

# Proposed Commercial & Boarding House at 31 Santley Crescent & 2A Bringelly Road Kingswood NSW

Gus Fares Architects PL



ACN 112691237  
Tel: 02 9160 9250  
email: gus@gfares.com

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1 Bringelly Street View

2 Santley Crs Street View

Issue	Description	Date
A	DA Submission	Oct 21

Client  
Mr Rashid Bhuiyan

Project  
Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW

Cover Page

FOR DA ONLY

Project number 2020-22

Date Feb 2021

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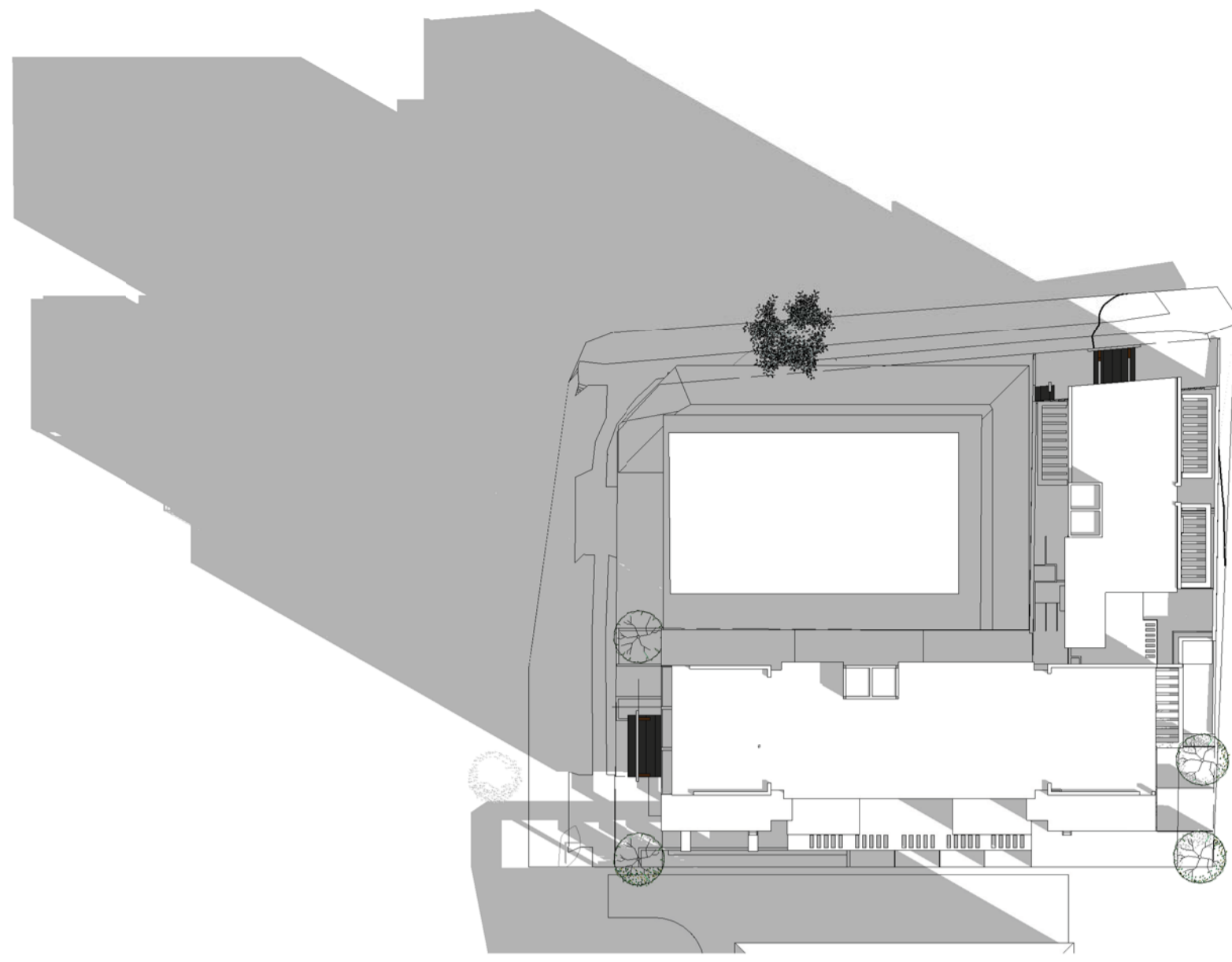
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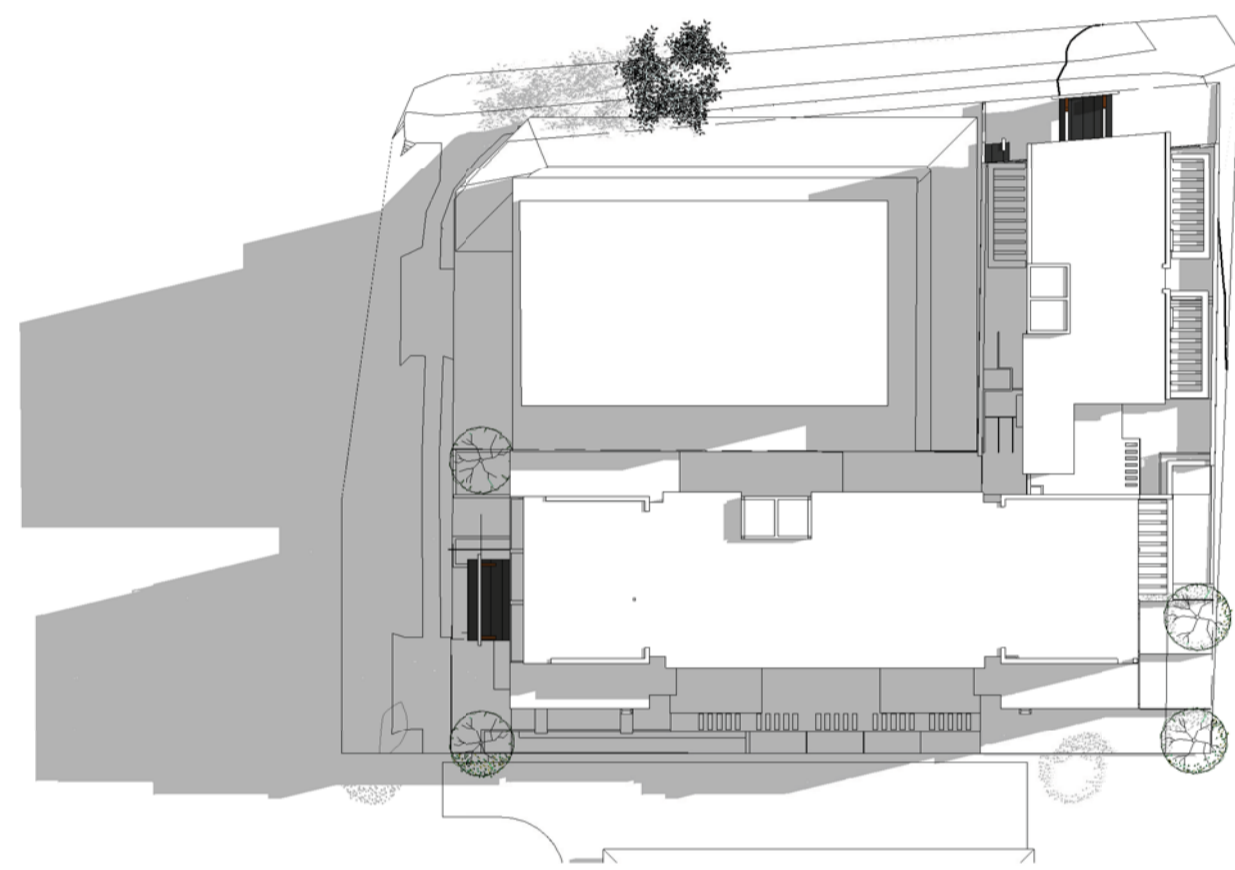
Scale Drawing : DA Issue A



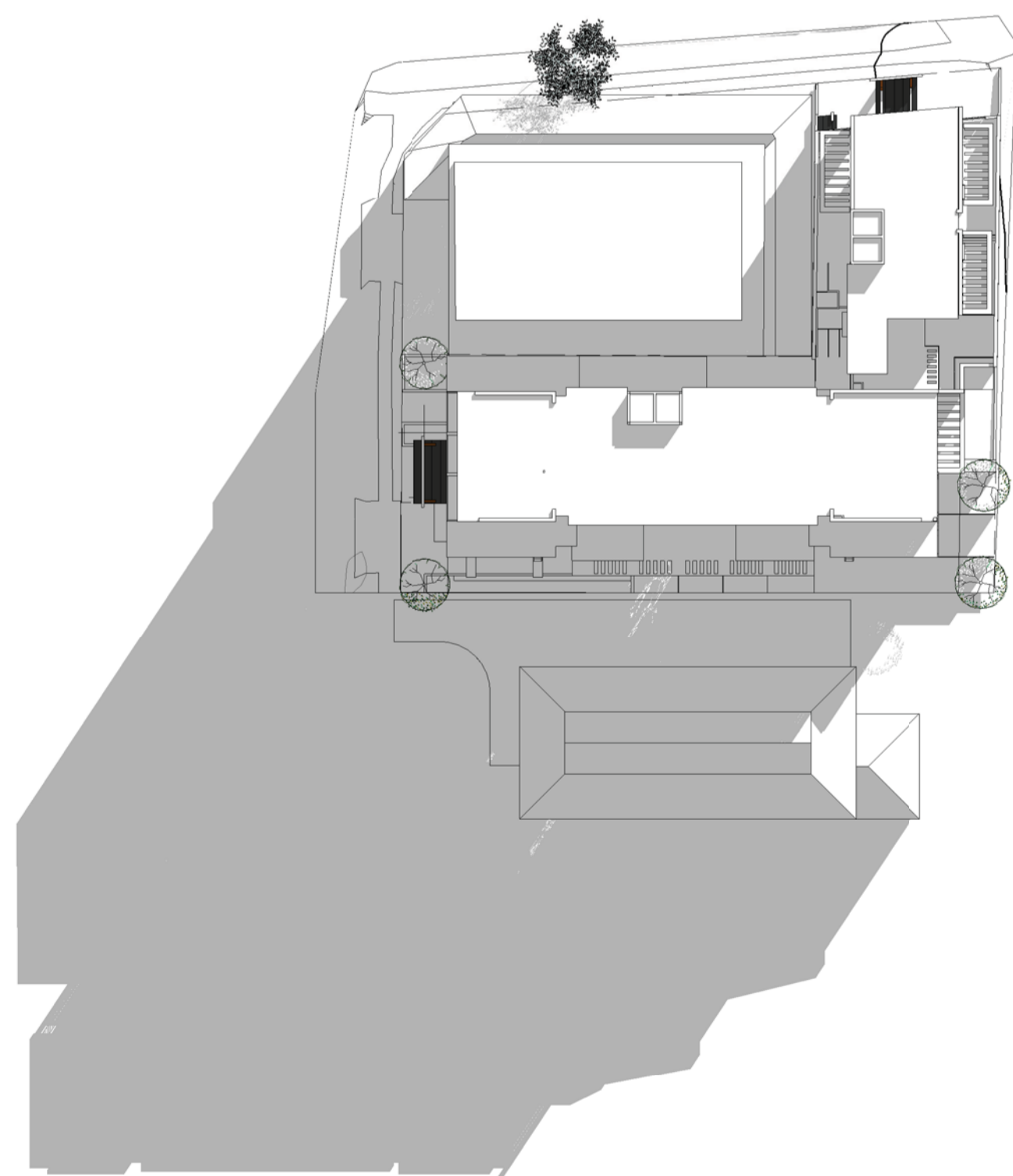
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4 Mid- Winter 9am  
1 : 500



5 Mid- Winter 12pm  
1 : 500



6 Mid- Winter 3pm  
1 : 500



General Information	
Council	Penrith City Council
Project Address	31 Santley Crescent & 2A Bringelly Road Kingswood
Site area	1380 m <sup>2</sup>
Maximum allowable FSR	3:1
Maximum allowable GFA	4140 m <sup>2</sup>
Heritage	N/A
HOB	21.6 m (20% HOB Bonus)
Zoning	B4
Site Frontage	Santley Crescent - 20.12 m/Bringelly Road - 15.49 m
Deep Soil	N/A
Landscaping	N/A
Communal Open Space	20 m <sup>2</sup>

Proposal			
	Single	Double	Commercial
Room Numbers	8	88	324 m <sup>2</sup>
Accessible Room	BCA Requirement - 5		
Proposed GFA	4083 m <sup>2</sup>		
Proposed FSR	2.95 : 1		
Carpark (Boarding House)	30 Car Spaces (Incl 2 Disabled)		
Carpark (Commercial)	10 Car Spaces (Incl 1 Disabled)		
Carpark (Carshare)	2 Car Spaces		
	42 Total Car Spaces		
Carpark (Shared area)	3 Accessible carpark		
Motorcycle	1 Space/5 Room		
Bicycle Racks	21		
Deep Soil	172 m <sup>2</sup>		
Landscape	172 m <sup>2</sup>		
Communal Open Space	104 m <sup>2</sup>		
Communal Living Room	120 m <sup>2</sup>		

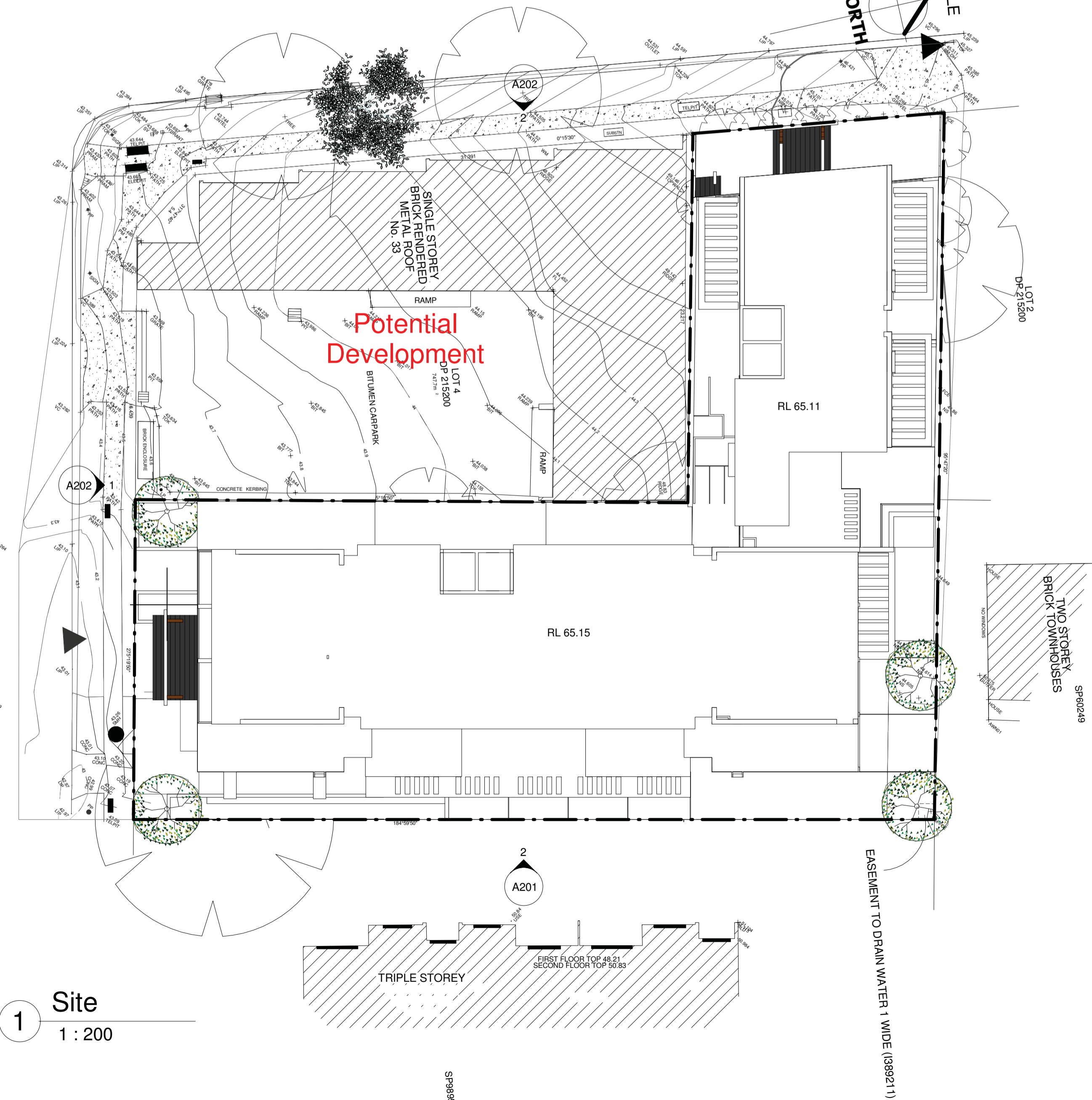
31 Santley Crescent, Kingswood SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.			
<b>WATER COMMITMENTS</b>			
Fixtures			
Alternative Water – None			
Fixtures			
4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps
<b>THERMAL COMFORT COMMITMENTS – Refer to Section J Report</b>			
<b>ENERGY COMMITMENTS</b>			
Hot Water	Gas Instantaneous 4 star		
Cooling	Living	None	
System	Bedrooms	None	
Heating	Living	None	
System	Bedrooms	None	
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off
	Kitchen	Fan ducted to roof/facade	Manual on/off
	Laundry	Not Applicable	
Natural Lighting	Window/Skylight in Kitchen	As Drawn	
	Window/Skylight in Bathrooms/Toilets	As Drawn	
Artificial Lighting	Number of bedrooms	All	Dedicated
	Number of Living/Dining rooms	All	Dedicated
(Primarily lit by fluoro or LED)	Kitchen	Yes	Dedicated
	All Bathrooms/Toilets	Yes	Dedicated
	Laundry	Yes	Dedicated
	All Hallways	Yes	Dedicated
<b>OTHER COMMITMENTS</b>			
Outdoor clothes line	No	Indoor or sheltered clothes drying line	
Stove/Oven	Electric cooktop, electric oven		
Other	"Well ventilated" refrigerator space		

BRINGELLY

ROAD

SANTLEY

CRESCENT



1 Site  
1 : 200

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Client  
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Project  
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Site Information & Shadow  
Diagrams

FOR DA ONLY

Project number 2020-22

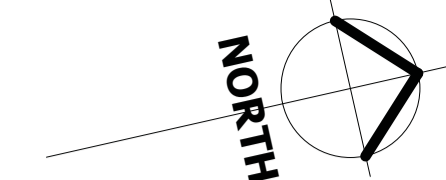
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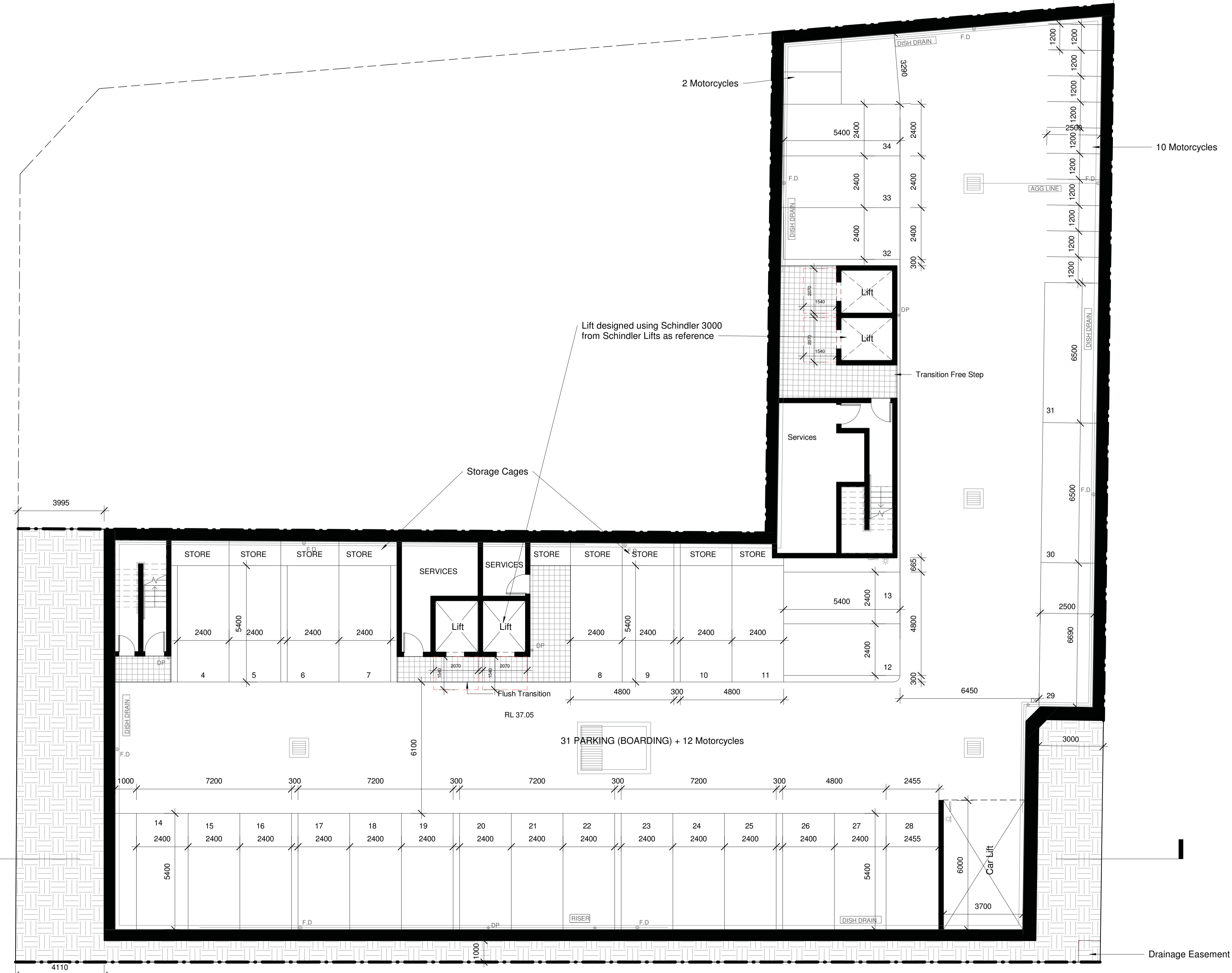
A001

Scale As indicated Drawing : DA Issue A



BRINGELLY RD

SANTLEYCRS



1 Level B2  
1 : 100

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Project  
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**Basement 2 plan**

**FOR DA ONLY**

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**A100**

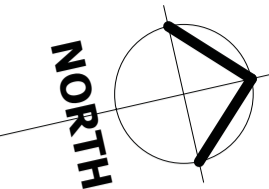
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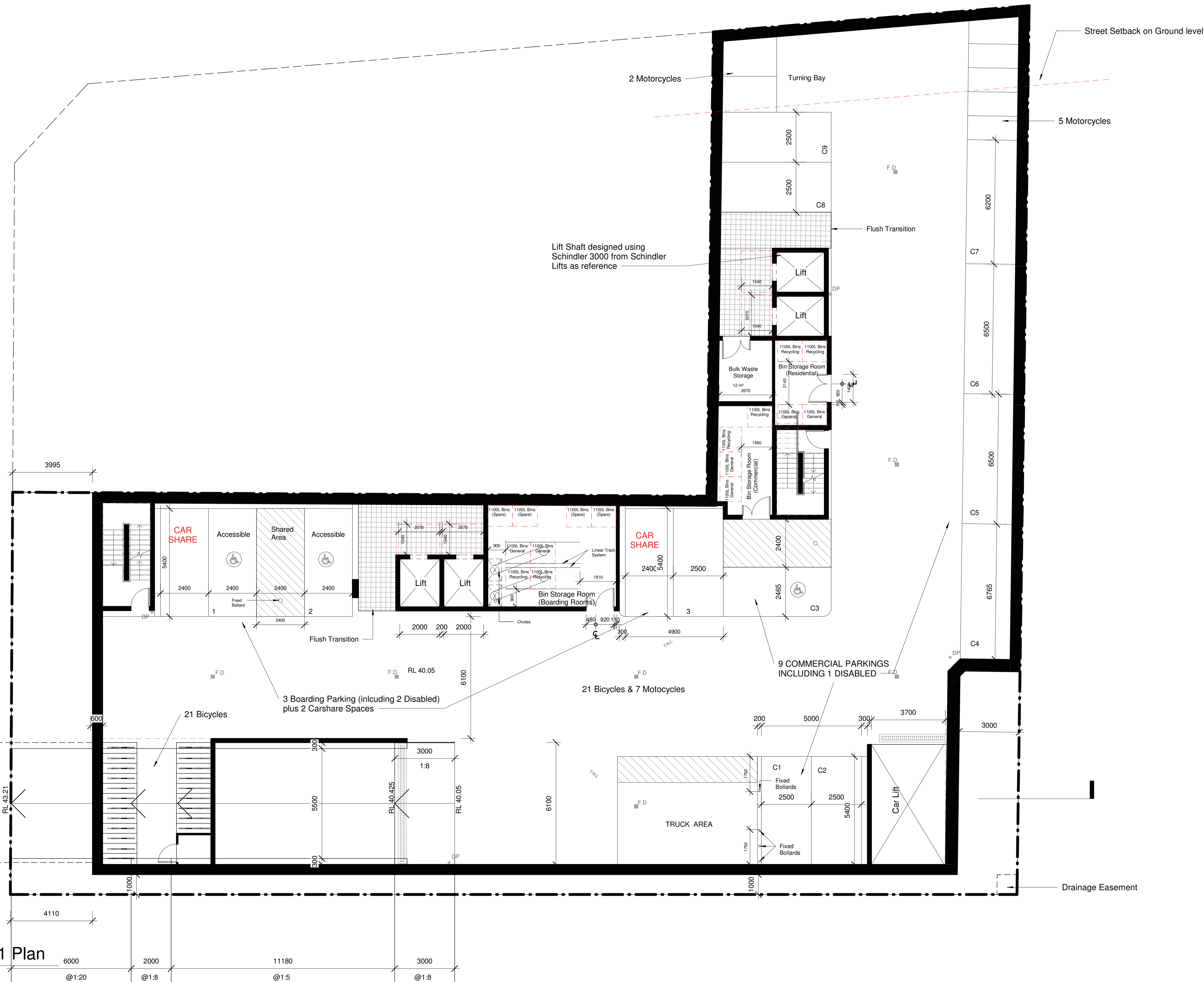
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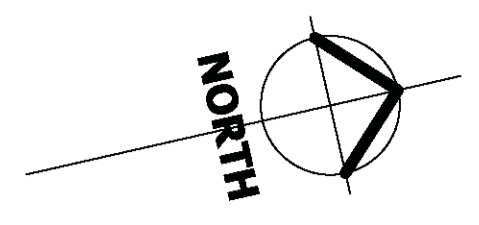


1 Level B1 Plan  
1 : 100

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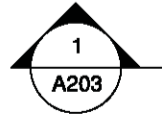
Basement 1 plan		
FOR	DA	ONLY
Project number	2020-22	
Date	Feb 2021	
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<b>A101</b>		
Scale	Drawing :	Issue
1 : 100	DA	A



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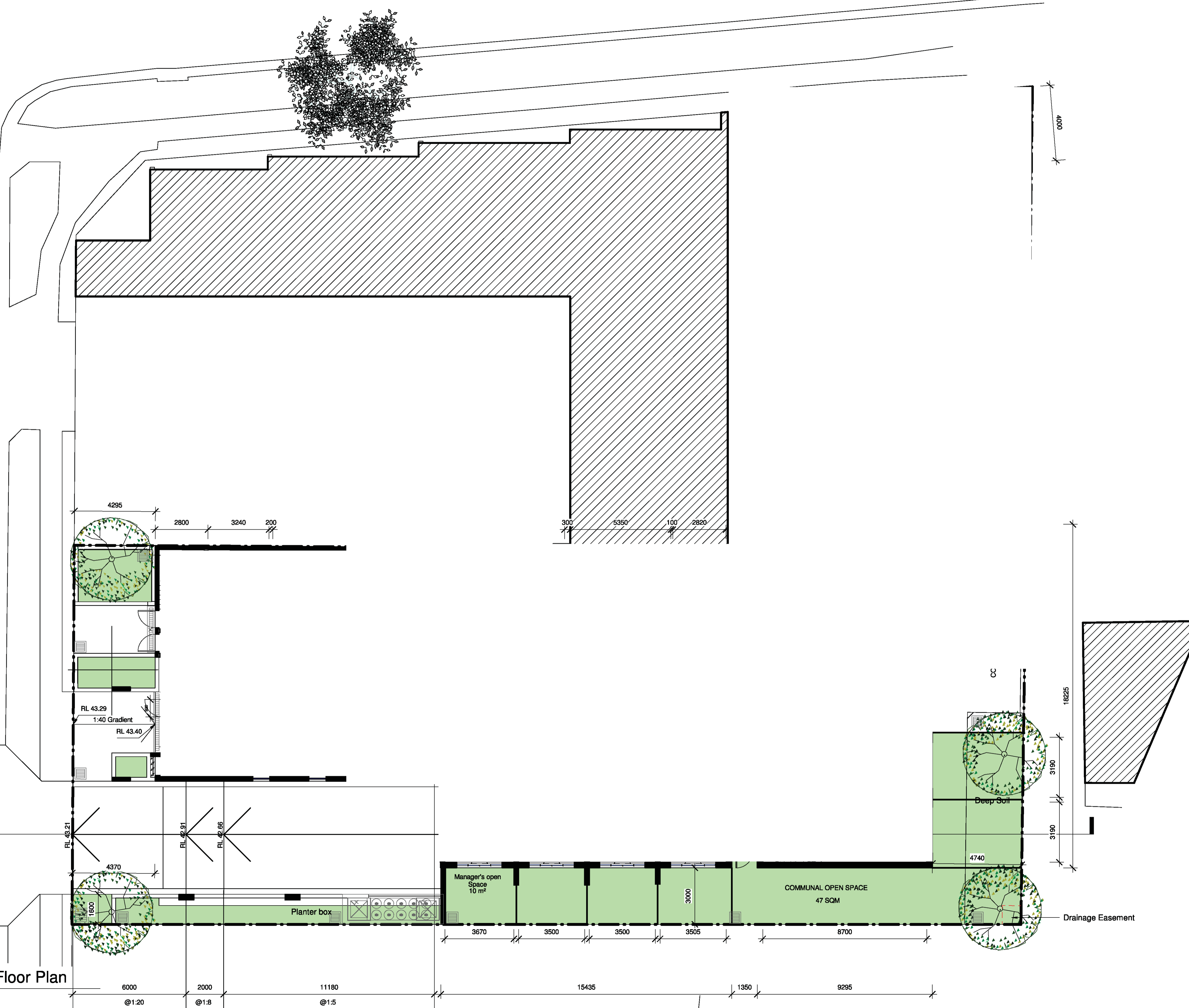
SANTLEY CRS



1

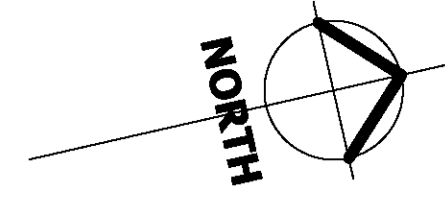
**Ground Floor Plan**

1 : 100



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Project <b>Commercial &amp; Boarding House at 31 Santley Crescent &amp; 2A Bringelly Rd Kingswood NSW</b>		
Ground Floor Plan		
<b>FOR DA ONLY</b>		
Project number	2020-22	
Date	Feb 2021	
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<b>A102</b>		
Scale	1 : 100	Drawing : DA
Issue	<b>A</b>	



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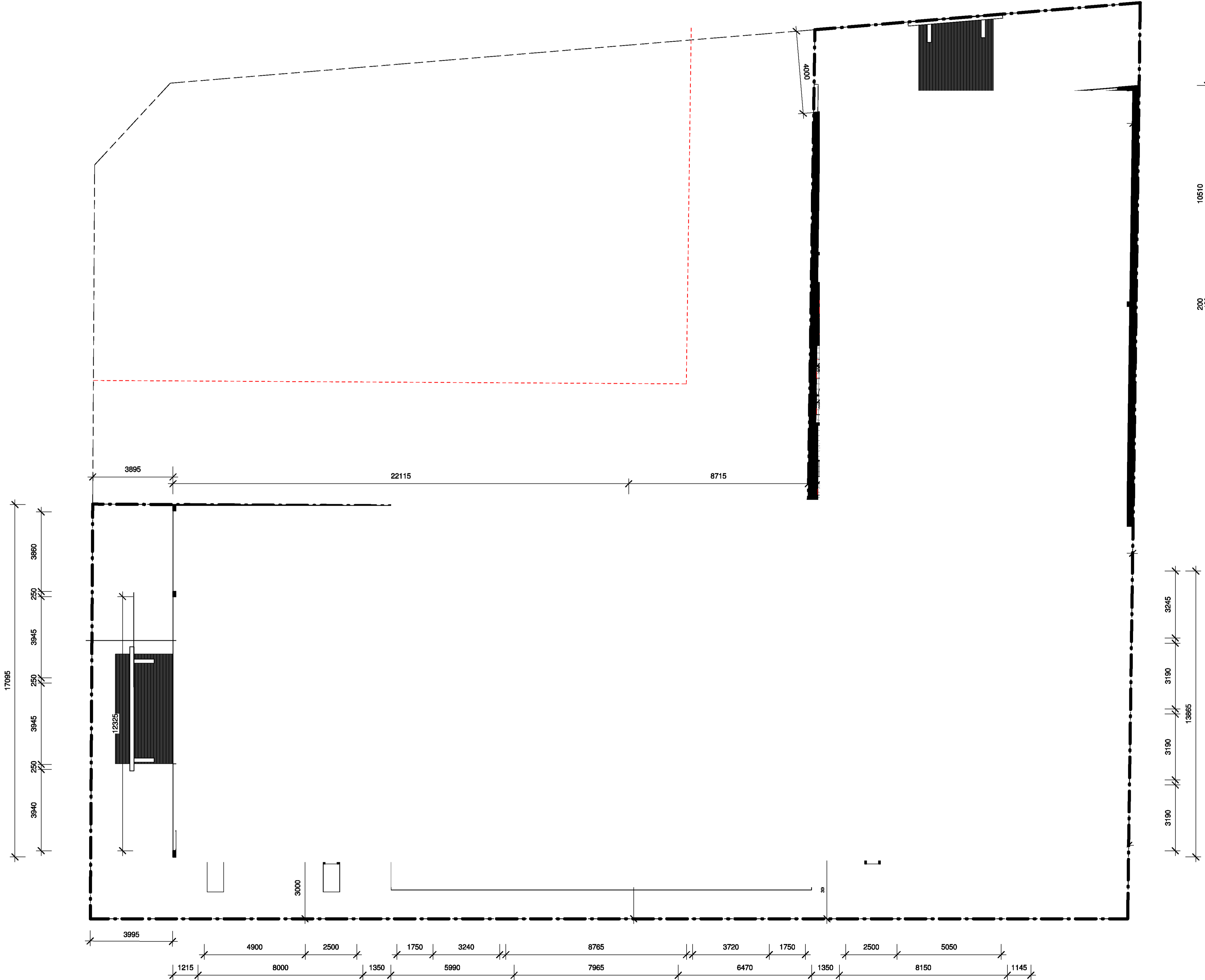


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1 First Floor Plan  
1 : 100

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**First Floor Plan**

**FOR DA ONLY**

Project number **2020-22**

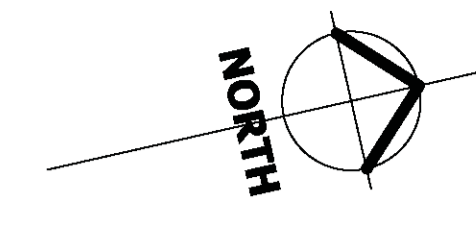
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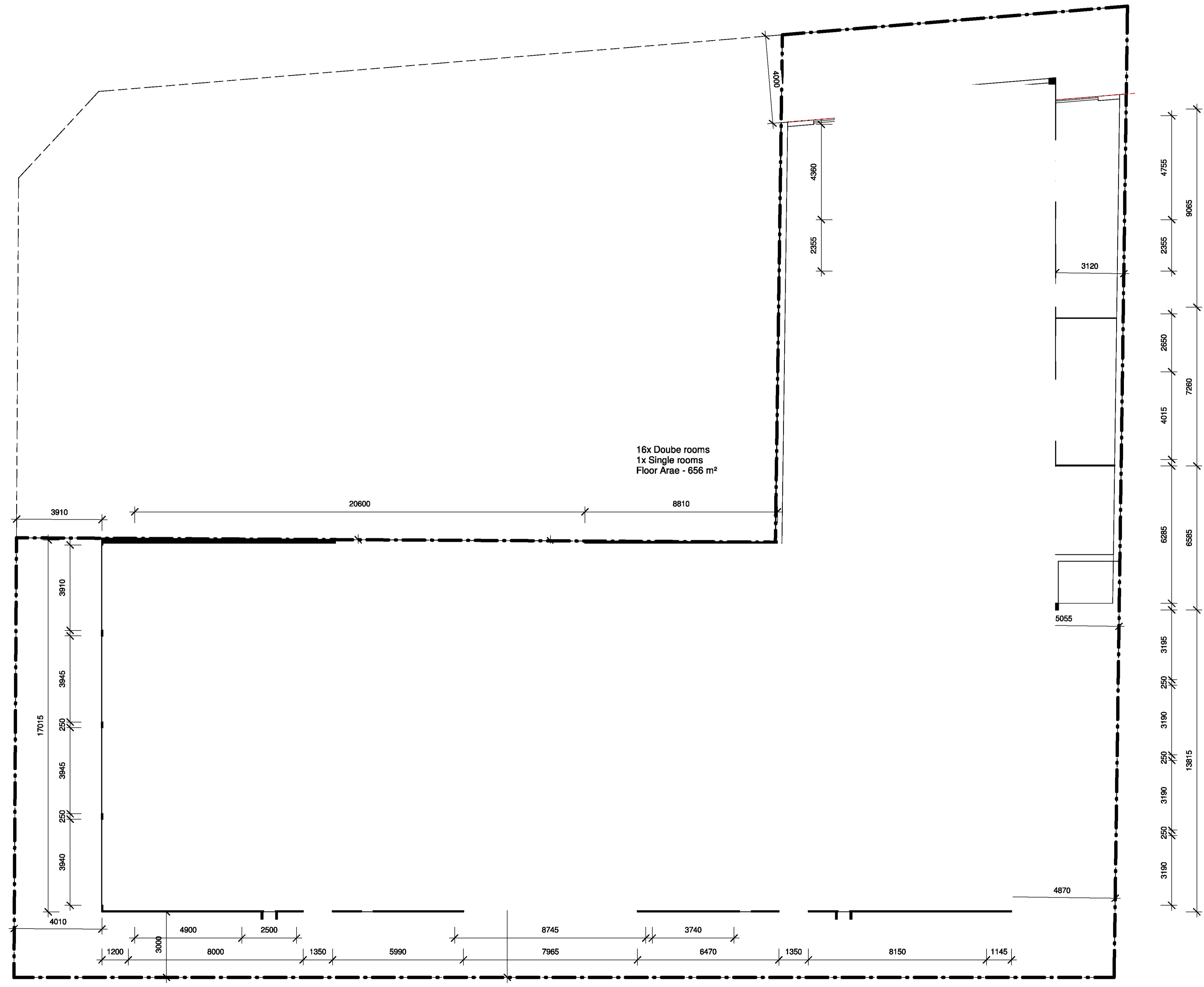
**A103**

Scale **1 : 100** Drawing : **DA** Issue **A**



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16x Double rooms  
 1x Single rooms  
 Floor Area - 656 m<sup>2</sup>

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Project  
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**Second Floor Plan**

**FOR DA ONLY**

Project number **2020-22**

Date **Feb 2021**

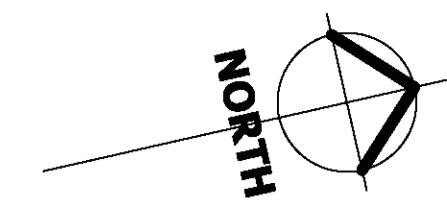
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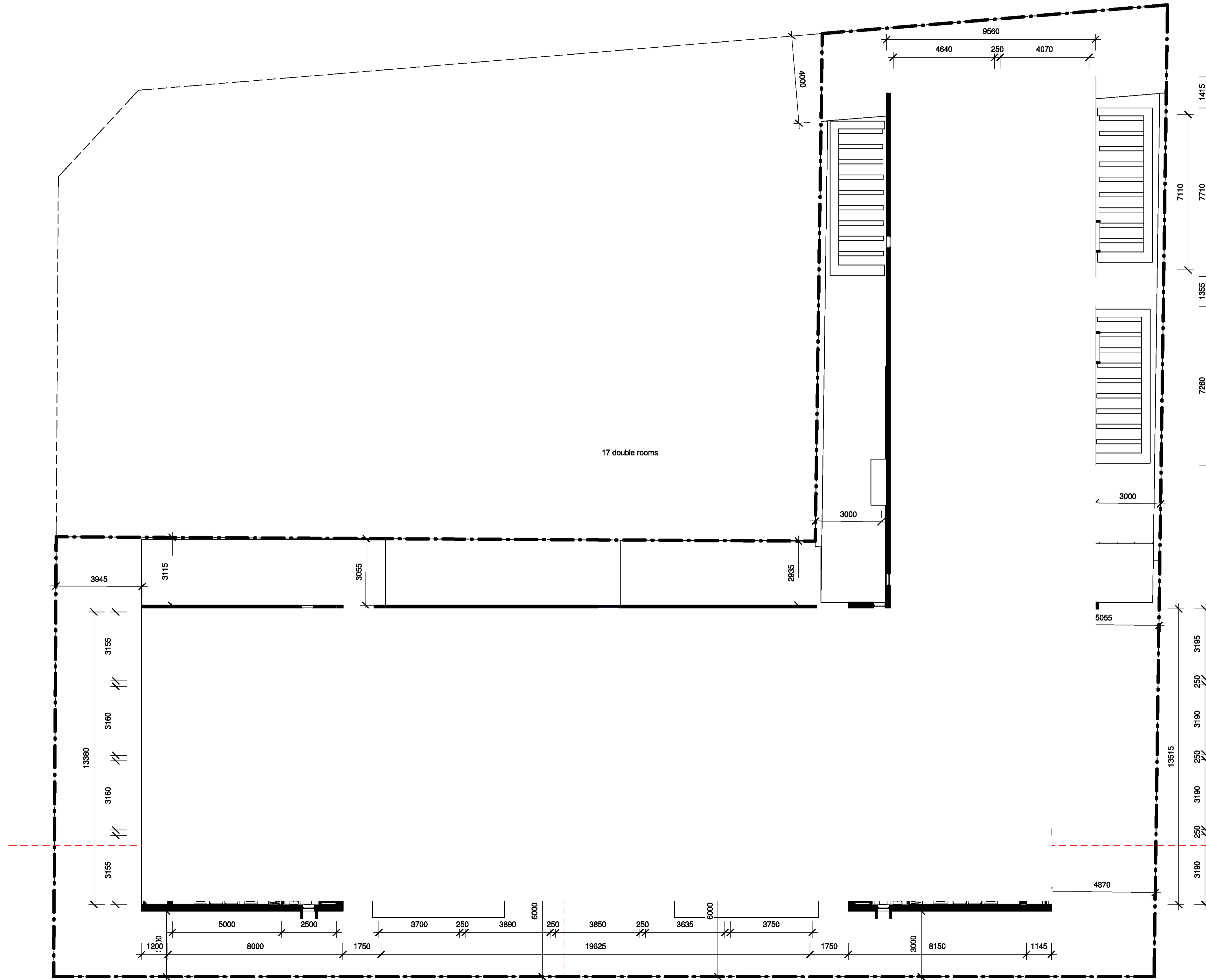
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**1** Second Floor Plan  
 1 : 100



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Client  
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Project  
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**Third and Fourth Floor Plan**

**FOR DA ONLY**

Project number **2020-22**

Date **Feb 2021**

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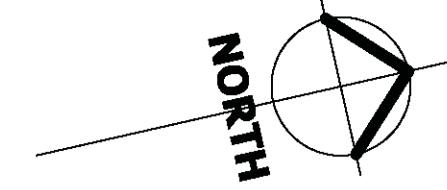
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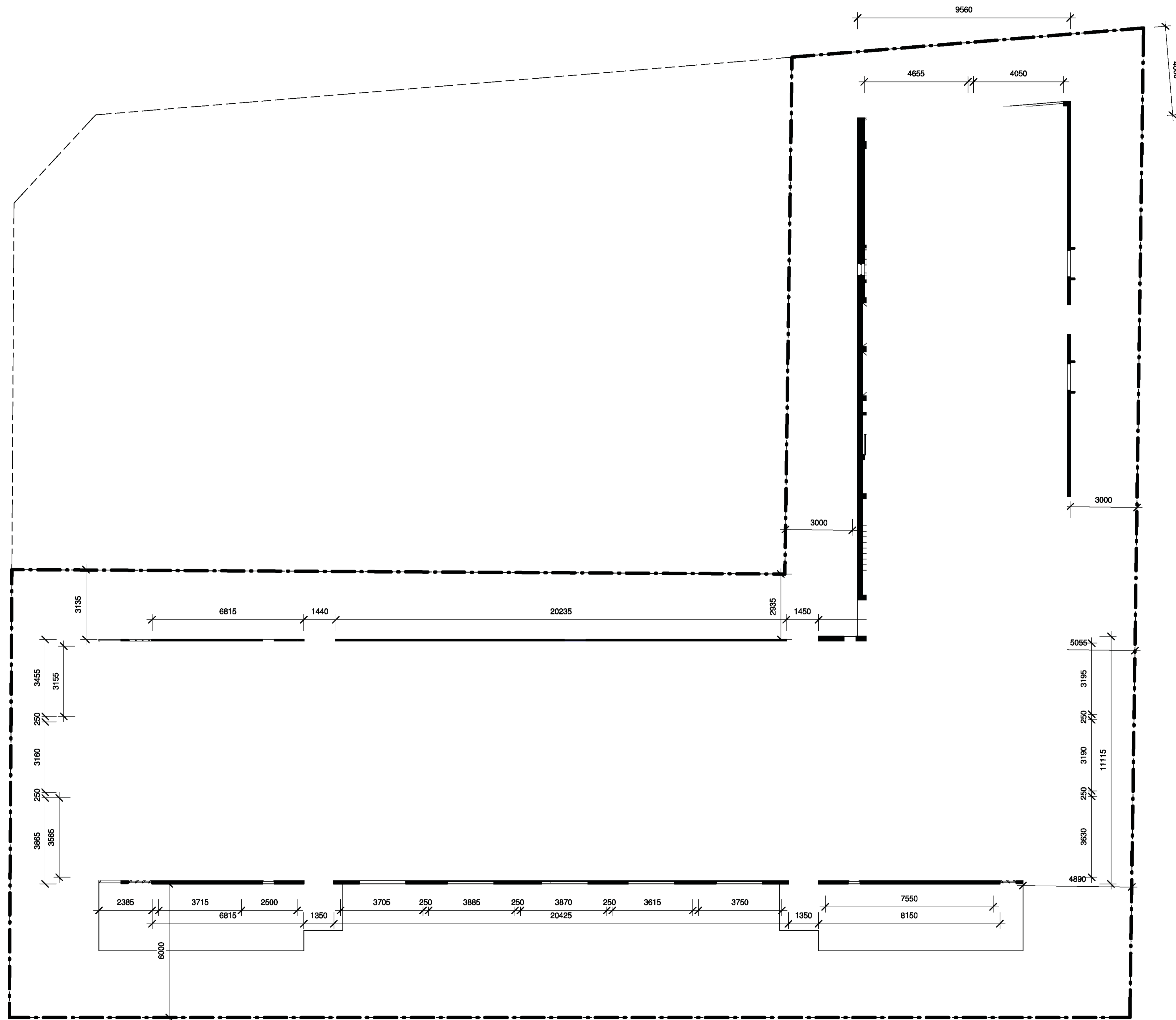
**1** Third & Fourth Floor Plan  
1 : 100





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Client  
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Project  
**Commercial & Boarding House at  
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**Fifth Floor Plan**

**FOR DA ONLY**

Project number **2020-22**

Date **Feb 2021**

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**A106**

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**1** Fifth Floor Plan  
1 : 100



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**Sixth Floor Plan**

**FOR DA ONLY**

Project number **2020-22**

Date **Feb 2021**

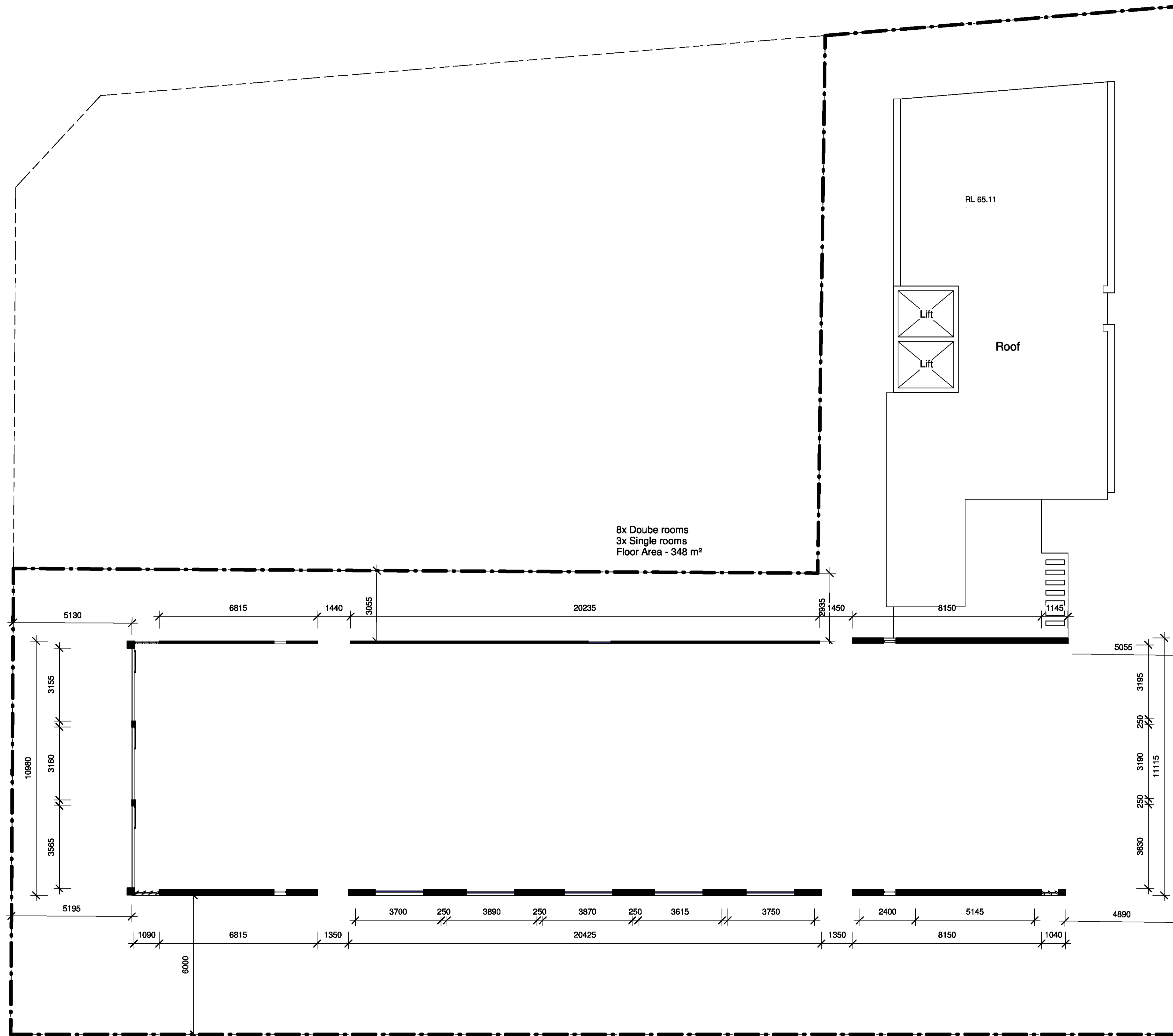
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**A107**

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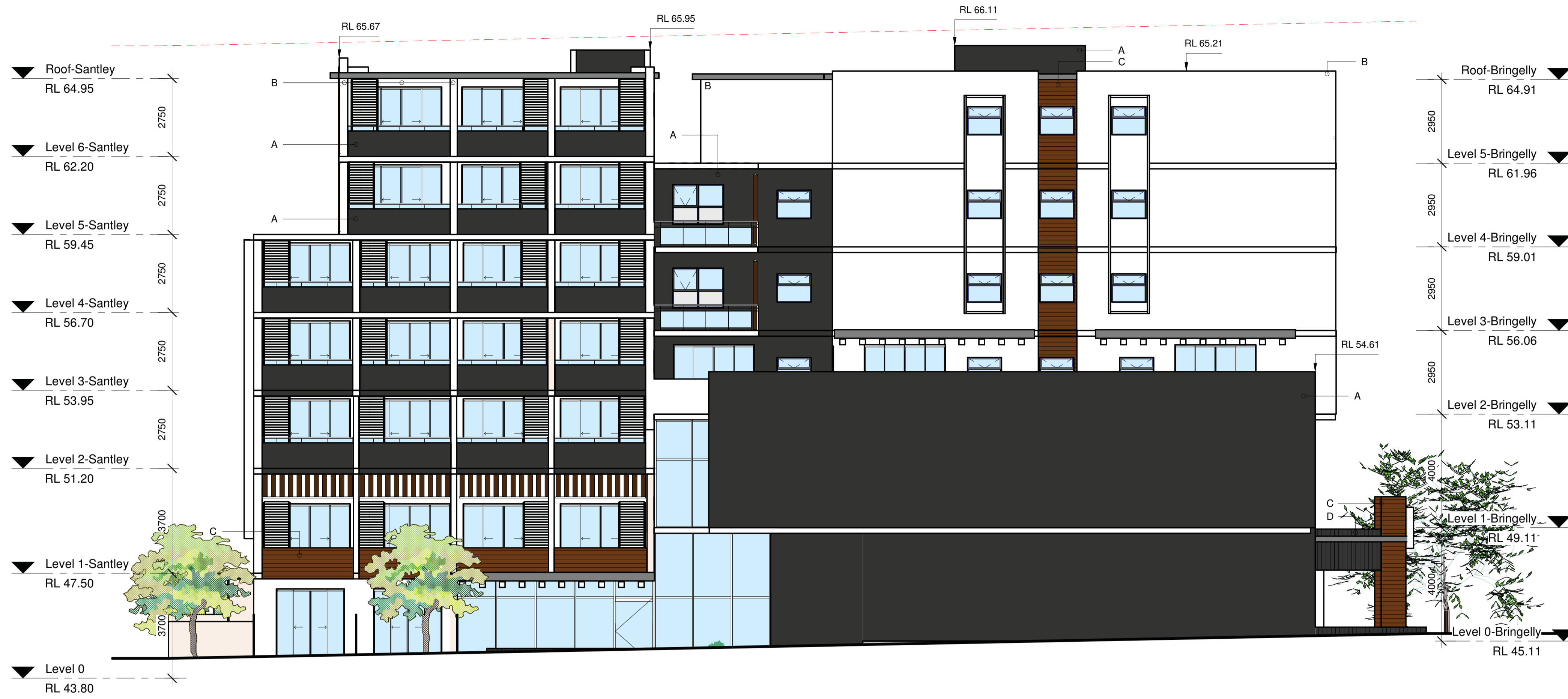
SANTLEY CRS



1 Sixth Floor Plan  
1 : 100

**Schedule of Finishes**

- A Render and Paint  
Dulux Paint - Domino  
or Similar
- B Render and Paint  
Dulux Paint - Vivid White  
or Similar
- C Timber Look Cladding - Non-  
combustible  
Western Red Cedar Finish  
or Similar
- D Painted Fibre Cement  
James Harden - Axon Cladding  
or Similar



**1** North Elevation  
1 : 100



**2** East Elevation  
1 : 100



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**Elevations**

**FOR DA ONLY**

Project number: 2020-22  
Date: Feb 2021

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Checked by: Gus Fares

**A201**

Scale: As indicated | Drawing: DA | Issue: A



### Schedule of Finishes

- A Render and Paint  
Dulux Paint - Domino  
or Similar
- B Render and Paint  
Dulux Paint - Vivid White  
or Similar
- C Timber Look Cladding - Non-  
combustible  
Western Red Cedar Finish  
or Similar
- D Painted Fibre Cement  
James Harden - Axon Cladding  
or Similar



1 South Elevation  
1 : 100



2 West Elevation  
1 : 100



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### Elevations

FOR DA ONLY

Project number 2020-22

Date Feb 2021

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A202

Scale As indicated Drawing : DA Issue A

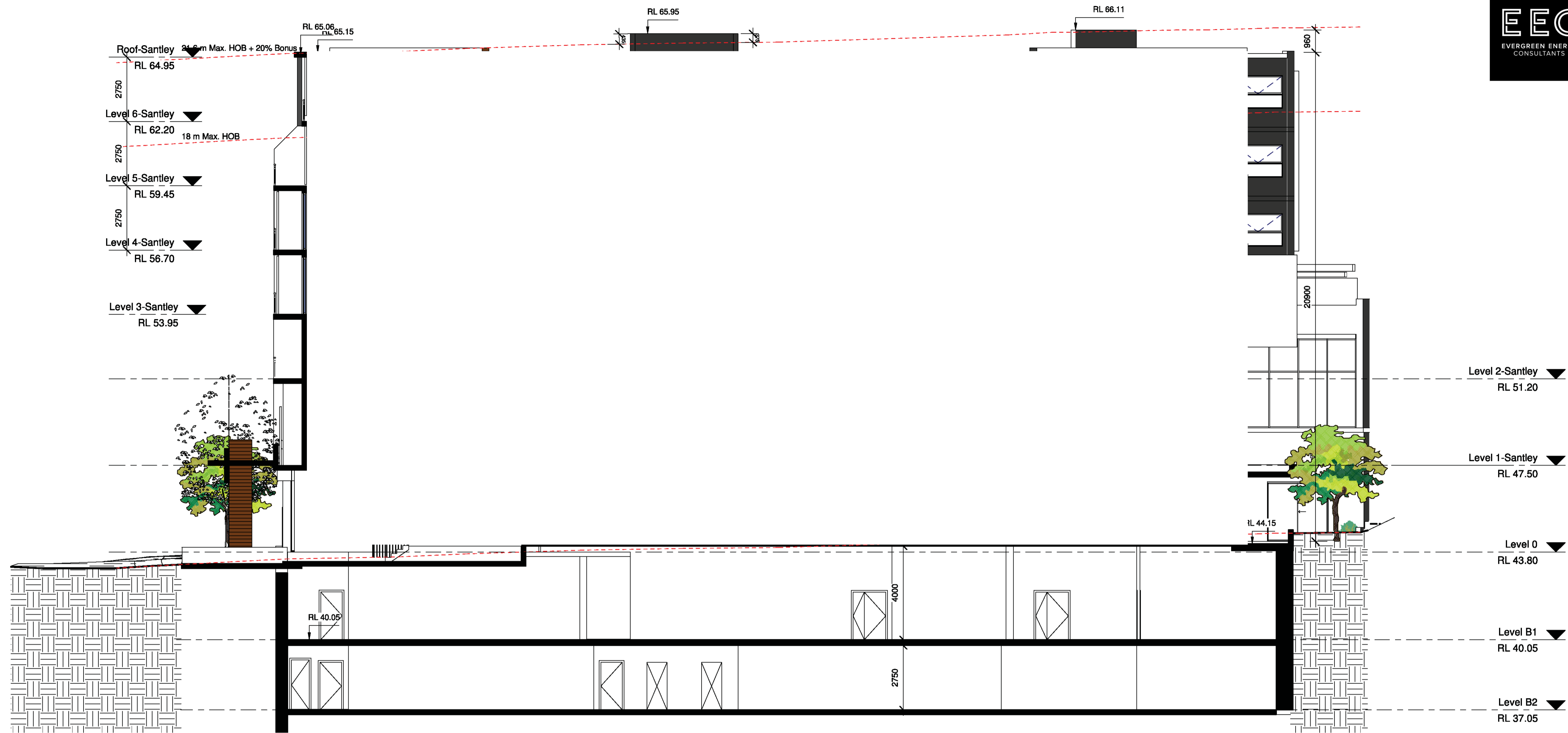


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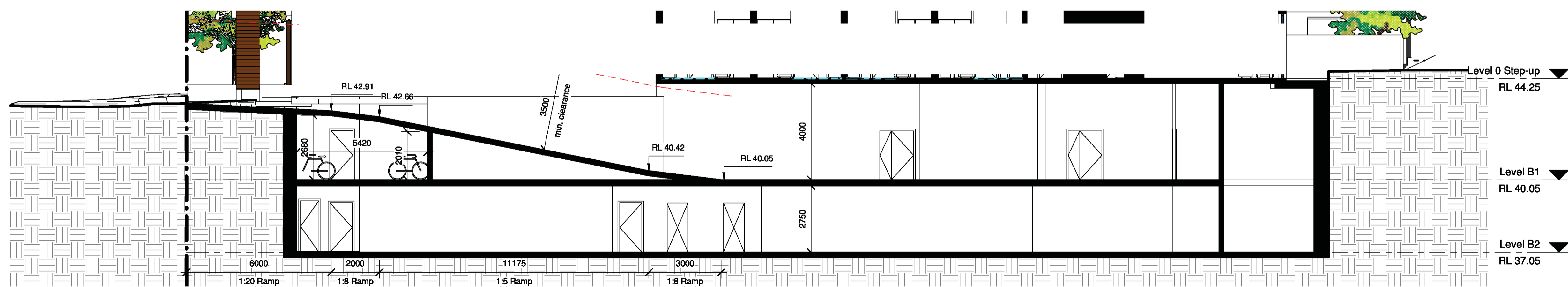
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Tel: 02 9160 9250  
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  6. Note that ground levels may vary due to site conditions.



**2 Section X-X**  
1 : 100



**1 Driveway Section**  
1 : 100

Issue	Description	Date
A	DA Submission	Oct 21

Client  
**Mr Rashid Bhuiyan**

Project  
**Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW**

Section  
**FOR DA ONLY**

Project number  
**2020-22**

Date  
**Feb 2021**

Drawn by  
**SL** Printed  
**21/10/2021  
3:46:16 PM**

Checked by  
**Gus Fares**

**A203**

Scale  
**1 : 100** Drawing :  
**DA** Issue  
**A**



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Issue	Description	Date
A	DA Submission	Oct 21

Client  
Mr Rashid Bhuiyan

Project  
Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW

HOB Compliance Diagram

FOR DA ONLY

Project number 2020-22

Date Feb 2021

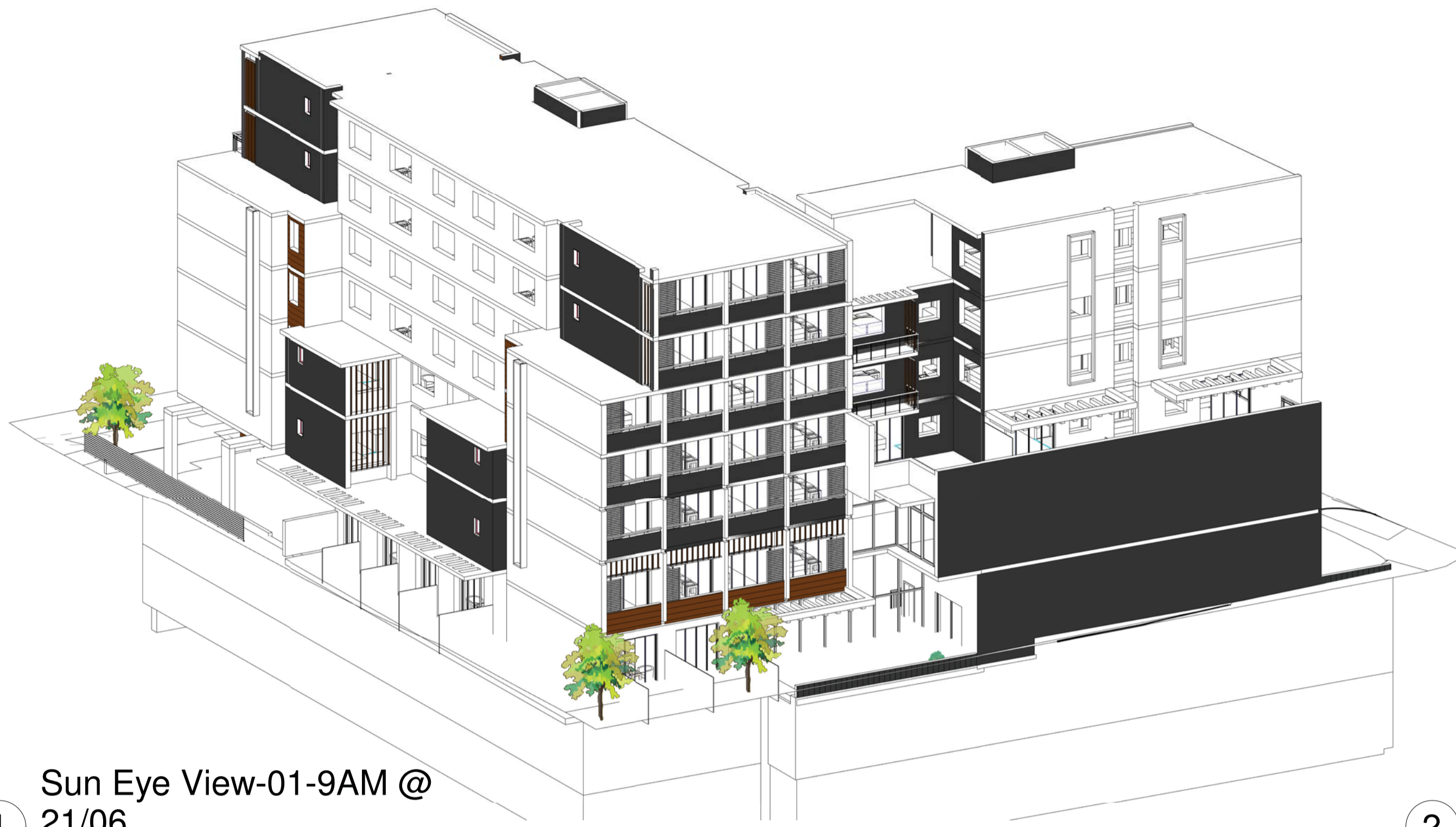
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Checked by Gus Fares

**A204**

Scale 1:1 Drawing: DA Issue A





1 Sun Eye View-01-9AM @ 21/06



2 Sun Eye View-02-10AM @ 21/06



3 Sun Eye View-03-11AM @ 21/06



4 Sun Eye View-04-12PM @ 21/06



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Issue	Description	Date
A	DA Submission	Oct 21

Client  
Mr Rashid Bhuiyan

Project  
Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW

Sun Eye Views 1

FOR DA ONLY

Project number 2020-22

Date Feb 2021

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**A301**

Scale Drawing : Issue  
DA A





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1 Sun Eye View-05-1PM @ 21/06



2 Sun Eye View-06-2PM @ 21/06



3 Sun Eye View-07-3PM @ 21/06

Issue	Description	Date
A	DA Submission	Oct 21

Client  
Mr Rashid Bhuiyan

Project  
Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW

Sun Eye Views 2

FOR DA ONLY

Project number 2020-22

Date Feb 2021

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Checked by GF

A302

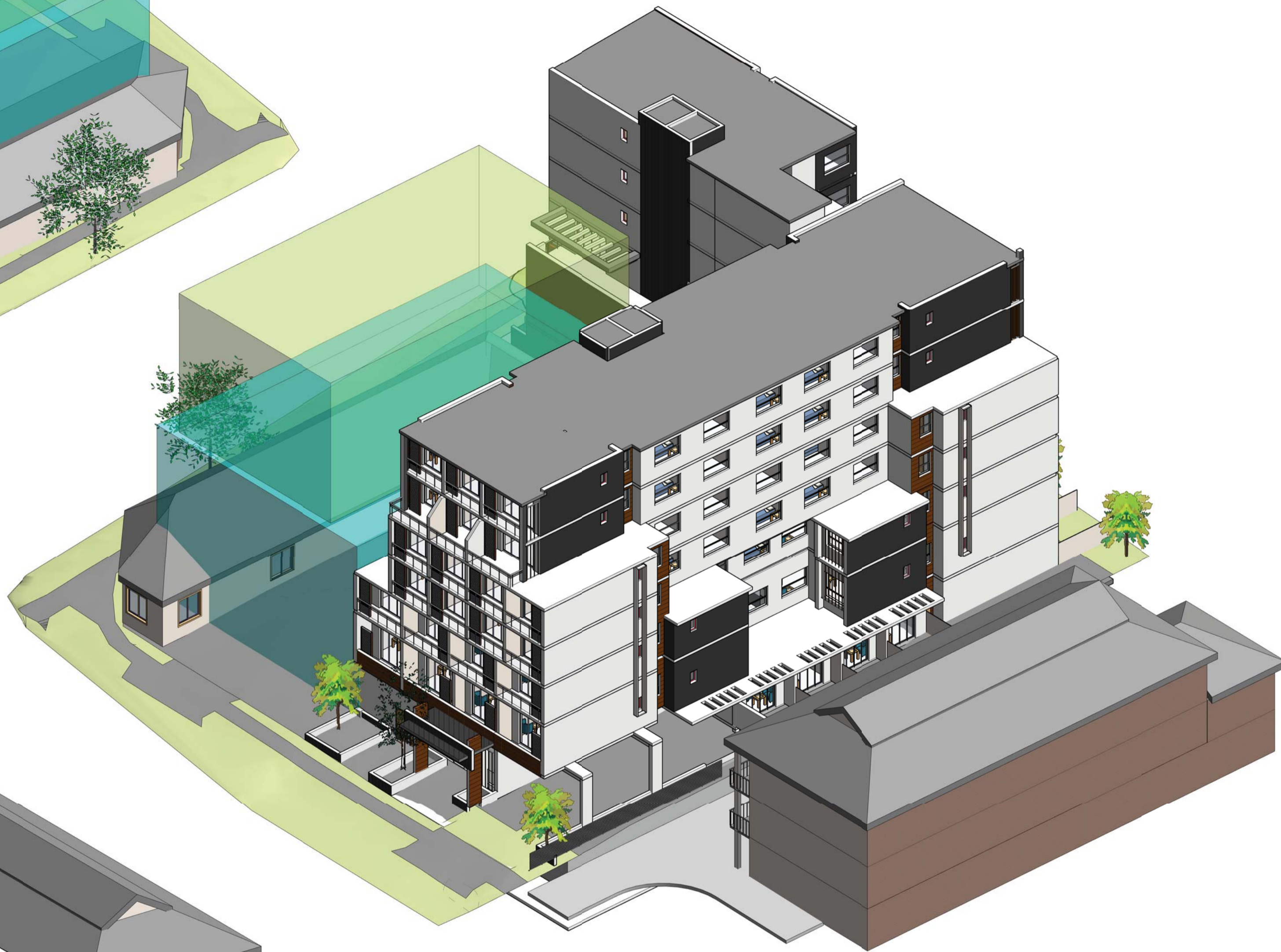
Scale Drawing : Issue  
DA A



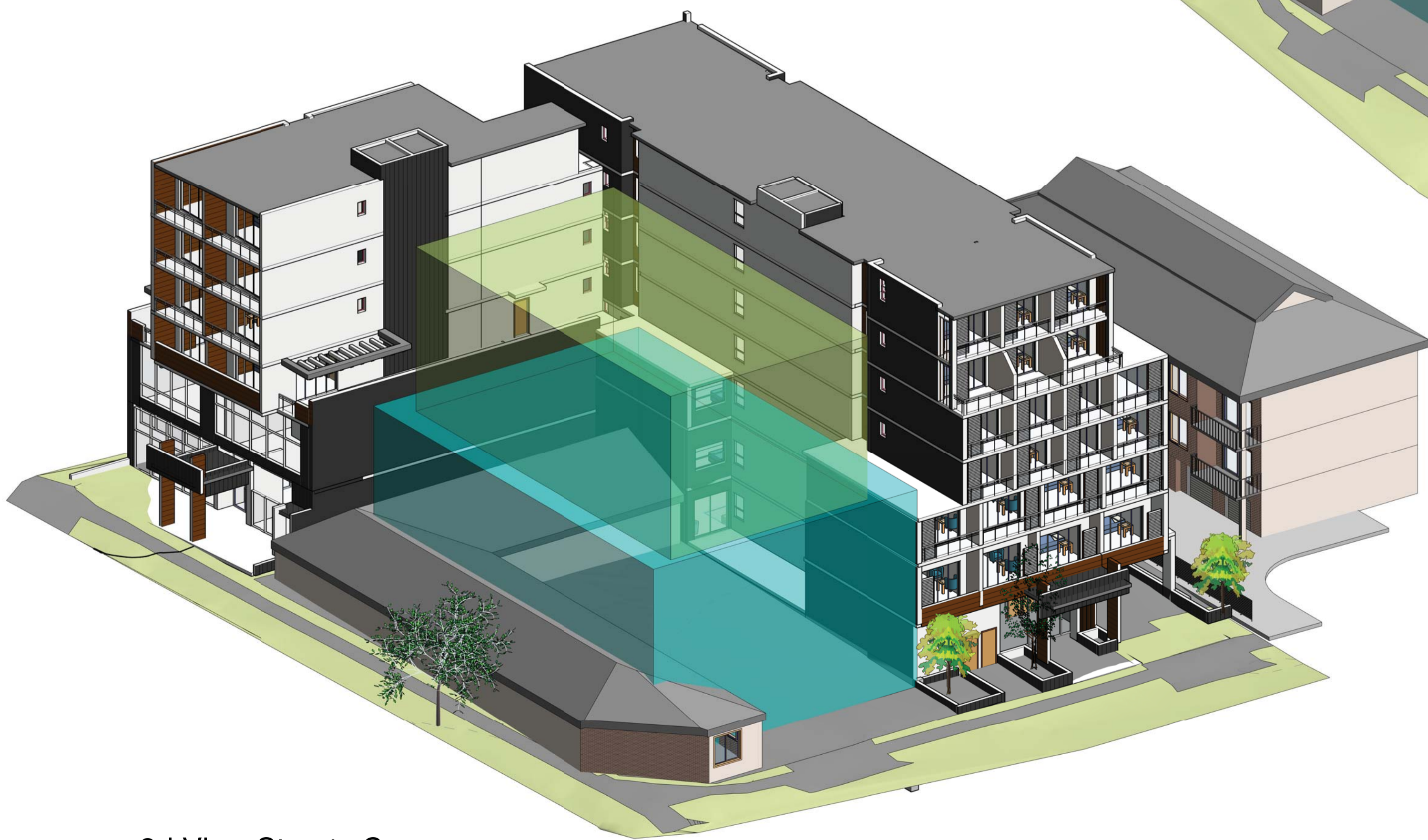




1 3d View Bringelly Road



2 3d View Santley Crescent



3 3d View Streets Corner



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Issue	Description	Date
A	DA Submission	Oct 21

Client  
Mr Rashid Bhuiyan

Project  
Commercial & Boarding House at  
31 Santley Crescent &  
2A Bringelly Rd  
Kingswood NSW

3D Views		
FOR	DA	ONLY
Project number	2020-22	
Date	Feb 2021	
Drawn by	SL	Printed 21/10/2021 3:47:16 PM
Checked by	Gus Fares	
<b>A401</b>		
Scale	Drawing : DA	Issue A





① Entry From Bringelly Road



② Entry from Santley Crs



**Gus Fares Architects PL**

ACN 112691237  
Tel: 02 9160 9250  
email: gus@gfares.com

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Issue	Description	Date
A	DA Submission	Oct 21

Client: Mr Rashid Bhuiyan

Project: Commercial & Boarding House at 31 Santley Crescent & 2A Bringelly Rd Kingswood NSW

Perspectives

FOR DA ONLY

Project number: 2020-22

Date: Feb 2021

Drawn by: SL  
Printed: 21/10/2021 3:47:28 PM

Checked by: Gus Fares

**A402**

Scale: Drawing: DA Issue: A

21/10/2021 3:47:28 PM