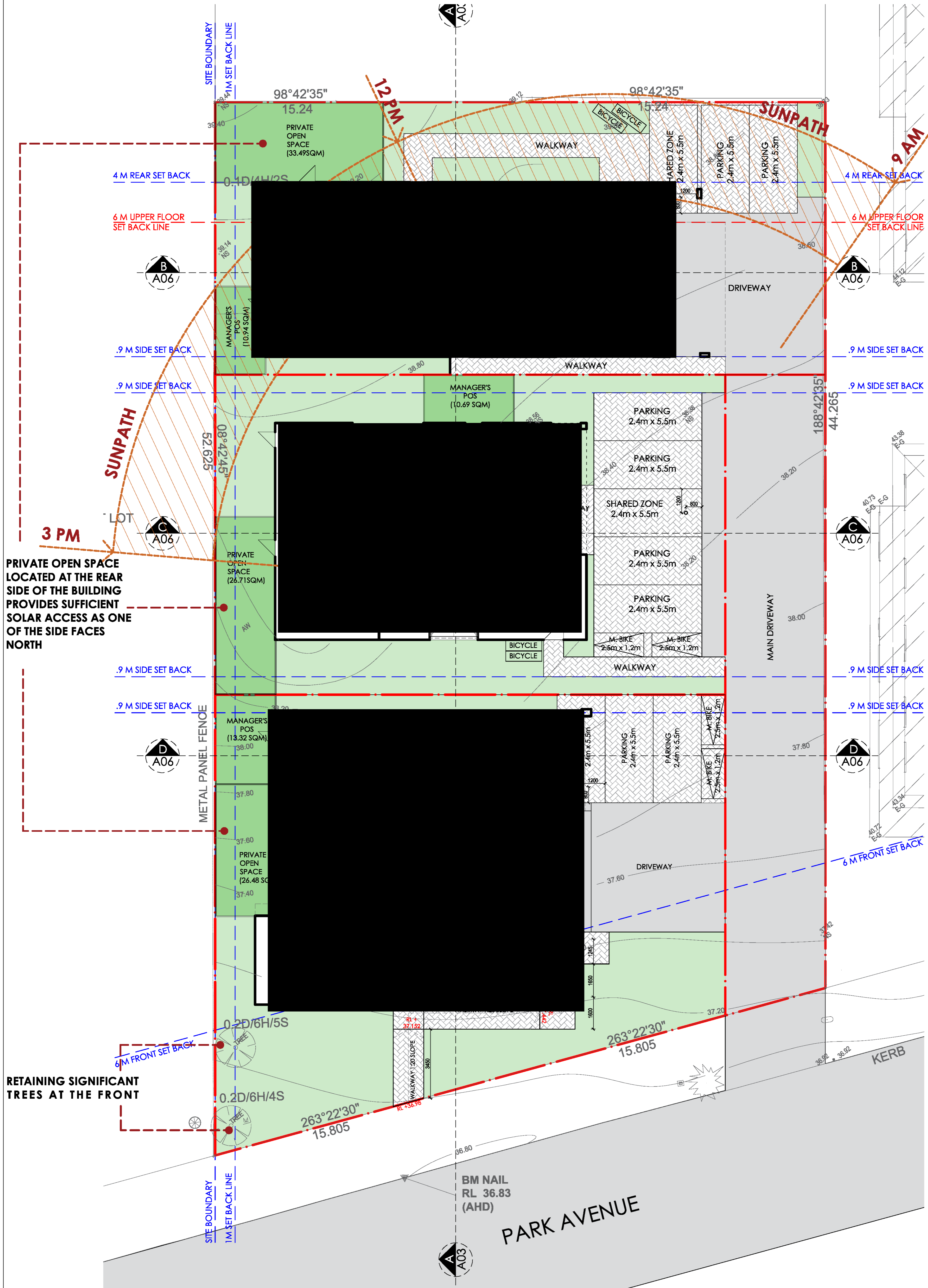


**KEY AMENITIES:**

1. EACH BOARDING HOUSE IS UNDER 300 SQ.M. THEREFORE A SMALL FOOTPRINT.
2. SITE ALLOWS FOR 400 SQ.M. WITH UNDERCROFT PARKING.
3. THE PROPOSED DWELLING HAS FACADE IN LINE WITH DESIRED CHARACTER OF THE LOCALITY WITH CONTEMPORARY ARCHITECTURAL STYLE, USING BOLD FORMS & A PLAY OF MASS & VOIDS.
4. THE PROPOSED BUILDING IS ORIENTED TO HAVE THE CORRIDORS / PASSAGE WAYS ENCLOSED INSIDE THE BUILDING ENVELOPE IN LOT 1 AND LOT 2 AND FACING INTERNAL SETBACK AREAS TOWARDS LOT 2, AWAY FROM THE NEIGHBOURS IN LOT 3.
5. ADJOINING NEIGHBOURS ARE TO BE FACING ONLY HIGH WINDOWS WHICH SECURES PRIVACY ISSUES.
6. THE PRIVATE OPEN SPACE IS BEHIND THE FRONT BUILDING LINE. IT HAS MORE THAN REQUIRED 20 SQM AREA WITH THE MINIMUM OF 3M WIDTH AND SUFFICIENT SOLAR ACCESS AS ALL LOTS HAVE POS FACING NORTH - WEST WHICH IS OPEN THROUGHOUT.
7. LANDSCAPE AREAS ARE MAXIMIZED WHERE POSSIBLE TO CREATE BUFFERS FROM NEIGHBOURS AND INTERNAL ORIENTATION AS WELL.
8. ACCESSIBILITY PROVIDED FOR DOUBLE ACCOMMODATION ROOM AT THE GROUND FLOOR WITH AN ACCESSIBLE PARKING.
9. WASTE ROOM IS EASILY ACCESSED AT GROUND FLOOR FOR RESIDENTS AND CLOSE TO STREET FOR PICK UP.



PRIVATE OPEN SPACE LOCATED AT THE REAR SIDE OF THE BUILDING PROVIDES SUFFICIENT SOLAR ACCESS AS ONE OF THE SIDE FACES NORTH

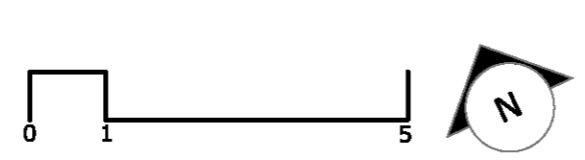
RETAINING SIGNIFICANT TREES AT THE FRONT

LOT 01	
SITE AREA	497.50 SQ.M
GFA GROUND FLOOR(A)	127.51 SQ.M
FIRST FLOOR(B)	151.79 SQ.M
<b>TOTAL GFA(A+B)</b>	<b>279.3 SQ.M</b>
NO.OF CAR PARK	2
NO.OF BIKE PARK	2
NO.OF BICYCLE PARK	2

LOT 02	
SITE AREA	407.31 SQ.M
GFA GROUND FLOOR(A)	145.61 SQ.M
FIRST FLOOR(B)	133.14 SQ.M
<b>TOTAL GFA(A+B)</b>	<b>278.75 SQ.M</b>
NO.OF CAR PARK	4
NO.OF BIKE PARK	2
NO.OF BICYCLE PARK	2

LOT 03	
SITE AREA	415.07 SQ.M
GFA GROUND FLOOR(A)	128 SQ.M
FIRST FLOOR(B)	116.98 SQ.M
<b>TOTAL GFA(A+B)</b>	<b>244.98 SQ.M</b>
NO.OF CAR PARK	2
NO.OF BIKE PARK	2
NO.OF BICYCLE PARK	2

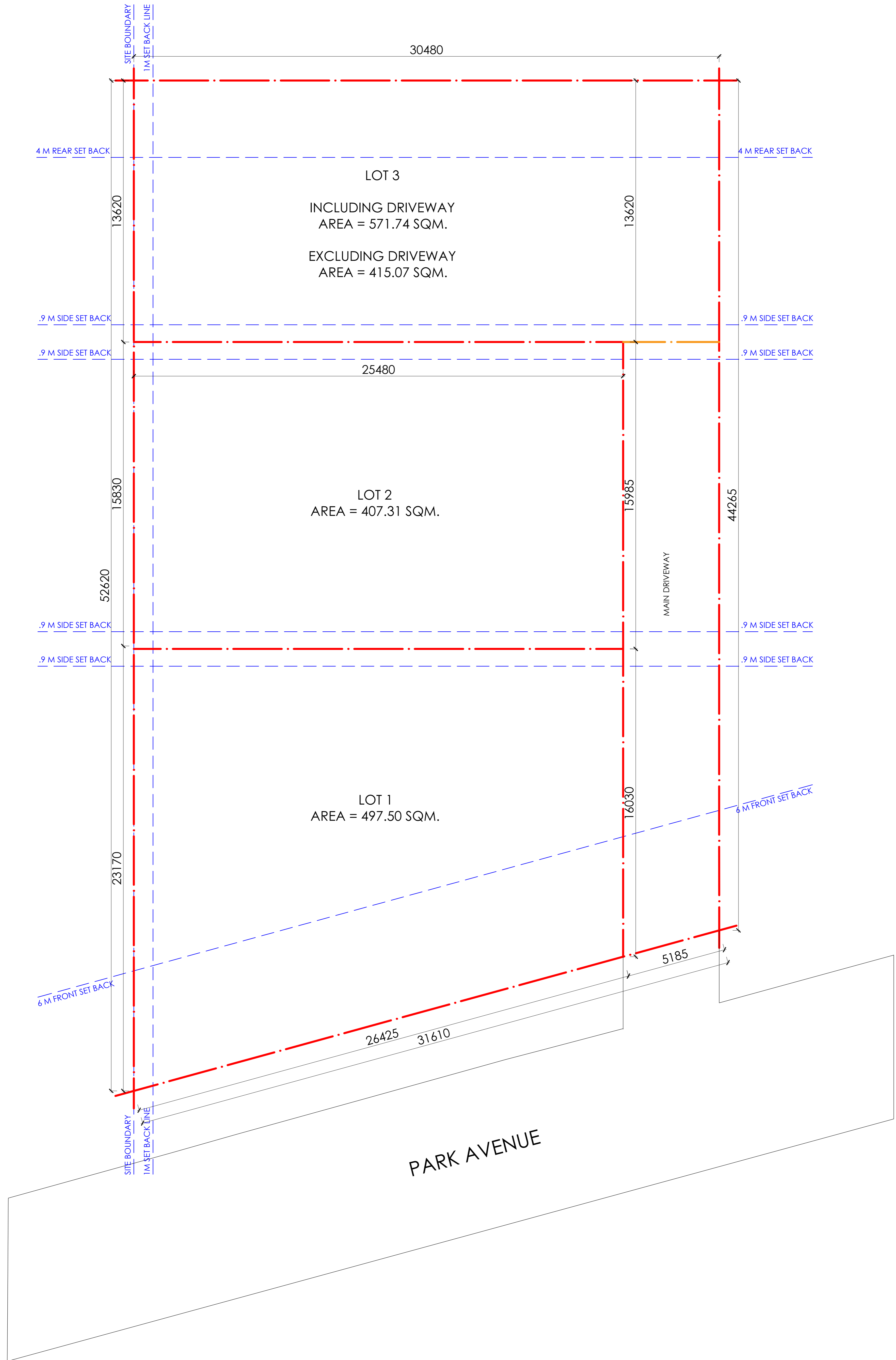
**PROPOSED BOARDING HOUSE SITE ANALYSIS**



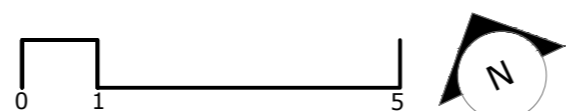
**ARCHIDROME**  
 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO. **A00**  
R-01

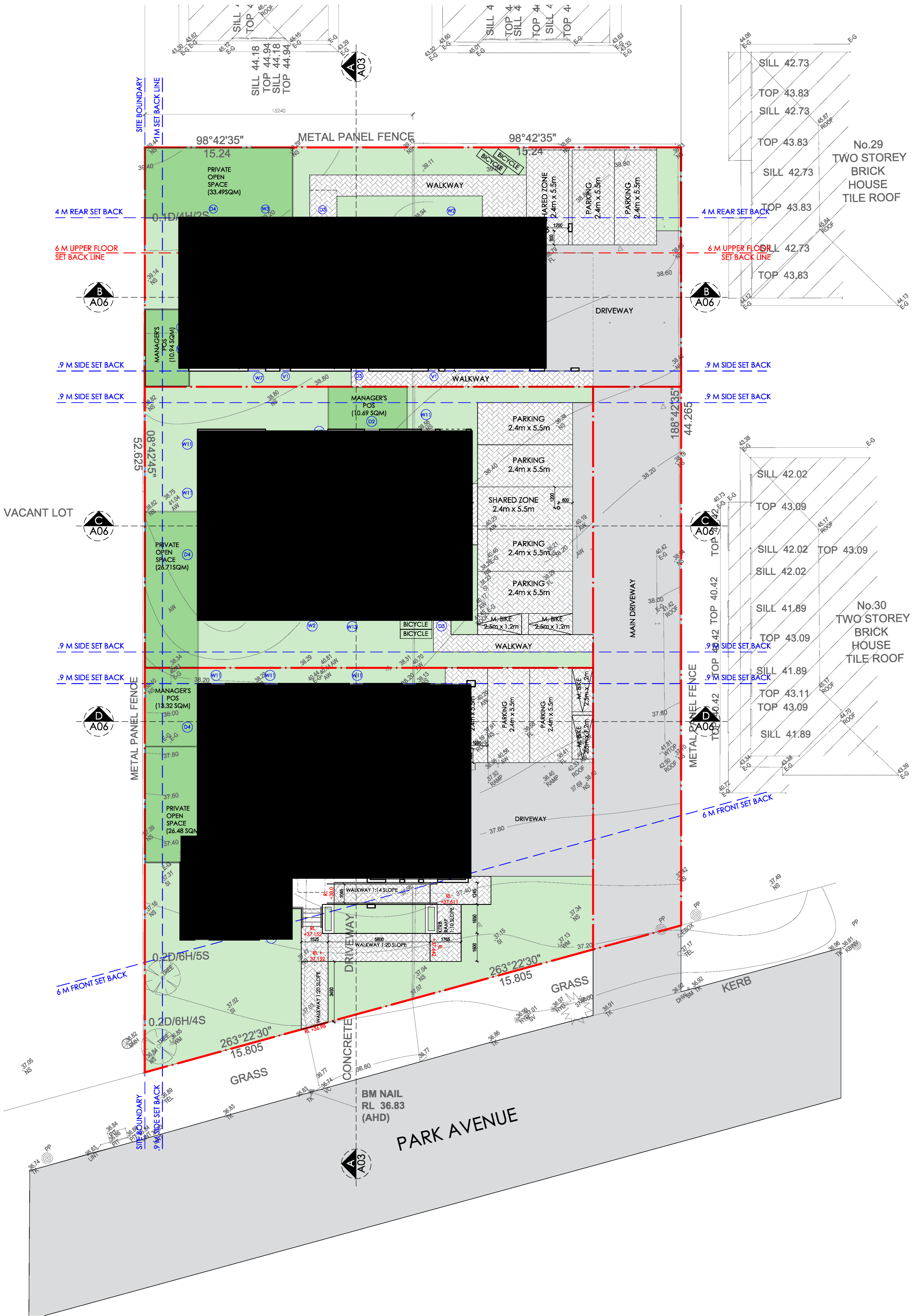




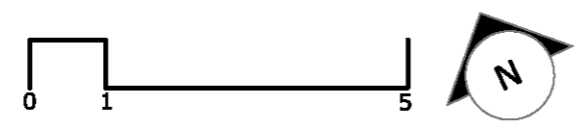
PROPOSED BOARDING HOUSE  
 SUB-DIVISION PLAN







PROPOSED BOARDING HOUSE  
SITE AND GROUND FLOOR PLAN







MAGNETIC NORTH APPROX. 9° 30'  
TRUE NORTH APPROX. 3° 15'

TWO STOREY  
BRICK & CLAD  
HOUSE  
TILE ROOF

No.29  
TWO STOREY  
BRICK  
HOUSE  
TILE ROOF

No.30  
TWO STOREY  
BRICK  
HOUSE  
TILE ROOF

# PROPOSED BOARDING HOUSE ROOF PLAN

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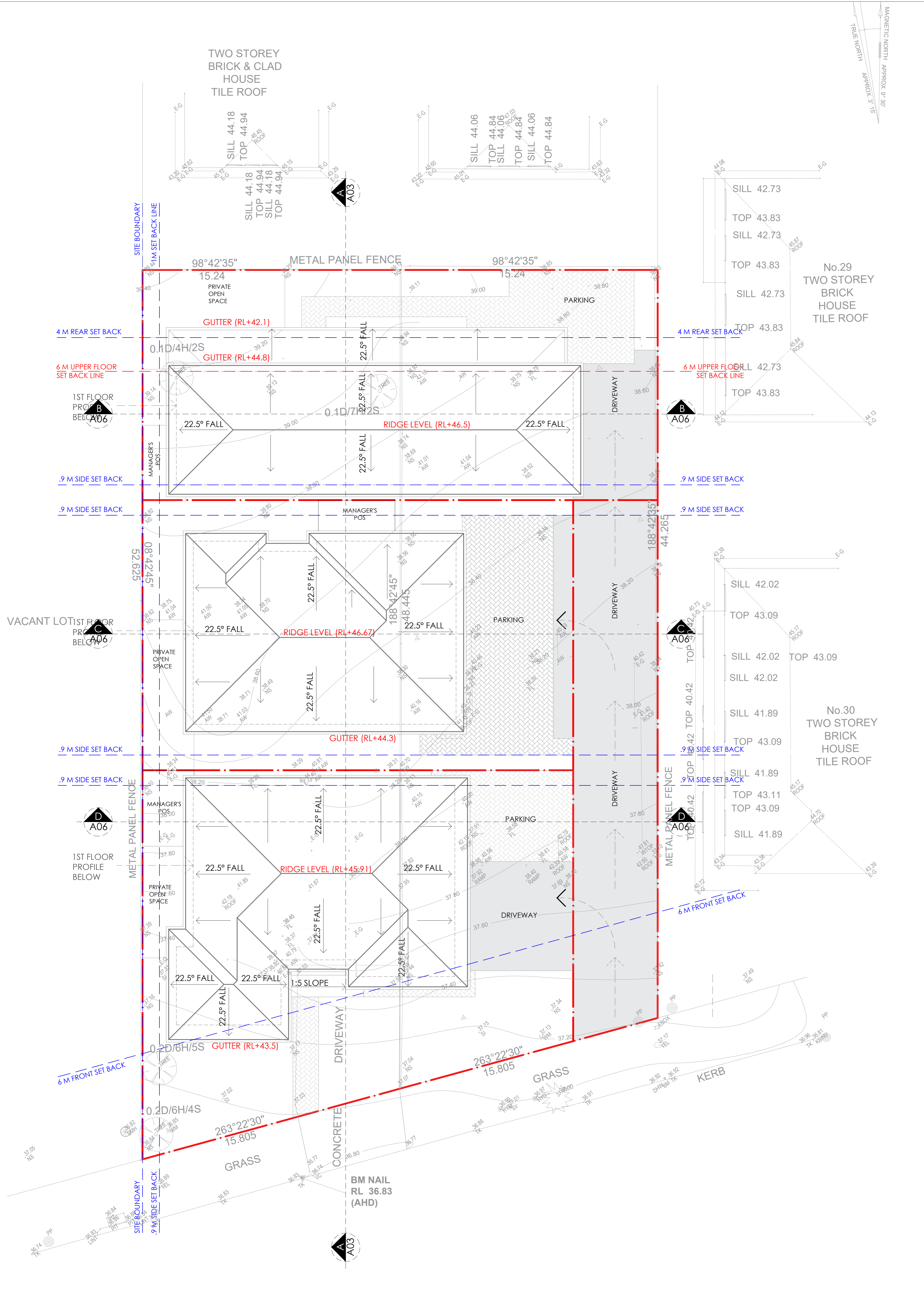
DRWG. NO.  
**A03**  
R-02

SCALE 1:100@A1, 1:200@A3

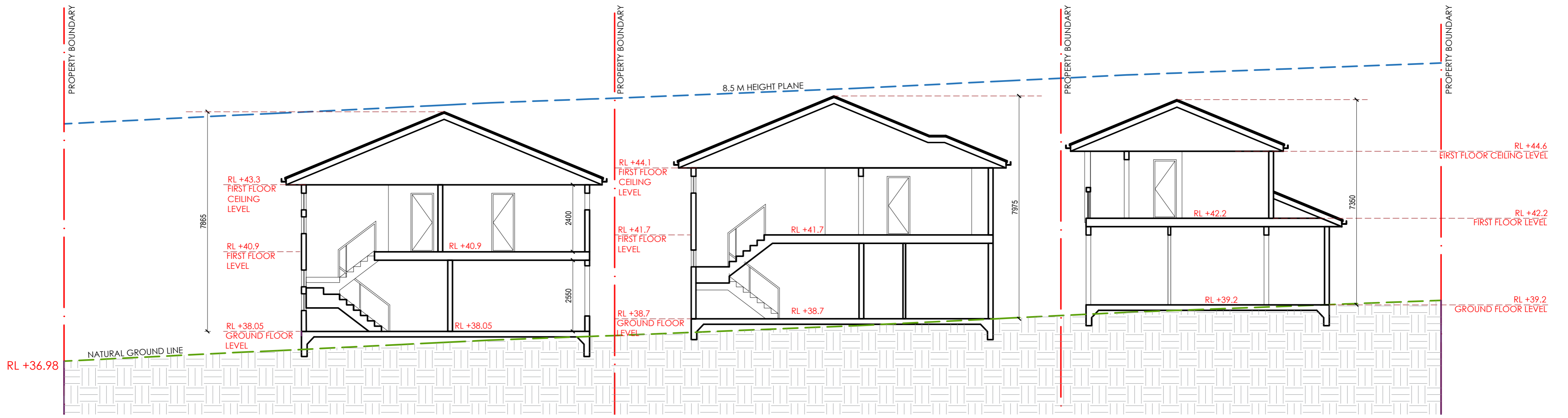
31-32 PARK AVENUE, KINGSWOOD

03/11/2020

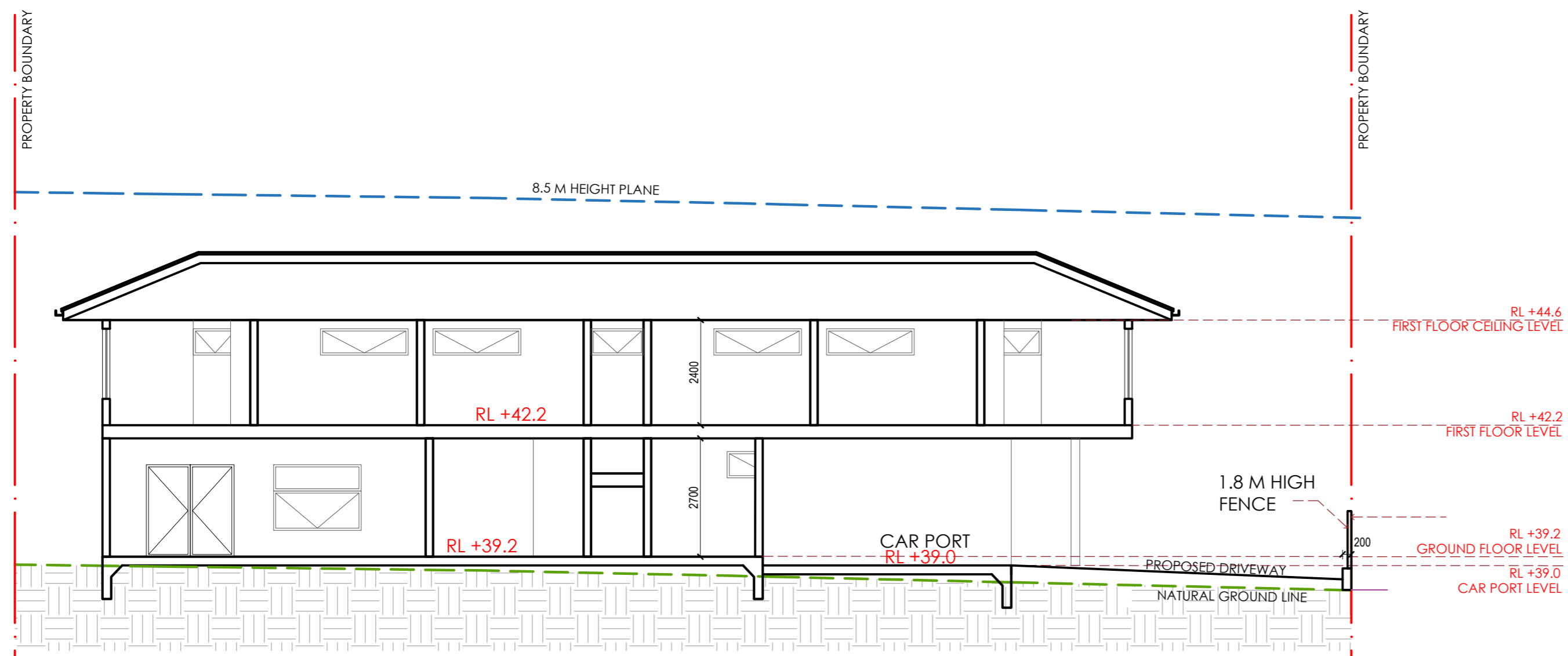
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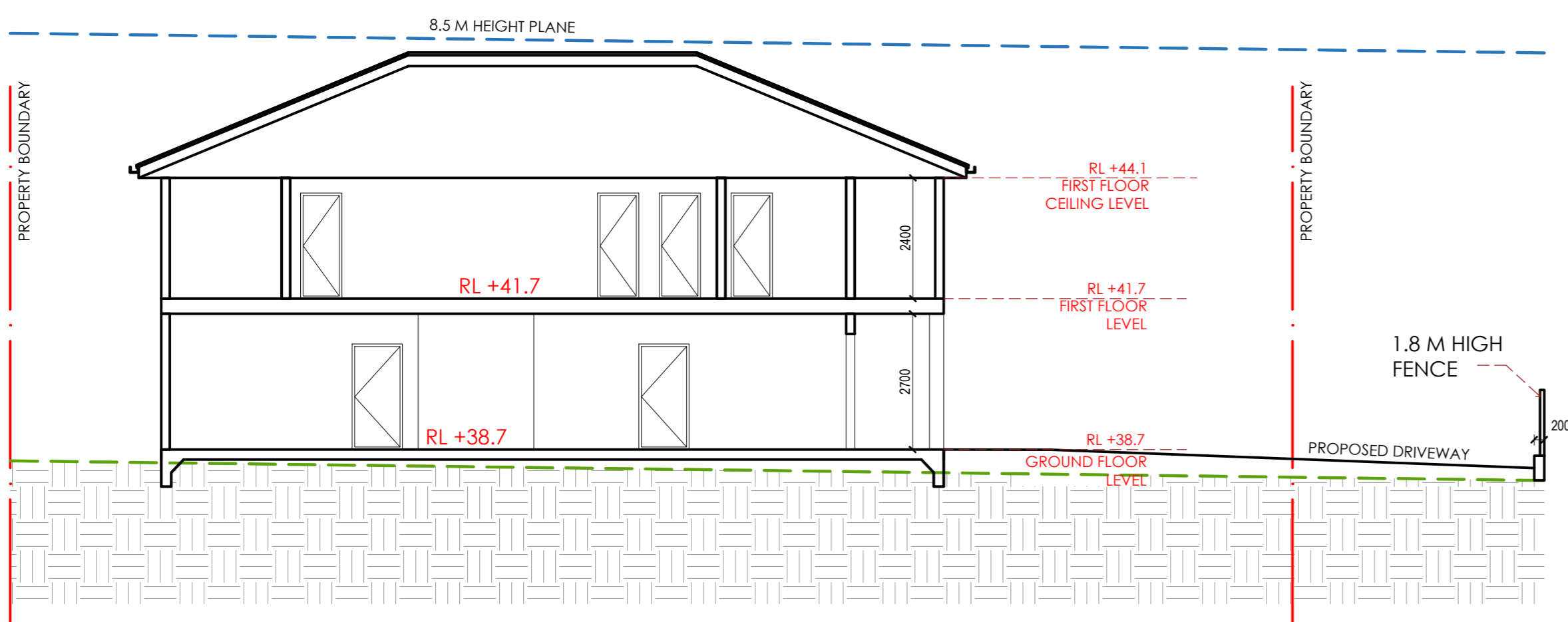




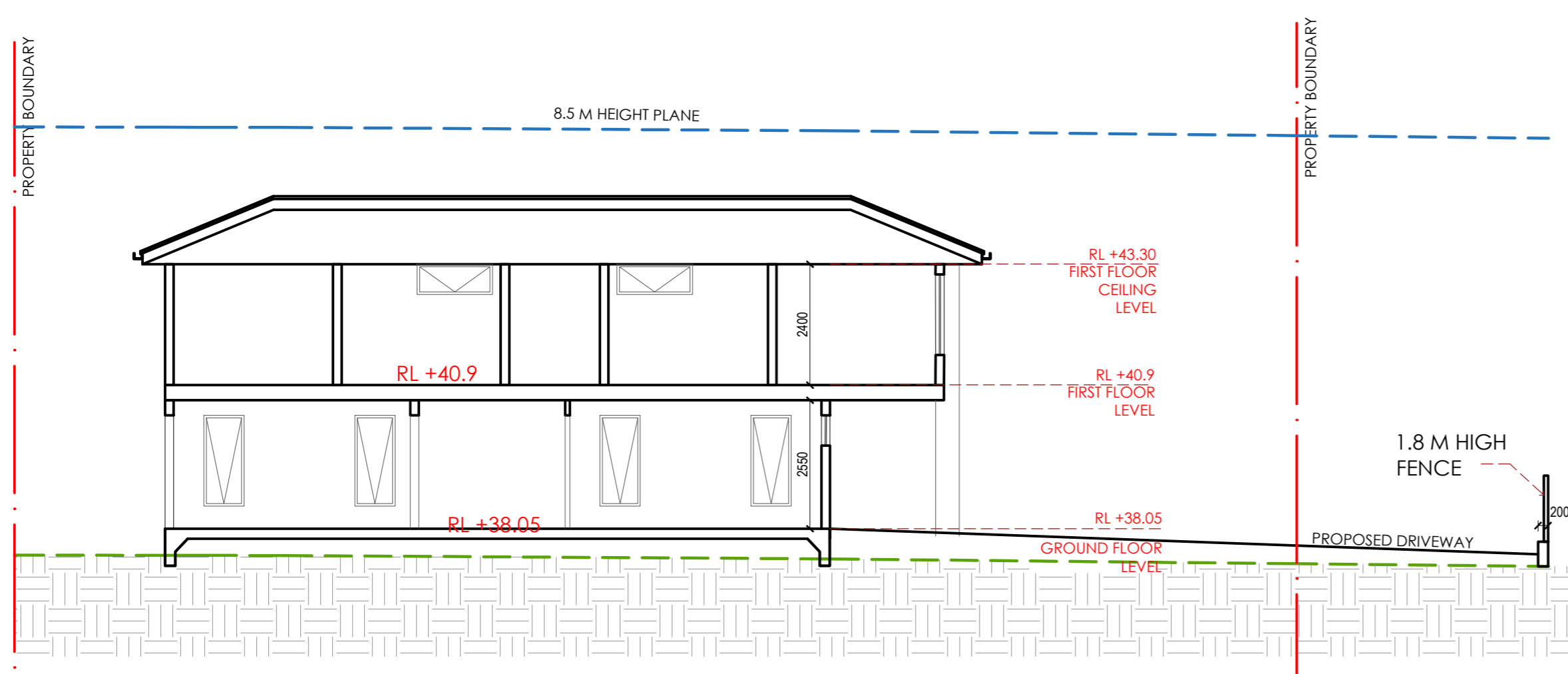
SECTION AA



SECTION BB

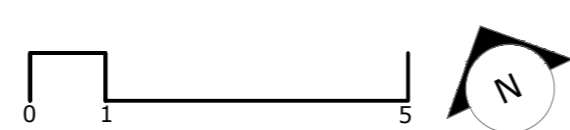


SECTION CC



SECTION DD

PROPOSED BOARDING HOUSE  
SECTIONS



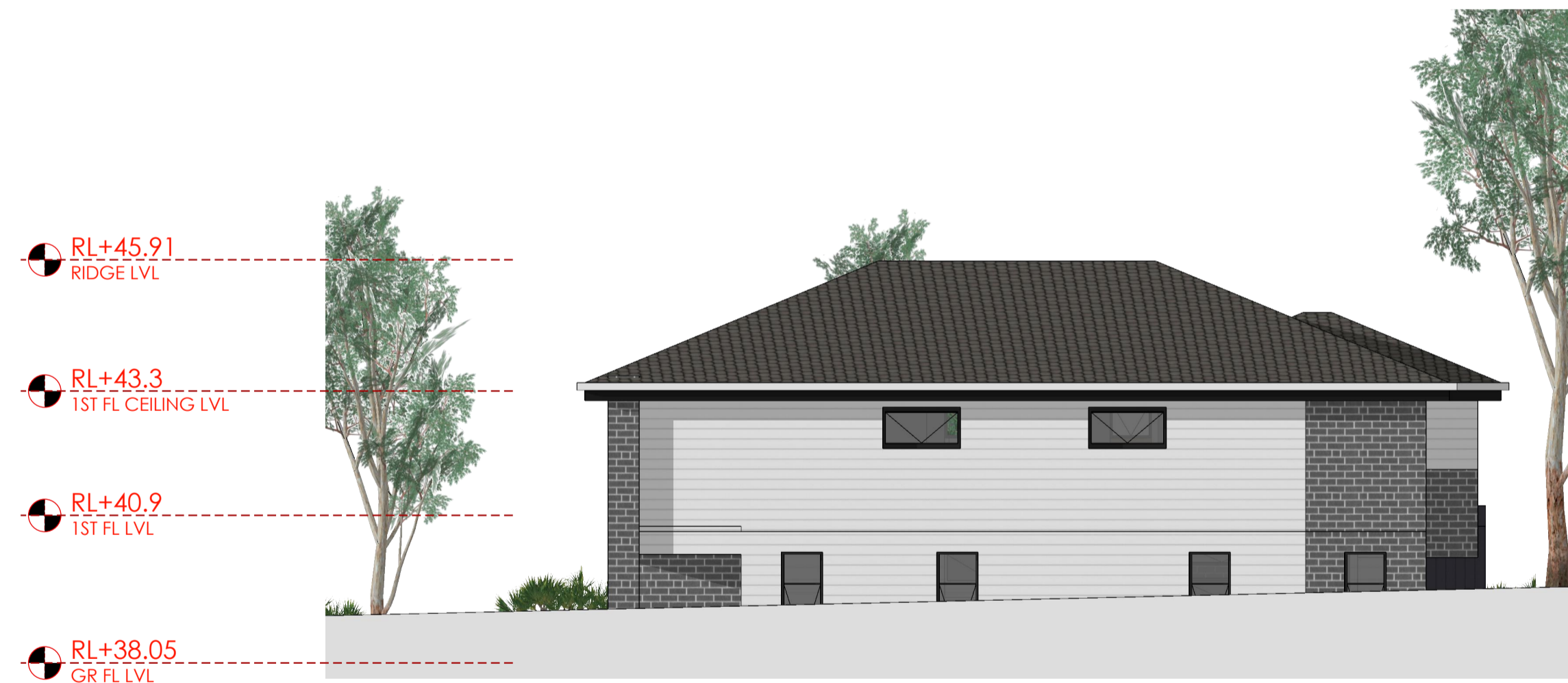




FRONT (SOUTH) ELEVATION



EAST ELEVATION



REAR (NORTH) ELEVATION



WEST ELEVATION

PROPOSED BOARDING HOUSE  
ELEVATIONS \_ LOT 1





FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION



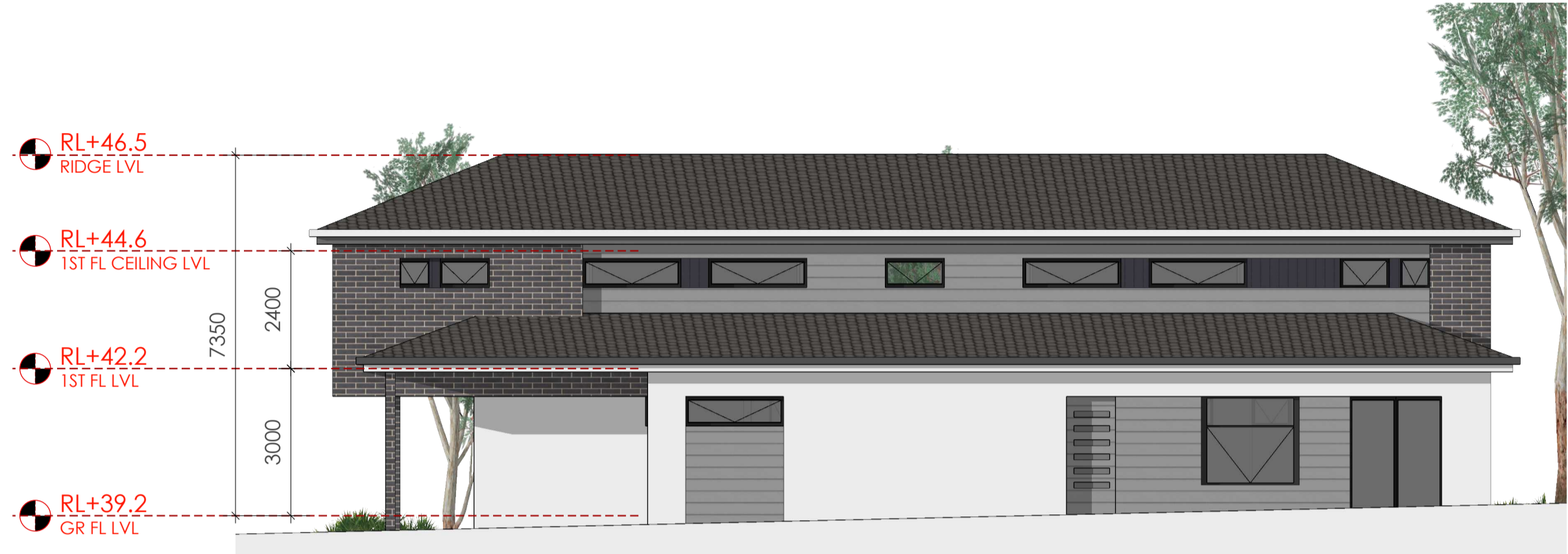
SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION

PROPOSED BOARDING HOUSE  
ELEVATIONS \_ LOT 2

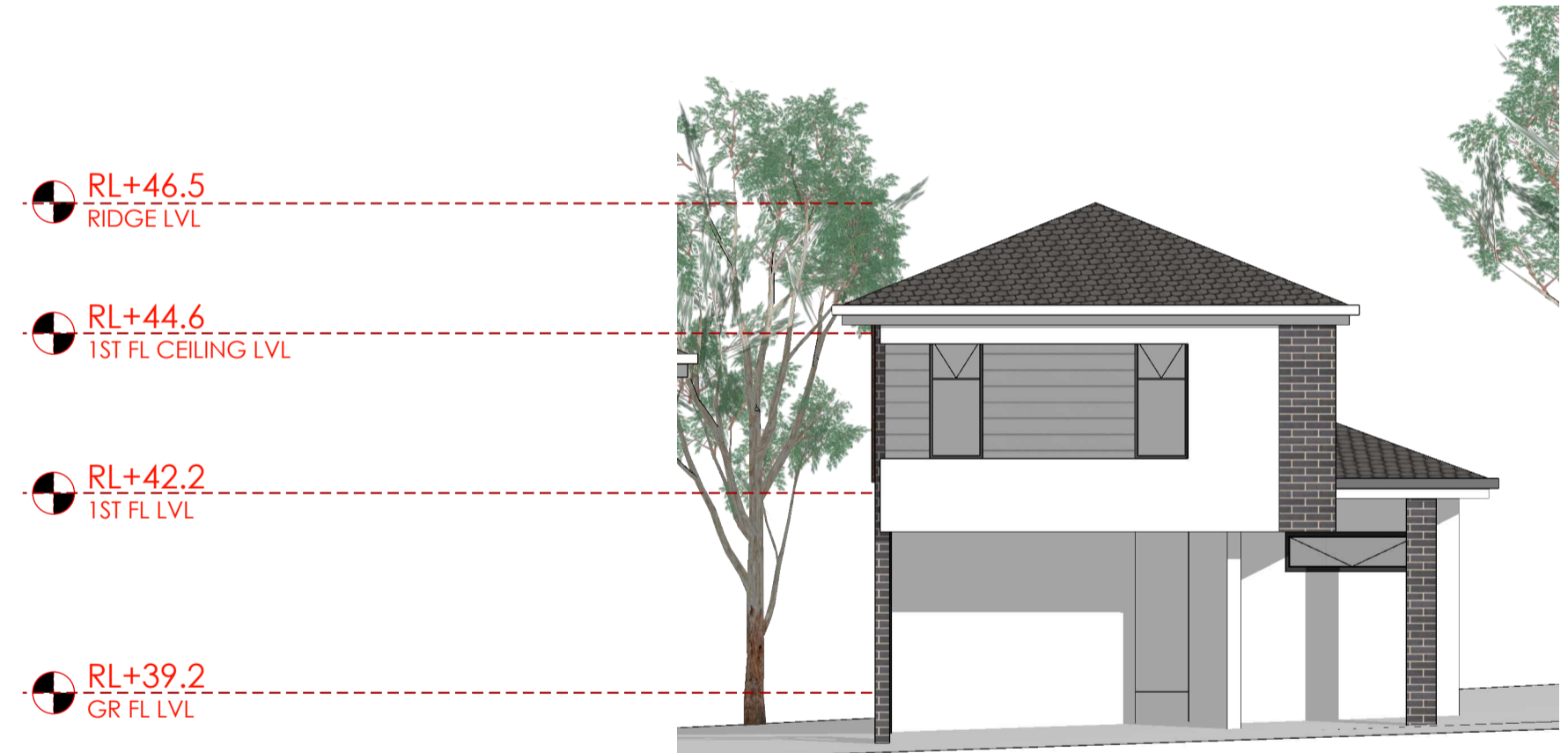




FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION

PROPOSED BOARDING HOUSE  
ELEVATIONS \_ LOT 3

## WINDOW SCHEDULE

### LOT 03

GROUND FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W2	2000	600	1800	2	AWNING
W3	2000	1800	600	1	AWNING
W11	800	1800	600	1	AWNING, PARTLY FIXED
W7	1000	800	1600	1	AWNING
V1	600	600	1800	2	AWNING

FIRST FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W2	2000	600	1800	4	AWNING
W11	800	1800	400	4	AWNING, PARTLY FIXED
W7	1000	800	1400	2	AWNING
V1	600	600	1600	2	AWNING

### LOT 02

GROUND FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W2	2000	600	1800	1	AWNING
W7	1000	800	1600	1	AWNING
W11	800	1800	600	4	AWNING, PARTLY FIXED
W13	2400	600	1800	1	AWNING

FIRST FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W1	2500	600	1600	1	AWNING
W2	2000	600	1600	2	AWNING
W7	1000	800	1400	1	AWNING
W10	1500	800	1400	2	AWNING, PARTLY FIXED
W11	800	1800	400	5	AWNING, PARTLY FIXED
W13	2400	600	1600	1	AWNING

### LOT 01

GROUND FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W2	2000	600	1800	1	AWNING
W4	1800	600	900	2	AWNING
W6	1200	450	1450	2	AWNING
W11	800	1800	600	6	AWNING, PARTLY FIXED

FIRST FLOOR

ID.NO	WIDTH	HEIGHT	SILL	NOS	TYPE
W8	800	1200	1000	2	AWNING
W9	1880+1450 (CORNER WINDOW)	1200	1000	1	AWNING, PARTLY FIXED
W4	1800	600	750	2	AWNING
V2	800	600	1600	4	AWNING
W11	800	1800	400	5	AWNING, PARTLY FIXED
W2	2000	600	750	3	AWNING
W10	1500	800	1400	2	AWNING

## DOOR SCHEDULE

### LOT 03

GROUND FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D2	850	2400	1	HINGED
D3	1000	2400	2	HINGED
D4	2000	2400	1	SLIDING DOOR

FIRST FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D1	1000	2200	6	HINGED

### LOT 02

GROUND FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D2	850	2400	1	HINGED
D3	1000	2400	2	HINGED
D4	2000	2400	1	SLIDING DOOR

FIRST FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D6	820	2200	6	HINGED

### LOT 01

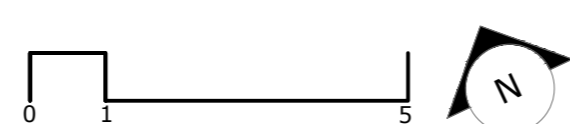
GROUND FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D1	800	2400	1	SLIDING
D2	850	2400	1	HINGED
D3	1000	2400	3	HINGED
D4	2000	2400	1	SLIDING DOOR

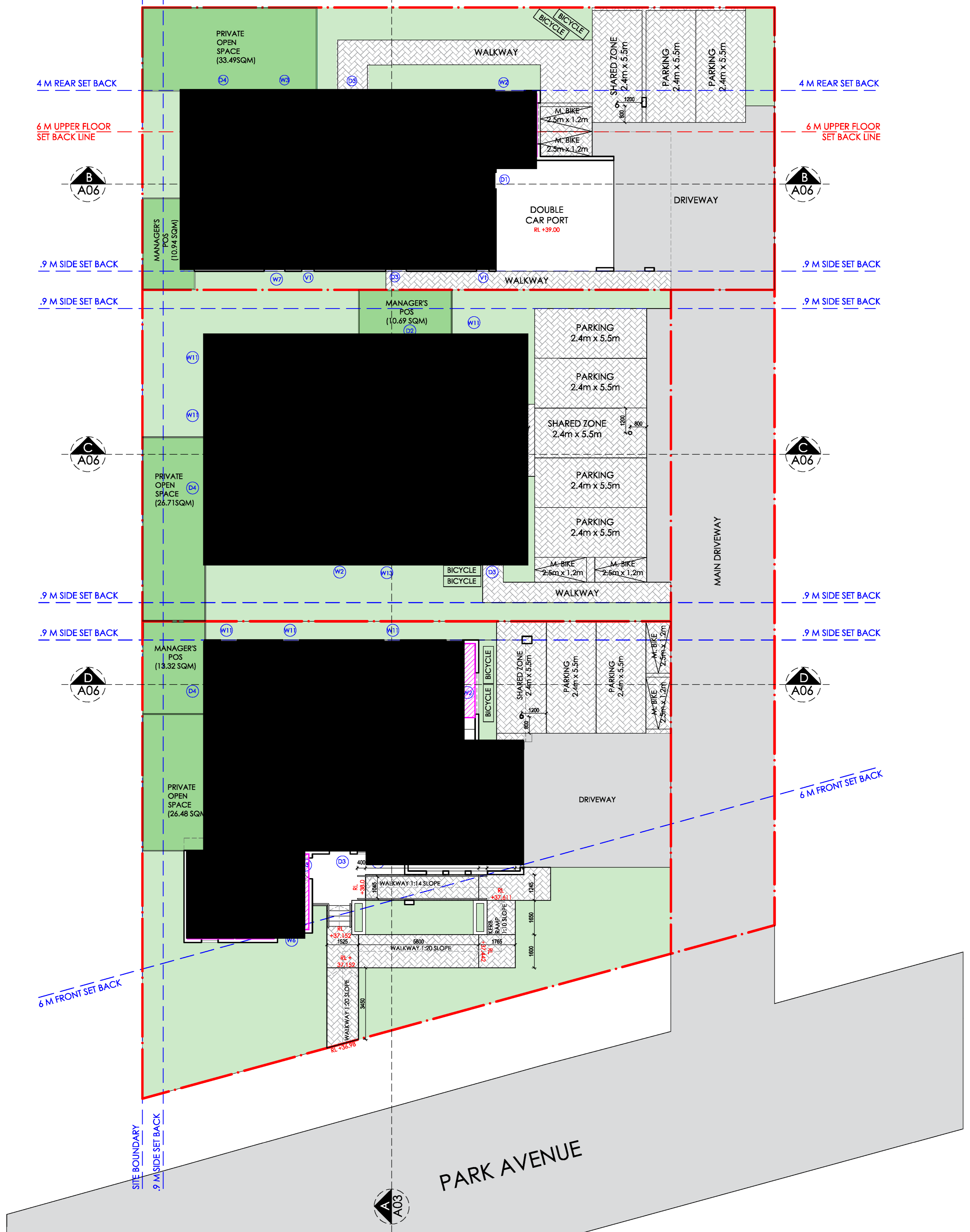
FIRST FLOOR

ID.NO	WIDTH	HEIGHT	NOS	TYPE
D6	820	2200	6	HINGED

# PROPOSED BOARDING HOUSE EXTERNAL DOOR & WINDOW SCHEDULE







**LOT 01**

**GROUND FLOOR**

COMMUNAL LIVING AREA	29.16 SQ.M.
MANAGER'S ROOM	18.30 SQ.M.
ACC. DOUBLE ROOM	20.73 SQ.M.
BIN ROOM	13.66 SQ.M.
LAUNDRY	9.14 SQ.M.
<b>TOTAL</b>	<b>90.99 SQ.M.</b>

**FIRST FLOOR**

DOUBLE ROOM - 01	24.96 SQ.M.
DOUBLE ROOM - 02	20.33 SQ.M.
SINGLE ROOM - 01	13.61 SQ.M.
SINGLE ROOM - 02	13.65 SQ.M.
SINGLE ROOM - 03	13.89 SQ.M.
SINGLE ROOM - 04	13.79 SQ.M.
<b>TOTAL</b>	<b>100.23 SQ.M.</b>

**LOT 02**

**GROUND FLOOR**

COMMUNAL LIVING AREA	29.23 SQ.M.
MANAGER'S ROOM	18.01 SQ.M.
ACC. DOUBLE ROOM	16.82 SQ.M.
BIN ROOM	19.91 SQ.M.
LAUNDRY	9.21 SQ.M.
<b>TOTAL</b>	<b>93.18 SQ.M.</b>

**FIRST FLOOR**

DOUBLE ROOM - 01	19.80 SQ.M.
DOUBLE ROOM - 02	18.07 SQ.M.
SINGLE ROOM - 01	12.00 SQ.M.
SINGLE ROOM - 02	12.24 SQ.M.
SINGLE ROOM - 03	12.83 SQ.M.
SINGLE ROOM - 04	12.33 SQ.M.
<b>TOTAL</b>	<b>87.27 SQ.M.</b>

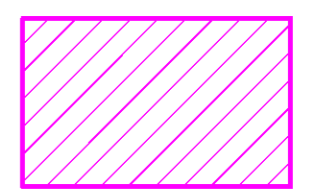
**LOT 03**

**GROUND FLOOR**

COMMUNAL LIVING AREA	35.27 SQ.M.
MANAGER'S ROOM	15.79 SQ.M.
ACC. DOUBLE ROOM	16.77 SQ.M.
BIN ROOM	13.29 SQ.M.
LAUNDRY	11.45 SQ.M.
<b>TOTAL</b>	<b>92.57 SQ.M.</b>

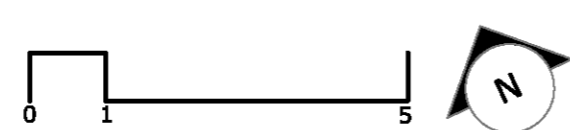
**FIRST FLOOR**

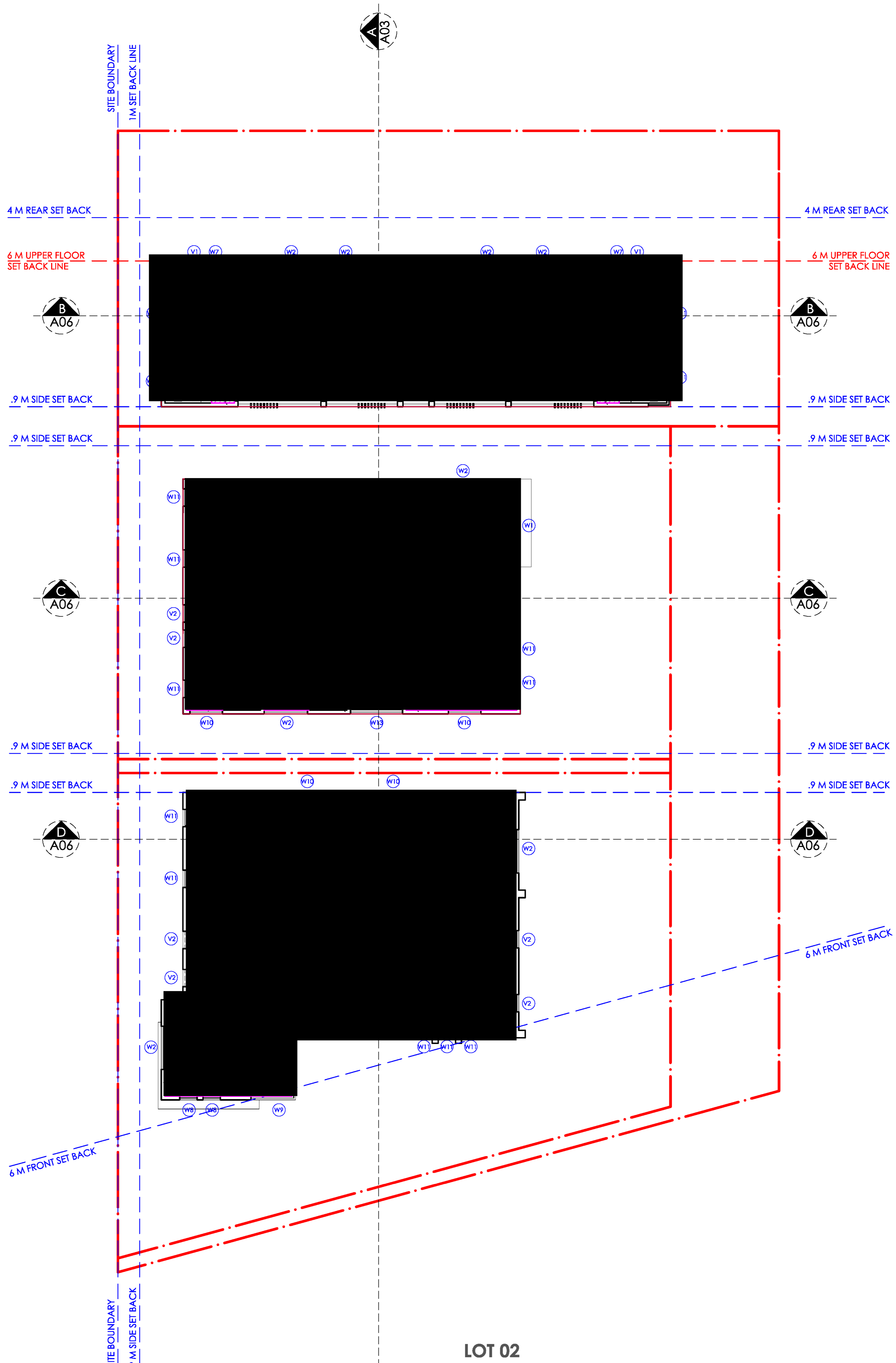
SINGLE ROOM - 01	14.17 SQ.M.
SINGLE ROOM - 02	12.29 SQ.M.
SINGLE ROOM - 03	12.29 SQ.M.
SINGLE ROOM - 04	12.29 SQ.M.
SINGLE ROOM - 05	12.29 SQ.M.
SINGLE ROOM - 06	14.11 SQ.M.
<b>TOTAL</b>	<b>77.44 SQ.M.</b>



\*\* INTERNAL AREA CALCULATION EXCLUDES PRIVATE KITCHEN AND BATHROOM FACILITY AREA

**PROPOSED BOARDING HOUSE  
GROUND FLOOR PLAN  
AREA SCHEDULE**





**LOT 01**

GROUND FLOOR	
COMMUNAL LIVING AREA	29.16 SQ.M.
MANAGER'S ROOM	18.30 SQ.M.
ACC. DOUBLE ROOM	20.73 SQ.M.
BIN ROOM	13.66 SQ.M.
LAUNDRY	9.14 SQ.M.
<b>TOTAL</b>	<b>90.99 SQ.M.</b>

FIRST FLOOR	
DOUBLE ROOM - 01	24.96 SQ.M.
DOUBLE ROOM - 02	20.33 SQ.M.
SINGLE ROOM - 01	13.61 SQ.M.
SINGLE ROOM - 02	13.65 SQ.M.
SINGLE ROOM - 03	13.89 SQ.M.
SINGLE ROOM - 04	13.79 SQ.M.
<b>TOTAL</b>	<b>100.23 SQ.M.</b>

**LOT 02**

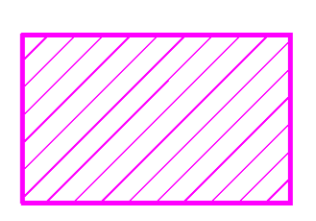
GROUND FLOOR	
COMMUNAL LIVING AREA	29.23 SQ.M.
MANAGER'S ROOM	18.01 SQ.M.
ACC. DOUBLE ROOM	16.82 SQ.M.
BIN ROOM	19.91 SQ.M.
LAUNDRY	9.21 SQ.M.
<b>TOTAL</b>	<b>93.18 SQ.M.</b>

FIRST FLOOR	
DOUBLE ROOM - 01	19.80 SQ.M.
DOUBLE ROOM - 02	18.07 SQ.M.
SINGLE ROOM - 01	12.00 SQ.M.
SINGLE ROOM - 02	12.24 SQ.M.
SINGLE ROOM - 03	12.83 SQ.M.
SINGLE ROOM - 04	12.33 SQ.M.
<b>TOTAL</b>	<b>87.27 SQ.M.</b>

**LOT 03**

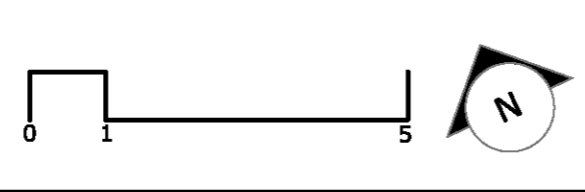
GROUND FLOOR	
COMMUNAL LIVING AREA	35.27 SQ.M.
MANAGER'S ROOM	15.79 SQ.M.
ACC. DOUBLE ROOM	16.77 SQ.M.
BIN ROOM	13.29 SQ.M.
LAUNDRY	11.45 SQ.M.
<b>TOTAL</b>	<b>92.57 SQ.M.</b>

FIRST FLOOR	
SINGLE ROOM - 01	14.17 SQ.M.
SINGLE ROOM - 02	12.29 SQ.M.
SINGLE ROOM - 03	12.29 SQ.M.
SINGLE ROOM - 04	12.29 SQ.M.
SINGLE ROOM - 05	12.29 SQ.M.
SINGLE ROOM - 06	14.11 SQ.M.
<b>TOTAL</b>	<b>77.44 SQ.M.</b>



\*\* INTERNAL AREA CALCULATION EXCLUDES PRIVATE KITCHEN AND BATHROOM FACILITY AREA

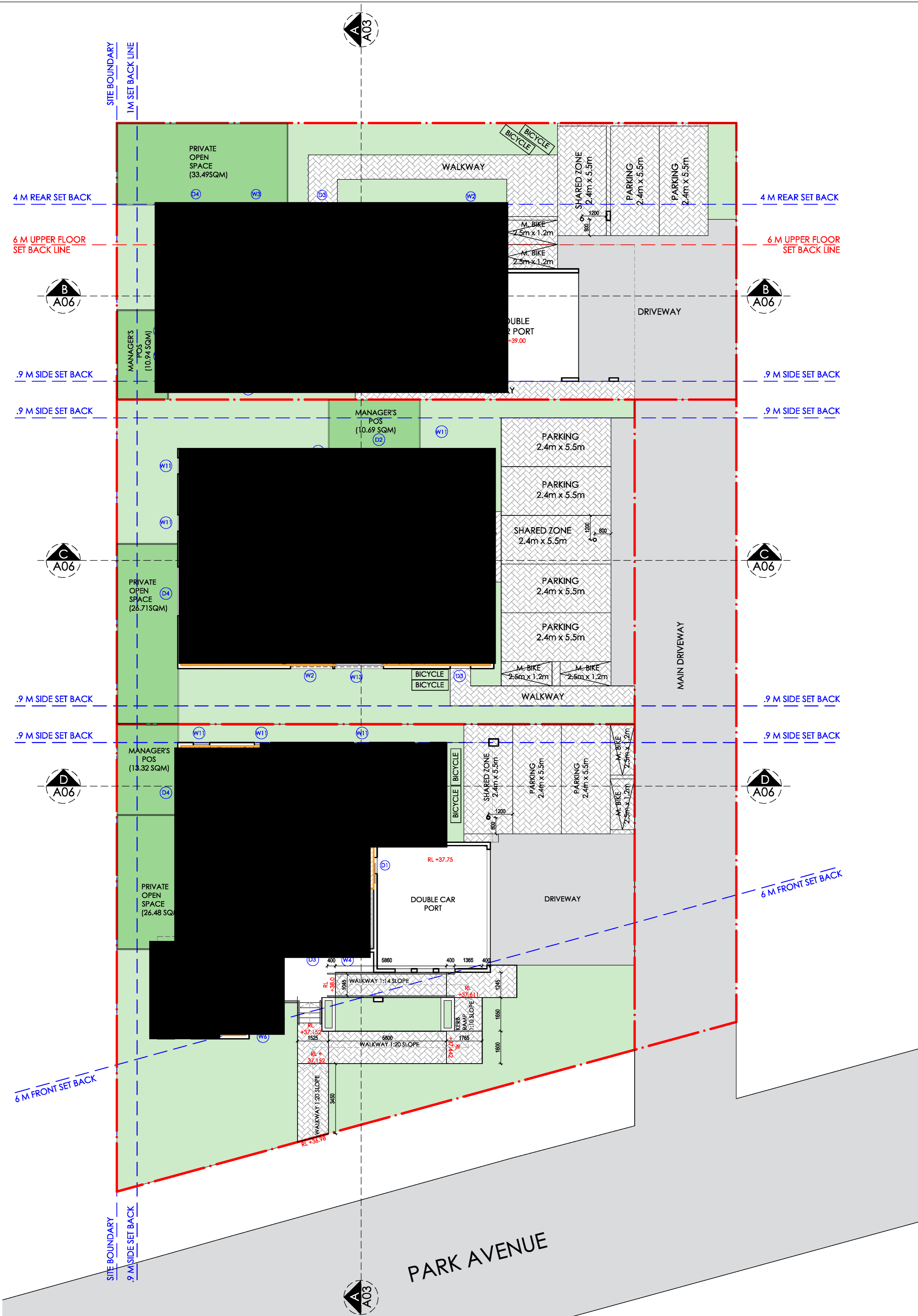
**PROPOSED BOARDING HOUSE  
FIRST FLOOR PLAN  
AREA SCHEDULE**



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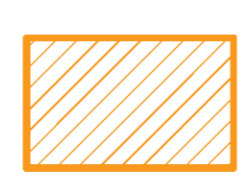
DRWG. NO. **A10**  
R-01





AREA CALCULATION

	SITE AREA	GROUND FLOOR(A)	FIRST FLOOR(B)	TOTAL A+B	ALLOWABLE GFA
LOT 01	497.50 SQ.M	121.96 SQ.M	171.46 SQ.M	293.42 SQ.M	348.25 SQ.M
LOT 02	407.31 SQ.M	139.14 SQ.M	139.14 SQ.M	278.28 SQ.M	285.11 SQ.M
LOT 03	415.07 SQ.M	121.02 SQ.M	116.98 SQ.M	234 SQ.M	290.54 SQ.M

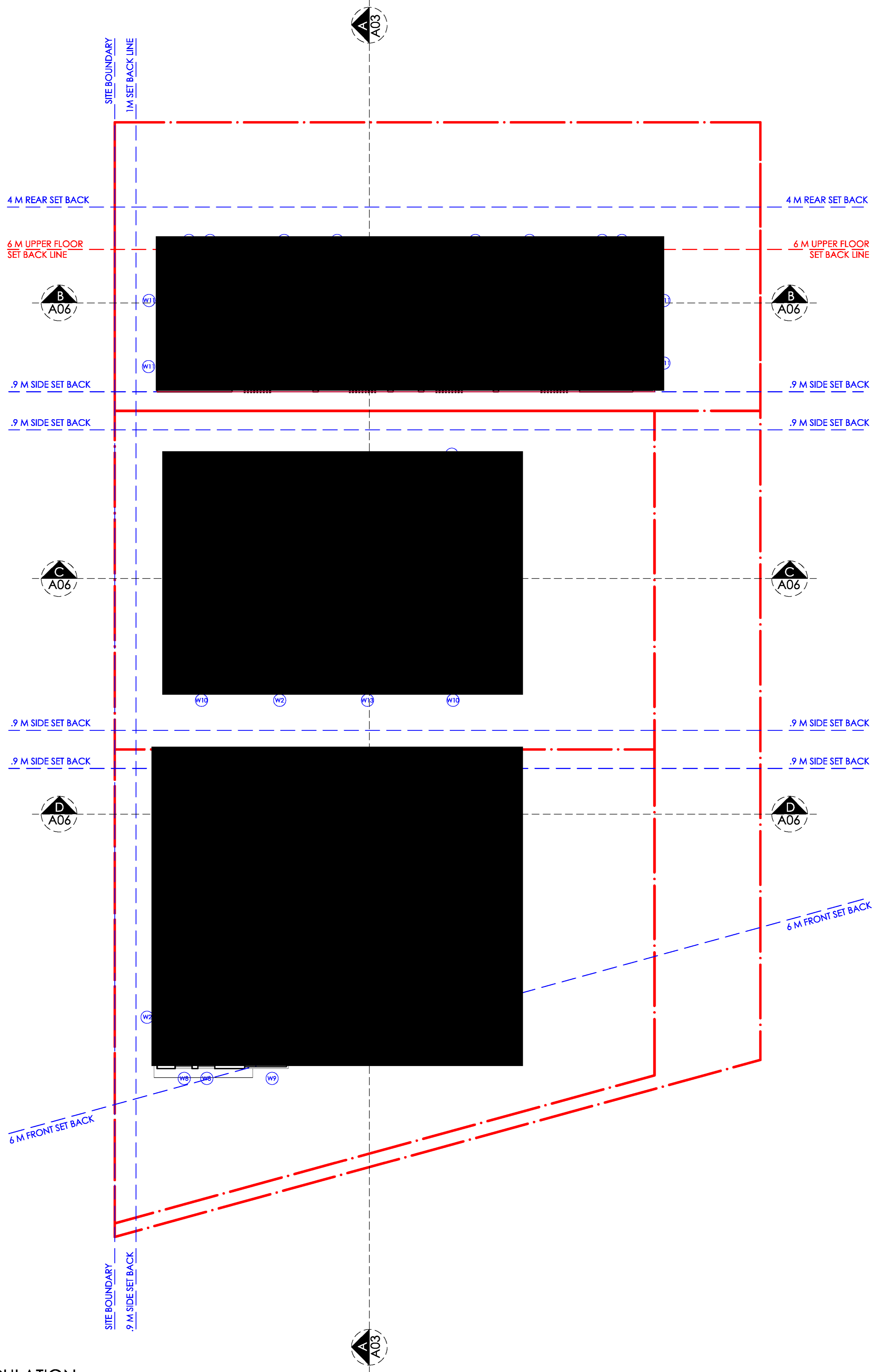


\*\* INTERNAL AREA CALCULATION EXCLUDES PRIVATE KITCHEN AND BATHROOM FACILITY AREA

PROPOSED BOARDING HOUSE  
GROUND FLOOR PLAN  
GFA CALCULATION







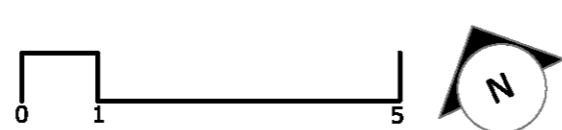
AREA CALCULATION

	SITE AREA	GROUND FLOOR(A)	FIRST FLOOR(B)	TOTAL A+B	ALLOWABLE GFA
LOT 01	497.50 SQ.M	121.96 SQ.M	171.46 SQ.M	293.42 SQ.M	348.25 SQ.M
LOT 02	407.31 SQ.M	139.14 SQ.M	139.14 SQ.M	278.28 SQ.M	285.11 SQ.M
LOT 03	415.07 SQ.M	121.02 SQ.M	116.98 SQ.M	234 SQ.M	290.54 SQ.M



\*\* INTERNAL AREA CALCULATION EXCLUDES PRIVATE KITCHEN AND BATHROOM FACILITY AREA

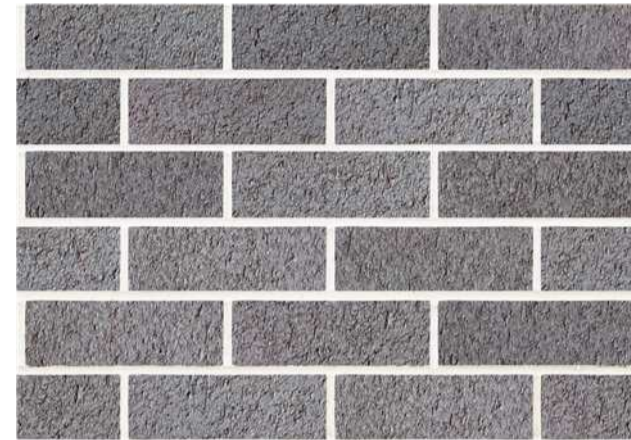
PROPOSED BOARDING HOUSE  
FIRST FLOOR PLAN  
GFA CALCULATION







BORAL MACQUARIE TWILIGHT DARK GREY COLOUR CONCRETE ROOF TILE



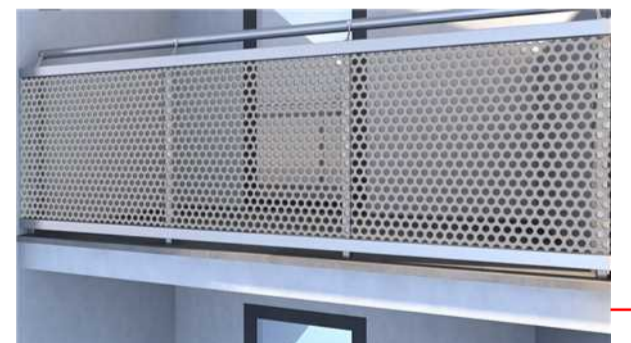
AUSTRAL BRICKS METALIX GUNMETAL BLUE FACE BRICK



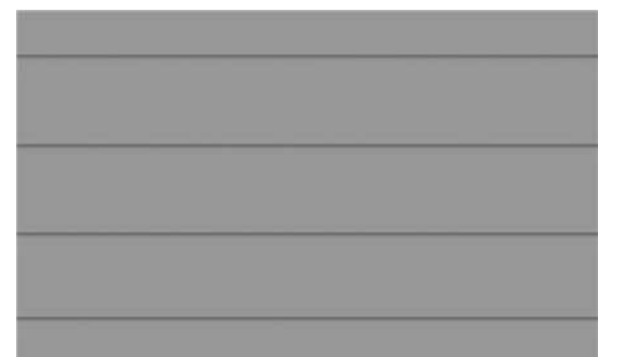
BORAL MACQUARIE WALNUT BROWN COLOUR CONCRETE ROOF TILE



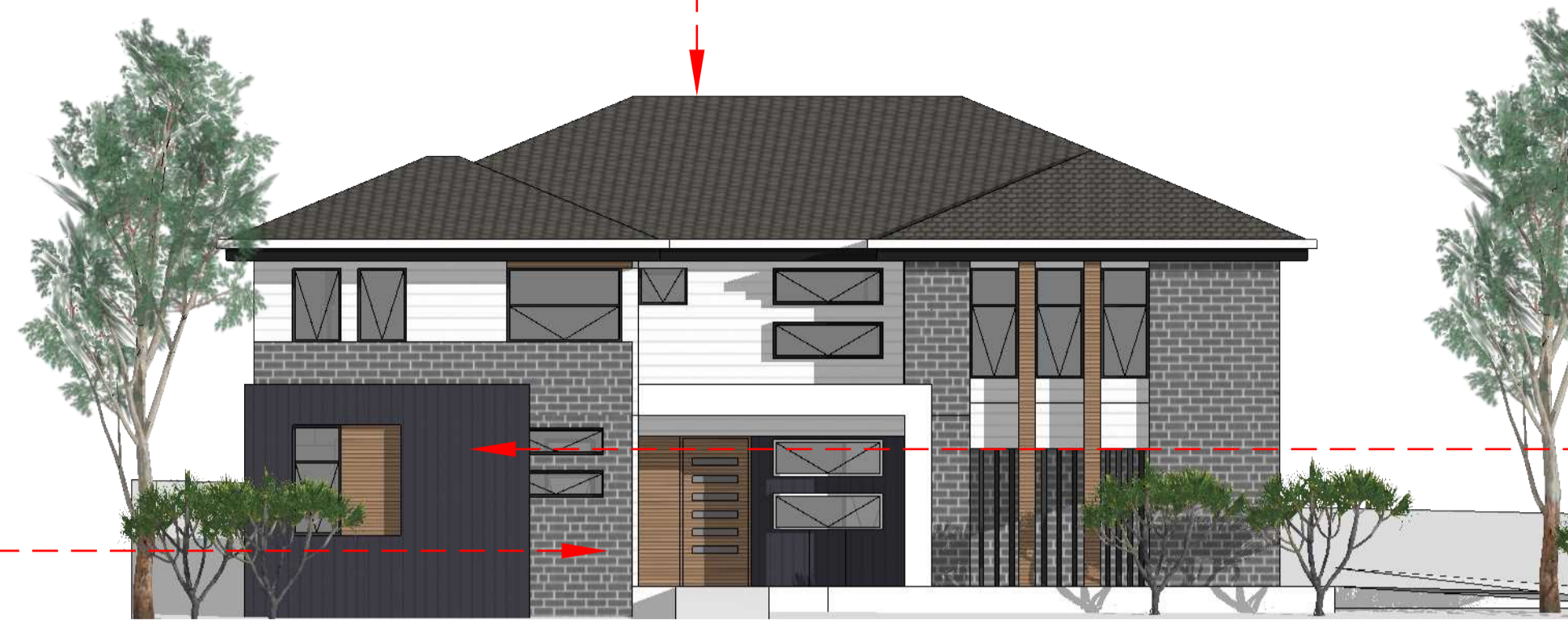
AUSTRAL BRICKS COASTAL WHITEHEAVEN FACE BRICK



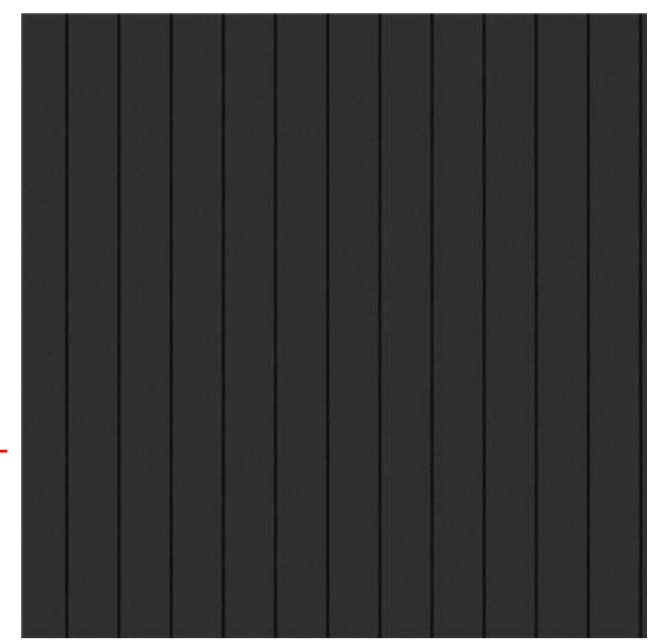
PERFORATED METAL BALUSTRADE WITH TOP RAIL



JAMES HARDIE STRIA SCYON GREY WEATHERBOARD CLADDING



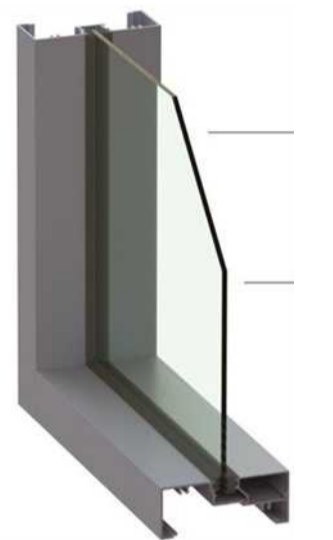
LOT 1 FRONT (SOUTH) ELEVATION



JAMES HARDIE AXON DARK GREY WEATHERBOARD CLADDING



JAMES HARDIE STRIA SCYON LIGHT GREY WEATHERBOARD CLADDING



CLEAR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAME



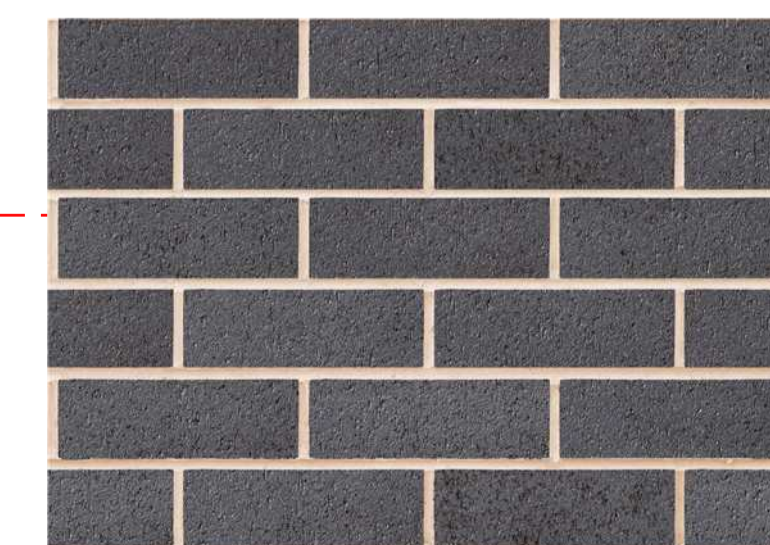
LIGHT COLOURED TIMBER CLADDING WITH VERTICAL GROOVES



LOT 2 FRONT (EAST) ELEVATION



LOT 3 REAR (SOUTH) ELEVATION



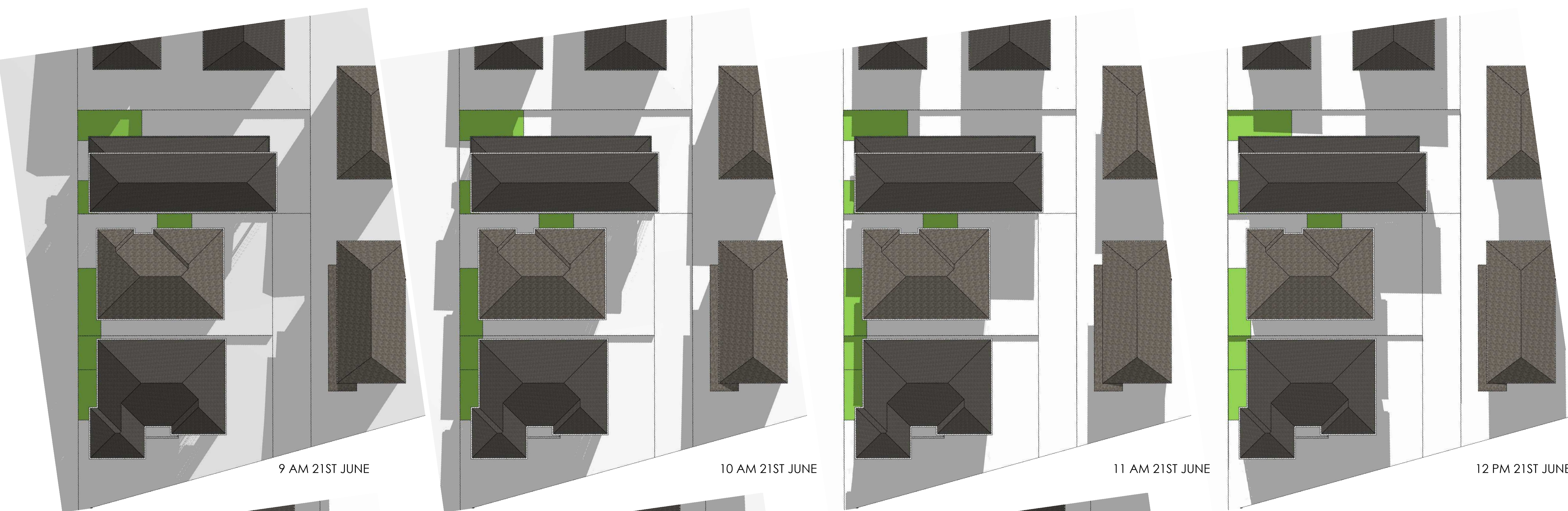
AUSTRAL BRICKS METALIX LITHIUM FACE BRICK



TIMBER LOOK ALUMINIUM LOUVER

# PROPOSED BOARDING HOUSE MATERIAL SCHEDULE



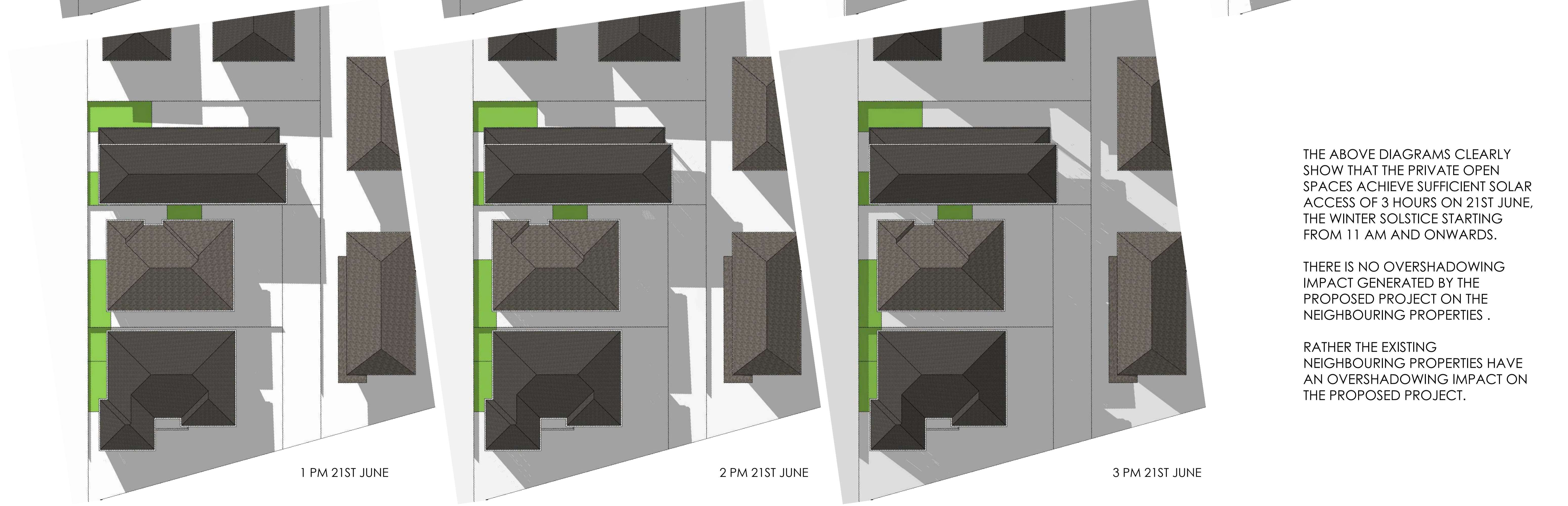


9 AM 21ST JUNE

10 AM 21ST JUNE

11 AM 21ST JUNE

12 PM 21ST JUNE



1 PM 21ST JUNE

2 PM 21ST JUNE

3 PM 21ST JUNE

THE ABOVE DIAGRAMS CLEARLY SHOW THAT THE PRIVATE OPEN SPACES ACHIEVE SUFFICIENT SOLAR ACCESS OF 3 HOURS ON 21ST JUNE, THE WINTER SOLSTICE STARTING FROM 11 AM AND ONWARDS.

THERE IS NO OVERSHADOWING IMPACT GENERATED BY THE PROPOSED PROJECT ON THE NEIGHBOURING PROPERTIES .

RATHER THE EXISTING NEIGHBOURING PROPERTIES HAVE AN OVERSHADOWING IMPACT ON THE PROPOSED PROJECT.

PROPOSED BOARDING HOUSE  
SHADOW DIAGRAMS