

MIXED-USE DEVELOPMENT

1-3 CROWN STREET, HARRIS PARK



SITE INFORMATION

1-3 Crown St, Harris Park NSW 2150

LOT & DP: A/-/DP326493
B/-/DP326493
SITE AREA: 1340.60 m²

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

SITE AREA	1340.60m ²
ZONING	B1 NEIGHBOURHOOD CENTRE
RELEVANT CONTROLS	CLASS 5, 6 & 7a
COUNCIL	CITY OF PARRAMATTA COUNCIL
LOT / DP No.	LOT A & B/ DP326493
FSR	N/A
HEIGHT OF BUILDING	6m
BUILDING DEFINED AS HERITAGE	MIXED-USE DEVELOPMENT CONSERVATION AREA
ACID SULPHATE SOILS	CLASS 5
FLOOD PRONE	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FRESHORE BUILDING LINE	N/A

SHEET LIST			
Sheet Name		Sheet Number	Current Revision
COVER SHEET		DA000	A
GENERAL NOTES		DA001	
SITE ANALYSIS		DA002	
DETAILED SITE ANALYSIS		DA003	
SITE ZONES		DA004	
DEMOLITION PLAN		DA005	
SITE SURVEY PLAN		DA006	
PROPOSED BASEMENT PLAN		DA101	
PROPOSED GROUND PLAN		DA102	
PROPOSED LEVEL 1 PLAN		DA103	
ROOF LEVEL		DA107	
ELEVATIONS - SHEET 1		DA200	
ELEVATIONS - SHEET 2		DA201	
SECTIONS - SHEET 1		DA300	
SECTIONS - SHEET 2		DA301	
ADAPTATION DETAIL		DA500	
SHADOW DIAGRAMS		DA600	
SOLAR ACCESS PLAN		DA701	
VENTILATION DIAGRAMS		DA702	
FINISHES SCHEDULE		DA730	
NEIGHBOUR NOTIFICATION PLAN		NOT 1	

COMPLIANCE		
CATEGORY	REQUIREMENT	PROPOSAL
ZONING	B1 Neighbourhood Centre	
FSR	NO FSR	0.78 1052m²
MAX. HEIGHT	6m	2 Storeys
COMMUNAL OPEN SPACE	ADG Min. 25% - 335.15m²	376.45m² - 28%
LANDSCAPING	Min.	20% - 262.35m²
DEEP SOIL	Min.	31% - 420.46m²
SITE COVERAGE	Min.	57 % 639m²
SOLAR ACCESS	70% OF UNITS = 4.2 UNITS	100% OF UNITS = 6 UNITS
NATURAL VENTILATION	60% OF UNITS = 3.6 UNITS	66% OF UNITS = 4 UNITS

DEEPSOIL ZONE		LANDSCAPE		COS AREA	
Name	Area	Name	Area	Name	Area
DEEPSOIL ZONE	420.46 m²	LANDSCAPE	262.35 m²	COS	346.76 m²

UNIT AREA			GROSS FLOOR AREA	
Name	Area	UNIT TYPE	LOCATION	AREA (m ²)
UNIT 101	73.48 m ²	2 BED	GROUND FLOOR	530m ²
UNIT 102	89.94 m ²	2 BED		
UNIT 103	74.98 m ²	2 BED	FIRST FLOOR	522m ²
UNIT 104	56.54 m ²	2 BED		
UNIT 105	63.05 m ²	1 BED	TOTAL GROSS FLOOR AREA	1052m ²
UNIT 106	104.47 m ²	3 BED		

PRIVATE OPEN SPACE (POS) SCHEDULE				
UNIT	POS	LEVEL	AREA (m²)	Comments
UNIT 101	BALCONY	LEVEL 1	13.00 m²	EXCEEDS 2.25m2
UNIT 102	BALCONY	LEVEL 1	10.88 m²	
UNIT 103	BALCONY	LEVEL 1	19.00 m²	EXCEEDS 7.66m2
UNIT 104	BALCONY	LEVEL 1	11.84 m²	EXCEEDS 2.52m2
UNIT 105	BALCONY	LEVEL 1	12.90 m²	EXCEEDS 3.42m2
UNIT 106	BALCONY	LEVEL 1	14.29 m²	EXCEEDS 0.81m2
			81.90 m²	

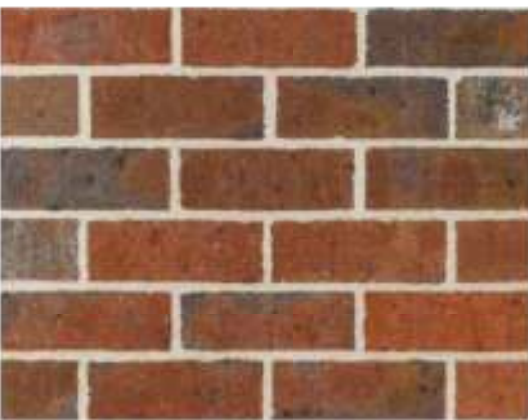
STORAGE CALCULATION			
NAME	LOCATION	VOL	
STR - UNIT 101	BASEMENT		5 m ³
STR - UNIT 101	LEVEL 1		3 m ³
STR - UNIT 102	BASEMENT		5 m ³
STR - UNIT 102	LEVEL 1		3 m ³
STR - UNIT 103	BASEMENT		5 m ³
STR - UNIT 103	LEVEL 1		3 m ³
STR - UNIT 103	LEVEL 1		2 m ³
STR - UNIT 104	BASEMENT		5 m ³
STR - UNIT 104	LEVEL 1		2 m ³
STR - UNIT 105	BASEMENT		5 m ³
STR - UNIT 105	LEVEL 1		3 m ³
STR - UNIT 106	BASEMENT		5 m ³
STR - UNIT 106	LEVEL 1		5 m ³

UNIT CAR PARKING SCHEDULE			
ROOMS	RATE	REQUIRED	PROPOSED
UNITS (6 UNITS)			
1 BEDROOM (1)	1 SPACE / 1 BEDROOM UNIT	2	2
2 BEDROOM (2)	1 SPACE / 2 BEDROOM UNIT	3	3
3 BEDROOM (3)	1.2 SPACE / 3 BEDROOM UNIT	1.2	2
VISITOR	0.25 SPACE / UNIT	1.5	2
TOTAL			9
1 OF THE CARSPACE WILL BE ACCESSIBLE			
RETAIL CAR PARKING SCHEDULE			
ROOMS	RATE	REQUIRED	PROPOSED
RETAIL			
RETAIL AREA	1 SPACE / 30m ²	12.8	13
TOTAL			13
BIKE PARKING SCHEDULE			
ROOMS	RATE	REQUIRED	PROPOSED
UNITS			
1 SPACE / 2 DWELLING		3	3
1 SPACE / 200m ²		1.9	2
TOTAL			5

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Units 1, 3, 4, 5, 6		Single Clear	Aluminium	6.7	0.57		Awning
		Single Clear	Aluminium	6.7	0.70		Sliding, Fixed
Unit 2		Single Low-E	Aluminium	5.6	0.36		Awning
		Single Low-E	Aluminium	5.6	0.41		Sliding, Fixed
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Aluminium	2.6	0.21		Units 101 & 102
Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.							
External walls	Construction	Insulation	Colour – solar abs.	Detail			
Brick Veneer		R2.0 Bulk	Light – SA < 0.475	As per plans			
Internal walls	Construction	Insulation	Detail				
Plasterboard on Studs		None	As per plans				
AAC Veneer		R1.5 Bulk	Lobby / Party Walls				
Concrete		None	Lift / Stair Walls				
Floors	Construction	Insulation	Covering	Detail			
Concrete		R1.0 XPS	Carpet / Tiles	Outdoor Air below			
Concrete		None	Carpet / Tiles	As per plans			
Ceilings	Construction	Insulation	Detail				
Concrete		None	As per plans				
Roof	Construction	Insulation	Colour – solar abs.	Detail			
Concrete		R2.5 Bulk	Light – SA < 0.475	Insulation in Ceiling Below			
Overshadowing	Overshadowing structures			Overshadowing trees			
Orientation, Exposure, Ventilation and Infiltration							
Orientation of nominal north:		80					
Terrain category:		Suburban					
Seals to windows and doors:		Yes					
Lighting plan provided:		No					
Recessed downlights:		No					
Ceiling exhaust fans:		SEALED					

MATERIAL AND COLOUR SCHEDULE



FACEBRICK - AUSTRAL
HAWTHORN TAN OR SIMILAR
TO EXT. WALL

RENDER & PAINT - DULUX
LEXICON OR SIMILAR TO EXT.
WALL



POWDER COATED ALUMINIUM
PERGOLA - COLORBOND
NIGHTSKY OR SIMILAR



POWDER COATED ALUMINIUM
CURTAIN WALL - COLORBOND
NIGHTSKY OR SIMILAR



COLORBOND - WINDSPRAY OR
SIMILAR TO ROOF OF TOWER



Nominated	Architect
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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. These notes must be read in conjunction with colours selected for additional details on appliances. Power and water supply shown on plan are guide dimensions - shower screens to be fitted on inside of both bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE: Finished Ground Dimensions are subject to site conditions, all calculated dimensions are subject to site measures during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site according to the correct position front garden tap on meter.

WATER SAVING SMART DESIGN: AAA rated water conservation devices include rainwater tanks, shower heads, water taps flow regulators, dual flush toilets systems & compliant hot water systems with minimum green house capacity of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front load cycle.

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[illegible]

TRUE
NORTH

FOR MODIFICATION APPLICATION

NOT TO BE USED FOR CONSTRUCTION

SCALE
1 : 200 @ A1

CLIENT

PRADIP DHAKAL

PROJECT

MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

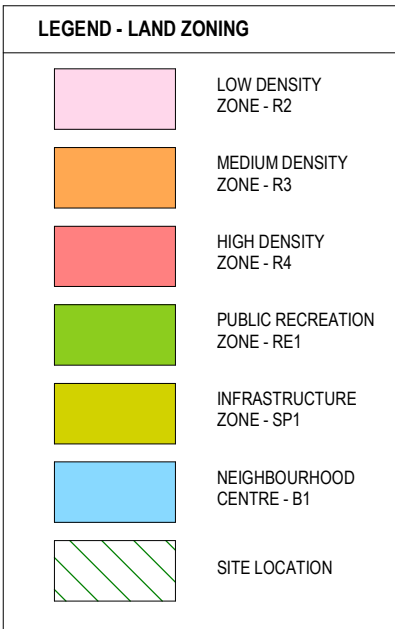
LOCAL COUNCIL

CITY OF PARRAMATTA

DRAWING

GENERAL NOTES

PROJECT NUMBER	DRAWN BY:	MT/ZC
28792	DESIGNED BY:	MT/ZZ
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER		ISSUE
DA001		A





Nominated Adriaan Winton	Architect NSW Architects Registration Board 5347
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Use of a shower screen is recommended for all showers. If the dimensions shower screens to be fitted on inside of hub bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.

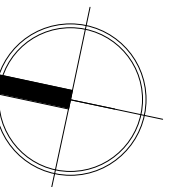
USE FIGURED DIMENSIONS ONLY: Do NOT SCALE: Finished Ground levels and plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden.

ENERGY SMART DESIGN: ARAA rated water conservation devices include rainwater tanks, shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house loads of 3 stars are to be used in this development. Occupants are encouraged to use ARAA rated dish washing machines with front loading where possible.

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[illegible]

TRUE NORTH



FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1:60 @ A1

CLIENT
PRADIP DHAKAL

PROJECT
MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150
LOCAL COUNCIL

CITY OF PARRAMATTA
DRAWING

PROJECT NUMBER	DRAWN BY:	MT/ZC
28792	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER		ISSUE
DA003		A

STREET

CROWN



EXISTING BUILDING TO BE DEMOLISH

DEMOLITION / TREES TO BE DEMOLISHED

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Do not scale off shower screens on plan as inside bubble head units and shower screens to be fitted on inside of bubble head units may be required to accommodate drainage lines & steel beams positions to be determined on site.

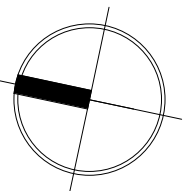
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE: Finished Ground levels and heights are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden tap on meter.

DESIGN: SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loaders where possible.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

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TRUE
NORTH



FOR MODIFICATION APPLICATION
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SCALE
As indicated @ A1

SCALE
As indicated @ A1

SCALE
As indicated @ A1

SCALE
As indicated @ A1

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PROJECT

MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

LOCAL COUNCIL

CITY OF PARRAMATTA

DRAWING

DEMOLITION PLAN

PROJECT NUMBER 28792	DRAWN BY:	MT/ZC
	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER DA005		ISSUE A

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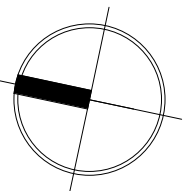
Do not scale off shower screens on plan as inside hub headlamps may be required to accommodate drainage lines & steel beams positions to be determined on site.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE: Finished Ground Dimensions are subject to site conditions, all called dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site according to the correct position front garden tap on meter.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

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TRUE
NORTH



FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1 : 100 @ A1

CLIENT
PRADIP DHAKAL

PROJECT

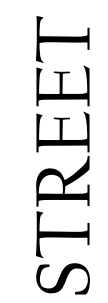
MIXED USED DEVELOPMENT

1-3 Crown St, Harris Park NSW 2150

LOCAL COUNCIL
CITY OF PARRAMATTA

SITE SURVEY PLAN

PROJECT NUMBER 28792	DRAWN BY:	MT/ZC
	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER DA006		ISSUE A



HARRIS

STREET

PROPOSED DEVELOPMENT

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Do not scale off architectural drawings. These notes must be read in conjunction with colours selected for additional details on appliances. Appliances are shown in plan. Appliances are inside bulkhead dimensions. Shower screens to be fitted on inside of bulk head/units may be required to accommodate drainage lines & steel beams positions to be determined on site.

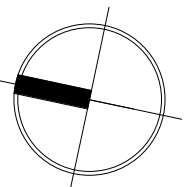
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE: Finished Ground level is shown. Appliances to be sited to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden on top of meter.

APPLIANCE DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

[illegible]

TRUE
NORTH



FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1 : 100 @ A1

CLIENT

PRADIP DHAKAL

PROJEC

MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

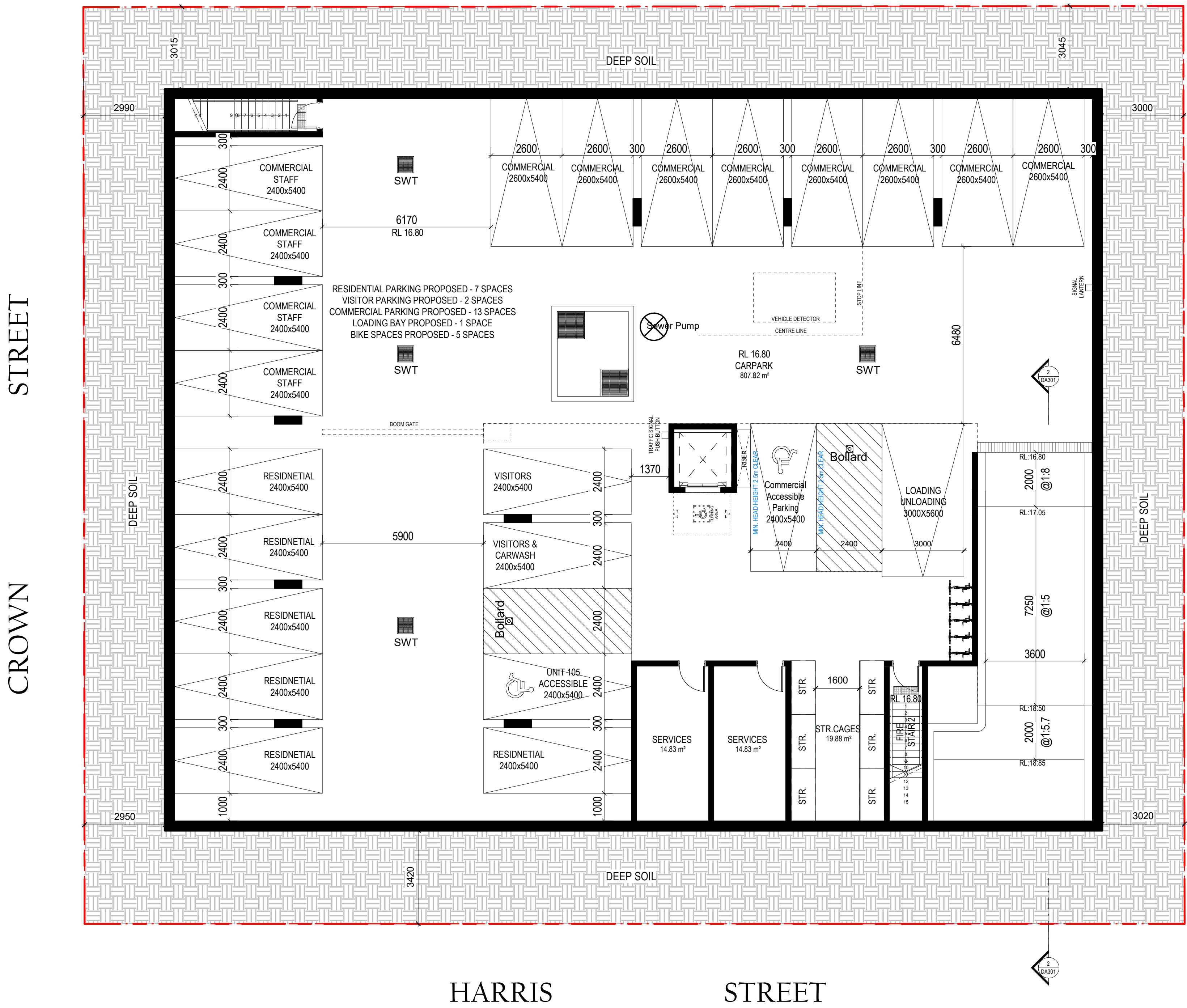
LOCAL COUNCIL

CITY OF PARRAMATTA

DRAWING

PROPOSED BASEMENT PLAN

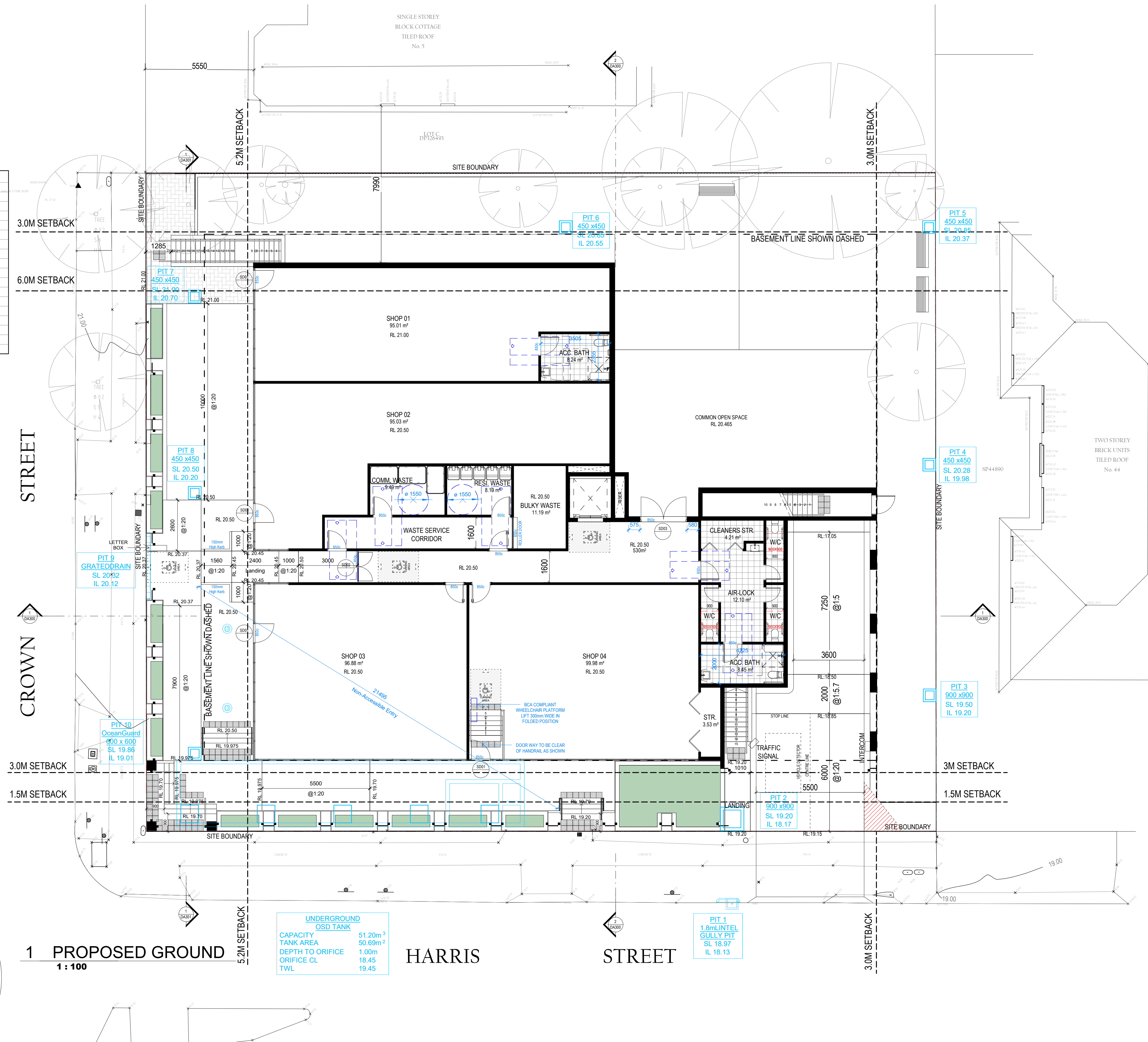
PROJECT NUMBER 28792	DRAWN BY:	MT/ZC
	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER DA101		ISSUE A



1 PROPOSED BASEMENT PLAN

WINDOW SCHEDULE			
Mark	Width	Height	Comments
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW02	2400	600	AWNING WINDOW
AW02	2400	600	AWNING WINDOW
AW03	600	1200	AWNING WINDOW
AW03	600	1200	AWNING WINDOW
AW04	2400	600	AWNING WINDOW
AW04	2400	600	AWNING WINDOW
AW05	1570	600	AWNING WINDOW
FW02	1200	1200	
FW03	1200	1200	
FW04	1200	1200	
FW05	1200	1200	
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT

Mark	Width	Height	Comments
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD02	3000	2200	TWO PANEL SLIDING WITH PANEL
AL SD02	3000	2200	TWO PANEL SLIDING WITH PANEL
AL SD03	3600	2200	TWO PANEL SLIDING WITH PANEL
AL SD03	3600	2200	TWO PANEL SLIDING WITH PANEL
AL SD04	3040	2200	TWO PANEL SLIDING WITH PANEL
AL SD05	3250	2200	TWO PANEL SLIDING WITH PANEL
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD02	1600	3435	SWING DOOR
SD03	2400	2100	SWING DOOR
SD04	1850	2100	SWING DOOR



IDA 
DESIGN GROUP

Nominated Architect
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Silverwater, NSW 2128 Phone: 02 9648 8848
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USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground level to be subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden tap on meter.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. These notes must be read in conjunction with clauses selection for additional details and dimensions. Ikratt SMART DESIGN: Shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house content of 3 stars are to be used in this development. Occupants are encouraged to use AAAA rated dish washing machines with front loading doors.

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[illegible]

0006985400 20 Jan 2022

Assessor Raymond Steiman
Accreditation No. DMW12/1472

Address
1-3 Crown Street, Harris
Park, NSW, 2150


6.8
Average
star rating

**NATIONWIDE
HOUSE**
REALLY SAYING SOMETHING

www.nationwide.gov.au

www.hstar.com.au

TRUE NORTH



A compass rose diagram with a circle divided into four quadrants by a vertical line and a diagonal line. The vertical line is labeled 'TRUE NORTH' at the top. A shaded rectangular area is located in the upper-left quadrant, between the vertical line and the diagonal line.

FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1 : 100 @ A1

CLIENT	
PRADIP DHAKAL	

PROJECT
MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

LOCAL COUNCIL	
---------------	--

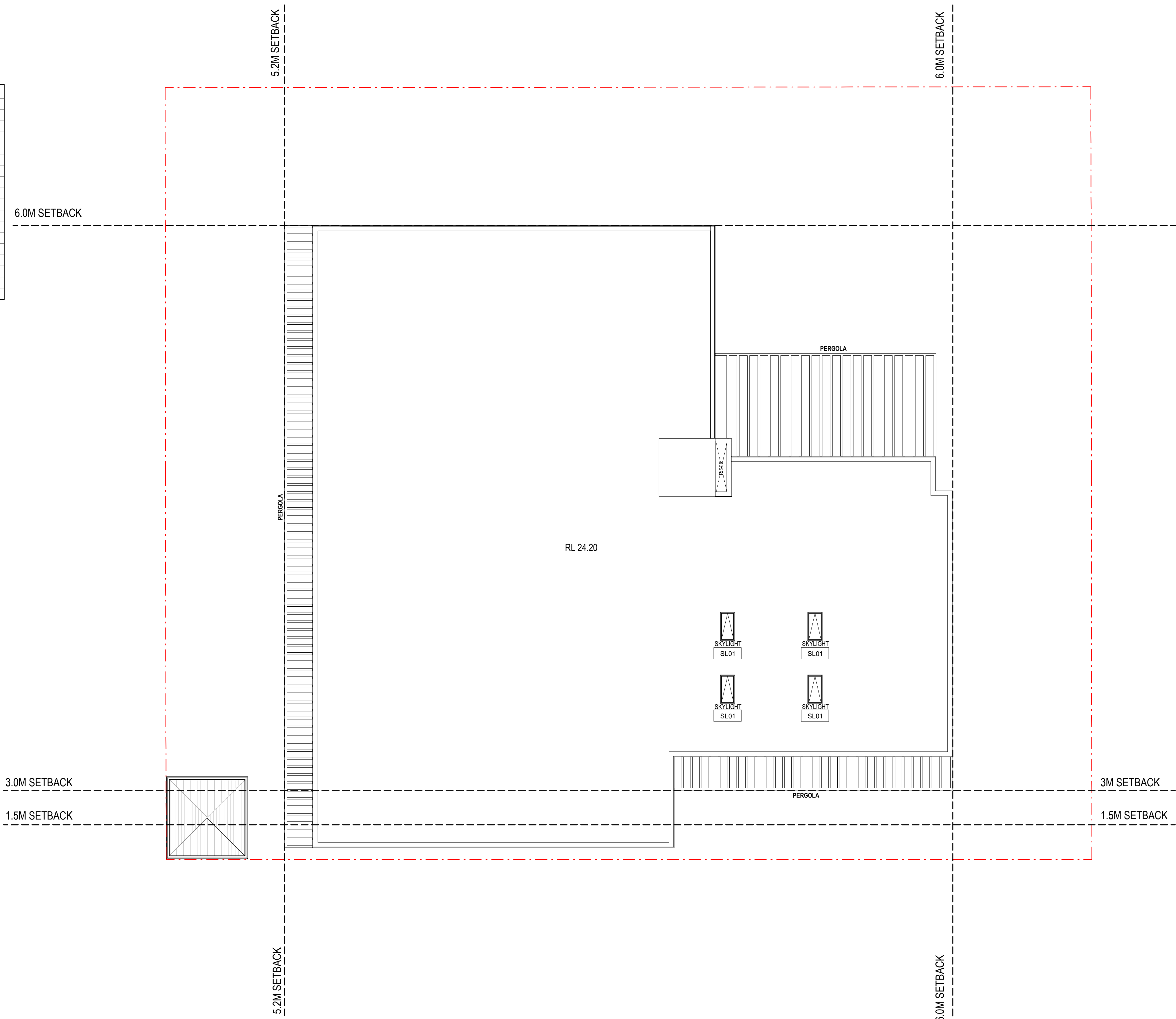
CITY OF PARRAMATTA

DRAWING

PROJECT NUMBER	DRAWN BY: MT/ZC
28792	DESIGNED BY: MT/ZC
	ISSUED FOR: DA
	DATE: 10/28/21
DRAWING NUMBER	ISSUE
DA102	A

WINDOW SCHEDULE			
Mark	Width	Height	Comments
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW01	2400	1200	AWNING WINDOW
AW02	2400	600	AWNING WINDOW
AW02	2400	600	AWNING WINDOW
AW03	600	1200	AWNING WINDOW
AW03	600	1200	AWNING WINDOW
AW04	2400	600	AWNING WINDOW
AW04	2400	600	AWNING WINDOW
AW05	1570	600	AWNING WINDOW
FW02	1200	1200	
FW03	1200	1200	
FW04	1200	1200	
FW05	1200	1200	
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT
SL01	600	1200	OPERABLE SKYLIGHT

Mark	Width	Height	Comments
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD01	2400	2200	TWO PANEL SLIDING DOOR
AL SD02	3000	2200	TWO PANEL SLIDING WITH PANEL
AL SD02	3000	2200	TWO PANEL SLIDING WITH PANEL
AL SD03	3600	2200	TWO PANEL SLIDING WITH PANEL
AL SD03	3600	2200	TWO PANEL SLIDING WITH PANEL
AL SD04	3040	2200	TWO PANEL SLIDING WITH PANEL
AL SD05	3250	2200	TWO PANEL SLIDING WITH PANEL
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD01	960	2340	SWING DOOR
SD02	1600	3435	SWING DOOR
SD03	2400	2100	SWING DOOR
SD04	1850	2100	SWING DOOR



1 PROPOSED ROOF

IDA 
DESIGN GROUP

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Silverwater, NSW 2128
Phone: 02 9648 8848
admin@idadesigngroup.com.au www.idraft.com.au

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. These notes must be read in conjunction with clauses selection for additional details and dimensions. PC Items & Shower sized shown on plan are inside hole openings. All items are to be fitted in inside of hole/bathways may be required to accommodate drainage lines & steel beams positions to be determined on site.


USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground level to be subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden tap on meter.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. These notes must be read in conjunction with clauses selection for additional details and dimensions. Ikratt SMART DESIGN: Shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house content of 3 stars are to be used in this development. Occupants are encouraged to use AAAA rated dish washing machines with front loading doors.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

[illegible]

TRUE
NORTH

A compass rose diagram with a circle divided into four quadrants by a vertical and a horizontal line. A thick black rectangular bar is positioned in the upper-left quadrant, between the vertical and horizontal lines, representing a magnetic variation of 10 degrees.

FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1:100 @ A1

CLIENT
PRADIP DHAKAL

PROJECT
MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

LOCAL COUNCIL

CITY OF BARRAMATTA

CITY OF PARRAMATTA

DRAWING

ROOF LEVEL

ROOF LEVEL

PROJECT NUMBER 28792	DRAWN BY:	MT/ZC
	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER DA107	ISSUE A	



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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

[illegible]

TRUE
NORTH

FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1:75 @ A1

CLIENT
PRADIP DHAKAL

PROJECT
MIXED USED DEVELOPMENT
ADDRESS

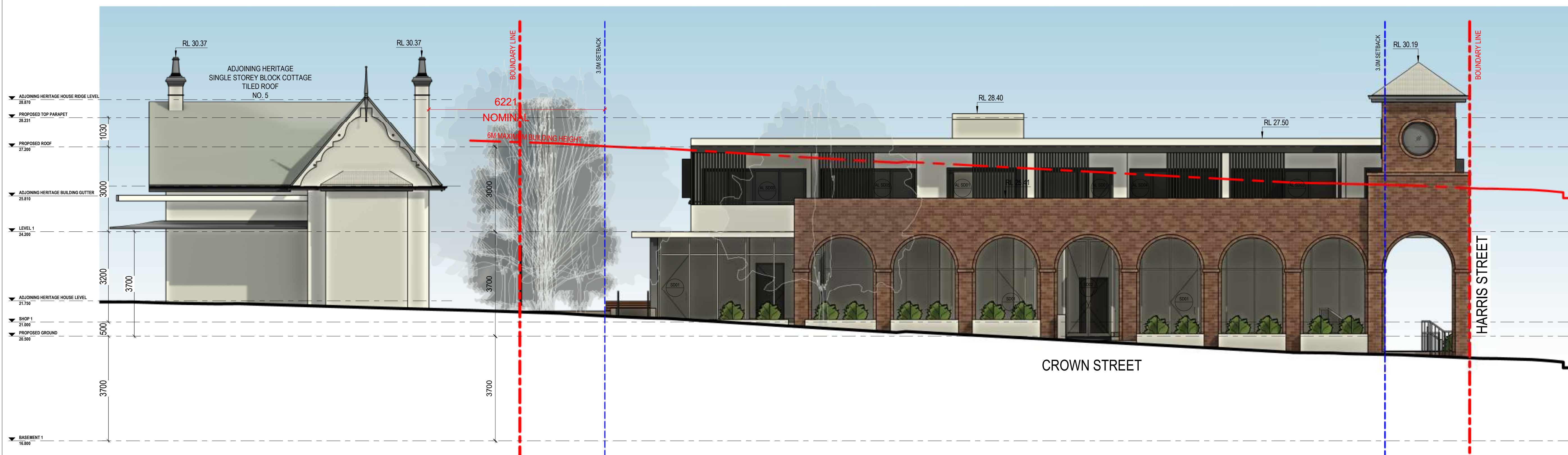
1-3 Crown St. Harris Park NSW 2150

LOCAL COUNCIL
CITY OF PARRAMATTA

DRAWING

ELEVATIONS - SHEET 1

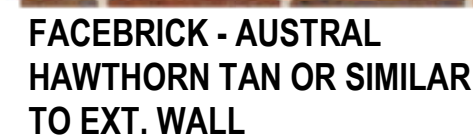
PROJECT NUMBER	DRAWN BY:	MT/ZC
28792	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER		ISSUE
DA200		A



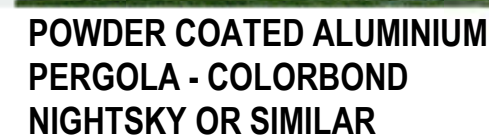
1 PROPOSED NORTH ELEVATION



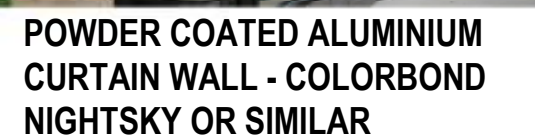
2 PROPOSED WEST ELEVATION



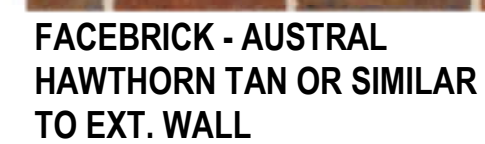
RENDER & PAINT - DULUX
LEXICON OR SIMILAR TO EXT.
WALL



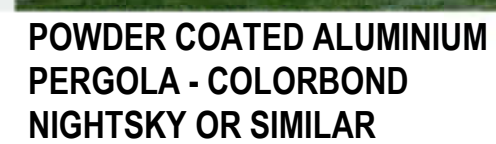
POWDER COATED ALUMINIUM
CURTAIN WALL - COLORBOND
NIGHTSKY OR SIMILAR



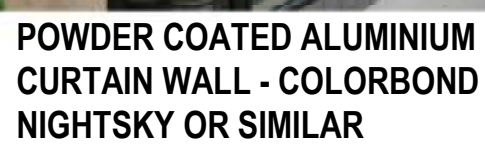
COLORBOND - WINDSPRAY OR
SIMILAR TO ROOF OF TOWER



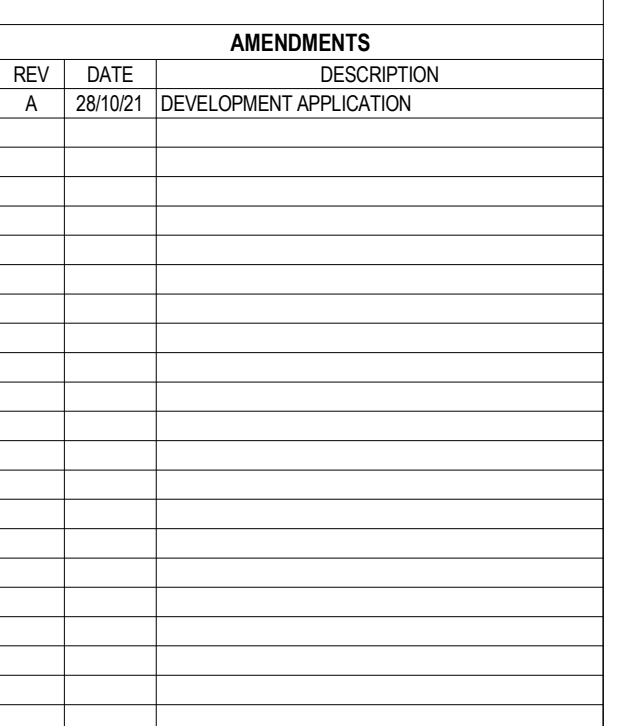
RENDER & PAINT - DULUX
LEXICON OR SIMILAR TO EXT.
WALL



POWDER COATED ALUMINIUM
CURTAIN WALL - COLORBOND
NIGHTSKY OR SIMILAR



COLORBOND - WINDSPRAY OR
SIMILAR TO ROOF OF TOWER



FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1:75 @ A1

CLIENT

PRADIP DHAKAL

PROJECT

MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St. Harris Park NSW 2150

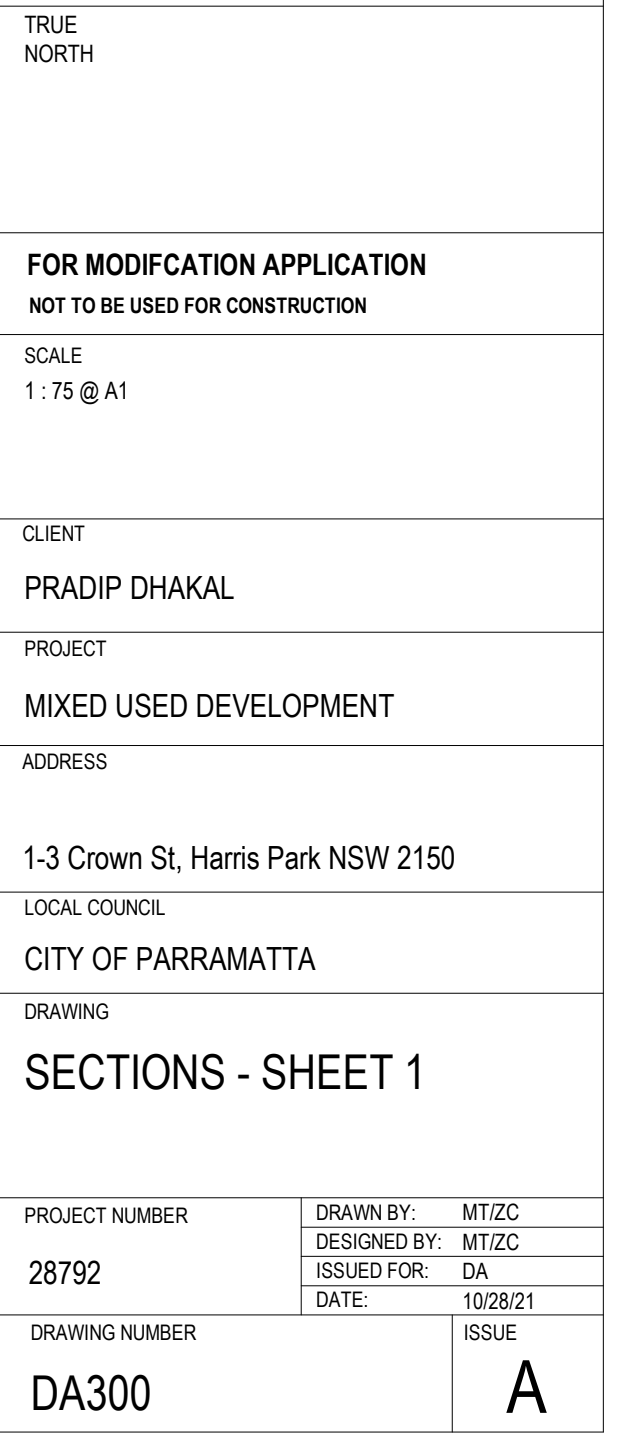
LOCAL COUNCIL

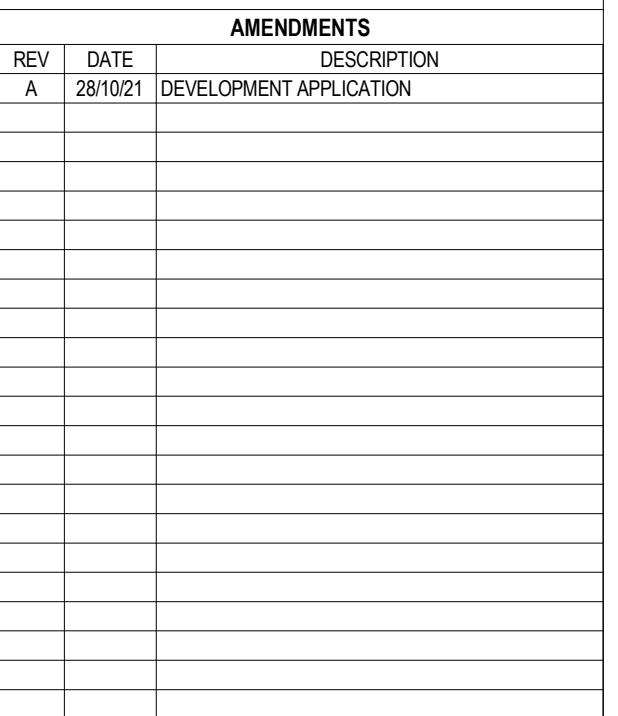
CITY OF PARRAMATTA

DRAWING

ELEVATIONS - SHEET 2

PROJECT NUMBER	DRAWN BY: MT/ZC
28792	DESIGNED BY: MT/ZC
	ISSUED FOR: DA
	DATE: 10/28/21
DRAWING NUMBER	ISSUE
DA201	A





DRAWING NUMBER	ISSUE
DA301	A



NOTE: All work to be carried out in accordance with Building BCA, AS & Council's conditions.

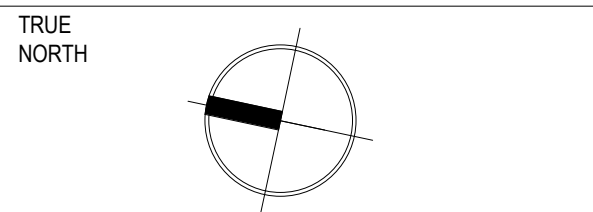
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Do not scale off architectural drawings. These notes must be read in conjunction with colours selected for additional details on appliances.

Do not scale off shower screens on plan as inside hub headlamps may be required to accommodate drainage lines & steel beams positions to be determined on site.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE: Finished Ground Dimensions are subject to site conditions, all called dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site according to the correct position front garden tap on meter.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

[illegible]

FOR MODIFICATION APPLICATION
NOT TO BE USED FOR CONSTRUCTION

SCALE
1:200 @ A1

CLIENT

PRADIP DHAKAL

PROJECT

MIXED USED DEVELOPMENT

ADDRESS

1-3 Crown St, Harris Park NSW 2150

LOCAL COUNCIL
CITY OF PARRAMATTA

DRAWING

NEIGHBOUR NOTIFICATION PLAN

PROJECT NUMBER	DRAWN BY:	MT/ZC
28792	DESIGNED BY:	MT/ZC
	ISSUED FOR:	DA
	DATE:	10/28/21
DRAWING NUMBER		ISSUE
NOT 1		A

