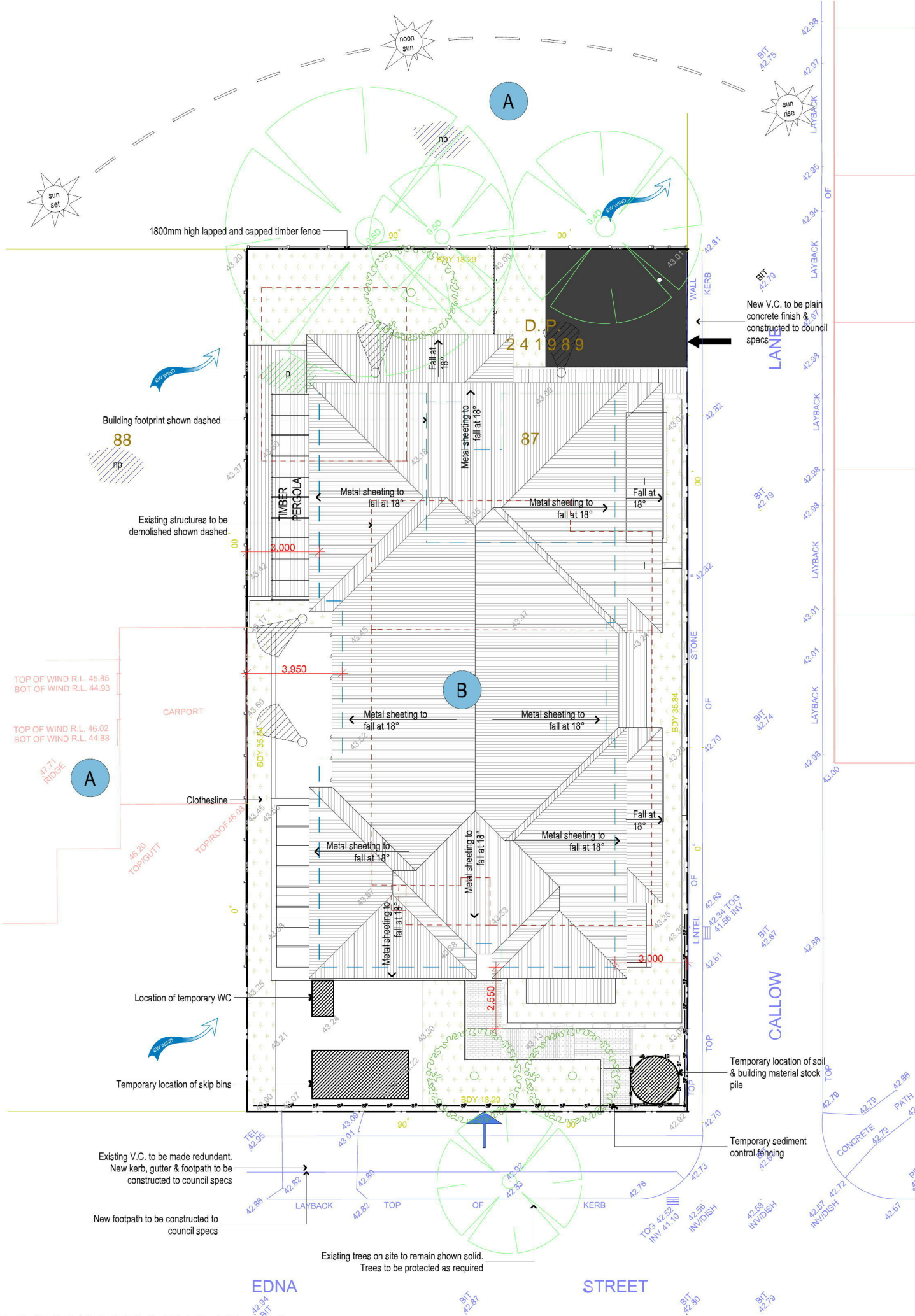
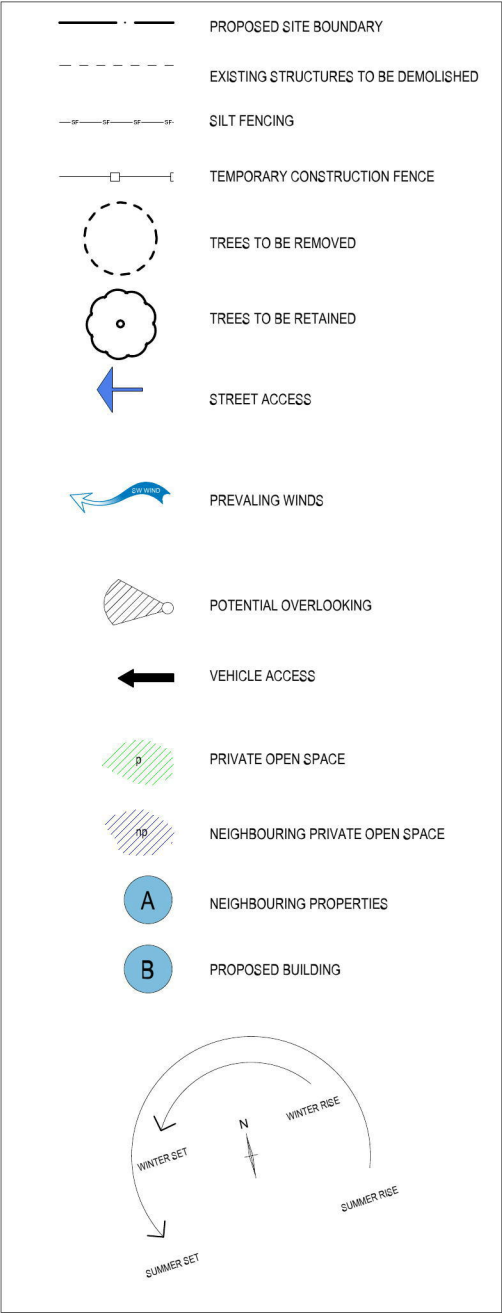
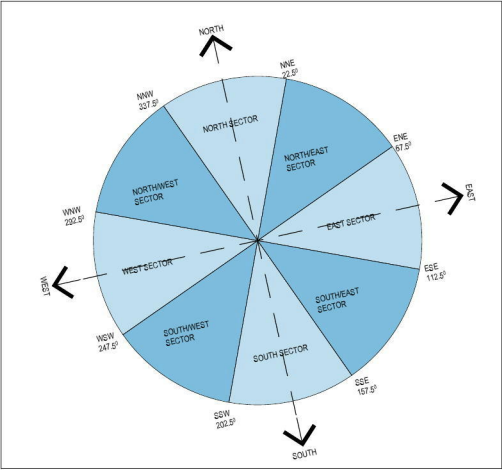
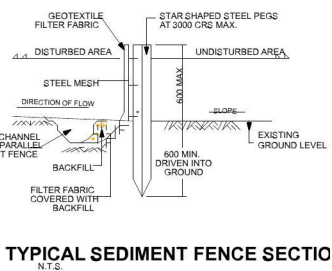
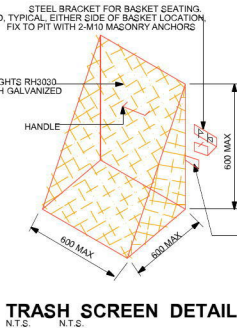


PROPOSED NEW  
GENERATION BOARDING  
HOUSE  
@ 1 EDNA ST KINGSWOOD  
FOR MR ELIE ELIAS  
DEVELOPMENT APPROVAL

SHEET SCHEDULE	
SHEET	TITLE
0	COVER PAGE
1	SITE CONTEXT
2	LEP CONTROLS
3	BASEMENT & GROUND FL...
4	FIRST FLOOR PLAN
5	ELEVATIONS
6	SECTIONS & DETAILS
7	SHADOWS - JUN
8	3D VIEWS
9	MATERIALS & FINISHES

LOCATION MAP



ROOF SITE/ANALYSIS PLAN  
1:200



Issue k:	08/06/2018
Issue j:	31/05/2018
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Issue a:	Schematics

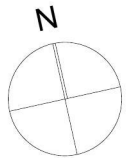
Project	PROPOSED NEW GENERATION BOARDING HOUSE @ 1 EDNA ST KINGSWOOD	Client	MR ELIE ELIAS
Drawn:	E.K.	Scale:	as shown
Checked:	J.E.	Date:	MAY18
Council	PCC	Ref:	2018-140

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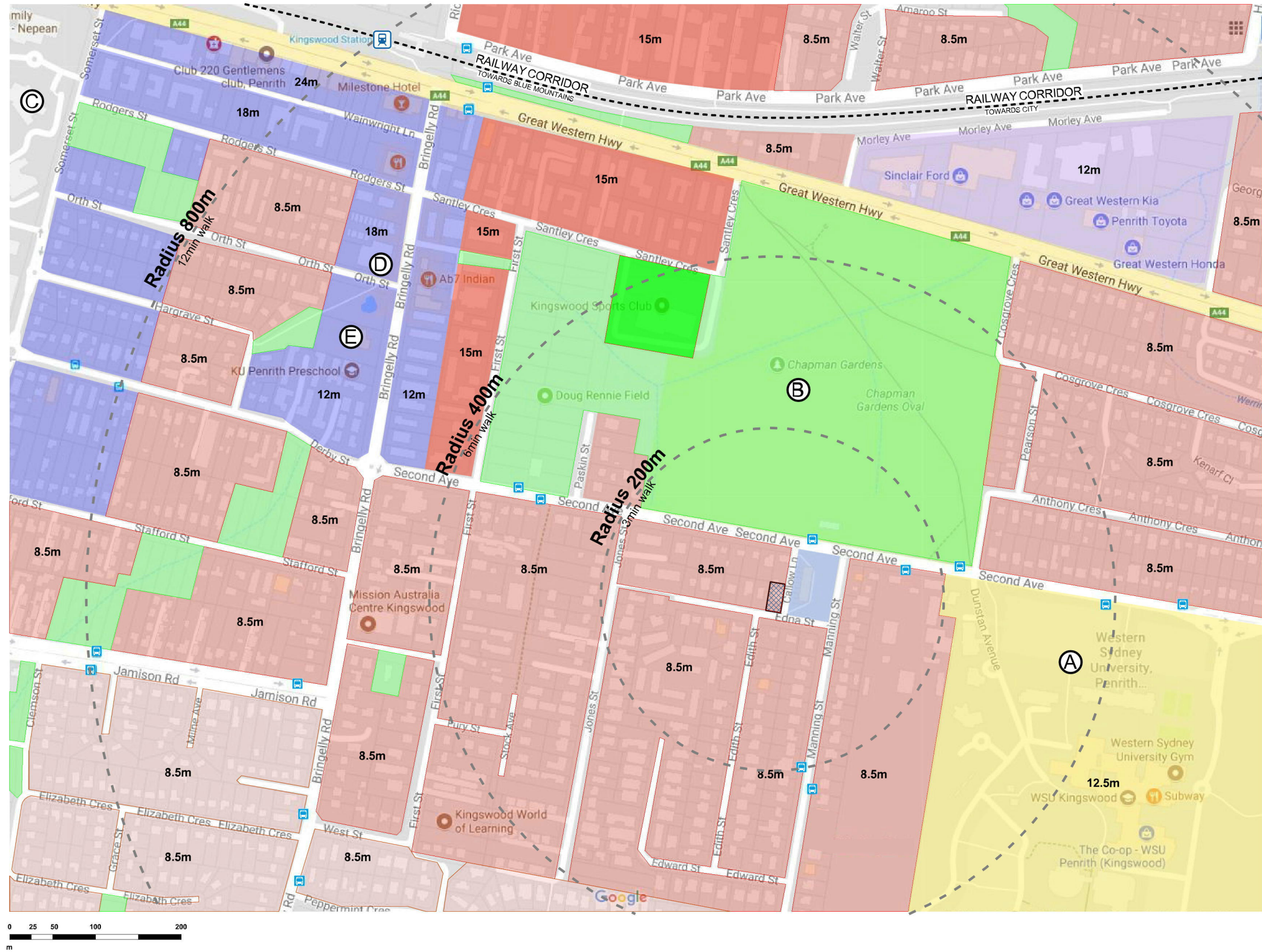
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## SITE CONTEXT ANALYSIS

1:5000



### LANDMARKS

- A Western Sydney University, Penrith
- B Chapman Gardens
- C Nepean Hospital
- D Australian Post
- E Kingswood Neighbourhood Centre

Bus Stop

Kingswood Train Station

### Proposed development

#### ZONING

- RE1 Public Recreation
  - RE2 Private Recreation
  - B1 Local Centre
  - B4 Mixed Use
  - IN2 Light Industrial
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - R4 High Density Residential
  - SP2 Educational Establishment
- 8.5m Max Height of Building

project **PROPOSED NEW GENERATION BOARDING HOUSE @ 1 EDNA ST KINGSWOOD**

client **MR ELIE ELIAS**

drawn: E.K.

checked: J.E.

scale: as shown

date: MAY18

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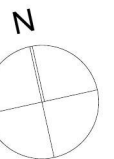
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project **PROPOSED NEW GENERATION**

**BOARDING HOUSE**  
**@ 1 EDNA ST KINGSWOOD**

client **MR ELIE ELIAS**

drawn: E.K.

checked: J.E.

scale: as shown

date: MAY18

ref: 2018-140

Council  
PCC

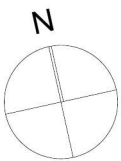
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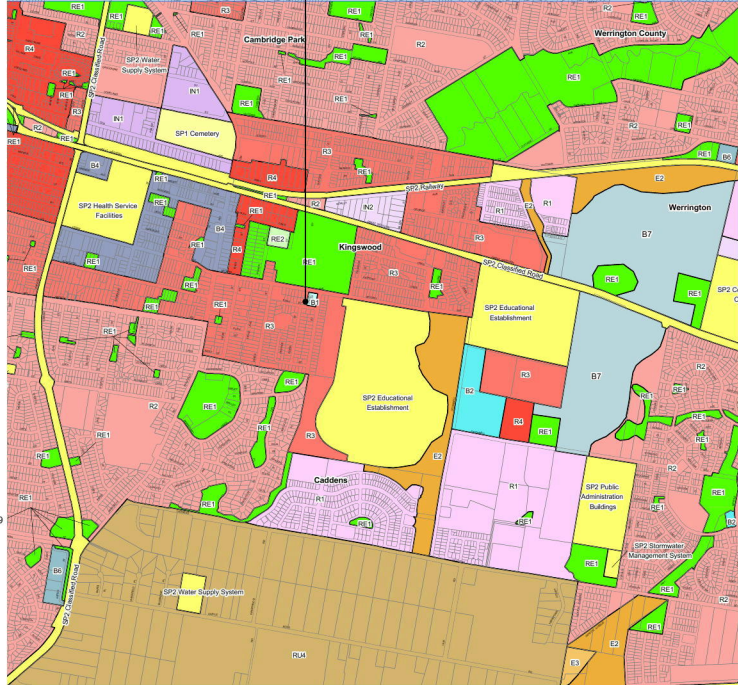
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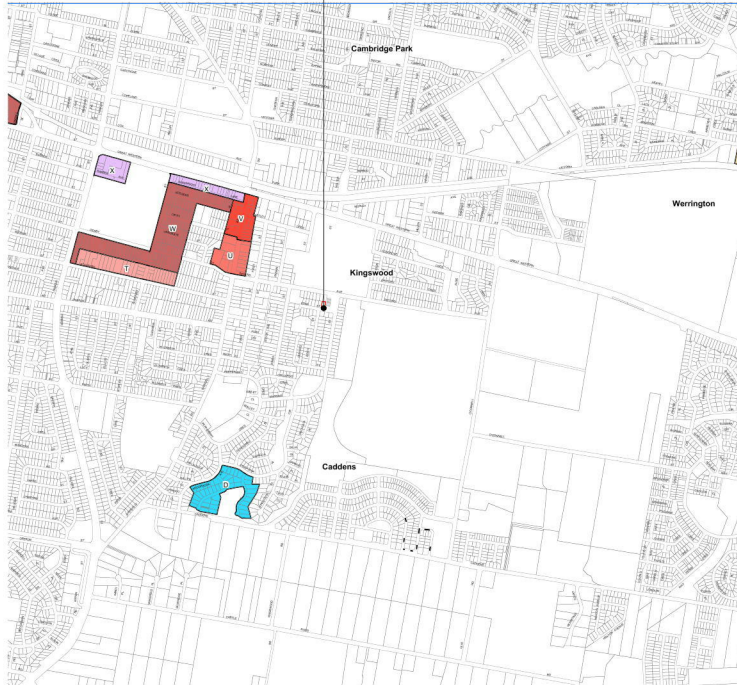
## ZONING - R3

Zone	Description
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
B7	Business Park
B8	National Parks and Nature Reserves
B9	Environmental Conservation
B10	Environmental Management
B11	Environmental Living
B12	General Industrial
B13	Light Industrial
B14	General Residential
B15	Low Density Residential
B16	Medium Density Residential
B17	High Density Residential
B18	Large Lot Residential
B19	Public Recreation
B20	Private Recreation
B21	Primary Production
B22	Rural Landscape
B23	Primary Production Small Lots
B24	Village
B25	Special Activities
B26	Infrastructure
B27	Tourist
B28	Natural Waterways
B29	Recreational Waterways
B30	Deferred Matter
B31	SEPP (Western Sydney Employment Area) 2009
B32	SREP No. 30 - St Marys



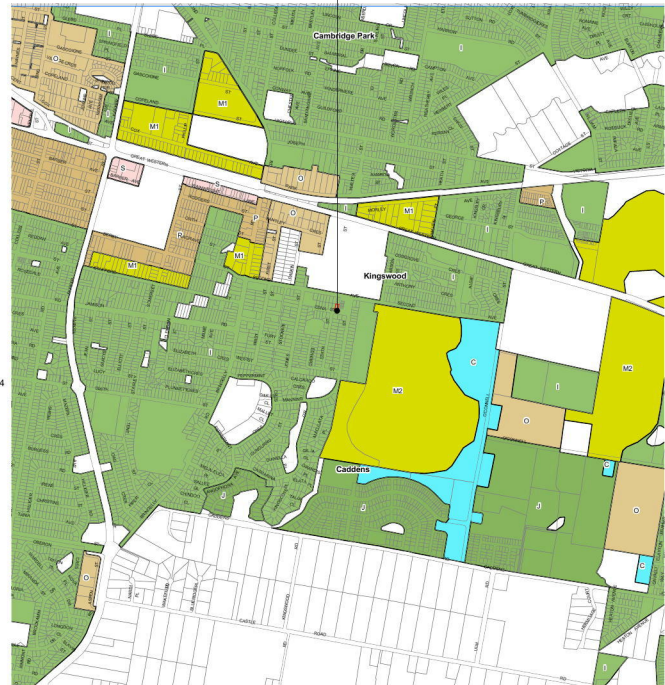
## FSR - N/A

A	0
B	0.4
C	0.5
D	0.7
E	0.75
F	1
G	1.1
H	1.5
I	1.6
J	2
K	2.5
L	3
M	3.5
N	4



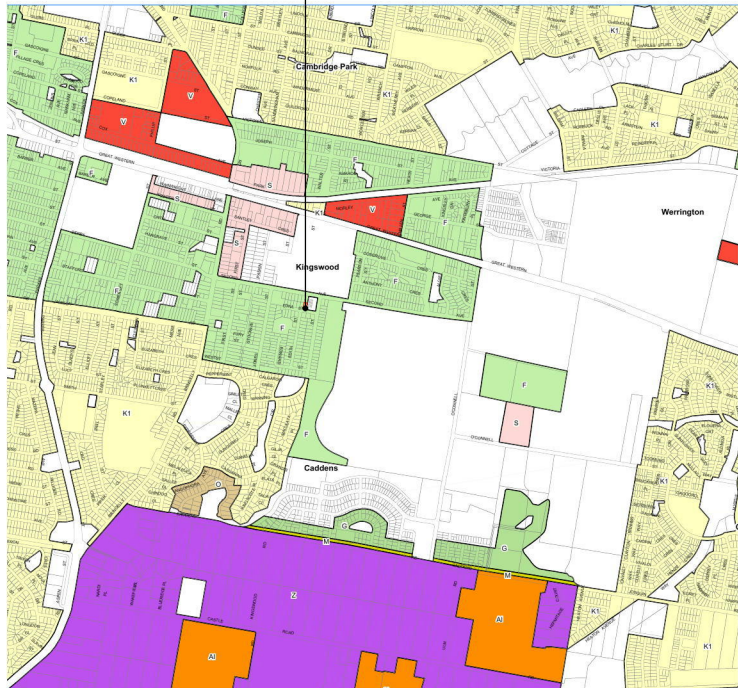
## HEIGHT - 8.5m

Maximum Building Height (m)	Color
0	A
5	B
8.5	C
9	D
10	E
12	F
12.5	G
15	H
18	I
19	J
20	K
21	L
24	M
27	N
32	O
36	P
56	Q
80	R
Refer to Clause 7.16, 8.2 & 8.4	



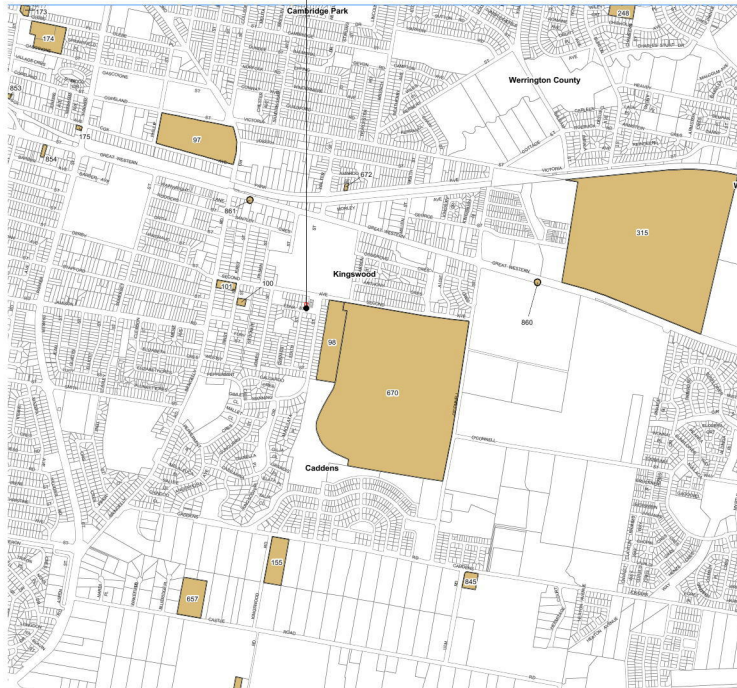
## MIN LOT SIZE - 400m2

Minimum Lot Size (sq m)	Color
400	A
450	B
550	C
560	D
600	E
750	F
800	G
1000	H
1200	I
2000	J
4000	K
6000	L
10000 (1 ha)	M
12500 (1.25 ha)	N
20000 (2 ha)	O
100000 (10 ha)	P
200000 (20 ha)	Q
400000 (40 ha)	R
1000000 (1000 ha+)	S
Refer to Clause 7.16, 7.19 & 7.21	

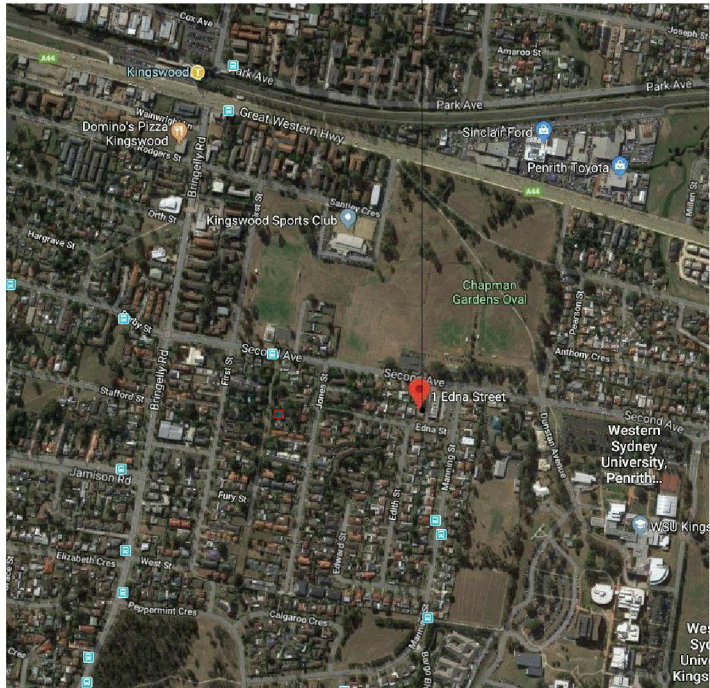


## HERITAGE MAP

Conservation Area - General	Red hatched
Item - General	Orange
Item - Archaeological	Yellow



## LOCALITY MAP





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project	PROPOSED NEW GENERATION BOARDING HOUSE @ 1 EDNA ST KINGSWOOD	scale: as shown	ref: 2018-140	Council	PCC
client	MR ELIE ELIAS	scale: as shown	date: MAY18		
drawn:	E.K.				
checked:	J.E.				

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## NORTH ELEVATION

1:200



## SOUTH ELEVATION

1:200

### NOTE

1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING
9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & D.A. CONDITIONS



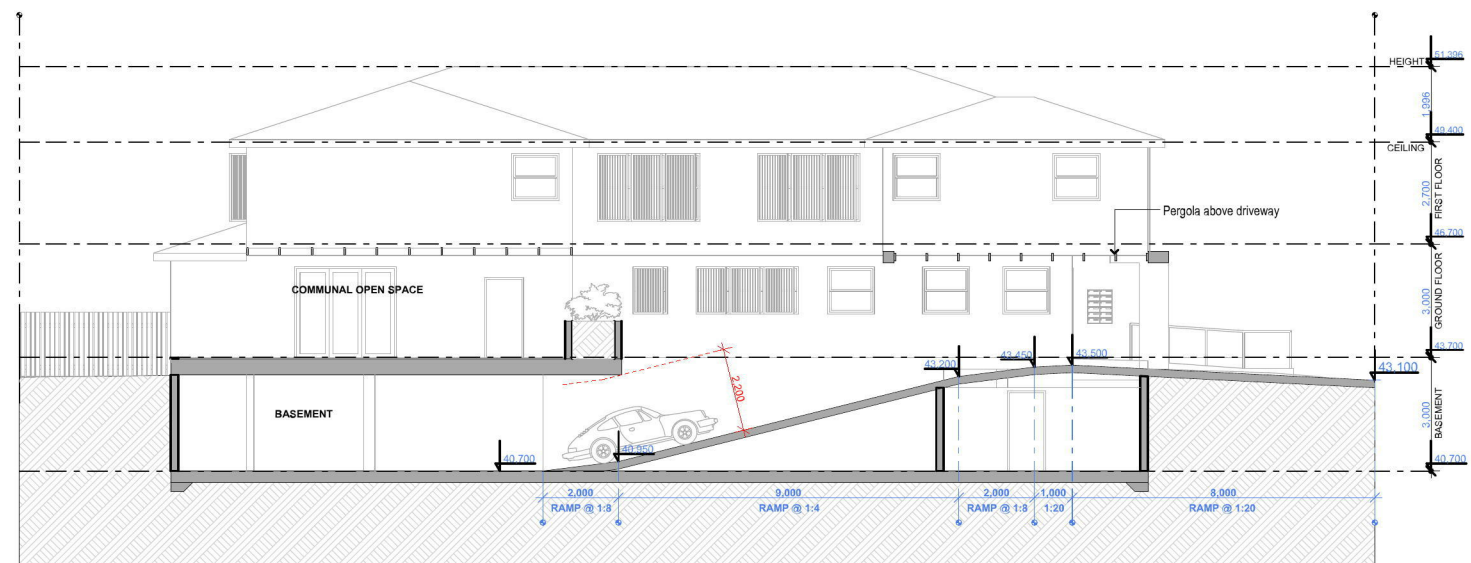
## EAST ELEVATION

1:200



## WEST ELEVATION

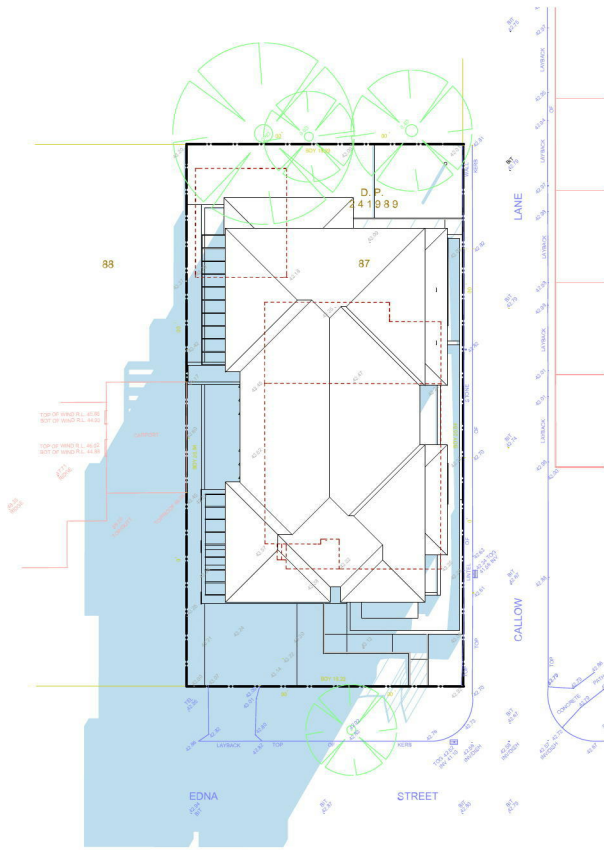
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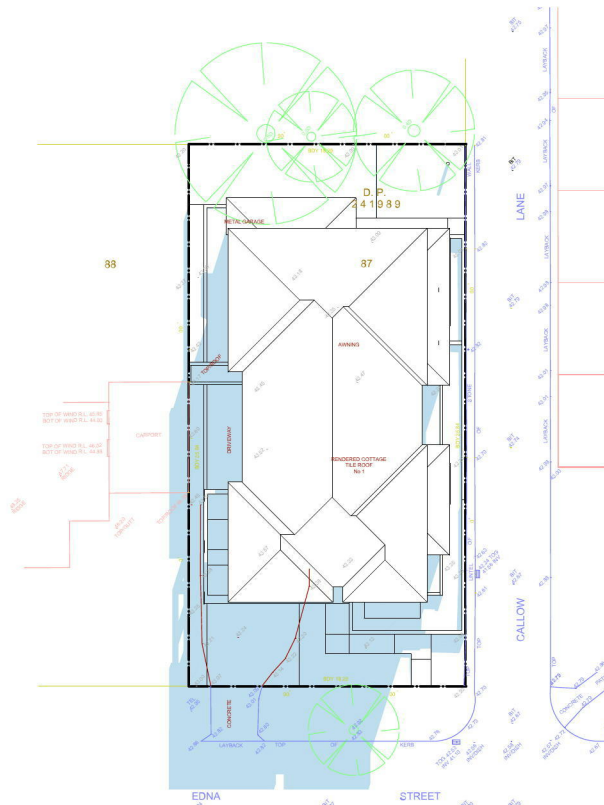
## SECTION C

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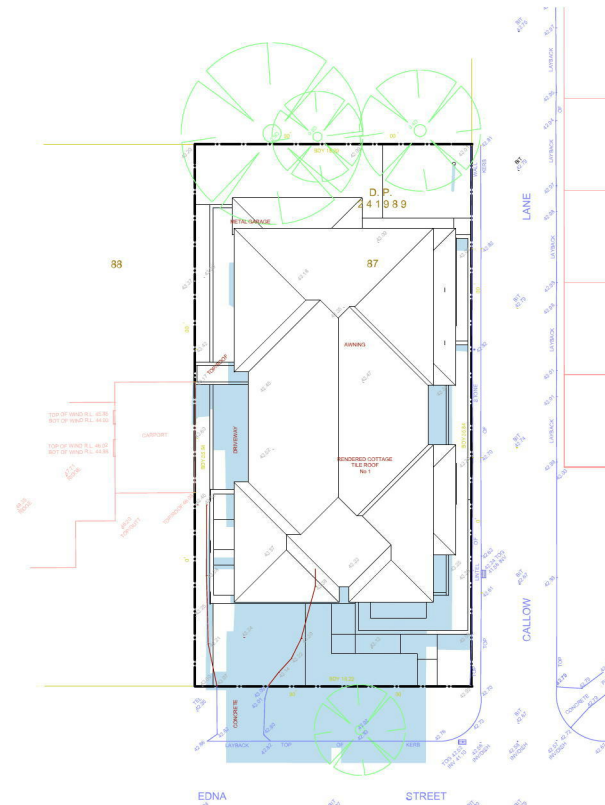




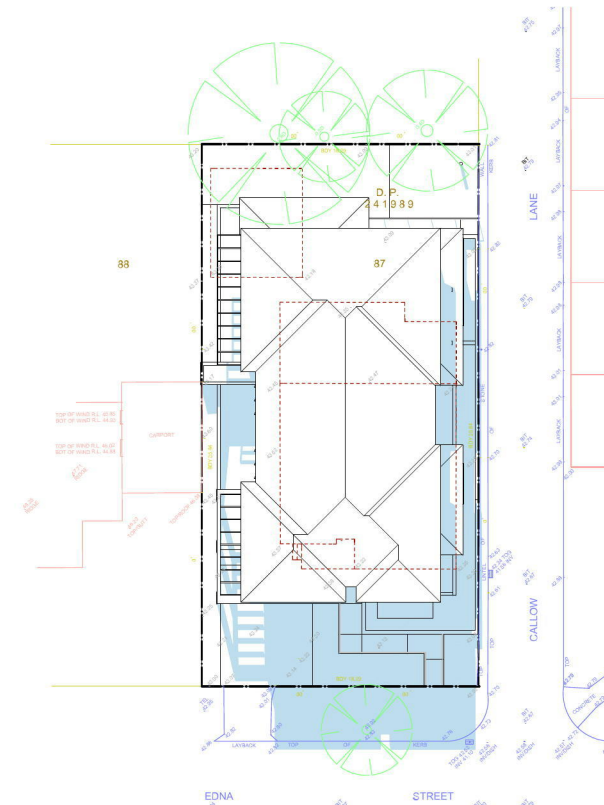
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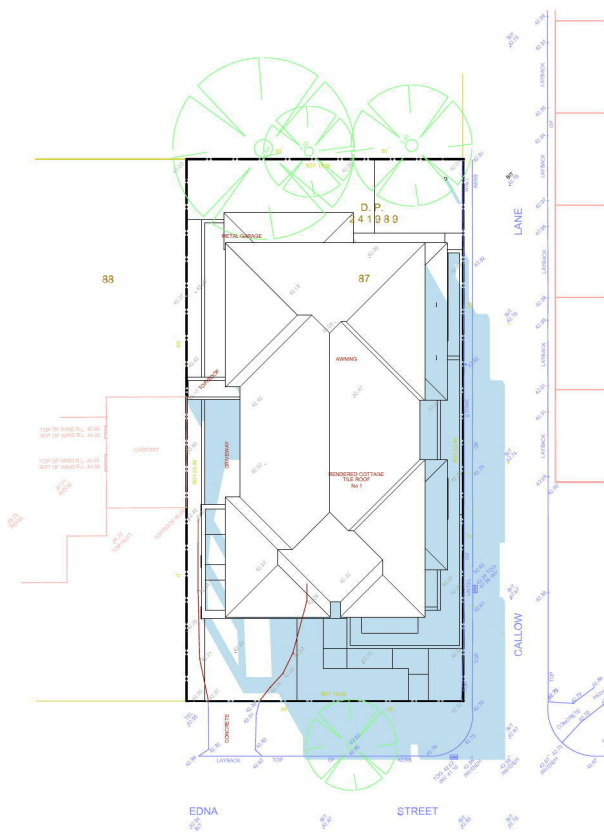
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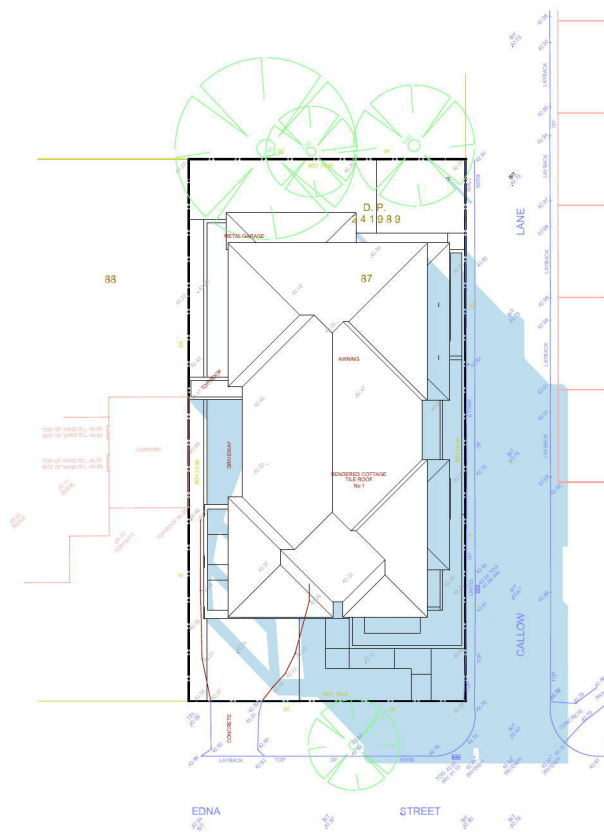
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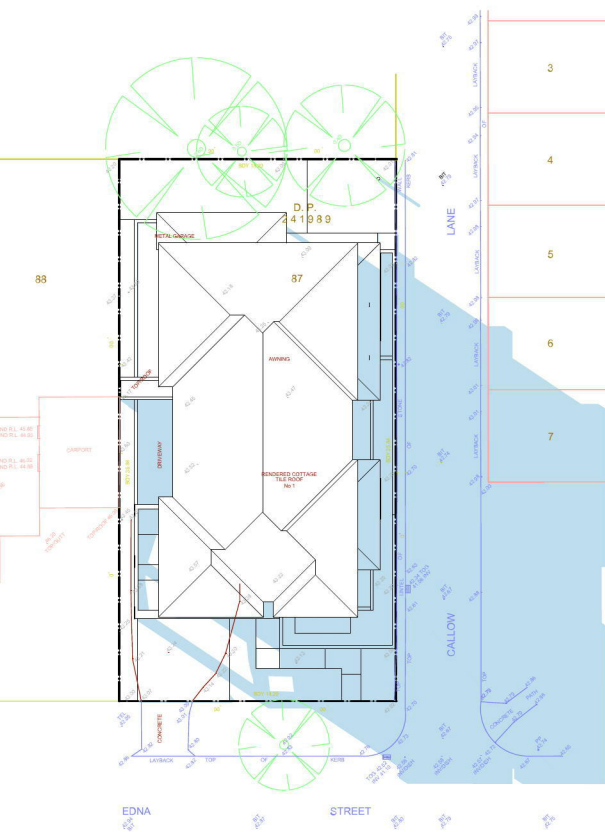
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Jun-21-2pm  
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Jun-21-3pm  
1:500

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project

**PROPOSED NEW GENERATION  
BOARDING HOUSE  
@ 1 EDNA ST KINGSWOOD**

client

**MR ELIE ELIAS**

drawn:

E.K.

scale:

as shown

checked:

J.E.

date:

MAY18

scale:

as shown

ref:

2018-140

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VIEW FROM CORNER



COMMUNAL AREA



SOUTH SIDE VIEW



VIEW FROM LANE

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project PROPOSED NEW GENERATION

BOARDING HOUSE  
@ 1 EDNA ST KINGSWOOD

client MR ELIE ELIAS

drawn: E.K.

checked: J.E.

scale: as shown

date: MAY18

scale: as shown

ref: 2018-140

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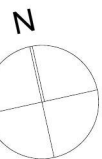
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# PROPOSED NEW GENERATION BOARDING HOUSE AT 1 EDNA ST KINGSWOOD, MATERIAL AND FINISHES



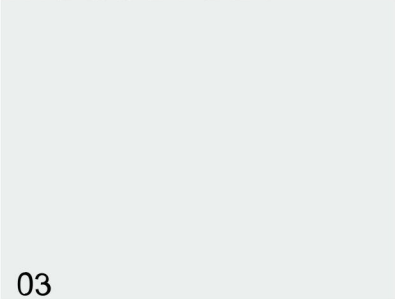
EXTERNAL BRICK WALLS  
FACE BRICK - BORAL VOLCANIC OR SIMILAR



EXTERNAL RENDER 01  
CEMENT RENDER - DULUX RAKU



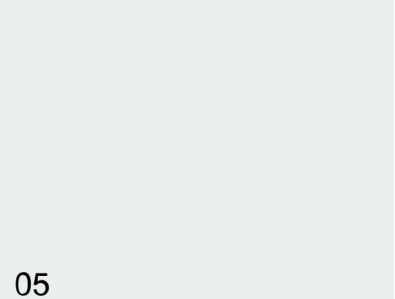
EXTERNAL RENDER 02  
PAINTED - DULUX WHITE ON WHITE



EXTERNAL CLADDING  
TIMBER FINISH OR SIMILAR



FASCIA & SOFFIT  
PAINTED - DULUX WHITE ON WHITE



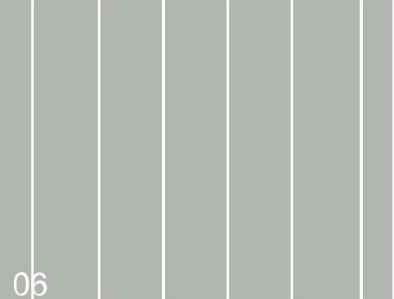
PLANTER BOXES  
STONE FINISH OR SIMILAR



DOORS & WINDOWS  
ALUMINIUM - COLORBOND RAKU



ROOF MATERIAL  
METAL SHEETING - COLORBOND SHALE GREY OR SIMILAR



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project	PROPOSED NEW GENERATION BOARDING HOUSE @ 1 EDNA ST KINGSWOOD	client	MR ELIE ELIAS	drawn:	E.K.	checked:	J.E.	scale:	as shown	ref:	2018-140	Council	PCC
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