

10-11 Railway Street, Werrington, NSW 2747

Drawing List

DA000	COVER PAGE	06/10/20	DA003	SECTION C-C	03/05/21
DA001	BA06	06/10/20	DA001	EXTERIOR FINISHES SCHEDULE	06/10/20
DA002	SITE ANALYSIS	06/10/20	DA001	SHADOW DIAGRAM 21 JUNE 9am	03/05/21
DA100	SITE PLAN	06/10/20	DA002	SHADOW DIAGRAM 21 JUNE 12pm	06/10/20
DA101	BASEMENT LEVEL 2	01/19/21	DA003	SHADOW DIAGRAM 21 JUNE 3pm	03/05/21
DA102	BASEMENT LEVEL 1	02/10/21	DA004	SHADOW DIAGRAM 21 DECEMBER 9am	09/17/21
DA103	GROUND FLOOR PLAN	06/10/20	DA005	SHADOW DIAGRAM 21 DECEMBER 12pm	09/17/21
DA104	FIRST FLOOR PLAN	10/20/20	DA006	SHADOW DIAGRAM 21 DECEMBER 3pm	09/17/21
DA105	SECOND FLOOR PLAN	01/20/21	DA001	3D PERSPECTIVE	06/10/20
DA106	THIRD FLOOR PLAN	02/10/21			
DA107	ROOF PLAN	03/03/21			
DA201	ELEVATIONS	06/10/20			
DA202	ELEVATIONS	02/02/21			
DA301	SECTION A-A	06/10/20			
DA302	SECTION B-B	03/03/21			

Consultants

Energy Consultant	Landscape Architect	Waste Management Consultant	Town Planner	BCA Consultant	Stormwater Engineer	Cost Estimator	Traffic Engineer	Social Impact
Frys Energywise Suite 29, 159 Ridgeway Dr. Castle Hill NSW 2154 Tel: (02) 9899 2825	Grindstone Landscape 152 Darvall Road, West Ryde NSW 2114 Tel: 0420 761 202	Caverstock Group Level 3, Suite 305, 13-15 Wentworth Avenue, Sydney NSW 2000 Tel: 02 9264 3188	TBA Urban Tel: 0411 965 683	Building Anatomy Tel: 0423 024 960	SMART Structures Suite 2.04, 35-41 Waterloo Rd, Maccquarie Park NSW 2113 P: 02 9052 6467	HMS Group Level 35, One International Towers 100 Barangaroo Ave Sydney NSW 2000 Tel: 02 8046 3972	Stanbury Traffic Planning 302/164 Glebe Point Rd Glebe NSW 2037 Tel: 02 8971 8314	Judith Stubbs & Associates The Old Post Office 231 Princes Highway Bulli NSW 2516 Tel: 02 4283 7300

PLANNING REQUIREMENTS COMPLIANCE TABLE

Site Area	1393.5m ²	
Requirements		Proposed
Front Setback	6.5m based on adjoining property	6.5m
Rear Setback	Min 6m - 3 storey building	6m
Side Setback	Min 2m for a max of 50% building length, remainder to be min 3m	3.715m
Landscaping	40% - 557.6m ²	40% - 566.1m ²
Building Height	Max 8.5m	11.70m
Private open space	Min 20m ² for lodgers + 8m ² for building manager	39m ² covered area 46m ² uncovered area for lodgers 15m ² for building manager
Deep Soil	no requirement	16% - 229m ²

Project Metrics:

69 Rooms (7 Accessible - 10%)

1 Manager Room

0.5 parking space per room =
35 Parking Spaces (7 Accessible) + 1 Manager Parking Space
= 36 Total Parking Spaces

1 bicycle and 1 motorcycle per 5 rooms =
16 Bicycle Parking & 14 Motorcycle Parking

Bins

General Waste - Number of Units x 0.375
70 Rooms x 0.375 = 26.25
= 27 General Waste Bins (240L)

Recycling - Number of Units x 0.375
70 Rooms x 0.375 = 26.25
= 27 Recycling Bins (240L)

Site Location Plan



Window Schedule

Mark	Height	Width	Area	Orientation	Location
1	2200	4930	11 m ²	NORTH	FOYER
3	600	1400	1 m ²	EAST	BATH 5
4	600	1400	1 m ²	WEST	BATH 10
8	2400	1300	3 m ²	NORTH	ROOM 13
9	2400	1300	3 m ²	NORTH	ROOM 14
10	2400	1300	3 m ²	NORTH	ROOM 15
11	2400	1300	3 m ²	NORTH	ROOM 16
12	2400	1300	3 m ²	NORTH	ROOM 17
13	1700	700	1 m ²	EAST	BATH 17
14	1700	2400	4 m ²	EAST	ROOM 18
15	1700	2400	4 m ²	EAST	ROOM 19
16	1700	2400	4 m ²	EAST	ROOM 20
17	1700	2400	4 m ²	EAST	ROOM 21
18	2400	1050	3 m ²	EAST	CORR.
19	1700	700	1 m ²	EAST	BATH 22
20	1700	2400	4 m ²	SOUTH	ROOM 22
21	1700	2400	4 m ²	SOUTH	ROOM 23
22	1700	2400	4 m ²	SOUTH	ROOM 24
23	1700	2400	4 m ²	SOUTH	ROOM 25
24	1700	2400	4 m ²	SOUTH	ROOM 26
25	1700	2400	4 m ²	SOUTH	ROOM 27
26	1700	700	1 m ²	WEST	BATH 27
27	1700	2400	4 m ²	WEST	ROOM 28
28	1700	2400	4 m ²	WEST	ROOM 29
29	1700	2400	4 m ²	WEST	ROOM 30

Window Schedule

Mark	Height	Width	Area	Orientation	Location
30	1700	2400	4 m ²	WEST	ROOM 31
31	1700	700	1 m ²	WEST	BATH 13
32	2400	1300	3 m ²	NORTH	ROOM 32
33	2400	1300	3 m ²	NORTH	ROOM 33
34	2400	1300	3 m ²	NORTH	ROOM 34
35	2400	1300	3 m ²	NORTH	ROOM 35
36	2400	1300	3 m ²	NORTH	ROOM 36
37	2400	1300	3 m ²	NORTH	ROOM 37
38	1700	700	1 m ²	EAST	BATH 37
39	1700	2400	4 m ²	EAST	ROOM 38
40	1700	2400	4 m ²	EAST	ROOM 39
41	1700	2400	4 m ²	EAST	ROOM 40
42	1700	2400	4 m ²	EAST	ROOM 41
43	1700	700	1 m ²	EAST	BATH 42
44	1700	2400	4 m ²	SOUTH	ROOM 42
45	1700	2400	4 m ²	SOUTH	ROOM 43
46	1700	2400	4 m ²	SOUTH	ROOM 44
47	1700	2400	4 m ²	SOUTH	ROOM 45
48	1700	2400	4 m ²	SOUTH	ROOM 46
49	1700	2400	4 m ²	SOUTH	ROOM 47
50	1700	700	1 m ²	WEST	BATH 47
51	1700	2400	4 m ²	WEST	ROOM 48
52	1700	2400	4 m ²	WEST	ROOM 49
53	1700	2400	4 m ²	WEST	ROOM 50
54	1700	2400	4 m ²	WEST	ROOM 51

Window Schedule

Mark	Height	Width	Area	Orientation	Location
55	1700	700	1 m ²	WEST	BATH 32
56	1900	1200	2 m ²	NORTH	ROOM 52
57	1900	1200	2 m ²	NORTH	ROOM 52
58	1900	1200	2 m ²	NORTH	ROOM 53
59	1900	1200	2 m ²	NORTH	ROOM 53
60	1900	1200	2 m ²	NORTH	ROOM 54
61	1900	1200	2 m ²	NORTH	ROOM 54
62	1900	1200	2 m ²	NORTH	ROOM 55
63	1900	1200	2 m ²	NORTH	ROOM 55
64	1700	700	1 m ²	EAST	BATH 55
65	2400	1050	3 m ²	EAST	ROOM 56
66	1700	2400	4 m ²	EAST	ROOM 56
67	1700	2400	4 m ²	EAST	ROOM 57
68	1700	2400	4 m ²	EAST	ROOM 58
69	1700	2400	4 m ²	EAST	ROOM 59
70	2400	1050	3 m ²	EAST	CORR.
71	1700	700	1 m ²	EAST	BATH 60
72	1700	2400	4 m ²	SOUTH	ROOM 60
73	1700	2400	4 m ²	SOUTH	ROOM 61
74	1700	2400	4 m ²	SOUTH	ROOM 62
75	1700	2400	4 m ²	SOUTH	ROOM 63

Window Schedule

Mark	Height	Width	Area	Orientation	Location
76	1700	2400	4 m ²	SOUTH	ROOM 64
77	1700	2400	4 m ²	SOUTH	ROOM 65
78	1700	700	1 m ²	WEST	BATH 65
79	1700	2400	4 m ²	WEST	ROOM 66
80	1700	2400	4 m ²	WEST	ROOM 67
81	1700	2400	4 m ²	WEST	ROOM 68
82	1700	2400	4 m ²	WEST	ROOM 69
83	2400	1050	3 m ²	WEST	ROOM 69
84	1700	700	1 m ²	WEST	BATH 52
85	2650	2955	8 m ²	NORTH	FOYER
86	2400	1050	3 m ²	WEST	ROOM 10
87	2400	1050	3 m ²	WEST	CORR.
89	2400	1050	3 m ²	EAST	ROOM 11
90	2400	1050	3 m ²	WEST	ROOM 12
91	2400	1050	3 m ²	WEST	COMMON
92	2400	1050	3 m ²	EAST	CORR.
93	2400	1050	3 m ²	EAST	COMMON
95	2400	1050	3 m ²	WEST	COMMON
96	2200	2500	6 m ²	WEST	FOYER
97	2200	1200	3 m ²	NORTH	ROOM 1 - MANAGER

Door Schedule

Mark	Width	Height	Area	Orientation	Location
1	3390	2400	8 m ²	WEST	ROOM 13
3	3390	2400	8 m ²	EAST	ROOM 2
4	3390	2400	8 m ²	EAST	ROOM 3
5	3850	2400	9 m ²	EAST	ROOM 4
6	900	2400	2 m ²	EAST	CORR.
7	3580	2400	9 m ²	SOUTH	ROOM 5
8	3580	2400	9 m ²	SOUTH	ROOM 6
9	3580	2400	9 m ²	SOUTH	ROOM 7
10	3580	2400	9 m ²	SOUTH	ROOM 8
11	3580	2400	9 m ²	SOUTH	ROOM 9
12	3580	2400	9 m ²	SOUTH	ROOM 10
13	900	2400	2 m ²	WEST	CORR.
14	3580	2400	9 m ²	WEST	ROOM 11
15	3390	2400	8 m ²	WEST	ROOM 12
16	6570	2400	16 m ²	WEST	COMMON
17	7500	2400	18 m ²	NORTH	LIVING ROOM
18	1800	2400	4 m ²	NORTH	FOYER
34	2800	2400	7 m ²	EAST	ROOM 1 - MANAGER

DEVELOPEMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown, and plot out if in doubt.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and plot out if in doubt.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be used in conjunction with NCC requirements. If any variations, NCC will take precedence.

LEVEL ARCHITECTS

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No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	COVER PAGE
Prepared by			S.L	Scale
Designed by			M.S	
Designed for		Mr Georges Wehbe		DA000

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances				Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded	
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	3 star	3 star	no	3.5 star	4 star	-	-	-	-	-	-	-	

Dwelling no.	Alternative water source								
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
None	-	-	-	-	-	-	-	-	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. 		✓	✓
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. 		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting				Natural lighting			
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
5, 9, 17, 22, 27, 32, 37, 42, 47, 60, 65, 13-L1	1-phase airconditioning 3.5 Star (old label)	-	1-phase airconditioning 3.5 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
All other dwellings	1-phase airconditioning 3.5 Star (old label)	-	1-phase airconditioning 3.5 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	3.5 star	no	3.5 star	3.5 star	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section 3 of the National Construction Code - Volume 1.	✓	✓	✓

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Rainwater tank - rainwater or stormwater (No. 1)	3000.0	To collect run-off from at least: <ul style="list-style-type: none"> - 380.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). 	- irrigation of 274.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Basement 2 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No	
Basement 1 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No	
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No	
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No	
General waste	ventilation exhaust only	-	light-emitting diode	motion sensors	No	
Common living room	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No	
Accessible toilet unisex	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No	
Bulk storage	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No	
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No	
L1 Lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No	
L2 Lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No	

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
L3 Lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No	
Basement 1 corridor	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No	

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump - air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (-38 mm); (b) Piping internal to building: R1.0 (-38 mm)
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 6
Lift (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 6

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 3.0 peak kW

DEVELOPMENT APPLICATION – NOT FOR CONSTRUCTION

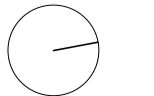
GENERAL:
Do not scale the drawing, read all dimensions shown. Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

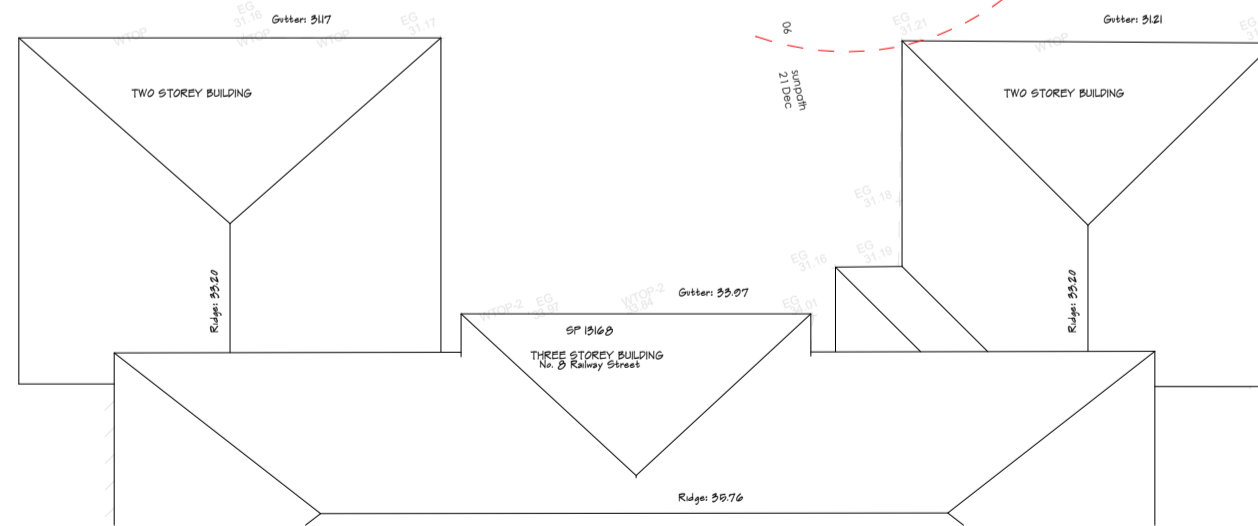
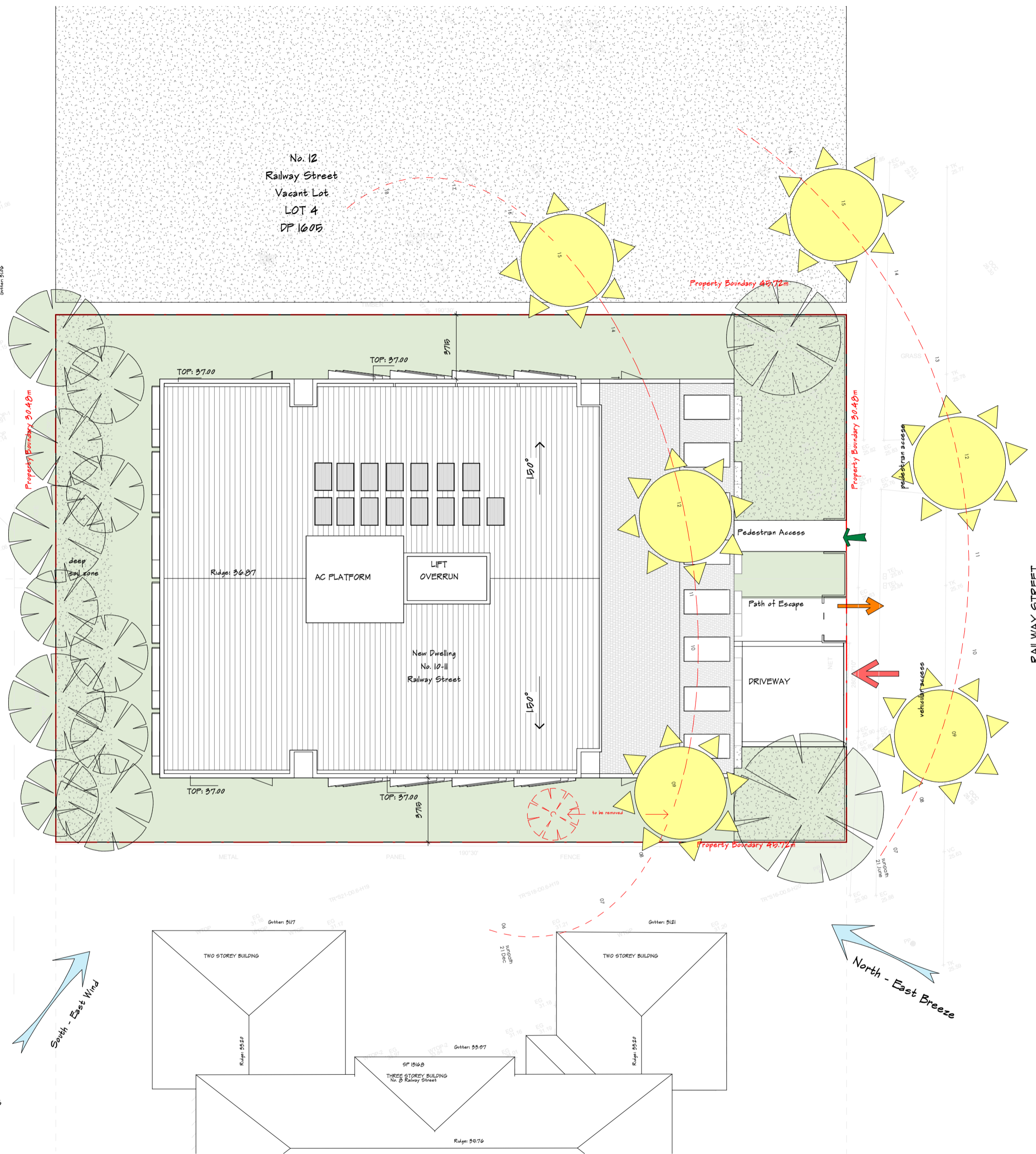
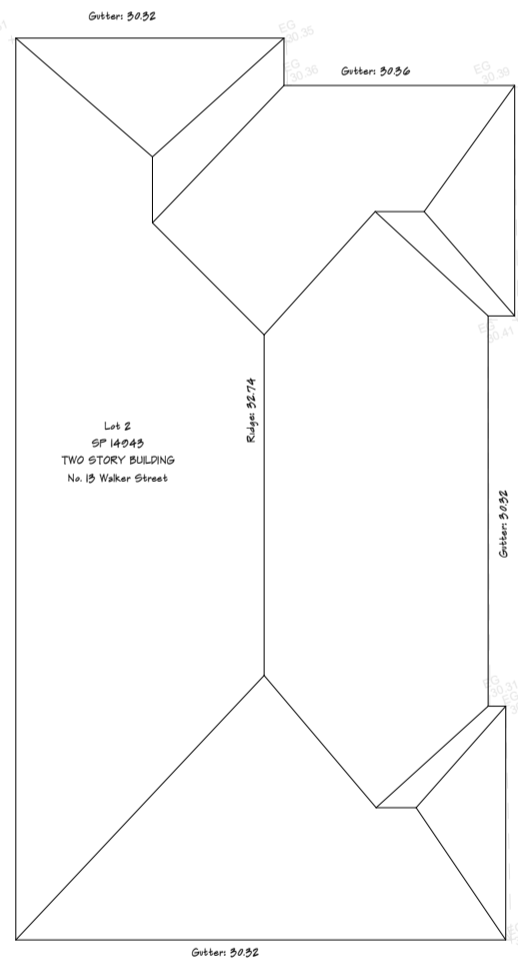
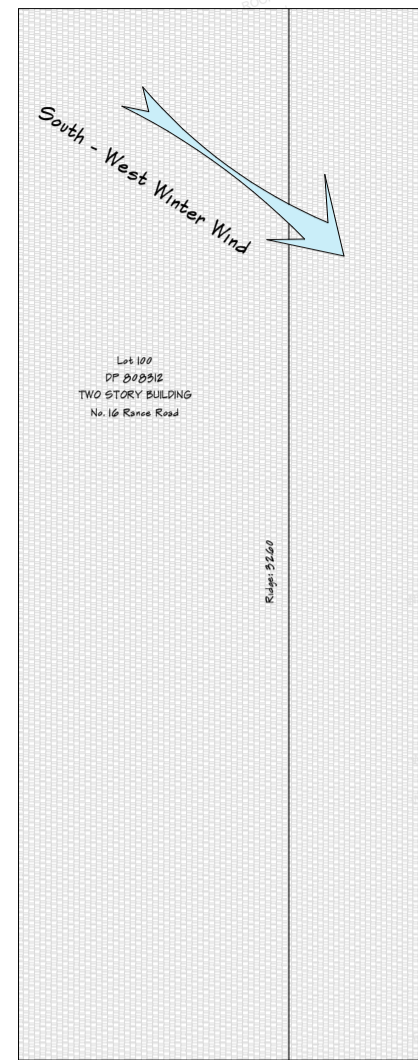
CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and shall call it in as built.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with NBS/AS requirements. If any variations, NBS/AS will take precedence.

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	BASIX
Prepared by	S.L		Scale	1 : 1
Designed by	Designer			DA001
Designed for	Mr Georges Wehbe			



SITE ANALYSIS
1 : 200

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION


GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

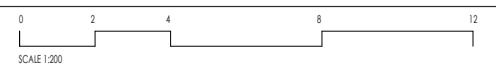
CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and shall call it in doubt.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with NCC requirements. If any variations, NCC will take precedence.

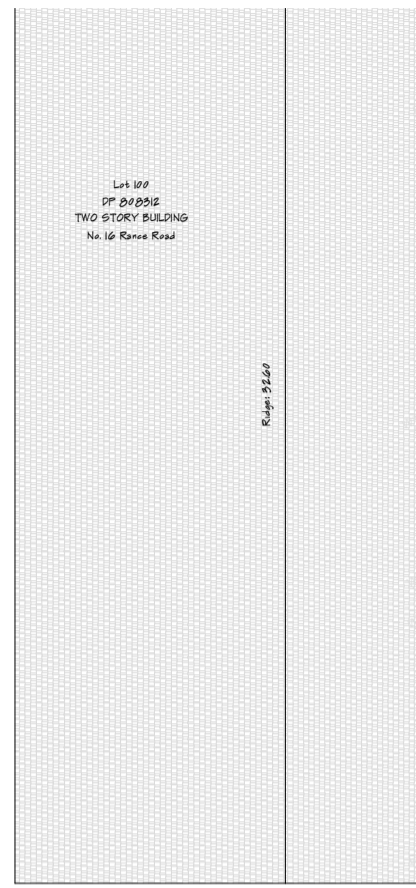
No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

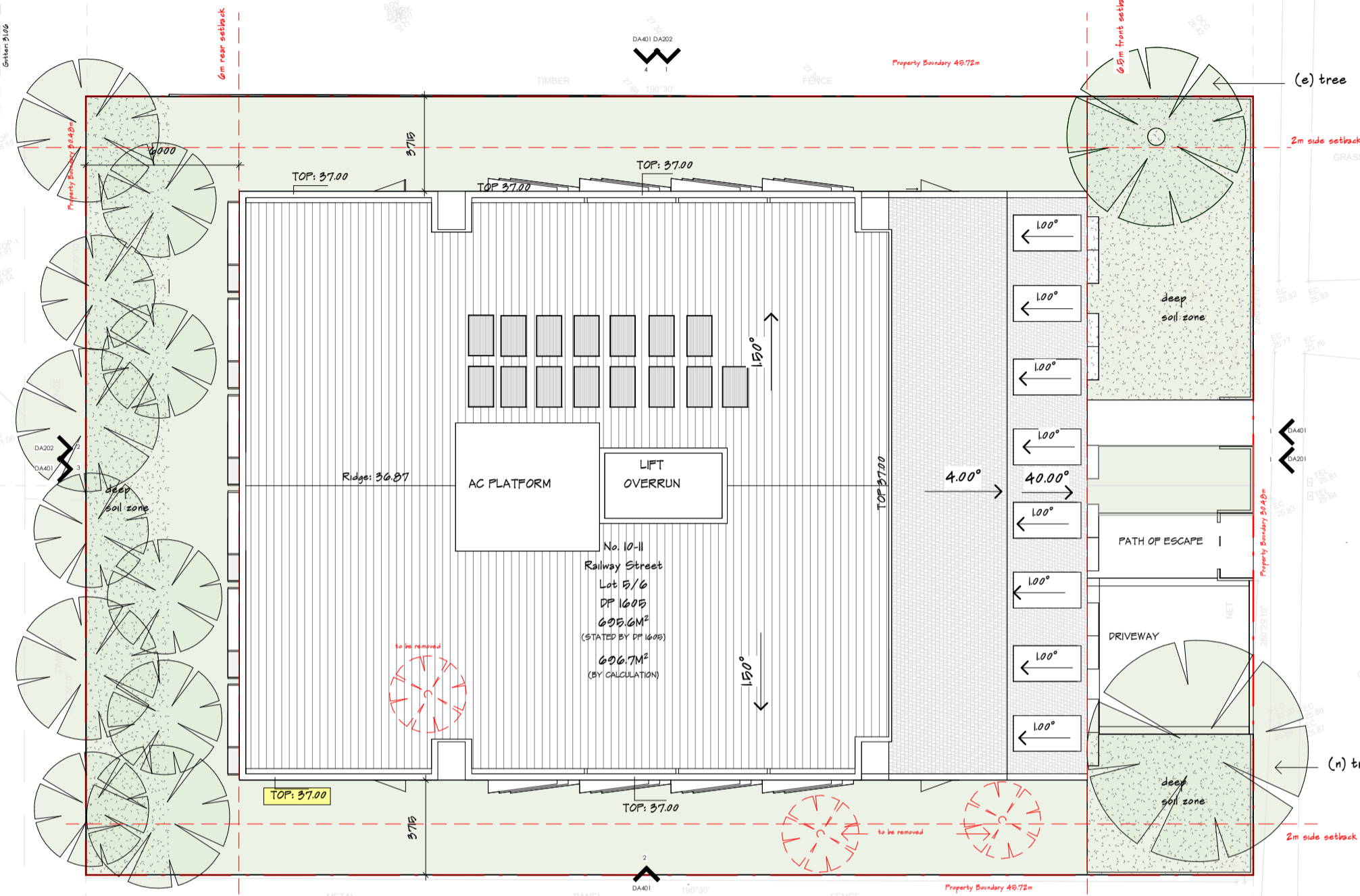
construction of a new boarding house

Date	20.07.2021	Project number	200.12	SITE ANALYSIS
Prepared by	S.L.		Scale	As indicated
Designed by	M.S.			
Designed for	Mr Georges Wehbe		DA002	

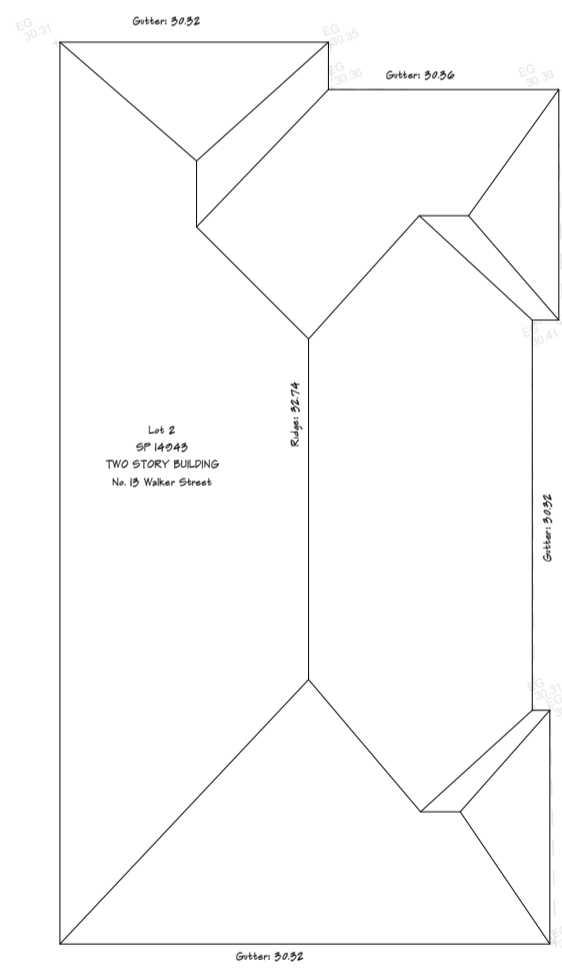




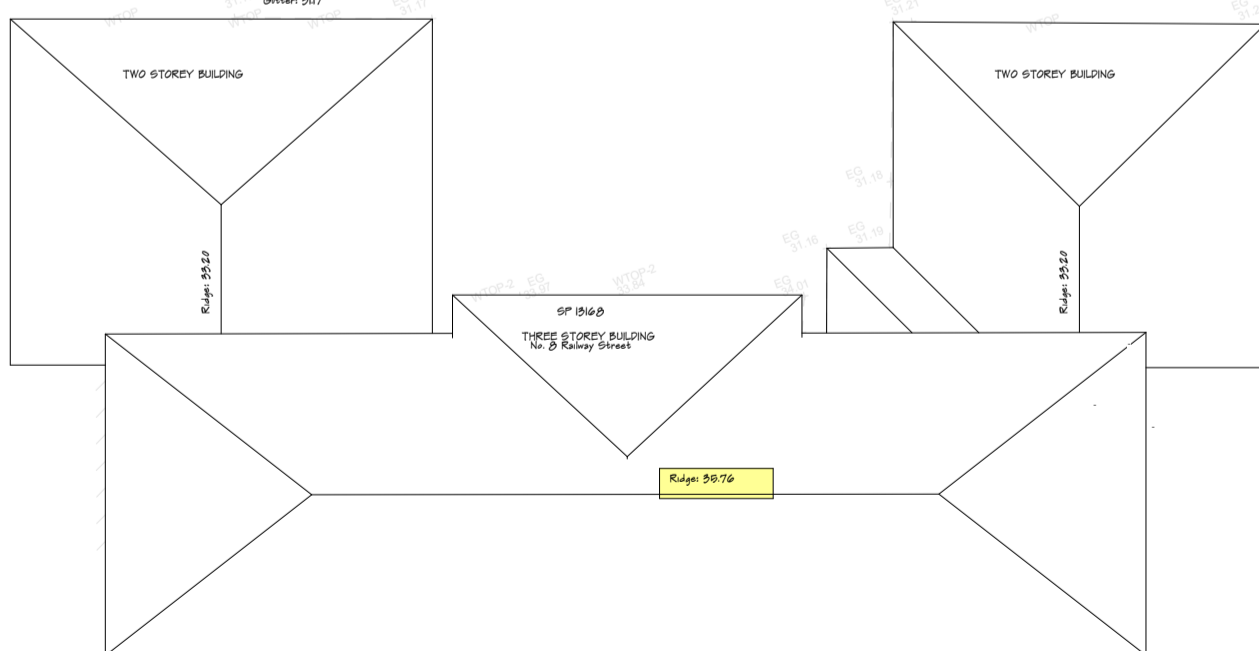
No. 12
Railway Street
Vacant Lot
LOT 4
DP 1605



RAILWAY STREET



SITE PLAN
1:200



DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

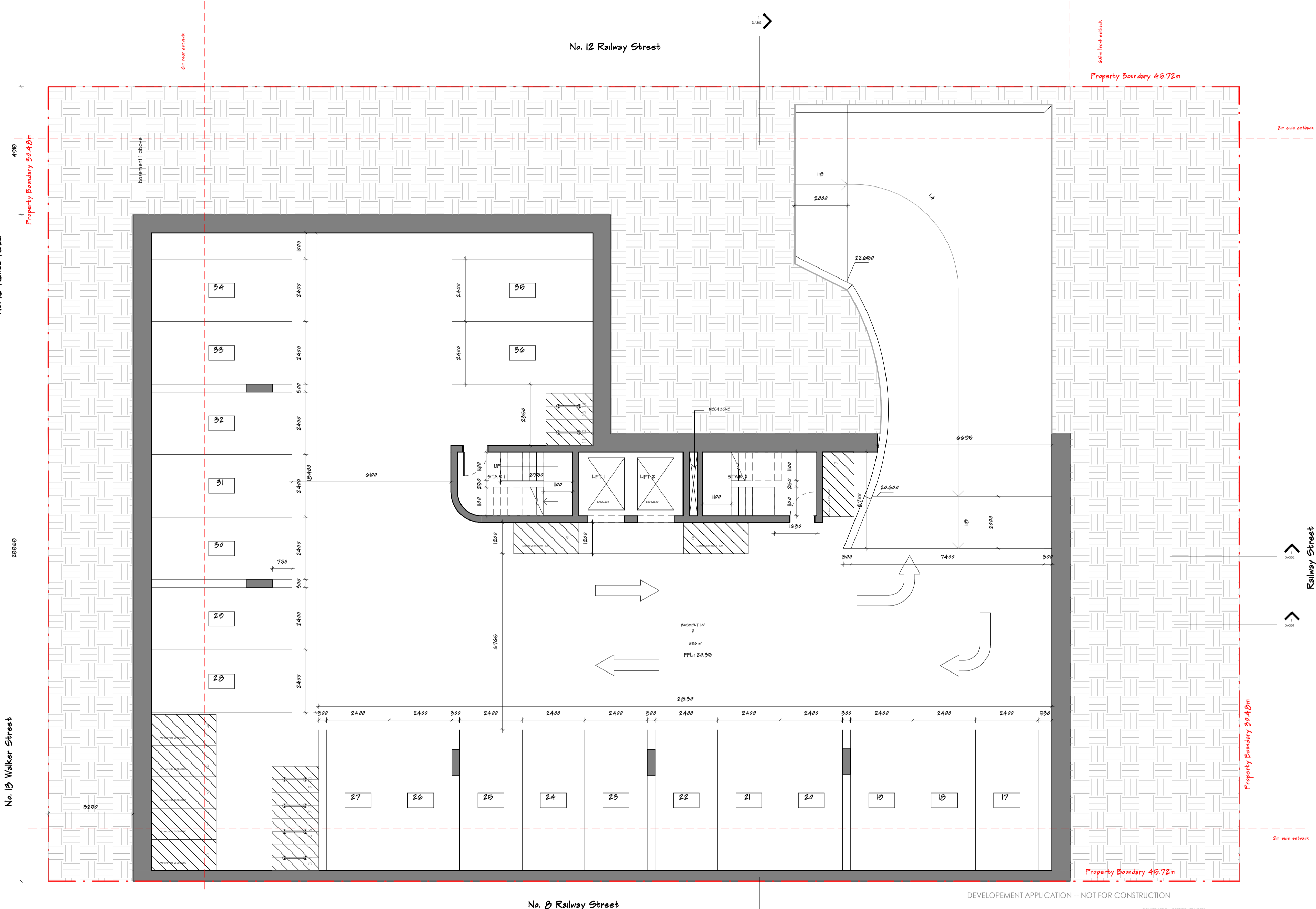
CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and shall call it in doubt.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with HANDBOOK requirements. If any variations, HANDBOOK will take precedence.

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SITE PLAN
Prepared by	S.L.		Scale	1:200
Designed by	M.S.			
Designed for	Mr Georges Wehbe			
				DA100



BASEMENT LEVEL 2
 1:100
 3250
 30065
 6005
 No. 12 Railway Street
 No. 8 Railway Street
 No. 16 Rance Road
 Railway Street
 Property Boundary 30.40m
 Property Boundary 45.72m
 Property Boundary 30.40m
 Property Boundary 45.72m

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION
 GENERAL:
 Do not scale the drawing, read all dimensions shown.
 Please note that ground levels may vary due to site conditions.
 DA drawings are not for construction.
 CONSTRUCTION CERTIFICATE NOTES:
 The contractor shall check and verify all dimensions before commencing new work, and shall call it in doubt.
 The contractor shall comply with all relevant Australian Standards.
 The contractor shall comply with "National Construction Code" NCC.
 The drawings are to be read in conjunction with NOTERS requirements. If any variations, NOTERS will take precedence.

LEVEL ARCHITECTS
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 1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

4300		Date	20.07.2021	Project number	200.12
10-11 RAILWAY STREET WERRINGTON NSW 2747		Prepared by	S.L		
construction of a new boarding house		Designed by	M.S		
		Designed for	Mr Georges Wehbe		

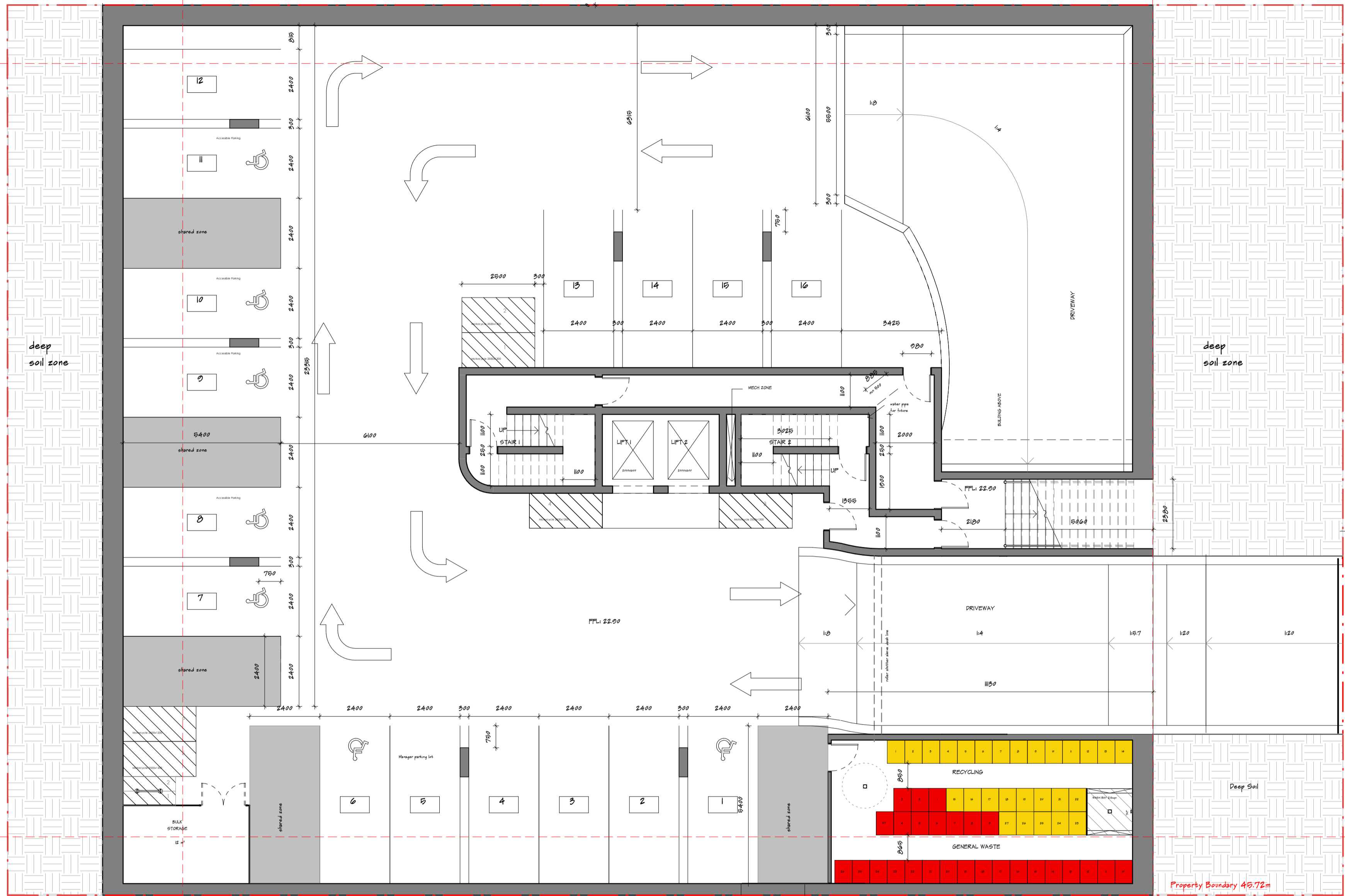
6005		Scale	1:100	<p>SCALE 1:100</p>	DA101
BASEMENT LEVEL 2					

No. 12 Railway Street

No. 16 Rance Road

No. 13 Walker Street

No. 8 Railway Street



BASEMENT LEVEL
1:100

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL: Do not scale the drawing, read all dimensions shown. Please note that ground levels may vary due to site conditions. DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES: The contractor shall check and verify all dimensions before commencing new work, and shall call it in doubt. The contractor shall comply with all relevant Australian Standards. The contractor shall comply with "National Construction Code" NCC. The drawings are to be used in conjunction with NCC requirements. If any variations, NCC will take precedence.

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 1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	BASEMENT LEVEL 1
Prepared by		Scale	1:100	0 1 2 3 4 5 6 SCALE 1:100
Designed by		Mr Georges Wehbe		DA102

TK 25
VC 25
VC 25
TK 25
VC 25

RAILWAY STREET

GROUND FLOOR PLAN

1 : 100

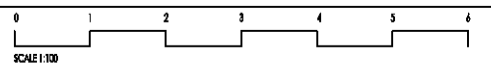

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203A L2/55 GRAFTON ST BONDJUNCTION NSW 2022
1/589A TOORAK RD TOORAK VIC 3142

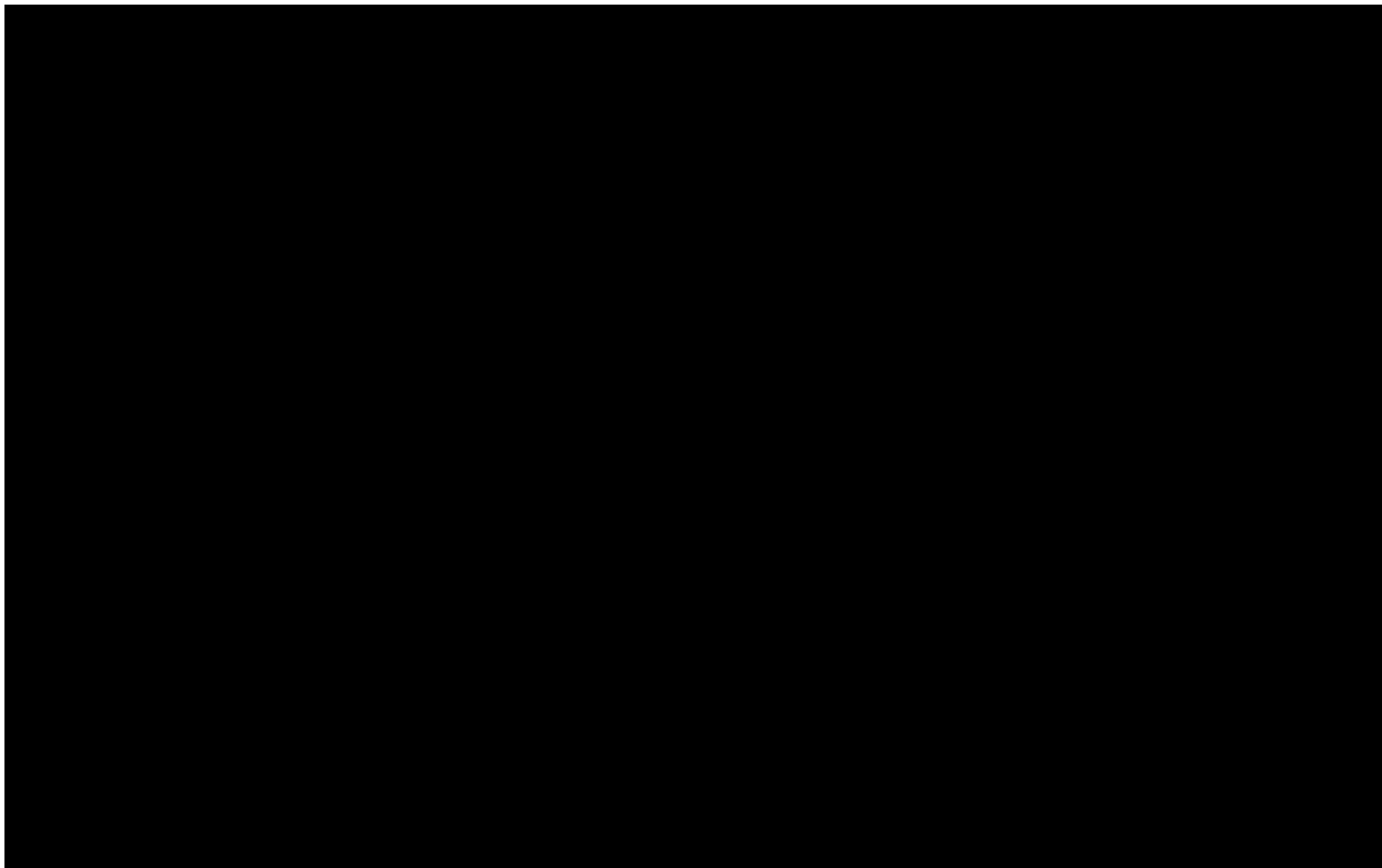
No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	GROUND FLOOR PLAN
Prepared by	S.L.	Scale	1 : 100	
Designed by	M.S.			
Designed for	Mr Georges Wehbe			DA103

The contractor shall comply with all relevant Australian standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be used in conjunction with NCC requirements. If any variations, NCC will take precedence.



FIRST FLOOR PLAN

1:100

LEVEL ARCHITECTS

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 1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

No. 8 Railway Street



10-11 RAILWAY STREET WERRINGTON NSW 2747

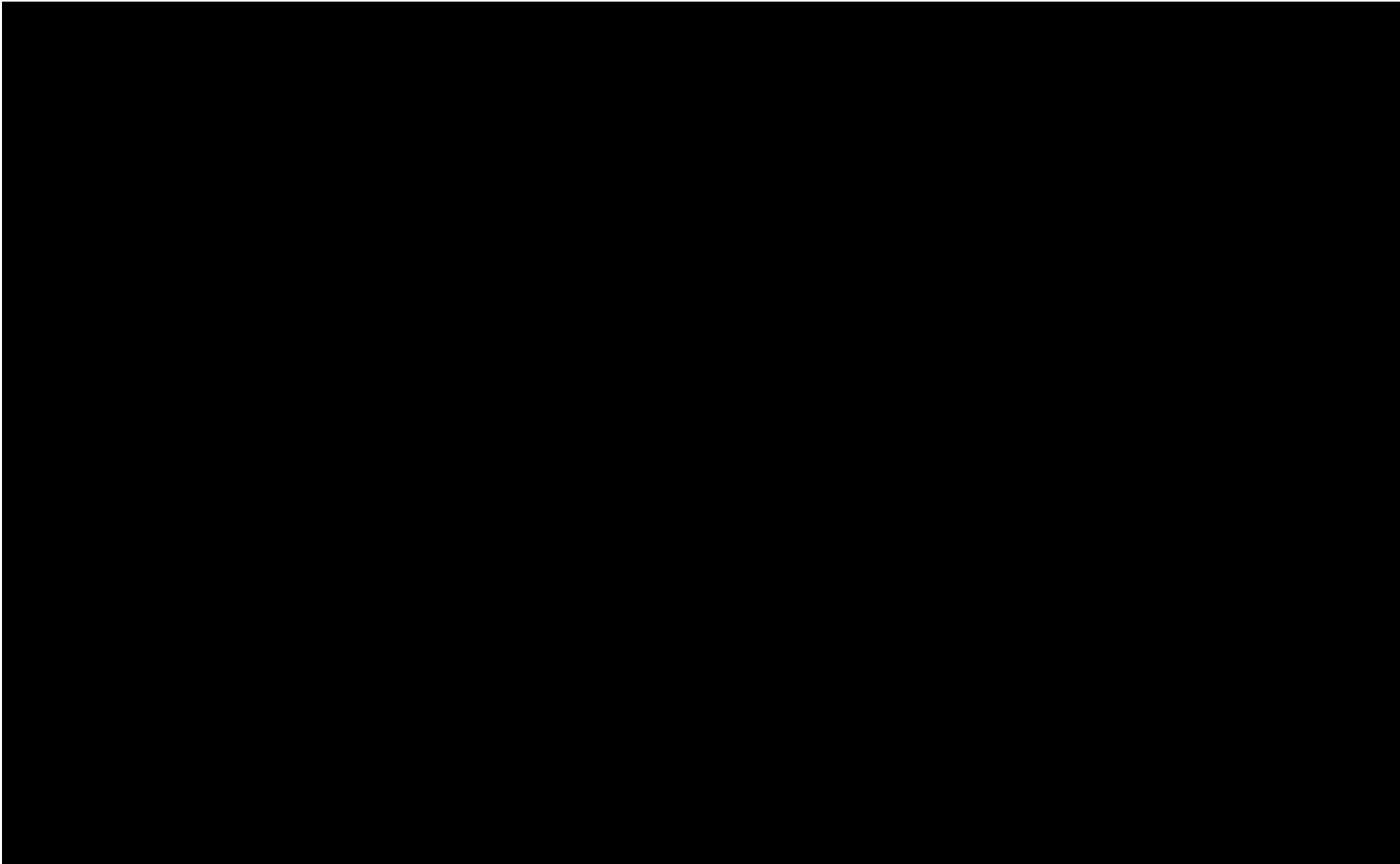
construction of a new boarding house

Date	20.07.2021	Project number	200.12	FIRST FLOOR PLAN
Prepared by	S.L.	Scale	1 : 100	<p>SCALE 1:100</p>
Designed by	M.S.		DA104	
Designed for	Mr Georges Wehbe			

GENERAL:
 Do not scale the drawing, read all dimensions shown.
 Please note that ground levels may vary due to site conditions.
 DA drawings are not for construction.

CONTRACTOR'S RESPONSIBILITY:
 The contractor must check and verify all dimensions before commencing new work, and shall take full responsibility for any errors.
 The contractor must comply with all relevant Australian Standards.
 The contractor must comply with "National Construction Code" (NCC).
 The drawings are to be used in conjunction with NCC requirements. If any variations, NCC will take precedence.

Railway Street



Railway Street

SECOND LEVEL FLOOR PLAN

1:100

No. 8 Railway Street



DEVELOPEMENT APPLICATION – NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
The contractor must check and verify all dimensions before commencing new work, and shall call it out.
The contractor must comply with all relevant Australian Standards.
The contractor must comply with "National Construction Code" (NCC).
The drawings are to be read in conjunction with NCC requirements. If any variations, NCC will take precedence.

LEVEL ARCHITECTS

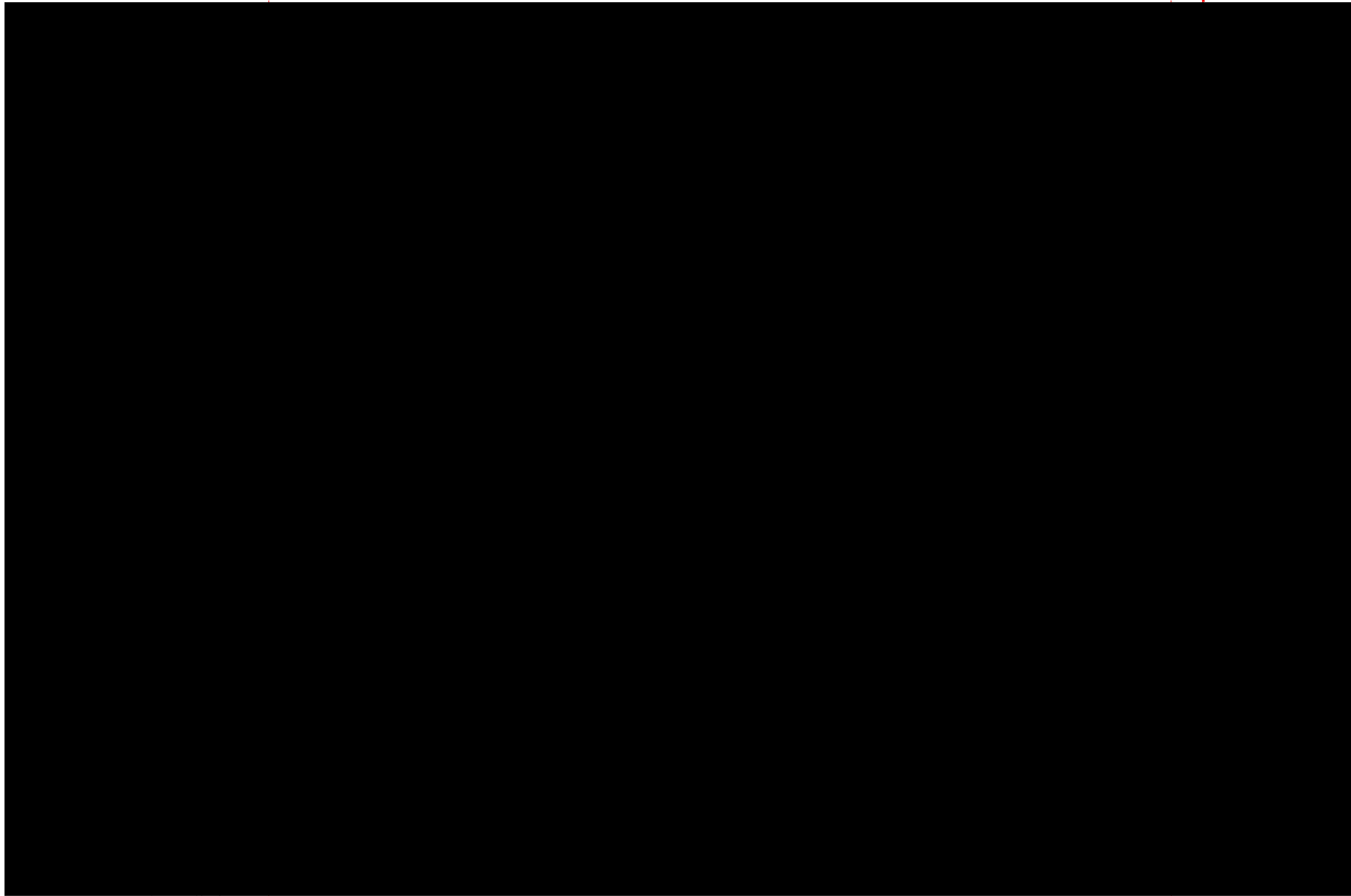
SYDNEY, MELBOURNE
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203A L2/55 GRAFTON ST BONDJUNCTION NSW 2022
1/289A TODRAK RD TODRAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SECOND FLOOR PLAN
Prepared by	S.L.	Scale	1 : 100	<p>SCALE 1:100</p>
Designed by	M.S.		DA105	
Designed for	Mr Georges Wehbe			



THIRD LEVEL FLOOR PLAN

1:100

1
DATE

DEVELOPEMENT APPLICATION – NOT FOR CONSTRUCTION by Boundary 40.72m

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
The contractor must check and verify all dimensions before commencing new work, and shall call it in doubt.
The contractor must comply with all relevant Australian Standards.
The contractor must comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with NCC requirements. If any variations, NCC will take precedence.

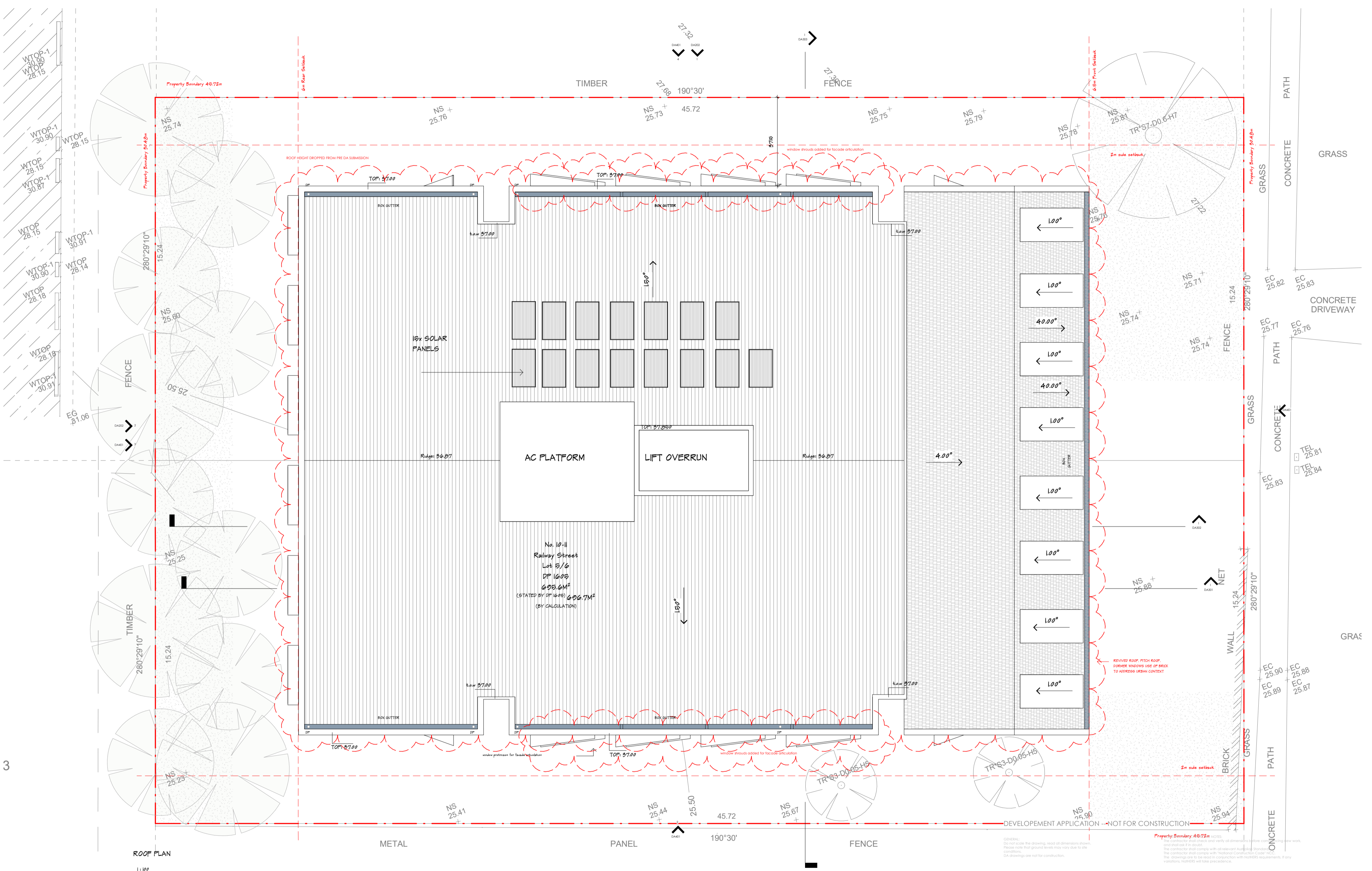
LEVEL ARCHITECTS
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 203A L2/55 GRAFTON ST BOND JUNCTION NSW 2022
 1/289A TORRALBA RD TORRALBA VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	THRD FLOOR PLAN
Prepared by	S.L	Scale	1 : 100	<p>SCALE 1:100</p>
Designed by	M.S		DA106	
Designed for	Mr Georges Wehbe			



ROOF PLAN

1:100

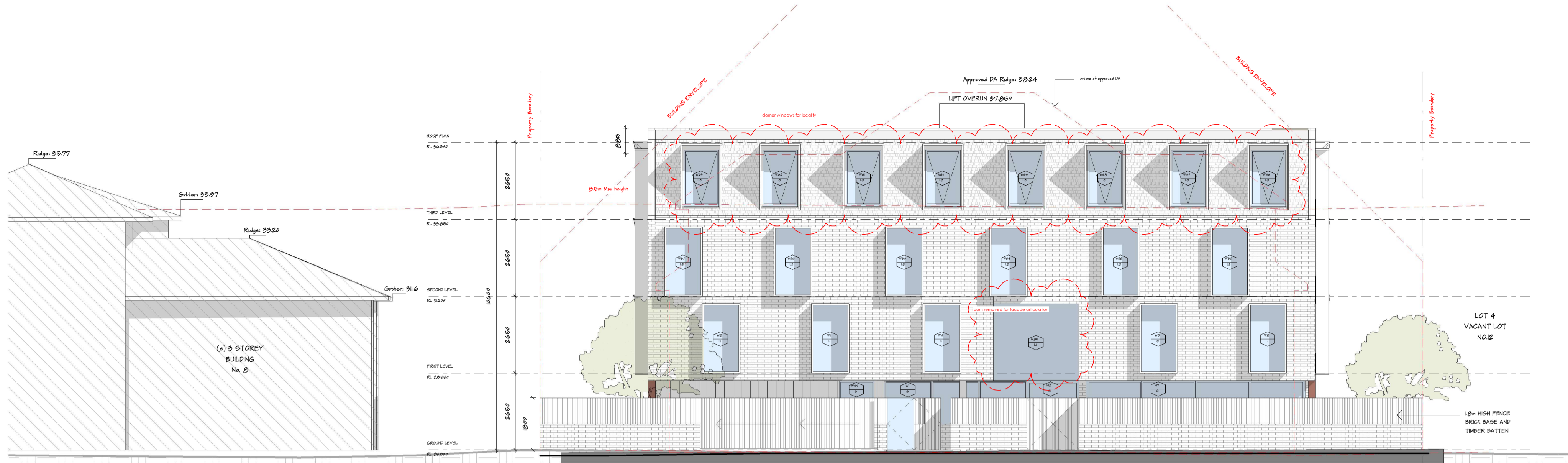
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 1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	ROOF PLAN
Prepared by		Scale	1:100	0 1 2 3 4 5 6 SCALE 1:100
Designed by		Scale	1:100	
Designed for	Mr Georges Wehbe			DA107



NORTH ELEVATION

1:100



EAST ELEVATION

1:100

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and shall call it in default.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with NCC requirements. If any variations, NCC will take precedence.

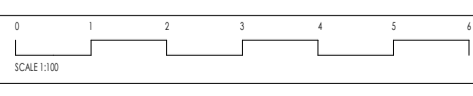
LEVEL ARCHITECTS
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 203A 12/55 GRAFTON ST BONDI JUNCTION NSW 2022
 1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

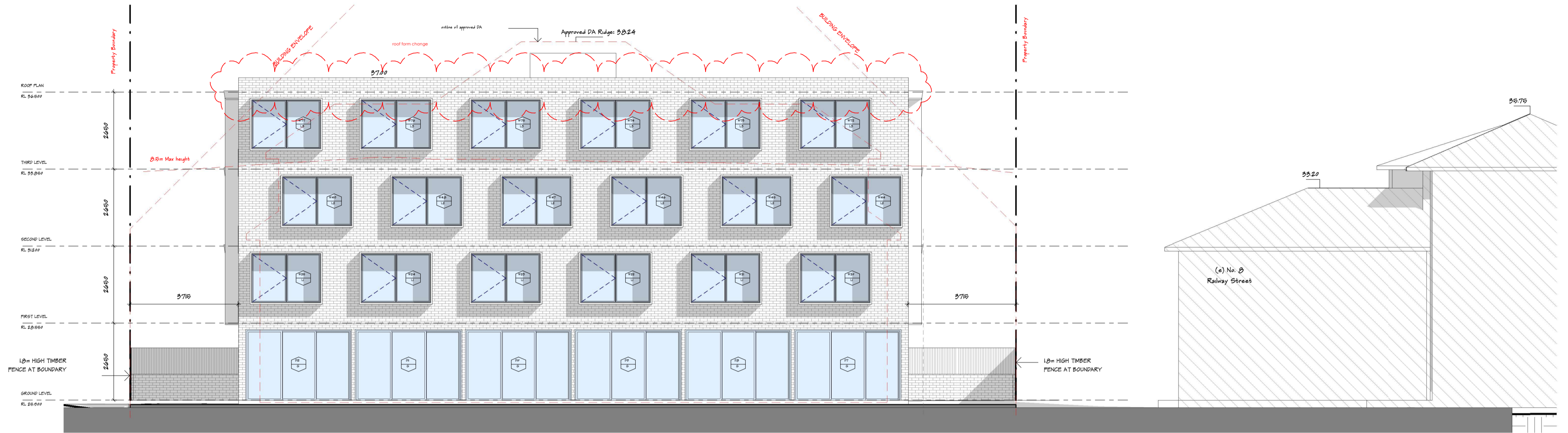
10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	ELEVATIONS	
Prepared by			S.L	Scale	1:100
Designed by			M.S		
Designed for			Mr Georges Wehbe		



DA201



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
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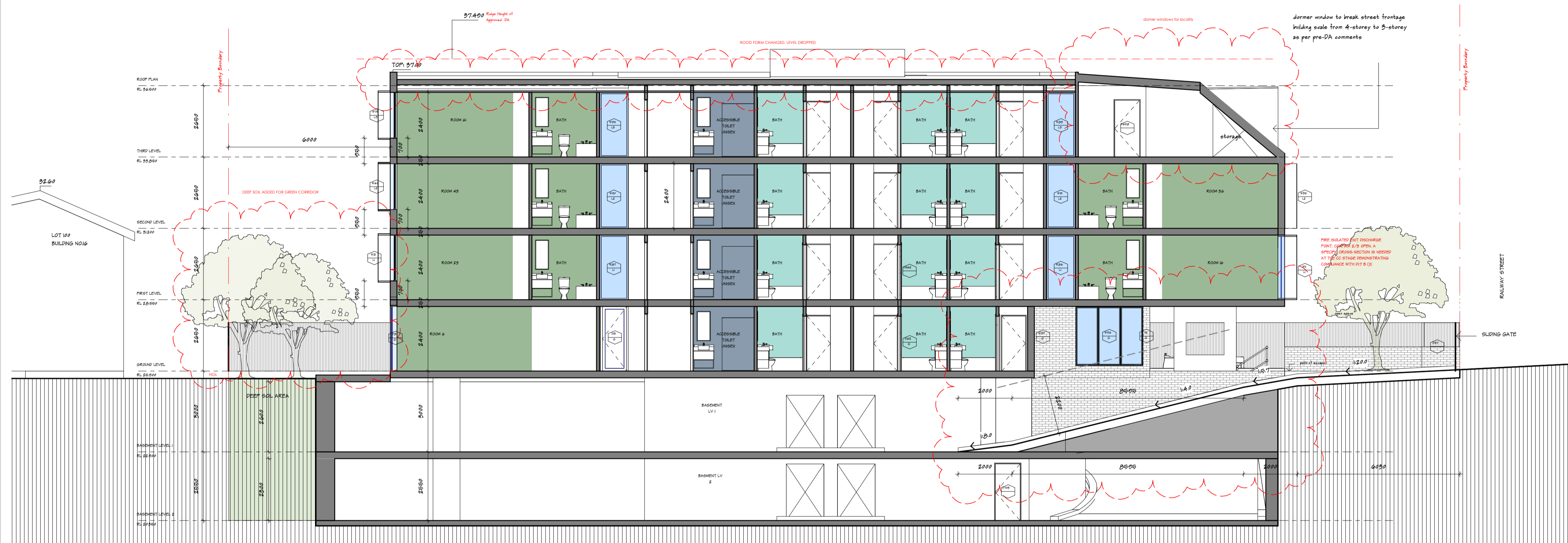
CONSTRUCTION CERTIFICATE NOTES:
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No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	ELEVATIONS
Prepared by			S.L	Scale 1:100
Designed by			M.S	0 1 2 3 4 5 6 SCALE 1:100
Designed for		Mr Georges Wehbe		DA202



SECTION A-A
1:100

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
The contractor shall check and verify all dimensions before commencing new work, and shall call it in doubt.
The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with HANDBOOK requirements. If any variations, NUMBERS will take precedence.

LEVEL ARCHITECTS
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1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SECTION A-A
Prepared by			S.L	Scale 1:100
Designed by			M.S	0 1 2 3 4 5 6 SCALE 1:100
Designed for		Mr Georges Wehbe		DA301



SECTION C-C
1:100

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
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The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with NCC requirements. If any variations, NUMBERS will take precedence.

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

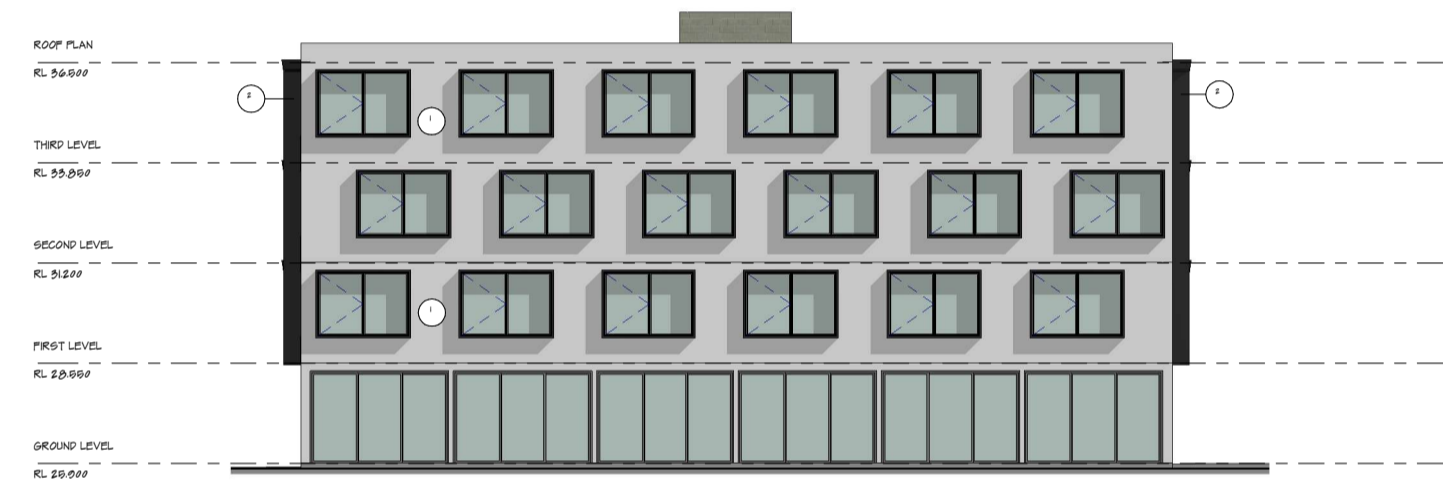
construction of a new boarding house

Date	20.07.2021	Project number	200.12	SECTION C-C
Prepared by		Scale	1:100	<p>SCALE 1:100</p>
Designed by		Scale	1:100	
Designed for	Mr Georges Wehbe			
				DA303



NORTH ELEVATION FINISHES

1 : 200



SOUTH ELEVATION FINISHES

1 : 200



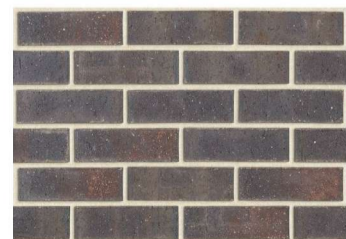
EAST ELEVATION FINISHES

1 : 200



WEST ELEVATION FINISHES

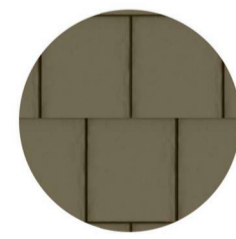
1 : 200



1. PGH BRICK MYSTIQUE



2. BLACK ALUMINUM SHROUD OR SIMILAR



3. ROOF TILES MONIER HORIZON CARAWAY



4. FC SHEET JAMES HARDIE STRIA - RENDERED DULUX MOROCCAN DUSK



5. CEMBRIT FACADE PANEL COLOR RANGE SELECTION

DEVELOPEMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
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LEVEL ARCHITECTS

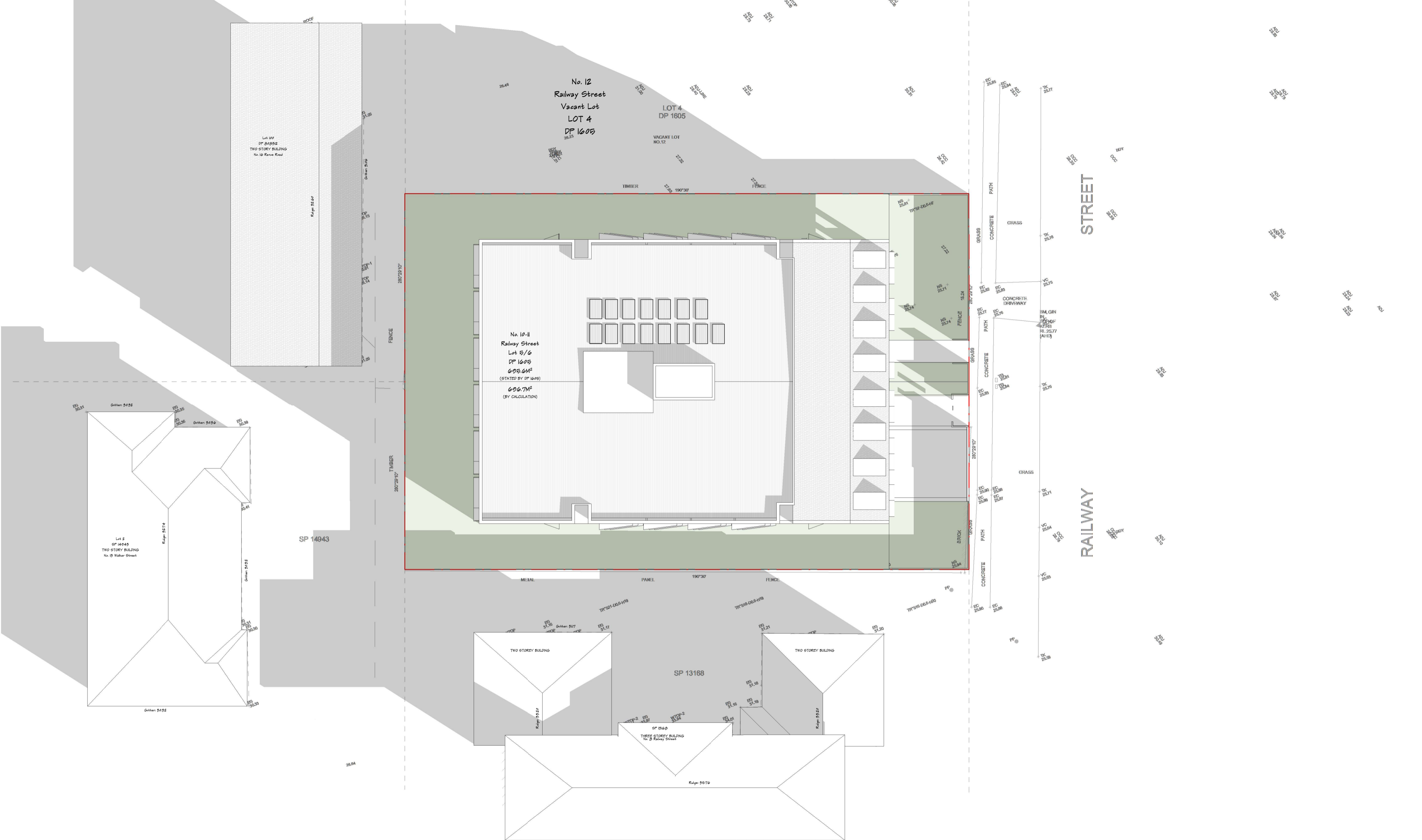
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1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
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10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	EXTERIOR FINISHES SCHEDULE
Prepared by	S.L.			Scale 1 : 200
Designed by	Designer			<p>GRAPHIC SCALE 1:25</p>
Designed for	Mr Georges Wehbe			
				DA401



SHADOW DIAGRAM 21 JUNE 9am
1:200

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

GENERAL:
Do not scale the drawing, read all dimensions shown.
Please note that ground levels may vary due to site conditions.
DA drawings are not for construction.

CONSTRUCTION CERTIFICATE NOTES:
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The contractor shall comply with all relevant Australian Standards.
The contractor shall comply with "National Construction Code" NCC.
The drawings are to be read in conjunction with HANDBOOK requirements, if any variations, HANDBOOK will take precedence.

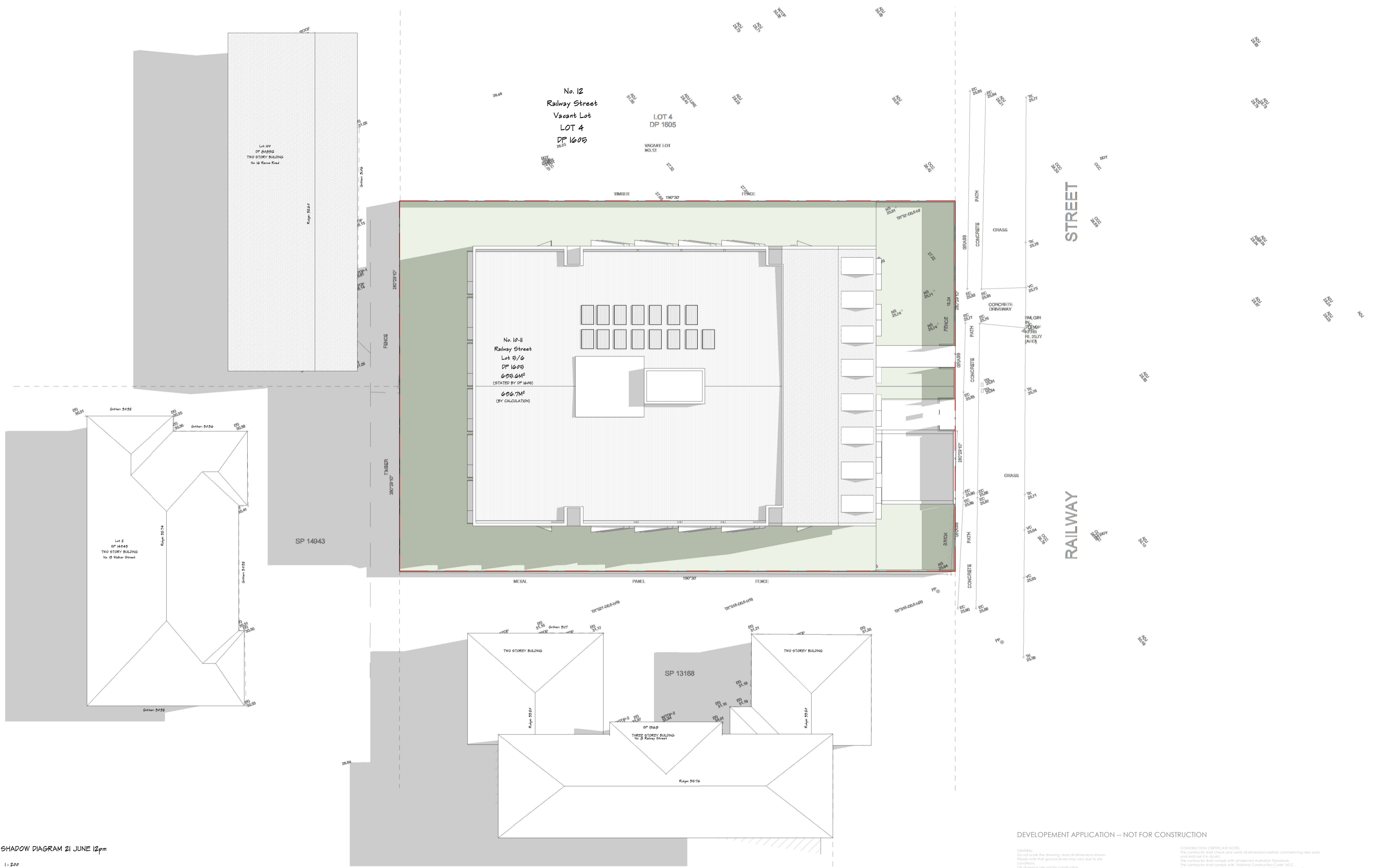
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203A 12/55 GRAFTON ST BONDI JUNCTION NSW 2022
1/589A TOORAK RD TOORAK VIC 3142

No	Description	Date	Issued to
1	Pre DA Submission	21.05.25	Penrith City Council
2	Pre-DA Revised Scheme	21.06.16	Penrith City Council
3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SHADOW DIAGRAM 21 JUNE 9am
Prepared by	S.L.		Scale	1:200
Designed by	M.S.			
Designed for	Mr Georges Wehbe			
				DA501



SHADOW DIAGRAM 21 JUNE 12pm

1:200

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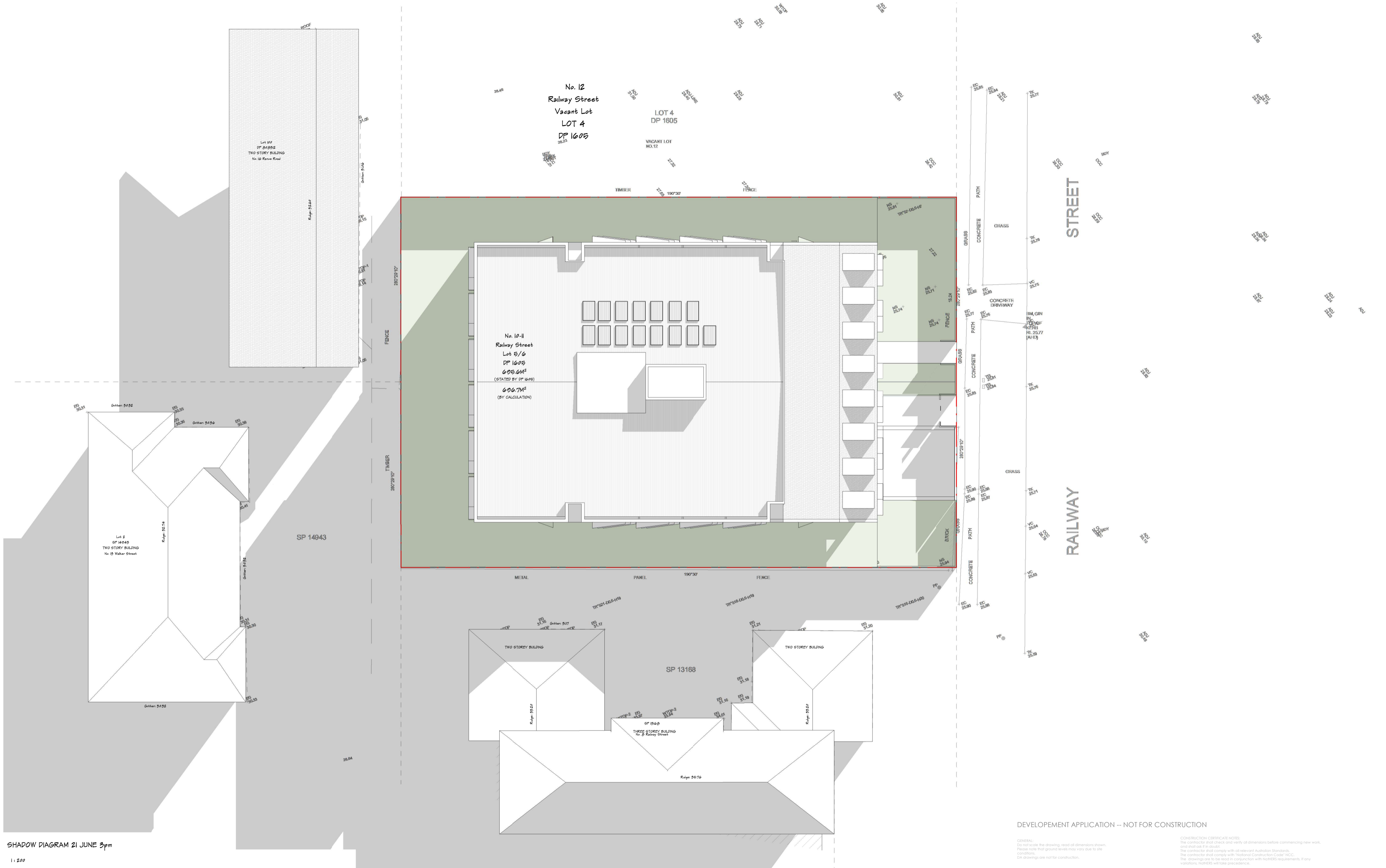
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No	Description	Date	Issued to
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3	Development Application	21.09.17	Penrith City Council

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SHADOW DIAGRAM 21 JUNE 12pm
Prepared by		Scale	1:200	
Designed by		Scale	1:200	
Designed for	Mr Georges Wehbe			DA502



SHADOW DIAGRAM 21 JUNE 3pm

1:200

DEVELOPEMENT APPLICATION -- NOT FOR CONSTRUCTION

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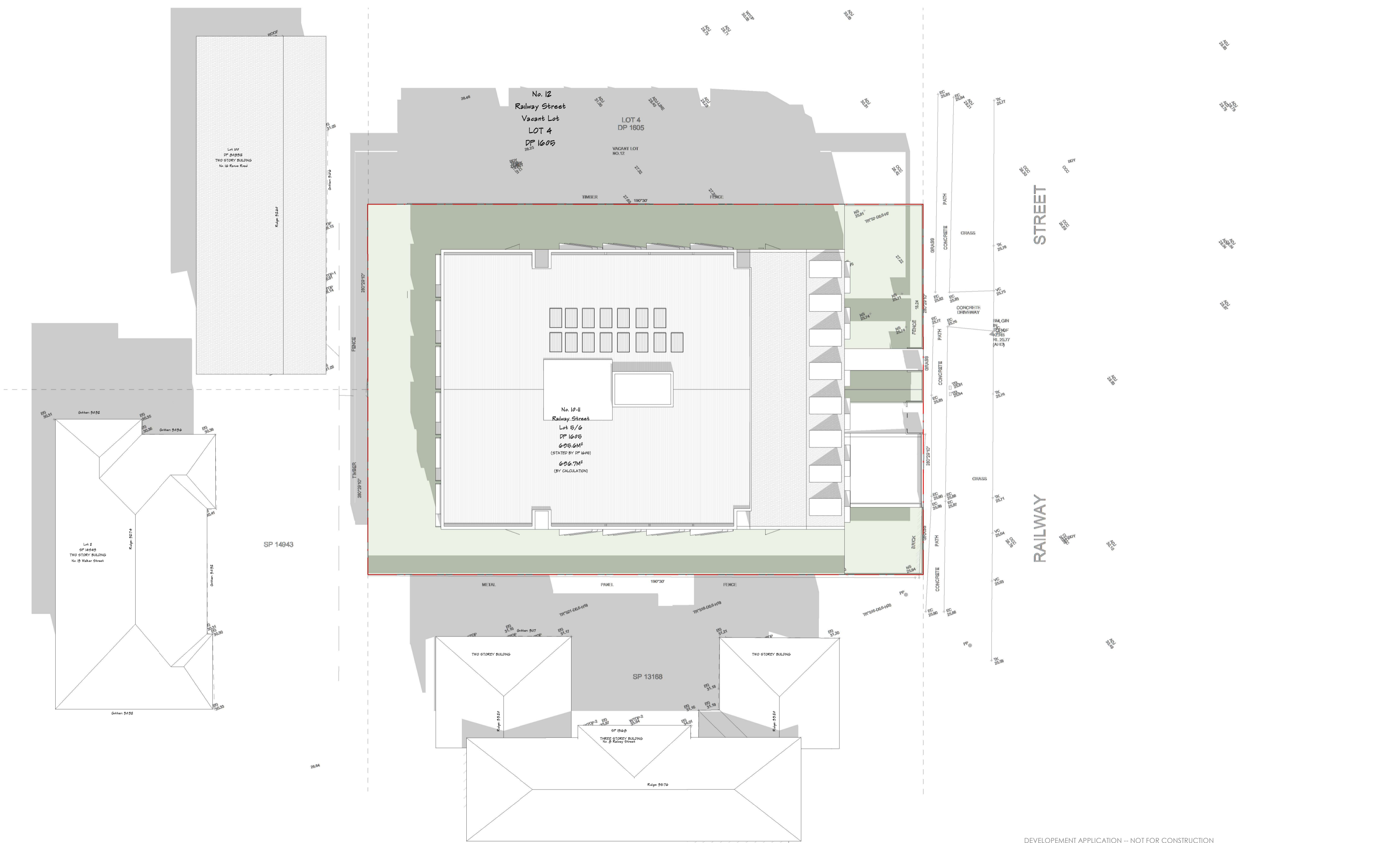
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10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SHADOW DIAGRAM 21 JUNE 3pm
Prepared by	S.L.		Scale	1:200
Designed by	M.S.			
Designed for	Mr Georges Wehbe			
				DA503



SHADOW DIAGRAM 21 DEC 9am

1:200

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No	Description	Date	Issued to
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10-11 RAILWAY STREET WERRINGTON NSW 2747

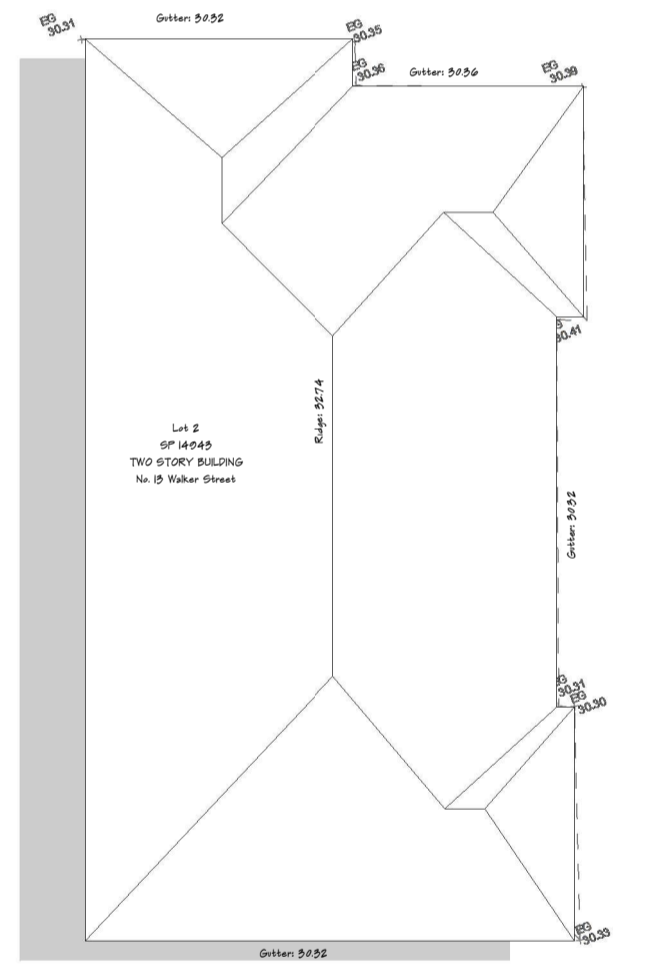
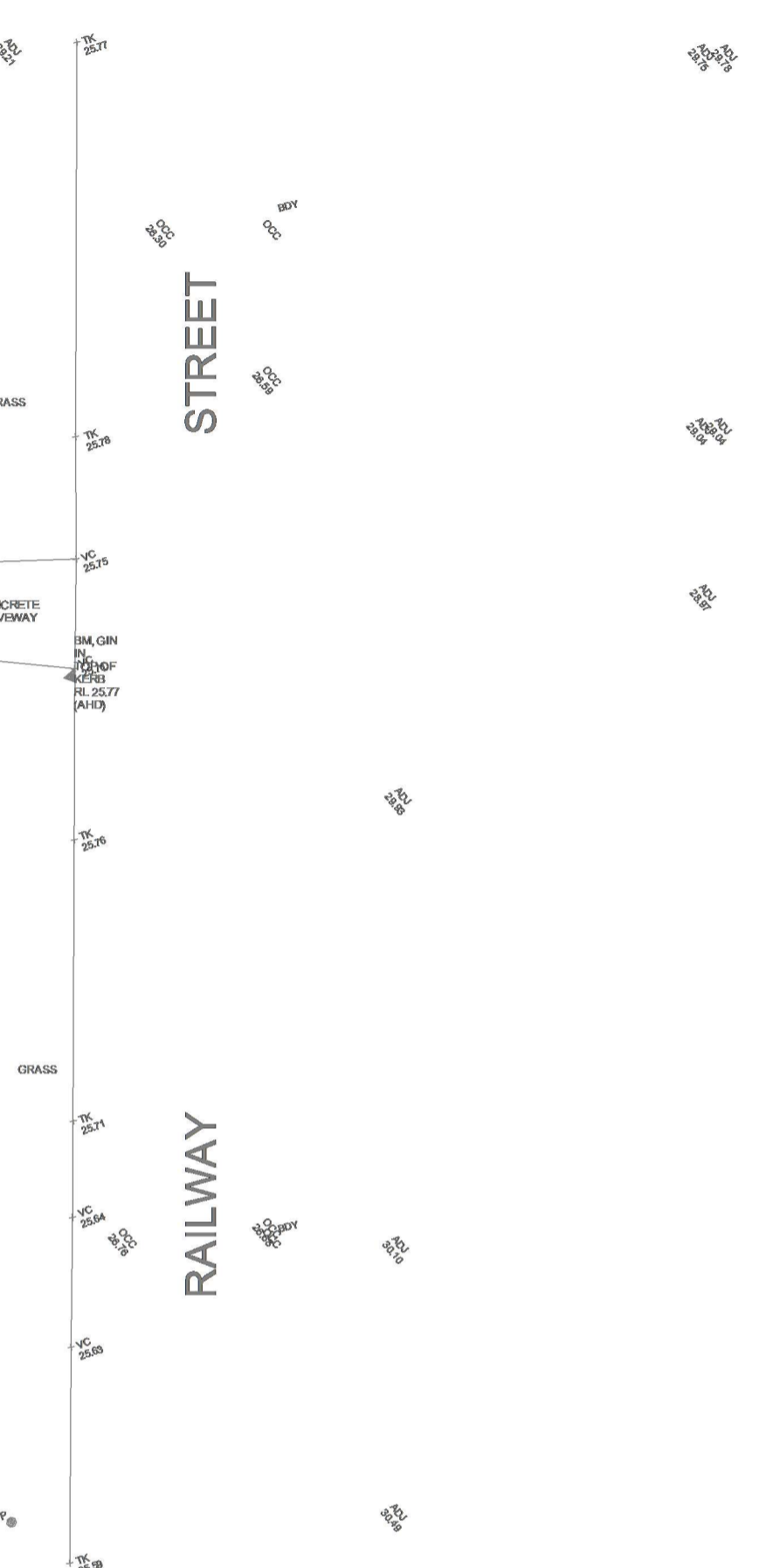
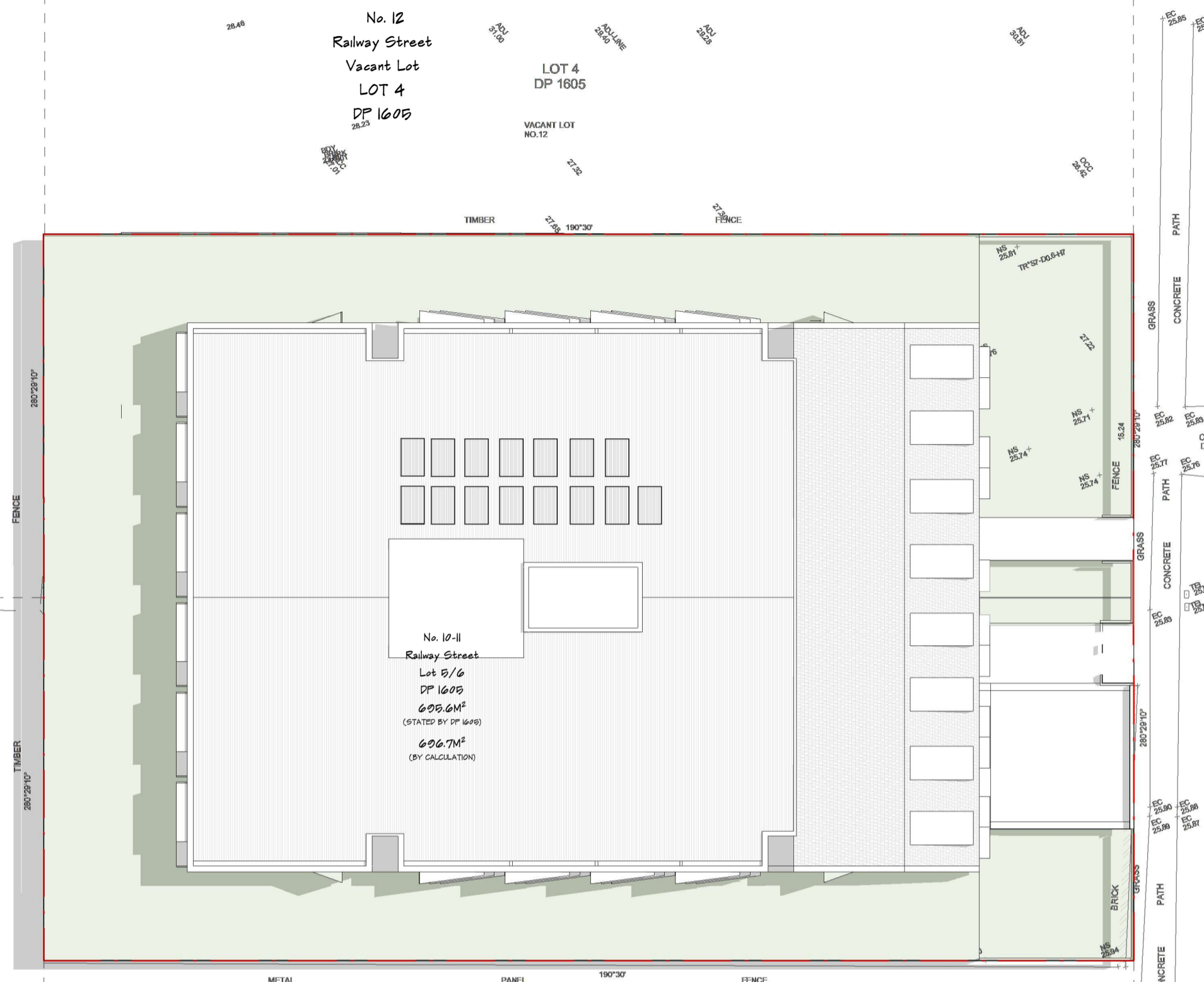
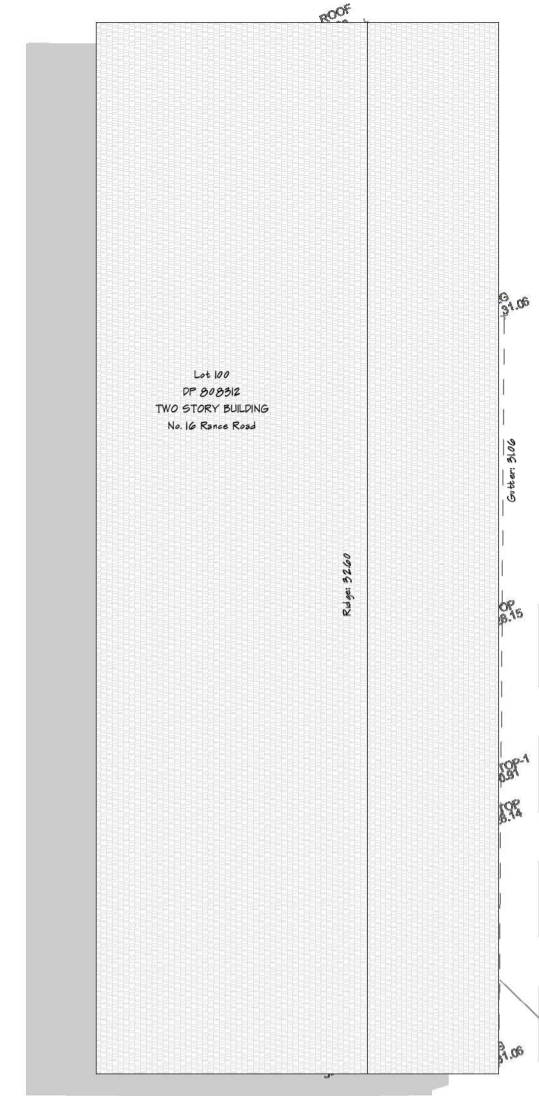
construction of a new boarding house

Date	20.07.2021	Project number	200.12	SHADOW DIAGRAM 21 DECEMBER 9am
Prepared by		Author		Scale 1:200
Designed by		Designer		0 0.5 1.0 1.5 GRAPHIC SCALE 1:25
Designed for		Mr Georges Wehbe		DA504

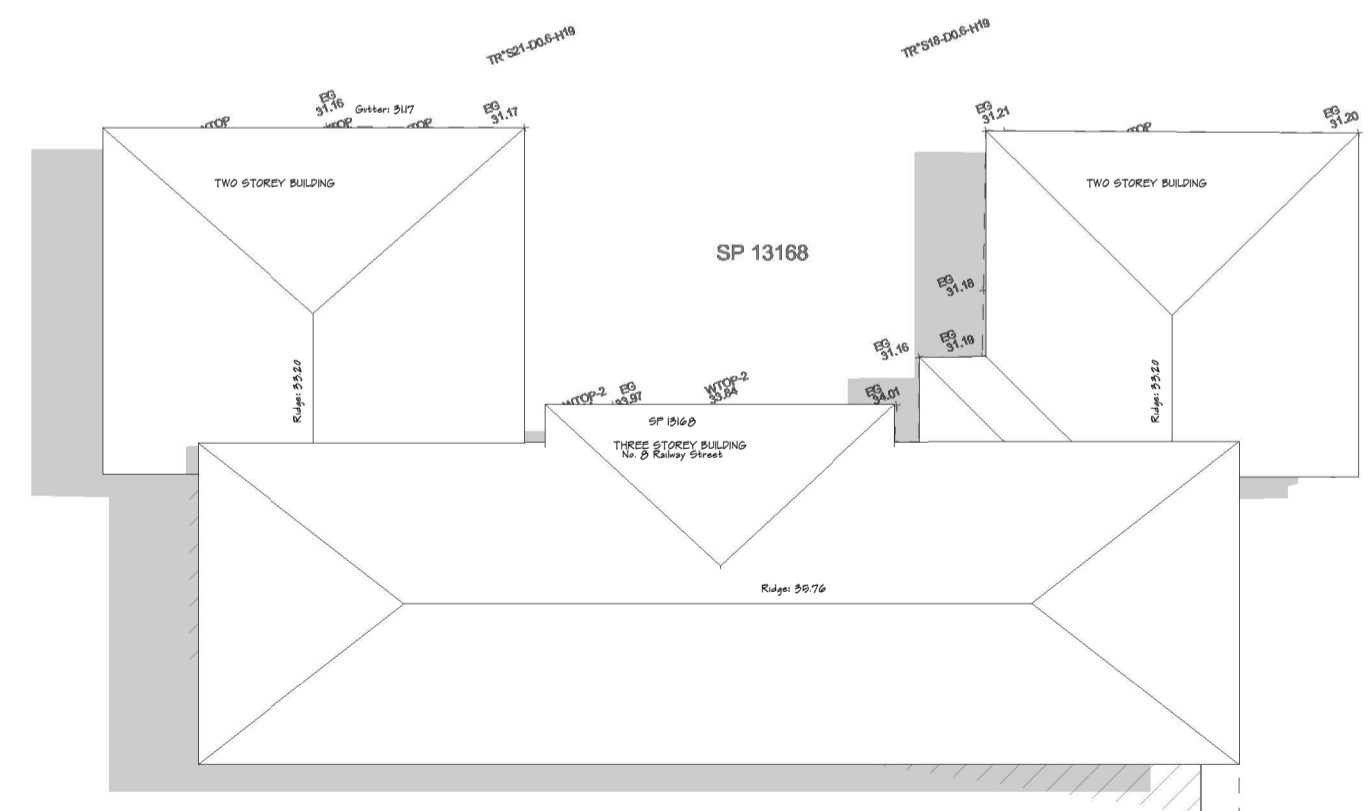
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SP 14943



SHADOW DIAGRAM 21 DEC 12pm

1:200

DEVELOPMENT APPLICATION -- NOT FOR CONSTRUCTION

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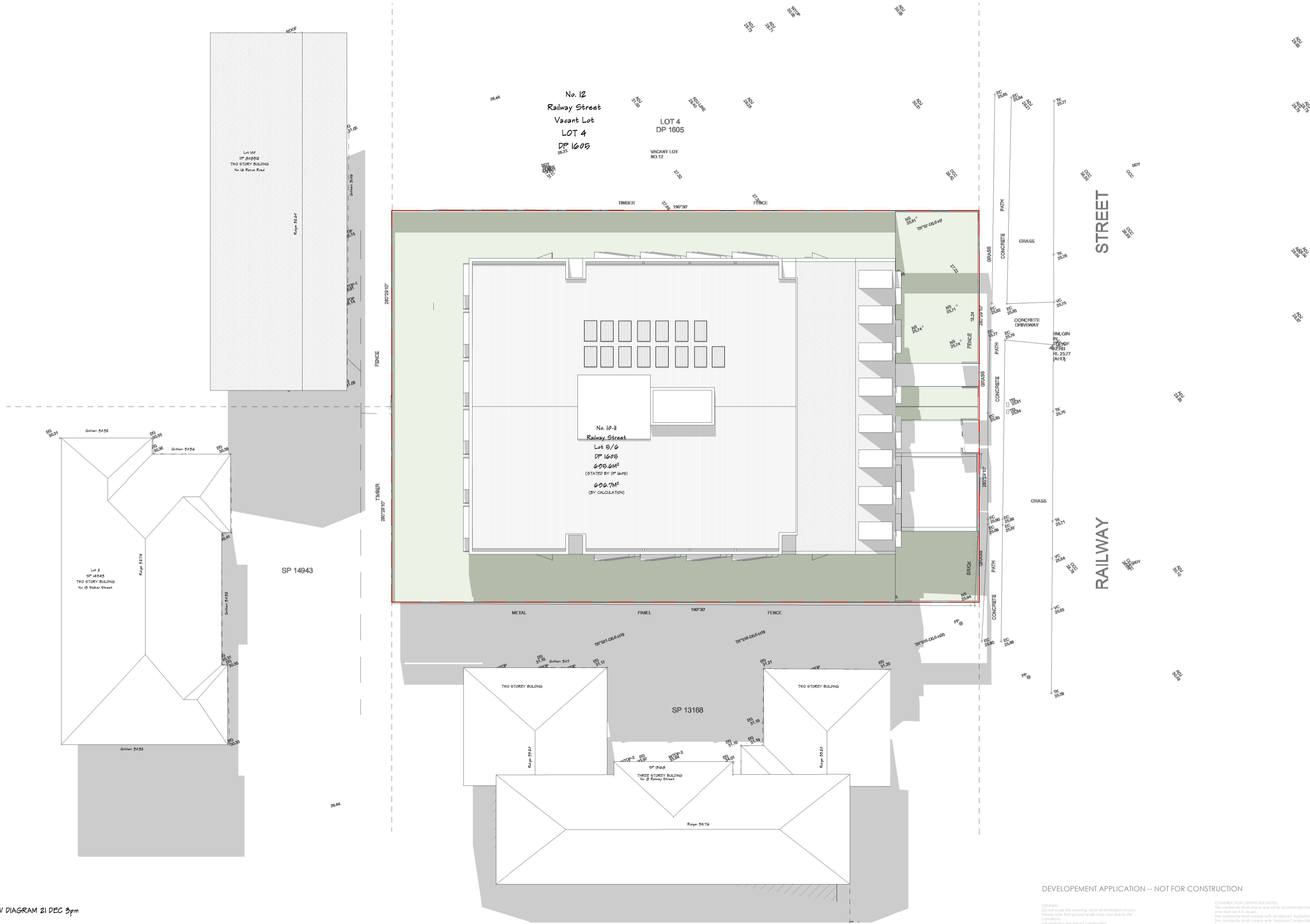
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No Description Date Issued to

10-11 RAILWAY STREET WERRINGTON NSW 2747

construction of a new boarding house

Date	20.07.2021	Project number	200.12	SHADOW DIAGRAM 21 DECEMBER 12pm
Prepared by		Author		Scale 1:200
Designed by		Designer		0 0.5 1.0 1.5 GRAPHIC SCALE 1:25
Designed for		Mr Georges Wehbe		DA505



SHADOW DIAGRAM 21 DEC 3pm

1 : 200

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10-11 RAILWAY STREET WERRINGTON NSW 2747

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Prepared by		Author		Scale 1 : 200
Designed by		Designer		0 0.5 1.0 1.5 GRAPHIC SCALE 1:25
Designed for		Mr Georges Wehbe		DA506