

DATA SCHEDULE:

SITE AREA: 634.9m²

TOTAL NUMBER OF ROOMS: 14
(11 SINGLE + 3 DOUBLE ROOMS)
TOTAL NUMBER OF LODGERS: 17

GROUND FLOOR AREA: 212.17m²
FIRST FLOOR AREA: 203.13m²

TOTAL BUILT-UP AREA: 415.30m²

OVERALL LANDSCAPE AREA: 186.76m² (29.41%)

LANDSCAPE AREA (MIN. 2m WIDE): 148.81m² (23.43%)

CAR PARKING CALCULATIONS:

0.2 SPACES/ ROOM IN ACCESSIBLE AREA AND DEVELOPMENT BY OR ON BEHALF OF SOCIAL HOUSING PROVIDER (AS PER SEPP AFFORDABLE RENTAL HOUSING) 2009)

PARKING REQUIRED: 2.8 SPACES
PARKING PROVIDED: 3 SPACES

BICYCLE & MOTORCYCLE PARKING CALCULATIONS:

1 SPACE (FOR EACH) / 5 ROOMS (AS PER SEPP AFFORDABLE RENTAL HOUSING) 2009)

PARKING REQUIRED: 2.8 SPACES (FOR EACH)
PARKING PROVIDED: 3 SPACES (FOR EACH)



PROPOSED BOARDING HOUSE AT 3 EDWARD STREET, KINGSWOOD NSW 2747

AMENDMENTS

Issue	Date	Description	Author
B	05/08/2020	SKETCH ISSUE	AD

GENERAL NOTES:

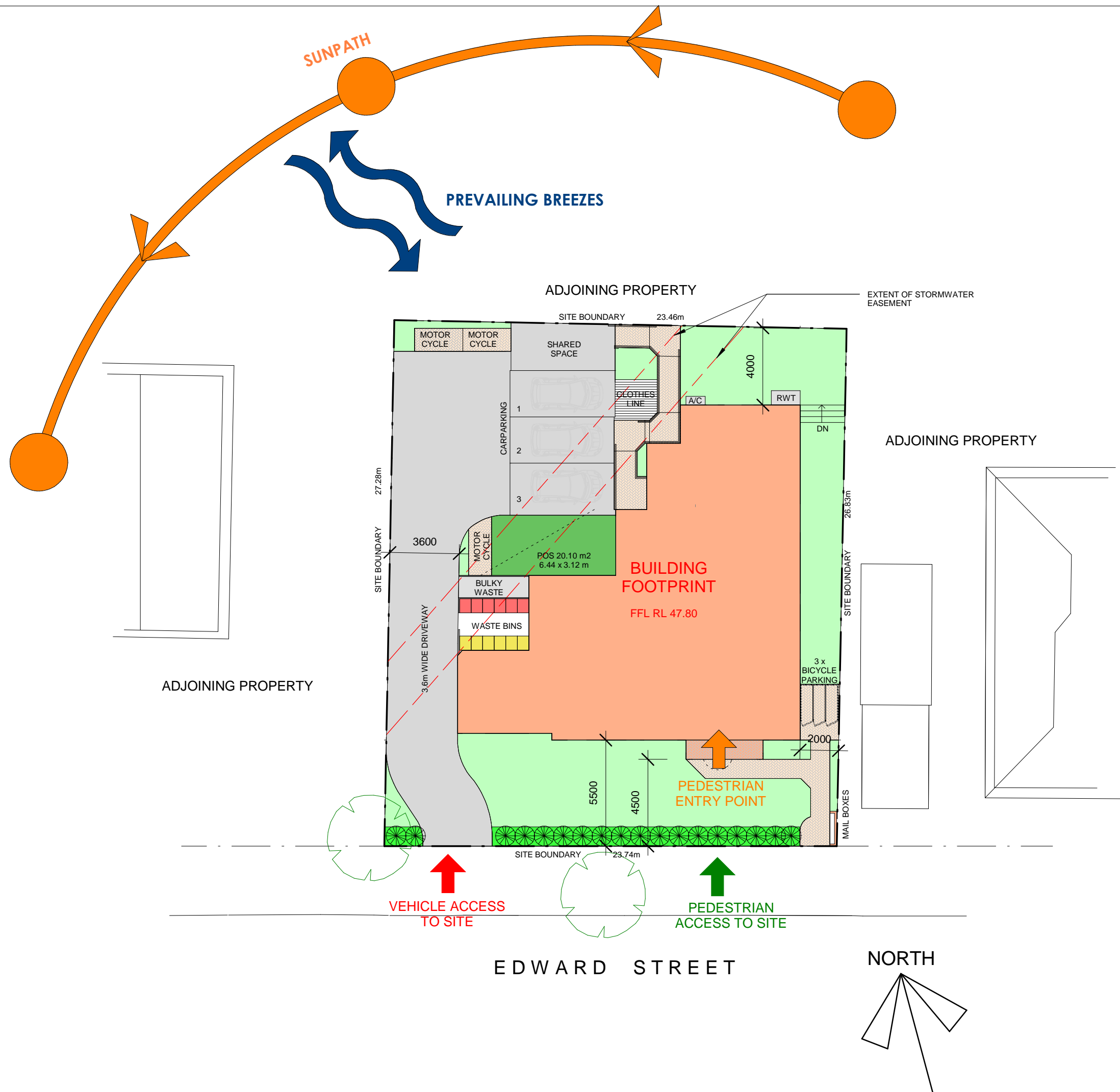
1. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
2. CHECK ALL DIMENSIONS AND LEVEL'S ON SITE BEFORE COMMENCING WORK OR ORDERING MATERIALS.
3. ALL EXISTING GROUND LINES AND TREE LOCATIONS ARE APPROXIMATE, THEREFORE TO BE VERIFIED ON SITE BY BUILDER.
4. ANY DISCREPANCIES TO BE REPORTED TO SIGNATURE PROJECTS BEFORE PROCEEDING.
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DA ISSUE
NOT FOR CONSTRUCTION

PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
**PROPOSED SITE PLAN
AND SITE ANALYSIS**

drawn	check	date	scale
AD	AtK	05/08/20	1:200 @ A3
job no.	drwg no.	issue	
2020-09	SK-01	B	



AMENDMENTS

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K	05/08/20	SKETCH ISSUE	AD

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ACCESSIBILITY NOTES

- AN ACCESSIBLE PATH OF TRAVEL COMPLYING WITH AS1428.1 IS TO BE PROVIDED FROM THE BOUNDARY TO THE FRONT ENTRANCE, WITHIN GROUND FLOOR AND TO ALL COMMON FACILITIES.
- ACCESSIBLE PATH TO HAVE 1000MM CLEAR WIDTH.
- THRESHOLDS TO HAVE 5MM MAX VERTICAL STEP OR HAVE THRESHOLD RAMPS UP TO 56MM MAX.
- ACCESSIBLE ENSUITS AND POWDER ROOM TO HAVE CIRCULATIONS COMPLYING WITH AS1428.1 TO ALL FITTINGS AND DOORS
- ALL DOOR OPENINGS ON GROUND FLOOR AND CIRCULATION TO COMPLY WITH AS1428.1.
- AT LEAST ONE SOU TO BE FULLY ACCESSIBLE

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PROJECT TITLE:
PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747

DRAWING TITLE
GROUND FLOOR PLAN

drawn	check	date	scale
RK/AD	AtK	05/08/20	1:100 @ A3
job no.	dwg no.	issue	
2020-09	SK-02	K	



AMENDMENTS

Issue	Date	Description	Author
H	05/08/2020	SKETCH ISSUE	AD

GENERAL NOTES:

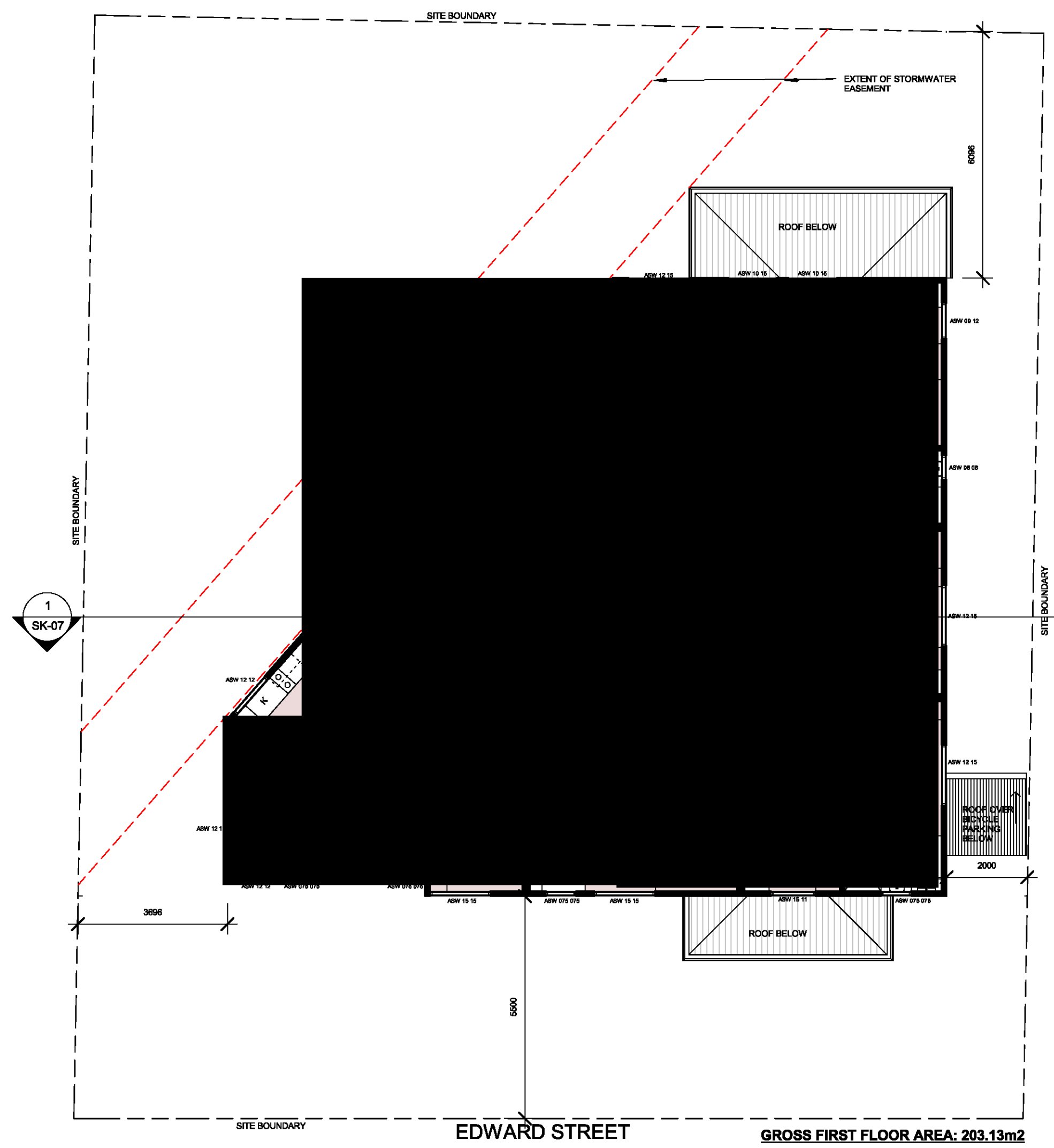
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PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
FIRST FLOOR PLAN

drawn	check	date	scale
AD	AtK	05/08/20	1:100 @ A3
job no.	dwg no.	issue	
2020-09	SK-03	H	



GROSS FIRST FLOOR AREA: 203.13m2

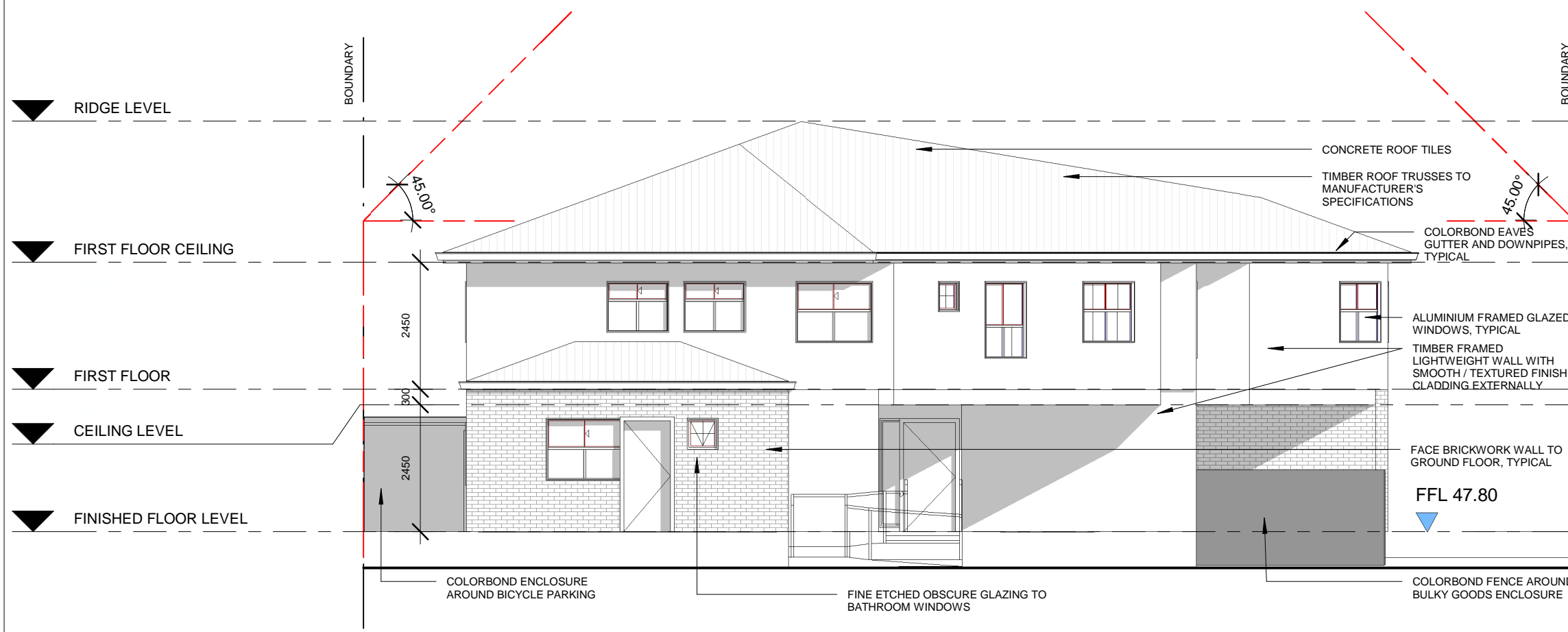
AMENDMENTS

Issue	Date	Description	Author
B	19/06/2020	SKETCH ISSUE	AD

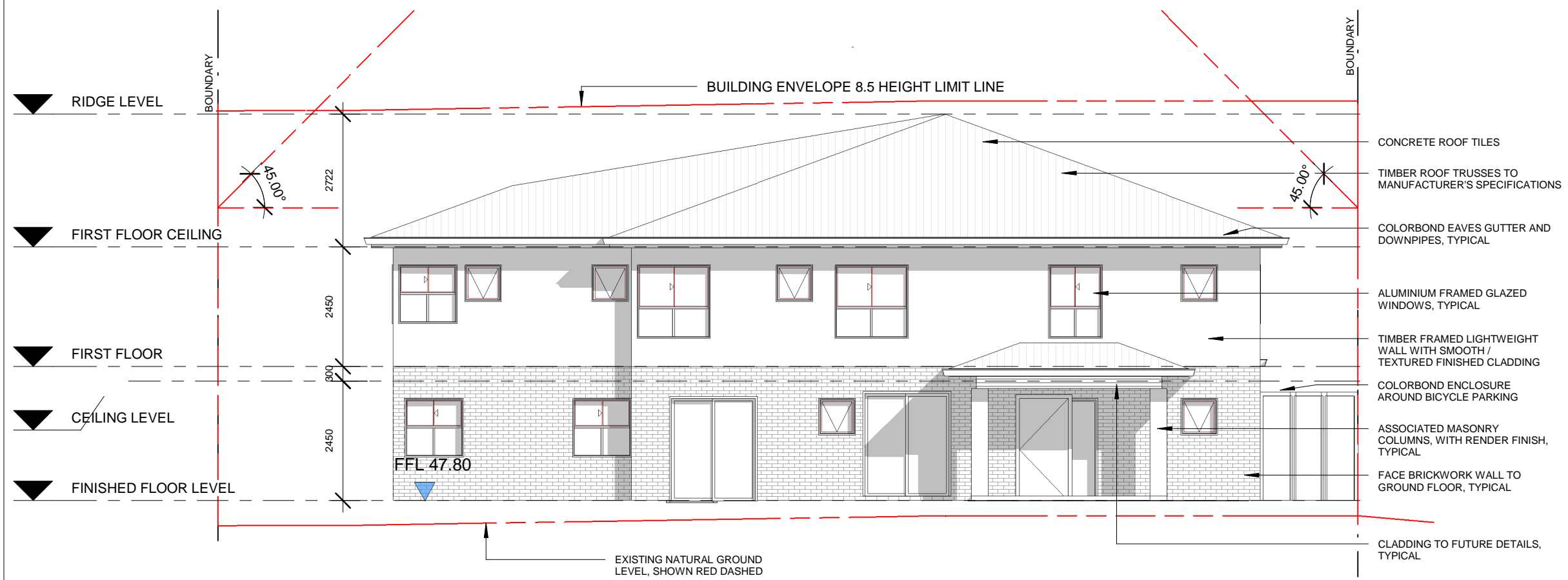
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NORTH ELEVATION



SOUTH ELEVATION

PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
BUILDING ELEVATION

drawn	check	date	scale
AD	AtK	19/06/20	1:100 @ A3
job no.	dwg no.	issue	
2020-09	SK-04	B	

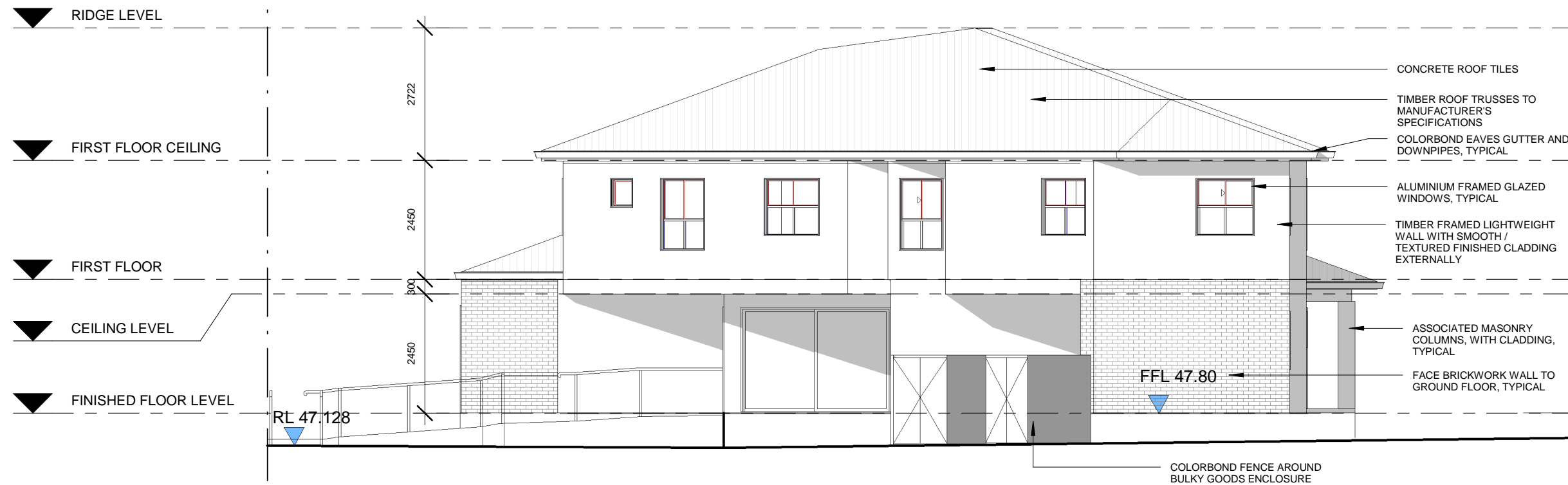
AMENDMENTS

Issue	Date	Description	Author
B	19/06/2020	SKETCH ISSUE	AD

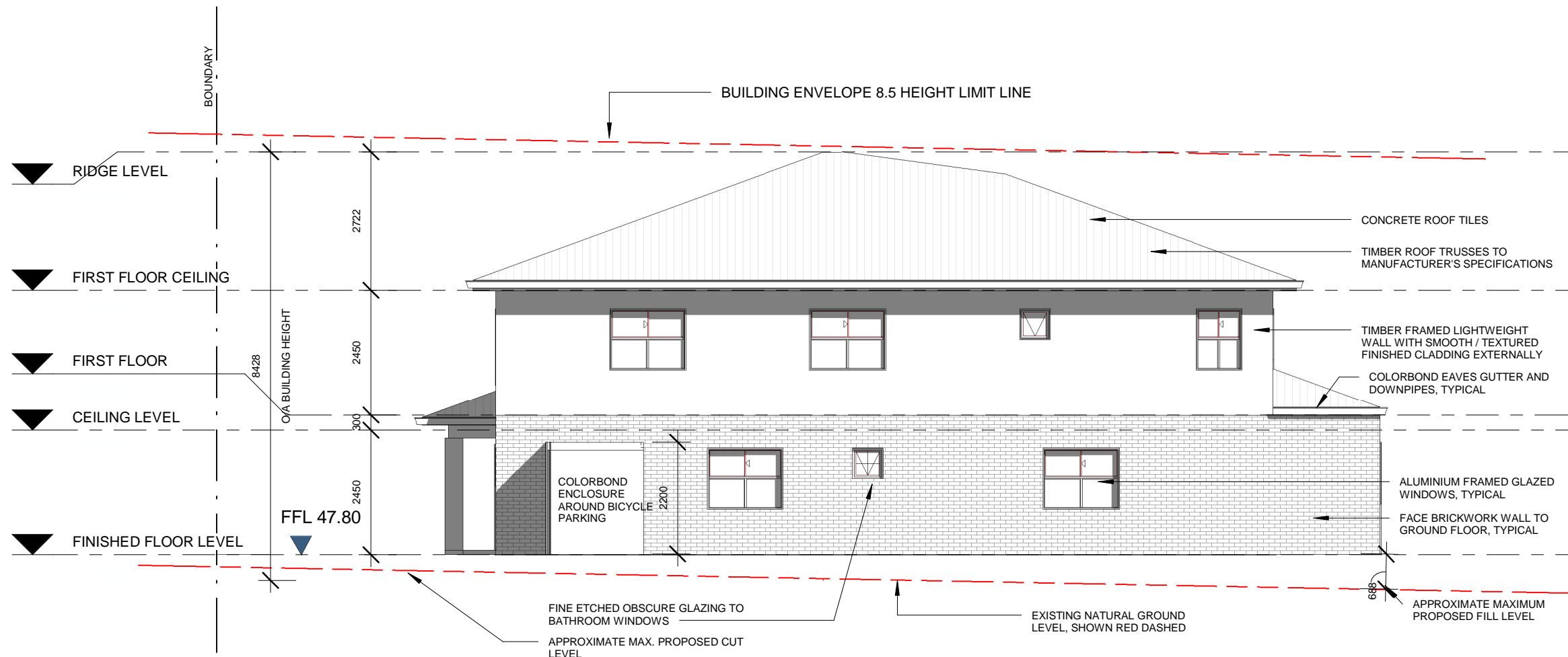
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WEST ELEVATION



EAST ELEVATION

PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
BUILDING ELEVATION 2

drawn	check	date	scale
AD	AtK	19/06/20	1:100 @ A3

job no.	drwg no.	issue
2020-09	SK-04B	B

AMENDMENTS

Issue	Date	Description	Author
C	05/08/2020	SKETCH ISSUE	AD

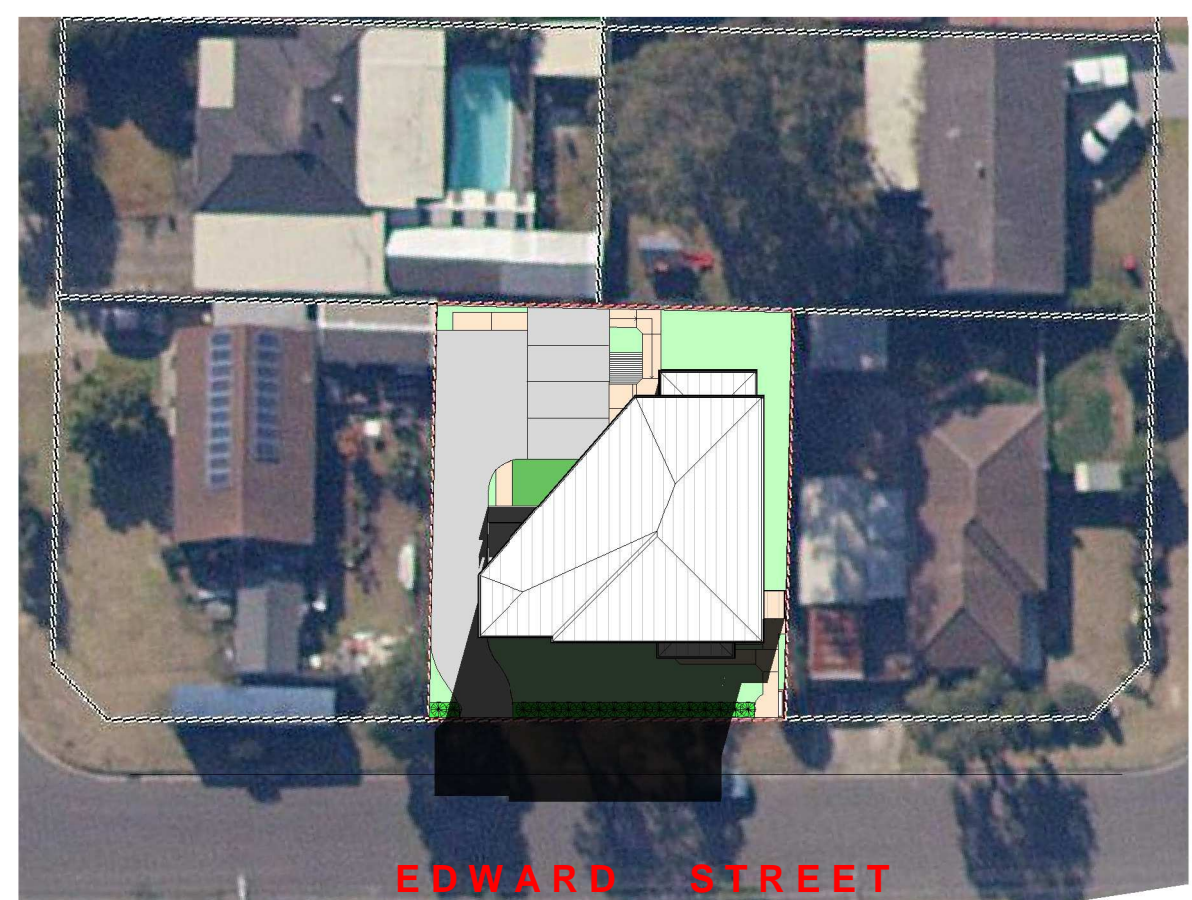
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9 A.M. ON 21 JUNE



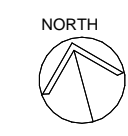
10 A.M. ON 21 JUNE



11 A.M. ON 21 JUNE



12 P.M. ON 21 JUNE



PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
SHADOW DIAGRAMS 1 PLAN

drawn	check	date	scale
AD	AtK	05/08/20	N.T.S.
job no.	drwg no.	issue	
2020-09	SK-05	C	

AMENDMENTS

Issue	Date	Description	Author
C	05/08/2020	SKETCH ISSUE	AD

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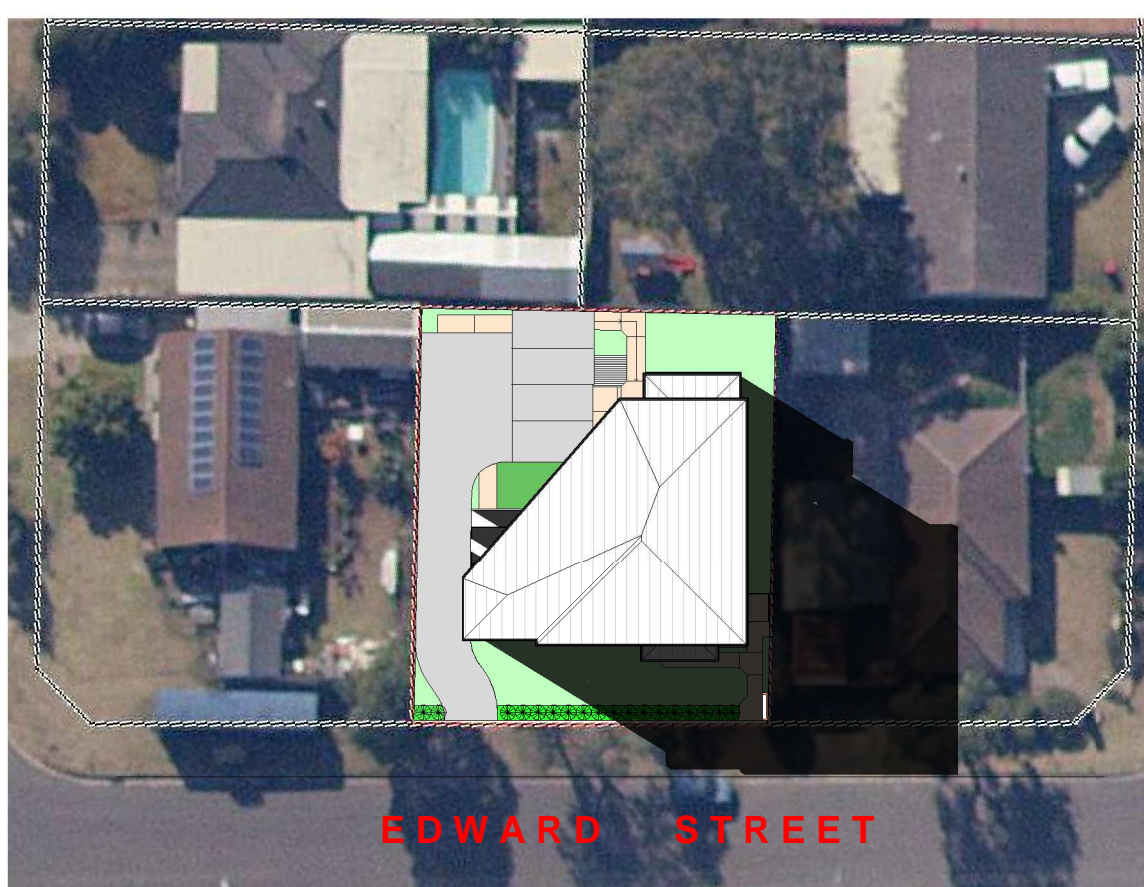
**DA ISSUE
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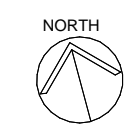
1 P.M. ON 21 JUNE



2 P.M. ON 21 JUNE



3 P.M. ON 21 JUNE



PROJECT TITLE:
PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747

DRAWING TITLE
SHADOW DIAGRAMS 2 PLAN

drawn	check	date	scale
AD	AtK	05/08/20	N.T.S.
job no.	drwg no.	issue	
2020-09	SK-06	C	

AMENDMENTS

Issue	Date	Description	Author
B	05/08/2020	SKETCH ISSUE	AD

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SECTION 1

PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

DRAWING TITLE
BUILDING SECTION

drawn	check	date	scale
AD	AtK	05/08/20	1:100 @ A3
job no.	drwg no.	issue	
2020-09	SK-07	B	

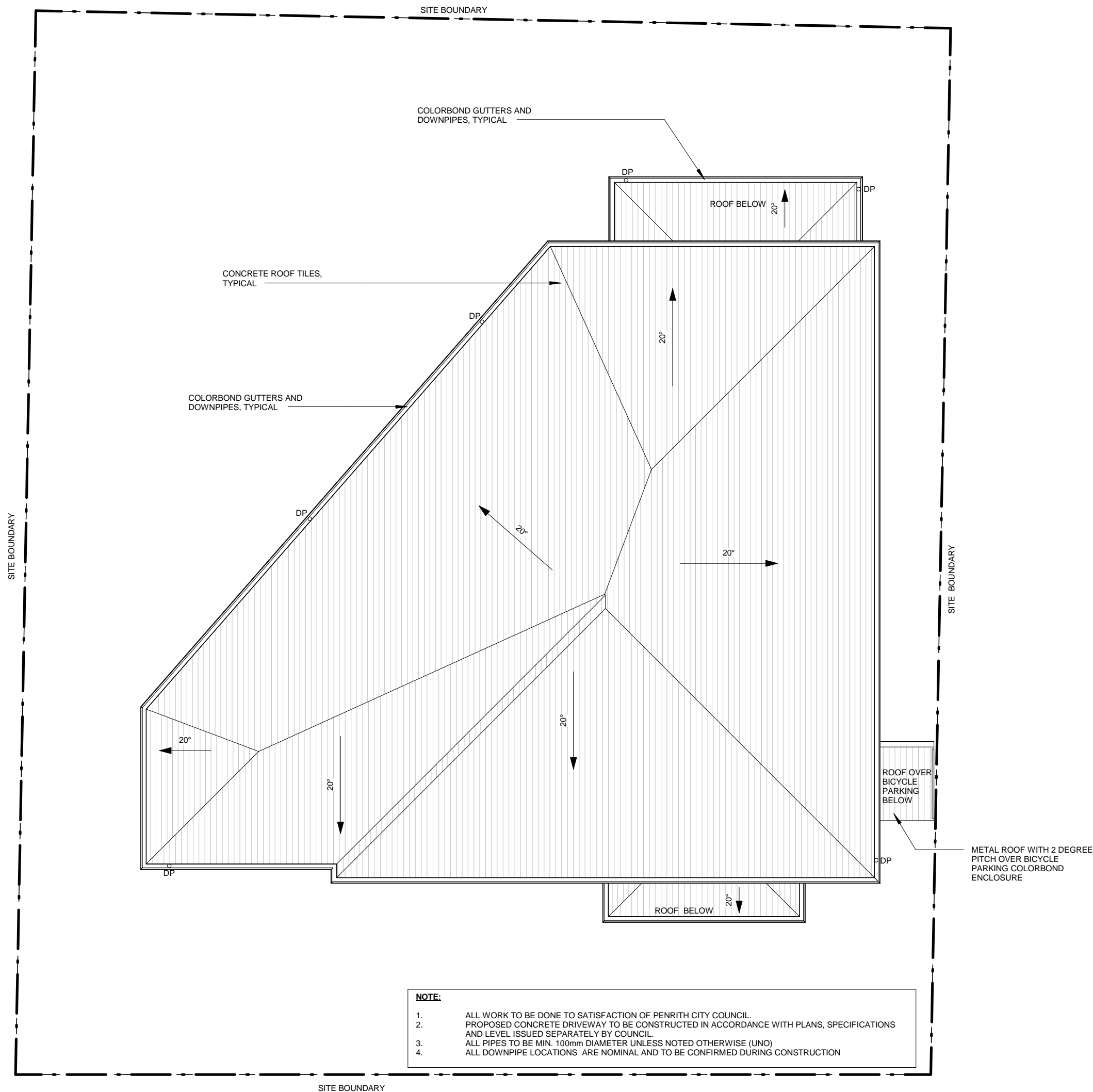
AMENDMENTS

Issue	Date	Description	Author
C	05/08/2020	SKETCH ISSUE	AD

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NOTE:

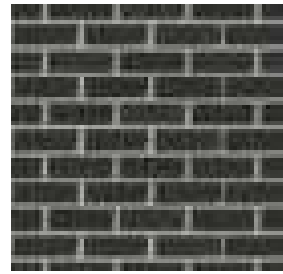
1. ALL WORK TO BE DONE TO SATISFACTION OF PENRITH CITY COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATIONS AND LEVEL ISSUED SEPARATELY BY COUNCIL.
3. ALL PIPES TO BE MIN. 100mm DIAMETER UNLESS NOTED OTHERWISE (UNO)
4. ALL DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION

PROJECT TITLE:
**PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747**

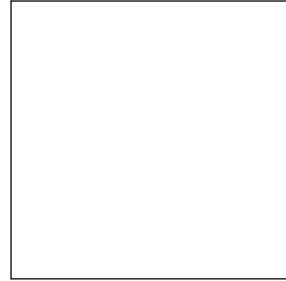
DRAWING TITLE
PROPOSED ROOF PLAN

drawn	check	date	scale
AD	AtK	05/08/20	1:100 @ A3
job no.	drwg no.	issue	
2020-09	SK-08	C	

LEGEND:



BRICK VENEER WALLS



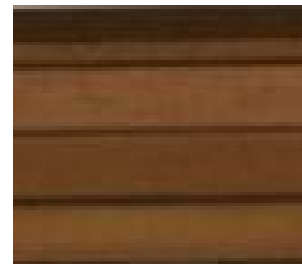
SMOOTH / TEXTURED FINISH TO COLUMN & SLAB



SMOOTH / TEXTURED FINISH TO CLADDING TO FIRST FLOOR WALLS



WINDOW FRAMES AND CLEAR GLASS



TIMBER FEATURE CLADDING



FROSTED GLASS TO ALL ENSUITE WINDOWS



CONCRETE ROOF TILES



ALL EXTERNAL DOORS WITH HORIZONTAL CLEAR GLASS PANES

THESE COLOURS AND FINISHES ARE NOMINAL ONLY, DEPENDING ON AVAILABILITY CAN BE REPLACED WITH SIMILAR PRODUCTS

AMENDMENTS

Issue	Date	Description	Author
G	19/06/2020	SKETCH ISSUE	AD

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PROJECT TITLE:
PROPOSED BOARDING HOUSE
AT 3 EDWARD STREET,
KINGSWOOD, NSW 2747

DRAWING TITLE
MATERIALS AND FINISHES
SCHEDULE

drawn	check	date	scale
AD	AtK	19/06/20	-
job no.	drwg no.	issue	
2020-09	SK-09	A	