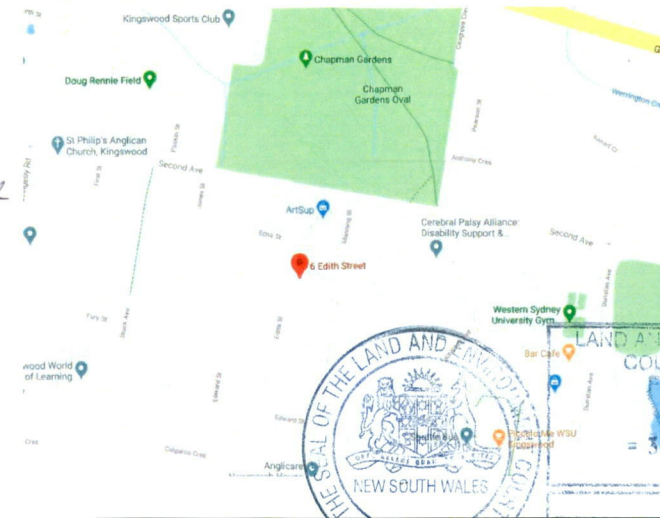


PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD FOR LIQUID GOLD 888 DEVELOPMENT APPROVAL

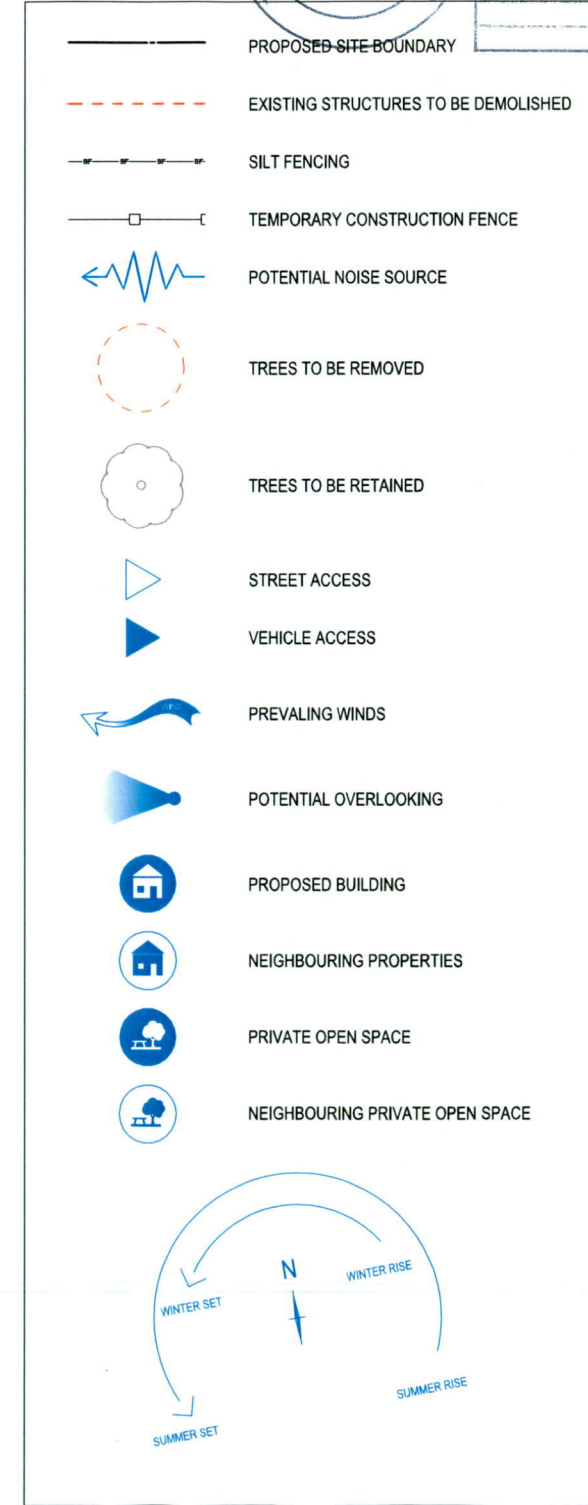
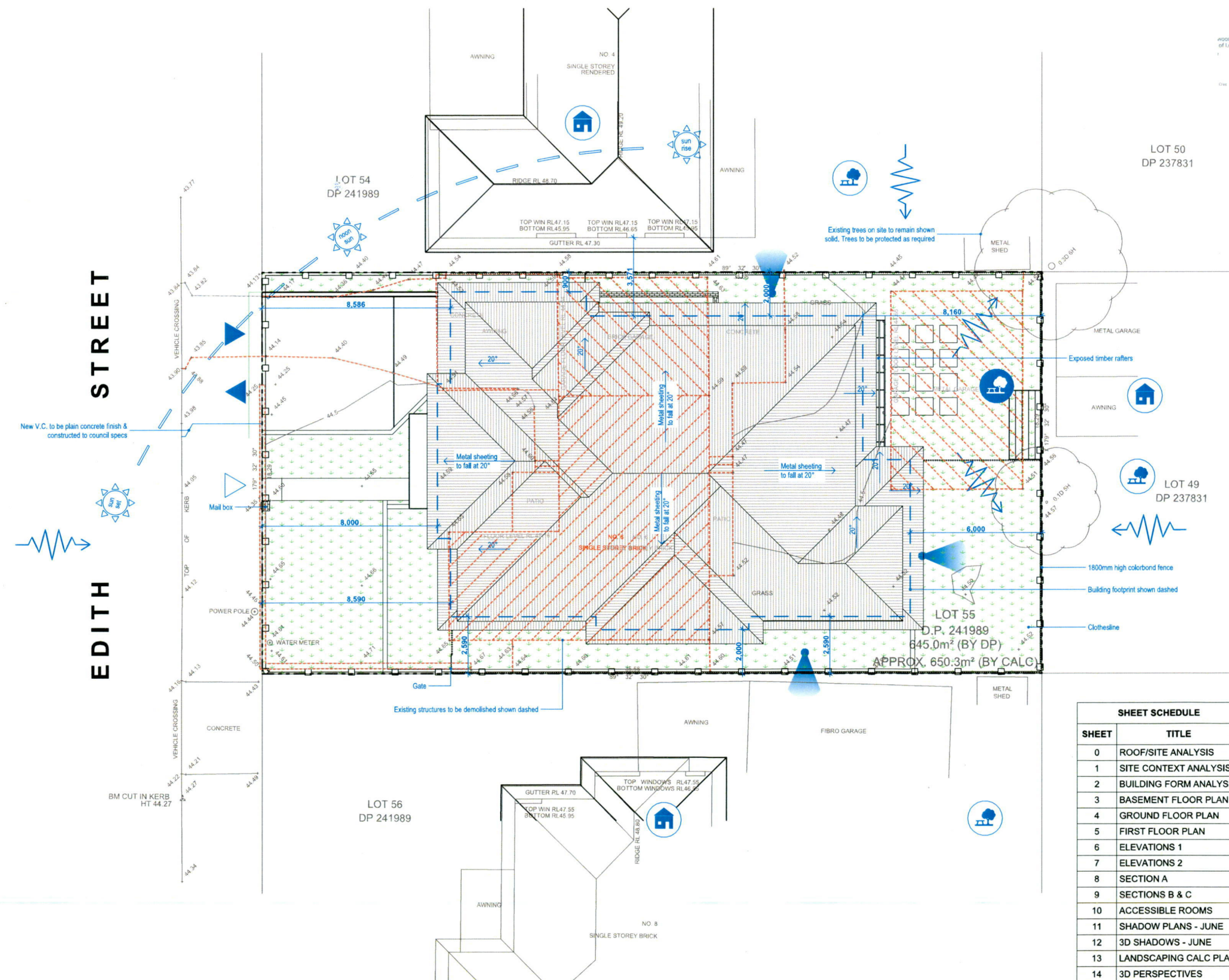
This and the following 17 pages is the annexure marked "A" referred to in the Affidavit of Anthony Boskovitz sworn / affirmed at Edgedcliff this 31st day of July 2020 before me

Solicitor / Katherine Boskovitz Tiffany Stolarik

LOCATION MAP



Issue K:	30/07/2020
Issue J:	02/06/2020
Issue I:	07/04/2020
Issue H:	19/03/2020
Issue G:	06/03/2020
Issue F:	27/02/2020
Issue E:	02/06/2020
Issue D:	02/06/2020
Issue C:	02/06/2020
Issue B:	02/06/2020
Issue A:	02/06/2020



SHEET	TITLE
0	ROOF/SITE ANALYSIS
1	SITE CONTEXT ANALYSIS
2	BUILDING FORM ANALYSIS
3	BASEMENT FLOOR PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS 1
7	ELEVATIONS 2
8	SECTION A
9	SECTIONS B & C
10	ACCESSIBLE ROOMS
11	SHADOW PLANS - JUNE
12	3D SHADOWS - JUNE
13	LANDSCAPING CALC PLAN
14	3D PERSPECTIVES
15	3D PERSPECTIVES
16	3D PERSPECTIVES
17	MATERIALS & FINISHES

ROOF/SITE ANALYSIS PLAN

1:200
Document Set ID: 9249790
Version: 1, Version Date: 12/08/2020

drawing: ROOF/SITE ANALYSIS
project: PROPOSED BOARDING HOUSE DEVELOPMENT
@ 6 EDITH STREET KINGSWOOD
client: LIQUID GOLD 888
drawn: E.K.
checked: J.E.
scale: as shown
date: JULY20
sheet size: A3
ref: 2020-110
Council
HCC

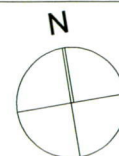
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SITE CONTEXT ANALYSIS

1:5000



LANDMARKS

- Western Sydney University, Penrith
- Chapman Gardens
- Kingswood Train Station
- Bus Stop

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

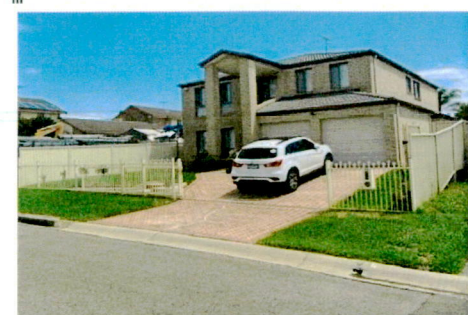
- 8.5m Max Height of Building
- DA for Boarding House



Boarding house at 10 Manning Street, Kingswood



Townhouses at 28 Edward Street, Kingswood



Two storey dwelling at 32 Edward Street, Kingswood



Rear of townhouses at 76 Jones Street, Kingswood



Townhouses at 26 Edward Street, Kingswood



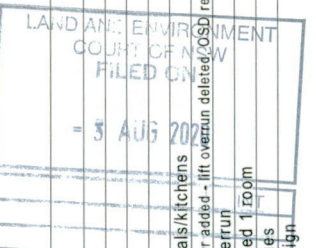
Boarding house at 2 Edward Street, Kingswood



Boarding house at 42 Manning Street, Kingswood



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Issue F:	27/02/2020

F1

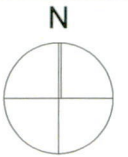
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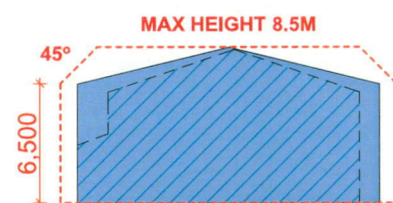
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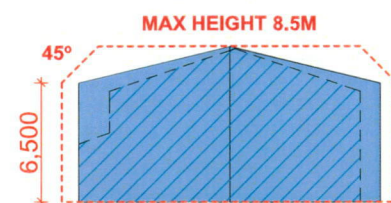




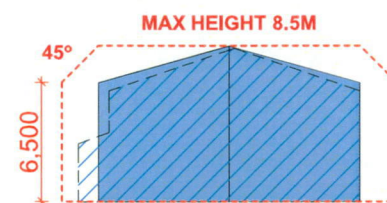
WEST STREETSCAPE
1:200



**SINGLE DWELLING
BUILDING ENVELOPE**



**DUPLEX
BUILDING ENVELOPE**

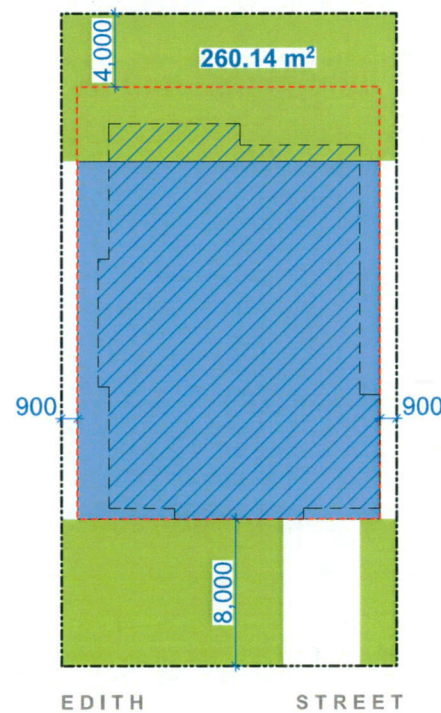


**MULTI-DWELLING
BUILDING ENVELOPE**

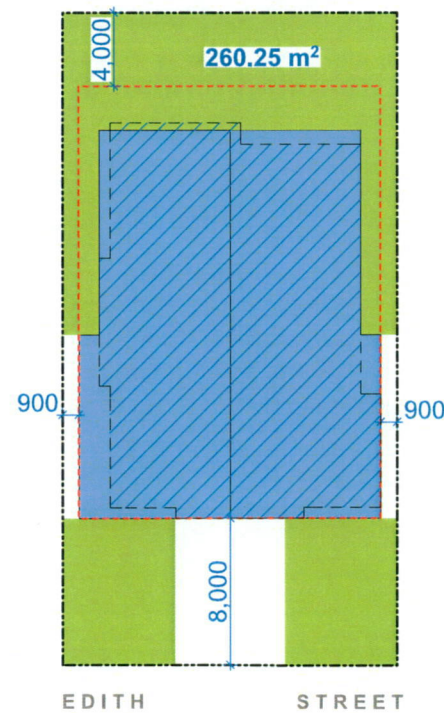


**PROPOSED BOARDING HOUSE
BUILDING ENVELOPE**

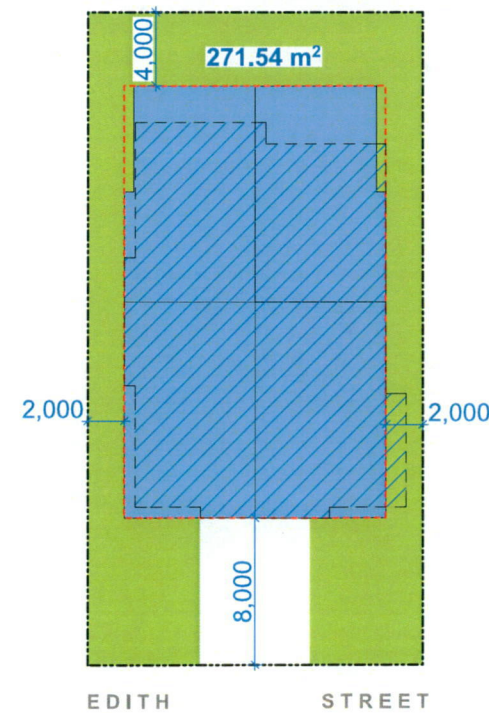
**SECTION/
ELEVATION**



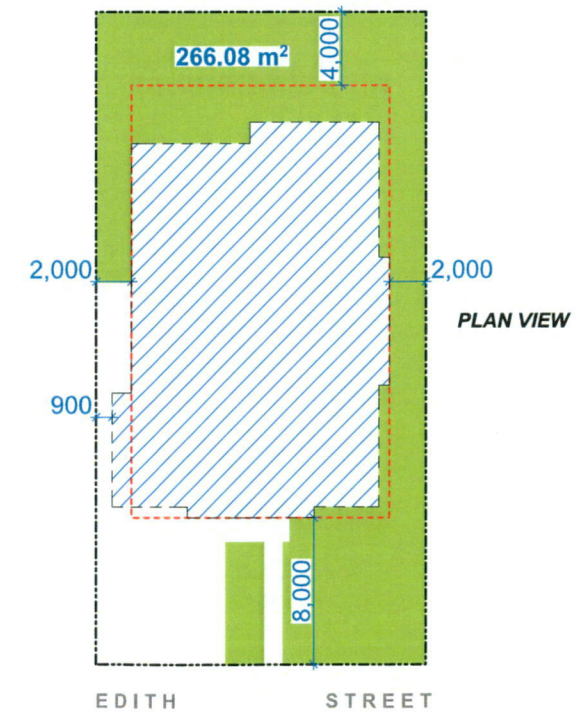
LEGEND:
40% LANDSCAPING



BUILDING ENVELOPE



POTENTIAL BUILDING FORM



OUTLINE OF PROPOSED BOARDING HOUSE

PLAN VIEW

BUILDING FORM ANALYSIS
1:400

issue k:	30/07/2020
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drawing:	BUILDING FORM ANALYSIS
project:	PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD
client:	LIQUID GOLD 888
drawn:	E.K.
checked:	J.E.
scale:	as shown
date:	JULY20
sheet size:	A3
ref:	2020-110
Council:	HCC

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AHSEPP - COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	Compliance
Min. Landscape	Landscaping of front setback area compatible with streetscape	Proposed front yard fencing and landscaping compatible with streetscape	YES
Solar Access	Communal living rooms minimum 3 hours direct sunlight 9:00am to 3:00pm mid winter	Common room linked to open courtyard receiving min 3 hrs of direct sunlight	YES
Private Open Space	Min 20m ² ; min dimension 3m	All rooms have access to shared open courtyard and garden 128.23m ² (min dim 3m)	YES
Communal Living room	If boarding Has 5 or more Boarding rooms	12 rooms proposed - 1 Communal Room provided	YES
Parking	0.5 per room / (12*0.5=6)	6	YES
Parking (Motor cycle) / (Bicycle)	Minimum 1 bicycle space and 1 motorcycle space for every 5 boarding rooms (12/5=2.4)	3 - Motorcycles, 3 - Bicycles	YES

LEP/DCP- COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	Compliance
Site Area (m ²) R3	400	645.00	YES
Lot Width	15m	18.29	YES
Street Frontage Setback	Average of immediate neighbours or 5.5m	8m	YES
Side Setback	2m	2m / 0.9m (garage)	YES
Rear Setback	4m for single storey (6m for two storey building component)	6m	YES
Landscapin	40%	40%	YES
Building Height	max 8.5m	8.43m	YES
Solar Access to communal rm	3 hours , Between 9am & 3pm 21 Jun	3 hours	YES

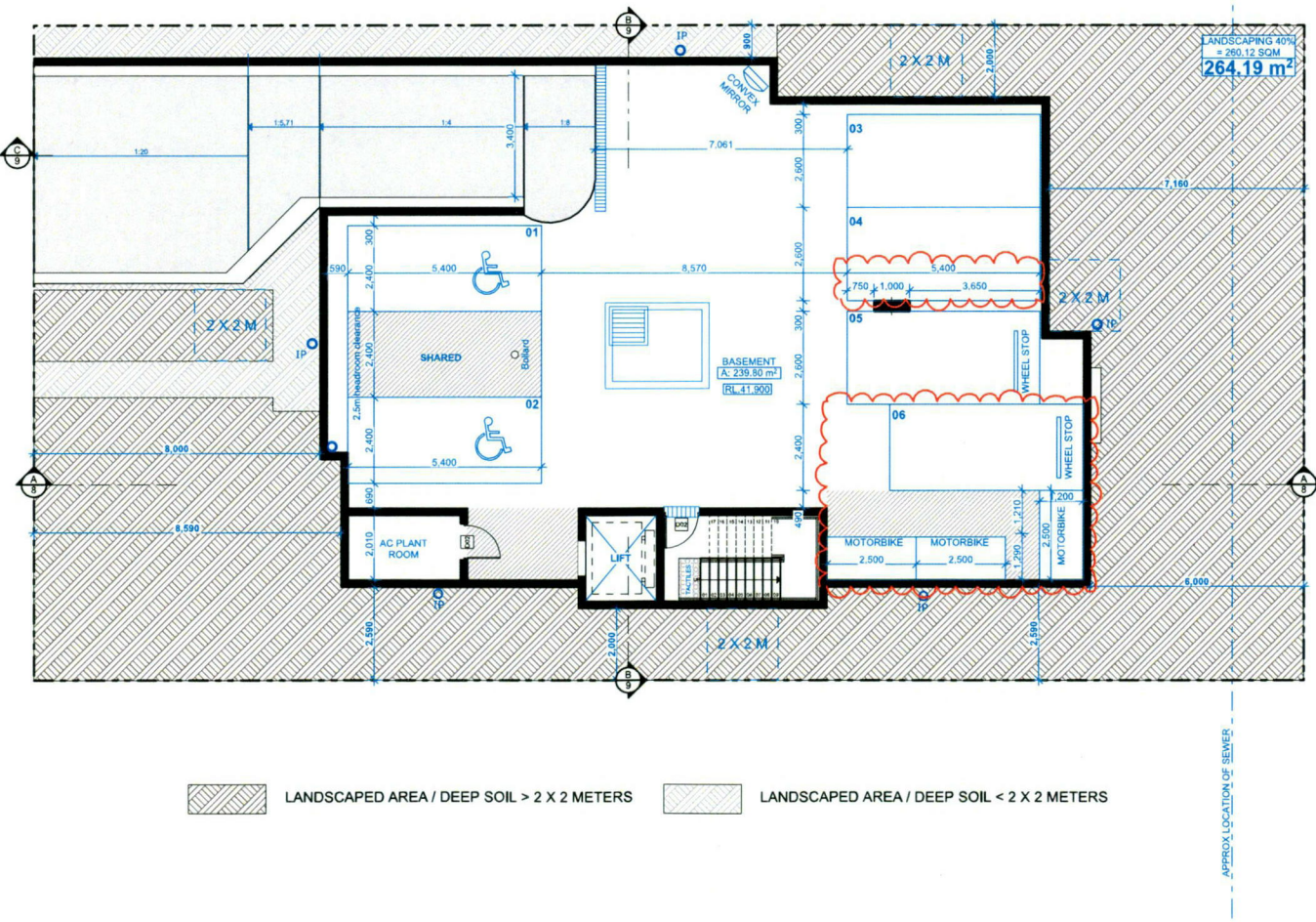
LEVEL	ROOM	1 BED = 12m ² min	2 BED = 16m ² min
GRND	1		22.67
	2	15.73	
	3	15.34	
	4	15.15	
	5	15.73	
FIRST	6	14.91	17.83
	7		
	8	13.91	
	9	13.18	
	10		20.09
	11		20.83
	12		22.93
TOTAL		7	5
TOTAL NUMBER OF LODGERS			17



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issue a:	Redesign



EDITH STREET



LANDSCAPED AREA / DEEP SOIL > 2 X 2 METERS LANDSCAPED AREA / DEEP SOIL < 2 X 2 METERS

BASEMENT FLOOR PLAN
1:200

drawing: **BASEMENT FLOOR PLAN**
project: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
client: **LIQUID GOLD 888**
drawn: E.K. scale: as shown sheet size: A3 Council
checked: J.E. date: JULY20 ref: 2020-110 HCC

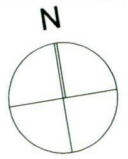
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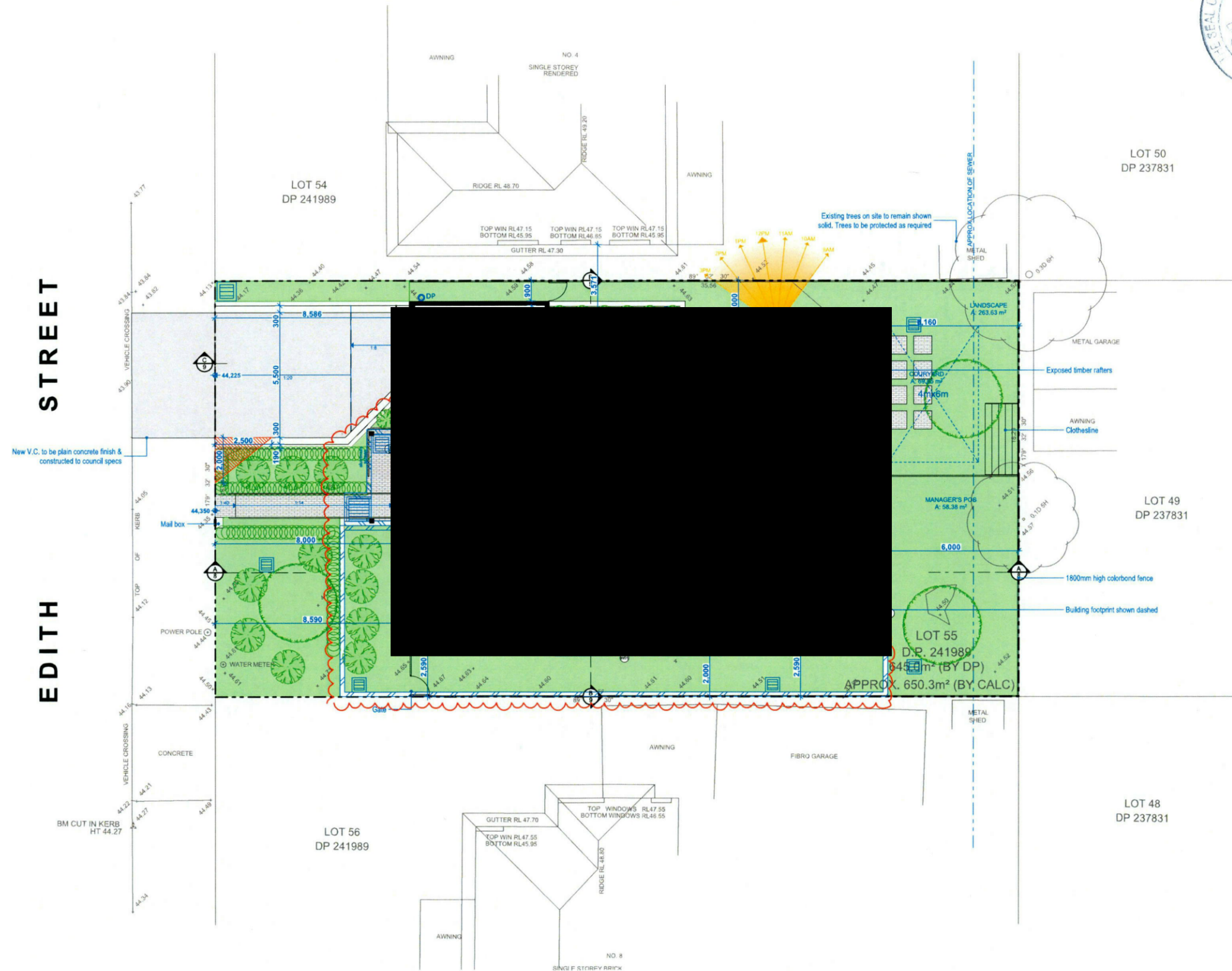
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GROUND FLOOR PLAN

1:200

drawing: GROUND FLOOR PLAN			
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD			
client: LIQUID GOLD 888			
drawn:	E.K.	scale: as shown	sheet size: A3
checked:	J.E.	date: JULY20	ref: 2020-110
			Council HCC

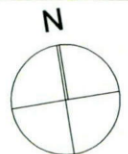
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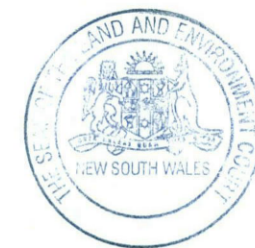
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		07/04/2020
		19/03/2020
		06/03/2020
		27/02/2020

issue k:	Materials/Kitchens
issue j:	Manager added - lift overrun deleted
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issue h:	Reduced 1 room
issue g:	Changes
issue f:	Redesign

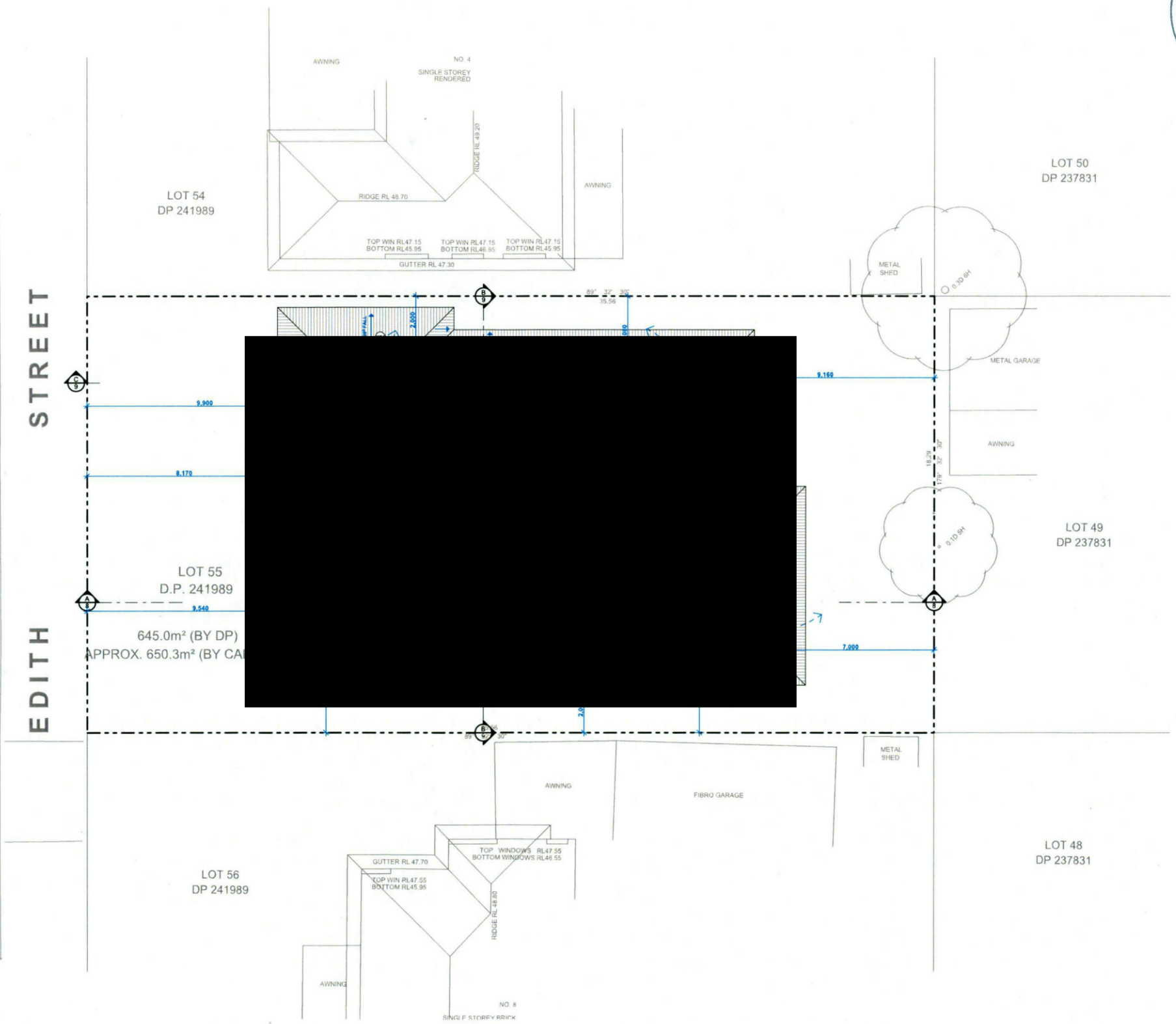
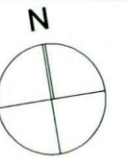
drawing: **FIRST FLOOR PLAN**
 project: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
 client: **LIQUID GOLD 888**
 drawn: E.K.
 checked: J.E.
 scale: as shown
 date: JULY20
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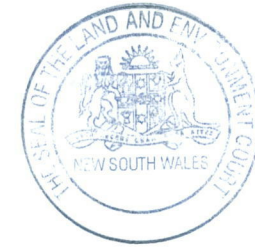


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FIRST FLOOR PLAN
 1:200

CROSS VENTILATION



LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES
FILED ON
= 3 AUG 2020

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issue a:	Changes

ELEVATIONS 1
drawing: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
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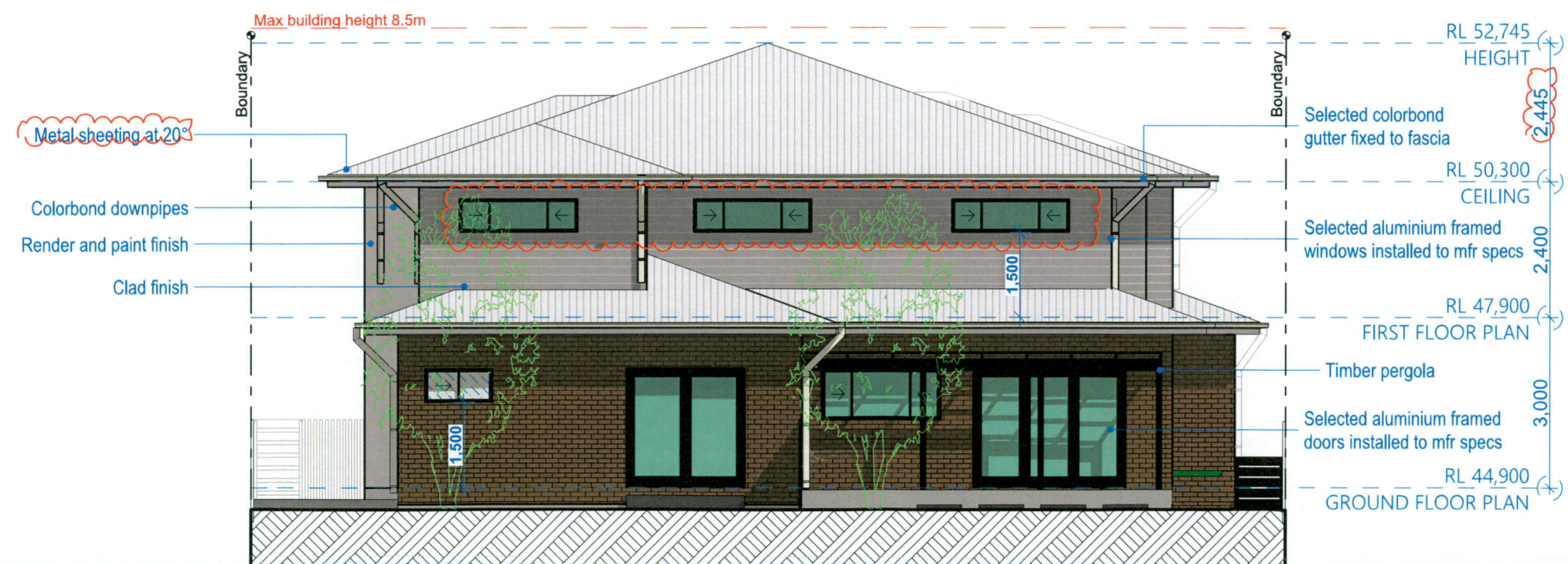


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WEST ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

issue k:	30/07/2020
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issue d:	
issue c:	
issue b:	
issue a:	

drawing:	ELEVATIONS 2
project:	PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD
client:	LIQUID GOLD 888
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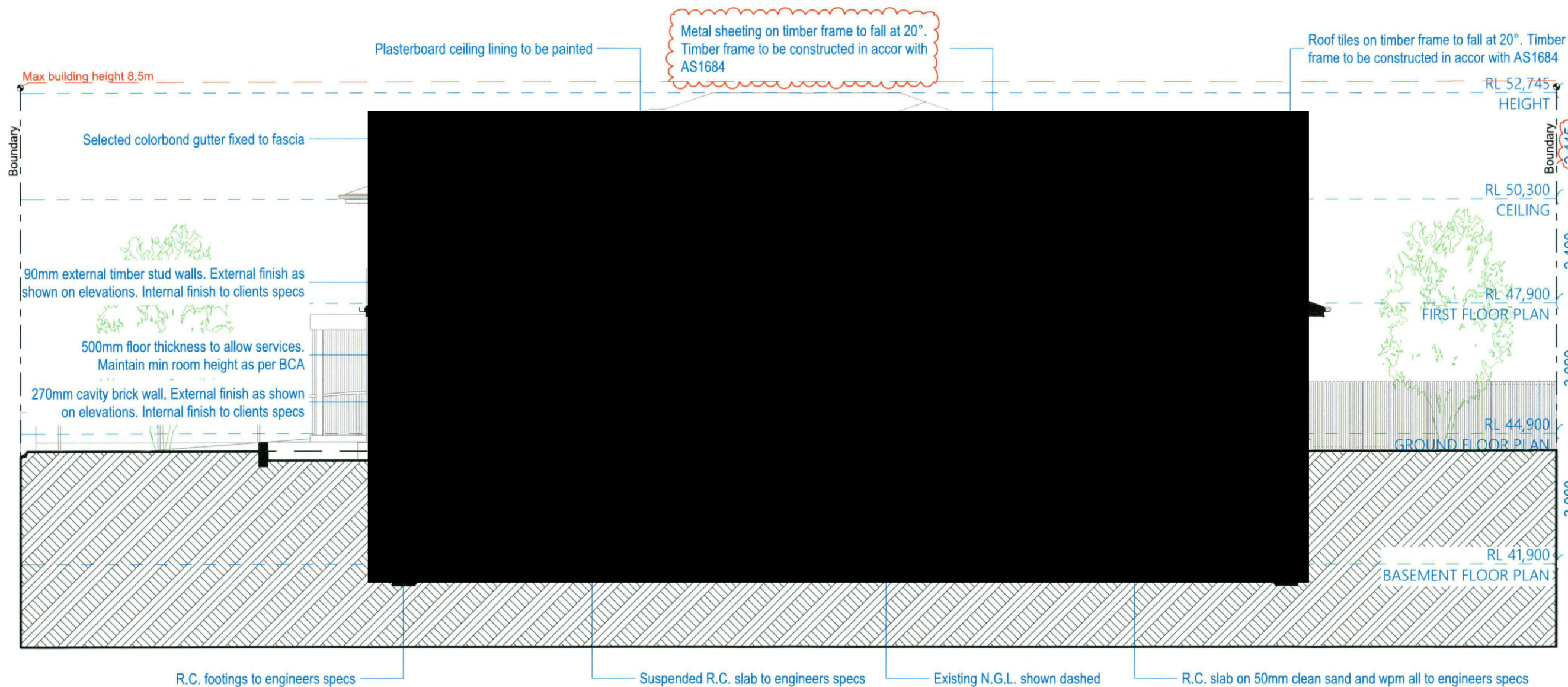
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SECTION A
1:100

drawing: SECTION A
project: PROPOSED BOARDING HOUSE DEVELOPMENT
@ 6 EDITH STREET KINGSWOOD
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drawing:	SECTIONS B & C
project:	PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD
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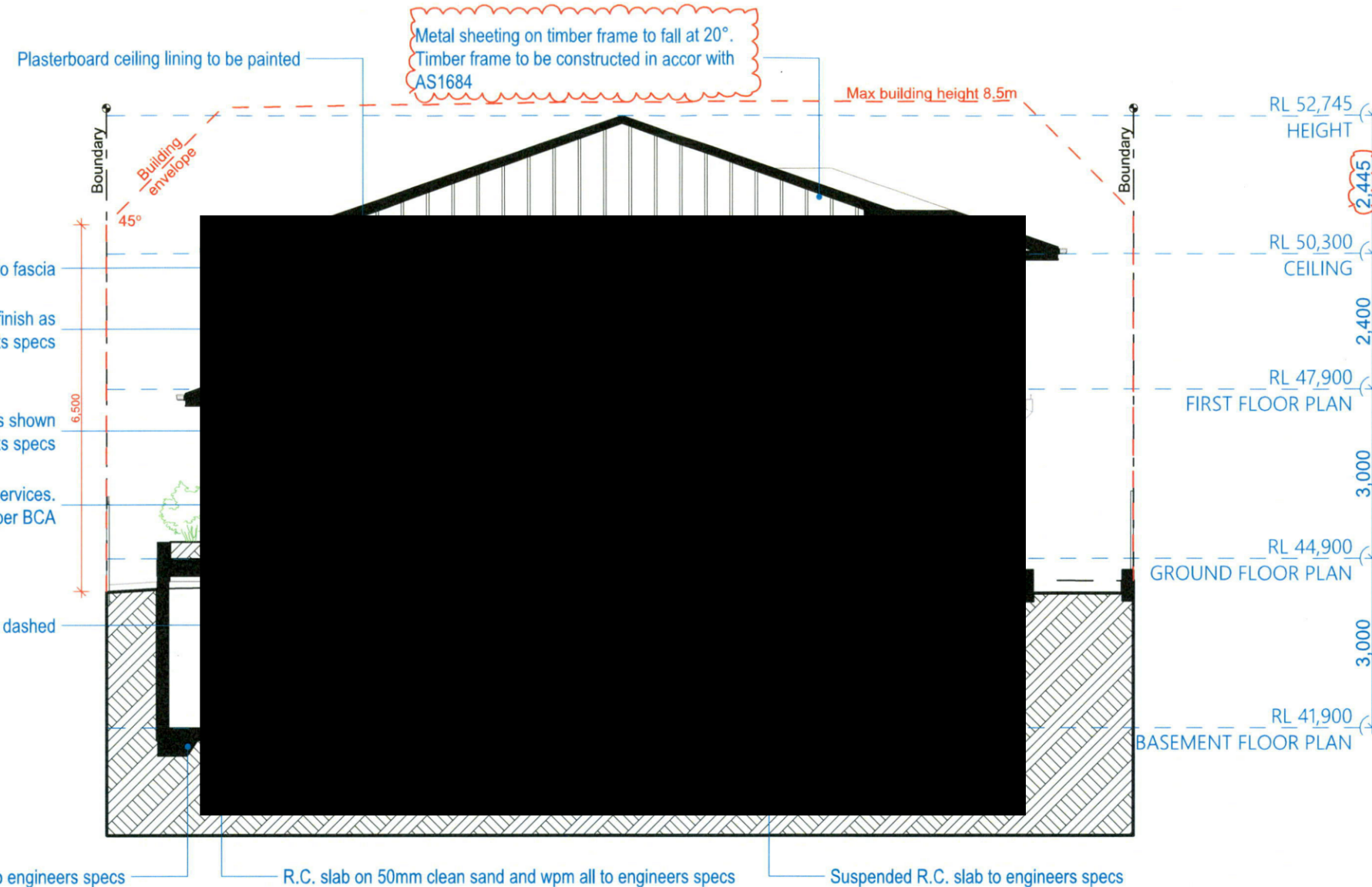
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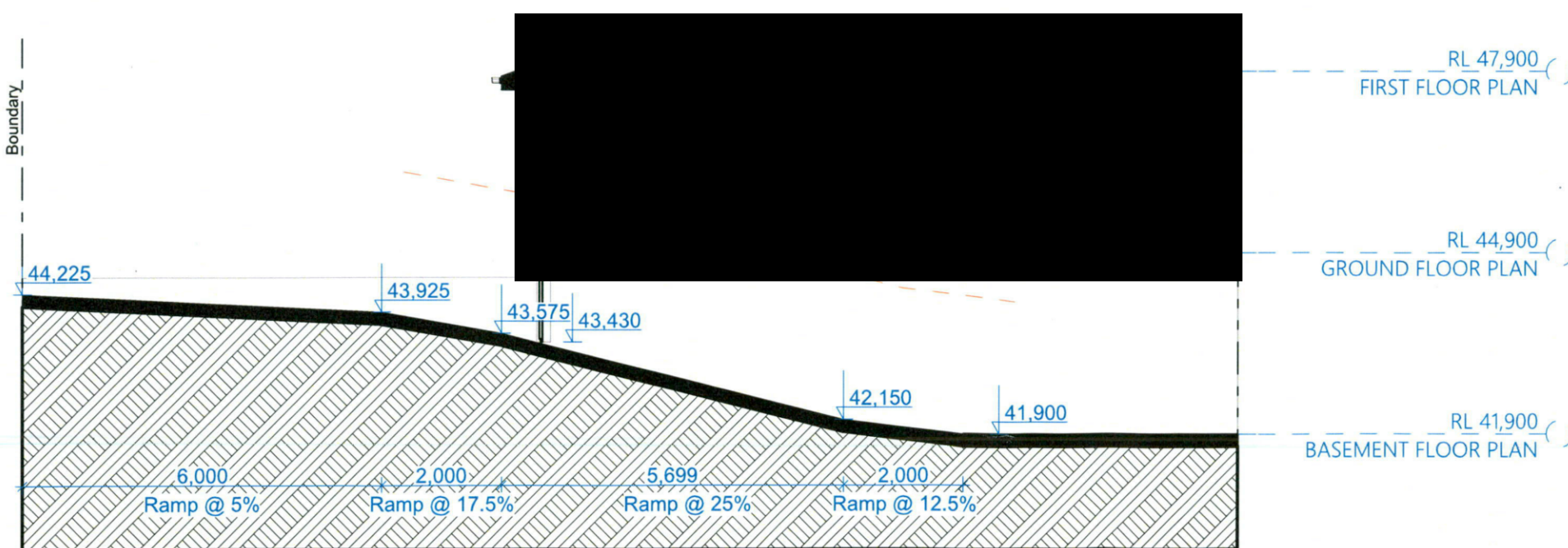


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SECTION B



DRIVEWAY SECTION

ADAPTABLE UNIT NOTES:

LIVING & DINING RM.

- *Minimum of 4 GPOs
- *Telephone adjacent to GPOs
- *Telephone outlet location between kitchen & living space, adjacent to GPOs
- *Two TV antenna outlets to GPOs (positioned so viewing from kitchen & dining is achievable)

MAIN BED RM.

- *Two double GPOs on the wall where bedhead is likely to be
- *Minimum of one GPO on opposite wall
- *Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)
- *TV antenna point and double GPO on opposite wall to bedhead
- *2-way light switches one located above bedhead, 1000 mm high above floor

ANCILLARY ITEMS.

- *Switches located 900-1100 mm above floor in line with door handles.
- *GPOs located not less than 600mm above floor
- *Electrical distribution board located inside housing unit

HEIGHT ADJUSTABLE SINK WITH WHEELCHAIR ACCESS UNDER

HEIGHT ADJUSTABLE HOTPLATE WITH WHEELCHAIR ACCESS UNDER

800-810mm HIGH GRAB RAIL

DOUBLE GPO BESIDE MIRROR

APPLY NON SLIPPERY FLOOR FINISH TO BATHROOM FLOOR

VERTICALLY ADJUSTABLE WASH BASIN WITH SPACE UNDER FOR WHEELCHAIR ACCESS. USE LEVER TYPE HANDLE FOR TAPS

VERTICALLY ADJUSTABLE WASH BASIN WITH SPACE UNDER FOR WHEELCHAIR ACCESS. USE LEVER TYPE HANDLE FOR TAPS

APPLY NON SLIPPERY FLOOR FINISH TO BATHROOM FLOOR

800-810mm HIGH GRAB RAIL

DOWNWARD FOLDING SEAT

NO HOB

USE CURTAIN TO PREVENT WATER SPLASHING

USE CURTAIN TO PREVENT WATER SPLASHING

NO HOB

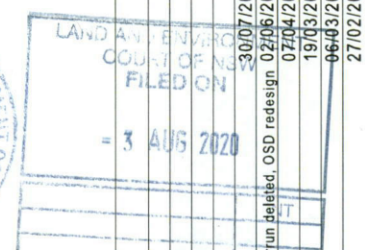
DOWNWARD FOLDING SEAT

HEIGHT ADJUSTABLE HOTPLATE WITH WHEELCHAIR ACCESS UNDER

HEIGHT ADJUSTABLE SINK WITH WHEELCHAIR ACCESS UNDER

ACCESSIBLE ROOM DETAIL

1:50



issue k:	
issue j:	
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drawing:	ACCESSIBLE ROOMS
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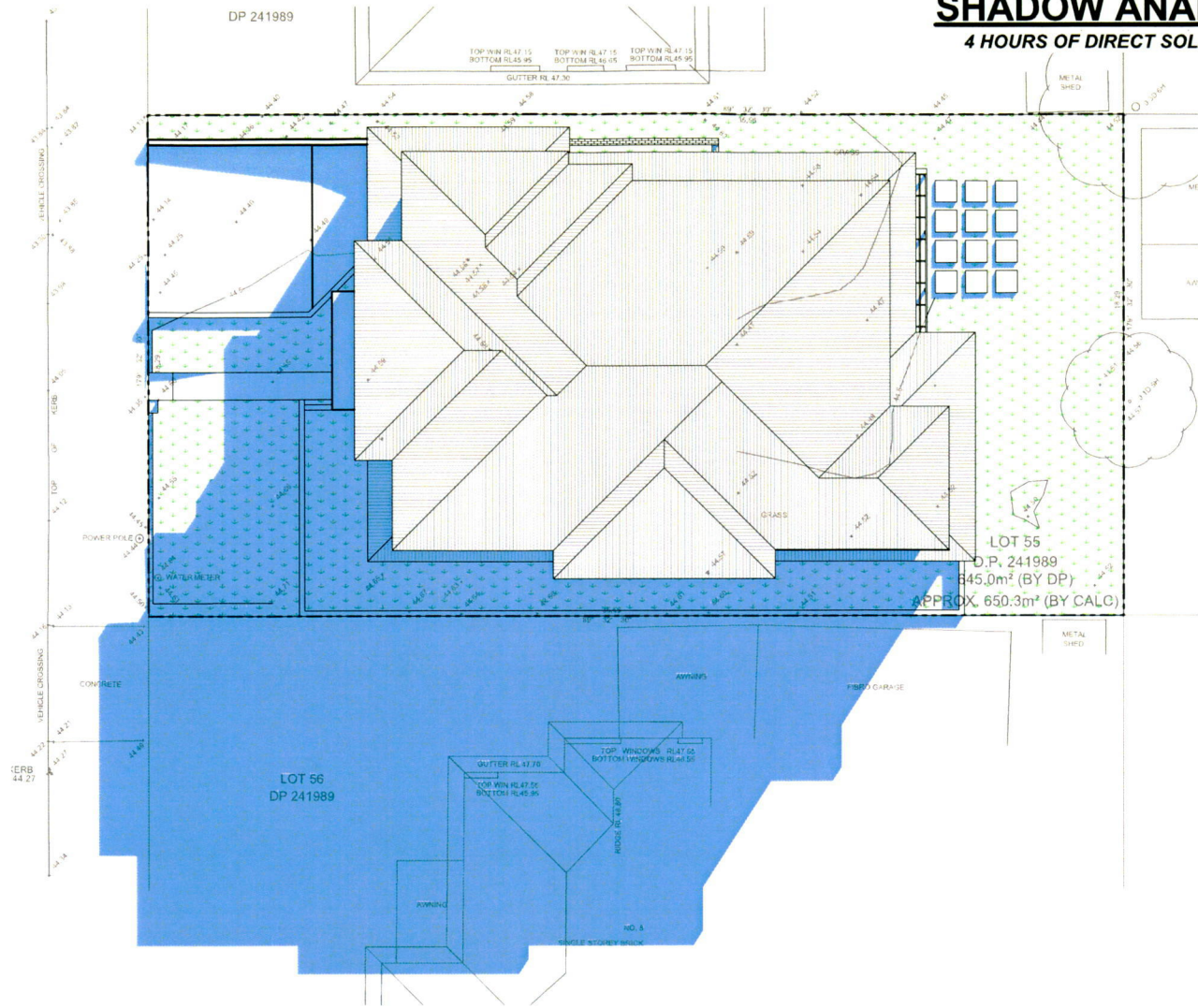


nominated architect - joe el-sabbagh 8707

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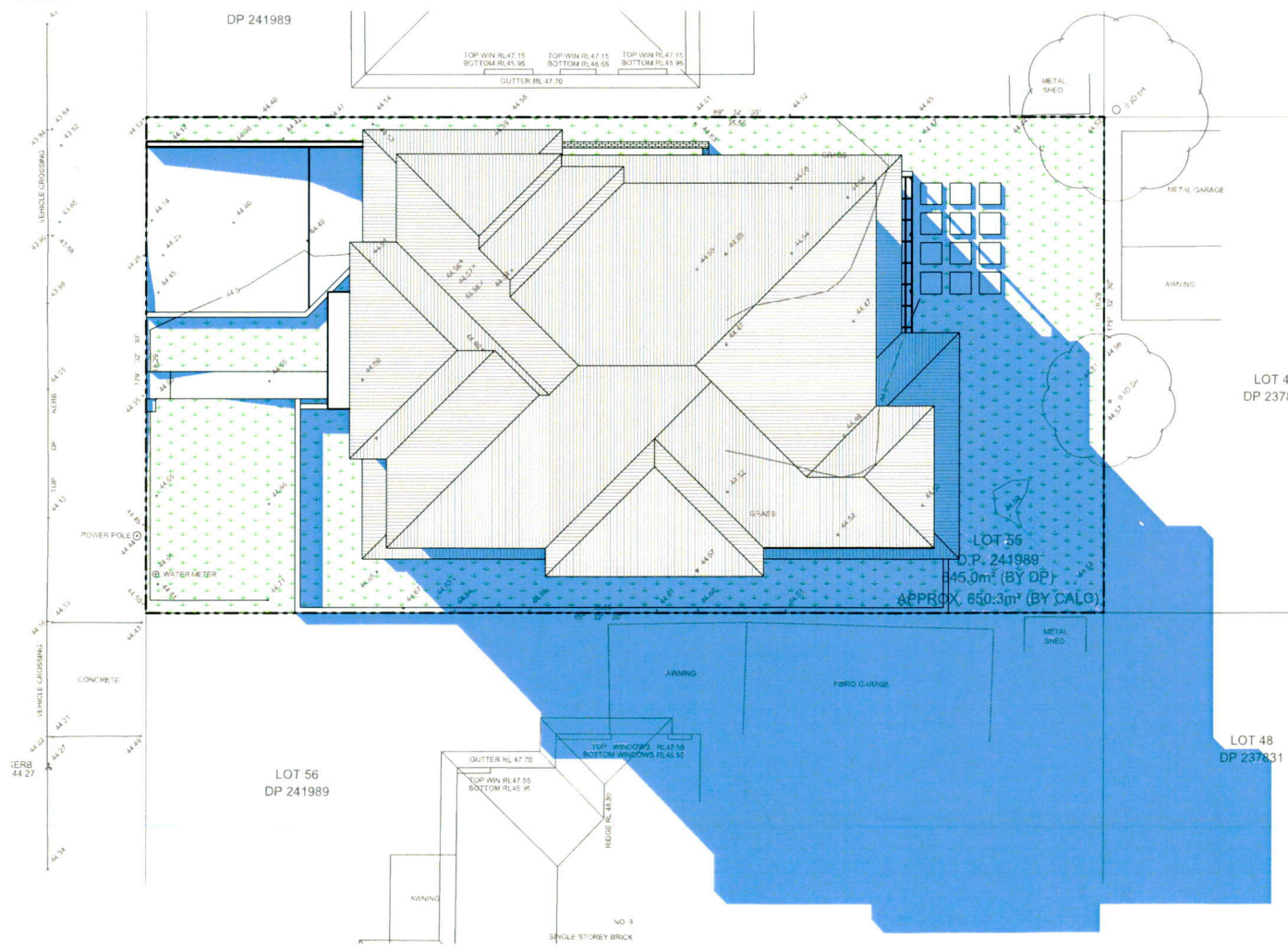
SHADOW ANALYSIS ON 21st OF JUNE
4 HOURS OF DIRECT SOLAR ACCESS TO 8 EDITH ST IS MAINTAINED



Jun-21-9am
1:250

DOOR SCHEDULE							
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q	
D01	CAVITY SLIDING DOOR	2,100	820			10	
D02	SWINGING DOOR	2,100	920			18	
D03	SWINGING DOOR W SIDELIGHT	2,100	1,600			1	
D04	DOUBLE SWINGING DOOR	2,100	1,390			1	
D05	DOUBLE SWINGING DOOR	2,100	1,800			2	
D06	SLIDING DOOR	2,100	2,700			1	
D07	GARAGE ROLLER DOOR	2,400	3,000			1	
D08	SLIDING DOOR	2,100	2,100			1	
WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	LOUVRE WINDOW	300	600	1,800			1
W02	SLIDING WINDOW	900	1,200	1,200			1
W03	SLIDING WINDOW	900	1,800	1,200			5
W04	SLIDING WINDOW	1,500	1,200	600			9
W05	SLIDING WINDOW	1,200	2,100	900			2
W05	SLIDING WINDOW	1,500	2,100	600			3
W06	SLIDING WINDOW	1,200	2,400	900			3
W07	SLIDING WINDOW	1,500	2,400	600			2
W08	LOUVRE WINDOW	600	600	1,500			2

Jun-21-12pm
1:250



Jun-21-3pm
1:250



issue k:	30/07/2020
issue j:	02/06/2020
issue i:	07/04/2020
issue h:	19/03/2020
issue g:	06/03/2020
issue f:	27/02/2020
issue e:	Materials/kitchens
issue d:	Manager added - lift overrun deleted, OSD redesign
issue c:	Lift overrun
issue b:	Reduced 1 room
issue a:	Changes

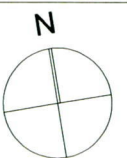
drawing: SHADOW PLANS - JUNE
project: PROPOSED BOARDING HOUSE DEVELOPMENT
@ 6 EDITH STREET KINGSWOOD
client: LIQUID GOLD 888
drawn: E.K.
checked: J.E.
scale: as shown
date: JULY20
sheet size: A3
ref: 2020-110
Council
HCC

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3D SHADOW ANALYSIS ON 21st OF JUNE
4 HOURS OF DIRECT SOLAR ACCESS TO 8 EDITH ST IS MAINTAINED



9am



10am



11am



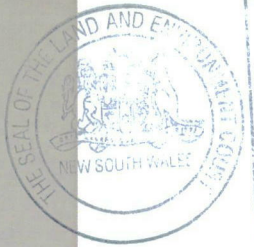
12pm



1pm



2pm



LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES	30/07/2020	02/06/2020	07/04/2020	19/03/2020	06/03/2020	27/02/2020
ISSUE K:						
ISSUE J:						
ISSUE I:						
ISSUE H:						
ISSUE G:						
ISSUE F:						
ISSUE E:						
ISSUE D:						
ISSUE C:						
ISSUE B:						
ISSUE A:						

drawing:	3D SHADOWS - JUNE	client:	LIQUID GOLD 888	drawn:	E.K.	scale:	as shown	sheet size:	A3	Council	HCC
project:	PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD	checked:	J.E.	date:	JULY20	ref:	2020-110				

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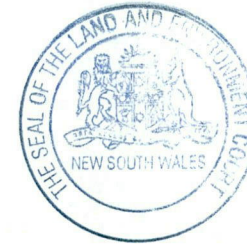
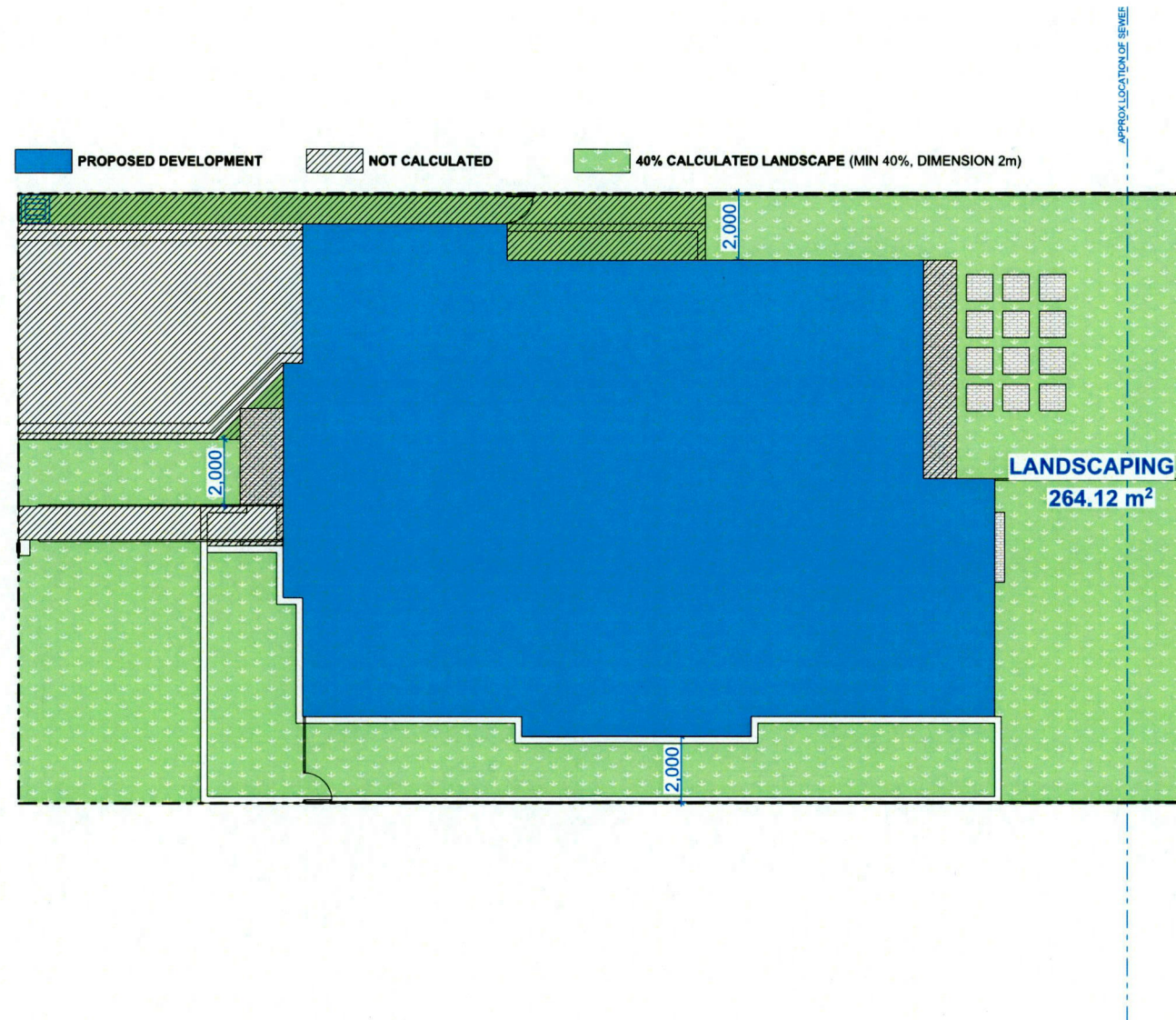


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LANDSCAPING CALC PLAN
1:200

EDITH STREET



LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES	FILED	3 AUG 2020	30/07/2020	02/06/2020	07/04/2020	19/03/2020	06/03/2020	27/02/2020
issue k:								
issue j:								
issue i:								
issue h:								
issue g:								
issue f:								
issue e:								
issue d:								
issue c:								
issue b:								
issue a:								

drawing: **LANDSCAPING CALC PLAN**
project: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
client: **LIQUID GOLD 888**
drawn: E.K. scale: as shown sheet size: A3 Council
checked: J.E. date: JULY20 ref: 2020-110 HCC

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LAND AND ENVIRONMENT COURT OF NSW FILED ON	
- 3 AUG 2020	
issue k:	30/07/2020
issue j:	
issue i:	
issue h:	
issue g:	Materials/kitchens
issue f:	Manager added - lift overrun deleted, OSD redesign
issue e:	Lift overrun
issue d:	Reduced 1 room
issue c:	Changes
issue b:	Redesign
issue a:	27/02/2020

issue k:	30/07/2020
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issue c:	Changes
issue b:	Redesign
issue a:	27/02/2020

drawing: 3D PERSPECTIVES	
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD	
client: LIQUID GOLD 888	
drawn: E.K.	scale: as shown
checked: J.E.	date: JULY20
	sheet size: A3
	ref: 2020-110
	Council HCC

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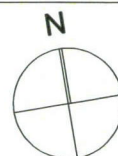
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FRONT



EAST



WEST



REAR 1



REAR 2



issue k:
issue j:
issue i:
issue h:
issue g:
issue f: Materials/kitchens
issue e: Manager added - lift overrun deleted, OSD redesign
issue d: Lift overrun
issue c: Reduced 1 room
issue b: Changes
issue a: Redesign

30/07/2020
02/06/2020
07/04/2020
19/03/2020
06/03/2020
27/02/2020

drawing: **3D PERSPECTIVES**
project: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
client: **LIQUID GOLD 888**
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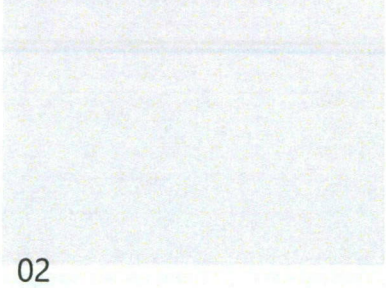
MATERIALS & FINISHES SCHEDULE @ 6 EDITH STREET KINGSWOOD



EXTERNAL BRICK WALLS
FACE BRICK - PGH GLEDSDOWN BLEND



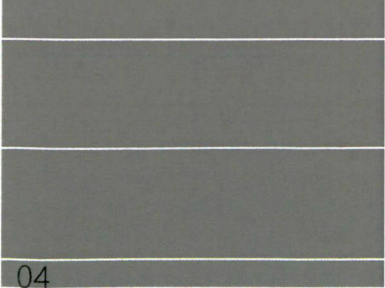
EXTERNAL RENDER 01
(lift and stairs)
CEMENT RENDER - DULUX LEXICON QUARTER



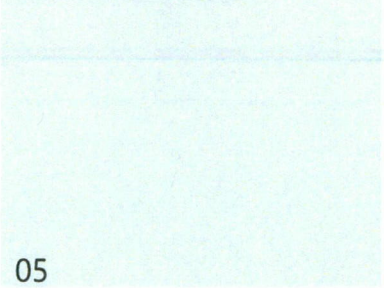
EXTERNAL RENDER 02
CEMENT RENDER - DULUX FLOODED GUM



EXTERNAL CLADDING
JAMES HARDIE OR SIMILAR - DULUX STEPNEY



FASCIA & SOFFIT
PAINTED - DULUX LEXICON QUARTER



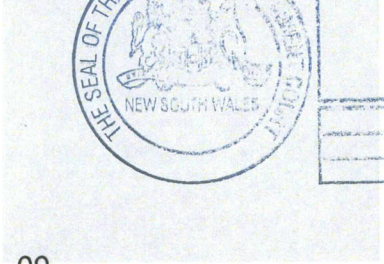
ROOF MATERIAL
ROOF TILE - MONIER HORIZON BABYLON



DRIVEWAY
CHARCOAL CONCRETE



DOWNPIPES & GUTTERS
ALUMINIUM - COLORBOND SURF MIST



PRIVACY SCREEN,
FENCE
ALUMINIUM - COLORBOND MONUMENT



DOORS & WINDOWS
ALUMINIUM - COLORBOND MONUMENT



issue a: Redesign	27/02/2020
issue b: Changes	06/03/2020
issue c: Reduced 1 room	19/03/2020
issue d: Lift overrun	07/04/2020
issue e: Manager added - lift overrun deleted, OSD redesign	02/06/2020
issue f: Materials/Kitchens	30/07/2020

drawing: **MATERIALS & FINISHES**
project: **PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDITH STREET KINGSWOOD**
client: **LIQUID GOLD 888**
drawn: E.K. scale: as shown sheet size: A3 Council
checked: J.E. date: JULY20 ref: 2020-110 HCC

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