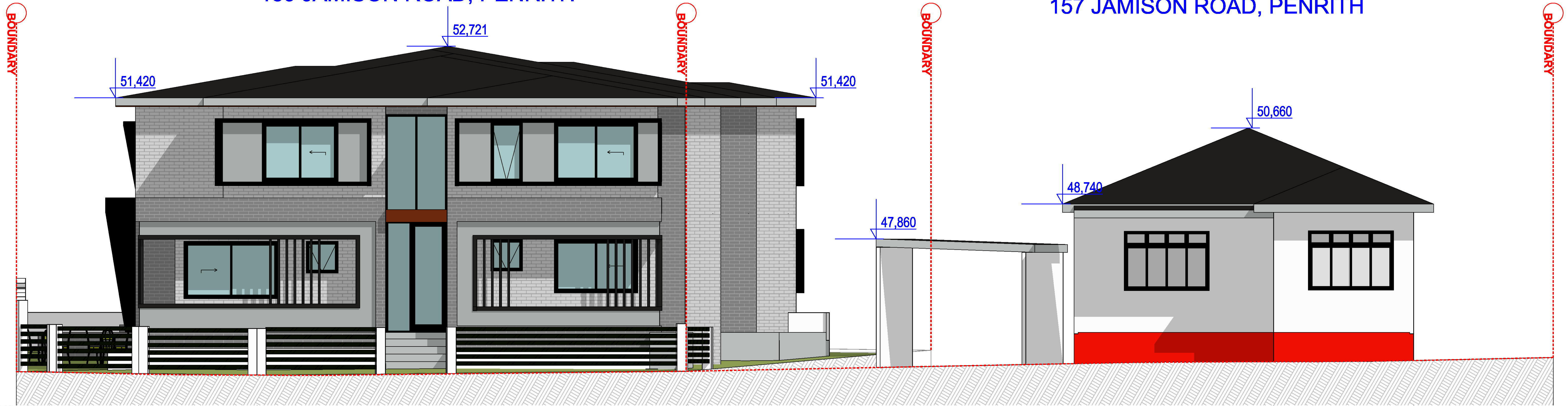


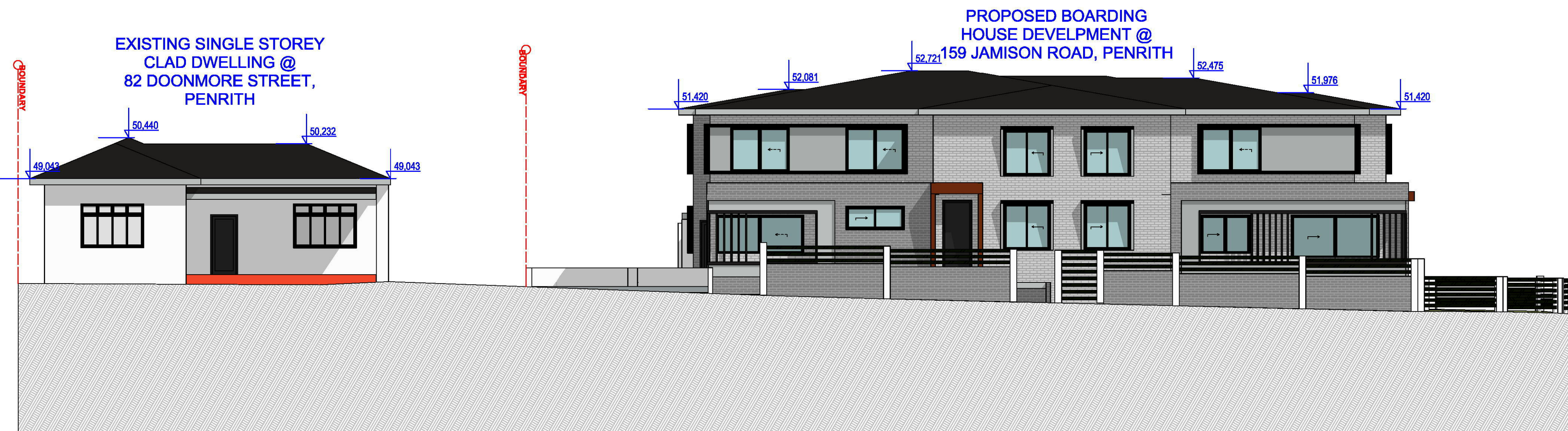
PROPOSED BOARDING
HOUSE DEVELOPMENT @
159 JAMISON ROAD, PENRITH

EXISTING SINGLE STOREY
CLAD DWELLING @
157 JAMISON ROAD, PENRITH



STREETSCAPE ELEVATION
SCALE 1:80

VIEW ALONG JAMISON ROAD



STREETSCAPE ELEVATION
SCALE 1:100

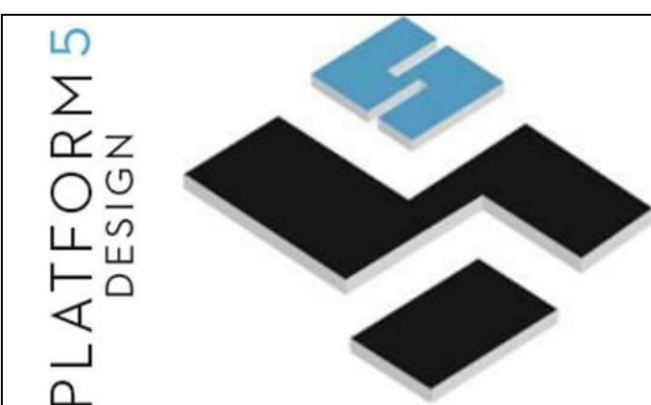
VIEW ALONG DOONMORE STREET



157 JAMISON ROAD, PENRITH



82 DOONMORE STREET, PENRITH



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
D					
E					
F					

- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING
HOUSE DEVELOPMENT

CLIENT:



3000 ELEVATIONS

STREETSCAPE

Designed
JC
Approved
JC

Project Number

18-030

Scale

AS SHOWN

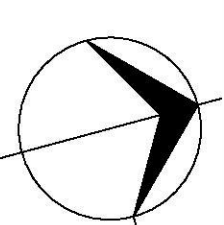
Drawing Number

3002

Date of Issue

20/03/2019

DEVELOPMENT APPLICATION ISSUE C





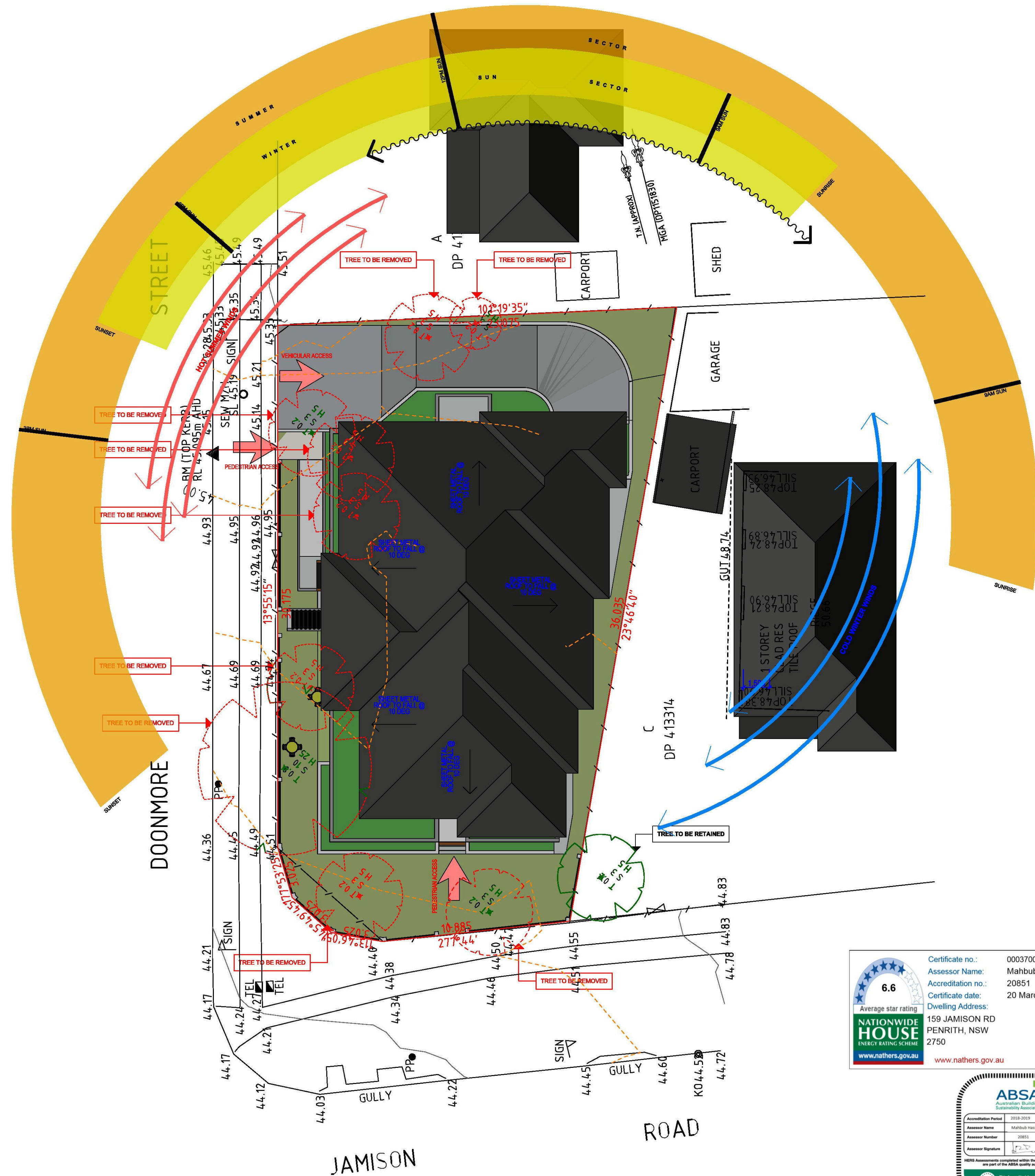
PRESENTS.....

159 JAMISON ROAD, PENRITH - BOARDING HOUSES

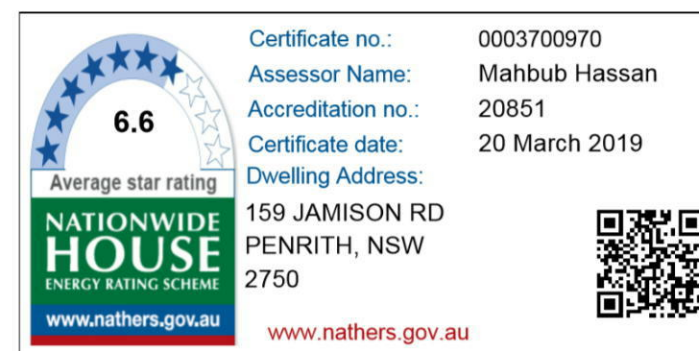
DEVELOPMENT APPLICATION 30/03/2019



PROPOSED BOARDING HOUSE DEVELOPMENT COMPRISING OF A 2 STOREY, 20 ROOMS + 1 MANAGER WITH ASSOCIATED BASEMENT PARKING @ 159 JAMISON RD, PENRITH FOR DEVELOPMENT APPLICATION



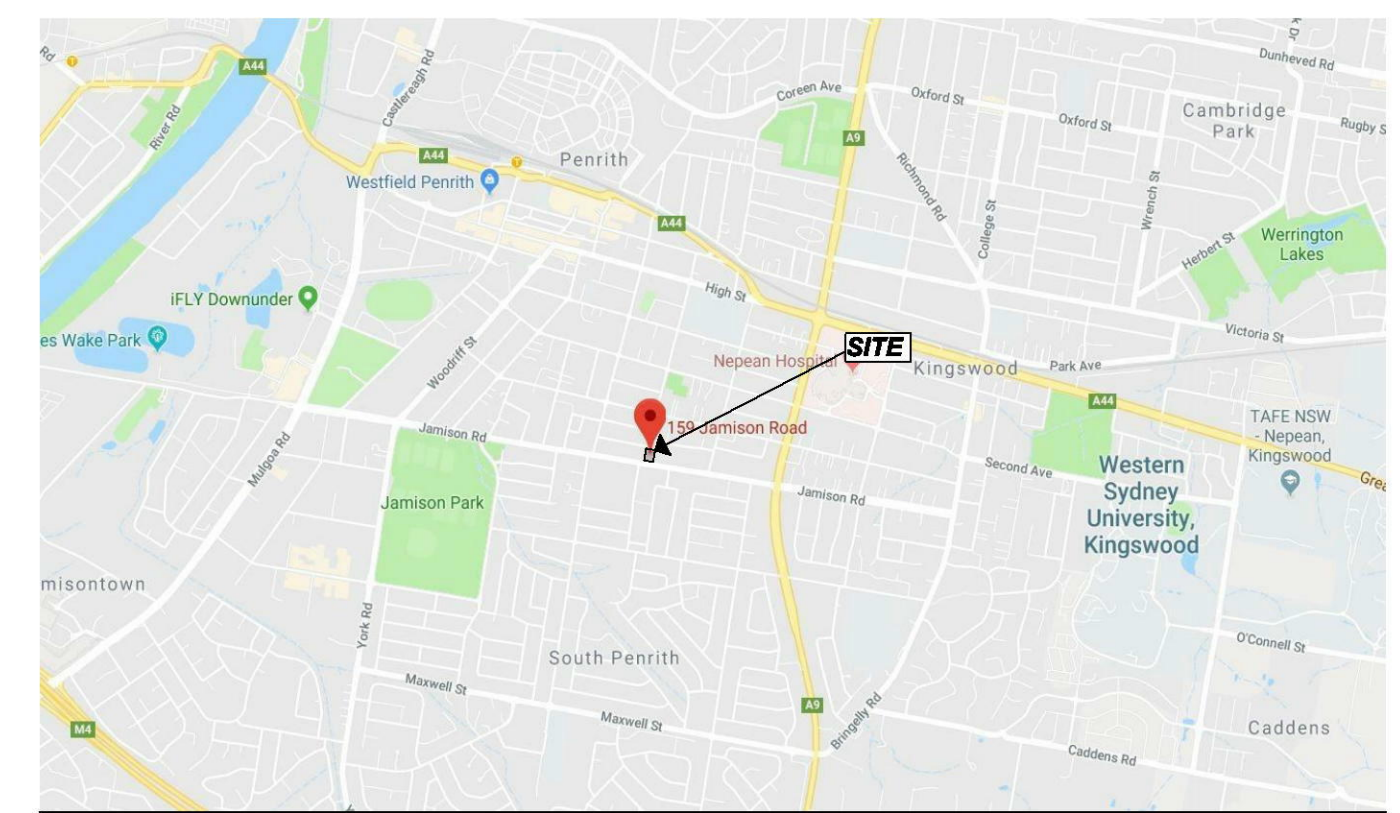
SITE PLAN
SCALE 1:150



GFA CALCULATION		SITE AREA = 702.5 m ²	
FSR = N/A	CALCULATION	GROUND	300m ²
FA = 261.75m ²	PROPOSED	LEVEL 1	284m ²
FSR = 0.83 :1		TOTAL	584.00m ²
608.00m ²			

TABLE OF COMPLIANCE					SITE AREA 447m ²	
SEPP ITEMS	REQUIREMENT	PROPOSED			COMPLY	
FSR	NA	0.83 : 1			YES	
BUILDING HEIGHT	8.5m	8.0m			YES	
COURTYARD MGR	2.5 X 2.5	2.5 X 2.5			YES	
LANDSCAPE	40% OR 281	40% OR 281			YES	
ROOM BREAKDOWN	SINGLE	DOUBLE	MGR	TOTAL		
GROUND	5	4	1	10		
FIRST	8	3	0	11	21 TOTAL ROOMS	
PARKING			PROV	RQD		
0.5 SPACE PER ROOM	20 X 0.5 = 10		11	11		
1 SPACE PER MGR	1 X 1 = 1					

REFER TO TRAFFIC REPORT



LOCATION MAP

DEVELOPMENT APPLICATION
BOARDING HOUSE DEVELOPMENT
159 JAMISON RD, PENRITH

DRAWING INDEX

DA1001 - SITE ANALYSIS PLAN/ COVER

DA2001 - BASEMENT FLOOR
DA2002 - GROUND FLOOR
DA2003 - LEVEL 1
DA2004 - ROOF PLAN

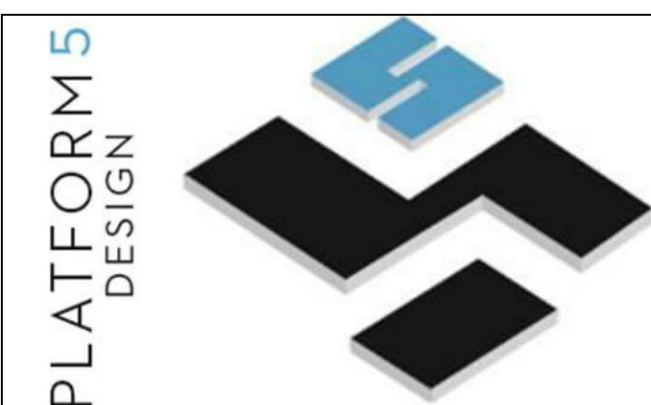
DA3001 - ELEVATIONS
DA3002 - SECTIONS

DA4001 - SHADOWS

VIEW ALONG CORNER OF JAMISON ROAD & DOONMORE STREET



VIEW ALONG DOONMORE STREET



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
D					
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F					

- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT



1000 SITE PLAN
SITE ANALYSIS PLAN
Designed JC
Approved JC

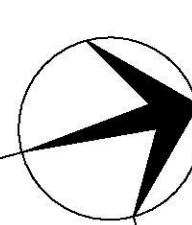
Project Number
18-030

Drawing Number
1001

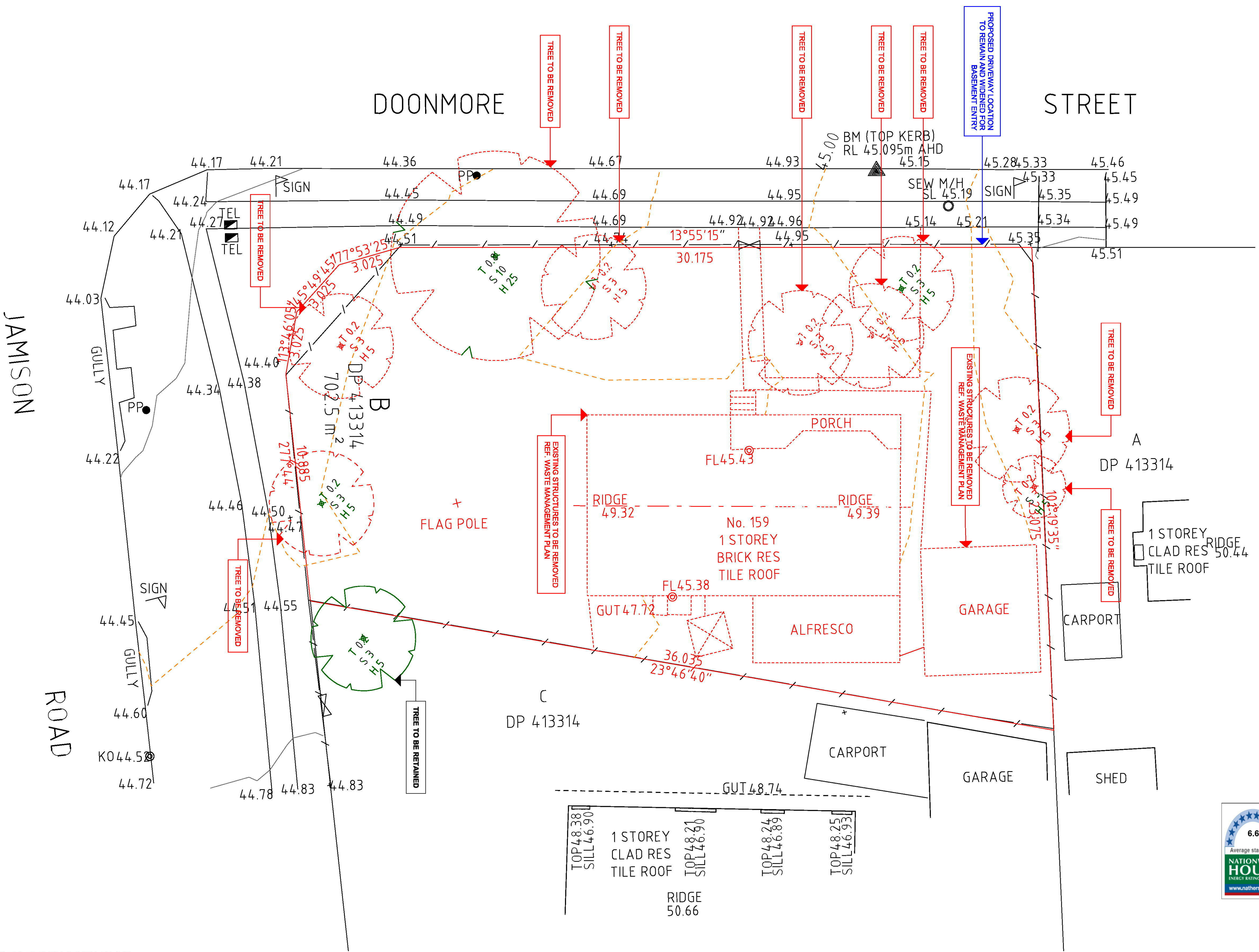
Scale
AS SHOWN

Date of Issue
30/03/2019

DEVELOPMENT APPLICATION ISSUE C



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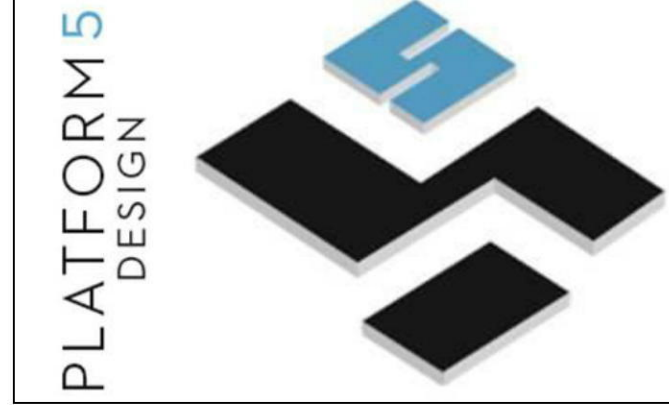


T.N. (APPROX)
MGA (DP1151830)

Certificate no.: 0003700970
Assessor Name: Mahub Hassan
Accreditation no.: 20851
Certificate date: 20 March 2019
Dwelling Address: 159 JAMISON RD, PENRITH, NSW 2750
www.nathers.gov.au

ABSAS
Accreditation Period: 2018-2021
Assessor Name: Mahub Hassan
Assessor Number: 20851
Assessor Signature: [Signature]

PROPOSED DEMOLITION PLAN
@ A1 1:100



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
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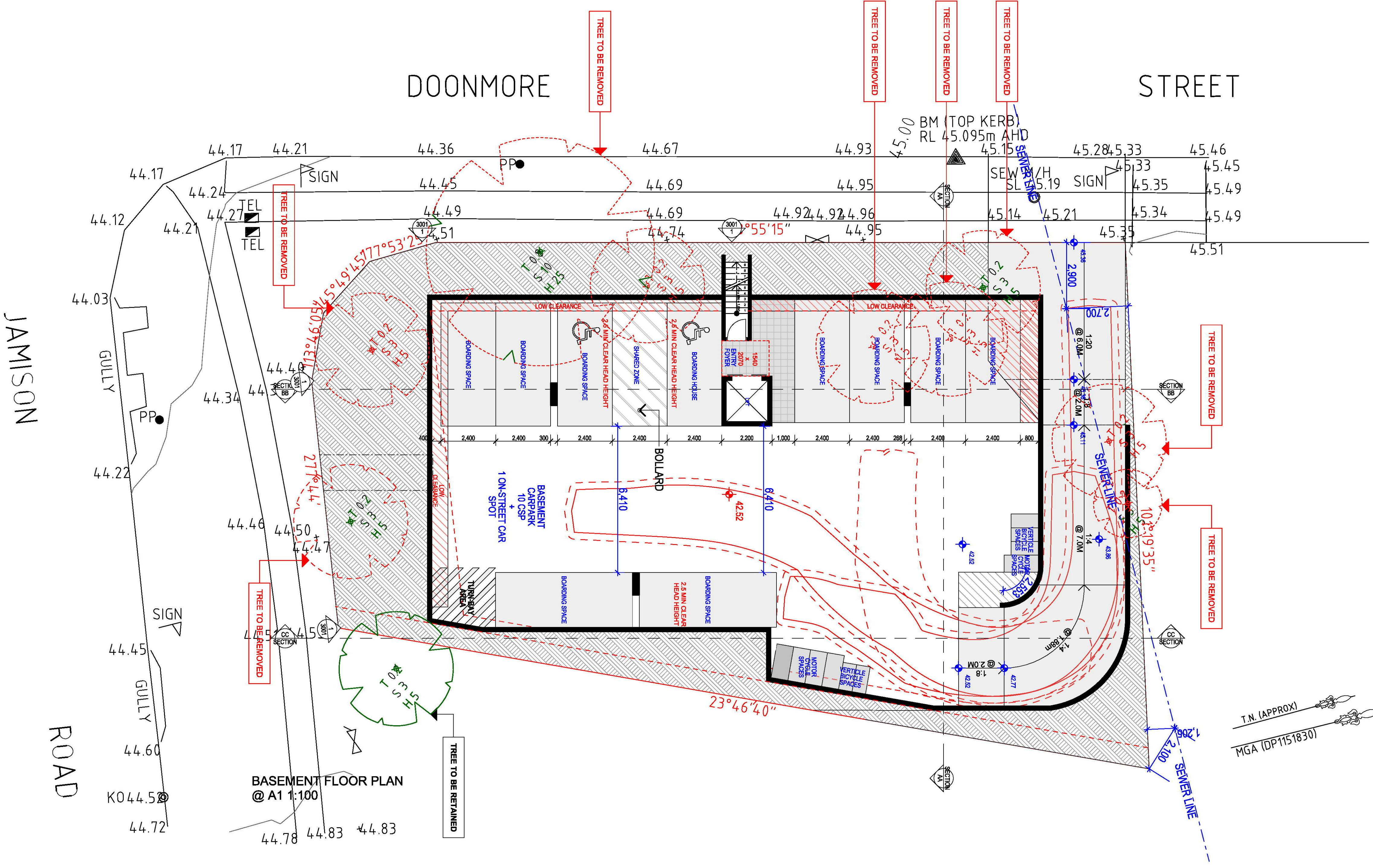
- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT

CLIENT:
ALPHA
ENGINEERING & DEVELOPMENT

1200 EXIST & DEMO PLANS
DEMOLITION PLAN
Designed JC
Approved JC

Project Number
18-030
Drawing Number
1202
Scale
AS SHOWN
Date of Issue
30/03/2019
DEVELOPMENT APPLICATION ISSUE C

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BASEMENT 01 FLOOR PLAN
1:100 @ A1

Assessor Certificate					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No #	20851				
Projects:	PENRITH				
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
Certificate No:	159 JAMISON RD				
External walls Construction	Added Insulation				
Brick Veneer (First floor)	R2.0				
Cavity Brick (Ground floor)	R1.5				
Internal walls Construction					
Party wall on studs (between units)	R1.5				
Single skin	R1.5				
Roof Construction					
Metal Roof	Foil				
Colour	Medium				
Ceilings Construction					
Plaster board	R3.0				
Floors Construction	Covering				
Concrete (above carpark)	As drawn R1.0				
Concrete (Floor between)	As drawn Nil				
Windows & Glazed door					
All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.					
Area (M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Aluminium	As drawn	5.6	0.41	Single clear
Skylights					
Area (M ²)	Type	Glazing			
As drawn	Nil	Nil			
Fixed shading (leaves, pergolas, verandas, awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors			Be provided		
All down lights be sealed			Yes		

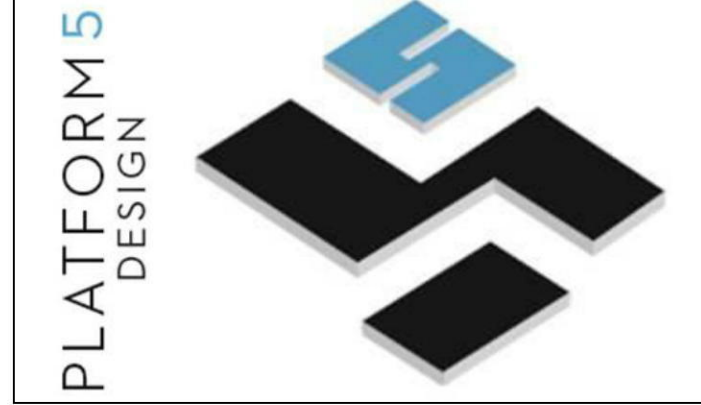
1Thermal Spec_159 JAMISON RD1

Certificate no.: 0003700970
Assessor Name: Mahbub Hassan
Accreditation no.: 20851
Certificate date: 20 March 2019
Dwelling Address:
159 JAMISON RD
PENRITH, NSW
2750

6.6
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au



T.N. (APPROX)
MGA (DP1151830)



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
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B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
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E					
F					

**- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -**
**DEVELOPMENT APPLICATION TWO STOREY BOARDING
HOUSE DEVELOPMENT**

CLIENT:
ALPHA
ENGINEERING & DEVELOPMENT

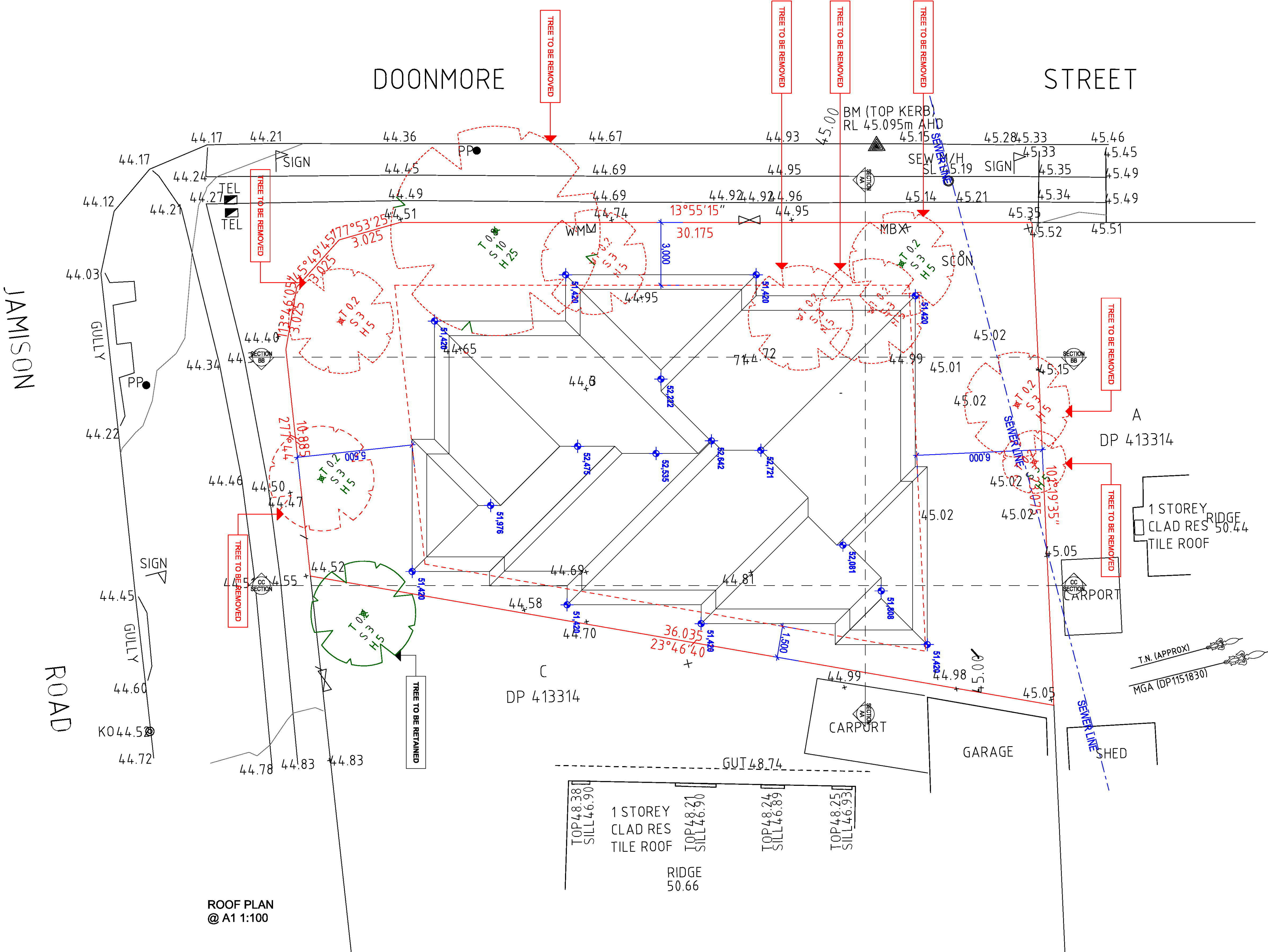
2000 FLOOR PLANS
BASEMENT PLAN
Designed
JC
Approved
JC

Project Number
18-030
Scale
AS SHOWN

Drawing Number
2001
Date of Issue
30/03/2019

DEVELOPMENT APPLICATION ISSUE C

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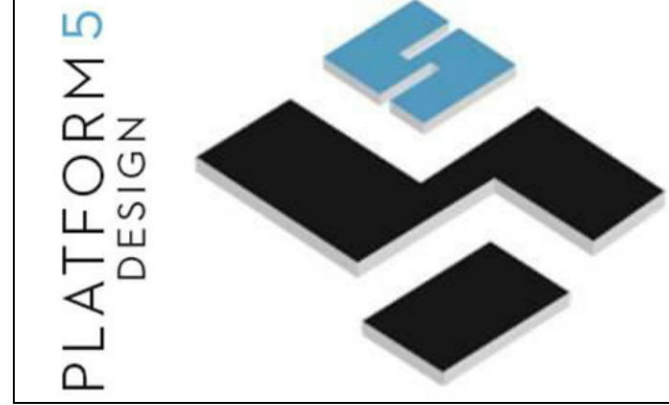
ROOF PLAN
@ A1 1:100

Assessor Certificate					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No #	20851 Projects: PENRITH				
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
Certificate No:	159 JAMISON RD				
External walls Construction	Added Insulation				
Brick Veneer (First floor)	R2.0				
Cavity Brick (Ground floor)	R1.5				
Internal walls Construction					
Party wall on studs (between units)	R1.5				
Single skin	R1.5				
Roof Construction					
Metal Roof	Foil				
Colour	Medium				
Ceilings Construction					
Plaster board	R3.0				
Floors Construction	Covering				
Concrete (above carpark)	As drawn R1.0				
Concrete (Floor between)	As drawn Nil				
Windows & Glazed door					
All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.					
Area (M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Aluminium	As drawn	5.6	0.41	Single clear
Skylights					
Area (M ²)	Type	Glazing			
As drawn	Nil	Nil			
Fixed shading (leaves, pergolas, verandas, awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors			Be provided		
All down lights be sealed			Yes		

1Thermal Spec_159 JAMISON RD1

Certificate no.: 0003700970
 Assessor Name: Mahbub Hassan
 Accreditation no.: 20851
 Certificate date: 20 March 2019
 Dwelling Address:
 159 JAMISON RD
 PENRITH, NSW
 2750

ABSA Assessment completed within the accreditation period and in accordance with the applicable code of practice.



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B	ISSUE FOR INFORMATION	18-03-19			
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F					

- 159 JAMISON RD -
 - PENRITH -
 - NSW - SYDNEY -
 - LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT

CLIENT:

2100 ROOF PLANS
ROOF PLAN
 Designed JC
 Approved JC

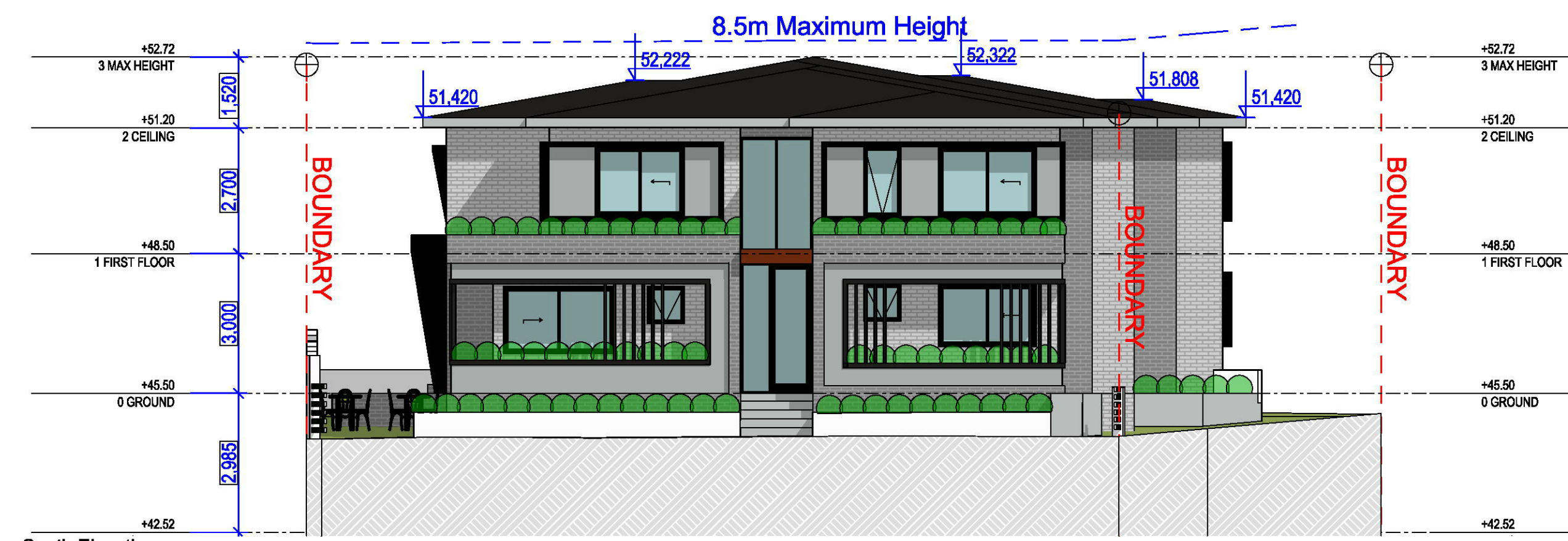
Project Number
18-030
 Drawing Number
2004
 Scale
AS SHOWN
 Date of Issue
30/03/2019

DEVELOPMENT APPLICATION ISSUE C

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North Elevation
SCALE 1:100



South Elevation
SCALE 1:100



West Elevation
SCALE 1:100



East Elevation
SCALE 1:100

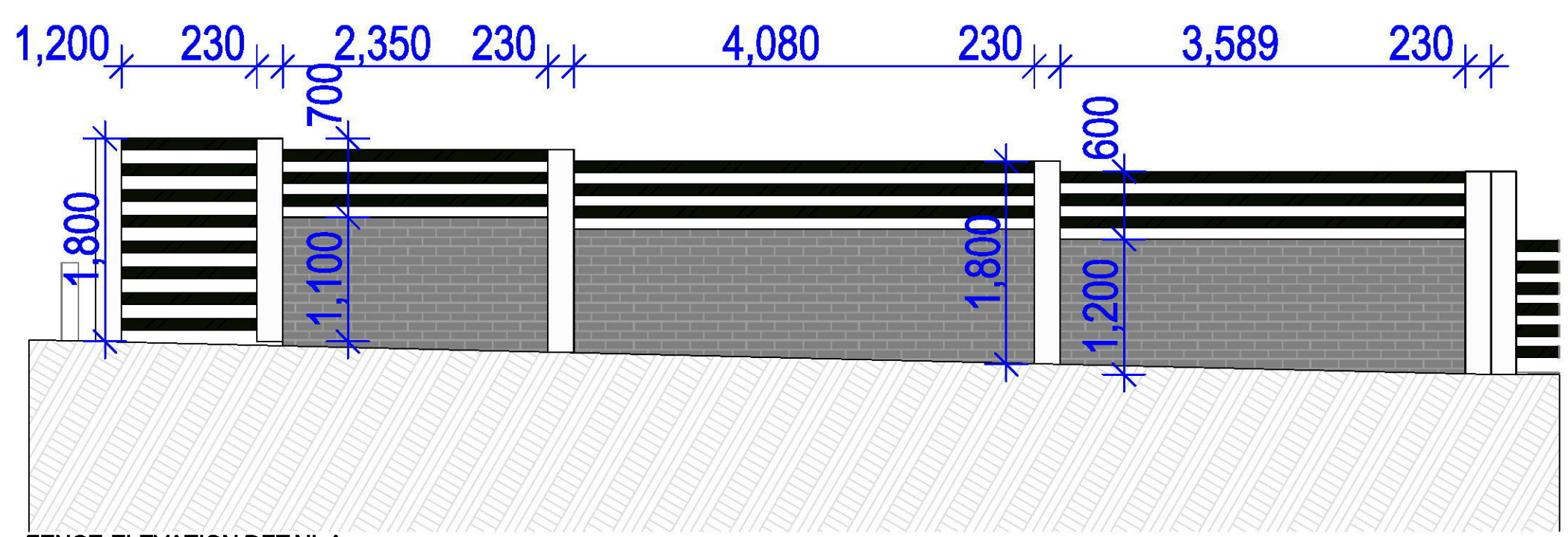
6.6
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0003700970
Assessor Name: Mahtub Hassan
Accreditation no.: 20851
Certificate date: 20 March 2019
Dwelling Address: 159 JAMISON RD PENRITH, NSW 2750
www.nathers.gov.au



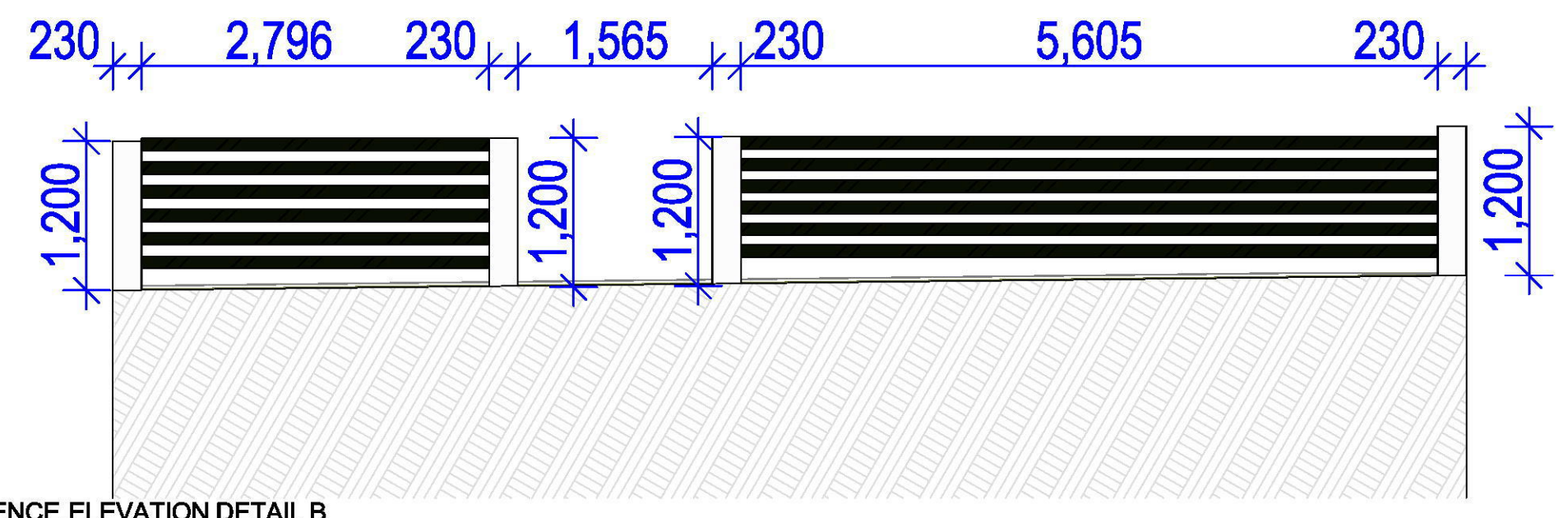
Assessor Certificate					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No #	20851				
Projects	PENRITH				
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
Certificate No:	159 JAMISON RD				
External walls Construction	Added Insulation				
Brick Veneer (First floor)	R2.0				
Cavity Brick (Ground floor)	R1.5				
Internal walls Construction					
Party wall on studs (between units)	R1.5				
Single skin	R1.5				
Roof Construction					
Metal Roof	Foil				
Colour	Medium				
Ceilings Construction					
Plaster board	R3.0				
Floors Construction					
Concrete (above carpark)	As drawn R1.0				
Concrete (Floor between)	As drawn Nil				
Windows & Glazed door					
All window and glazed door to be selected as per AFRC. Deviation is accepted ±5% : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.					
Area (M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Aluminium	As drawn	5.6	0.41	Single clear
Skylights					
Area (M ²)	Type	Glazing			
As drawn	Nil	Nil			
Fixed shading (eaves, pergolas, verandas, awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors					
					Be provided
All down lights be sealed					
					Yes

1Thermal Spec_159 JAMISON RD1



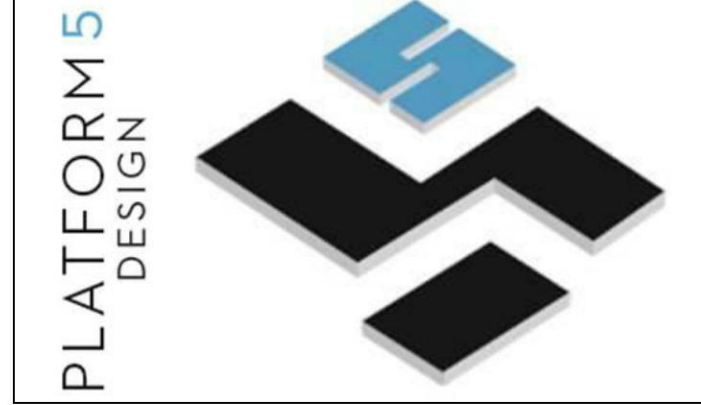
FENCE ELEVATION DETAIL A

DETAIL FENCE A - ALONG DOONMORE FOR PRIVATE OPEN SPACE



FENCE ELEVATION DETAIL B

DETAIL FENCE B - OPEN STYLE FENCE. ALONG OVERLAND FLOOR TO BE UNOBSTRUCTED



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
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- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT

CLIENT:
ALPHA
ENGINEERING & DEVELOPMENT

3000 ELEVATIONS
ELEVATIONS
Designed JC
Approved JC

Project Number
18-030

Drawing Number
3001

Scale
AS SHOWN

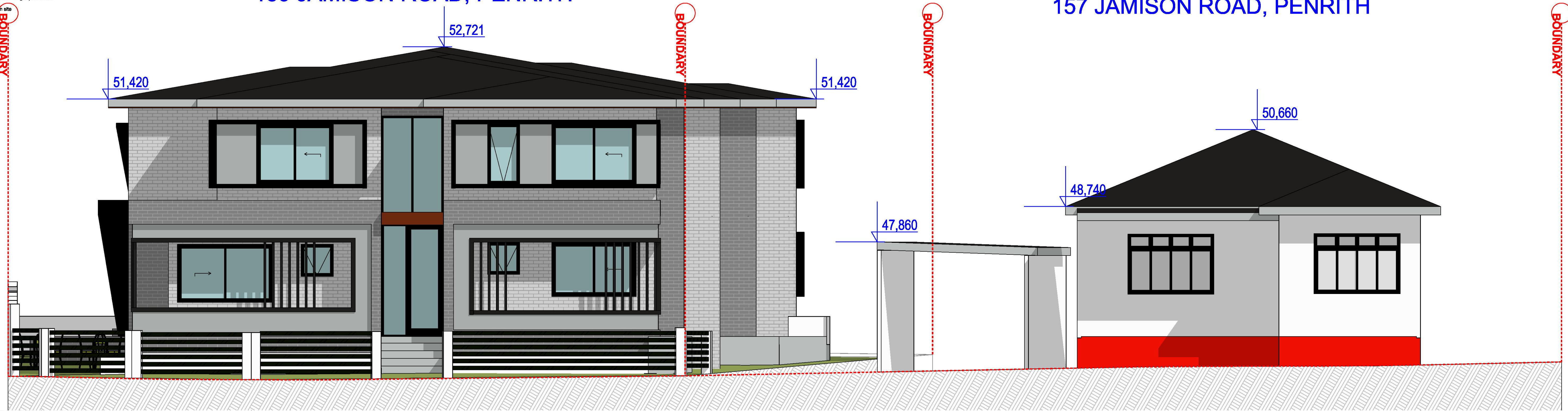
Date of Issue
30/03/2019

DEVELOPMENT APPLICATION ISSUE C

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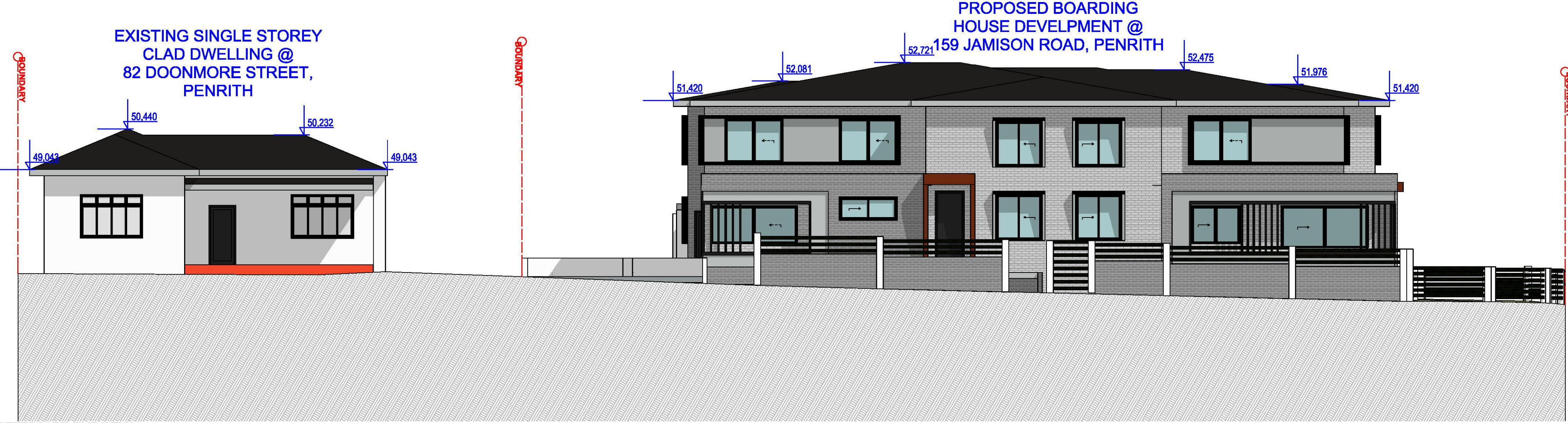
**PROPOSED BOARDING
HOUSE DEVELOPMENT @
159 JAMISON ROAD, PENRITH**

**EXISTING SINGLE STOREY
CLAD DWELLING @
157 JAMISON ROAD, PENRITH**



STREETSCAPE ELEVATION
SCALE 1:80

VIEW ALONG JAMISON ROAD



STREETSCAPE ELEVATION
SCALE 1:100

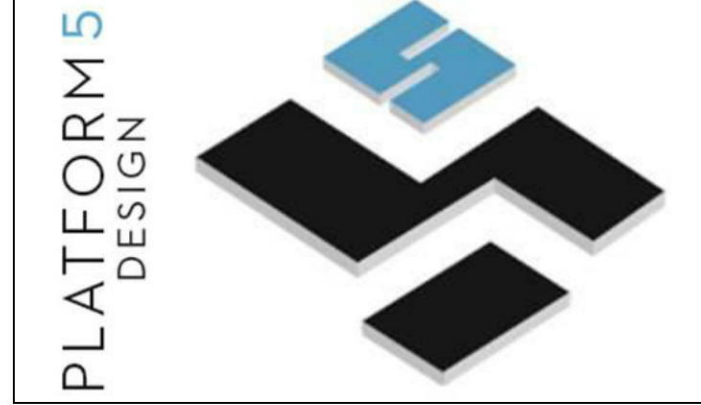
VIEW ALONG DOONMORE STREET



157 JAMISON ROAD, PENRITH



82 DOONMORE STREET, PENRITH



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
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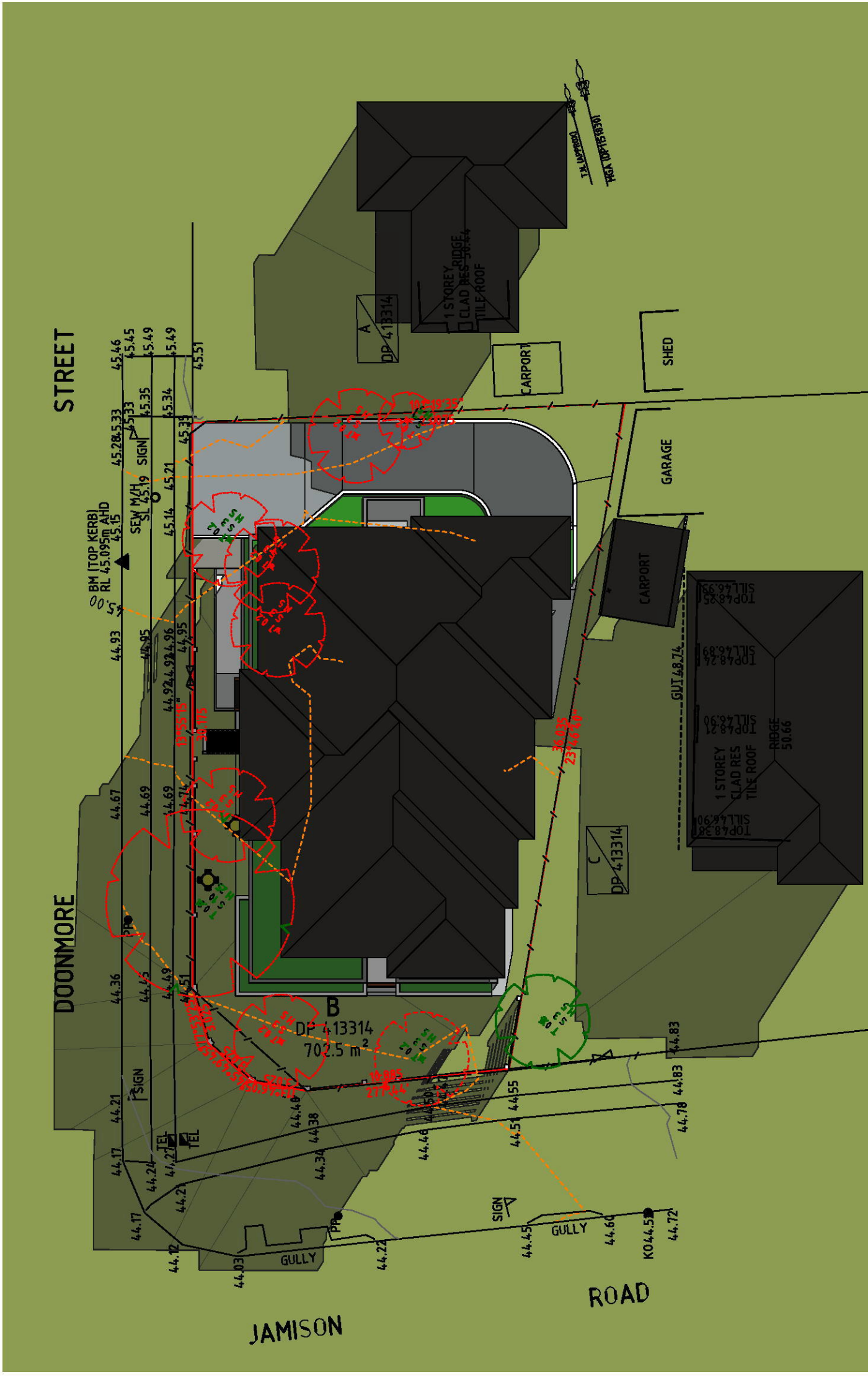
**- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING
HOUSE DEVELOPMENT**

CLIENT:
ALPHA
ENGINEERING & DEVELOPMENT

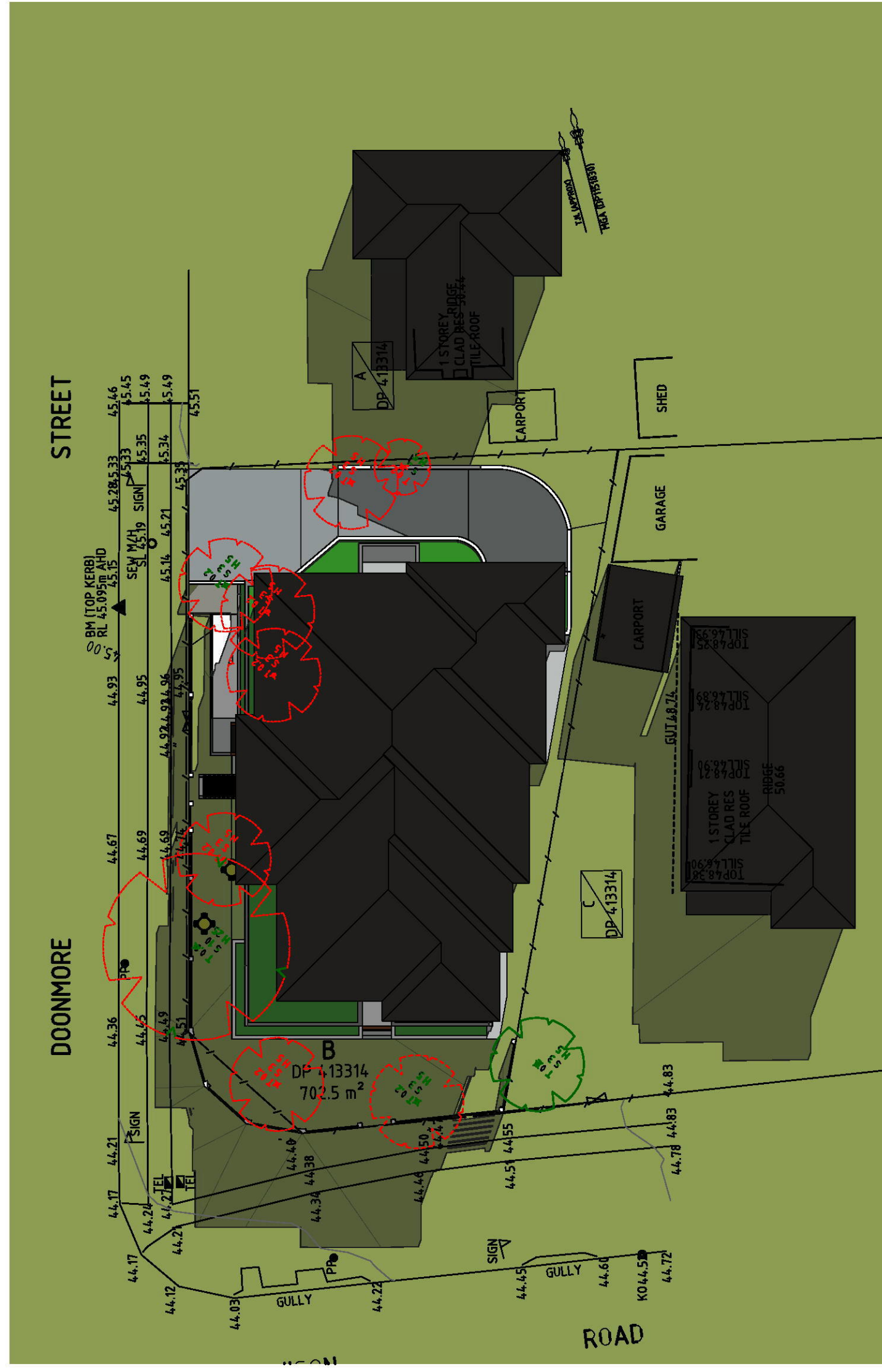
3000 ELEVATIONS
STREETSCAPE
Designed
JC
Approved
JC

Project Number
18-030
Scale
AS SHOWN
Drawing Number
3002
Date of Issue
30/03/2019
DEVELOPMENT APPLICATION ISSUE C

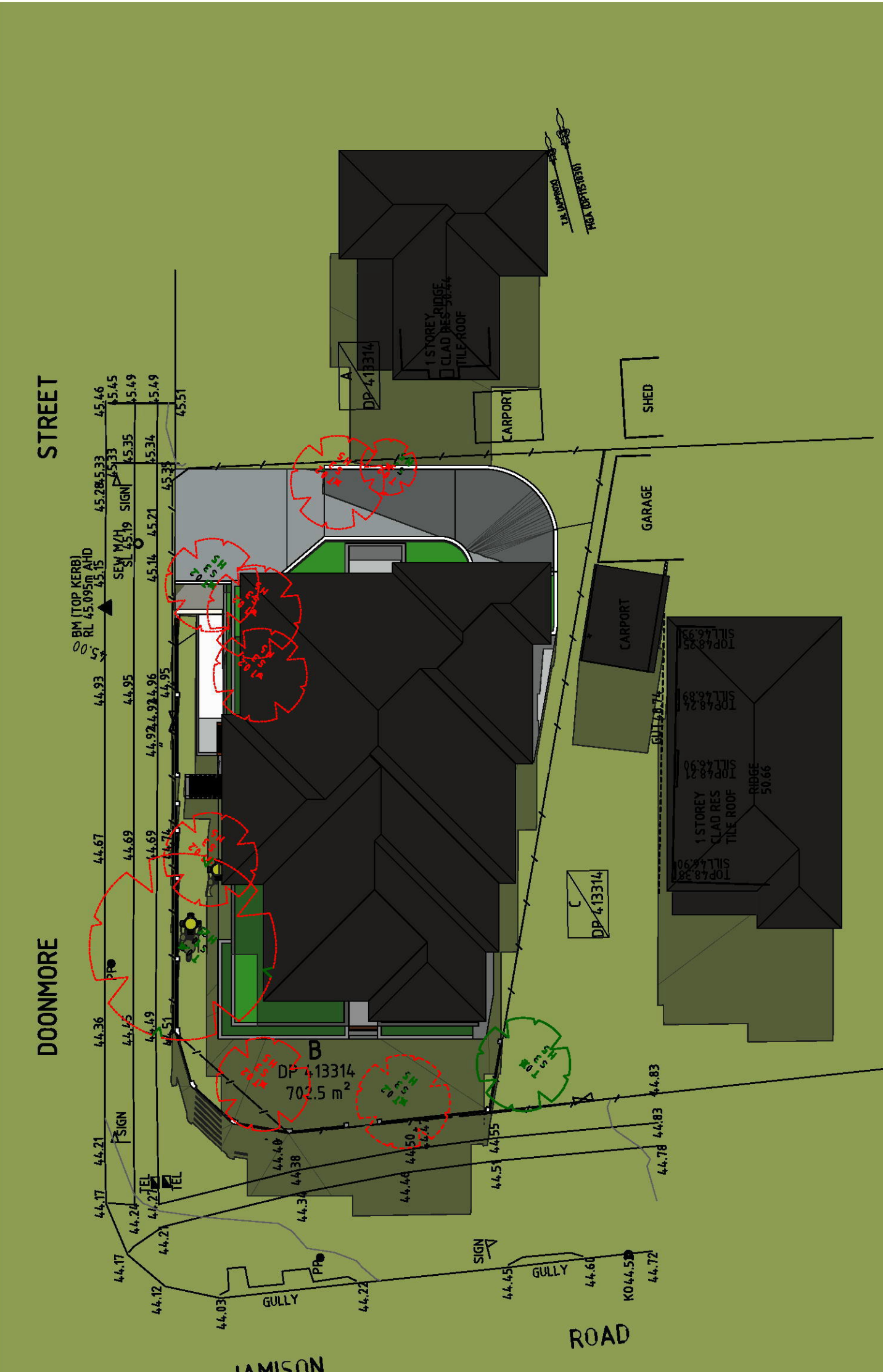
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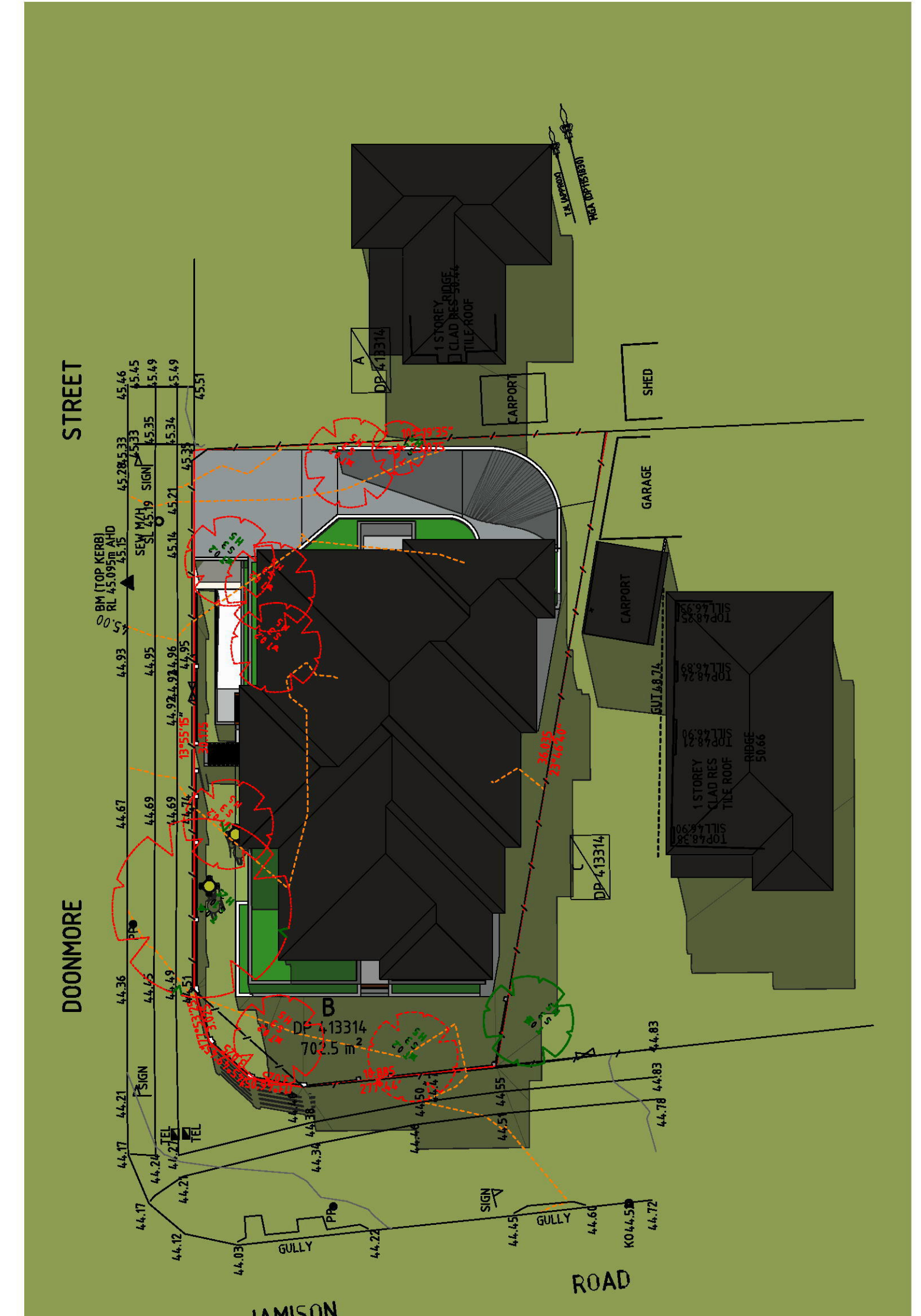
1 JUNE 21ST, 9AM 1:250



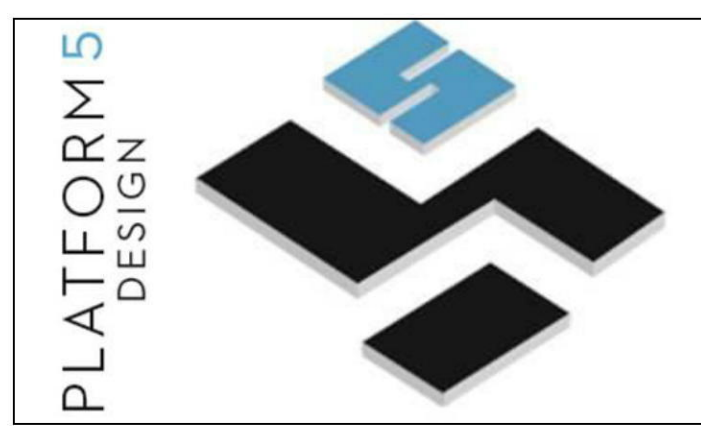
1 JUNE 21ST, 10AM 1:250



1 JUNE 21ST, 11AM 1:250



1 JUNE 21ST, 12PM 1:250



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
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- PENRITH -
- NSW - SYDNEY -
- LOT B - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT



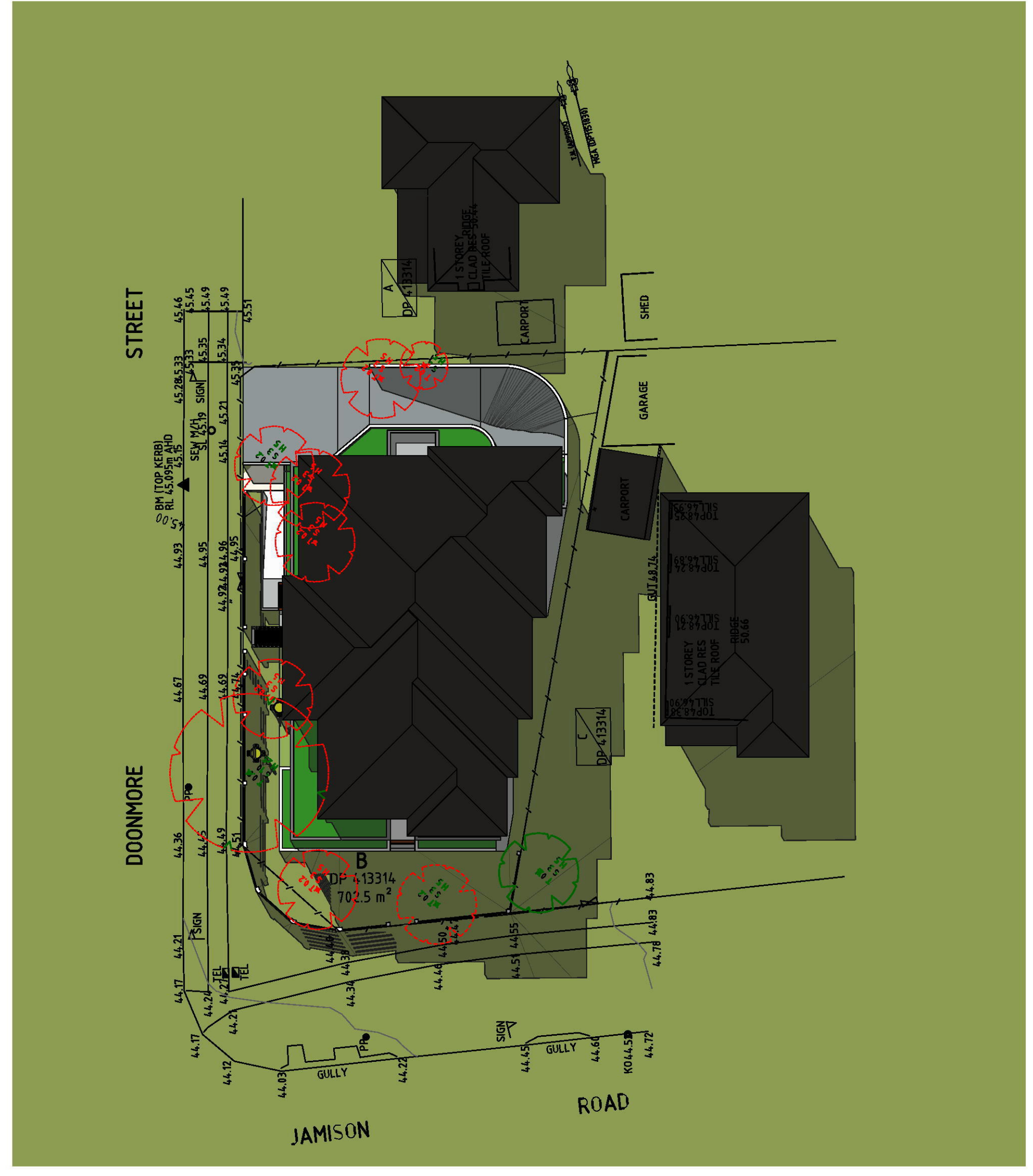
3200 SHADOW DIAGRAMS
JUNE EQUINOX
Designed JC
Approved JC

Project Number
18-030
Scale
AS SHOWN

Drawing Number
4001
Date of Issue
30/03/2019

DEVELOPMENT APPLICATION ISSUE C

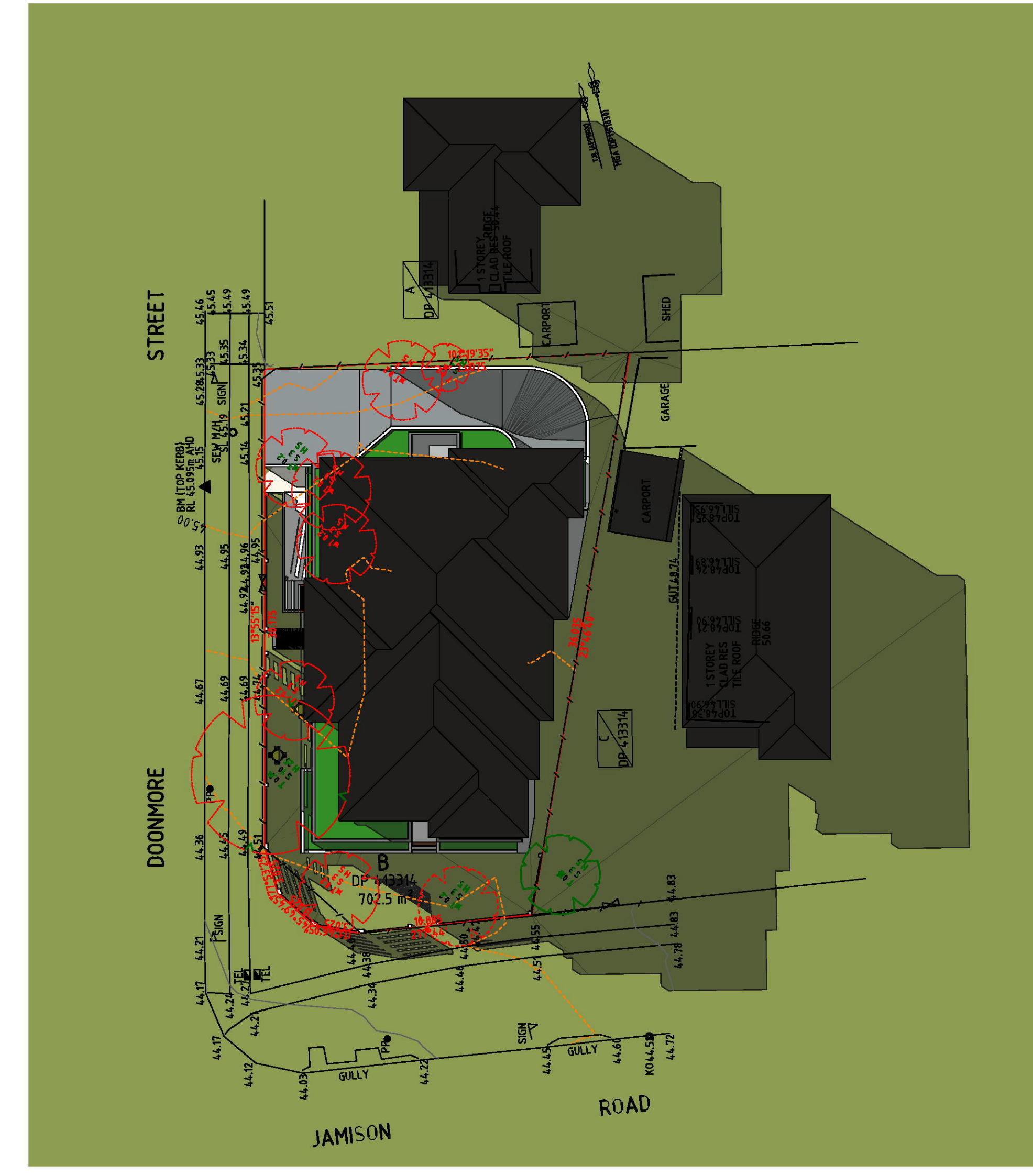
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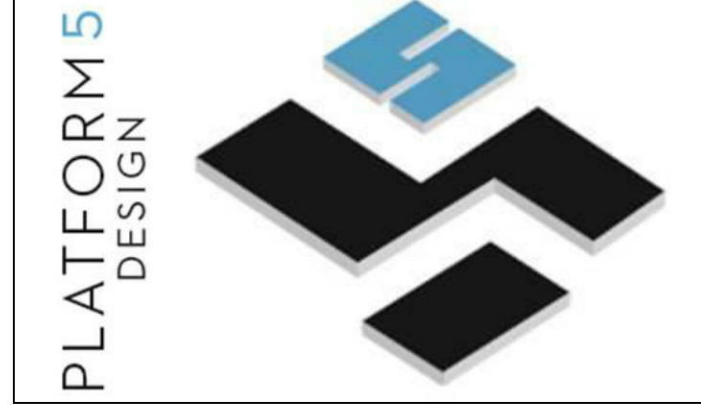
1 JUNE 21ST, 1PM 1:250



1 JUNE 21ST, 2PM 1:250



1 JUNE 21ST, 3PM 1:250



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
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- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING
HOUSE DEVELOPMENT

CLIENT:

3200 SHADOW DIAGRAMS
JUNE EQUINOX
 Designed JC
 Approved JC

Project Number **18-030** Scale **AS SHOWN**
 Drawing Number **3201** Date of Issue **30/03/2019**

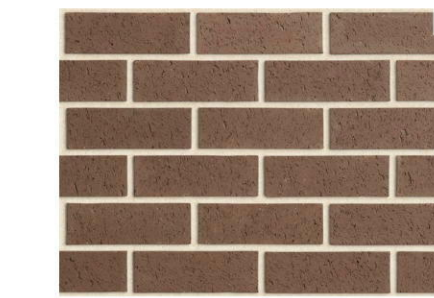
DEVELOPMENT APPLICATION ISSUE C

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

COLOURS ARE INDICATIVE ONLY AND MAY VARY DUE TO AVAILABILITY



ALL PAINT BY DULUX TO BE RENDERED AND PAINTED



PGH BRICKS
ALFRESCO - COCOA -

A



RENDER AND PAINT
DULUX - RAKU

B



RENDER & PAINT FINISH
DULUX - CELTIC SKY

C



DULUX POWDERCOAT
MONUMENT GREY OR SIMILAR

D

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



BLACK FRAMED
SEMI TRANSPARENT
GLASS BALUSTRADE
OR SIMILAR

H



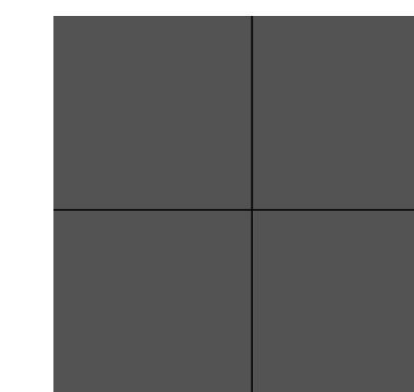
ALUMINIUM FRAMED
WINDOWS & DOORS
STEGBAR CHARCOAL

G



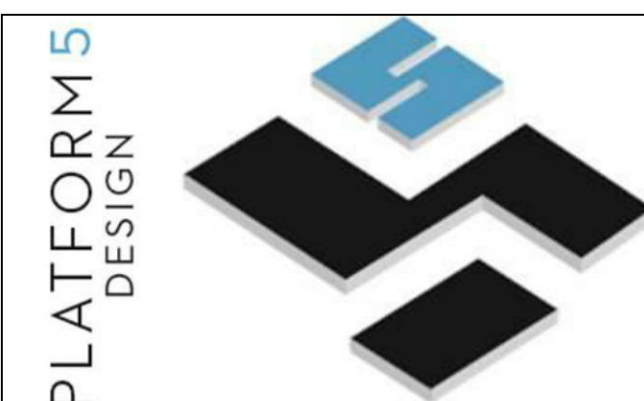
SHEET METAL ROOF
COLOURBOND
WOODLAND GREY

F



FINISHED STENCILLED
CONCRETE OR SIMILAR

E



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
D					
E					
F					

- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
DEVELOPMENT APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT

CLIENT:



6300 EXTERNAL FINISHES SCHEDULE

FINISHES SCHEDULE

Designed
JC

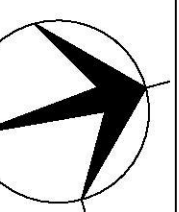
Approved
JC

Project Number
18-030

Drawing Number
6301

Scale
AS SHOWN

Date of Issue
30/03/2019



DEVELOPMENT APPLICATION ISSUE C