



L1, Suite 1B - 16 SORRELL ST, PARRAMATTA NSW 2150
Ph: 9630 1151 | 1300 1 GEN ONE
E: admin@genone.com.au



6 EDITH STREET
KINGSWOOD
NSW 2747

GENERAL NOTES

WALL MATERIALS & FINISHES

- 270 CAVITY BRICKWORK (110/50/110) WITH CEMENT RENDER INTERNALLY
- 270 CAVITY BRICKWORK (110/50/110), SELECTED FACE BRICK INTERNALLY
- 250 BRICK-VENEER, - 110 BRK / 50 CAV. / 90 SS
- 110 BRICKWORK WITH 13mm CEMENT RENDER BOTH SIDES
- 3HR FIRE RATE - 50 STC SOUND RATE 143 CLAY MINI BLOCKS WITH 13mm CEMENT RENDER ON BOTH SIDES
- PRECAST R/FORCED CONC. PANEL - THICKNESS: AS SHOWN
- CONCRETE BLOCK WALL - THICKNESS: 190, 140 OR 90mm
- COMPRESSED FIBRE CEMENT LINING
- CONSTRUCTION JOINT
- EXPANSION JOINT
- FACE BRICKWORK
- FIBRE CEMENT LINING
- INSTU REIN. CONC. WALL
- PAINT FINISH
- PLASTERBOARD LINING
- PRECAST PANEL JOINT
- PRECAST REIN. CONC. PANEL

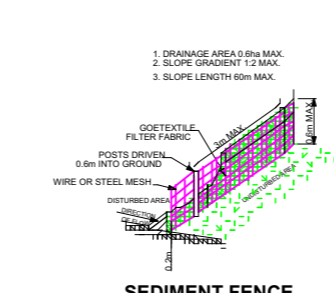
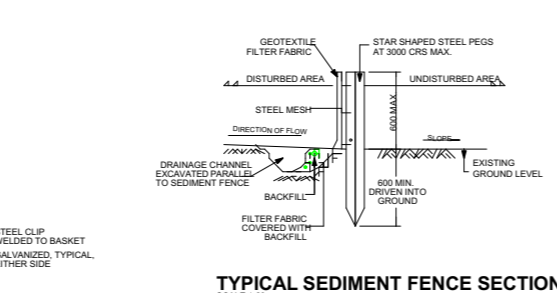
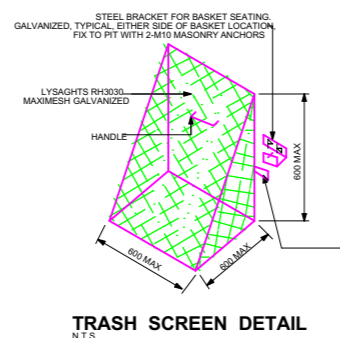
FLOOR MATERIALS & FINISHES

- CARPET
- CONCRETE FINISHED AS FOLLOWS:
- BROOM FINISH
- EPOXY FINISH
- GRANOLITHIC SCREED
- OIL RESISTANT SEALER
- STEEL TROWEL
- TONGUE & GROOVE POLISHED TIMBER FLOOR BOARDS
- CERAMIC TILES
- GRANITE FLOORING
- MARBLE FLOORING
- TERRAZZO FLOORING
- TERRA-COTTA FLOOR TILES
- PAVING SELECTED
- SAFETY SHEET VINYL
- SHEET VINYL
- VINYL TILE

FIXTURES / COMPONENTS

- AP ACCESS PANEL
- APD AGRICULTURAL PIPE DRAIN
- AR/CON AIR CONDITION
- AL ALUMINIUM
- ASPH ASPHALT
- BAL GMS BALUSTRADE
- BID BIDET
- BIT BITUMEN
- BH/O BULKHEAD OVER
- BOL BOLLARD
- B/O STR. BEAM OVER TO ENGR. DET.
- B/S BRASS STRIP
- BSN BASIN
- BWU BOILING WATER UNIT
- CD CONDENSATE DRAIN
- CDL STRUCTURAL STEEL COLUMN
- CS CLEANERS SINK
- CW COLD WATER
- CWM CHAIN WIRE MESH
- D... DOOR (number nominated)
- DW DISHWASHER
- DSB DISTRIBUTION SWITCH BOARD
- DP DOWN PIPE
- EXH EXHAUST HOOD
- FA FIRE ALARM
- FBL FIRE BLANKET
- FD FIRE RATED DOOR
- FE FIRE EXTINGUISHER
- FHR FIRE HOSE RACK/REEL
- FH FIRE HYDRANT
- FRW FIRE RATED WINDOW
- FW FLOOR WASTE
- GLB GLASS BLOCKS - 190x190 size
- GM GAS METER
- GD GRATED DRAIN
- H HAND RAIL
- HB HAND BASIN
- HP HOT PLATE
- HT HOSE TAP
- HWS HOT WATER SYSTEM
- ICS INTERCOMMUNICATIONS SYSTEM
- LVR LOUVRE
- KS KITCHEN SINK
- MSD MAIN SWITCH BOARD
- PFC PARALLEL FLANGE STR. CHANNEL
- REF REFRIGERATOR
- RS ROLLER SHUTTER
- RWH RAIN WATER HEAD
- RS RAINWATER SPITTER
- SD SMOKE DETECTOR
- SLD SLIDING DOOR
- STK STACK HYDRAULIC
- SHW SHOWER
- SWD STORM WATER DRAIN
- T LAUNDRY TUB
- URL URINAL
- V VANITY UNIT
- VP VENT PIPE
- WC WATER CLOSET
- W... WINDOW (number nominated)
- WM WASHING MACHINE

KEY	
	proposed doors
	proposed 90mm timber framed wall
	proposed 230mm brick wall
	proposed 250mm brick veneer wall
	proposed 270mm double brick wall
	proposed floor waste
	denotes proposed additional floor area



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

BASIX CALCULATIONS & COMMITMENTS

A ON DEMAND HOT WATER RECIRCULATION SYSTEM IS TO BE INSTALLED	
TOILETS MUST BE 3 STAR	
SHOWER HEADS MUST BE 3 STAR	
KITCHEN TAPS MUST BE MIN. 3 STAR	
BATHROOM TAPS MUST BE MIN. 3 STAR	
LGA : PENRITH CITY COUNCIL	
AREA POSTCODE: 2747	
COLLECTED ROOF AREA:	120 m ²
BED ROOMS:	14
VEGETATION AREA:	150 m ²
ROOF AND WALL COLOUR:	MEDIUM

SHEET SCHEDULE

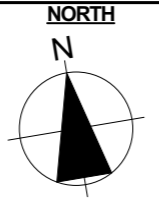
DRAWING No	TITLE	SCALE	REV
000	COVER SHEET	A	B
001	BASIX & CALCULATIONS	A3	B
002	DEMOLITION PLAN	1:200 @ A3	B
003	EROSION & SEDIMENT CONTROL	1:200 @ A3	B
004	SITE PLAN	1:200 @ A3	B
005	BASEMENT FLOOR PLAN	1:200 @ A3	B
006	BASEMENT FLOOR PLAN	1:100 @ A3	B
007	GROUND FLOOR PLAN	1:200 @ A3	B
008	GROUND FLOOR PLAN	1:100 @ A3	B
009	FIRST FLOOR PLAN	1:100 @ A3	B
010	ELEVATIONS 1	1:100 @ A3	B
011	ELEVATIONS 2	1:100 @ A3	B
012	SECTIONS	1:100 @ A3	B
013	SHADOWS	1:200 @ A3	B
014	LANDSCAPE CALCULATION PLAN	1:100 @ A3	B
015	MATERIALS & FINISHES	A4	B

COMPLIANCE TABLE

CONTROL	PENRITH	REQUIRED	PROPOSED	COMPLIANCE
SITE AREA		400m2	650.3m2	YES
STREET FRONTAGE SETBACK		min 5.5m	min 5.6m	YES
SIDE SETBACKS		min 0.9	2m or greater	YES
BUILDING HEIGHTS		max double stry 8.5m	> 8.5m	YES
COURTYARD FENCES		1.8m	1.8m	YES
SOLAR ACCESS		4 hours	> 4 hours	YES
MINIMUM LANDSCAPE AREA		40% = 260.12m ²	256.95m ²	NO
MAX 40% OF FRONT SETBACK SEALED		< 40%	< 30.95%	YES
REAR SET BACK		min. 4 m	min. 6 m	YES
PRIVATE OPEN SPACE		req 30m ²	135.82m ²	YES
PARKING		7 spaces	8 spaces	YES

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Pg. 001
 B
 A3

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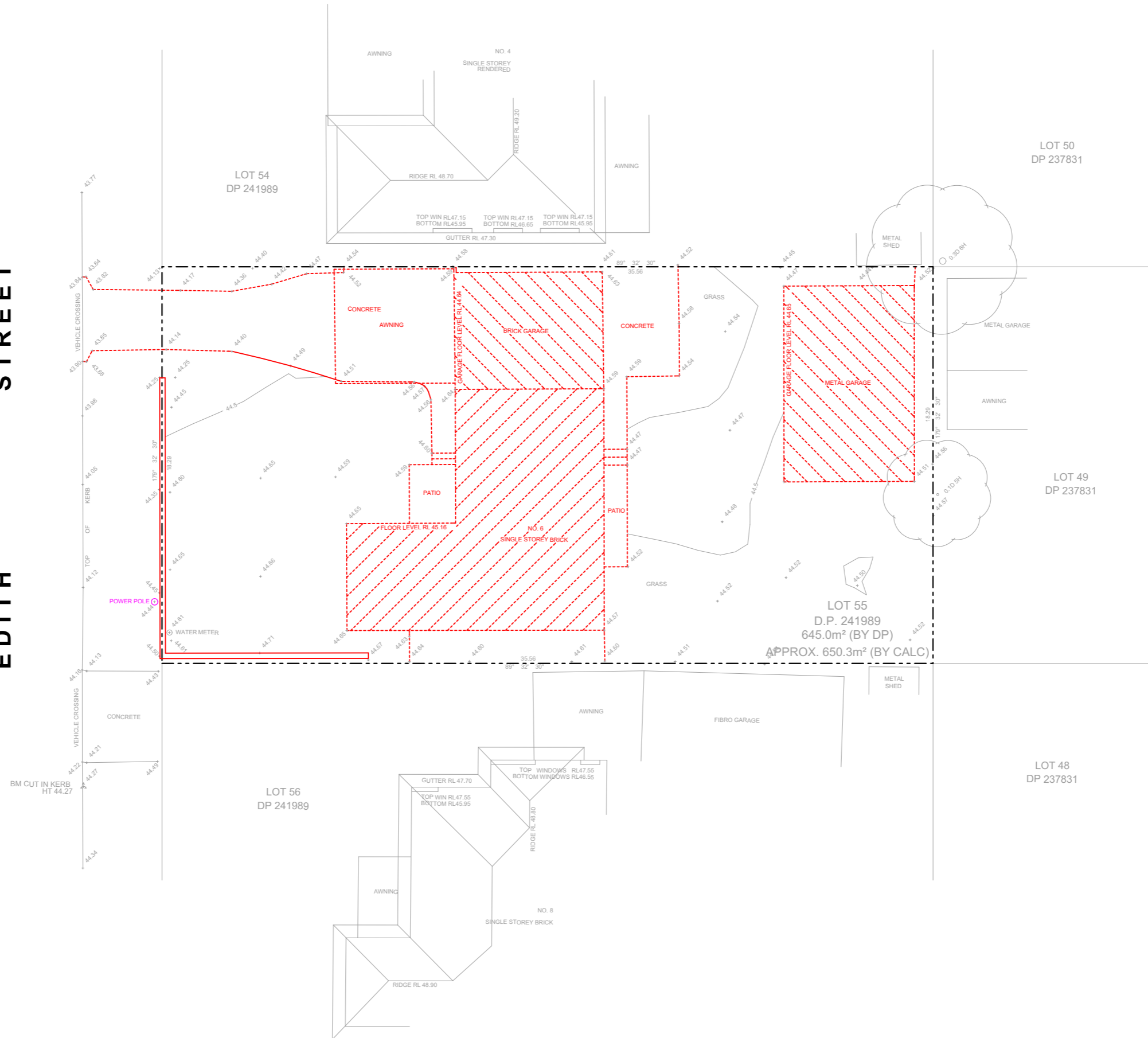
SCALE BAR 1:100

PROJECT: BOARDING HOUSE

CLIENT: MR. SIMON SASSINE

LGA:	PENRITH CITY COUNCIL	ISSUE A:	Client Approval	18/08/2019
SCALE:	AS SHOWN	ISSUE B:	DA	02/09/2019
REF:	2018 - 065			
DATE:	Sept - 2019			
DRAWN BY:	W.H			
ADDRESS	LOT 55 DP 241989 LOT SIZE 650.3m ²			
	6 EDITH STREET, KINGSWOOD NSW 2747			

EDITH STREET



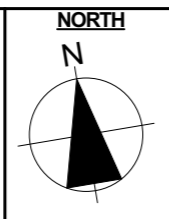
DEMOLITION PLAN
1:200

KEY	
	existing doors
	existing timber framed wall to be removed
	elements to be demolished
	existing timber framed wall
	existing walls

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SCALE BAR 1:100

PROJECT BOARDING HOUSE

CLIENT MR. SIMON SASSINE

LGA: PENRITH CITY COUNCIL

SCALE: AS SHOWN

REF: 2018 - 065

DATE: Sept - 2019

DRAWN BY: W.H

ADDRESS LOT 55 DP 241989 LOT SIZE 650.3m²
6 EDITH STREET, KINGSWOOD NSW 2747

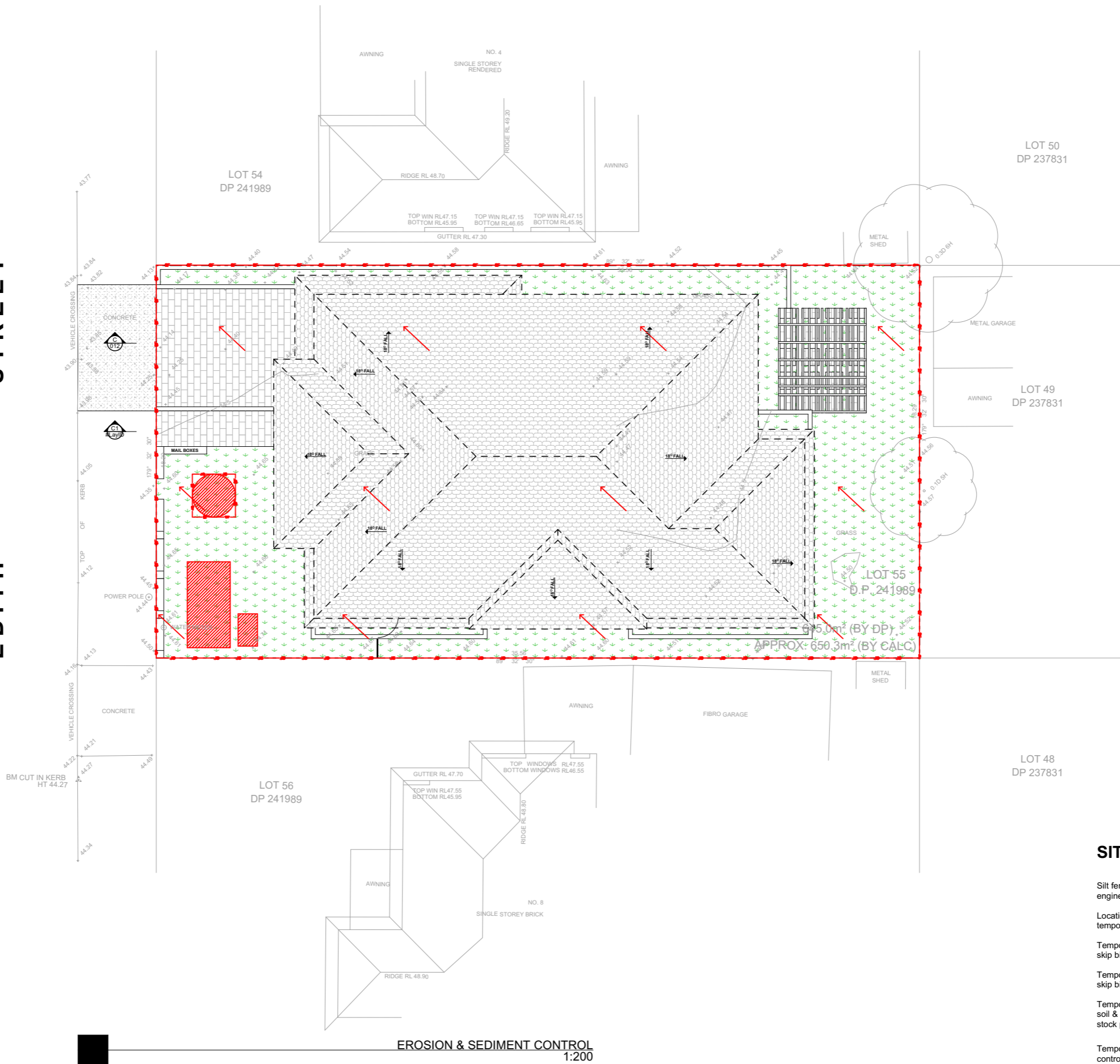
ISSUE A: Client Approval 18/08/2019

ISSUE B: DA 02/09/2019

ISSUE A: Client Approval 18/08/2019

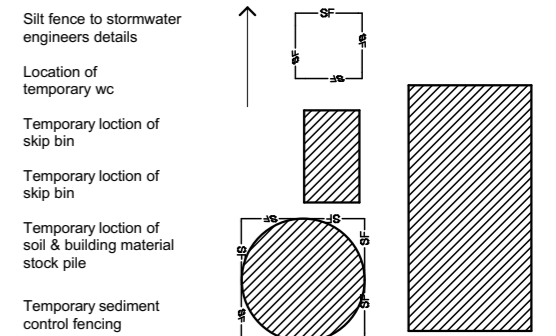
ISSUE B: DA 02/09/2019

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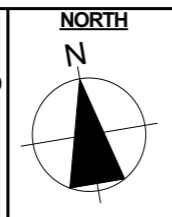
EROSION & SEDIMENT CONTROL
1:200

SITE MANAGEMENT TEXT



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SCALE BAR 1:100
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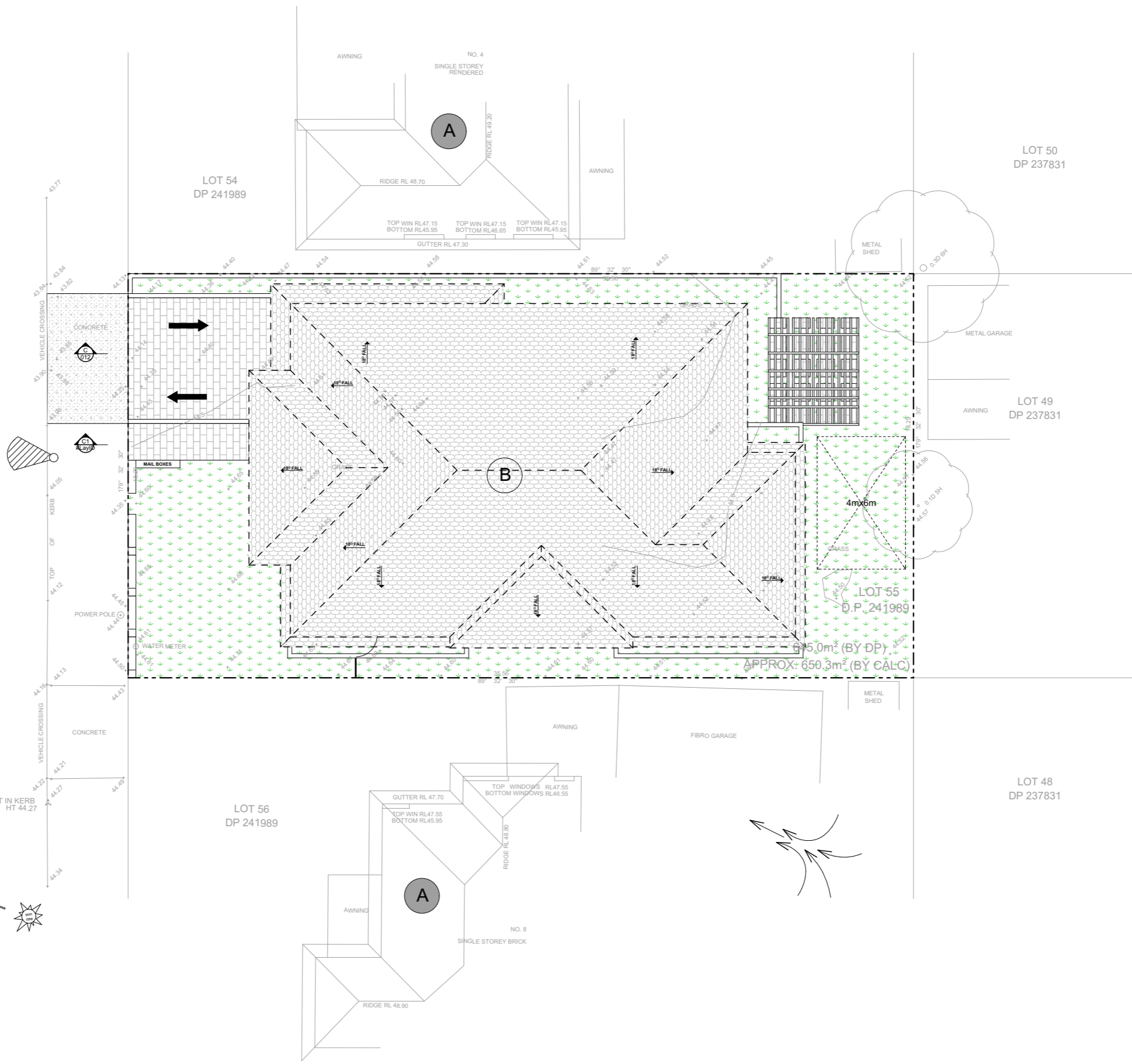
PROJECT: BOARDING HOUSE
CLIENT: MR. SIMON SASSINE

LGA: PENRITH CITY COUNCIL
SCALE: AS SHOWN
REF: 2018 - 065
DATE: Sept - 2019
DRAWN BY: W.H
ADDRESS: LOT 55 DP 241989 LOT SIZE 650.3m²
6 EDITH STREET, KINGSWOOD NSW 2747

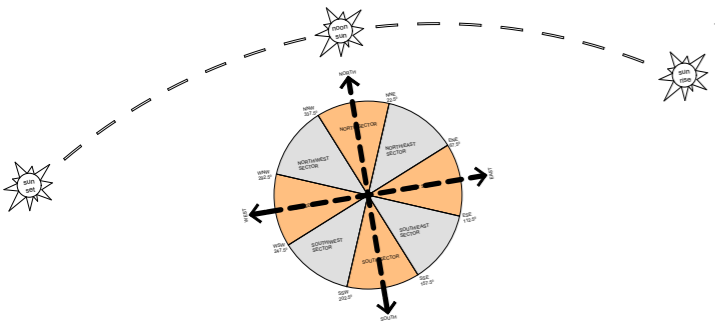
ISSUE A: Client Approval	18/08/2019
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EDITH STREET



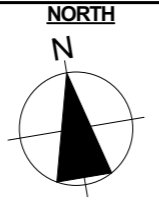
	PROPOSED SITE BOUNDARY
	EXISTING STRUCTURES TO BE DEMOLISHED
	SILT FENCING
	TEMPORARY CONSTRUCTION FENCE
	TREES TO BE REMOVED
	TREES TO BE RETAINED
	STREET ACCESS
	PREVAILING WINDS
	POTENTIAL OVERLOOKING
	VEHICLE ACCESS
	PRIVATE OPEN SPACE
	NEIGHBOURING PRIVATE OPEN SPACE
	NEIGHBOURING PROPERTIES
	PROPOSED BUILDING



ROOF/SITE ANALYSIS PLAN
1:200

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CLIENT: MR. SIMON SASSINE

LGA: PENRITH CITY COUNCIL

SCALE: AS SHOWN

REF: 2018 - 065

DATE: Sept - 2019

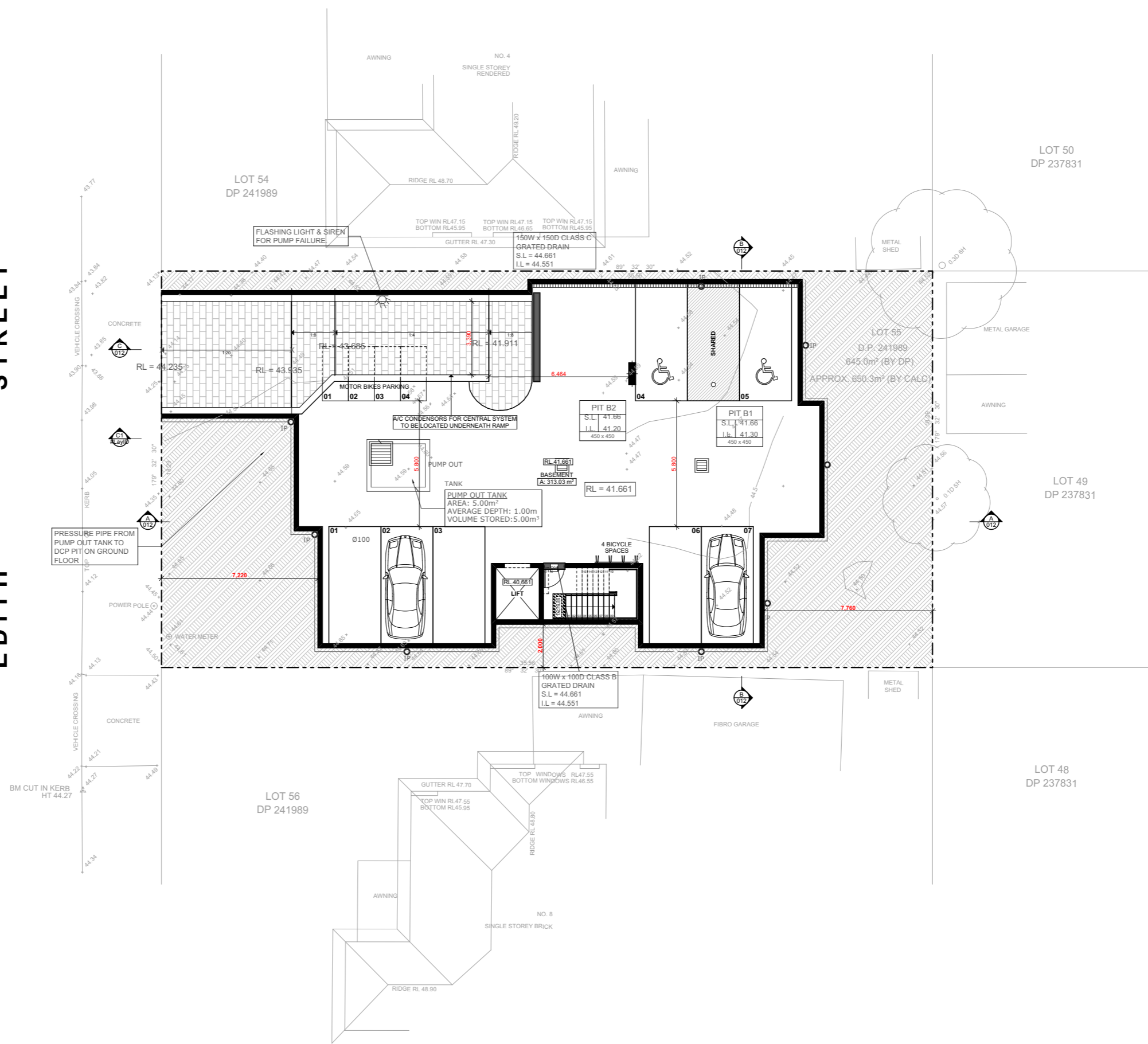
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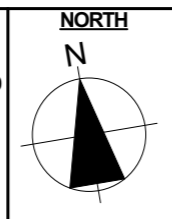


BASEMENT FLOOR PLAN
1:200



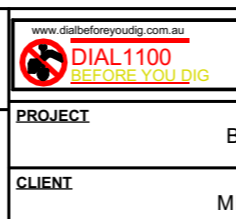
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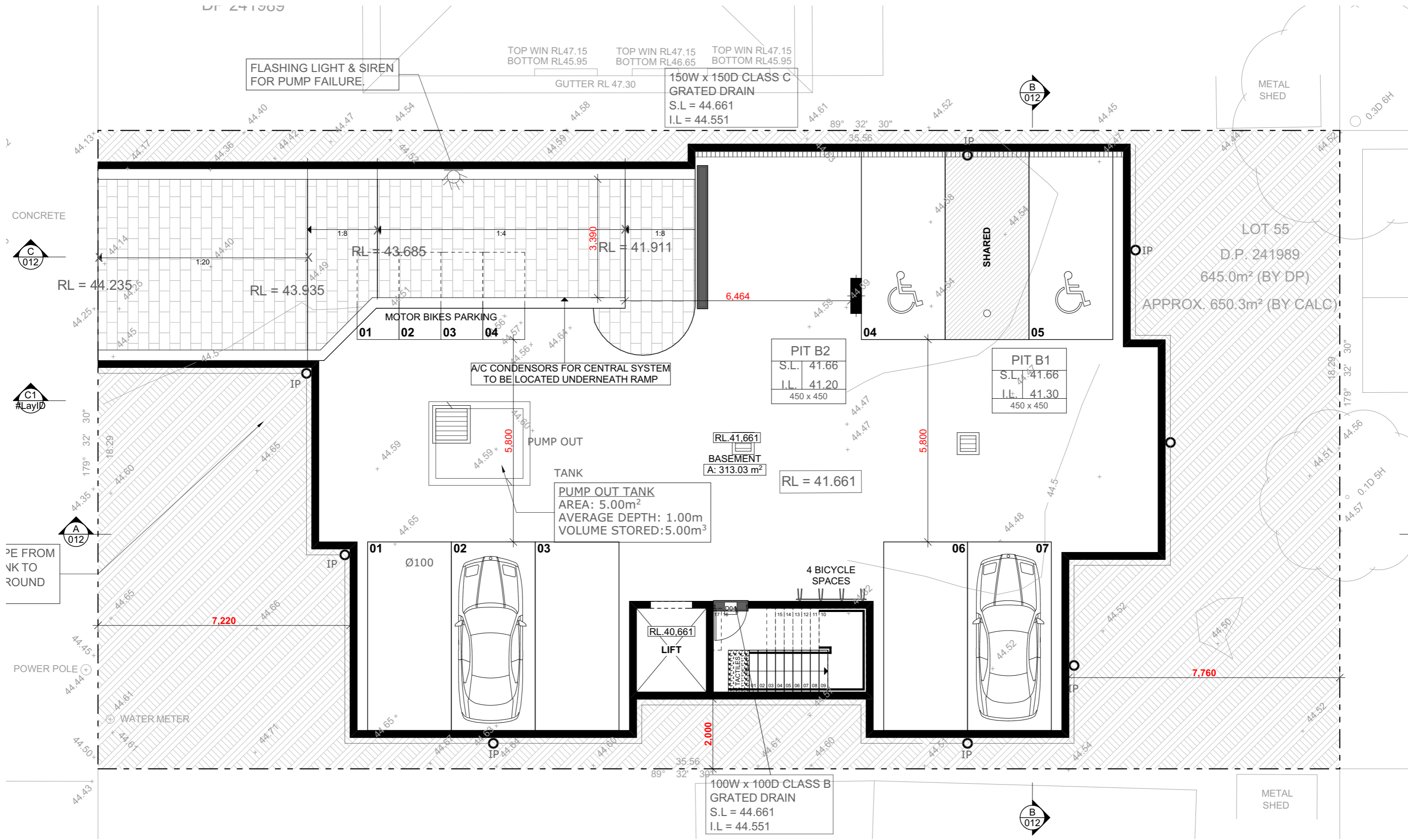
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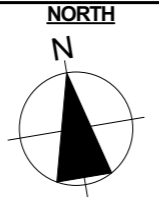


BASEMENT FLOOR PLAN
1:100

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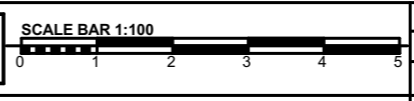
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CLIENT: MR. SIMON SASSINE

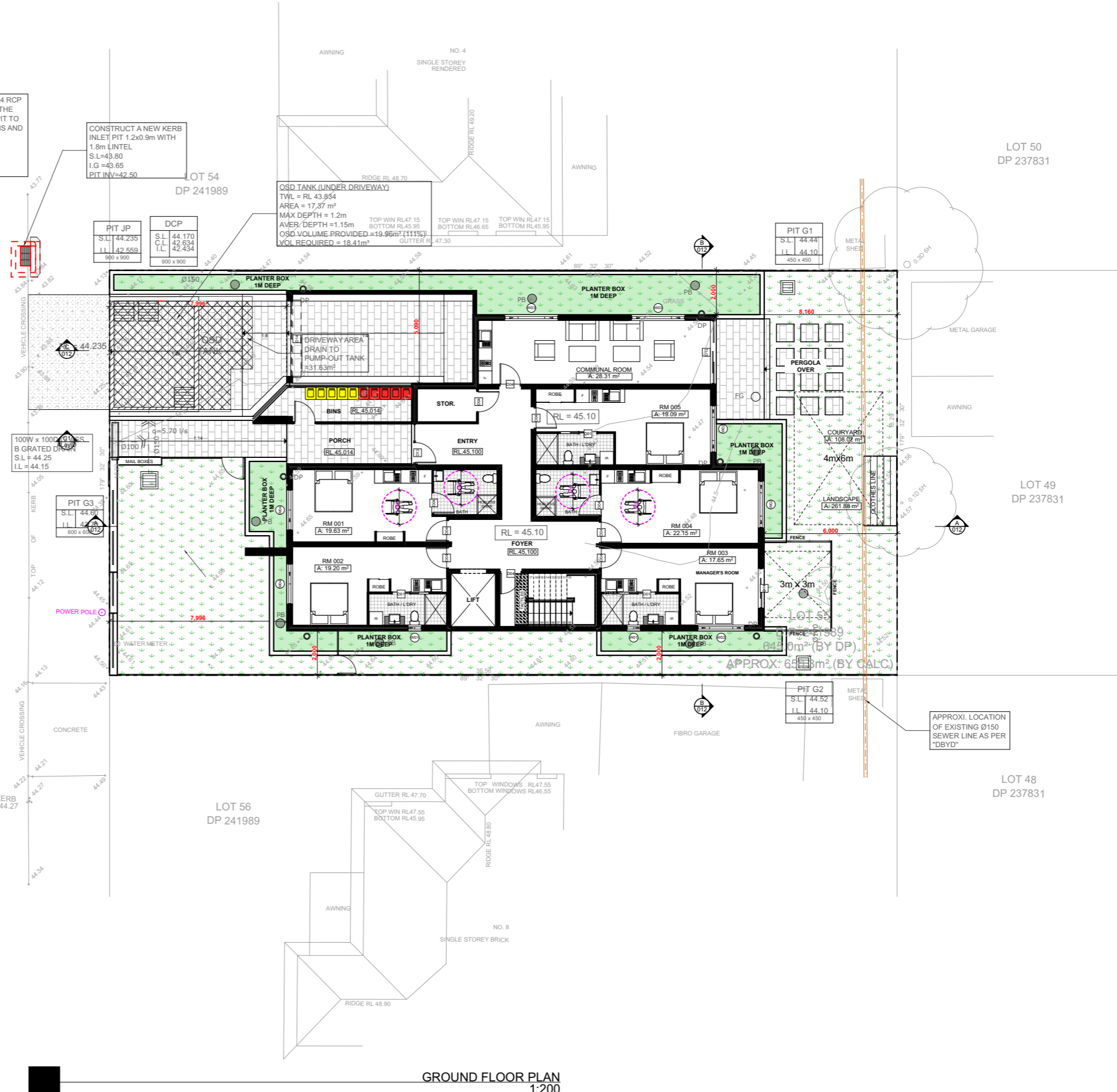
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DOOR SCHEDULE							
ID	PLAN	ELEVATION	HEIGHT	WIDTH	TYPE	Notes	Q
D01			2,100	820	Cavity - Face sliding door		11
D02			2,100	900	Sliding robe doors		2
D03			2,100	910	Sliding robe doors		1
D04			2,100	820	Swinging door		1
D04			2,100	920	Swinging door		19
D05			2,100	1,200	Sliding robe doors		2
D06			2,100	1,203	Sliding robe doors		1
D07			2,100	1,210	Sliding robe doors		1
D07			2,100	1,300	Sliding robe doors		1
D08			2,100	1,400	Sliding robe doors		3
D09			2,100	1,500	Sliding robe doors		1
D10			2,100	1,710	Sliding robe doors		1
D11			2,100	1,800	Sliding glass door		3
D12			2,100	2,863	Sliding glass door		1
D13			2,400	920	Swinging door		1
D14			3,000	3,402	Roller door		1

WINDOW SCHEDULE								
ID	PLAN	ELEVATION	HEIGHT	WIDTH	SILL	TYPE	Notes	Q
W01			600	600	1,500	Sliding window		6
W02			600	2,100	1,500	Sliding window		8
W03			600	2,400	1,500	Sliding window		2
W04			1,200	1,800	900	Sliding window		4
							20	

STREET
EDITH

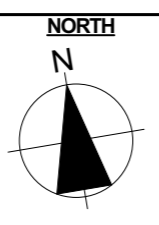


GROUND FLOOR PLAN
1:200



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SCALE BAR 1:100
0 1 2 3 4 5

PROJECT: BOARDING HOUSE
CLIENT: MR. SIMON SASSINE

LGA:	PENRITH CITY COUNCIL	ISSUE A: Client Approval	18/08/2019
SCALE:	AS SHOWN	ISSUE B: DA	02/09/2019
REF:	2018 - 065		
DATE:	Sept - 2019		
DRAWN BY:	W.H		
ADDRESS	LOT 55 DP 241989 LOT SIZE 650.3m ² 6 EDITH STREET, KINGSWOOD NSW 2747		

PIT JP	
S.L.	44.235
I.L.	42.559
900 x 900	

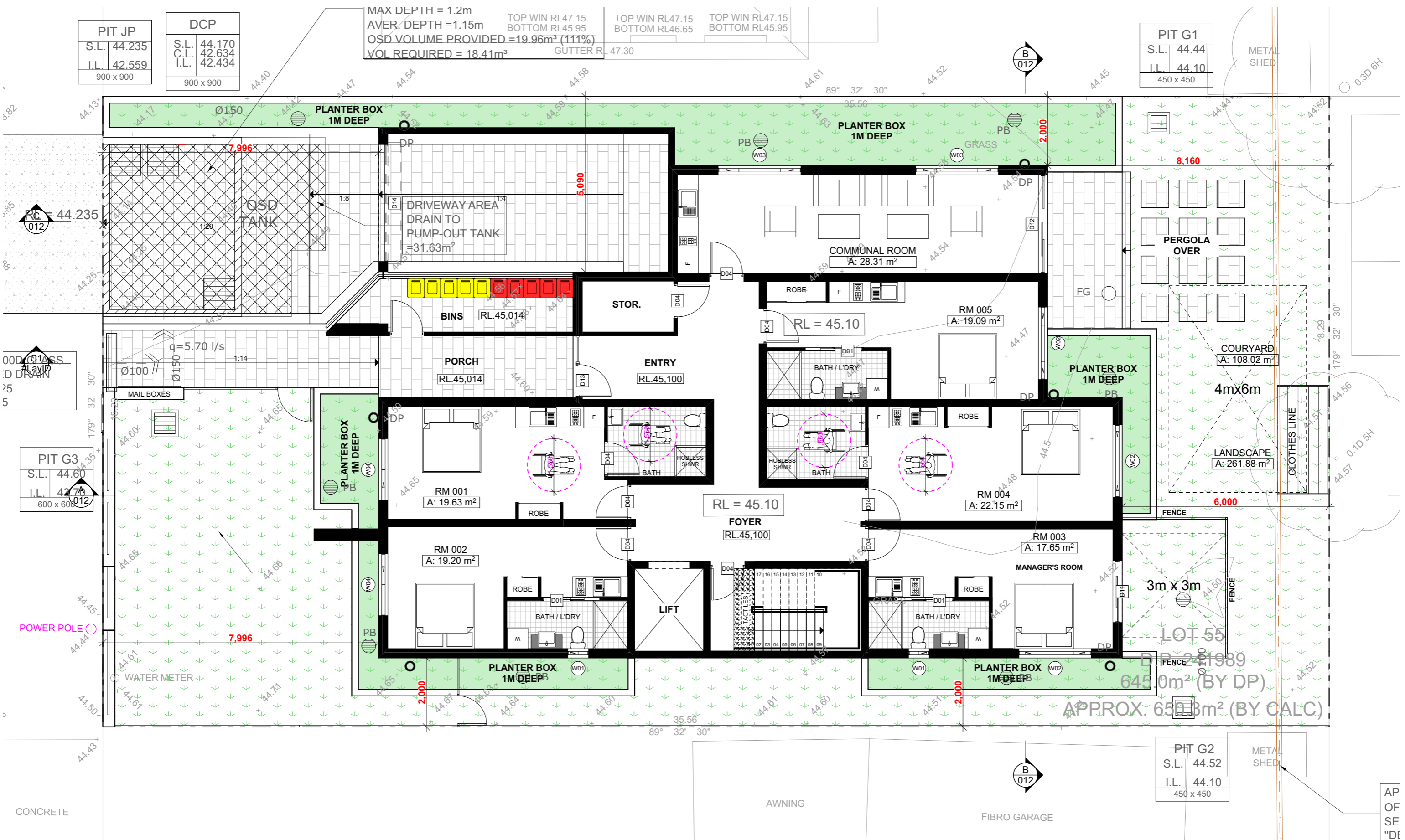
DCP	
S.L.	44.170
C.L.	42.634
I.L.	42.434
900 x 900	

MAX DEPTH = 1.2m
 AVER. DEPTH = 1.15m
 OSD VOLUME PROVIDED = 19.96m³ (111%)
 VOL REQUIRED = 18.41m³

TOP WIN RL47.15
 BOTTOM RL45.95
 TOP WIN RL47.15
 BOTTOM RL46.65
 TOP WIN RL47.15
 BOTTOM RL45.95
 GUTTER R. 47.30

PIT G1	
S.L.	44.44
I.L.	44.10
450 x 450	

PIT G2	
S.L.	44.52
I.L.	44.10
450 x 450	

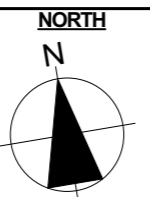


GROUND FLOOR PLAN
 1:100



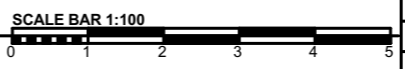
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PROJECT	BOARDING HOUSE
CLIENT	MR. SIMON SASSINE

LGA:	PENRITH CITY COUNCIL	ISSUE A: Client Approval	18/08/2019
SCALE:	AS SHOWN	ISSUE B: DA	02/09/2019
REF:	2018 - 065		
DATE:	Sept - 2019		
DRAWN BY:	W.H		
ADDRESS	LOT 55 DP 241989 LOT SIZE 650.3m ²		
	6 EDITH STREET, KINGSWOOD NSW 2747		



FIRST FLOOR PLAN
1:100

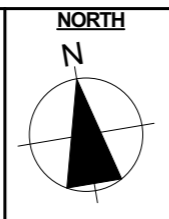
WINDOW SCHEDULE								
ID	PLAN	ELEVATION	HEIGHT	WIDTH	SILL	TYPE	Notes	Q
W01			600	600	1,500	Sliding window		6
W02			600	2,100	1,500	Sliding window		8
W03			600	2,400	1,500	Sliding window		2
W04			1,200	1,800	900	Sliding window		4
								20

DOOR SCHEDULE							
ID	PLAN	ELEVATION	HEIGHT	WIDTH	TYPE	Notes	Q
D01			2,100	820	Cavity Face sliding door		11
D02			2,100	900	Sliding robe doors		2
D03			2,100	910	Sliding robe doors		1
D04			2,100	820	Swinging door		1
D04			2,100	920	Swinging door		19
D05			2,100	1,200	Sliding robe doors		2
D06			2,100	1,203	Sliding robe doors		1
D07			2,100	1,210	Sliding robe doors		1
D07			2,100	1,300	Sliding robe doors		1
D08			2,100	1,400	Sliding robe doors		3
D09			2,100	1,500	Sliding robe doors		1
D10			2,100	1,710	Sliding robe doors		1
D11			2,100	1,800	Sliding glass door		3
D12			2,100	2,863	Sliding glass door		1
D13			2,400	920	Swinging door		1
D14			3,000	3,402	Roller door		1



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Pg. 009
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DIAL 1100 BEFORE YOU DIG

SCALE BAR 1:100

PROJECT BOARDING HOUSE

CLIENT MR. SIMON SASSINE

LGA: PENRITH CITY COUNCIL

SCALE: AS SHOWN

REF: 2018 - 065

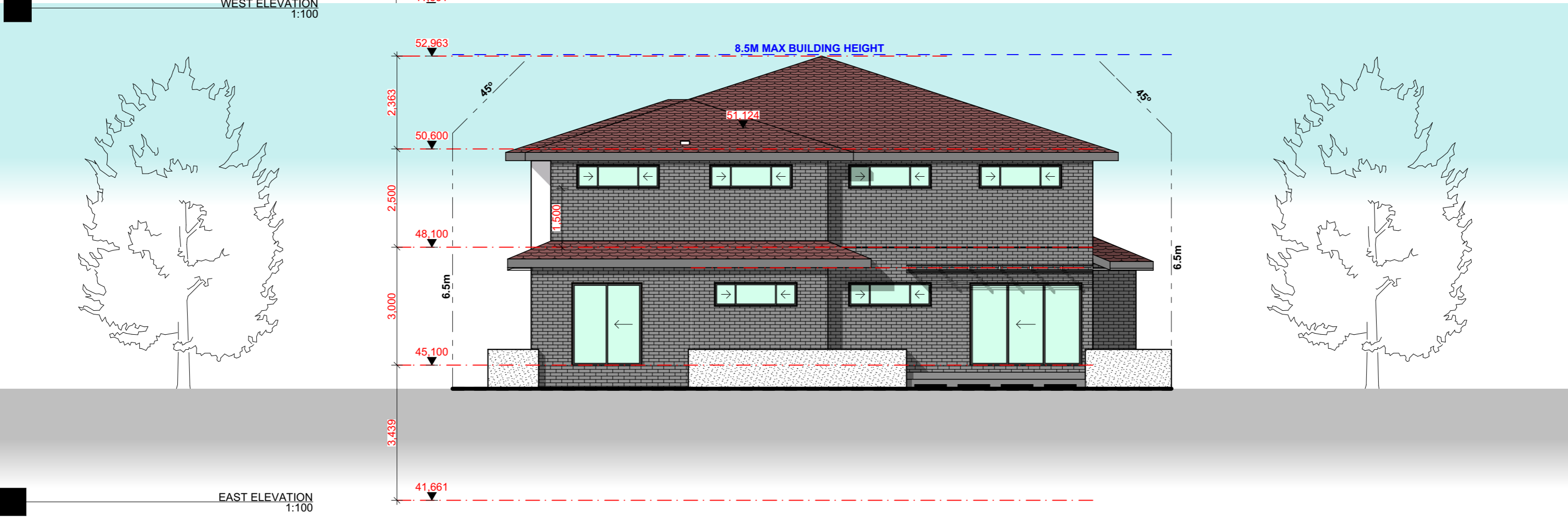
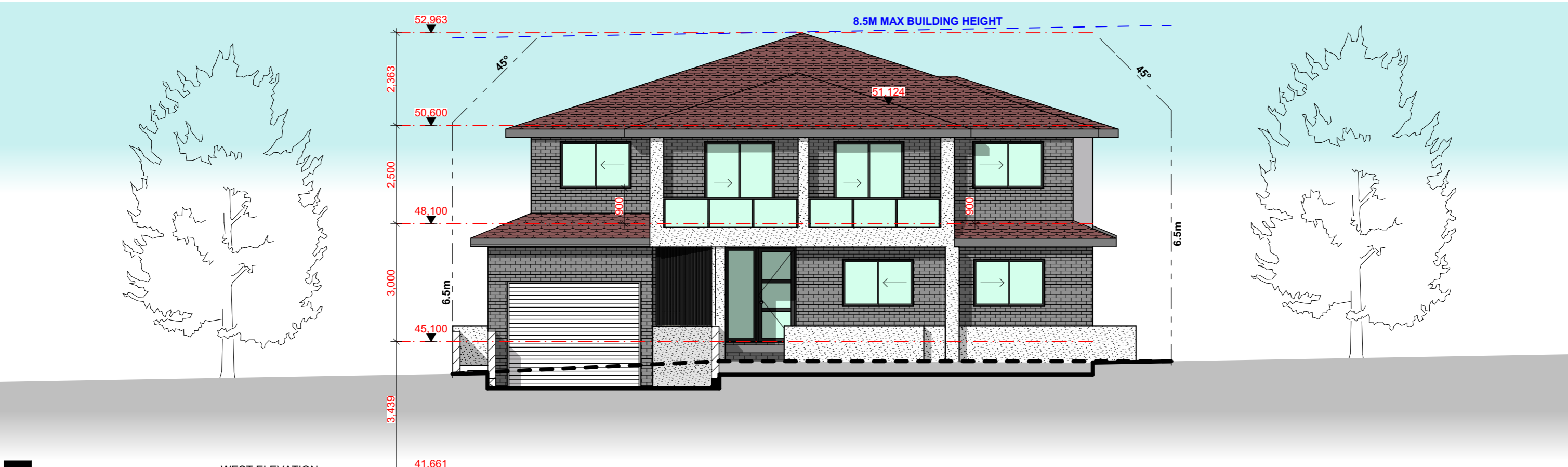
DATE: Sept - 2019

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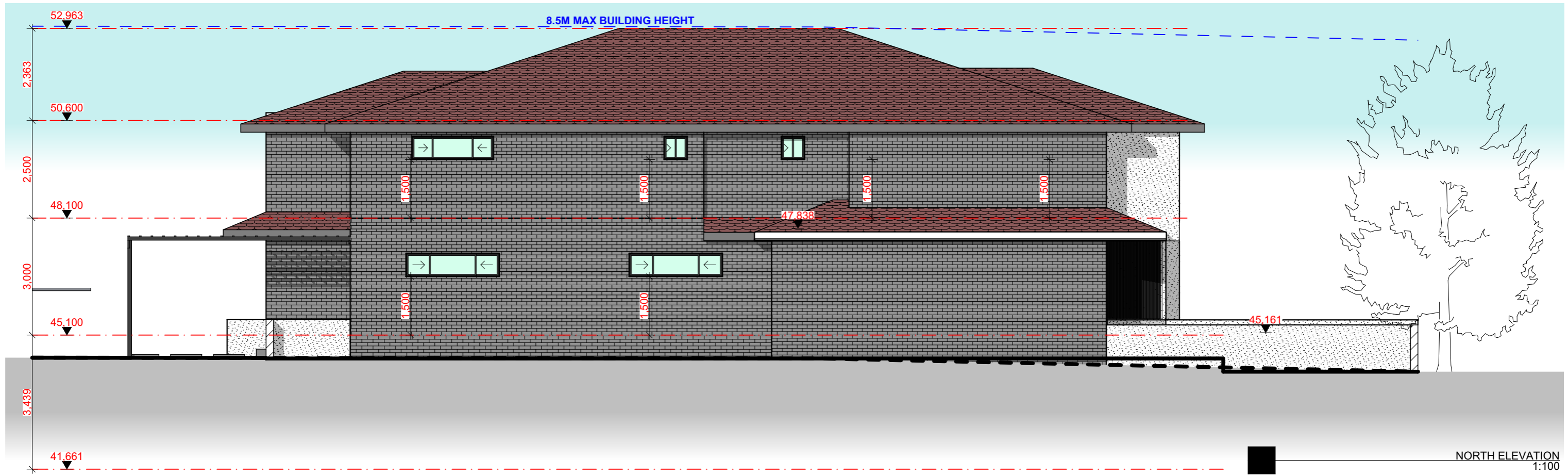
ADDRESS LOT 55 DP 241989 LOT SIZE 650.3m²
6 EDITH STREET, KINGSWOOD NSW 2747

ISSUE A: Client Approval 18/08/2019

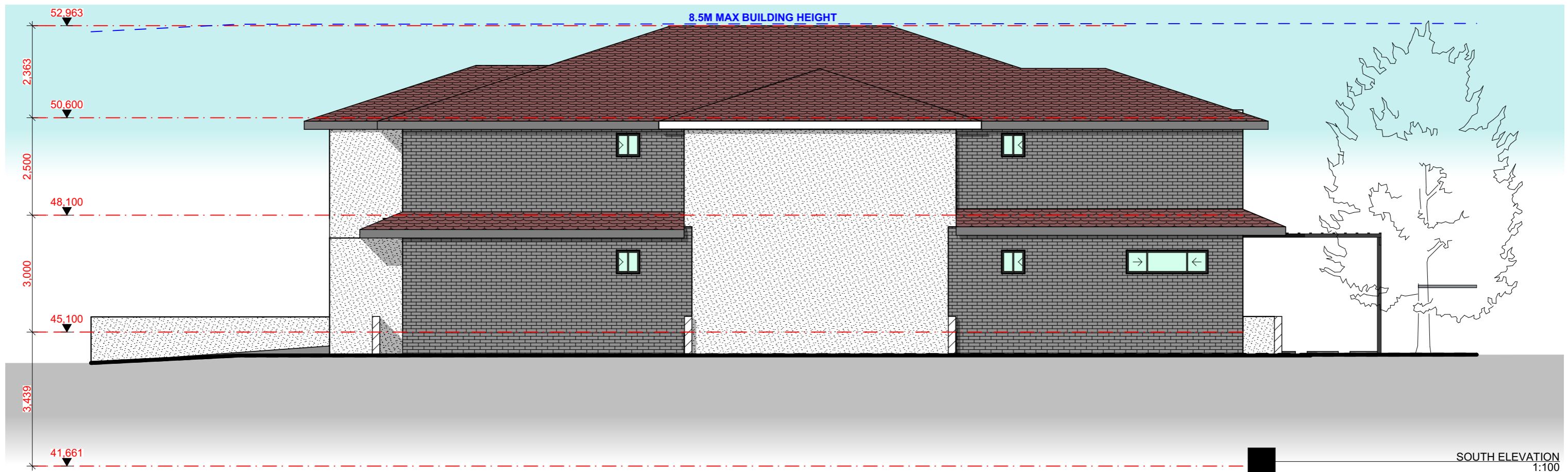
ISSUE B: DA 02/09/2019



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				B				SCALE: AS SHOWN	ISSUE B: DA	02/09/2019
				A3	PROJECT BOARDING HOUSE		REF: 2018 - 065			
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							ADDRESS LOT 55 DP 241989 LOT SIZE 650.3m ²			
							6 EDITH STREET, KINGSWOOD NSW 2747			



NORTH ELEVATION
1:100

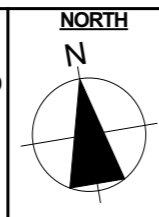


SOUTH ELEVATION
1:100



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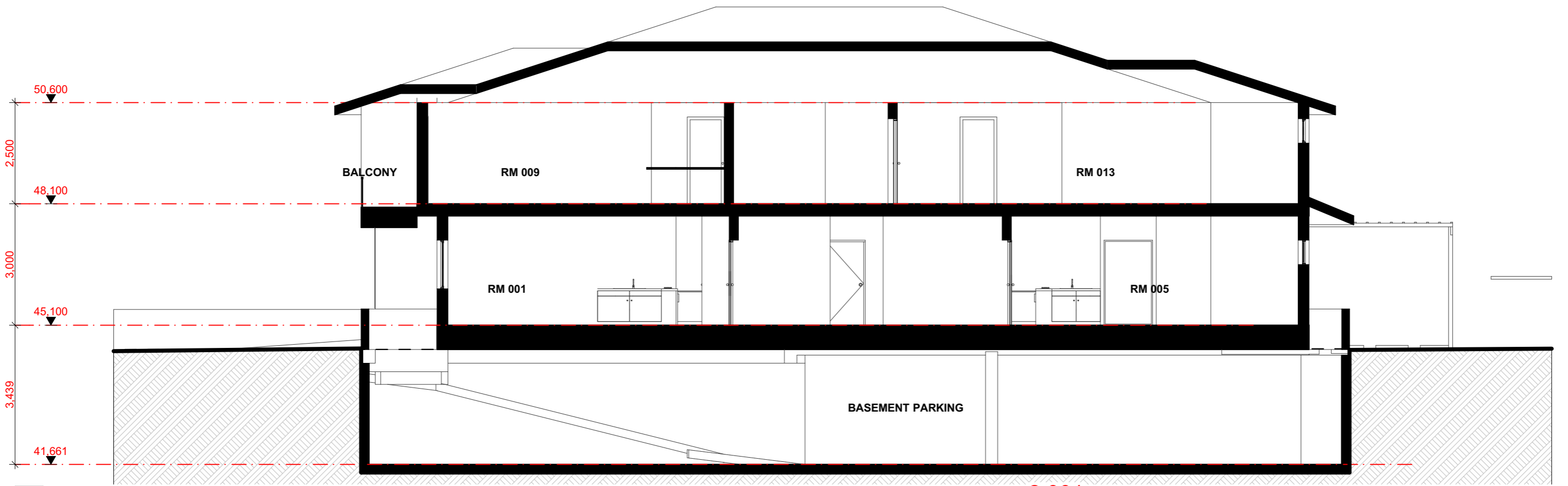
SCALE BAR 1:100
0 1 2 3 4 5

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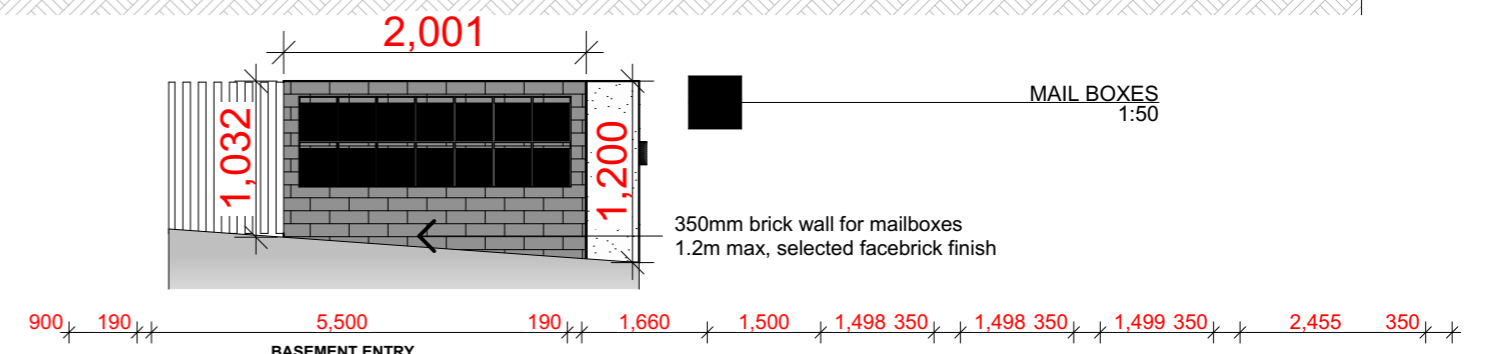
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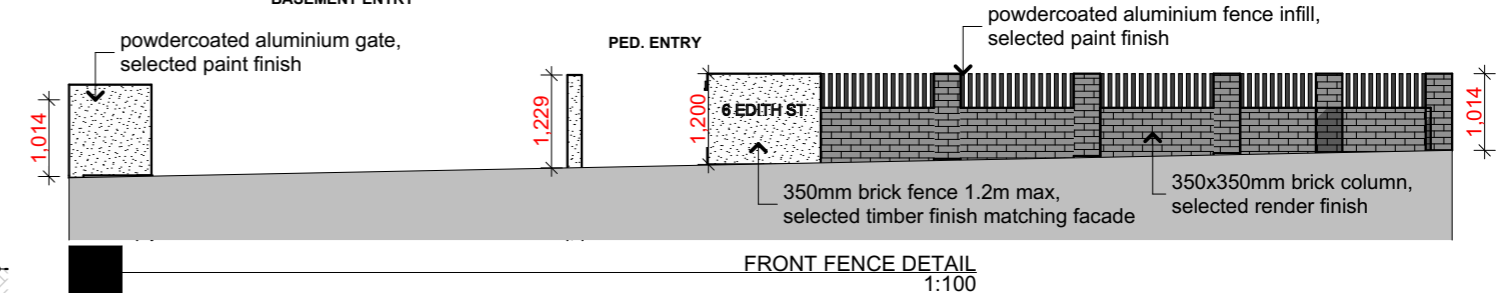
SECTION A
1:100



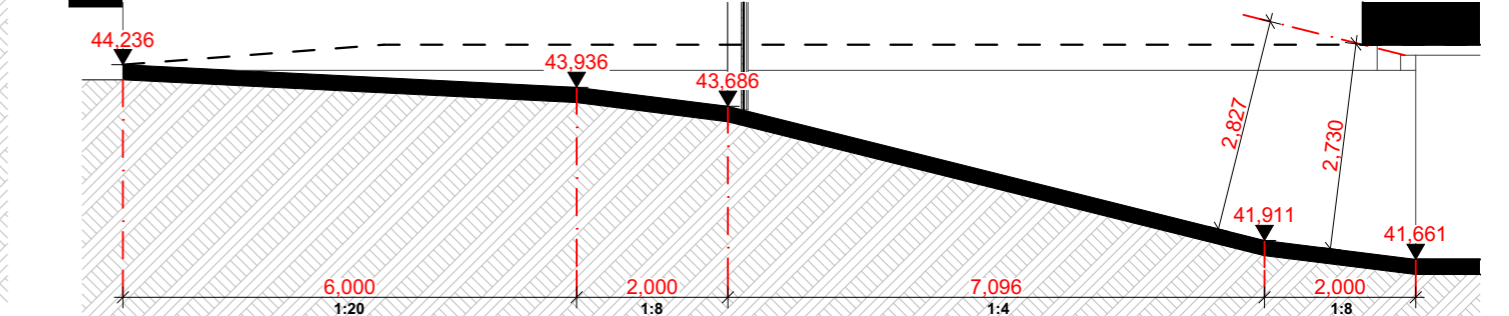
SECTION B
1:100



MAIL BOXES
1:50



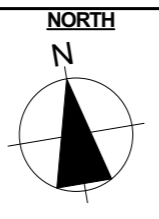
FRONT FENCE DETAIL
1:100



DRIVEWAY SECTION
1:100

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PROJECT BOARDING HOUSE

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SCALE BAR 1:100

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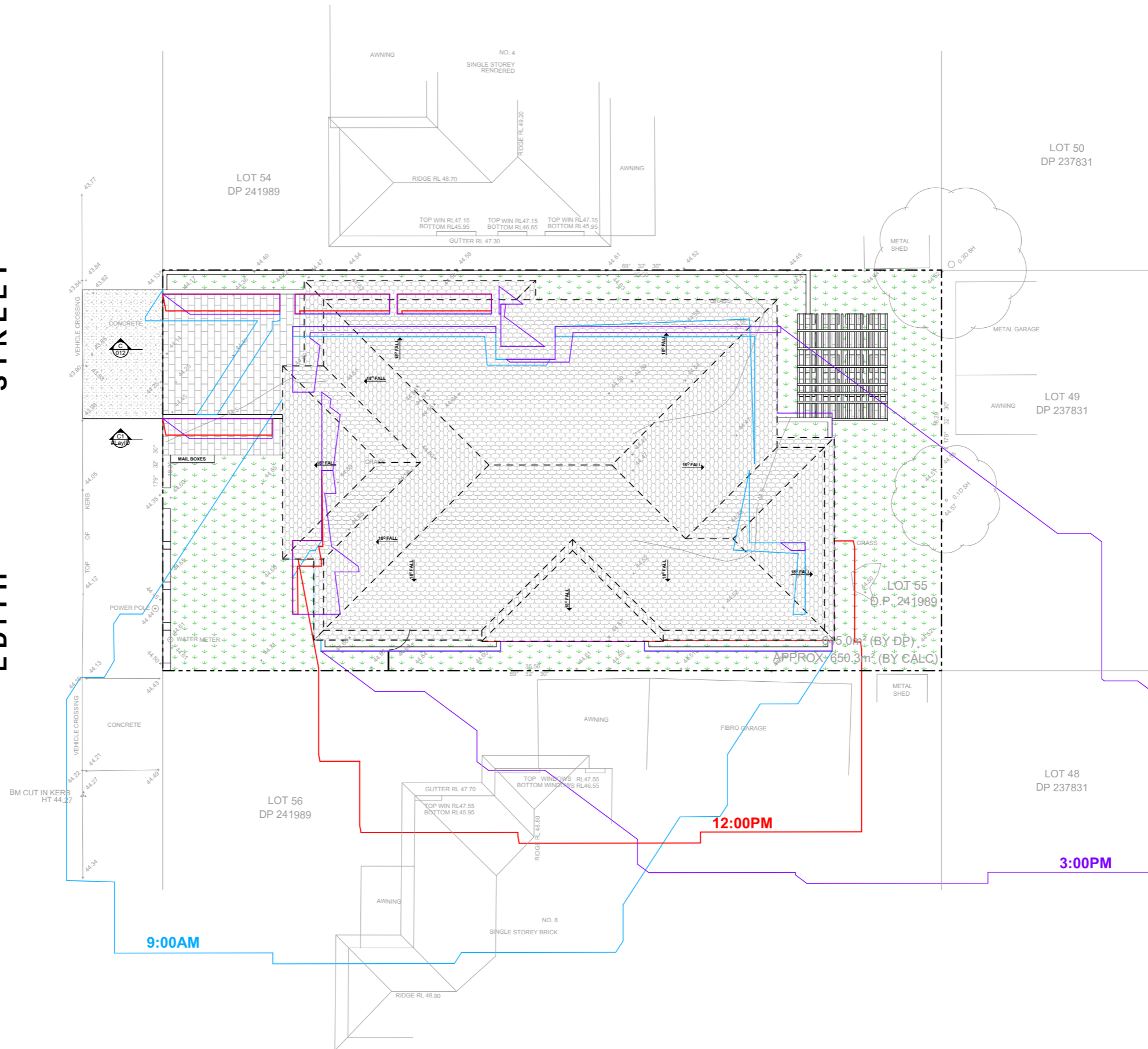
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ADDRESS LOT 55 DP 241989 LOT SIZE 650.3m²
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EDITH STREET

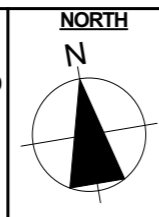


SHADOWS BASED ON JUNE 21ST
1:200



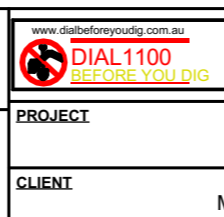
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STREET

EDITH

PROPOSED DEVELOPMENT

NOT CALCULATED

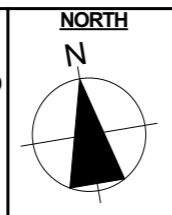
40% CALCULATED LANDSCAPE
(2M MIN DIMENSION)



LANDSCAPE PLAN
1:100

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SCALE BAR 1:100

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