Revision A
 Status DEVELOPMENT APPLICATION

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



Energy Rating Certificate Number 20901960

single-dwelling rating

multi-unit development (attach listing of ratings) heating **5.9** stars
 cooling **49.0** MJ/m²
 cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature [Signature]
 Date 03/12/2020

1 BASEMENT 02
 SCALE 1:200

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
 Nicolas Toubia Reg no 9336
 Drawing Title:

FLOOR PLANS
BASEMENT 02
 Checked/Approved

 Scale
1:200
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-108	A
Status	DEVELOPMENT APPLICATION	

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

BASIX
BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (<4.5 l/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 air conditioning living areas
 1 phase air conditioning Bedroom areas
 Heating - 1 phase air conditioning living areas
 1 phase air conditioning Bedroom areas
 Kitchen - gas cooktop & electric oven
 For details refer to Basix Certificate.



1 NORTH
SCALE 1:150

Energy Rating Certificate Number 20901950

single-dwelling rating

multi-unit development (attach listing of ratings) heating **5.9** stars
cooling **49.0** MJ/m²
cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901

Assessor Signature *[Signature]* Date 03/12/2020



2 SOUTH
SCALE 1:150

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
 Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
 BLDG A NORTH & SOUTH
 Checked/Approved
 ###
 Scale
1:150
 @A3 Sheet Size
 Project Number Drawing Number Revision
19107 DA-201 A
 Status
DEVELOPMENT APPLICATION

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

BASIX
BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (4.5 L/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.



1 EAST
SCALE 1:150

Energy Rating Certificate Number 20901960

single-dwelling rating

multi-unit development (attach listing of ratings)

heating **49.0** stars
 cooling **34.9** stars

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature *[Signature]* Date 03/12/2020



1 WEST
SCALE 1:150

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
 Nicolas Toublia Reg no 9336
 Drawing Title

ELEVATIONS
BLDG A EAST & WEST
 Checked/Approved

 Scale 1:150
 @A1 Sheet Size

Project Number 19107 Drawing Number DA-202 Revision A
 Status DEVELOPMENT APPLICATION

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

BASIX
BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (4.5 l/min)
 Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"
 Hot water system - gas instantaneous 6"
 Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off
 Bathroom 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.



1 EAST
SCALE 1:150

Energy Rating Certificate Number 20901960

single-dwelling rating **5.9** stars

multi-unit development (attach listing of ratings) heating **49.0** MJ/m²
 If selected, data specified is the average across the entire development cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901
 Assessor Signature *[Signature]* Date 03/12/2020



2 WEST
SCALE 1:150

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
 Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
BLDG B EAST & WEST
 Checked/Approved

 Scale 1:150
 @A1 Sheet Size
 Project Number 19107 Drawing Number DA-203 Revision A
 Status DEVELOPMENT APPLICATION



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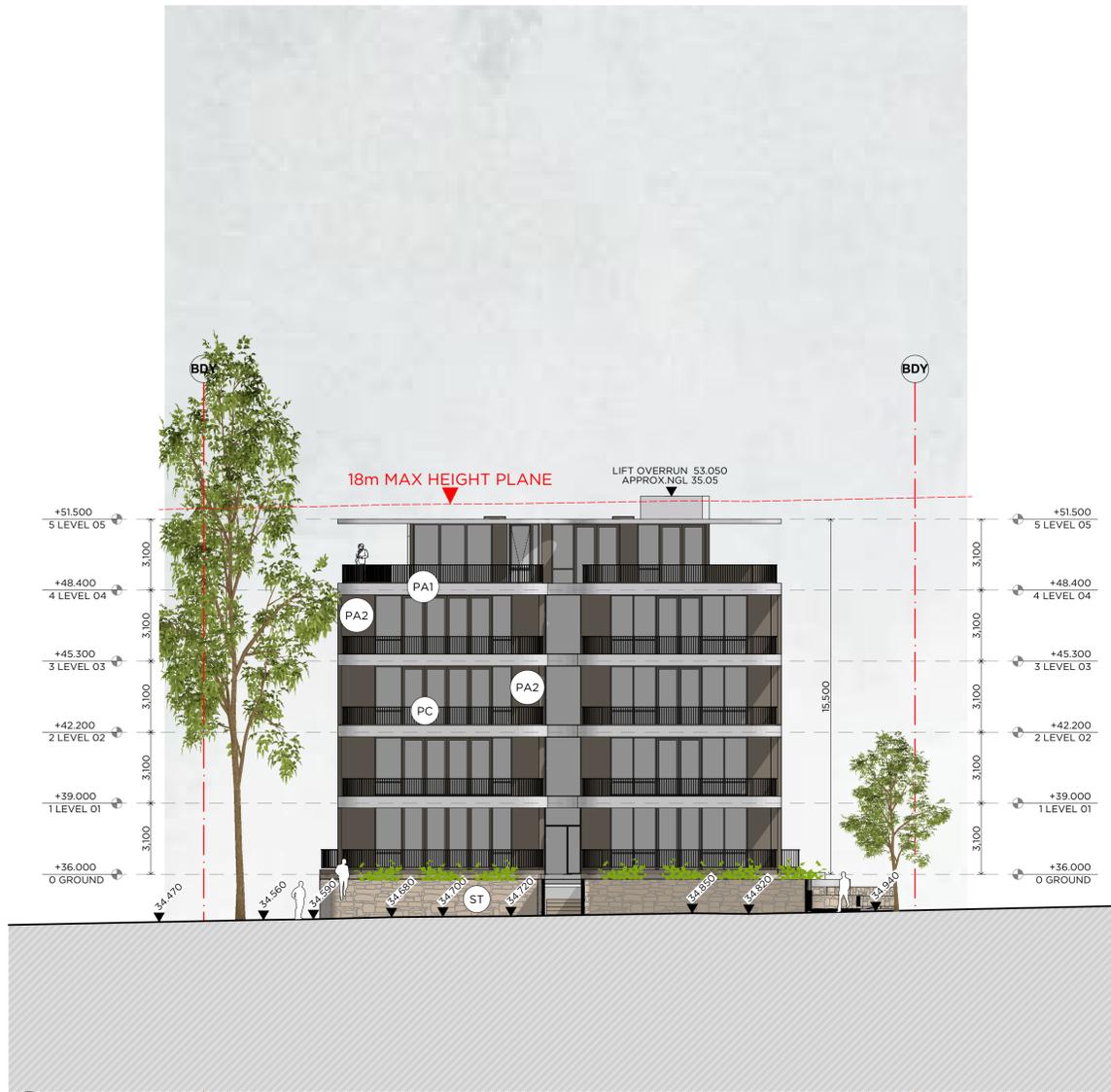


MATERIALS & FINISHES LEGEND

- 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

BASIX

BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (<4.5 l/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.



Energy Rating Certificate Number 20901960

single-dwelling rating

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **49.0** MJ/m²

cooling **34.9** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Number ABSA 20901

Assessor Signature *[Signature]* Date 03/12/2020

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
 Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
BLDG B NORTH & SOUTH
 Checked/Approved

 Scale
1:150
 @A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-204 A
 Status
DEVELOPMENT APPLICATION



Notes
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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.



1 LETHBRIDGE
 SCALE 1:200

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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 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
 LETHBRIDGE ST
 Checked/Approved

 Scale
1:200
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-205	A
Status	DEVELOPMENT APPLICATION	

Notes
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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1 EVANS
 SCALE 1:250

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
 Nicolas Toubia Reg no 9336
 Drawing Title

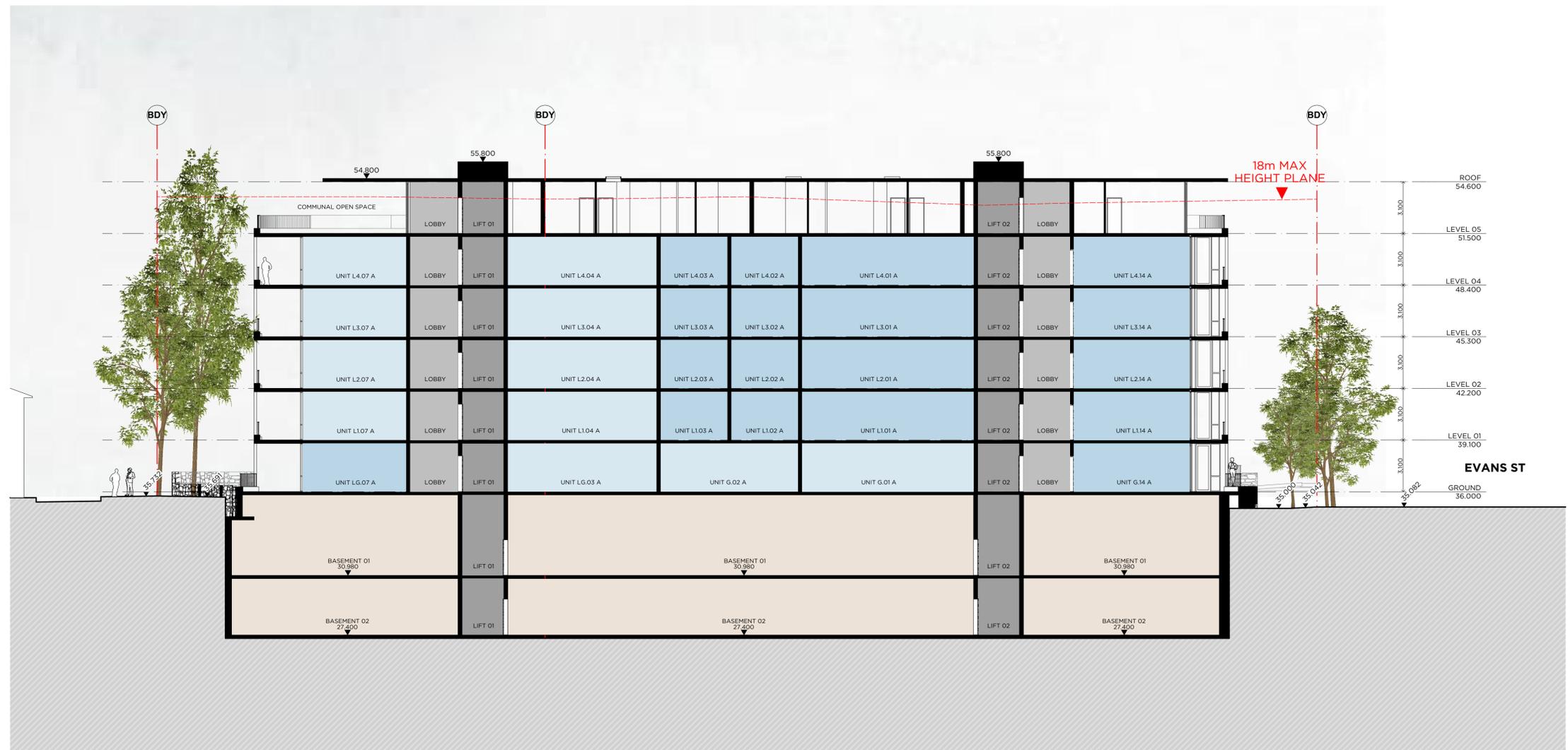
ELEVATIONS
STREETSCAPE EVANS ST
 Checked/Approved

 Scale
1:250
 @A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-206 A
 Status
DEVELOPMENT APPLICATION



Notes
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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1 SECTION
 SCALE 1:150

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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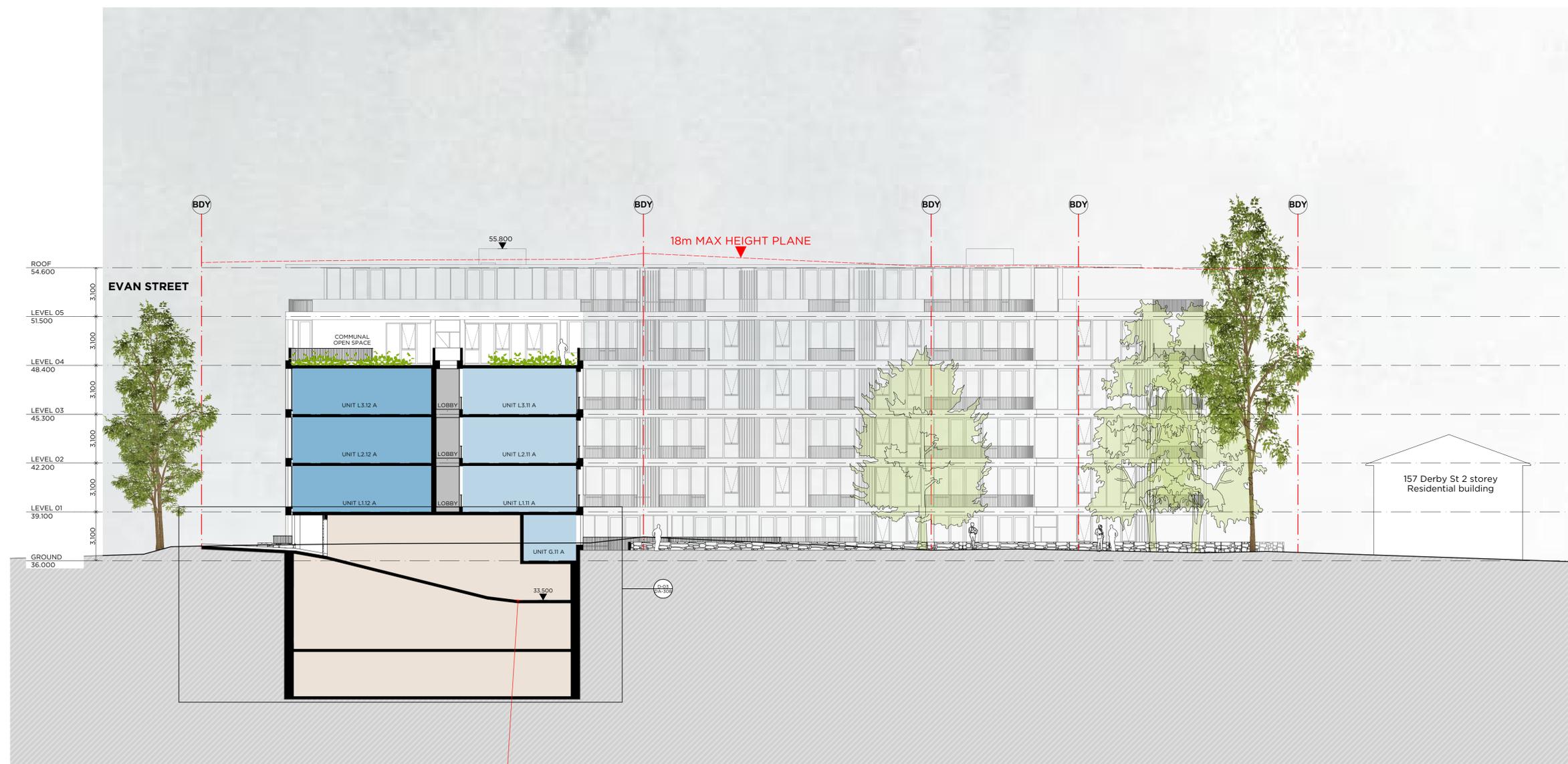
Drawing Title:
SECTIONS
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Checked/Approved
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 Scale
 1:150
 @A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-301 A
 Status
DEVELOPMENT APPLICATION



Notes
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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1 SECTION
 SCALE 1:150

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
 Nicolas Toubia Reg no 9336

Drawing Title:
SECTIONS
 BB
 Checked/Approved

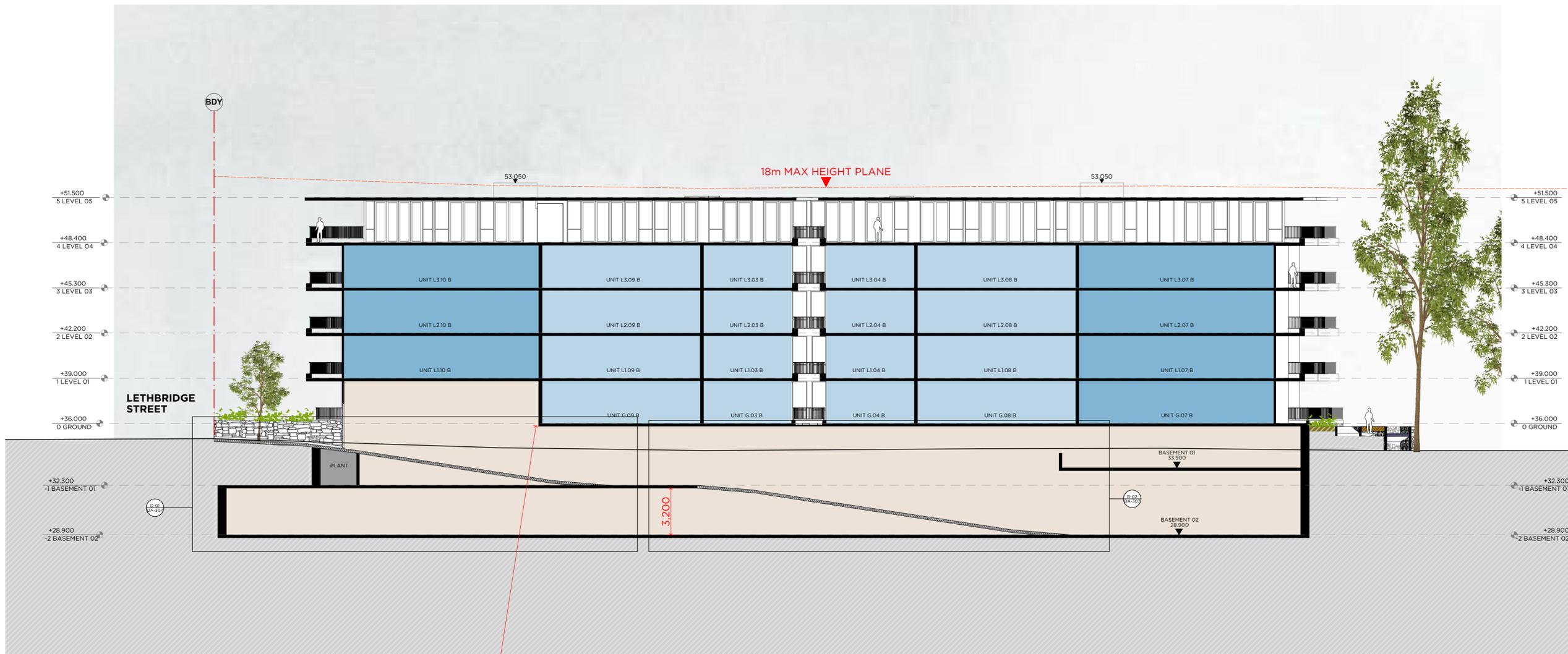
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Project Number Drawing Number Revision
19107 DA-302 A

Status
DEVELOPMENT APPLICATION



Notes
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1 SECTION
 SCALE 1:150

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
 Nicolas Toubia Reg no 9336

Drawing Title:
SECTIONS
 CC

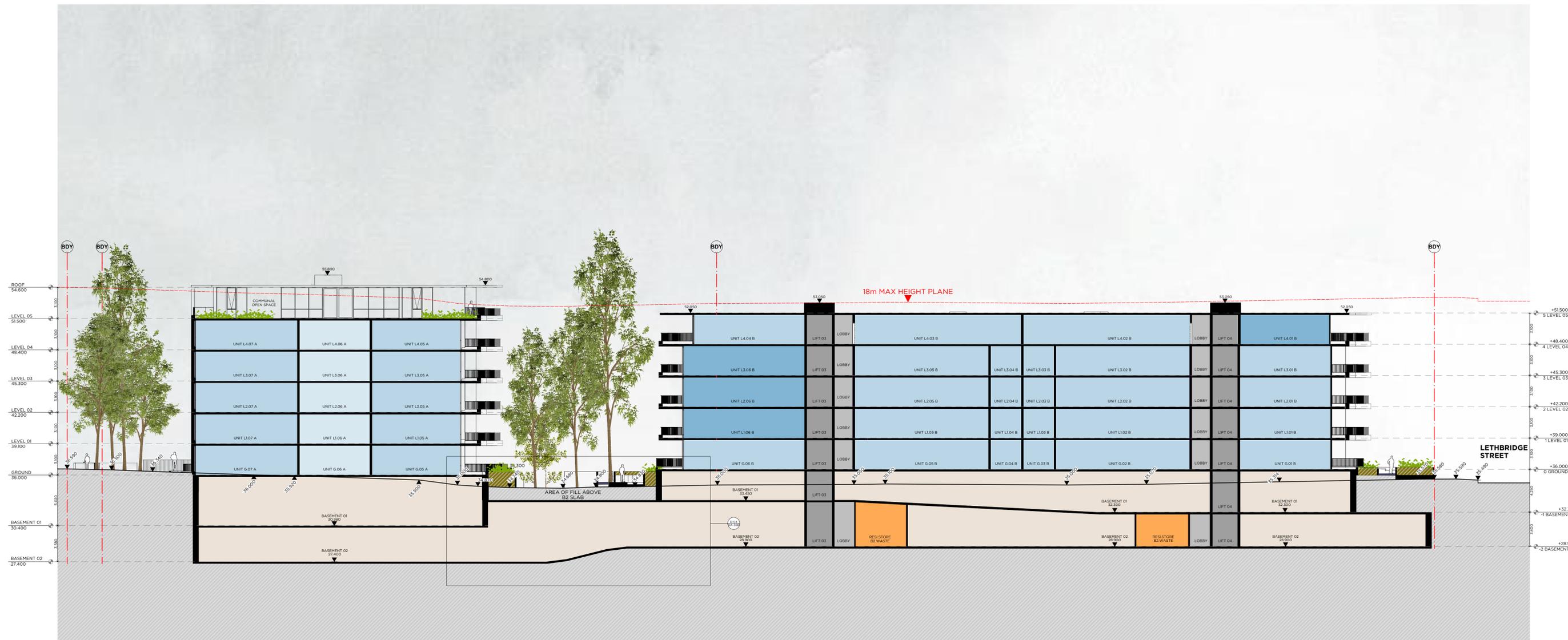
Checked/Approved

 Scale
 1:150
 @A3 Sheet Size



Project Number Drawing Number Revision
19107 DA-303 A
 Status
DEVELOPMENT APPLICATION

Notes
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1 SECTION
 SCALE 1:200

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 Baumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

SECTIONS

DD

Checked/Approved

###

Scale

1:200

600 Sheet Size

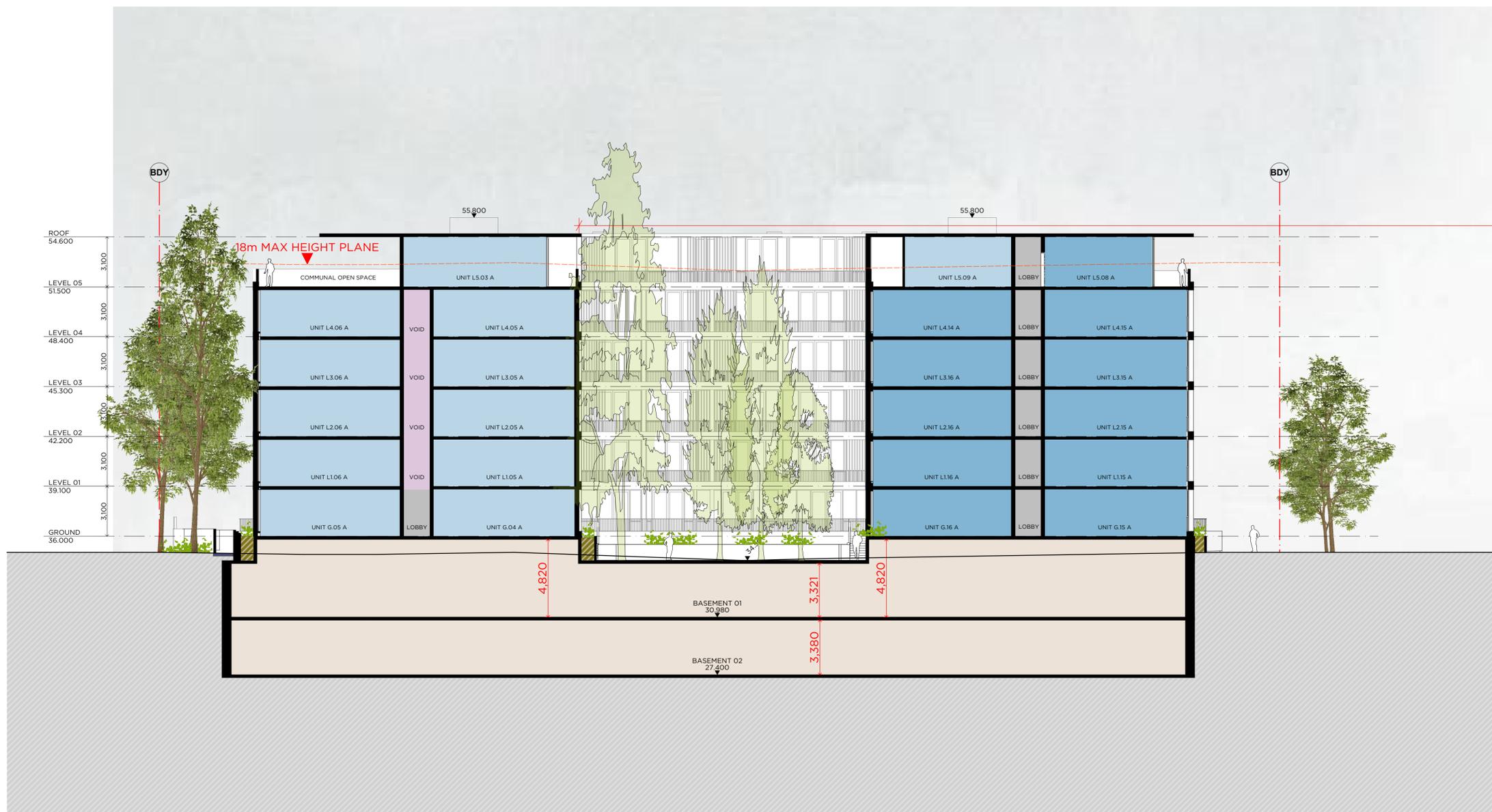


Project Number Drawing Number Revision

19107 DA-304 A

Status DEVELOPMENT APPLICATION

Notes
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1 SECTION
 SCALE 1:150

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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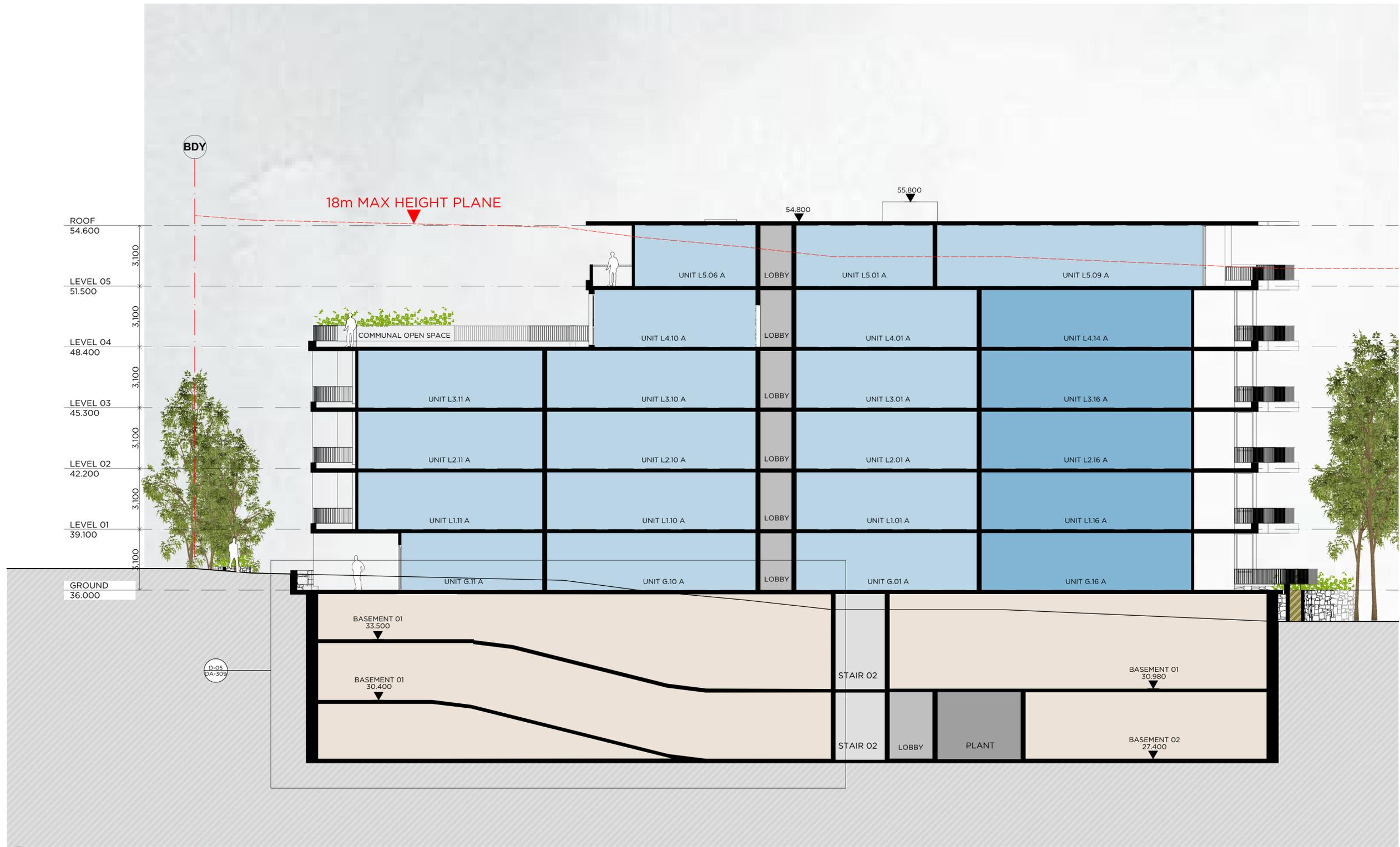
Drawing Title:
SECTIONS
 EE

Checked/Approved

 Scale
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 @A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-305 A

Status
DEVELOPMENT APPLICATION



1 SECTION
SCALE 1:100

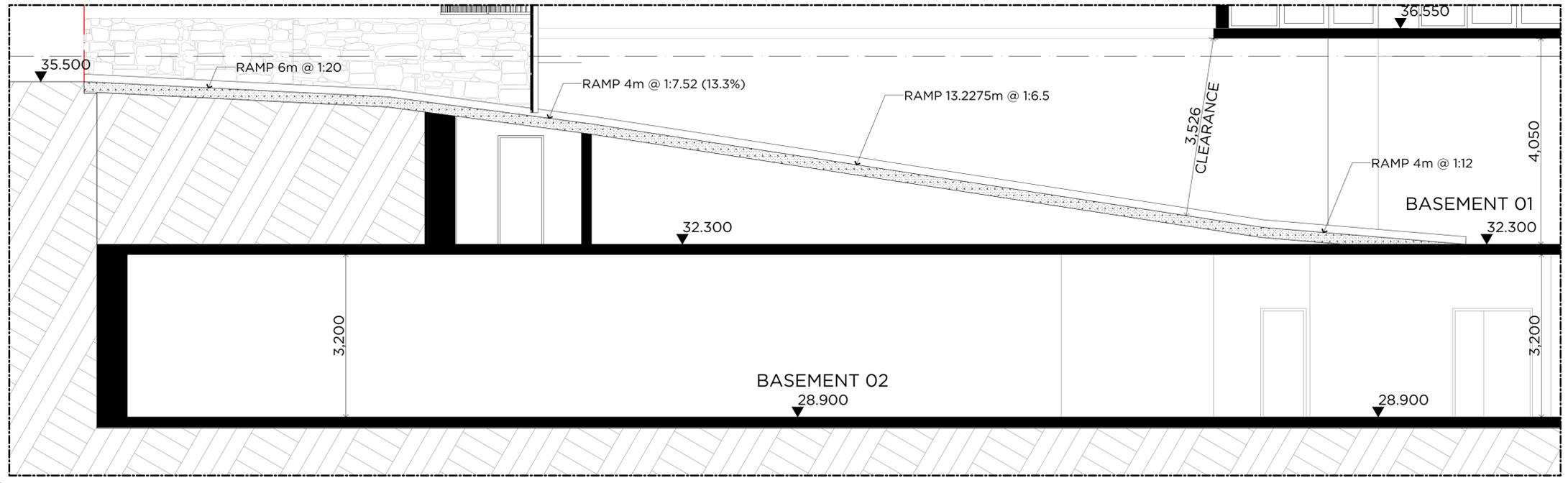
A DEVELOPMENT APPLICATION	021220_ZB
Rev Description	Date App'd
Project	

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

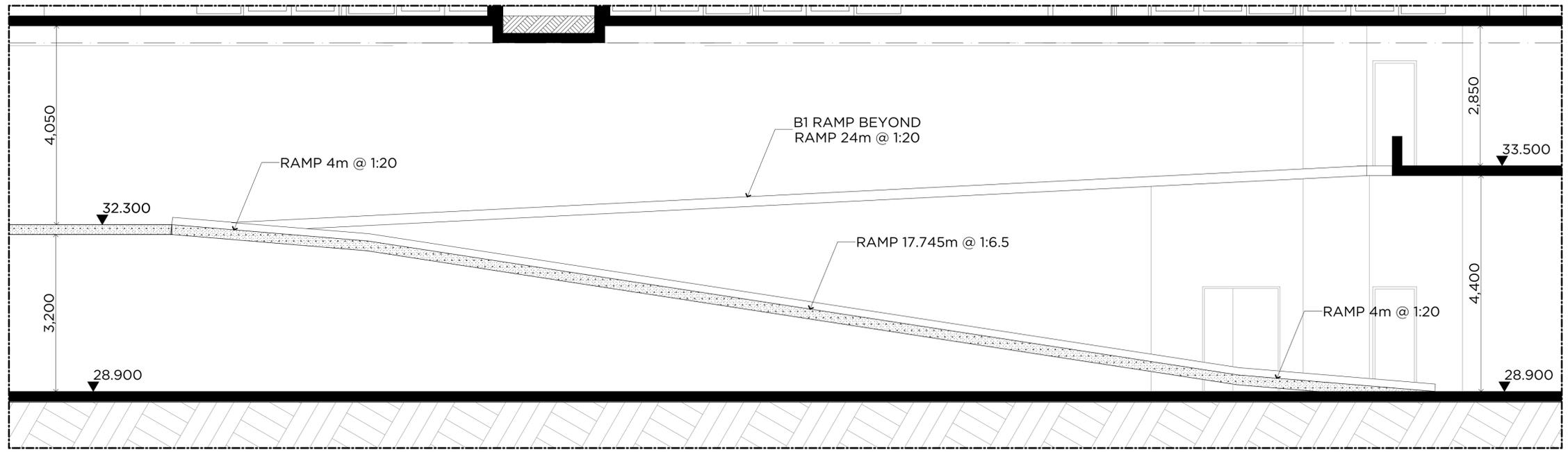
URBAN LINK
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 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title:
SECTIONS
 FF
 Checked/Approved

#### Scale 1:100 @A3 Sheet Size	Project Number 19107 Status	Drawing Number DA-306	Revision A
DEVELOPMENT APPLICATION			



1 Detail
SCALE 1:50



2 Detail
SCALE 1:50

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

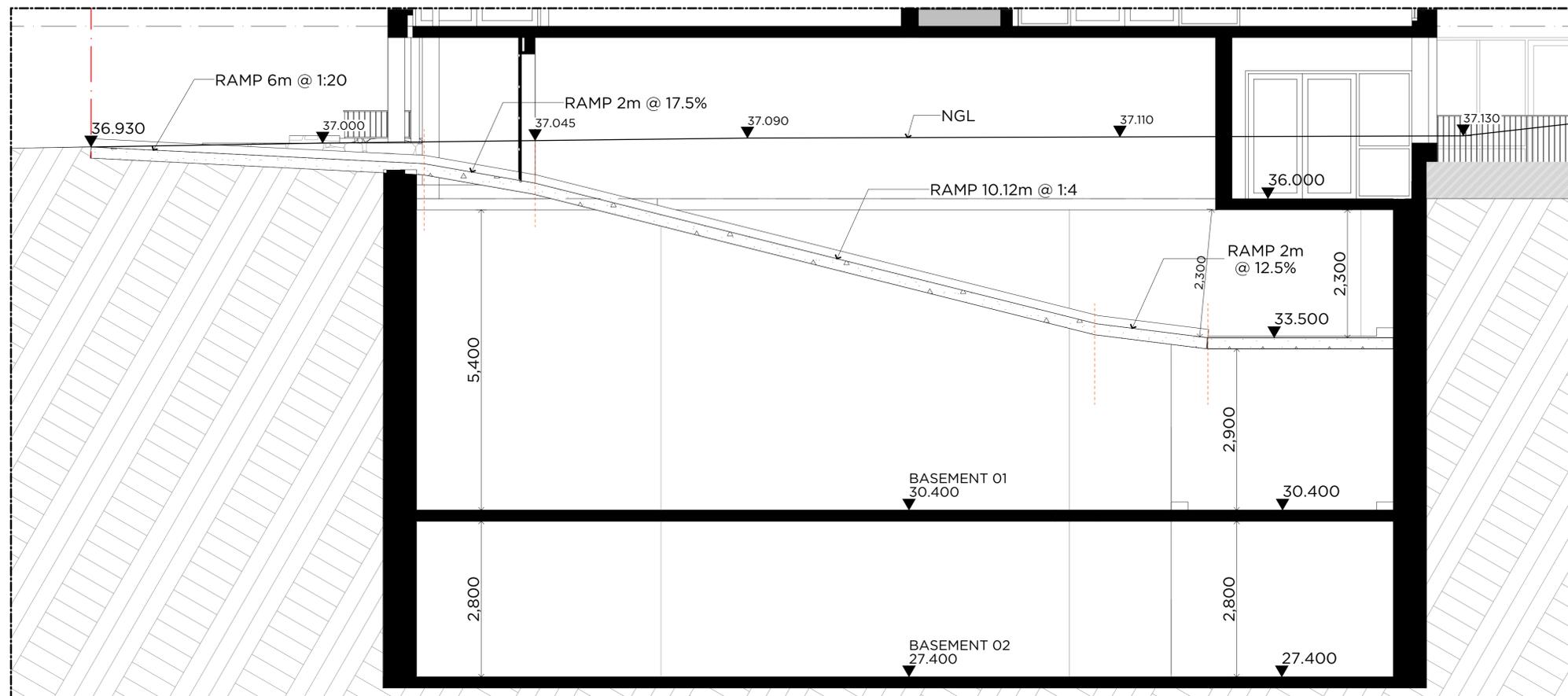
URBAN LINK
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 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title:
SECTIONS
RAMP DETAILS
 Checked/Approved

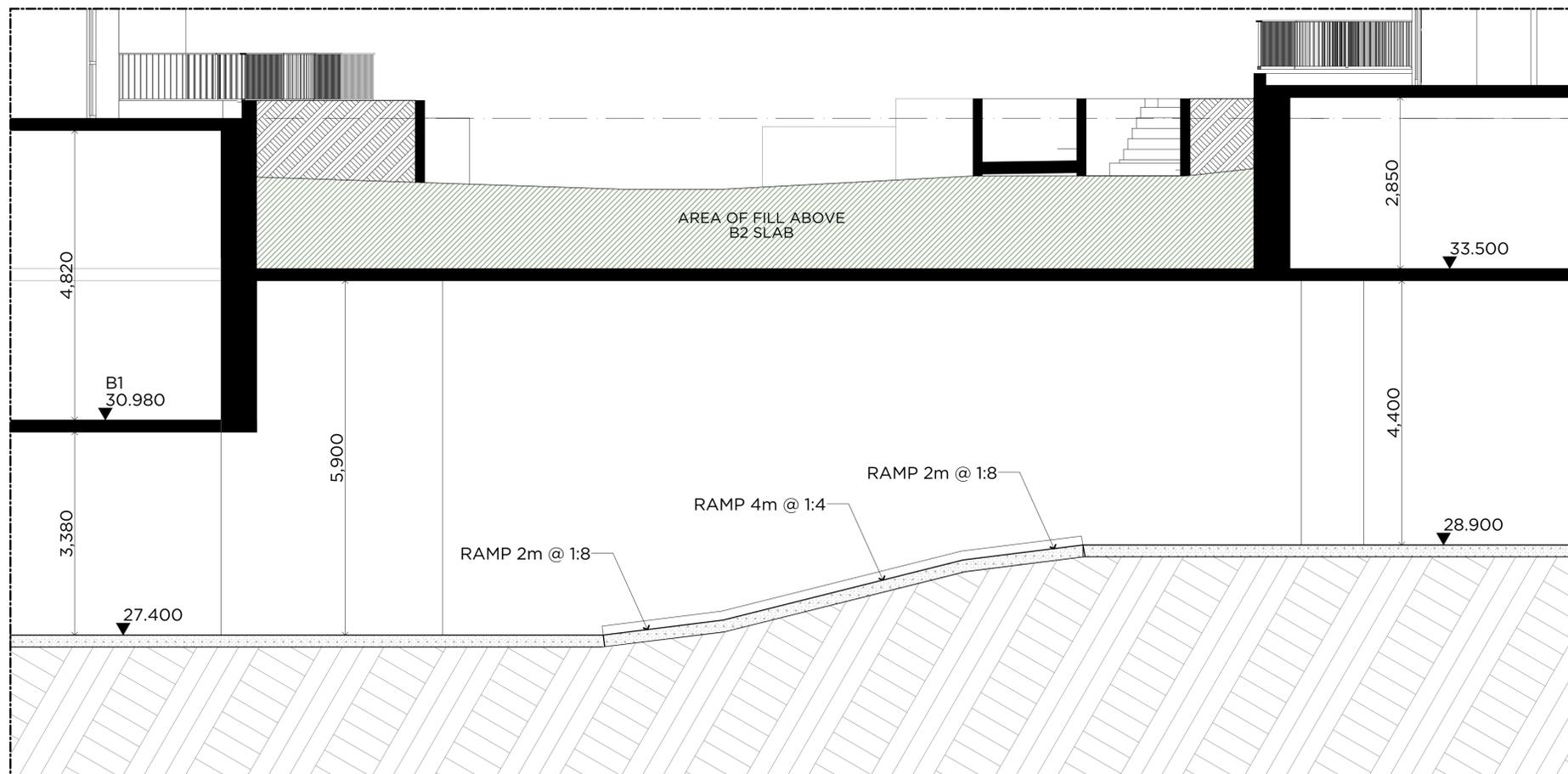
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Project Number	Drawing Number	Revision
19107	DA-307	A
Status	DEVELOPMENT APPLICATION	

Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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1 Detail
SCALE 1:50



2 Detail
SCALE 1:50

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
 Project

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 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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Drawing Title:
SECTIONS
RAMP DETAILS
 Checked/Approved

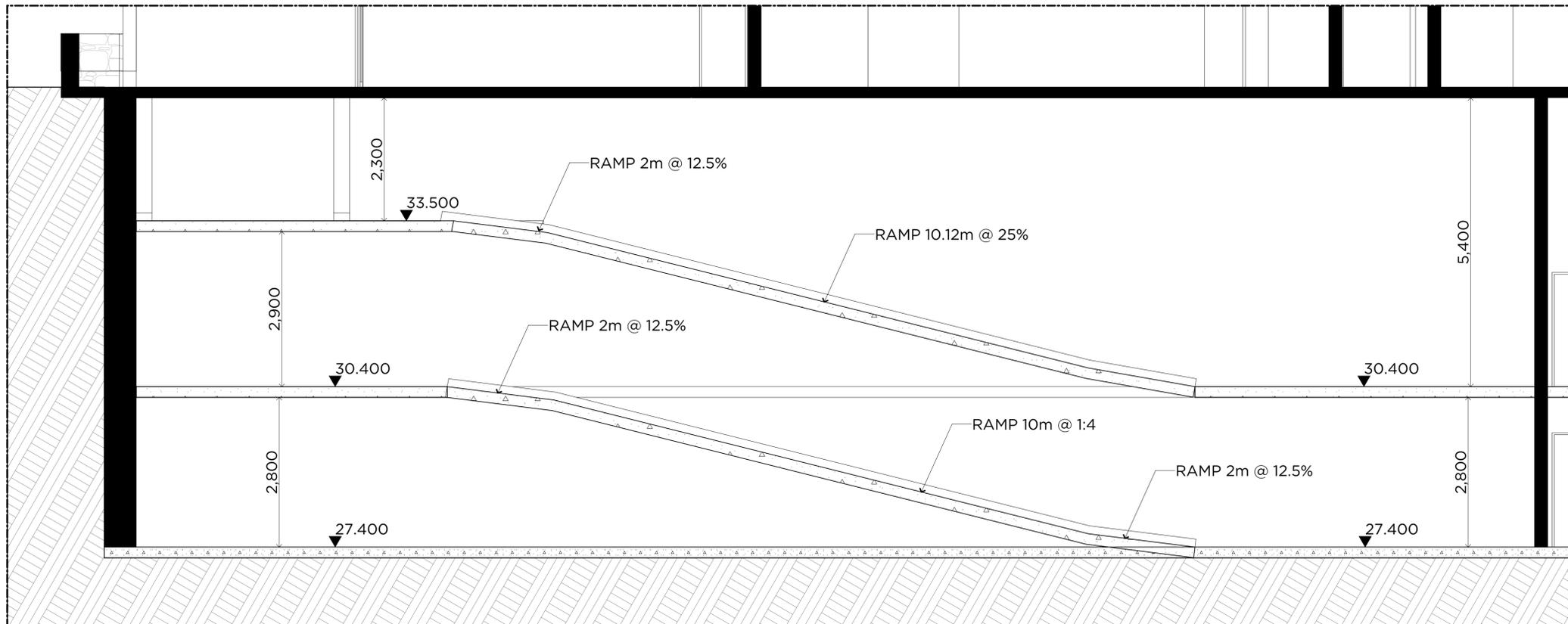
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Project Number Drawing Number Revision
19107 DA-308 A

Status
DEVELOPMENT APPLICATION



Notes
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1 Detail
 SCALE 1:50

A DEVELOPMENT APPLICATION	021220_ZB
Rev Description	Date App'd
Project	

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

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 Nicolas Toubia Reg no 9336

Drawing Title:
SECTIONS
RAMP DETAILS

Checked/Approved

 Scale
1:50
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-309	A
Status	DEVELOPMENT APPLICATION	



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

BASIX

BASIX REQUIREMENTS
 Fixtures - All dwellings - Shower heads 4" (>4.5 l/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.



A DEVELOPMENT APPLICATION 021220_ZB
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 Nicolas Toubia Reg no 9336

EXTERNAL FINISHES FINISHES SCHEDULE

Checked/Approved

###

Scale

1:0.43

@A1 Sheet Size



Project Number Drawing Number Revision

19107 DA-901 A

Status DEVELOPMENT APPLICATION

Notes
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1 LETHBRIDGE ENTRY
SCALE 1:1



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



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



4 COMMUNAL OPEN SPACE AT GF
SCALE 1:1

A DEVELOPMENT APPLICATION 021220_ZB
Rev Description Date App'd
Project

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Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title: EXTERNAL FINISHES SKETCH RENDERS

Checked/Approved

Scale 1:1
@A3 Sheet Size

Project Number 19107 Drawing Number DA-902 Revision A
Status DEVELOPMENT APPLICATION



Notes
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1 VIEW FROM EVAN ST ENTRY
SCALE 1:1



2 VIEW OF BUILDING B WEST
SCALE 1:1



3 AERIAL VIEW OF SITE FROM EVAN ST
SCALE 1:1



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

A DEVELOPMENT APPLICATION 021220_ZB
Rev Description Date App'd
Project

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96-98 LETHBRIDGE ST & 42-46 EVAN ST
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Nicolas Toubia Reg no 9336

Drawing Title:
EXTERNAL FINISHES SKETCH RENDERS

Checked/Approved

Scale
1:1
@A1 Sheet Size



Project Number Drawing Number Revision
19107 DA-903 A

Status
DEVELOPMENT APPLICATION

GFA DIAGRAMS

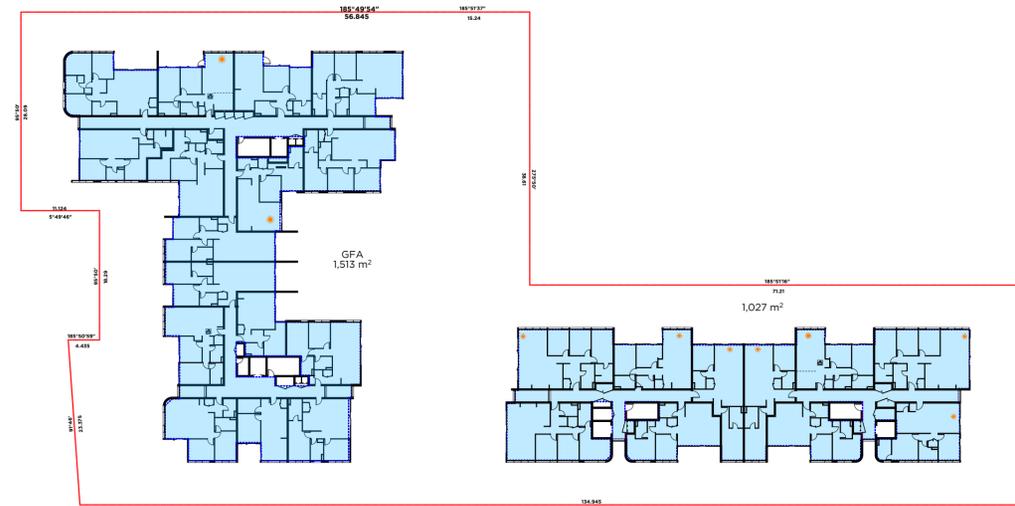
RESIDENTIAL

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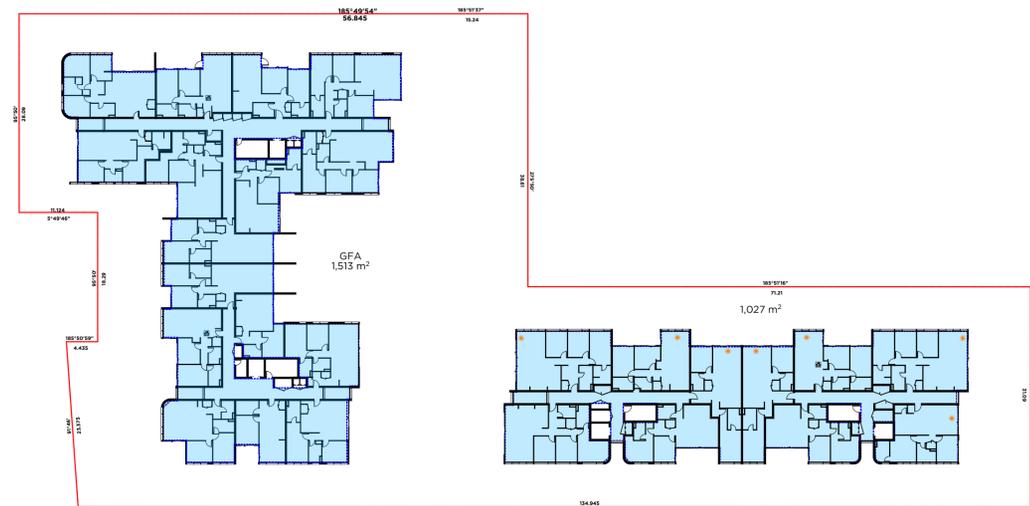
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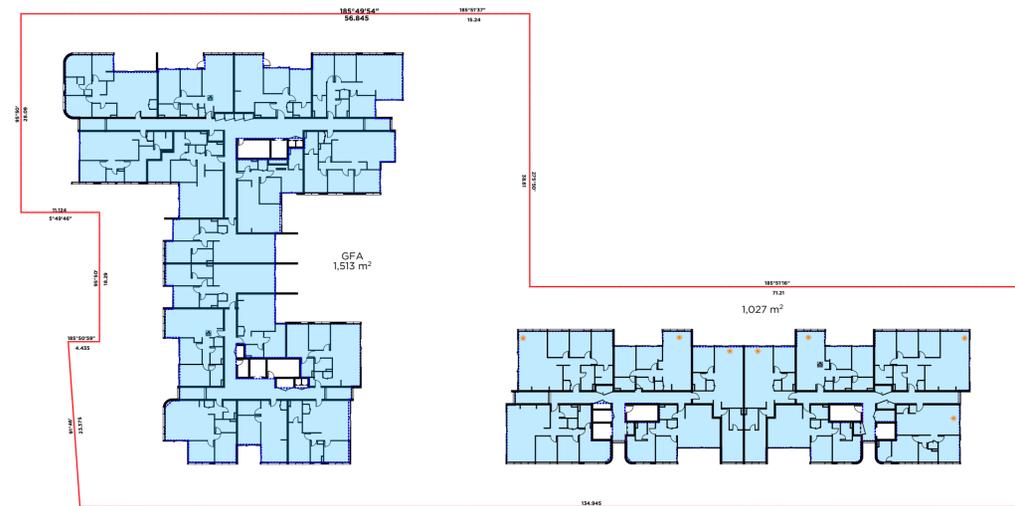
1 GROUND FLOOR PLAN
SCALE 1:500



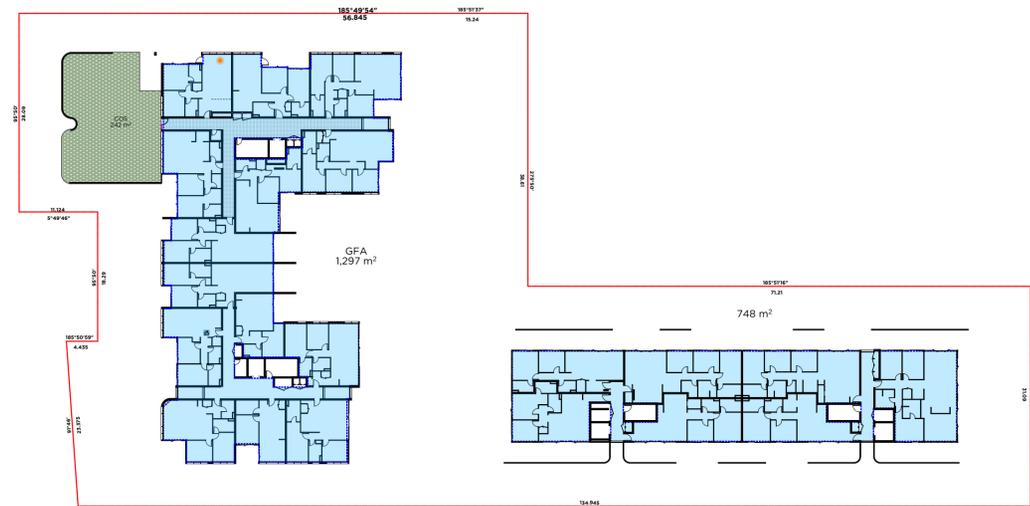
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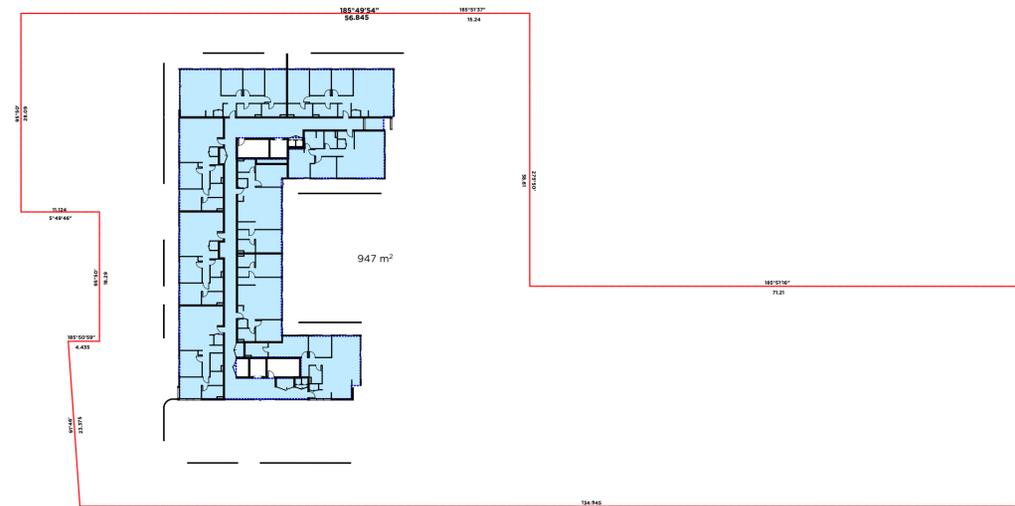
1 LEVEL 02
SCALE 1:500



1 LEVEL 03
SCALE 1:500



1 LEVEL 04
SCALE 1:500



1 LEVEL 05
SCALE 1:500

Detailed Calculations GROSS FLOOR AREA

Residential

Basement 2	
Basement 1	
Ground	2,347.00 m2
Level 1	2,540.00 m2
Level 2	2,540.00 m2
Level 3	2,540.00 m2
Level 4	2,045.00 m2
Level 5	947.00 m2
	12,959.00 m2
	12,959.00 m2

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
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RESIDENTIAL FLAT BUILDING
 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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 Nicolas Toubia Reg no 9336

COMPLIANCE
GFA DIAGRAMS
 Checked/Approved

 Scale
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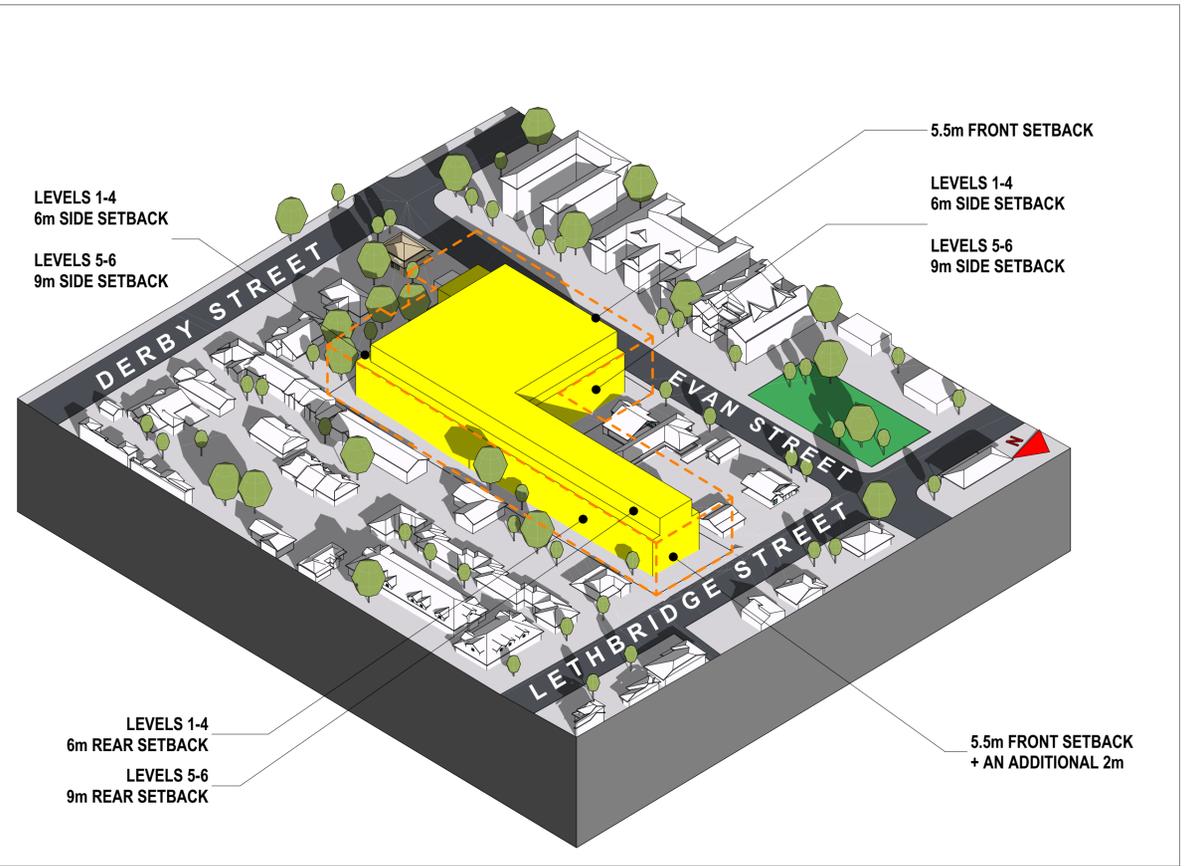
Project Number Drawing Number Revision
19107 DA-1401 A
 Status
DEVELOPMENT APPLICATION



96-98 Lethbridge St and 42-46 Evan Street Penrith, NSW 2750



1 DCP ENVELOPE
SCALE



1 DCP COMPLIANT ENVELOPE WITH SETBACKS
SCALE

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
 Project

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 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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 Nicolas Toubia Reg no 9336
 Drawing Title:

COMPLIANCE ENVELOPE
 Checked/Approved

 Scale



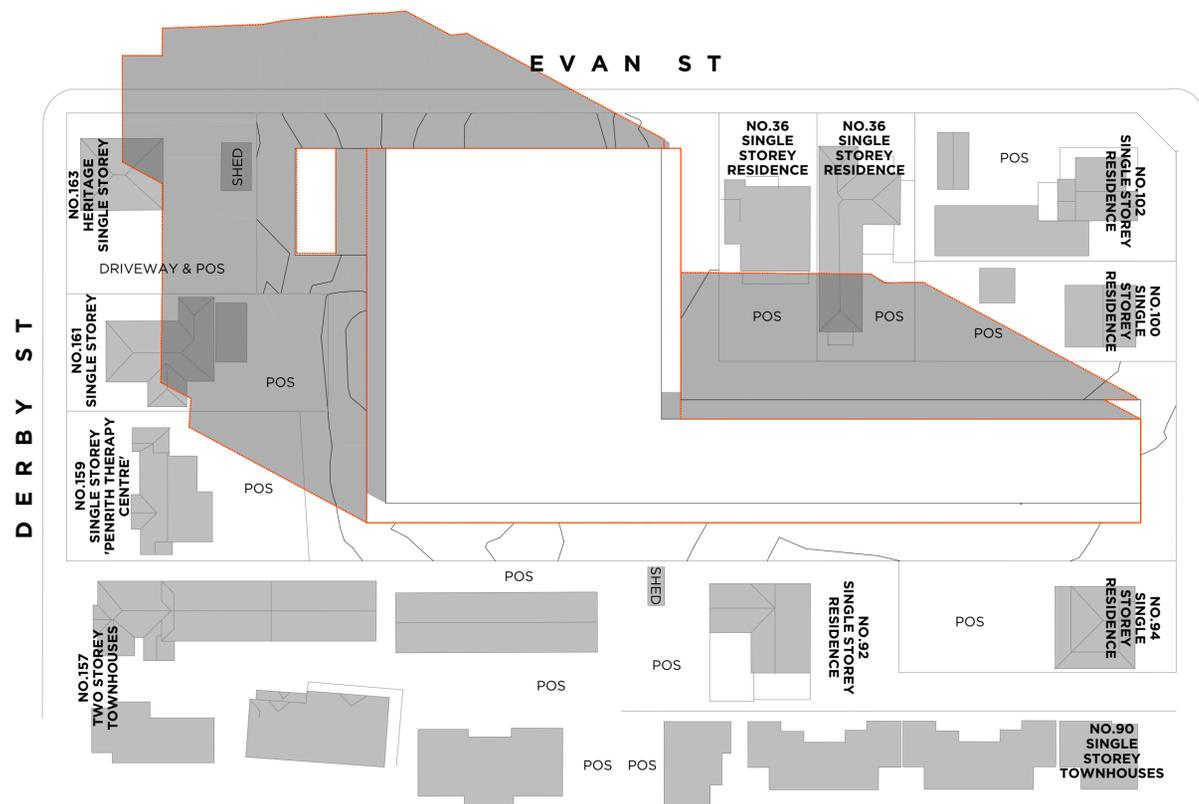
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19107 DA-1402 A
 Status
DEVELOPMENT APPLICATION

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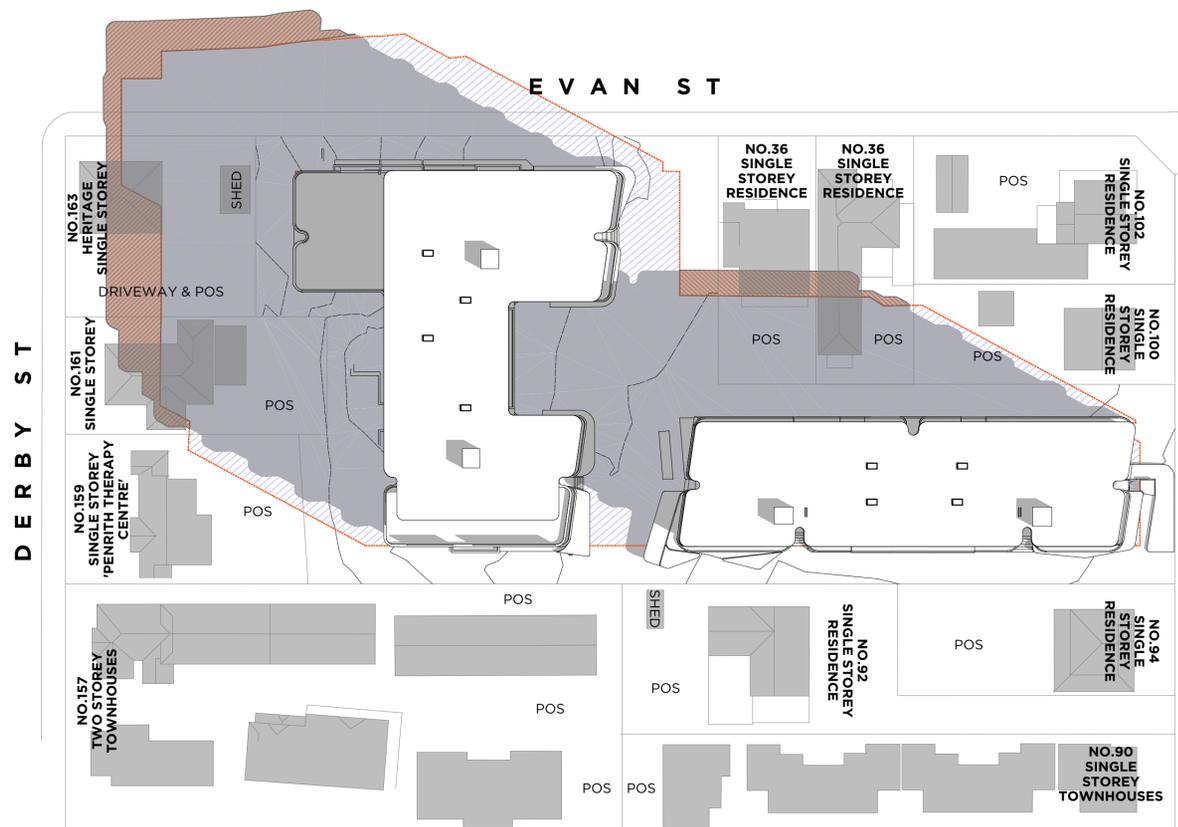


Legend

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



1 Jun-21-9am LEP COMPLIANT FORM SHADOW
 SCALE 1:550



2 Jun-21-9am
 SCALE 1:550

A DEVELOPMENT APPLICATION	021220_ZB
Rev Description	Date App'd
Project	

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 Nicolas Toubia Reg no 9336

Drawing Title:
COMPLIANCE SHADOW JUNE 9AM
 Checked/Approved

 Scale
1:500 1:550
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-1403	A
Status	DEVELOPMENT APPLICATION	

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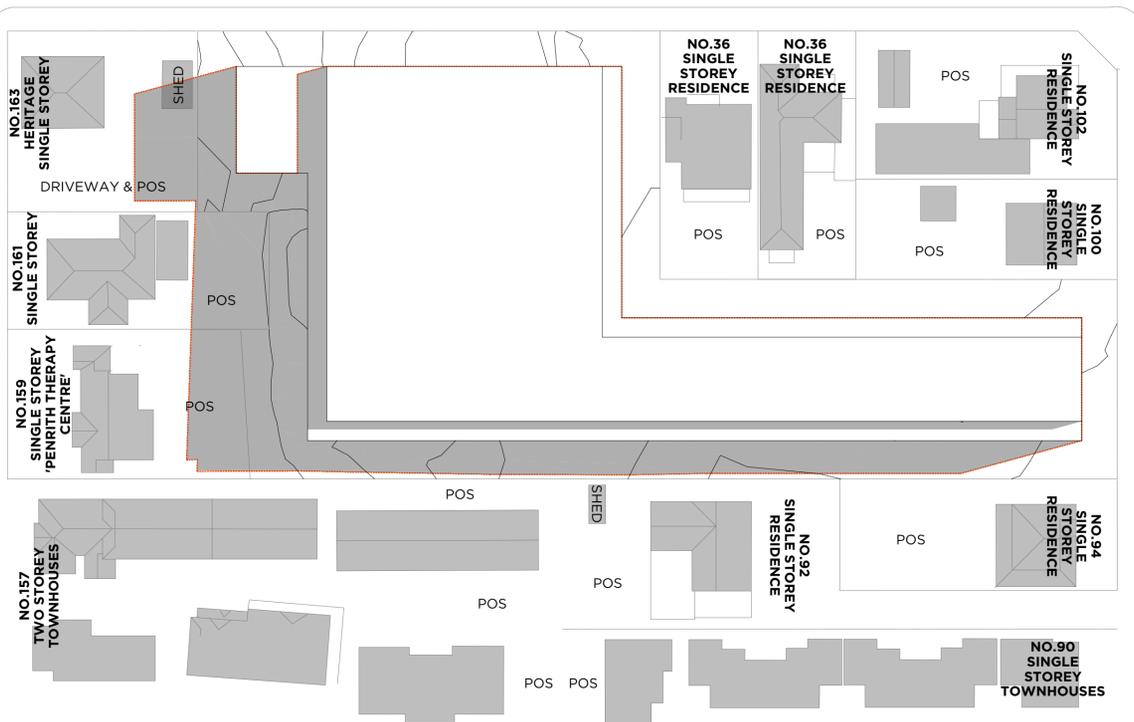
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-  Proposed Shadow
-  Area of Reduced Shadow of LEP Envelope
-  Area of additional shadow
-  LEP Envelope Shadow

EVAN ST

DERBY ST

LETHBRIDGE ST

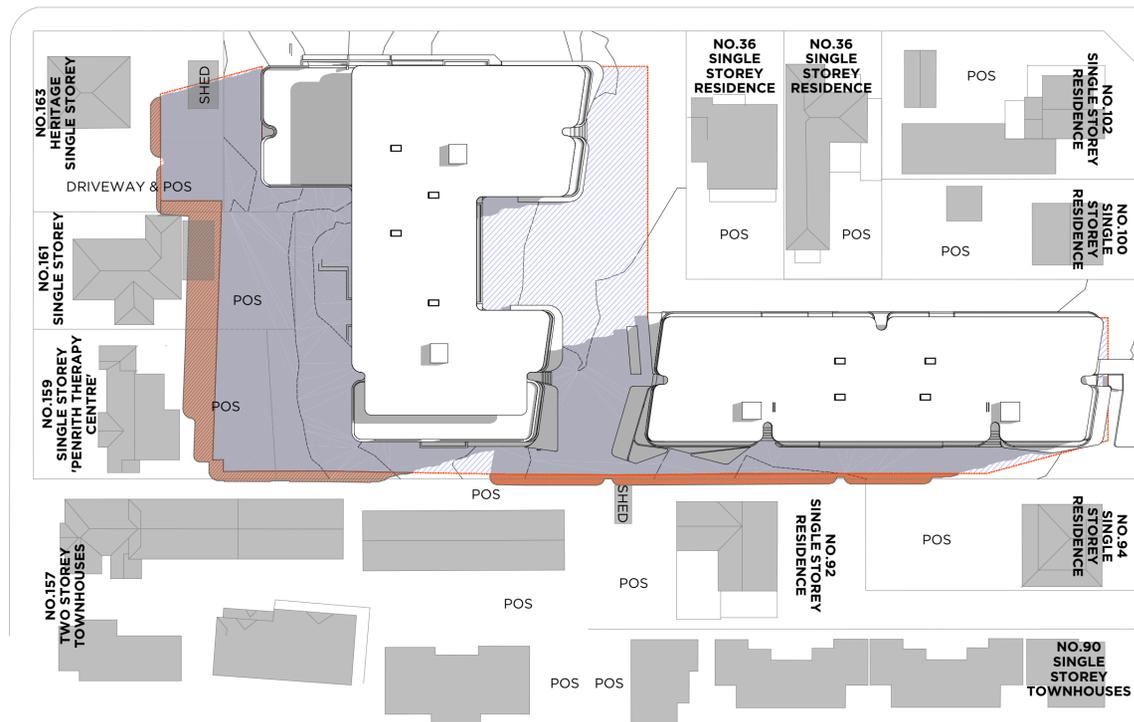


1 Jun-21-12pm LEP COMPLIANT FORM SHADOW
 SCALE 1:550

EVAN ST

DERBY ST

LETHBRIDGE ST



1 Jun-21-12pm
 SCALE 1:550

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
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 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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 Nicolas Toubia Reg no 9336

Drawing Title:
COMPLIANCE SHADOW JUNE 12PM
 Checked/Approved

 Scale:
1:550
 @A1 Sheet Size



Project Number Drawing Number Revision
19107 DA-1404 A
 Status
DEVELOPMENT APPLICATION

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Legend

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

EVAN ST

DERBY ST

LETHBRIDGE ST



1 Jun-21-3pm LEP COMPLIANT FORM SHADOW
 SCALE 1:550

EVAN ST

DERBY ST

LETHBRIDGE ST



1 Jun-21-3pm
 SCALE 1:550

A DEVELOPMENT APPLICATION	021220_ZB
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Drawing Title:
COMPLIANCE SHADOW JUNE 3PM
 Checked/Approved

 Scale:
1:550
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-1405	A
Status	DEVELOPMENT APPLICATION	



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

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



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

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

A DEVELOPMENT APPLICATION 021220_ZB
Rev Description Date App'd
Project

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Nicolas Toubia Reg no 9336
Drawing Title:

COMPLIANCE
VIEWS FROM THE SUN 9-12
Checked/Approved

Scale
1:1
@A3 Sheet Size

Project Number Drawing Number Revision
19107 DA-1406 A
Status
DEVELOPMENT APPLICATION



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



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



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

A DEVELOPMENT APPLICATION 021220 ZB
Rev Description Date App'd
Project

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Nicolas Toubia Reg no 9336
Drawing Title:

COMPLIANCE
VIEWS FROM THE SUN 1-3
Checked/Approved

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

Project Number Drawing Number Revision
19107 DA-1407 A

Status **DEVELOPMENT APPLICATION**

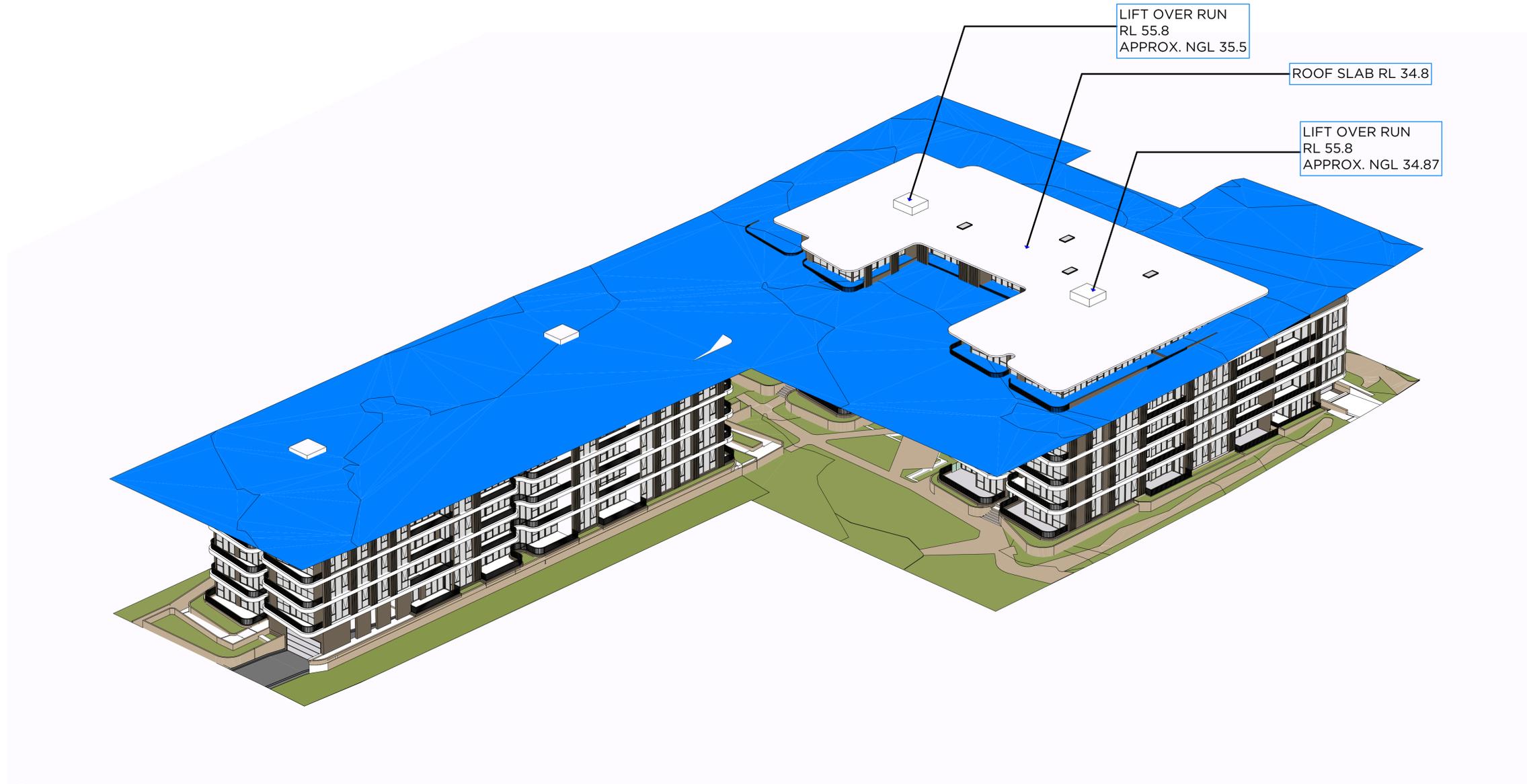


Notes
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Legend

18m BUILDING HEIGHT PLANE



1 Perspective
 SCALE 1:100

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	021220	ZB

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
 Nicolas Toubia Reg no 9336

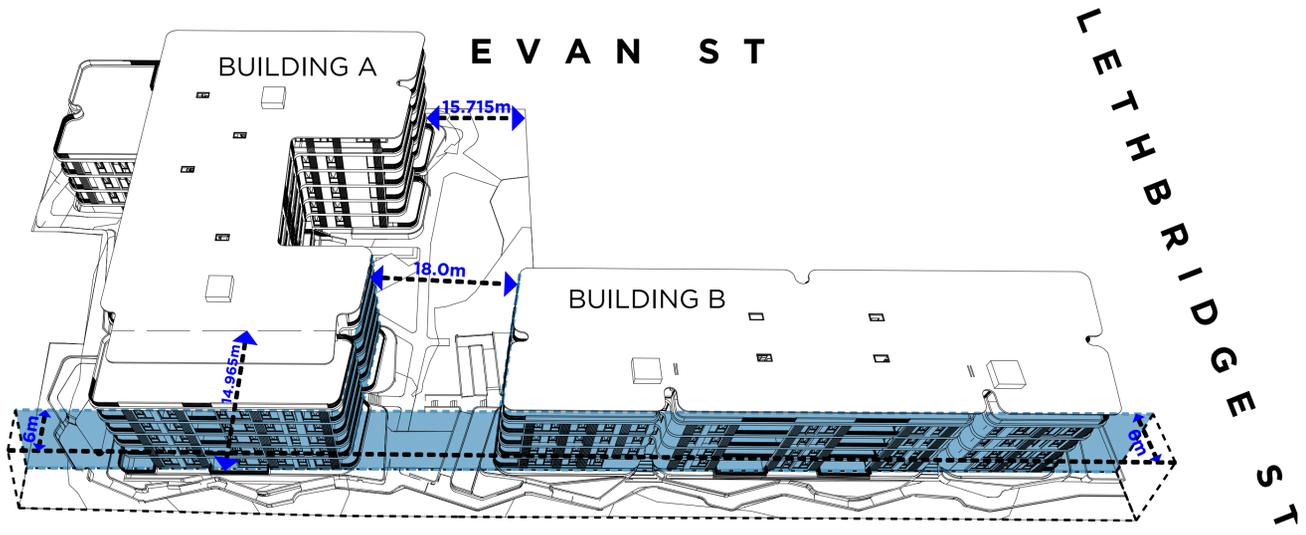
Drawing Title:
COMPLIANCE HEIGHT PLANE DIAGRAM
 Checked/Approved

 Scale
1:100
 @A3 Sheet Size

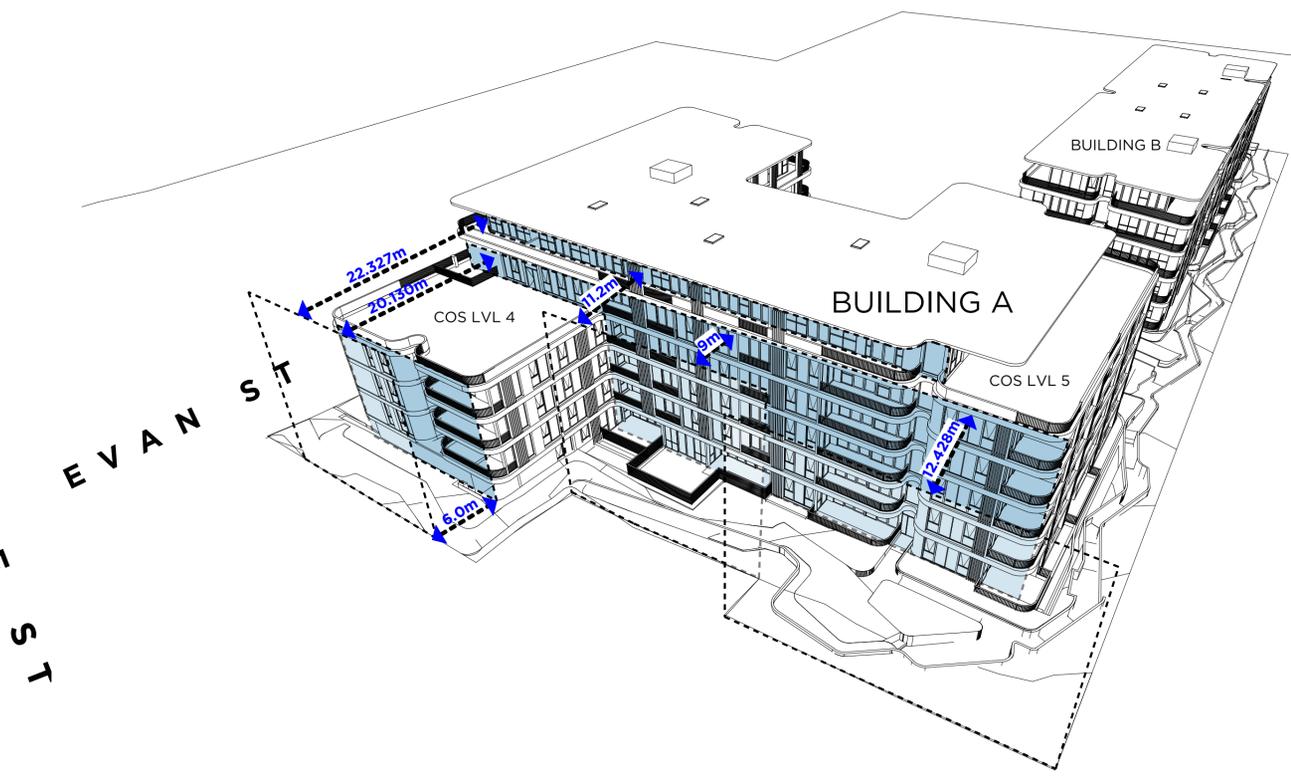
Project Number	Drawing Number	Revision
19107	DA-1408	A

Status
DEVELOPMENT APPLICATION

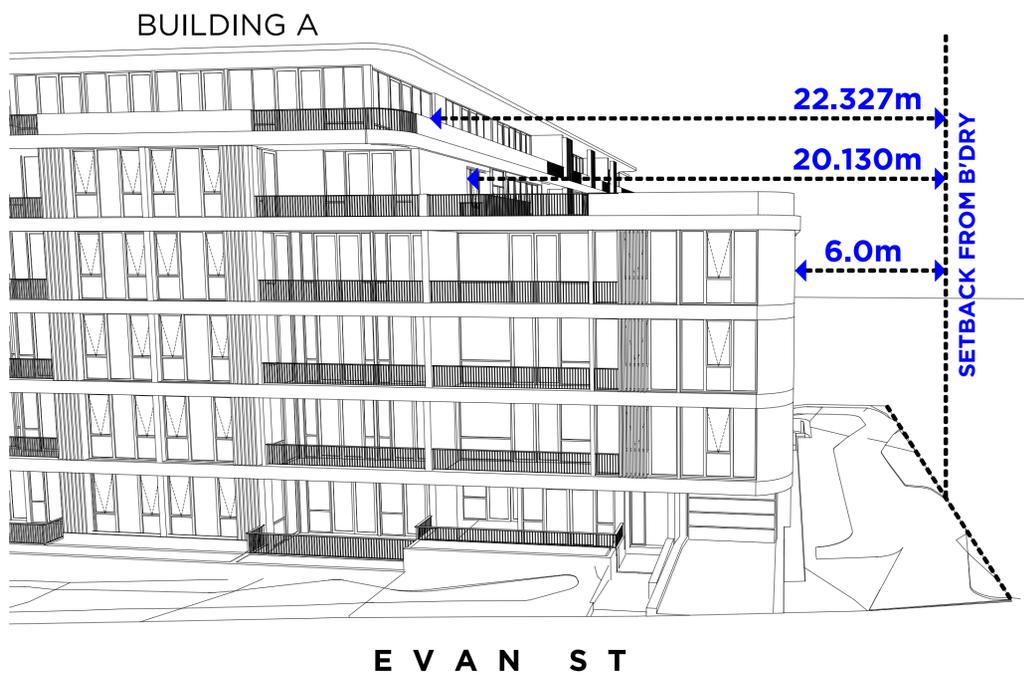




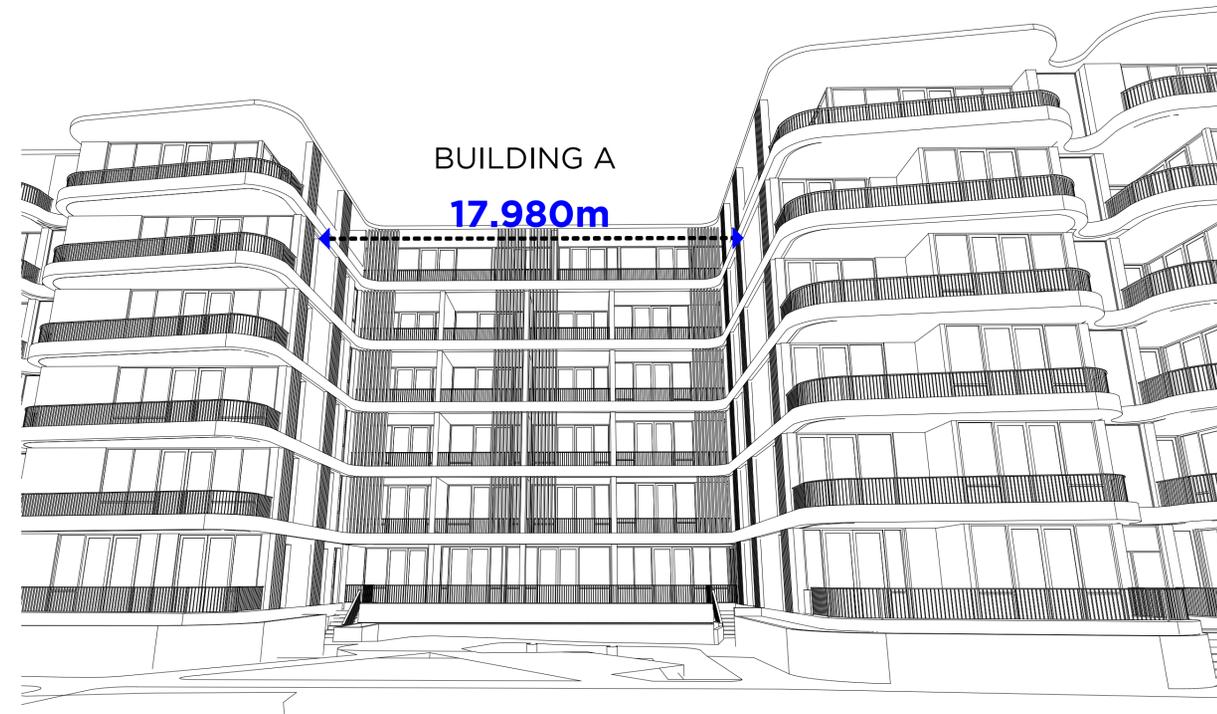
1 Perspective
SCALE 1:28.57



2 Perspective
SCALE 1:33.33



1 Perspective
SCALE 1:33.33



1 Perspective
SCALE 1:33.33

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:
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 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336
 Drawing Title:

COMPLIANCE
BUILDING SEPARATION
 Checked/Approved

 Scale
 1:28.57, 1:33.33
 (A1) Sheet Size

Project Number Drawing Number Revision
19107 DA-1409 A
 Status
DEVELOPMENT APPLICATION

SOLAR ACCESS

- ACHIEVES 2 HRS SOLAR
- ACHIEVES LESS THAN 2 HRS SOLAR
- NO SOLAR



1 GROUND
SCALE 1:500



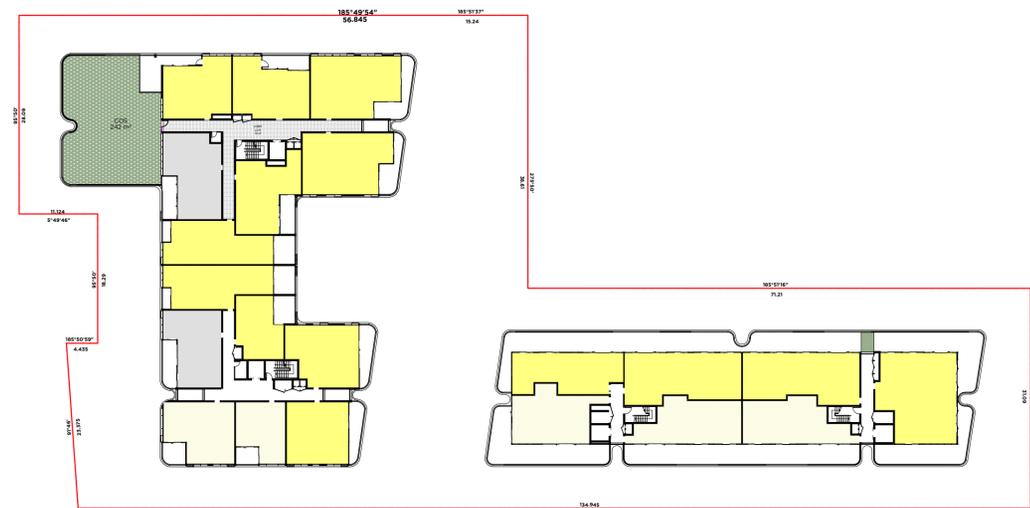
2 LEVEL 01
SCALE 1:500



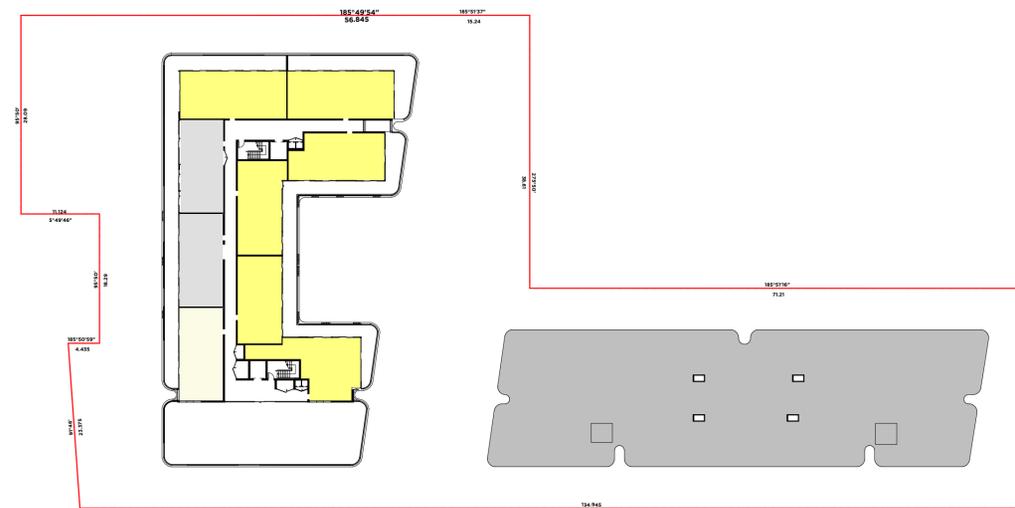
3 LEVEL 02
SCALE 1:500



4 LEVEL 03
SCALE 1:500



5 LEVEL 04
SCALE 1:500



6 LEVEL 05
SCALE 1:500

Notes:
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ADG CALCULATIONS

Solar Access (>2 hrs)	No Solar Access
16	4
18	3
18	3
18	3
17	2
6	2
93	17
70%	13%

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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Nicolas Toubia Reg no 9336

Drawing Title:
COMPLIANCE SOLAR ACCESS DIAGRAMS
Checked/Approved

Scale
1:500 1:0.60
@A1 Sheet Size



Project Number Drawing Number Revision
19107 DA-1410 A
Status
DEVELOPMENT APPLICATION

CROSS VENTILATION

CROSS VENTILATED

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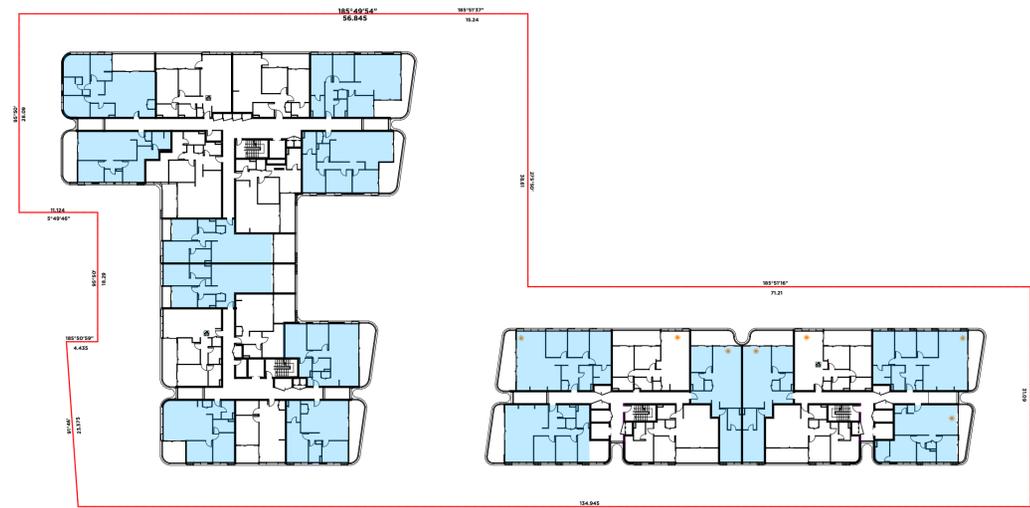
Notes:
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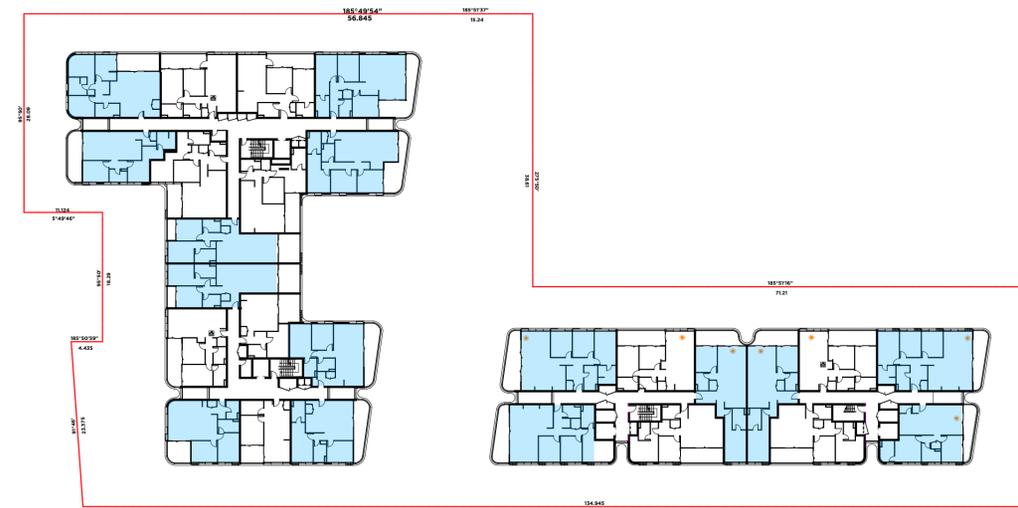
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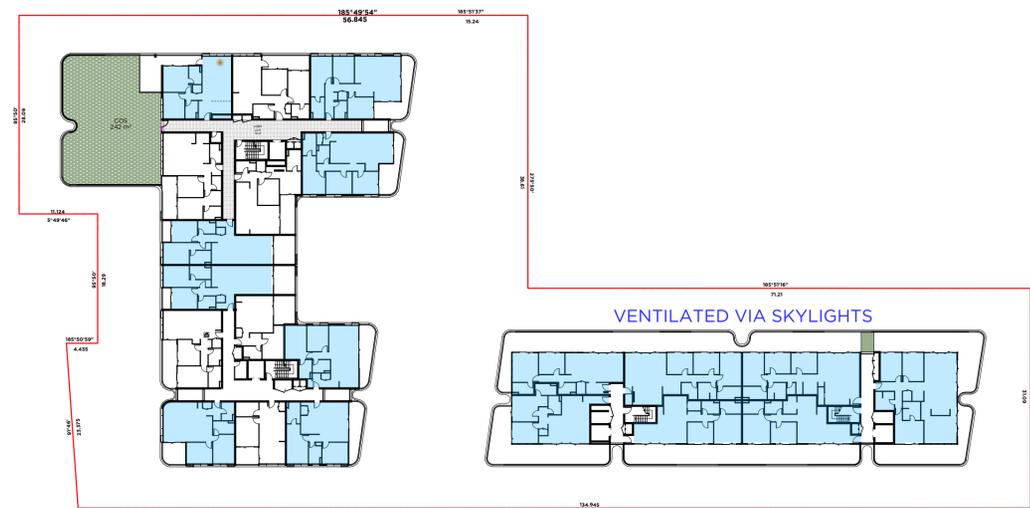
LEVEL 01
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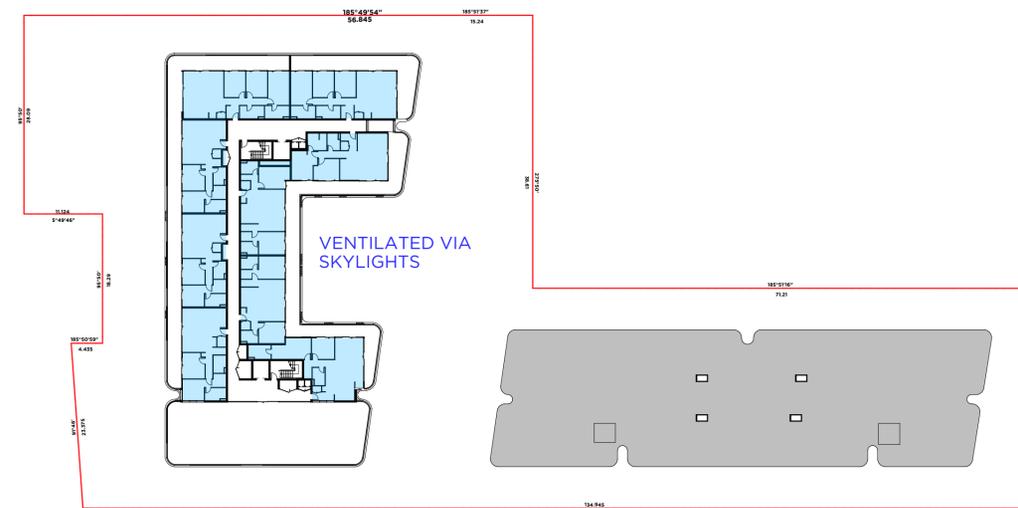
3 LEVEL 02
SCALE 1:500



4 LEVEL 03
SCALE 1:500



5 LEVEL 04
SCALE 1:500



6 LEVEL 05
SCALE 1:500

Cross Ventilated

11
15
15
16
9
81
61%

A DEVELOPMENT APPLICATION 021220_ZB
 Rev Description Date App'd
 Project

RESIDENTIAL FLAT BUILDING
 96-98 LETHBRIDGE ST & 42-46 EVAN ST
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 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title:
COMPLIANCE CROSS FLOW DIAGRAMS
 Checked/Approved

Scale
1:500 1:0.60
 @A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-1411 A

Status
DEVELOPMENT APPLICATION



96-98 Lethbridge St and 42-46 Evan Street Penrith, DA 1910700051.PDF

DEEP SOIL

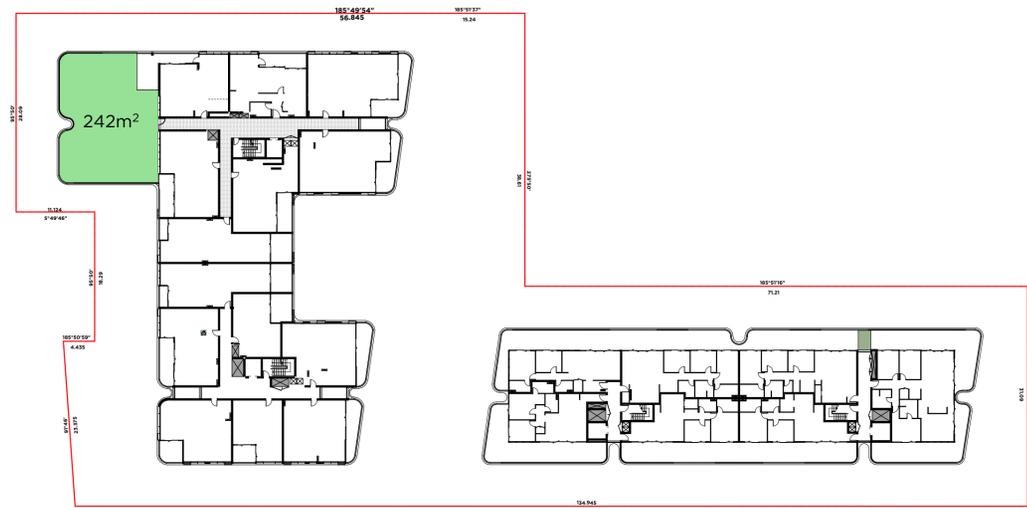
DEEP SOIL ZONE



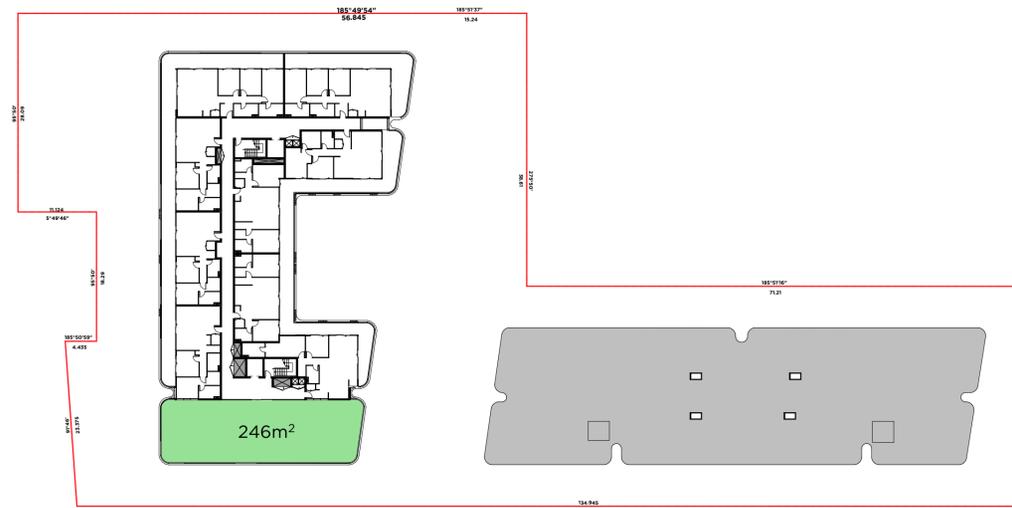
1 GROUND - DEEP SOIL
SCALE 1:500

COMMUNAL OPEN SPACE

COS AREA



2 LEVEL 04
SCALE 1:500



3 LEVEL 05
SCALE 1:500

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Communal Open space (m2)	Deep Soil (m2)
2404	2404
242	
246	
2892	2404
42%	35%

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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Nicolas Toubia Reg no 9336

Drawing Title:
COMPLIANCE
DEEP SOIL & LANDSCAPE
Checked/Approved

Scale
1:500 1:0.60
@A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-1412 A

Status
DEVELOPMENT APPLICATION

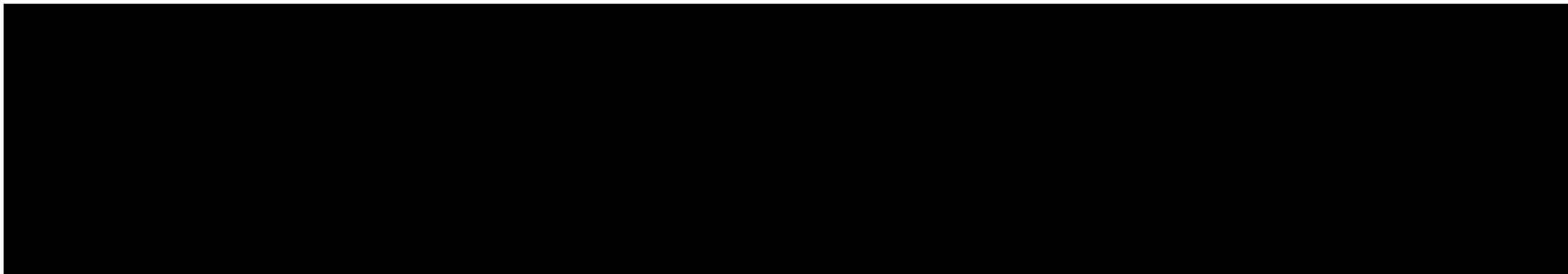


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PRE & POST ADAPTABLE

PRE



PRE-ADAPTABLE UNIT NO: G.12 A
SCALE 1:100

PRE-ADAPTABLE UNIT NO: G.14 A, L.14 A, L2.14 A, L3.14 A, L4.14 A
SCALE 1:100

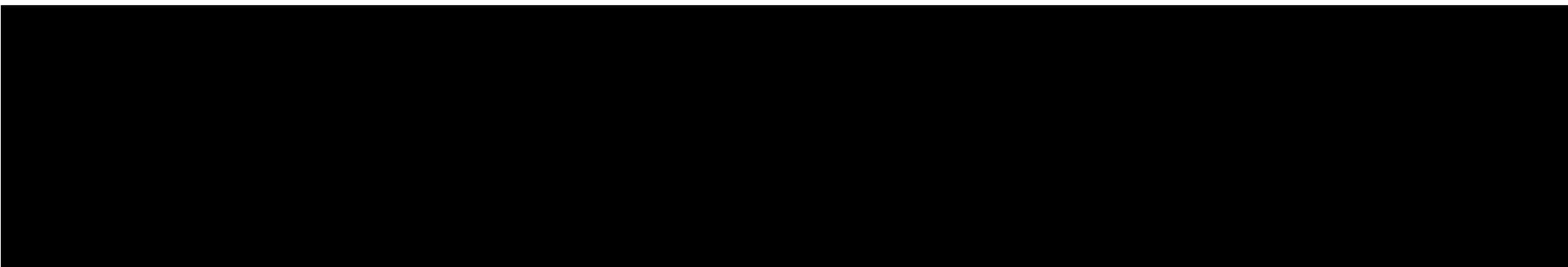
PRE-ADAPTABLE UNIT NO: G.01 A
SCALE 1:100

PRE-ADAPTABLE UNIT NO: G.03 A
SCALE 1:100

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

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

POST



POST-ADAPTABLE UNIT NO: G.12 A
SCALE 1:100

POST-ADAPTABLE UNIT NO: G.14 A, L.14 A, L2.14 A, L3.14 A, L4.14 A
SCALE 1:100

POST-ADAPTABLE UNIT NO: G.01 A
SCALE 1:100

POST-ADAPTABLE UNIT NO: G.03 A
SCALE 1:100

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

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

TOTAL NO. OF ADAPTABLE UNITS = 14

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

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

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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Drawing Title
COMPLIANCE ADAPTABLE UNITS
 Checked/Approved

Scale
1:100
 @A1 Sheet Size

Project Number	Drawing Number	Revision
19107	DA-1413	A
Status	DEVELOPMENT APPLICATION	



LIVABLE UNIT LAYOUTS

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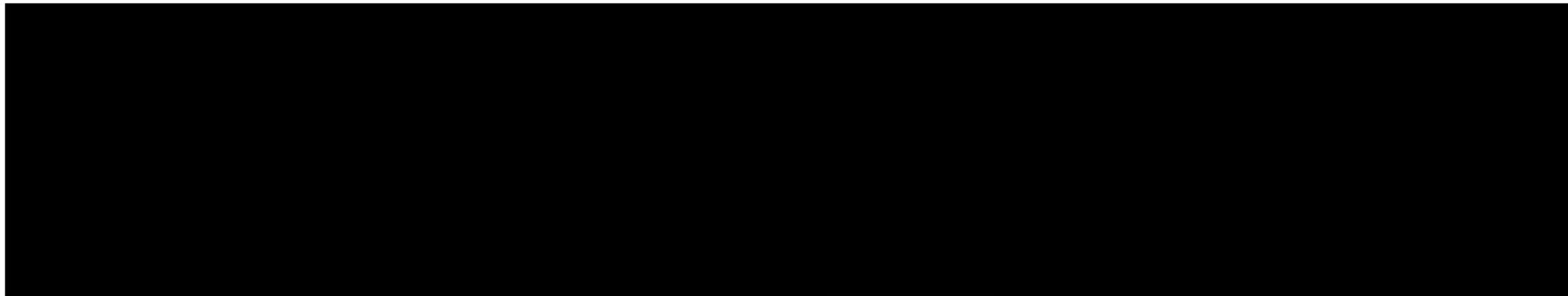


LIVABLE UNIT NO: G.12 A
SCALE 1:100

LIVABLE UNIT NO: G.13 A
SCALE 1:100

LIVABLE UNIT NO: G.14A, L1.14A, L2.14A, L3.14A, L4.14A
SCALE 1:100

LIVABLE UNIT NO: G.01 A
SCALE 1:100

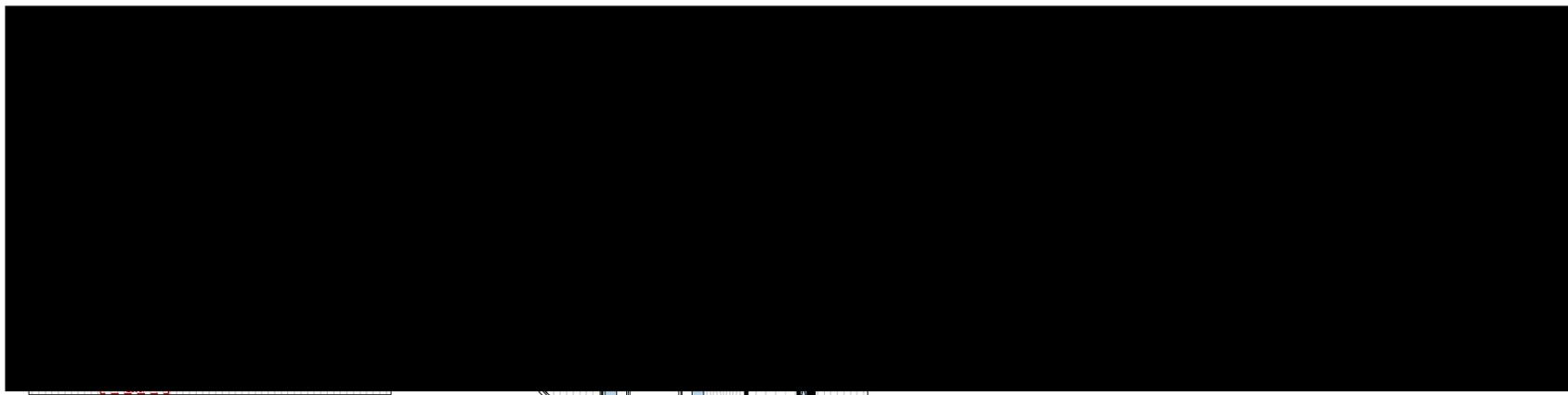


LIVABLE UNIT NO: G.02 A
SCALE 1:100

LIVABLE UNIT NO: G.03 A
SCALE 1:100

LIVABLE UNIT NO: G.08A, L1.08A, L2.06A, L3.06A, L4.06A
SCALE 1:100

LIVABLE UNIT NO: G.09 B
SCALE 1:100



LIVABLE UNIT NO: L1.13A, L2.13A, L3.13A
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

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

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

Rev Description	Date	App'd
A DEVELOPMENT APPLICATION	02/22/20	ZB

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

URBAN LINK
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 Nicolas Toubia Reg no 9336

Drawing Title
COMPLIANCE LIVABLE LAYOUTS
 Checked/Approved

Scale
1:100
 @A1 Sheet Size



Project Number	Drawing Number	Revision
19107	DA-1414	A

Status
DEVELOPMENT APPLICATION

96-98 Lethbridge St and 42-46 Evan Street Penrith, DA 27/2020033.PN

Summary

SITE AREA

6,860.00 m²

GFA

12,959.00 m²

FSR

1.89 : 1

RESIDENTIAL UNITS

133

1bed	14	11%
2bed	91	68%
3bed	28	21%

TOTAL CARPARKING

196

Residential	161.0
Residential Visitor	27.0
Service Vehicle	3.0
Car Wash	3.0

Detailed Calculations

GROSS FLOOR AREA

	Residential	UNITS			TOTAL Units per floor
		1Bed	2Bed	3Bed	
Basement 2					
Basement 1					
Ground	2,347.00 m ²	6	16	3	21
Level 1	2,540.00 m ²	2	18	6	26
Level 2	2,540.00 m ²	2	18	6	26
Level 3	2,540.00 m ²	2	18	6	26
Level 4	2,045.00 m ²	2	14	5	21
Level 5	947.00 m ²	7	2		9
	12,959.00 m ²	14	91	28	133
	12,959.00 m ²	14	91	28	133
		Total			133

CAR PARKING

	Residential per DCP			
Staff/Residents	14.0	91.0	56.0	161.0
Visitors (1 per 5 units)				27
Service Vehicles (1 per 40 units)				3
Car Wash Bay (1 per 50 units)				3
	Total			193.6

BICYCLES

Staff/Residents	26.6	
Visitors	6.7	
	0.0	
	Total	33.3

Compliance

CONTROL REQUIREMENT PROPOSED COMPLIES

Floor Space Ratio	N/A	1.89 : 1	
Gross Floor Area	N/A	12,959.00 m ²	
Building Height		18.00 m	✗
Carparking (Commerical : DCP, Residential : DCP)			
	Residential	161.0 MIN	161.0 ✓
	Residential Visitor	26.6 MIN	27.0 ✓
	Service Vehicles	3 MIN	3.0 ✓
	Car Wash Bay	2.7 MIN	3.0 ✓
	Total	194 MIN	196.0 ✓
Bicycle Parking	33.25 MIN	34.0	✓
Solar Access (> 2hours)	70% MIN	93	70% ✓
No Solar Access (0 hours)	15% MAX	17	13% ✓
Cross Ventilation	60% MIN	17	61% ✓
Adaptable Units			
	Adaptable	10% MIN	14 10% ✓
	Livable Housing Silver Level	20% MIN	27 20% ✓
Communal Open Space (DCP)	15% MIN	2,892 m ²	42.2% ✓
Unit Storage	1Bed	6 m ³ MIN	6 m ³ ✓
	(min. half in unit, half in bas)	2Bed	8 m ³ ✓
	3Bed+	10 m ³ MIN	10 m ³ ✓

Unit Number	Unit Type			Internal Area (m ²)	External Area (m ²)	Solar Access	Cross Flow	Storage Internal (m ³)	Storage Basement (m ³)	Adaptable	Livable
	1b	2b	3b								
Building A											
G.01A	1			61	15	1		3	3	1	1
G.02A	1			50	25	1		3	3		1
G.03A	1			50	15	1		3	3	1	1
G.04A	1			72	22	1	1	6			
G.05A	1			75	21	1	1	4	2		
G.06A	1			52	15			3	3	1	1
G.07A	1			77	17		1	3	3		
G.08A	1			75	20			4	2		1
G.09A	1			82	51			4	2		
G.10A	1			95	24			6	2		
G.11A	1			63	16		1	3	3		
G.12A	1			51	15	1		3	3	1	1
G.13A	1			77	19	1		6	2	1	1
G.14A	1			80	19	1		3	3	1	1
G.15A	1			102	31	1	1	7	3		
G.16A	1			101	30	1	1	7	3		
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1.04A	1			52	12	1		3	3		
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3.05A	1			81	15	1	1	6	2		
3.06A	1			75	15	1	1	4	4		1
3.07A	1			52	8			3	3	1	1
3.08A	1			77	10		1	5	3		
3.09A	1			75	13			4	4		1
3.10A	1			90	10			9			
3.11A	1			78	14			4	4		
3.12A	1			98	14	1	1	8	2		
3.13A	1			77	13	1		6	2		1
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4.06A	1			75	15	1	1	4	4		1
4.07A	1			52	8			3	3	1	1
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4.09A	1			75	13			4	4		1
4.10A	1			84	12			7	1		
4.11A	1			77	23	1	1	4	4		
4.12A	1			80	13	1		4	4	1	1
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4.14A	1			101	16	1	1	7	3		
5.01A	1			80	21	1	1	8			
5.02A	1			76	23	1	1	6	2		
5.03A	1			87	30	1	1	8			
5.04A	1			0	22		1	7	1		
5.05A	1			80	26	1	1	5	3		
5.06A	1			78	26	1	1	5	3		
5.07A	1			99	50	1	1	6	4		
5.08A	1			99	54	1	1	6	4		
5.09A	1			84	44	1	1	4	4		
Totals	14	58	15				58	47		14	23

Unit Number	Unit Type			Internal Area (m ²)	External Area (m ²)	Solar Access	Cross Flow	Storage Internal (m ³)	Storage Basement (m ³)	Adaptable	Livable
	1b	2b	3b								
Building B											
G.01B	1			72	20	1		4	4		
G.02B	1			70	18	1		4	4		
G.03B	1			84	18	1	1	4	4		
G.04B	1			84	18	1	1	4	4		
G.05B	1			70	18			4	4		
G.06B	1			96	19		1	9			
G.07B	1			109	21	1	1	10			
G.08B	1			76	20	1		4	4		
G.09B	1			80	16	1		3	3	1	1
1.01B	1			80	12	1	1	6	2		
1.02B	1			78	12			2			
1.03B	1			84	13	1	1	4	4		
1.04B	1			84	13	1	1	4	4		
1.05B	1			78	12			4	4		
1.06B	1			104	15		1	9	1		
1.07B	1			109	17	1	1	10			
1.08B	1			76	14	1		4	4		
1.09B	1			76	14	1		4	4		1
1.10B	1			109	13	1	1	10			
2.01B	1			80	12	1	1	6	2		
2.02B	1			78	12			4	4		
2.03B	1			84	13	1	1	4	4		
2.04B	1			84	13	1	1	4	4		
2.05B	1			78	12			4	4		
2.06B	1			104	15		1	9	1		
2.07B	1			109	17	1	1	10			
2.08B	1			76	14	1		4	4		
2.09B	1			76	14	1		4	4		1
2.10B	1			109	13	1	1	10			
3.01B	1			80	12	1	1	6	2		