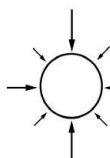


STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISTING DEVELOPMENT AND ERECTION OF A
BOARDING HOUSE

No.51 JAMISON ROAD

KINGSWOOD



NEXUS

Environmental Planning Pty Ltd

PRE-DA STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISTING DEVELOPMENT AND ERECTION OF A BOARDING
HOUSE

No.51 JAMISON ROAD

KINGSWOOD

12 April 2019

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Attachment 1:	Reduced copies of the development plans.
Attachment 2:	Site survey.
Attachment 3:	Plan of Management.

1. Introduction

Nexus Environmental Planning Pty Ltd has been requested by Liquid Design to prepare a Statement of Environmental Effects (**SEE**) to accompany a Development Application to Penrith City Council (**the Council**) for demolition of the existing development and erection of a boarding house at No.51 Jamison Road, Kingswood (**the Site**). The location of the Site is shown on **Figure 1**.



Figure 1: Location map with the Site highlighted in yellow. © SIX Maps

2. The Site

The Site has an area of 670.3m² and is legally defined as:

Lot 3, DP 502054
No.51 Jamison Road
KINGSWOOD

An extract from an aerial photograph of the Site is at **Figure 2**.

A cadastral map is at **Figure 3**.

A survey of the Site has been prepared, a reduced copy of which is at **Figure 4**. A copy of the survey is at **Attachment 2**.



Figure 2: Extract from an aerial photograph with the Site highlighted in yellow. © SIX Maps

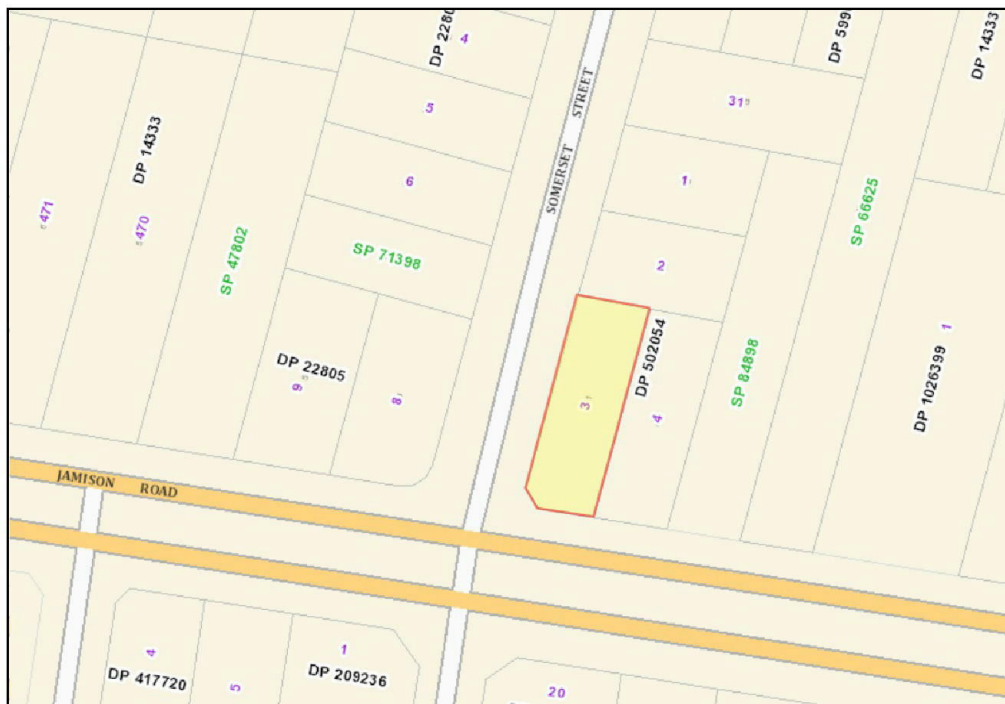


Figure 3: Cadastral map with the Site highlighted in yellow. © SIX Maps

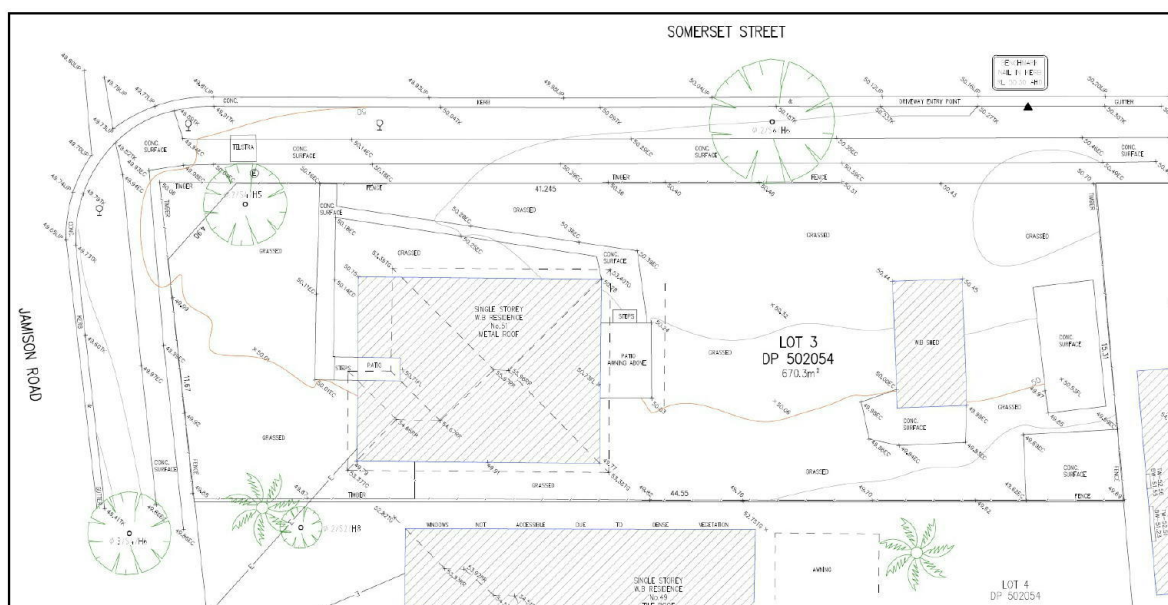


Figure 4: Extract from the survey of the Site. A full copy of the survey is a **Attachment 2**.

3. New Generation Boarding Houses

In 2009, the NSW Government introduced new amendments to legislation relating to Affordable Rental Housing which included State Environmental Planning Policy (Affordable Rental Housing) 2009 (**SEPP ARH**). SEPP ARH covers the regulation and definition of what is known as new generation boarding houses. The SEPP was established to increase the supply and diversity of affordable rental and social housing in NSW.

Traditionally, boarding houses were a form of temporary accommodation where lodgers may have had separate rooms but generally used shared facilities such as bathrooms and a kitchen. There is a perception that these boarding houses were located in rundown dwellings where an on-site landlord collected rent on a weekly basis.

Traditionally, boarding houses have had a bad reputation, however, demographics are changing. Although SEPP ARH still permits traditional boarding houses with shared facilities, it also encourages new generation boarding houses which provide a range of self-contained rooms with their own kitchenettes and bathrooms.

According to the Australian Housing and Urban Research Institute, new generation boarding houses are attracting key workers and young professionals. The concept of new generation boarding houses was introduced to offer a business investment opportunity targeting students, young working singles and couples.

Boarding house rooms are often occupied by students or professionals who, due to the nature of their jobs or studies, do not require a long-term lease and or do not wish to enter into a typical residential tenancy agreement. With the changing nature of the workforce, this type of accommodation is likely to become even more popular.

Sites within close proximity to universities, hospitals and other social infrastructure are very popular for new generation boarding house developments, as there is significant demand for temporary accommodation in these locations. Access to transport and local services is also an important consideration in selecting the right site.

New generation boarding housing is still a relatively new concept, however, the name boarding house continues to be associated with a particular character of tenant who may exhibit anti-social behaviour. Although this notion is outdated, this perception is evidenced by the number and nature of submissions made against boarding houses development applications. This new type of boarding house includes private bathrooms, laundries and food preparation facilities which are self-contained rooms with similarities to studio apartments with higher rents than traditional boarding houses.

New generation boarding houses are subject to formal occupancy agreements which offer tenants (and landlords) more security and certainty. New generation boarding houses have these different features because they target a very different market than the traditional boarding house. The Department of Planning and Environment has stated:

Boarding houses are an important form of residential development providing diversity in housing choice for a variety of people across the housing spectrum. The inability to strata subdivide boarding houses under the ARHSEPP means they valuably contribute to the stock of long term rental housing across NSW.

A growing section of Australia's population do not live in nuclear families, and the housing stock is shifting alongside this. There is a need for more diverse choices for people who want to continue to enjoy the amenity of suburban neighbourhoods, and keep their existing social networks there.

Opposition often stems from the perceived impact of boarding houses, such as additional noise or traffic, however, these impacts come with people, not housing stock. In many instances, a purposely designed and managed boarding house will be better equipped to minimise, for example, the impacts of noise than if those same tenants were renting a family home.

Managing affordable housing involves the standard property and tenancy management requirements of managing any rental housing, however, it also involves additional responsibilities around setting rent, letting properties to eligible households and meeting the requirements of the relevant affordable housing program.

In general, managing affordable housing involves:

- Establishing and implementing rent policy,
- Determining household eligibility for affordable housing properties,
- Finding eligible tenants, managing applications and assessments and allocating properties,
- Managing eligible tenancies, including collecting rent and maintaining properties, and
- Reviewing eligibility and managing a tenant's exit if they are no longer eligible to stay in the property.

All tenancy managers of affordable housing in NSW must comply with the Residential Tenancies Act 2010.

4. Proposed Development

The proposed development is a "boarding house" which is defined in the Penrith Environmental Plan 2010 (**LEP 2010**) as:

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

The boarding house comprises the following:

- 15 boarding rooms
- 1 manager's room
- 8 car parking spaces including 1 disabled car parking space
- 4 bicycle parking spaces
- 4 motorcycle parking spaces
- storage areas
- indoor communal area
- outdoor communal area.

Table 1 provides a summary of the boarding rooms.

- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,
- (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

Part 3, Division 3 of SEPP ARH relates to Boarding Houses. **Clause 26** of SEPP ARH states:

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone B1 Neighbourhood Centre,
- (f) Zone B2 Local Centre,
- (g) Zone B4 Mixed Use.

The Site is located within the R3 Medium Density Residential Zone pursuant to *Penrith Local Environmental Plan 2010 (LEP 2010)*.

Clause 27 of SEPP ARH states:

Development to which Division applies

- (1) *This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.*
- (2) *Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.*
- (3) *Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.*

Clause 4 of SEPP ARH defines "accessible area" as follows:

accessible area means land that is within:

- (a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or
- (b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or
- (c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990 that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

The Site is located within an accessible area as shown on Drawing No.A1000 of the development plans.

Clause 29 of SEPP ARH contains "Standards that cannot be used to refuse consent" and **Clause 30** of SEPP ARH deals with "Standards for boarding houses".

Sub-clause 29(1) states:

- (1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:
 - (a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or
 - (b) if the development is on land within a zone in which no residential accommodation is permitted - the existing maximum floor space ratio for any form of development permitted on the land, or
 - (c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register - the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:
 - (i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
 - (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

Comment: The Site is within the R3 Medium Density Residential zone within which residential flat buildings are permissible. There is no Floor Space Ratio development standard applying to the Site.

Table 2 contains an assessment of the proposed development against the provisions of both **sub-clauses 29(2) and (3)** and **sub-clause 30(1)** of SEPP ARH.

Table 2: SEPP ARH Compliance Table

Clause	Requirement	Proposed	Complies
29(2)	A consent authority must not refuse consent to development to which this Division applies on any of the following grounds.		
29(2)(a) Building Height	<i>if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.</i>	The maximum building height pertaining to the Site is 8.5 metres. The maximum height of the proposed development is less than 8.5 metres.	Yes
29(2)(b) Landscape Area	<i>if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located.</i>	The proposed development is located on a corner allotment. The locality is in a state of transition from low density residential development to medium density residential development. There are sites within the locality which have been developed for medium density residential purposes and the landscaping proposed will be consistent with landscaping of those developments.	Yes
29(2)(c) Solar Access	<i>where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</i>	The communal living room located at Ground Floor Level would receive the required solar access.	Yes
29(2)(d) Private Open Space	<i>if at least the following private open space areas are provided (other than the front setback area):</i> (i) <i>one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</i> (ii) <i>if accommodation is provided on site for a boarding house manager - one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</i>	An area of 36m ² of communal open space is to be provided at Ground Floor Level with dimensions meeting the requirements of the SEPP. An area of 11m ² of private open space is to be provided adjacent to the Manager's room at the Ground Floor Level which meets the requirements of the SEPP.	Yes Yes
29(2)(e) Parking	<i>if:</i> (i) <i>in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</i>		

	<p>(ii) <i>in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</i></p> <p>(iia) <i>in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</i></p> <p>(iii) <i>in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</i></p>	<p>8 car parking spaces are provided.</p> <p>One car parking space will be provided for the use of the Manager.</p>	<p>Yes</p> <p>Yes</p>
29(2)(f) Accommodation Size	<p><i>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</i></p> <p>(i) <i>12 square metres in the case of a boarding room intended to be used by a single lodger, or</i></p> <p>(ii) <i>16 square metres in any other case.</i></p>	<p>There are 12 single lodger rooms which meet this standard.</p> <p>There are 4 double rooms which meet this standard.</p>	<p>Yes</p> <p>Yes</p>
29(3) Kitchen & Bathroom Facilities	<p><i>A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</i></p>	<p>Each boarding room has a private kitchen area and bathroom facilities.</p>	<p>Yes</p>
30(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following.			
30(1)(a) Communal Living Room	<p><i>if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.</i></p>	<p>A communal living room is provided at Ground Floor Level.</p>	<p>Yes</p>
30(1)(b) Maximum Boarding Room Size	<p><i>no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres.</i></p>	<p>No boarding room has an area of greater than 25 square metres.</p>	<p>Yes</p>
30(1)(c) Maximum Number of Lodgers	<p><i>no boarding room will be occupied by more than 2 adult lodgers.</i></p>	<p>No boarding room will be occupied by more than 2 adult lodgers.</p>	<p>Yes</p>
30(1)(d)	<p><i>adequate bathroom and kitchen</i></p>	<p>Kitchen and bathroom facilities will</p>	<p>Yes</p>

Bathroom & Kitchen Facilities	<i>facilities will be available within the boarding house for the use of each lodger.</i>	be provided in each boarding room, together with communal kitchen facilities in the communal area of the proposed development.	
30(1)(e) Boarding House Manager	<i>if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.</i>	A Manager's room is provided at the Ground Floor Level.	Yes
30(1)(g) Non Residential Zones	<i>if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use.</i>	N/A	N/A
30(1)(h) Bicycle & Motorcycle Parking	<i>at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</i>	4 bicycle spaces and 4 motorcycle spaces have been provided in the basement level.	Yes

Clause 30A of SEPP ARH states:

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

The local area is in transition from a low density residential area to an area consistent with the R3 Medium Density Residential zone which applies and is characterised by a mixture of detached dwelling houses and medium density development.

The R3 Medium Density Residential zone is such that it can be expected that transition from single detached dwellings to medium density development is envisaged as the long term character of the locality. The proposed development is compatible with the existing and desired future character of the local area.

5.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 has established a scheme to encourage sustainable residential development under which:

- (a) *an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and*

- (b) *the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.*

BASIX Certificate No.1003273M has been provided with the development application.

5.3 State Environmental Planning Policy No.55 - Remediation of Land

State Environmental Planning Policy No.55 - Remediation of Land (SEPP 55) aims:

... to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 of SEPP 55 states:

7. (1) *A consent authority must not consent to the carrying out of any development on land unless:*
- (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*
- (2) *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
- (3) *The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*
- (4) *The land concerned is:*
- (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the*

contaminated land planning guidelines is being, or is known to have been, carried out,

- (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital land:*
- (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
- (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

Figure 5 is an extract from a 1943 aerial photograph. At that time, the Site and the surrounding area was rural land prior to development as a low density residential area and, as such, is unlikely to contain any contamination.

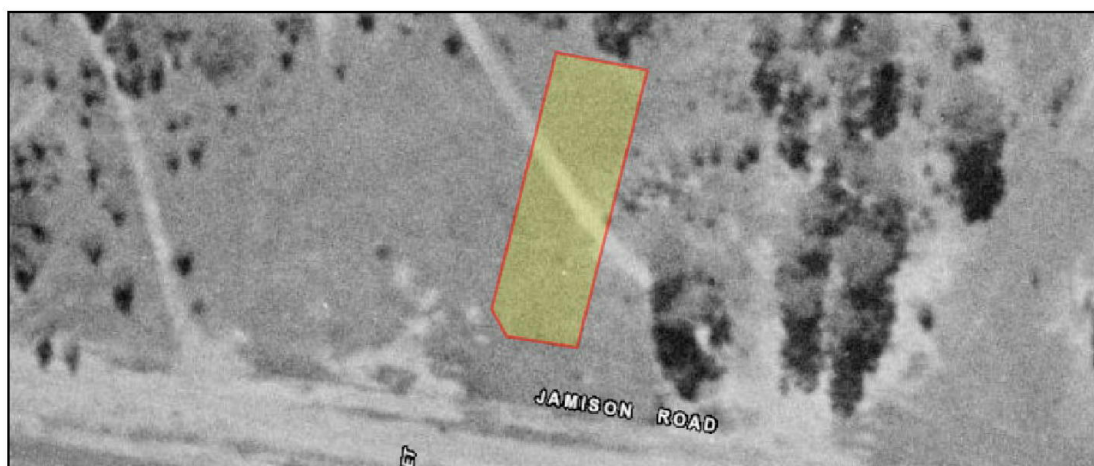


Figure 5: Extract from the 1943 aerial photograph with the Site highlighted in yellow. © SIX Maps

Pursuant to **sub-clause 7(1)**, the Council can be satisfied that the proposed development is suitable for the Site.

5.4 Penrith Local Environmental Plan 2010 (LEP 2010)

The Site is zoned R3 Low Density Residential pursuant to LEP 2010. An extract from the LEP 2010 Map is at **Figure 6**. The proposed development is for demolition and construction of a boarding house which are permissible, with the consent of the Council, in the zone.

Table 3 is an extract from the Land Use Table of LEP 2010.

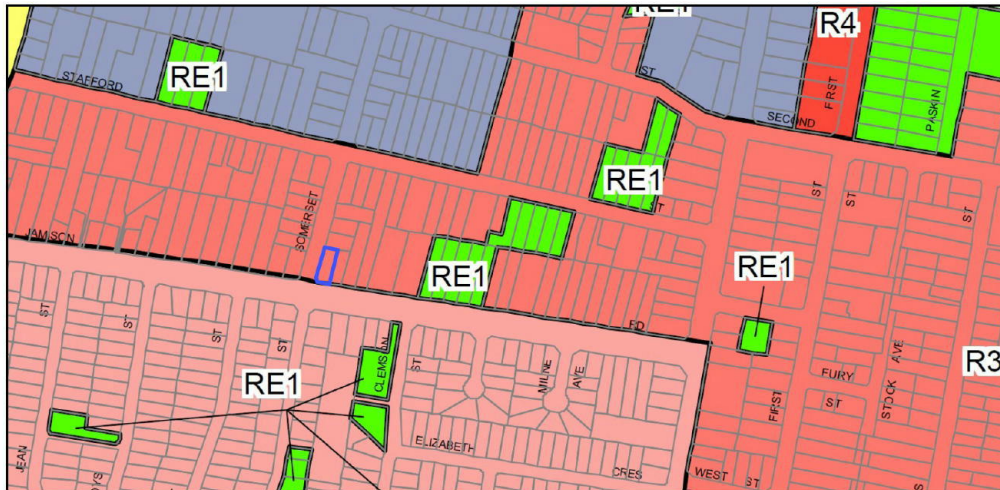


Figure 6: Extract from the LEP 2010 Map showing the Site outlined in blue.

Table 3: Extract from the Land Use Table of LEP 2010

R3 Medium Density Residential Zone	
Permitted without consent	Home occupations
Permitted with consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses ; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture
Prohibited	Pond-based aquaculture Any development not specified in item 2 or 3

Sub-clause 2.3(2) states:

- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the R3 Medium Density Residential zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.

- *To enhance the essential character and identity of established residential areas.*
- *To ensure that a high level of residential amenity is achieved and maintained.*
- *To ensure that development reflects the desired future character and dwelling densities of the area.*

The proposed development would:

- provide for the affordable rental housing needs of the community,
- assist in the provision of a variety of housing with access to services and facilities,
- ensure that a high level of residential amenity is achieved and maintained.

The proposal would be consistent with the objectives of the R3 Medium Density Residential zone.

Clause 4.3 deals with the height of buildings and states:

- (1) *The objectives of this clause are as follows:*
 - (a) *to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,*
 - (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes,*
 - (c) *to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance,*
 - (d) *to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The Height of Buildings Map indicates that a maximum height of 8.5 metres applies to the Site.

The plans of the proposed development (refer **Attachment 2**) indicate that the proposed development is below the maximum 8.5 metres height limit.

An extract from the plans of the proposed development is at **Figure 7**.



Figure 7: Extract from the development plans showing compliance with the 8.5 metre height of buildings standard.

Clause 4.4 deals with floor space ratio and states, in part:

- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

The Floor Space Ratio Map indicates that there is no floor space ratio applying to the Site.

Clause 7.6 deals with salinity and states:

- (1) *The objectives of this clause are as follows:*
- (a) *to protect natural hydrological systems by minimising soil disturbance and ensuring appropriate land use management,*
- (b) *to avoid the adverse effects of rising salinity on land, including damage to infrastructure and buildings, loss of productive agricultural land and other adverse environmental effects.*
- (2) *Development consent must not be granted to any development unless the consent authority has considered:*
- (a) *whether or not the proposed development is likely to have an impact on salinity processes, and*
- (b) *whether or not salinity is likely to have an impact on the proposed development, and*
- (c) *appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to in paragraphs (a) and (b).*

The proposal would require earthworks normally associated with development for medium density development and would not have the potential to impact on salinity processes.

Clause 7.7 relates to services and states, in part:

- (1) *The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services.*
- (2) *Before granting development consent for development on any land to which this Plan*

applies, the consent authority must be satisfied that:

- (a) the development will be connected to a reticulated water supply, if required by the consent authority, and*
- (b) the development will have adequate facilities for the removal and disposal of sewage, and*
- (c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and*
- (d) the need for public amenities or public services has been or will be met.*

The Site is connected to reticulated water and sewerage services.

There are no other provisions of Penrith LEP 2010 which are considered relevant to the proposed development.

Section 4.15(1)(a)(ii)

- (a) the provisions of:*
- (ii) any proposed instrument.*

There are no proposed instruments affecting the proposed development of which the writer is aware.

Section 4.15(1)(a)(iii)

- (a) the provisions of:*
- (iii) any development control plan.*

5.5 Penrith Development Control Plan 2014

Penrith Development Control Plan 2014 (**DCP 2014**) is used by Council to assess development applications submitted under Penrith LEP 2010.

In assessing a development application, Council is to have regard to **Sub-clause 4.15(3A)** which states:

(3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards-is not to require more onerous standards with respect to that aspect of the development, and*

- (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards-is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*
- (c) may consider those provisions only in connection with the assessment of that development application.*

In this subsection, standards include performance criteria.

Part D 5.11 of DCP 2014 relates to Boarding Houses. The objectives are:

- a) To ensure that boarding houses fit the local character or desired future local character of the area.*
- b) To minimise negative impacts on neighbourhood amenity.*
- c) To ensure boarding house premises are designed to be safe and accessible.*
- d) To respond to increasing neighbourhood densities resulting from boarding house development.*
- e) To ensure that boarding houses operate in a manner which maintains a high level of amenity, health and safety for residents.*

Local Character

A Site Analysis is required to establish the site context and should be reflected in the design, addressing the constraints and opportunities of the Site and its context. A Site Analysis has been provided as part of the development plans which has informed the design of the proposed development.

Built form, Scale and Appearance

The entrance to the boarding house is prominent and addresses Somerset Street.

Shadow diagrams have been provided with the development plans which show that the shadow cast by the proposed development is consistent with the multi unit housing form of development which might otherwise be provided on the Site.

The locality is in transition from low density to medium density residential. As such, the adjoining development is not consistent with the likely future character. The proposed development has been designed having regard to the likely development of adjoining sites as multi unit housing development.

Noise and privacy for adjoining development would be consistent with that associated with a boarding house development. The Plan of Management for the proposed development has specific provisions relating to the maintenance of amenity to the adjoining development.

The proposed development is similar in form to that of multi unit housing. An assessment of the proposed development against the Multi Unit Housing section of DCP 2014 is provided in this SEE.

Tenant Amenity, Safety and Privacy

The Plan of Management for the proposed boarding house will ensure that the amenity of the tenants will be addressed.

The proposed development has been designed such that the general principles of Crime Prevention Through Environmental Design have been achieved. The proposed development will be such that security mechanisms would be applied to ensure that only those who are resident or their visitors are able to access the development. This aspect of the development is further detailed in the Plan of Management.

Visual and Acoustic Amenity Impacts

The design of the proposed development has been conceived having regard to the need for visual and acoustic privacy. Coupled with the provisions of the Plan of Management, the proposal will accord with the requirements of DCP 2014.

Location

The proposed development is not located in a cul-de-sac.

Plan of Management

A comprehensive Plan of Management is provided at **Attachment 3**.

Part D 2.4 provides controls for multi unit housing. **Part D 5.11 C (2)(f)** of DCP 2014 states:

A boarding house proposal of a scale similar to a multi dwelling housing development should comply with the controls and objectives for multi dwelling housing within this DCP, where they are not in conflict with the requirements of the SEPP and the objectives of the zone.

A new generation boarding house, by its very nature, is different to multi unit housing. As such, many of the controls which might otherwise relate well to a multi unit housing development are not necessarily relevant to a new generation boarding house development. The following section of this SEE addresses those controls of **Part D 5.11 C (2)(f)** of DCP 2014 which are considered relevant to the assessment of a boarding house development.

Character

Character has been dealt with as part of the assessment of the proposed development against the requirements of SEPP ARH.

Preferred Configuration for New Dwellings

The objectives are:

- a) *New multi dwelling housing development should adopt key features of established suburban design.*
- b) *Dwellings, their entrances and private courtyards look towards the street, or to the rear*

boundary.

The controls contained in this part of the DCP assume that traditional multi unit housing forms are proposed. A boarding house cannot achieve the controls proposed.

Development Site

The objectives are:

- a) *Identify planning and design options that are appropriate to the shape and size of each development lot, and to the location of neighbouring buildings.*
- b) *Identify planning and design responses that address impacts on surrounding streetscapes.*

The Site does not have a width of 22m which is required for multi unit housing, however, the Site is of a size to accommodate the proposed boarding house.

Urban Form

The objective is:

New buildings should show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped or articulated, and integrated with the shape of surrounding garden areas.

The controls for this part of the DCP are formulated on the basis that individual dwellings are proposed as part of a multi unit housing complex. This is clearly at odds with the urban form which a new generation boarding house portrays and, as such, the controls are generally considered to be not relevant to this application.

Notwithstanding, the design form proposed is well articulated to provide for an architectural form which, although not the same, is consistent with the urban form of the locality.

Front and Rear Setbacks

The objective is:

Setbacks are to reflect the character of established garden suburbs, and provide for development of flora and fauna corridors.

The controls of this part of the DCP assume that individual dwellings are proposed which is not the case with a new generation boarding house. As such, the controls are considered to be not relevant to this application.

Notwithstanding, the proposed development has been designed to accommodate setbacks which have traditionally been applied for boarding house development which allows for suitable areas of landscaping and deep soil planting.

Building Envelope and Side Setbacks

The objective is:

Comply with building envelope controls, minimise disturbance to existing topography and natural soil-profiles, and provide for reasonable landscaped separation between neighbouring buildings.

The proposal complies with the building envelope control of the DCP as demonstrated on the development plans.

The pitch of the main roof structure is less than 25 degrees.

Driveways and Parking Areas

The objective is:

Provide on-site parking at a level that encourages use of public transport. Minimise the area required for parking, encourage convenient parking, allow easy access to parking areas and maximise the area available for landscaping and gardens.

A basement car park is proposed which meets the non-discretionary development standard of SEPP ARH.

Landscape Area

The objective is:

Retain a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings.

The proposed development meets the non-discretionary landscape development standard of SEPP ARH.

Solar Planning

The objectives are:

- a. *Improve the energy efficiency of dwellings and achieve a high standard of residential amenity.*
- b. *To ensure adequate residential amenity through the provision of sunlight access and good solar amenity to the living spaces and private open space areas of dwellings.*
- c. *To recognise the reasonable expectation for a dwelling to have the ability to access sunlight.*

The proposed development complies with the non-discretionary solar access development standard of SEPP ARH.

The development application is accompanied by the required shadow diagrams to demonstrate the impact the proposed development would have on the solar access achieved by the adjoining development. The adjoining development receives adequate solar access.

Urban Design

The objective is:

In areas of particular significance to urban conservation, environmental character, new development should demonstrate detailed design measures that protect and complement heritage significance or character.

This part of the DCP is considered to be not relevant to the assessment of the development application.

Corner Sites and Park Frontages

The objective is:

For allotments facing two streets or adjoining a public park, apply traditional principles of orientation and articulation to both of the public frontages.

The Site has a dual frontage, however, the controls in this part of the DCP relate to a built form of multi unit housing and not to a purpose built boarding house. As such, it is considered that the controls are not relevant to the assessment of the subject development.

Building Design

The objectives are:

New developments should appear as a collection of single or semi-detached dwellings separated by gardens and ancillary structures, with facades designed to incorporate a variety of materials and shading structures.

A variety of overhanging roofs and projections at ground floor level; a range of materials and finishes; windows inserted into every visible wall; garages concealed to the rear of dwellings

Articulated forms, projecting verandahs and varied finishes facing the side boundary.

The controls for this part of the DCP are formulated on the basis that a number of dwellings are proposed, whereas the proposed development is for a new generation boarding house which is of a different building design to the traditional dwelling or multi unit housing. As such, it is considered that the controls are not relevant.

Notwithstanding, the design of the proposed development has been conceived to, as far as it possible, maintain a traditional articulated building form.

Energy Efficiency

The objective is:

Dwellings shall be configured and constructed to minimise the energy required for space heating, cooling or lighting.

BASIX Certificate No.1003273M has been issued for the proposed development which provides for

energy efficient design and construction.

Design of Dwellings and Private Courtyards

The objective is:

Dwellings and their private courtyards should achieve high levels of amenity, and demonstrate traditional practices of suburban design.

A new generation boarding house does not have individual private courtyards and, as such, it is considered that the controls are not relevant to this application.

Garage Design

The objective is:

Garages should be designed to serve a variety of purposes, and their appearance should contribute to the overall diversity of building form and design.

No garages are proposed in this development.

The basement car parking area has been designed to accordance with the requirements of the DCP and the relevant Australian Standards.

Garden Design

The objective is:

Gardens should be landscaped according to the function of each area, and should provide a backdrop that is appropriate to each adjacent room.

The controls in this section of the DCP are designed for traditional multi unit housing which is dissimilar to the new generation boarding house theme.

Notwithstanding, the proposed development contains significant areas of landscaping and is consistent with that which would normally be provided with a boarding house.

Paving Design

The objectives is:

Design driveways and paved areas as attractive and functional components of development, complementing the designs of garden areas and buildings, and providing effective management for stormwater run-off.

Where relevant, the controls of the DCP have been complied with.

Fencing and Retaining Walls

The objective is:

Fences, courtyard walls and boundary retaining walls should be compatible with neighbourhood character, and should be integrated with the design of buildings and garden areas, and provide casual surveillance of public and common areas.

Where relevant, the proposed development has been designed to accommodate the controls of this part of the DCP.

Visual and Acoustic Privacy and Outlook

The objectives are:

- a. *Provide an outlook from dwellings and their private open space, and achieve levels of acoustic and visual privacy that are reasonable for a residential neighbourhood.*
- b. *To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space.*
- c. *To ensure that building design minimises overlooking problems.*

The proposed development has been designed to ensure that suitable visual and acoustic privacy is provided both within the development and for those on adjoining sites. The Plan of Management provides details of the procedure to ensure such amenity is maintained.

Safety and Security

The objective is:

Achieve a high level of passive security within and surrounding dwellings.

The proposal has been designed in accordance with Crime Prevention Through Environmental Design principles and the Plan of Management has been designed to ensure that security is maintained within the proposed development.

Accessibility and Adaptability

The objective is:

Ensure that dwellings are accessible to persons with impaired sight or partial mobility.

The proposed boarding house has been designed to accommodate the requirements for those with a disability.

Storage and Services

The objective is:

Ensure that each dwelling has reasonable private storage space and waste management areas/facilities, and that meters, service cupboards and aerials are integrated with the design of buildings.

The controls for this part of the DCP are largely based on a multi unit housing scenario which is not always relevant to a new generation boarding house. Notwithstanding, suitable storage areas are provided.

- Section 4.15(1)(a)(iiia) (a) *the provisions of:*
- (iiia) *any planning agreement or draft planning agreement.*

There are no planning agreements or draft planning agreements relating to the proposed development.

- Section 4.15(1)(a)(iv) (a) *the provisions of:*
- (iv) *the regulations.*

There are no specific requirements of the *Environmental Planning and Assessment Regulation 2000*.

- Section 4.15(1)(a)(v) (a) *the provisions of:*
- (v) *any coastal management plan.*

Not applicable.

- Section 4.15(1)(b) (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.*

Impacts to the natural and built environment

The proposed development would have no adverse impact on the built environment.

There will, however, be a need for certain demolition activities to be undertaken as part of the proposed development. Those activities would be carried out in accordance with the provisions of *Australian Standard AS 2601 - 1991: The Demolition of Structures*.

Social Impacts

There would be a significant, positive social impact resulting from the proposed development in that a new generation boarding house would be established in the Kingswood area to provide for the affordable housing needs of the community.

Economic Impact

The economic impact associated with the proposed development would be that employment opportunities would be available during both the demolition of the existing development on the Site and the construction of the proposed development. There would also be an economic impact through the long term employment of a Manager for the proposed boarding house.

Flood Impact

A flood impact assessment has been prepared and submitted under separate cover. The recommendations of that study are:

- *The minimum finished floor levels of the proposed communal room shall be 50.90m AHD as the flood level in this area is estimated to be 50.40m AHD.*
- *The minimum finished floor levels of the proposed driveway ramp shall be 50.40m AHD as the flood level in this area is estimated to be 50.10m AHD.*
- *All proposed structures are to have flood compatible building components below the flood levels. A structural assessment is advised prior to occupation of building by any accredited Structural Engineers.*
- *It is recommended that open style fencing be adopted to ensure no blockages/obstructions to external flows.*

The above recommendations have been incorporated into the design of the proposed development.

Section 4.15(1)(c) (c) *the suitability of the site for the development.*

The Site is within the R3 Medium Density Residential zone.

The proposed development is permitted in the zone and the Site is suitable for the proposed development.

Section 4.15(1)(d) (d) *any submissions made.*

Not applicable.

Section 4.15(1)(e) (e) *the public interest.*

The public interest is an overarching requirement, which includes the consideration of matters discussed in this SEE. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The proposed development is considered to have satisfactorily addressed Council's criteria and would provide a development outcome that, on balance, would result in a positive impact for the community.

The proposed development would have negligible impact on the environment and would be consistent with Penrith LEP 2010.

The proposed development would provide more affordable rental housing in the Kingswood area consistent with the objectives of SEPP ARH.

Accordingly, it is considered that approval of the proposal would be in the public interest.

6. Conclusion

It is proposed to demolish the existing development on the Site and erect a new generation boarding house containing 15 boarding rooms and accommodation for an on-site Manager.

It has been demonstrated that the proposal would have no adverse impact on the environment.

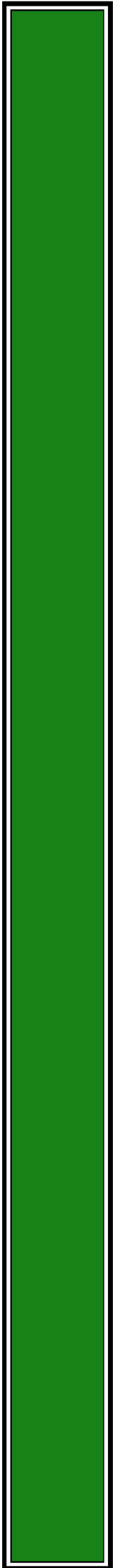
The proposed development would have a positive impact in that it would provide for much needed affordable rental housing in the Kingswood area and provide employment in both the development stage and in the long term management and maintenance of the facility.

The Site is located within the R3 Medium Density Residential zone and the proposed development is permitted with the consent of the Council.

The development has planning merit and should be approved by the Council.

Attachment 1

Reduced copies of the development plans



PROPOSED BOARDING HOUSE 51 JAMISON ROAD, KINGSWOOD

DEVELOPMENT APPLICATION

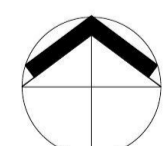
APRIL 2019

A0000	Cover	E
A0010	Site Plan / Site Analysis	D
A1000	DEMOLITION PLAN	E
A3001	PROPOSED NORTH & EAST ELEVATIONS	G
A3000	PROPOSED SOUTH & WEST ELEVATIONS	G
A4000	PROPOSED SECTIONS	G
A2001	PROPOSED GROUND FLOOR PLAN	G
A2002	PROPOSED LEVEL 1 PLAN	G
A2003	PROPOSED ROOF PLAN	G
A9100	FINISHES NOTES AND DETAILS	B
A9101	TYPICAL KITCHEN & JOINERY	B
A9000	3D VIEWS	G
A9102	SHADOWS AND AREAS	D
A9001	3D RENDER	A
A0011	CHARACTER ANALYSIS	E
A2000	PROPOSED BASEMENT	D



LOCATION PLAN

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



NORTH

NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION

<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7601 1215 E: info@liquidesign.com.au W: www.liquidesign.com.au ABN: 88 155 777 370</p>	<table border="1"> <thead> <tr> <th>Issue</th> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>28/03/19</td> <td></td> <td>DA SUBMISSION</td> </tr> <tr> <td>D</td> <td>15/03/19</td> <td></td> <td>PRELIM DA</td> </tr> <tr> <td>C</td> <td>22/02/19</td> <td></td> <td>DA COORDINATION</td> </tr> <tr> <td>B</td> <td>07/11/18</td> <td></td> <td>REVISED 16 ROOM DESIGN</td> </tr> <tr> <td>A</td> <td>05/09/18</td> <td></td> <td>PRE-DA COORDINATION</td> </tr> </tbody> </table>	Issue	Rev.	Date	Description	E	28/03/19		DA SUBMISSION	D	15/03/19		PRELIM DA	C	22/02/19		DA COORDINATION	B	07/11/18		REVISED 16 ROOM DESIGN	A	05/09/18		PRE-DA COORDINATION	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:
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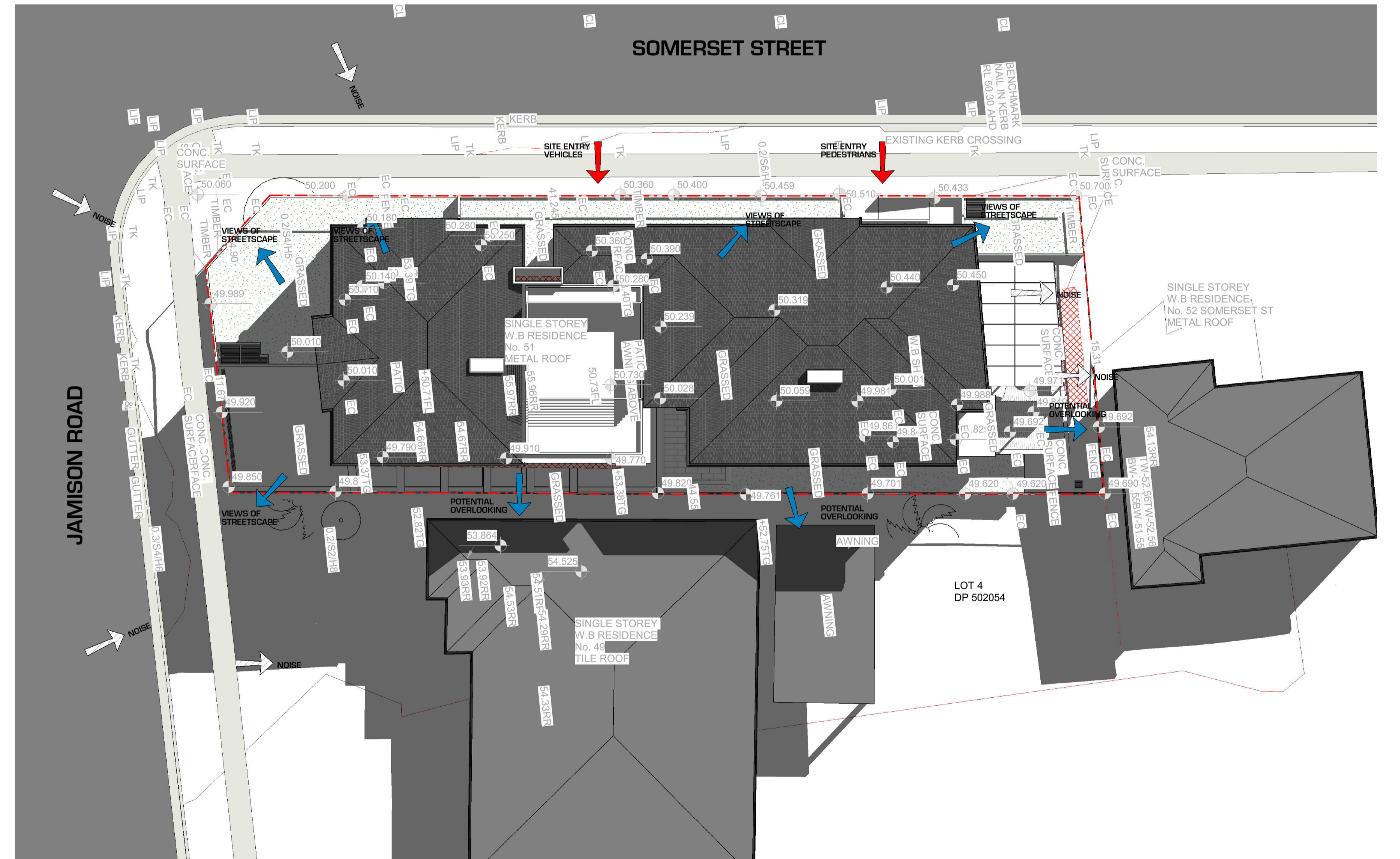
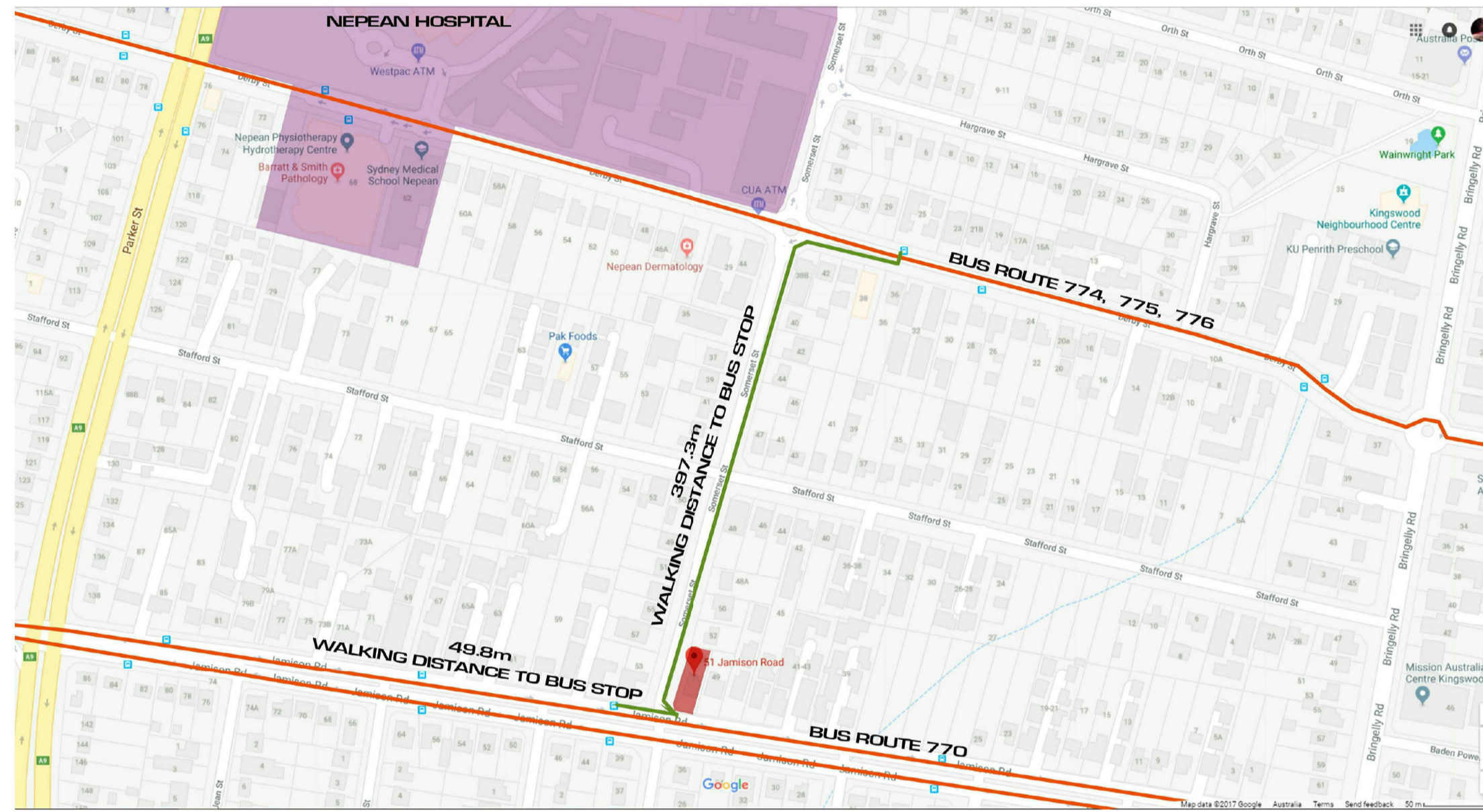
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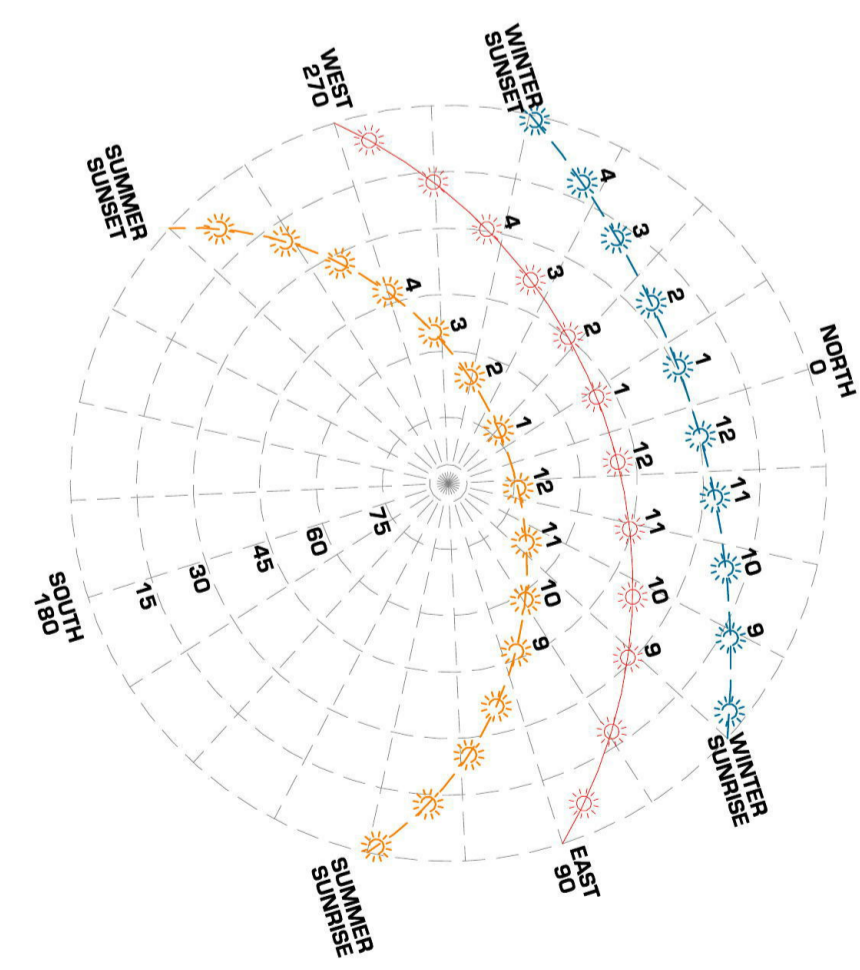
PANOTAMIC VIEW OF JAMISON RD LOOKING NORTH



PANOTAMIC VIEW OF SOMERSET STREET LOOKING EAST



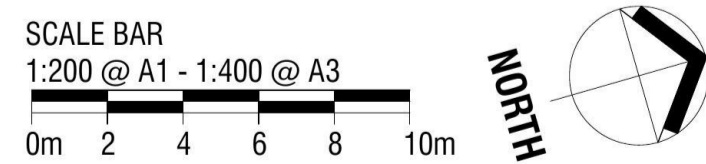
1 SITE PLAN / SITE ANALYSIS
1 : 150



GENERAL LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- TO BE DEMOLISHED
- SITE BOUNDARY
- DCP LIMITS
- SETBACK
- EXISTING HOUSE TO BE DEMOLISH

- FALL IN TOPOGRAPHY
- SITE ENTRY
- VIEWS & OVERLOOK
- NOISE



NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION

<p>LIQUID DESIGN</p> <p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquidesign.com.au W: www.liquidesign.com.au ABN: 88 155 777 370</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Issue</th> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>1</td> <td>15/03/19</td> <td>PRELIM DA</td> </tr> <tr> <td>2</td> <td>1</td> <td>22/02/19</td> <td>DA COORDINATION</td> </tr> <tr> <td>3</td> <td>1</td> <td>14/06/18</td> <td>PRE-DA SUBMISSION</td> </tr> <tr> <td>4</td> <td>1</td> <td>05/09/18</td> <td>PRE-DA COORDINATION</td> </tr> </table>	Issue	Rev.	Date	Description	1	1	15/03/19	PRELIM DA	2	1	22/02/19	DA COORDINATION	3	1	14/06/18	PRE-DA SUBMISSION	4	1	05/09/18	PRE-DA COORDINATION	<p>Contractor:</p> <p>Client:</p> <p>Project:</p> <p>PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD</p>	<p>Title:</p> <p>Site Plan / Site Analysis</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn By:</td> <td>Checked:</td> <td>Project No:</td> </tr> <tr> <td>DM</td> <td>CB</td> <td>3329</td> </tr> <tr> <td>Date:</td> <td colspan="2">Sheet No:</td> </tr> <tr> <td>JAN 2017</td> <td colspan="2">A0010</td> </tr> <tr> <td>Scale:</td> <td>Issue:</td> <td>Revision:</td> </tr> <tr> <td>As indicated</td> <td>TENDER</td> <td>D</td> </tr> </table>	Drawn By:	Checked:	Project No:	DM	CB	3329	Date:	Sheet No:		JAN 2017	A0010		Scale:	Issue:	Revision:	As indicated	TENDER	D
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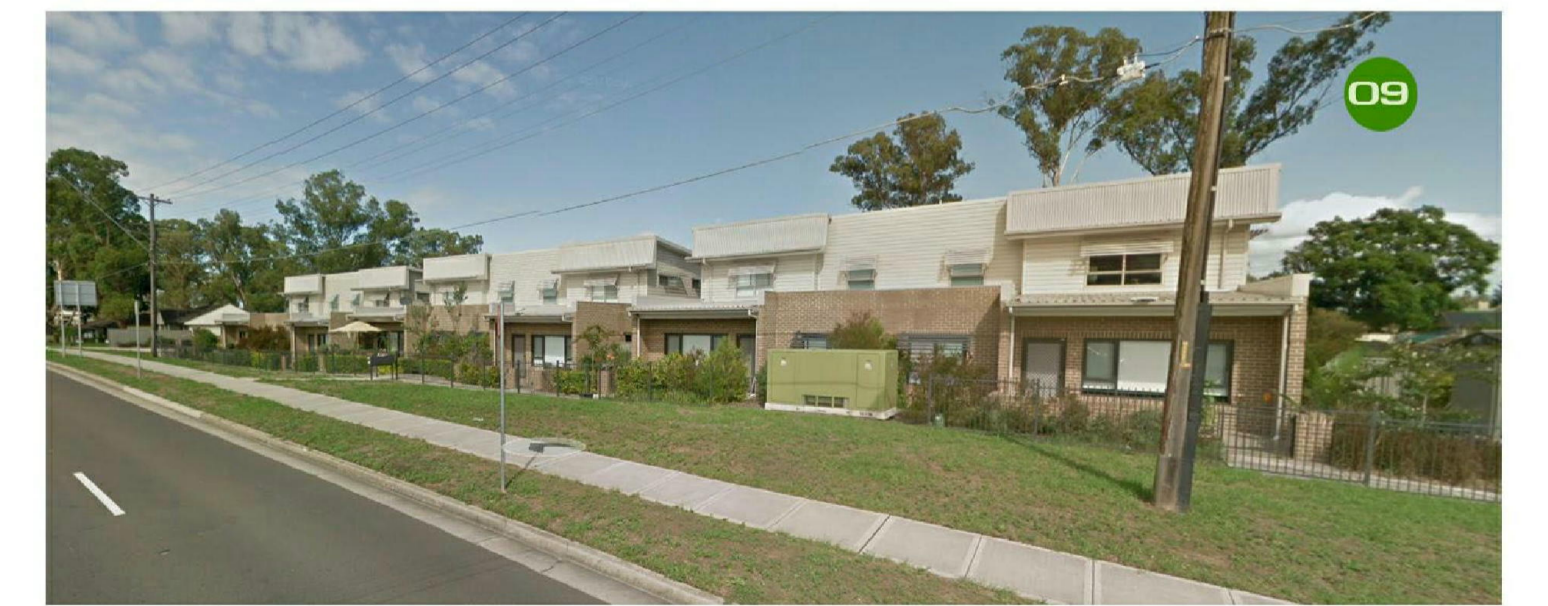
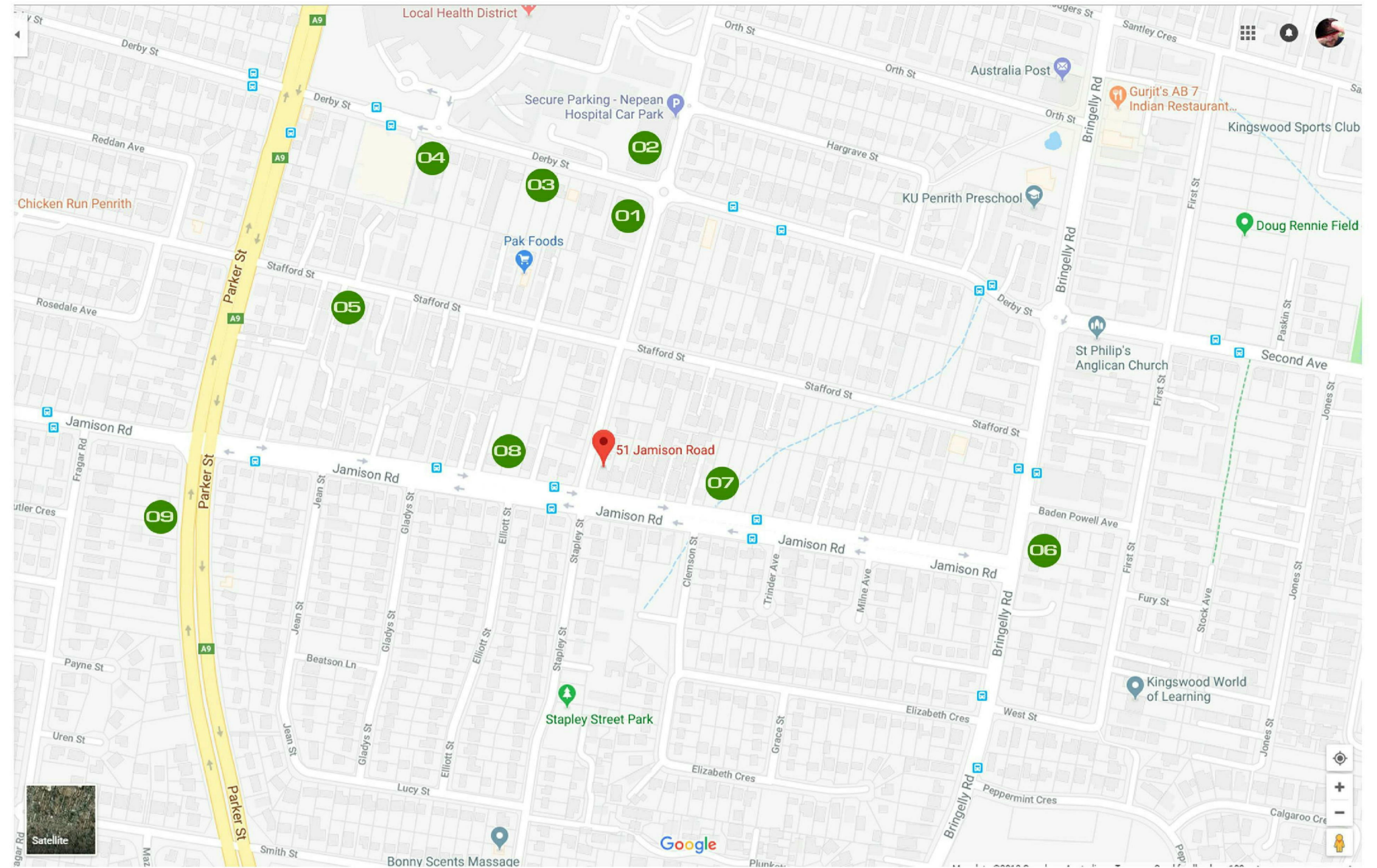
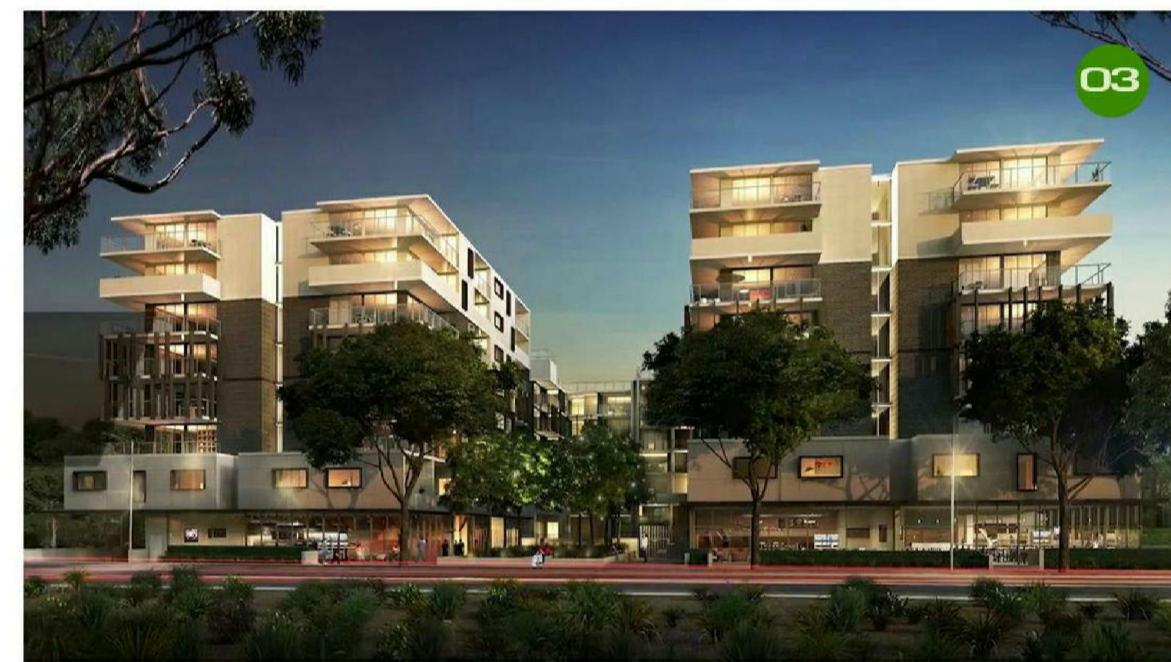
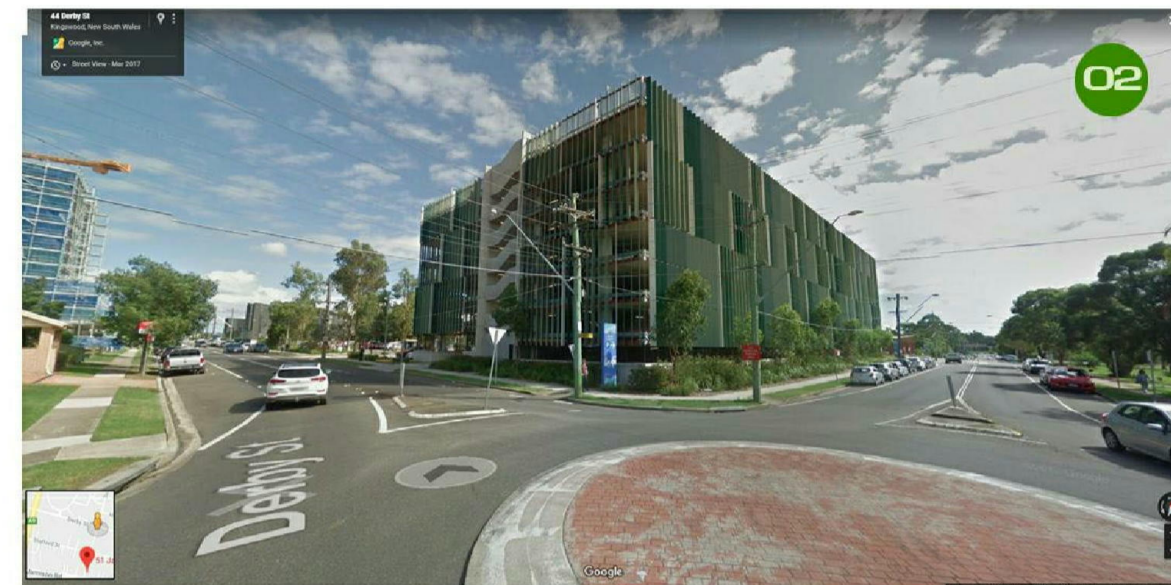
THIS PART OF KINGSWOOD IS RELATIVELY OLD. MOST OF THE HOUSES ARE 60'S AND 70'S COTTAGES. MANY OF THE COTTAGES ARE FIBRO. THERE ARE MANY HOUSES IN THIS AREA THAT ARE IN A STATE OF DIS-REPAIR.

ADJACENT ARE A COLLECTION OF IMAGES THAT SHOW SLIGHTLY NEWER BUILDINGS. WE HAVE TRIED TO CAPTURE IMAGES OF MORE DENSE DWELLING TYPES IN THE AREA AS WELL AS SOME BUILDINGS OF MORE CONTEMPORARY STYLE.

1. THIS IMAGE IS A SET OF TOWNHOUSE / VILLAS. THEY ARE BRICK CONSTRUCTION WITH PITCHED ROOF. THEY FIT IN WITH THE CHARACTER OF THE OLDER BUILDINGS BUT ARE RATHER JARRING AGAINST THE CAR PARKING STRUCTURE ACROSS THE ROAD
2. THE CAR PARKING STRUCTURE HAS A CONTEMPORARY FACADE TREATMENT. IT IS NOT RESIDENTIAL BUT THE STYLE SPELLS A CHANGING CHARACTER IN THE GREATER PENRITH AREA
3. THIS IS AN APARTMENT BUILDING. THIS BUILDING IS A CONTEMPORARY STYLE AND IS ALONG THE LINES OF THE FUTURE CHARACTER THAT THE PROPOSAL IS DESIGNED TO FIT IN WITH.
4. THIS IS A COMMERCIAL BUILDING NEAR THE HOSPITAL. THE PROPOSED DEVELOPMENT IS AIMED AT HOUSING STAFF THAT WORK IN THE HOSPITAL PRECINCT
5. THIS IMAGE IS A SET OF TOWNHOUSE / VILLAS. THEY ARE BRICK CONSTRUCTION WITH PITCHED ROOF. THEY FIT IN WITH THE CHARACTER OF THE OLDER BUILDINGS
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9. THIS BUILDING IS A LITTLE MORE INTERESTING, IT HAS CONTEMPORARY FORM BUT USES MATERIALS COMPLEMENTING THE EXISTING CHARACTER. THE BLEND OF THE TWO IN THIS INSTANCE IS NOT DRAMATICALLY SUCCESSFUL

THE PROPOSED DEVELOPMENT HAS A CONTEMPORARY FORM AND IS DESIGNED TO SUIT A CHANGING CHARACTER IN THIS AREA. BRICKS HAVE BEEN PROPOSED AS ONE OF THE MAJOR MATERIALS, THESE WILL COMPLIMENT THE EXISTING OLDER BUILDINGS.

THE FORM AND THE SCALE OF THE DEVELOPMENT HAS BEEN REDUCED TO MATCH THE LOCAL TOWNHOUSE DEVELOPMENTS ON JAMISON RD AND IN THE SURROUNDING STREETS



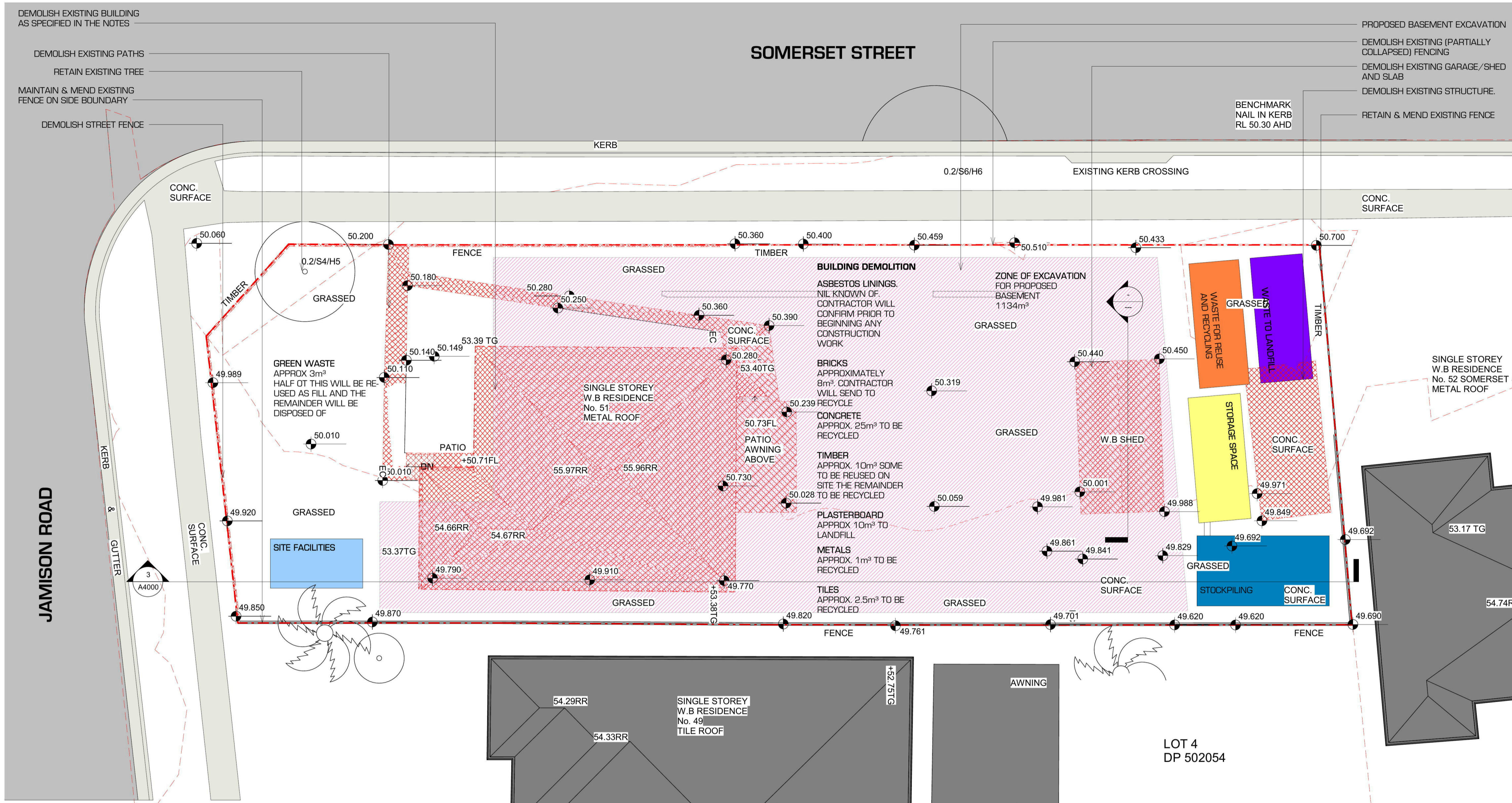
SCALE BAR
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0m 2 4 6 8 10m

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WASTE MANAGEMENT

GENERAL

THE PROPOSAL ON THIS SITE IS A NEW BOARDING HOUSE WITH 23 ROOMS. THE PROPOSAL SEEKS TO DEMOLISH THE EXISTING HOUSE, CLEAR MOST OF THE SITE, EXCAVATE FOR A BASEMENT AND THEN BUILD AND OPERATE THE BOARDING HOUSE.

THIS STATEMENT HAS BEEN PREPARED TO COMPLY WITH PENRITH DCP C5 WASTE MANAGEMENT.

GENERALLY, BOARDING HOUSES IN OPERATION PRODUCE LESS WASTE THAN RESIDENTIAL APARTMENTS AS: 1 THEY HAVE FEWER PEOPLE IN EACH DWELLING; 2 THEY ARE PRE-FURNISHED MEANING LESS BULK WASTE AND; RESIDENTS HAVE SHORTER LEASE PERIODS SO THEY HAVE LESS TIME TO COLLECT WASTE.

DEMOLITION WASTE

- THE ADJACENT PLAN NOTES TYPES AND AMOUNT OF WASTE. THE NOTES ALSO NOMINATE WHAT WILL BE DONE WITH THE WASTE IN TERMS OF REUSE, RECYCLING OR DISPOSAL.
- IT IS PROPOSED TO HAVE THE STORAGE SPACE, RECYCLING AND LANDFILL BINS AT THE FRONT OF THE SITE FOR EASY TRUCK ACCESS.
- IT IS PLANNED TO STOCK PILE REUSE AND NEW MATERIALS AT THE REAR OF THE SITE TO IMPROVE SECURITY OF THOSE ELEMENTS.
- THE BUILDING WILL BE DEMOLISHED ELEMENT BY ELEMENT SO SORTING AND RECYCLING MAY BE DONE MORE EFFECTIVELY.

CONSTRUCTION WASTE

- THE ADJACENT PLAN SHOWS THE EXTENT OF THE PROPOSED BASEMENT EXCAVATION AS WELL AS AN ESTIMATED VOLUME OF REMOVED MATERIAL.
- THE BUILDING STRUCTURE WILL BE CONCRETE TO GIVE IT A ROBUST LONGEVITY.
- THE PROPOSED REDWALL SYSTEM REDUCES WASTE FORMWORK AS WELL AS CONCRETE REQUIRED FOR TRADITIONAL CONCRETE CONSTRUCTION.
- ALL OF THE MANUFACTURED COMPONENTS OF THE BUILDING WILL BE SHOP DRAWN PRIOR TO CONSTRUCTION TO IMPROVE EFFICIENCY AND REDUCE WASTAGE.
- THE BUILDING LAYOUT CREATES STANDARD AREAS IN MULTIPLE ROOMS. THIS STANDARDISATION REDUCES WASTE THROUGH REPETITION AND MASS PRODUCTION OF ELEMENTS.

OPERATION WASTE

- FOR THE FLOOR PLANS, REFER TO A2001 GROUND FLOOR PLAN.
- AS NOTED ABOVE THE PROPOSED BOARDING HOUSE HAS 23 ROOMS.
- WITH THE ROOM SIZES A MAXIMUM OF 26 PEOPLE CAN RESIDE IN THIS BUILDING.
- THE PROPOSAL HAS A 22m² GARBAGE ROOM ON THE GROUND FLOOR IN THE NORTHERN SIDE OF THE BUILDING ADJACENT THE STREET. THE GARBAGE ROOM IS 3200 WIDE BY 6600 LONG. IT HAS THE CAPACITY TO FIT 20 240L BINS. THE ROOM HAS A DOOR TO THE WEST BOUNDARY FOR EXTERNAL ACCESS. FOLLOWING THE PATH AROUND THE BUILDING THE DISTANCE TO THE KERB IS 21.5M ON A GENTLE GRADE (APPROXIMATELY 1:40). THE GARBAGE ROOM HAS A 1500mm AISLE. THE GARBAGE ROOM WILL BE BUILT ON A 200 SLAB. THE ROOM WILL HAVE DRAINAGE AND WASH POINT FOR BINS. THE ROOM WILL ALSO BE MECHANICALLY VENTILATED TO ELIMINATE IMPACT OF ODOURS.
- THE PROPOSAL ALSO HAS A BULK WASTE ROOM IN THE BASEMENT. THE ROOM IS 9m² AND IS APPROXIMATELY 3.7 BY 2M.
- WE SEE THE ABOVE PROPOSAL AS ADEQUATE FOR STORAGE, AMENITY AND DISPOSAL OF WASTE.
- AN ALLOCATION OF 9 GARBAGE BINS WILL PROVIDE 2,160L OF CAPACITY PER WEEK WHICH IS 83L PER PERSON PER WEEK.
- AN ALLOCATION OF 9 RECYCLING BINS WILL PROVIDE 1,080L PER WEEK (ASSUMING FORTNIGHTLY COLLECTION) THIS EQUATES TO 41L PER PERSON PER WEEK.
- AN ALLOCATION OF 2 GREEN WASTE BINS WILL PROVIDE 480L OF CAPACITY. WE HAVE LIMITED THE CAPACITY FOR GREEN WASTE AS THE LARGEST GENERATOR OF GREEN WASTE WILL BE THE GARDEN. THE MAINTENANCE OF THE GARDEN WILL BE CARRIED OUT BY A CONTRACTOR WHO WILL DISPOSE OF THE GREEN WASTE GENERATED.
- THIS BUILDING WILL HAVE A MANAGER WHO CAN MOVE BINS OUT OF THE GARBAGE ROOM IF REQUIRED.

GENERAL

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH WORKCOVER AND THE REQUIREMENTS IN THE CONDITIONS OF CONSENT.
- CONTRACTOR SHALL OBSERVE THE WORKING HOURS AS SET OUT IN THE CONDITIONS OF CONSENT.
- NO DEMOLITION OF ANY RETAINING WALLS SHALL OCCUR WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- REFER TO THE SERVICES ENGINEER'S TENDER INFORMATION FOR THE TREATMENT OF ALL EXISTING SERVICES AND EQUIPMENT.
- THE CONTRACTOR SHALL ALLOW TIME IN THEIR CONSTRUCTION PROGRAMME FOR INSPECTIONS AND CONFIRMATION OF STRUCTURES ETC.

PRIOR TO BEGINNING WORK

- THE DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH PROPOSED PLANS.
- DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF SURVEY, ENGINEERS REPORTS PLANS AND ACOUSTIC REQUIREMENTS.
- THE CONTRACTOR IS TO SEEK THEIR OWN APPROVALS OR FOOTPATH & ROAD CLOSURES, HOARDINGS AND OTHER ITEMS SET OUT IN THE CONDITIONS OF CONSENT TO THE SATISFACTION OF THE CERTIFIER ON THE PROJECT.
- PRIOR TO STARTING WORK, THE CONTRACTOR SHALL GENERATE A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS THAT NOMINATES AMOUNTS OF RECYCLING CONTENT & LANDFILL AS WELL AS THE LOCATION OF LANDFILL SITES AND WASTE SUBCONTRACTORS.
- ALL EXISTING SERVICES SHALL BE LOCATED AND MADE SAFE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.

THE WORKS

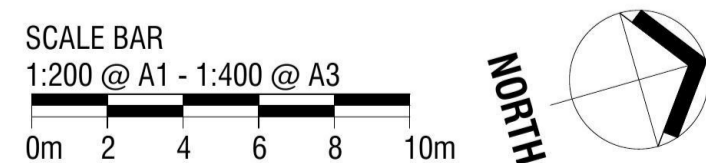
- CARE SHALL BE TAKEN AT ALL TIMES WHEN DEMOLISHING EXTERNAL ELEMENTS NOT TO DAMAGE ANY NEIGHBOURING OR PUBLIC PROPERTY. IN THE EVENT OF DAMAGE OCCURRING THE CONTRACTOR SHALL HAVE AN INCIDENT REPORTING SYSTEM THAT INCLUDES NOTIFICATION OF THE DEVELOPER AS WELL AS ANY AUTHORITIES REQUIRED.
- THE CLIENT IS TO BE CONSULTED PRIOR TO STRIP OUT OF INTERNAL SPACES TO NOMINATE WHAT ITEMS ARE TO BE KEPT AND WHERE THEY SHALL BE STORED.
- ALL HYDRAULIC SERVICES ARE TO BE CAPPED AND LOCATIONS TO BE NOMINATED ON DRAWINGS.
- IF ANY HAZARDOUS MATERIALS ARE IDENTIFIED THE CONTRACTOR SHALL HAVE A METHOD FOR MAKING SAFE AND NOTIFYING THE CLIENT.
- ANY PRECIOUS MATERIALS OR VALUABLE ITEMS WILL REMAIN THE PROPERTY OF THE OWNER AND WILL BE KEPT OR SOLD AT THE OWNER'S DISCRETION.
- NO WORK IS TO BE CARRIED OUT TO THE CABANA BUILDING OR TO THE POOL AREA.
- ALL FENCES BEHIND THE BUILDING LINE ARE TO BE RETAINED.
- THE ENTIRE EXISTING RESIDENCE IS TO BE DEMOLISHED.
- ALL EXISTING FOOTINGS ARE TO BE REMOVED.
- ALL EXISTING IN GROUND SERVICES ARE TO BE REMOVED.

FINISHING

- THE SITE AND SURROUND ARE TO BE KEPT CLEAN DURING THE WORKS AND LEFT IN A TIDY STATE ONCE WORK IS FINISHED.
- THE SITE IS TO BE LEFT IN A SAFE CONDITION WITH FENCING AND HOARDING SECURE THROUGHOUT STAGES.
- THE STATE OF SURROUNDING PROPERTIES IS TO BE RECORDED AT THE COMPLETION OF DEMOLITION.

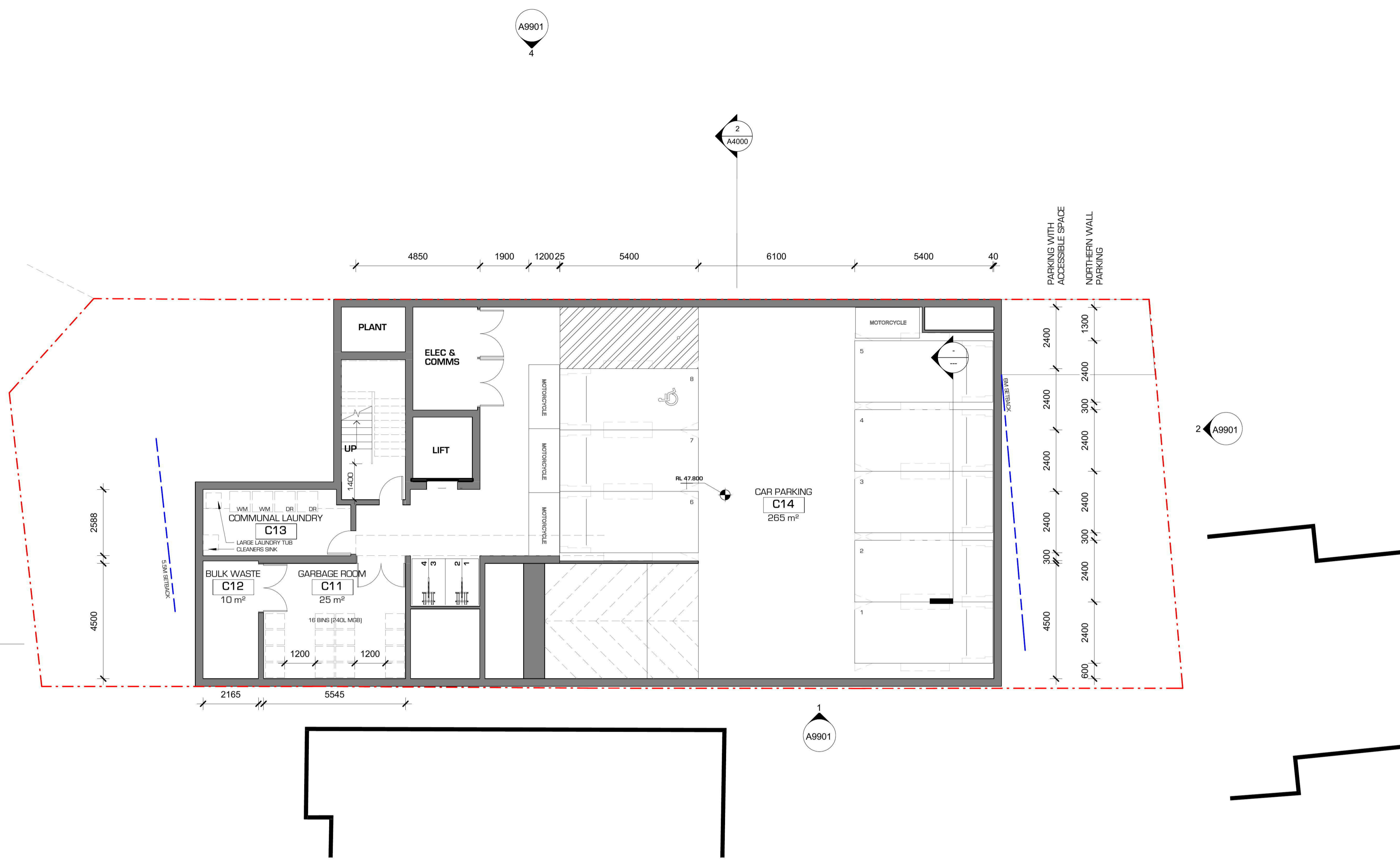
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DEVELOPMENT APPLICATION



	Contractor:		Client:		Project:		Title:	
	-		-		PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD		DEMOLITION PLAN	
	Drawn By: DM		Checked: CB		Project No: 3329		Sheet No: A1000	
	Date: JAN 2017		Scale: 1 : 100		Issue: TENDER		Revision: E	

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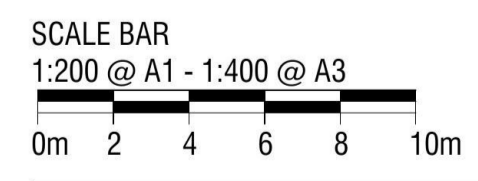


PARKING

CAR PARKING	7
ACCESSIBLE SPACES	1
TOTAL <i>(REQUIRED 0.5 x 16 ROOMS)</i>	8 <i>(8)</i>
MOTORBIKES <i>(REQUIRED 0.2 x 16 ROOMS)</i>	4 <i>(3.2)</i>
BICYCLES <i>(REQUIRED 0.2 x 16 ROOMS)</i>	4 <i>(3.2)</i>

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DEVELOPMENT APPLICATION



<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 96 155 777 370</p>	<table border="1"> <tr> <th>Issue Rev.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>D</td> <td>28/03/19</td> <td>DA SUBMISSION</td> </tr> <tr> <td>C</td> <td>15/03/19</td> <td>PRELIM</td> </tr> <tr> <td>B</td> <td>22/02/19</td> <td>DA COORDINATION</td> </tr> <tr> <td>A</td> <td>07/11/18</td> <td>REVISED 16 ROOM DESIGN</td> </tr> </table>	Issue Rev.	Date	Description	D	28/03/19	DA SUBMISSION	C	15/03/19	PRELIM	B	22/02/19	DA COORDINATION	A	07/11/18	REVISED 16 ROOM DESIGN	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:
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A9901
4

SOMERSET STREET

2
A4000

JAMISON ROAD

1
A4000

3
A4000

A9901
3

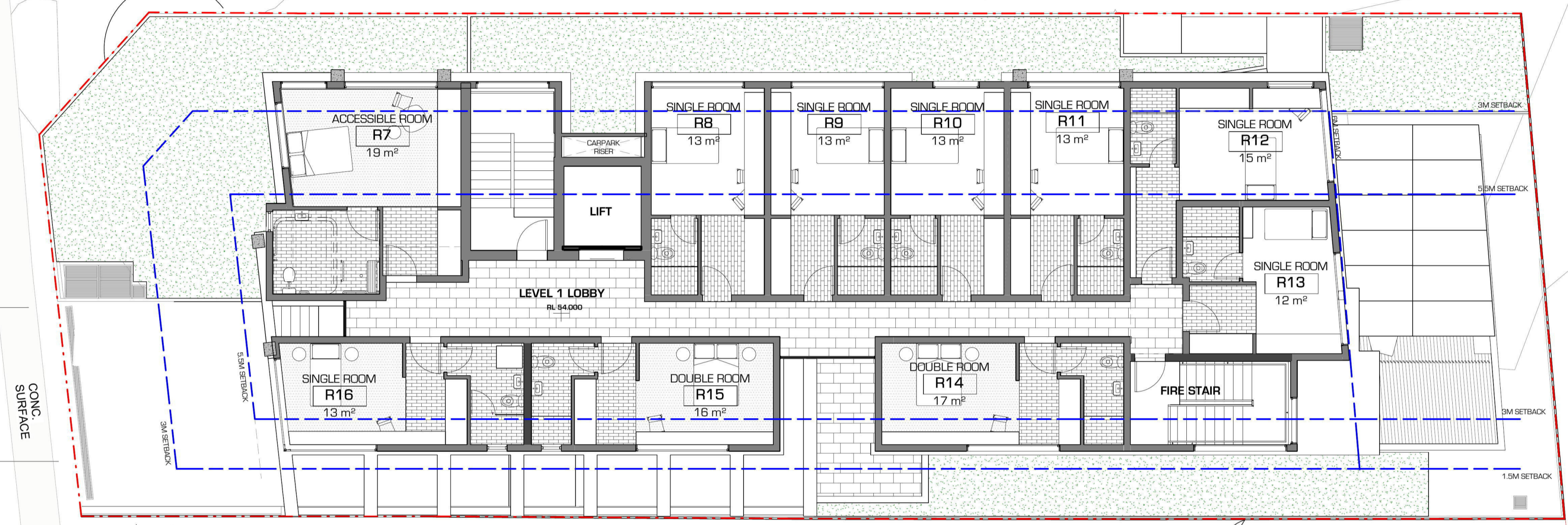
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ACCESSIBLE ROOM	R7	19 m	32.5m2
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SINGLE ROOM	R9	13 m	21.8m2
SINGLE ROOM	R10	13 m	21.8m2
SINGLE ROOM	R11	13 m	21.8m2
SINGLE ROOM	R12	15 m	23.8m2
SINGLE ROOM	R13	12 m	21.5m2
DOUBLE ROOM	R14	17 m	26.5m2
DOUBLE ROOM	R15	16 m	25.5m2
SINGLE ROOM	R16	13 m	22.5m2
Grand total: 16			

CONC. SURFACE

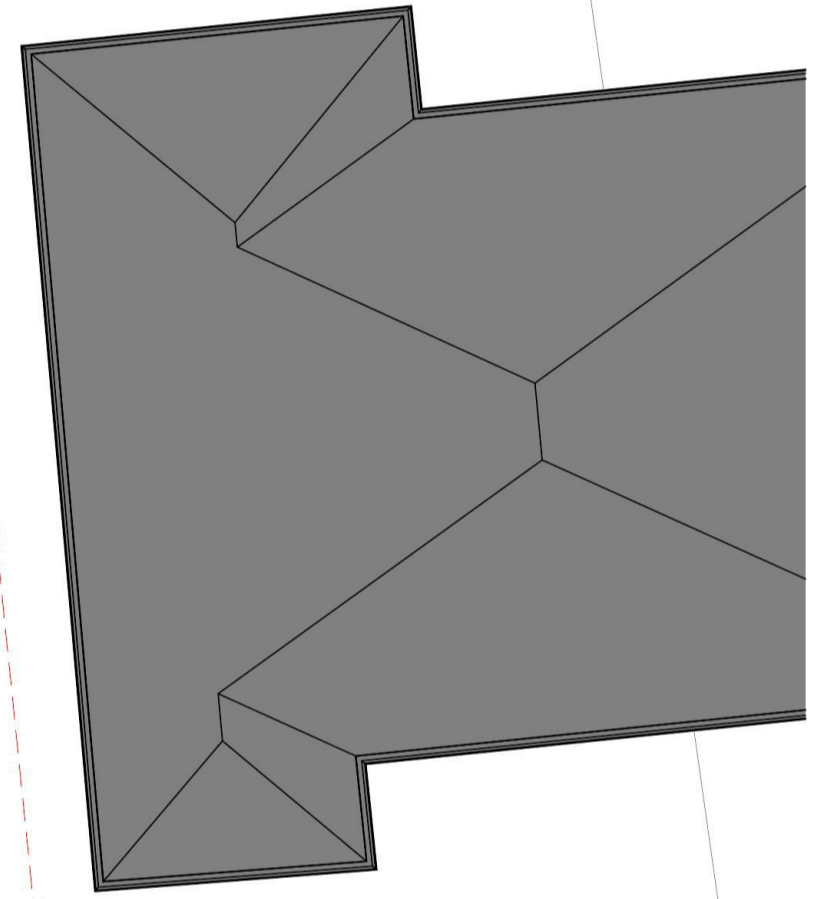
CONC. SURFACE

KERB

EXISTING KERB CROSSING

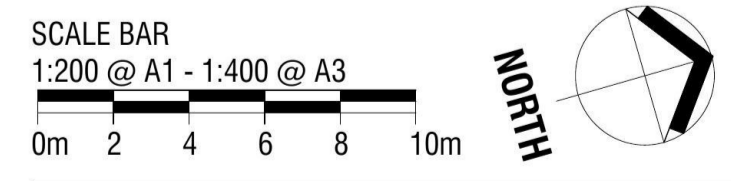


2
A9901
SINGLE STOREY W.B RESIDENCE No. 52 SOMERSET ST METAL ROOF



1
A9901
AWNING

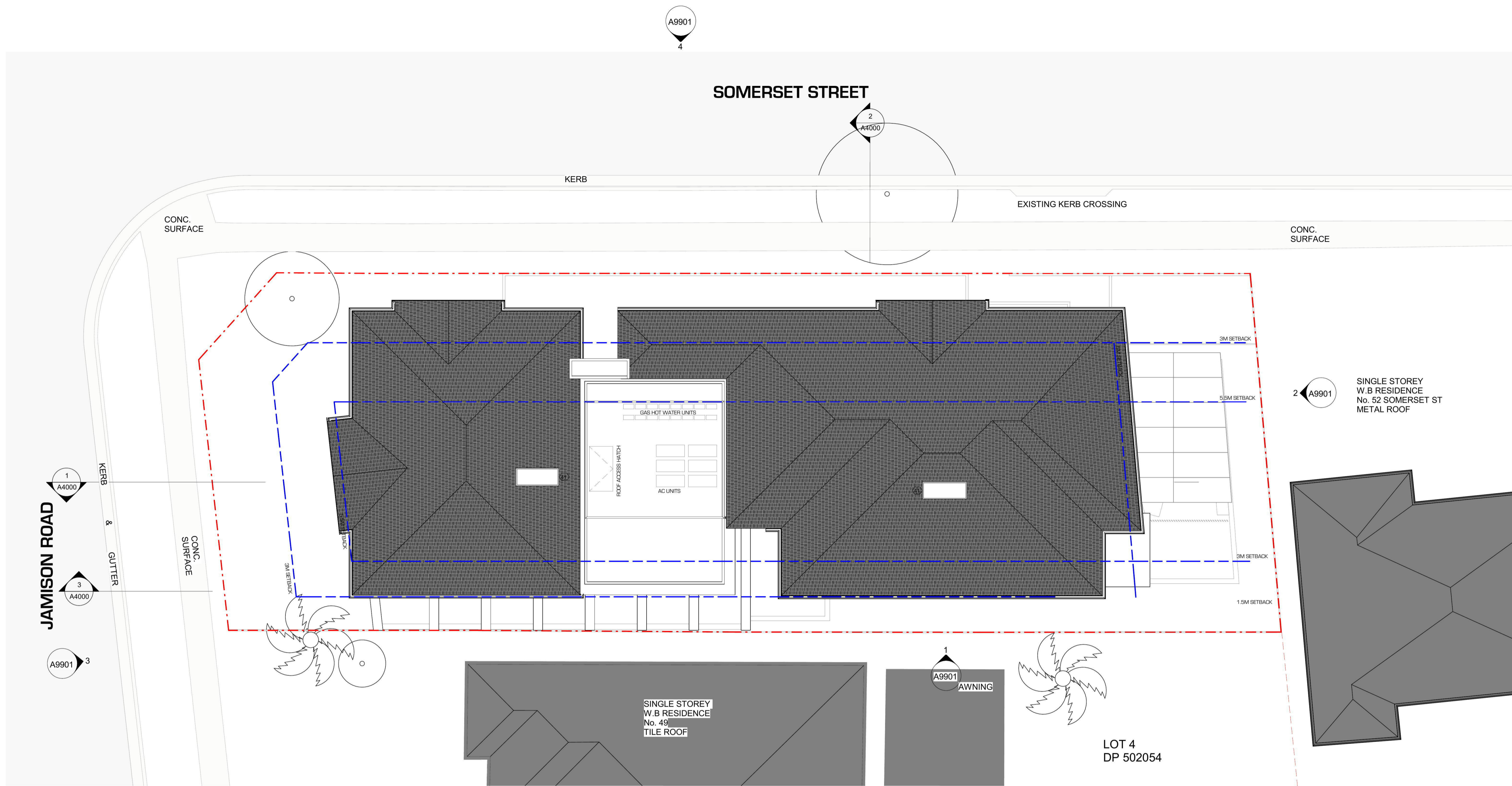
LOT 4
DP 502054



NOTES:
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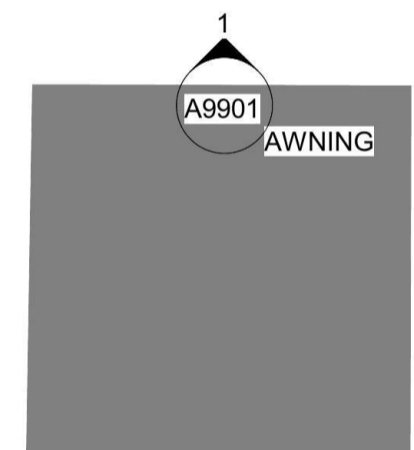
DEVELOPMENT APPLICATION

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						<p>Version: 1, Version Date: 16/04/2019</p>				

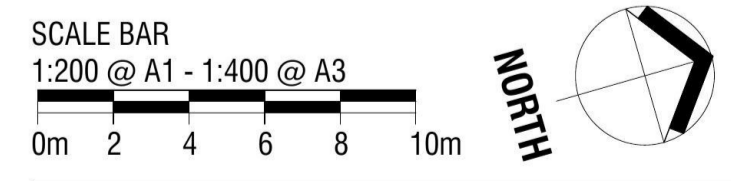


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DOUBLE ROOM	R15	16 m	25.5m ²
SINGLE ROOM	R16	13 m	22.5m ²
Grand total: 16			

2 A9901
SINGLE STOREY
W.B RESIDENCE
No. 52 SOMERSET ST
METAL ROOF



LOT 4
DP 502054



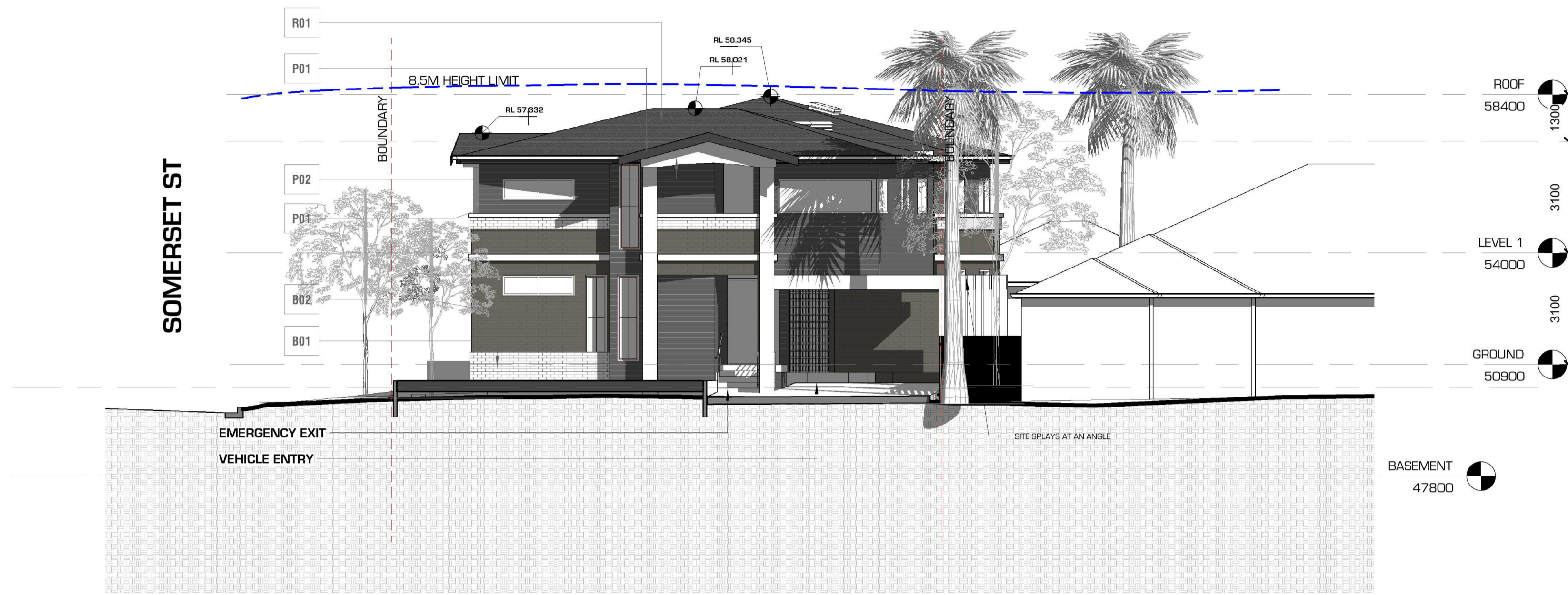
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SCHEDULE OF COLOURS & MATERIALS		
LOCATION	CODE	IMAGE
ROOF MONIER- CAMBRIDGE SOHO NIGHT	R01	
METAL WORK & WEATHERBOARD WALLS DULUX/COLORBOND MONUMENT	P01	
RENDERED FEATURES & LANDSCAPE WALLS DULUX - WHITSUNDAY ISLAND	P02	
LIGHT BRICKS AUSTRAL MAGESTIC GREY	B01	
DARK BRICKS AUSTRAL SUBLIME STEEL	B02	
TIMBER SPOTTED GUM	T01	

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Grand total: 16			



1 SOUTH ELEVATION (JAMISON RD)
1 : 100



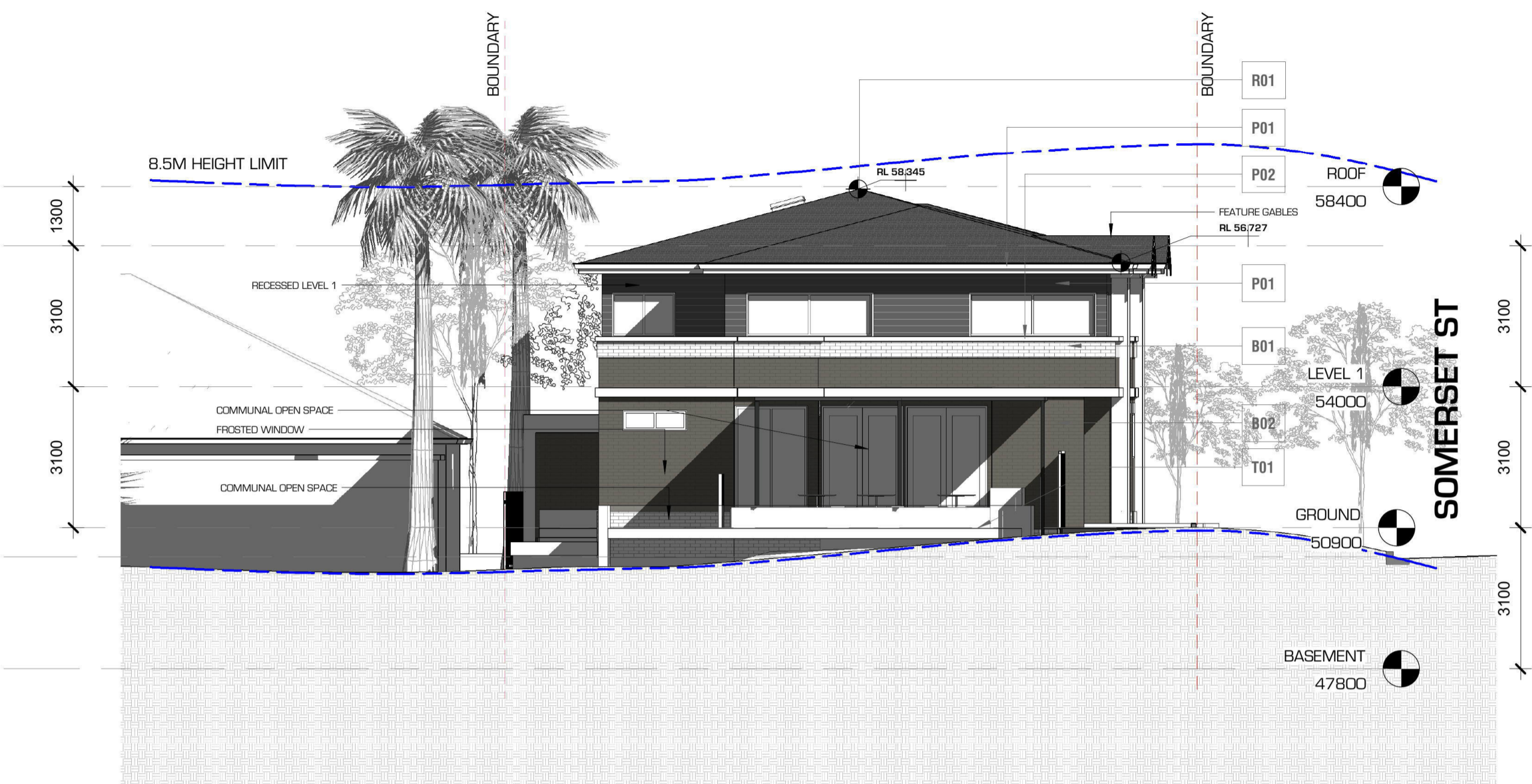
2 WEST ELEVATION (SOMERSET ST)
1 : 100

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m

NOTES:
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	<p>Date:</p> <p>JAN 2017</p>	<p>Sheet No:</p> <p>A3000</p>	<p>Scale:</p> <p>As indicated</p>	<p>Issue:</p> <p>TENDER</p>	<p>Revision:</p> <p>G</p>		
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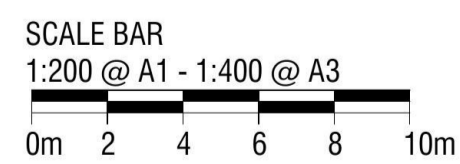
1 NORTH ELEVATION
1 : 100

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SINGLE ROOM	R9	13 m	21.8m2
SINGLE ROOM	R10	13 m	21.8m2
SINGLE ROOM	R11	13 m	21.8m2
SINGLE ROOM	R12	15 m	23.8m2
SINGLE ROOM	R13	12 m	21.5m2
DOUBLE ROOM	R14	17 m	26.5m2
DOUBLE ROOM	R15	16 m	25.5m2
SINGLE ROOM	R16	13 m	22.5m2
Grand total: 16			



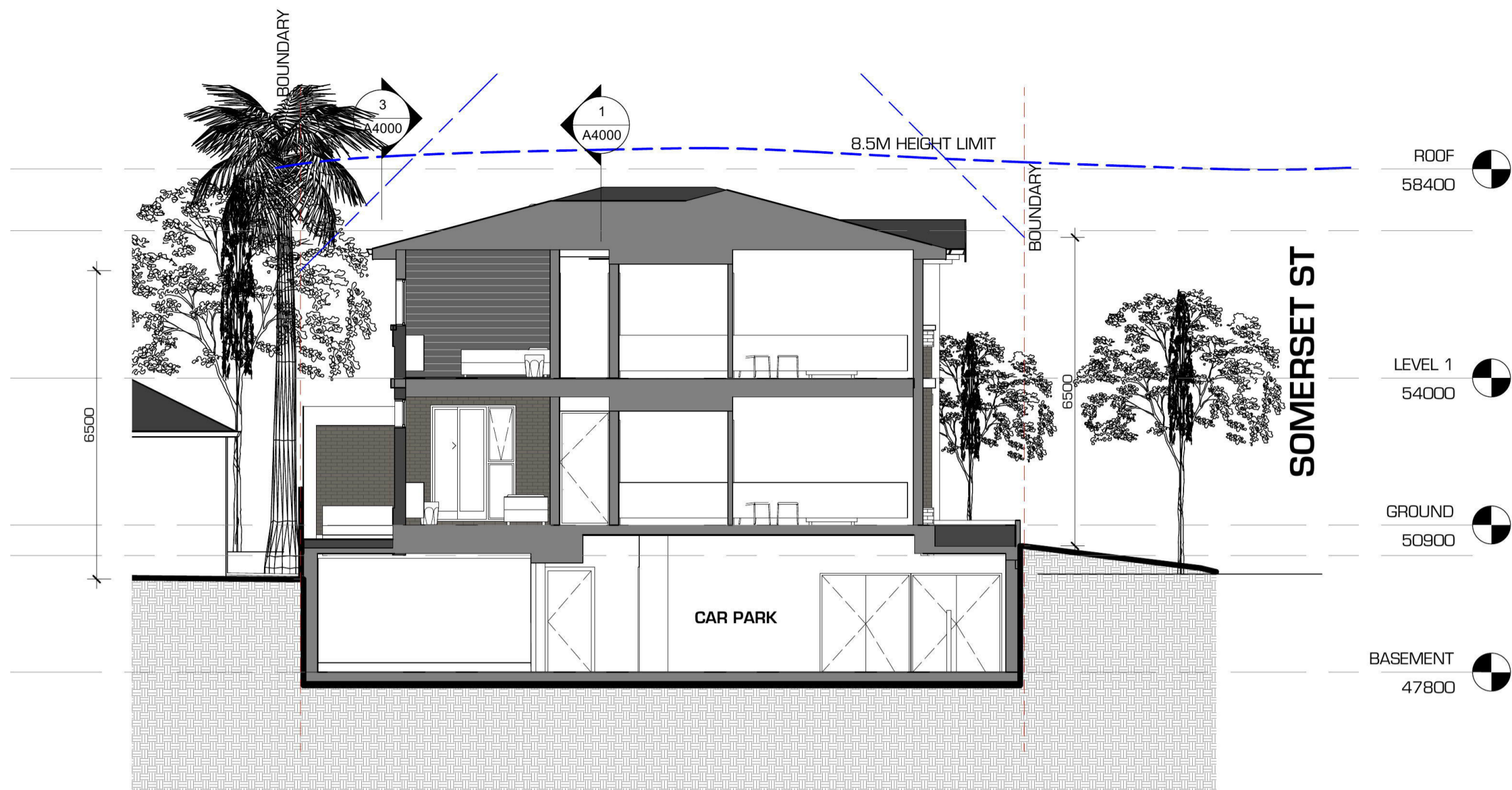
2 EAST ELEVATION
1 : 100



NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
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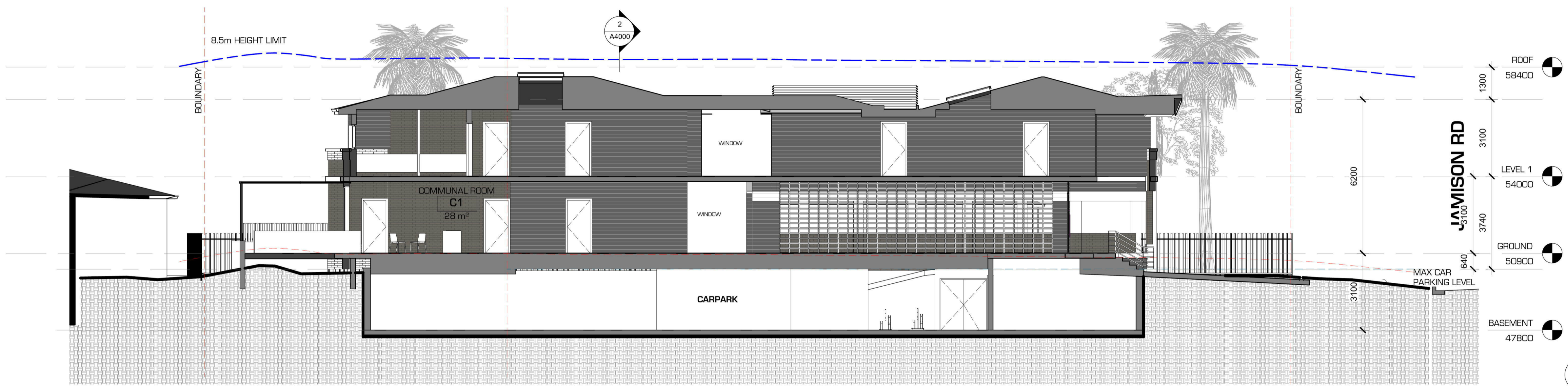
DEVELOPMENT APPLICATION

<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 88 155 777 370</p>	<p>Issue Rev. Date Description</p> <table border="1"> <tr><td>G</td><td>28/03/19</td><td>DA SUBMISSION</td></tr> <tr><td>F</td><td>15/02/19</td><td>PRELIM DA</td></tr> <tr><td>E</td><td>22/02/19</td><td>DA COORDINATION</td></tr> <tr><td>D</td><td>07/11/18</td><td>REVISED 16 ROOM DESIGN</td></tr> <tr><td>C</td><td>14/08/18</td><td>PRE-DA SUBMISSION</td></tr> <tr><td>B</td><td>05/06/18</td><td>PRE-DA COORDINATION</td></tr> <tr><td>A</td><td>13/09/18</td><td>INITIAL CAD LAYOUTS</td></tr> </table>	G	28/03/19	DA SUBMISSION	F	15/02/19	PRELIM DA	E	22/02/19	DA COORDINATION	D	07/11/18	REVISED 16 ROOM DESIGN	C	14/08/18	PRE-DA SUBMISSION	B	05/06/18	PRE-DA COORDINATION	A	13/09/18	INITIAL CAD LAYOUTS	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:
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				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	PROPOSED NORTH & EAST ELEVATIONS	DM	CB	3329																					
						Date:		Sheet No:																					
						JAN 2017		A3001																					
						Scale:	Issue:	Revision:																					
						As indicated	TENDER	G																					
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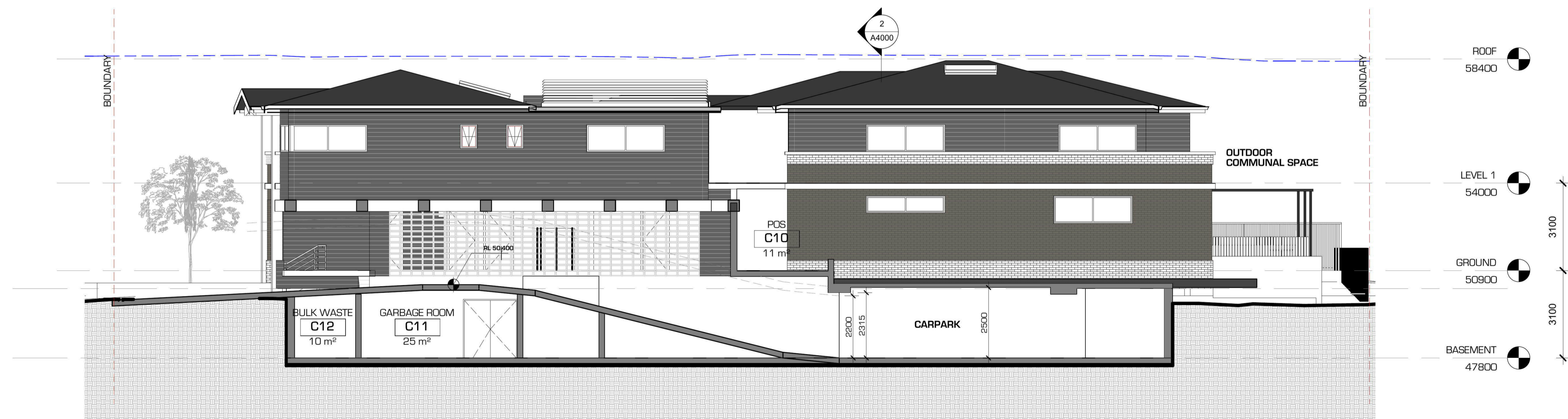


2 CROSS SITE SECTION
1: 100

ROOM SCHEDULE			
ROOM TYPE	ROOM #	SEPP RM AREA	TOTAL AREA
ACCESSIBLE ROOM	R1	20 m	33.5m ²
SINGLE ROOM	R2	14 m	22.8m ²
SINGLE ROOM	R3	14 m	22.8m ²
SINGLE ROOM	R4	13 m	21.8m ²
SINGLE ROOM	R5	14 m	22.8m ²
MANAGERS ROOM	R6	13 m	22.5m ²
ACCESSIBLE ROOM	R7	19 m	32.5m ²
SINGLE ROOM	R8	13 m	21.8m ²
SINGLE ROOM	R9	13 m	21.8m ²
SINGLE ROOM	R10	13 m	21.8m ²
SINGLE ROOM	R11	13 m	21.8m ²
SINGLE ROOM	R12	15 m	23.8m ²
SINGLE ROOM	R13	12 m	21.5m ²
DOUBLE ROOM	R14	17 m	26.5m ²
DOUBLE ROOM	R15	16 m	25.5m ²
SINGLE ROOM	R16	13 m	22.5m ²
Grand total: 16			



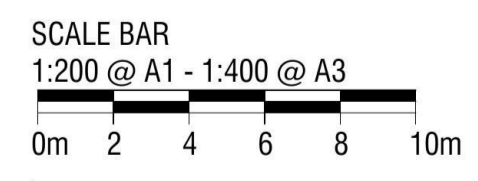
1 LONG SITE SECTION
1: 100



3 LONG SITE SECTION 1
1: 100

NOTES:
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DEVELOPMENT APPLICATION



LIQUID DESIGN

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Issue	Rev.	Date	Description
A	1	13/09/18	INITIAL CAD LAYOUTS
B	1	05/08/18	PRE-DA COORDINATION
C	1	14/08/18	PRE-DA SUBMISSION
D	1	07/11/18	REVISED 16 ROOM DESIGN
E	1	22/02/19	DA COORDINATION
F	1	15/03/19	PRELIM DA
G	1	28/03/19	DA SUBMISSION

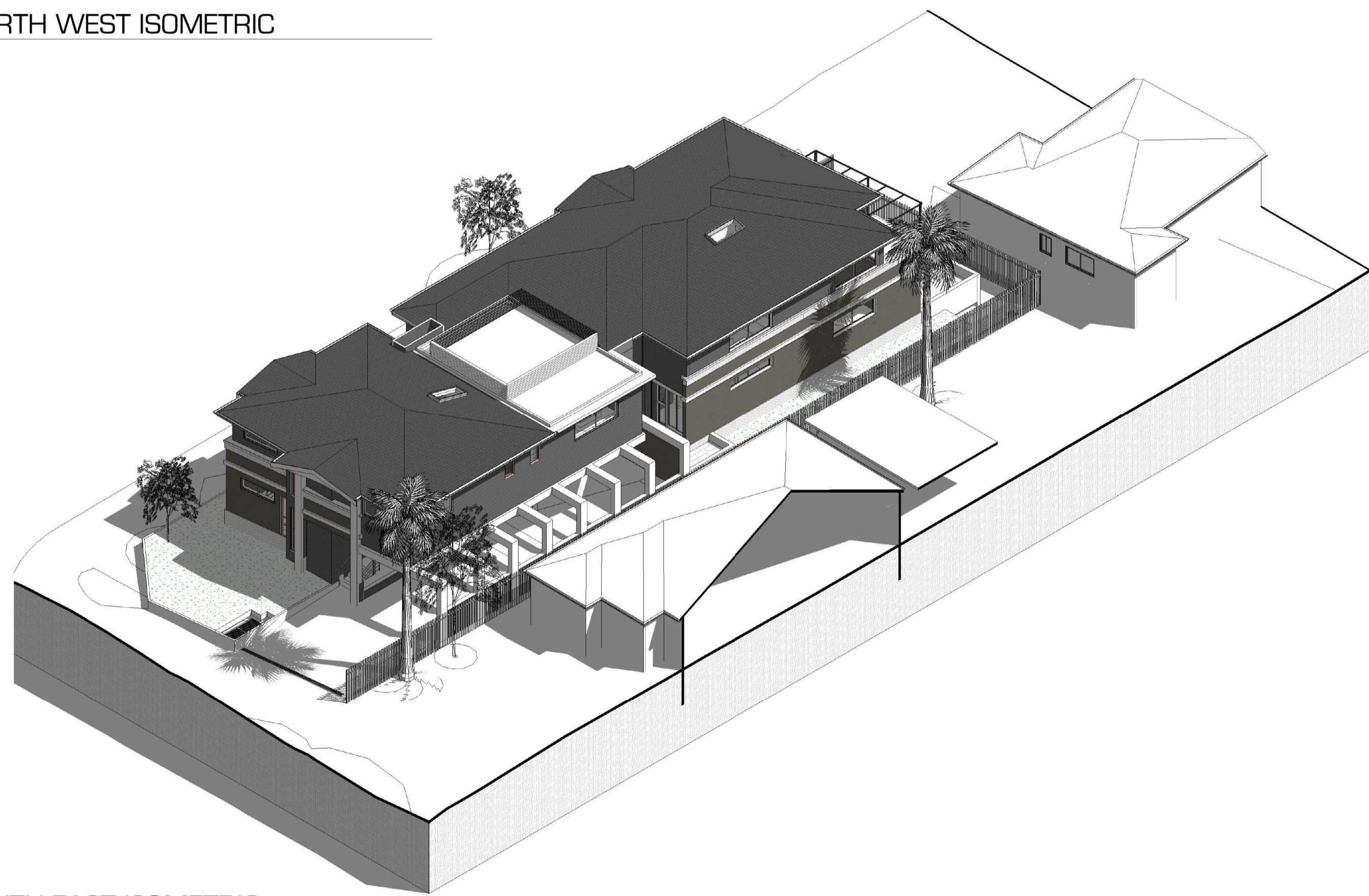
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		PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	PROPOSED SECTIONS

Drawn By:	Checked:	Project No:
DM	CB	3329
Date:	Sheet No:	
JAN 2017	A4000	
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1: 100	TENDER	G

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3 NORTH WEST ISOMETRIC



2 SOUTH EAST ISOMETRIC

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



1 VIEW FROM 49 JAMISON REAR YARD



5 ENTRY PERSPECTIVE



4 JAMISON RD 3D

NOTES:
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DEVELOPMENT APPLICATION

LIQUID DESIGN	G 28/03/19 DA SUBMISSION F 15/03/19 PRELIM DA E 22/02/19 DA COORDINATION D 07/11/18 REVISED 16 ROOM DESIGN C 14/08/18 PRE-DA SUBMISSION B 05/08/18 PRE-DA COORDINATION A 13/08/18 INITIAL CAD LAYOUTS	Issue Rev. Date Description	Contractor:	Client:	Project: PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	Title: 3D VIEWS	Drawn By: DM	Checked: CB	Project No: 3329	
	Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 88 155 777 370							Date: JAN 2017	Sheet No: A9000	
								Scale:	Issue: TENDER	Revision: G
	Document Set ID: 8660818 Version: 1, Version Date: 16/04/2019							It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.		



VISUALISATION FROM CORNER OF JAMISON RD & SOMERSET ST



VISUALISATION FROM NORTHWEST ON SOMERSET ST

NOTES:
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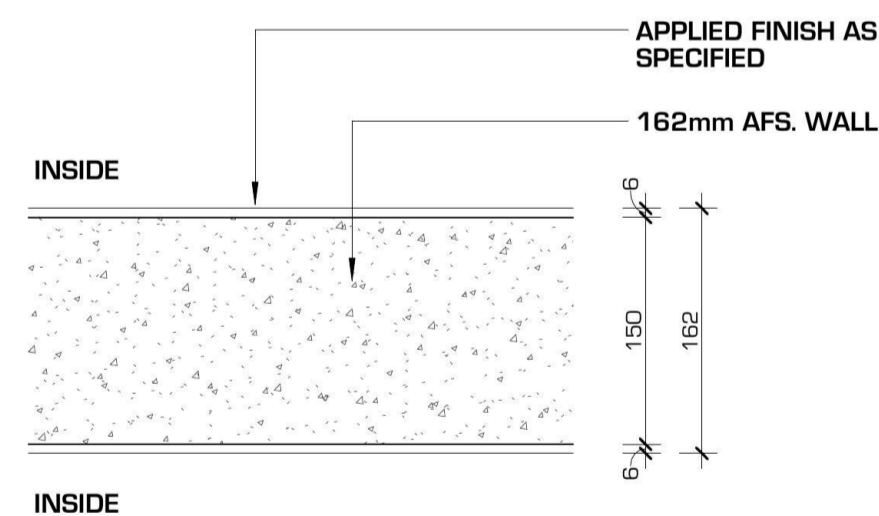
DEVELOPMENT APPLICATION

SCALE BAR
 1:200 @ A1 - 1:400 @ A3
 0m 2 4 6 8 10m

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	A 2019 04 16 Issue Rev. Date Description					PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	3D RENDER	DM	CB
									Sheet No:
									A9001
									Revision:
									A
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Window Schedule						
Mark	Room Number	Level	Height	Width	Sill Height	Comments
1	R6	GROUND	600	2800	2050	
2	FS	GROUND	980	2800	1670	
3	COMM WC	GROUND	450	1400	2150	
4	COMM RM	GROUND	2700	1600	0	
6	COMM RM	GROUND	600	2000	1100	
7	R5	GROUND	2500	2800	0	
8	R4	GROUND	1980	1400	548	
9	R3	GROUND	2500	2800	0	
10	R2	GROUND	2500	2800	0	
11	FS	GROUND	980	2200	1548	
12	R1	GROUND	2500	2800	0	
13	R1	GROUND	980	1400	1548	
14	R1	GROUND	600	2000	1910	
15	R1	GROUND	2410	600	100	
16	R1	GROUND	2410	600	100	
18	R14	LEVEL 1	980	2800	1100	
19	FS	LEVEL 1	980	2800	1100	
20	FS	LEVEL 1	980	1400	1100	
21	R13	LEVEL 1	980	2800	1100	
22	R12	LEVEL 1	980	2800	1100	
23	R12	LEVEL 1	980	1400	1100	
24	R11	LEVEL 1	980	2800	1100	
25	R10	LEVEL 1	980	1400	1100	
26	R9	LEVEL 1	980	2800	1100	
27	R8	LEVEL 1	980	2800	1100	
28	FS	LEVEL 1	980	2200	1100	
29	R7	LEVEL 1	980	2800	1100	
30	R7	LEVEL 1	980	1400	1100	
31	R7	LEVEL 1	600	2000	1480	
32	R7	LEVEL 1	2410	600	100	
34	R16	LEVEL 1	980	2800	1100	
35	R16	LEVEL 1	980	2800	1100	
36	R16	LEVEL 1	850	600	1230	
37	R15	LEVEL 1	850	600	1230	
38	R15	LEVEL 1	980	2800	1100	
SK1		LEVEL 2	1830	711		SKYLIGHT
SK2		LEVEL 2	1830	711		SKYLIGHT

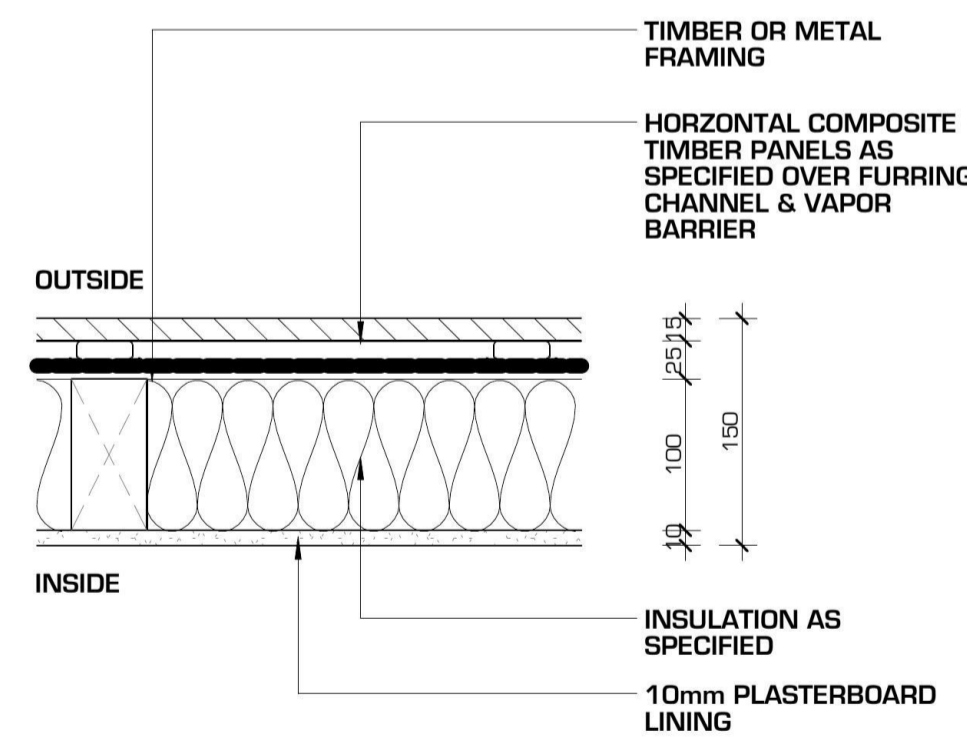
Door Schedule					
Door #	Number	Level	Height	Width	Comments
D2	COMM RM	GROUND	2700	1800	
D1	R6	GROUND	2450	1800	
D3	COMM RM	GROUND	2700	1800	
D5	EXIT	GARBAGE ROOM	2395	1055	
D4	ENTRY	GARBAGE ROOM	2395	990	



WALL TYPE A
SCALE:1:5

PARTY WALL WITH PAINT FINISH
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77

SCHEDULE OF COLOURS & MATERIALS		
LOCATION	CODE	IMAGE
ROOF MONIER: CAMBRIDGE SOHO NIGHT	R01	
METAL WORK & WEATHERBOARD WALLS DULUX / COLORBOND MONUMENT	P01	
RENDERED FEATURES & LANDSCAPE WALLS DULUX - WHITSUNDAY ISLAND	P02	
LIGHT BRICKS AUSTRAL MAGESTIC GREY	B01	
DARK BRICKS AUSTRAL SUBLIME STEEL	B02	
TIMBER SPOTTED GUM	T01	



WALL TYPE B
SCALE:1:5

EXTERNAL WALL WITH COMPOSITE TIMBER CLADDING
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77

SECTION J NOTES:

BUILDING FABRIC - INTEGRITY OF THE INSULATION
ANY INSULATION MUST BE INSTALLED SO THAT IT ABUTS OR OVERLAPS ADJOINING INSULATION, FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE AND DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A SERVICE OR FITTING.

BUILDING FABRIC - REFLECTIVE INSULATION
REFLECTIVE INSULATION MUST BE INSTALLED TO ACHIEVE THE REQUIRED R-VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING. IT MUST BE CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING, ADEQUATELY SUPPORTED AND OVERLAPPED NOT LESS THAN 50MM OR TAPED TOGETHER.

BUILDING FABRIC - BULK INSULATION
BULK INSULATION MUST BE INSTALLED SO THAT IT MAINTAINS ITS POSITION AND THICKNESS AND IN A CEILING WHERE THERE IS NO BULK OR REFLECTIVE INSULATION IN THE WALL BENEATH, IT OVERLAPS THE WALL BY NOT LESS THAN 50MM.

CEILINGS
PROVIDE A MINIMUM R2.55 INSULATION TO THE FOLLOWING CEILINGS:
A. REAR PORTION OF ROOM 8 CEILING ON THE GROUND FLOOR OF THE REAR BUILDING THAT IS NOT BELOW A CONDITIONED AREA.
B. ALL OF THE CEILINGS TO LEVEL 3 REAR BUILDING AND LEVEL 4 FRONT BUILDING.

EXTERNAL WALLS
PROVIDE CAVITY INSULATION OF MIN R1.77 TO ALL EXTERNAL DOUBLE BRICK WALLS. INSULATION TO LIGHT WEIGHT WALLS TO BE HIGHER RATED MASS INSULATION.

INTERNAL WALLS
PROVIDE INSULATION OF MINIMUM R1.19 TO ALL INTERNAL CONCRETE WALLS SEPARATING THE CONDITIONED AREAS FROM THE NON-CONDITIONED AREAS.

FLOORS
PROVIDE INSULATION OF MINIMUM R1.25 TO THE FOLLOWING FLOORS:
A. ALL OF THE CONDITIONED AREAS ON THE GROUND FLOOR OF BOTH BUILDINGS ABOVE THE CARPARK.
B. THOSE PARTS OF FLOORS TO ROOMS 14,15 & 16 ON LEVEL 1 (FRONT BUILDING) ABOVE THE DRIVEWAY.

GLAZING
PROVIDE GLAZING TO ALL WINDOWS AND GLASS DOORS OF THE CONDITIONED AREAS THAT HAVE THE U-VALUE AND SHGC VALUES AS NOMINATED IN SECTION J REPORT AND WINDOW SCHEDULE A9400 & A9401

OPENABLE WINDOWS & DOORS
PROVIDE SEALS TO ANY OPENABLE WINDOWS AND DOORS WITHIN THE CONDITIONED AREAS AS MENTIONED IN B.1.3 OF SECTION J REPORT.

ENTRY DOOR
THE MAIN ENTRY DOOR TO THE GROUND FLOOR LOBBY SHALL BE A SELF-CLOSING DOOR WITH A DRAFT PROTECTION DEVICE ATTACHED TO THE UNDERSIDE OF THE DOOR.

EXHAUST FANS
ANY MISCELLANEOUS EXHAUST FAN SUCH AS A BATHROOM EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A CONDITIONED AREA.

EVAPORATIVE COOLER
ANY EVAPORATIVE COOLER MUST BE FITTED WITH A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A HEATED SPACE OR AN HABITABLE ROOM OR A PUBLIC AREA OF THE CONDITIONED AREAS.

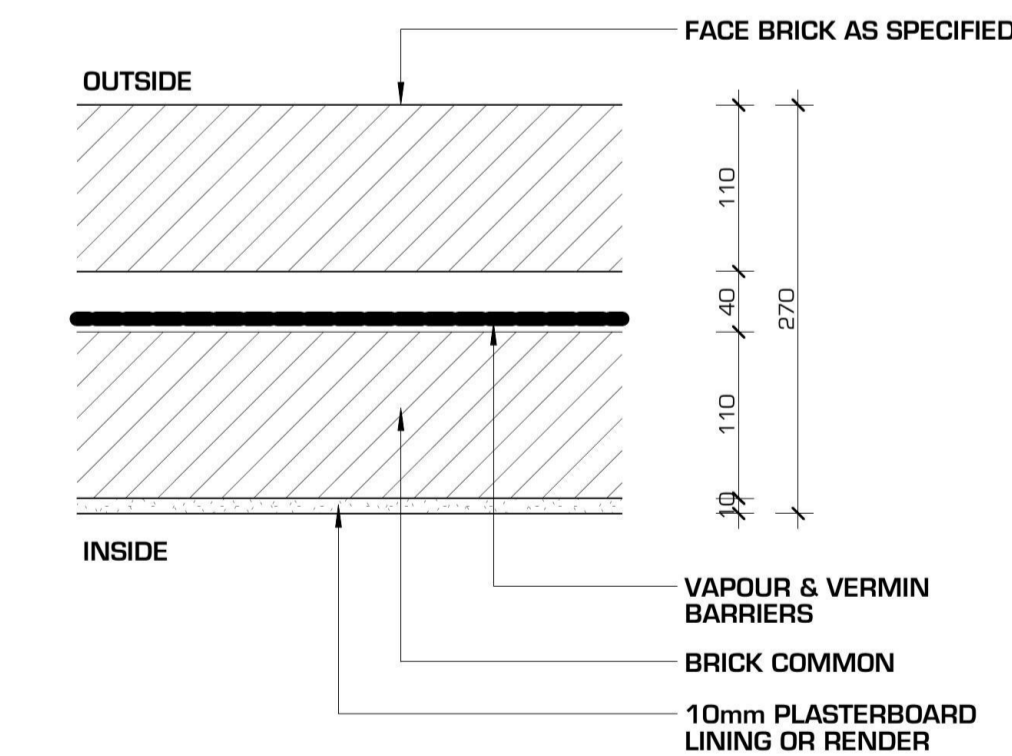
INTERNAL LININGS
ALL INTERNAL LININGS TO THE CONDITIONED AREAS SHALL BE CLOSE FITTING AT THE JUNCTION OF CEILING WALL AND FLOORS OR SEALED BY CAULKING SKIRTING, ARCHITRAVES CORNICES OR THE LIKE.

MECHANICAL VENTILATION/ AIR CONDITIONING
ANY AIR-CONDITIONING OR MECHANICAL VENTILATION SYSTEM TO THE CONDITIONED AREAS MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN HEADING 10.0 OF SECTION J REPORT.

LIGHTING AND POWER
LIGHTING AND POWER TO THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OUTLINED IN HEADING 11 AND ANNEXURE 2 OF SECTION J REPORT.

HEATED WATER SUPPLY
ANY HEATED WATER SUPPLY FOR FOOD PREPARATION AND SANITARY PURPOSES MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA.

GAS AND ELECTRICITY
THE BUILDING MUST HAVE THE FACILITY TO RECORD THE CONSUMPTION OF GAS AND ELECTRICITY.



WALL TYPE C
SCALE:1:5

EXTERNAL DOUBLE BRICK WALL
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77

NOTES:

- ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING
- ANY SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT
- CONTRACTOR IS TO CONFIRM ALL LEAD TIMES PRIOR TO ORDERING
- AGREED CONTROL SAMPLES ARE TO BE IN THE SITE OFFICE
- ALL MATERIALS ARE TO BE APPLIED OR INSTALLED IN ACCORDANCE WITH APPROPRIATE AUSTRALIAN STANDARDS
- ALL MATERIALS ARE TO BE INSTALLED TO THE MANUFACTURER'S REQUIREMENTS
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE MANUALS UPON PRACTICAL COMPLETION
- THE CONTRACTOR SHALL HOLD AND PASS ON DOCUMENTED EVIDENCE OF ALL WARRANTIES TO THE ESTABLISHED BODY CORPORATE OR THE SITE OWNER ON PRACTICAL COMPLETION

ACOUSTIC NOTES:

ALL WINDOWS & SLIDING DOORS IN BOARDING ROOMS 2,16,30,44 & 56 ARE TO BE DOUBLE GLAZED SYSTEM THAT IS 6mm LAMINATED WITH 50mm AIR GAP THEN 6mm LAMINATED WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) OR A 6mm LAMINATED SECONDARY WINDOW / SLIDER FOLLOWED BY A MIN 6mm WINDOW AT A 50MM GAP OR ANY OTHER WINDOW SYSTEM THAT ACHIEVES AN RW OF 39-41.

WINDOWS & SLIDING DOORS IN BOARDING ROOMS 15,29,43 & 55 ARE TO BE 10mm LAMINATED TYPE WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) AND ACHIEVE AN RW RATING OF 30-36.

WINDOWS & SLIDING DOORS IN COMMUNAL ROOM & ALL OTHER BOARDING ROOMS ARE TO BE 6mm LAMINATED TYPE WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) AND ACHIEVE AN RW RATING OF 32.

WINDOWS & SLIDERS IN OTHER AREAS OF BOARDING HOUSE (BATHROOMS/LAUNDRIES, STAIRWELLS, HALLWAYS ETC) ARE UNRESTRICTED AND TO BE IN ACCORDANCE WITH AS2047 (WINDOWS IN BUILDINGS). (1)

EXTERNAL DOORS ARE TO BE SOLID CORE WITH ACOUSTIC SEALS FITTED AROUND THE DOOR. A DROP SEAL IS REQUIRED AT THE BASE OF THE EXTERNAL DOOR WITH A RW RATING OF 30-33 TO BE ACHIEVED.

EXTERNAL WALLS ARE TO BE DOUBLE SKIN CAVITY BRICK WALLS MINIMUM 270/250mm DOUBLE BRICK / BRICK VENEER CONSTRUCTION OR ANY OTHER METHOD OF WALL CONSTRUCTION WITH AN RW OF 44

ROOF IS TO BE MINIMUM 150mm CONCRETE AND/OR GALVANISED STEEL TROUGH ROOFING (0.5mm), ON 10mm PLASTERBOARD CEILING & 75mm, 11kg/m³ MINERAL WOOL BATTS BETWEEN CEILING JOISTS (2) WITH A RW RATING OF 40-44 TO BE ACHIEVED.

(1) NO WEEP HOLES IN WINDOWS / SLIDERS. ALL GAPS BETWEEN WINDOW & DOOR FRAMES AND THE MASONRY WALLS ARE TO BE SEALED USING ACOUSTIC FOAM HILT CP620 OR SIMILAR. GLASS WOOL BATTS CAN BE APPLIED PRIOR TO THE APPLICATION OF THE FOAM TO SEAL LARGER GAPS.
(2) ALL GAPS ARE TO BE ACOUSTICALLY SEALED.

IN GENERAL, ALL NEW EXTERNAL AIR-CONDITIONING UNITS ARE TO BE ACOUSTICALLY ENCLOSED OR SET AWAY BY MORE THAN 3.0M FROM ANY BOUNDARY.

CAR PARK SUPPLY AIR (IF APPLICABLE): INSTALL A SILENCER MIN 20 (E29/90) OR EQUIVALENT

CAR PARK EXHAUST FAN (IF APPLICABLE): PROVIDE SILENCER BEFORE AND AFTER FAN. SILENCER MIN 20 (E29/90) OR EQUIVALENT. LAGGED DUCT WITH MIN 38mm 32KG/m³ ACOUSTIC INSULATION A MINIMUM 10 METRES INTO THE CAR PARK

ALL SILENCERS SHOULD BE PLACED 1 TO 2 DUCT DIAMETER DISTANCE AWAY FROM THE FANS.

SOUND BARRIER FENCE: 1.8 METRE GAP FREE FENCE IS INSTALLED ON THE GROUND FLOOR BOUNDARIES ADJACENT TO THE NEAREST RECEIVERS AT 16 & 20-26 MARLBOROUGH ROAD AND THE REAR OF THE SITE ADJACENT TO NO. 30-32 COURALLIE AVE, HOMEBUSH WEST. THE FENCE CAN BE OF LAPPED & CAPPED TIMBER, COLOURBOND STEEL OR MASONRY CONSTRUCTION.

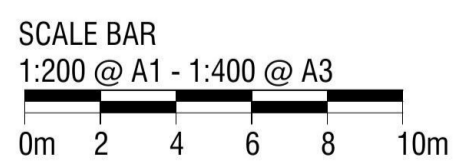
SUPERVISION: MANAGEMENT IS TO ENSURE THAT LODGERS ARE SUPERVISED AT ALL TIMES AND HOUSE RULES ARE FOLLOWED, TO MINIMISE NOISE GENERATED BY RESIDENCES OF THE BOARDING HOUSE IN ACCORDANCE WITH A PLAN OF MANAGEMENT. NO LARGE SOCIAL GATHERINGS ARE TO OCCUR AND NO MUSIC IS TO BE PLAYED IN OUTDOOR COMMON AREAS. IT IS RECOMMENDED THAT WHEN TV OR MUSIC IS PLAYED IN BOARDING ROOMS OR COMMUNAL ROOM, MANAGEMENT IS TO ENCOURAGE LODGERS TO HAVE THEIR WINDOWS AND DOORS CLOSED.

SIGNS: SIGNS REMINDING RESIDENTS OF THE NEARBY RESIDENTIAL RECEIVERS AND TO MINIMISE NOISE AT ALL TIMES SHALL BE INSTALLED AT ENTRY AND HALLWAYS OF THE BOARDING HOUSE, THE COMMUNAL ROOM AND COMMUNAL TERRACE. TO ENSURE THAT ALL MUSIC, AND SOUNDS ARE RESTRICTED WITHIN THE PROPERTY AND NOT TRANSMITTED INTO ADJOINING RESIDENCES.

NOISE MANAGEMENT PLAN : INSTALL A CONTACT NUMBER AT THE FRONT OF THE BOARDING HOUSE SO THAT COMPLAINTS REGARDING THE STATION OPERATION CAN BE MADE. IMPLEMENT A COMPLAINT HANDLING PROCEDURE. IF A NOISE COMPLAINT IS RECEIVED THE COMPLAINT SHOULD BE RECORDED ON A COMPLAINT FORM, CONTAINING THE FOLLOWING:
- NAME AND ADDRESS OF THE COMPLAINANT
- TIME AND DATE THE COMPLAINT WAS RECEIVED
- THE NATURE OF THE COMPLAINT AND THE TIME / DATE THE NOISE WAS HEARD
- THE NAME OF THE EMPLOYEE THAT RECEIVED THE COMPLAINT
- ACTIONS TAKEN TO INVESTIGATE THE COMPLAINT AND THE SUMMARY OF THE RESULTS OF THE INVESTIGATION
- INDICATION OF WHAT WAS OCCURRING AT THE TIME THE NOISE WAS HAPPENING (IF APPLICABLE)
- REQUIRED REMEDIAL ACTION (IF APPLICABLE)
- VALIDATION OF THE REMEDIAL ACTION
- SUMMARY OF FEEDBACK TO THE COMPLAINT
- ALSO A PERMANENT REGISTER OF COMPLAINTS SHOULD BE HELD ON THE PREMISES, WHICH SHALL BE REVIEWED MONTHLY BY STAFF TO ENSURE ALL COMPLAINTS ARE BEING RESPONDED TO. ALL COMPLAINTS RECEIVED SHALL BE REPORTED TO MANAGEMENT WITH INITIAL ACTION/ INVESTIGATION COMMENCING WITHIN 7 DAYS. THE COMPLAINT SHOULD ALSO BE NOTIFIED OF THE RESULTS AND ACTIONS ARISING FROM THE INVESTIGATION.

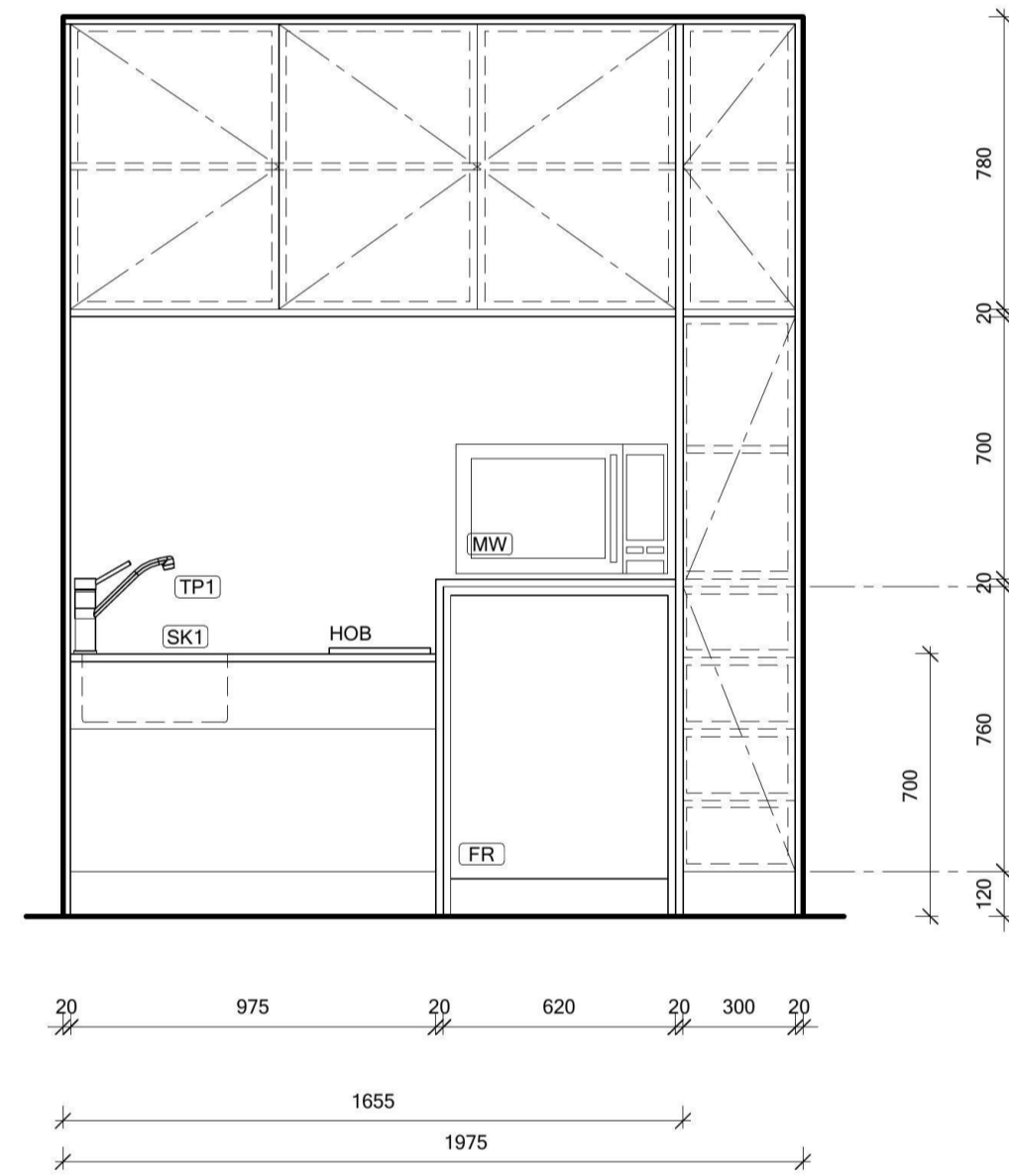
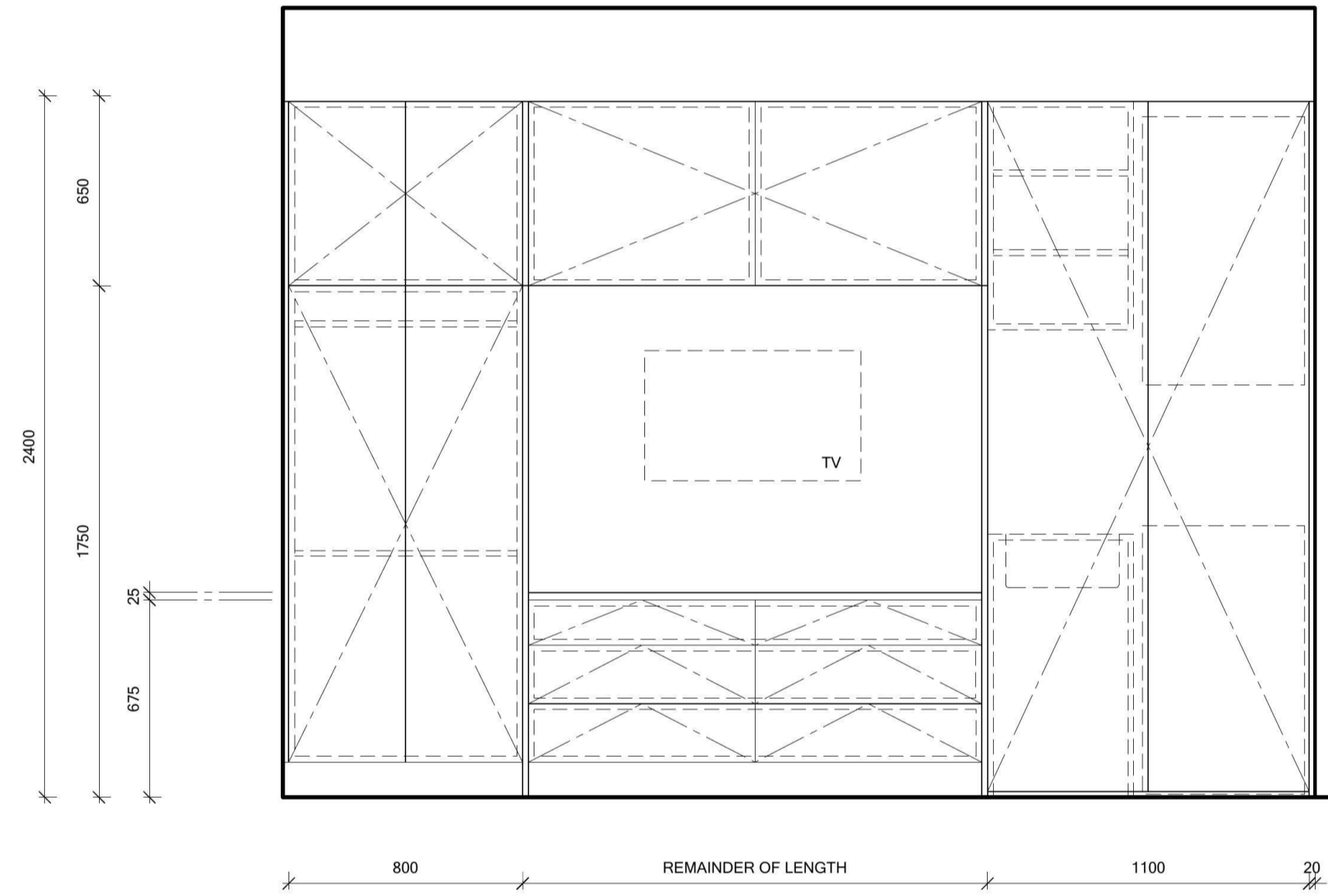
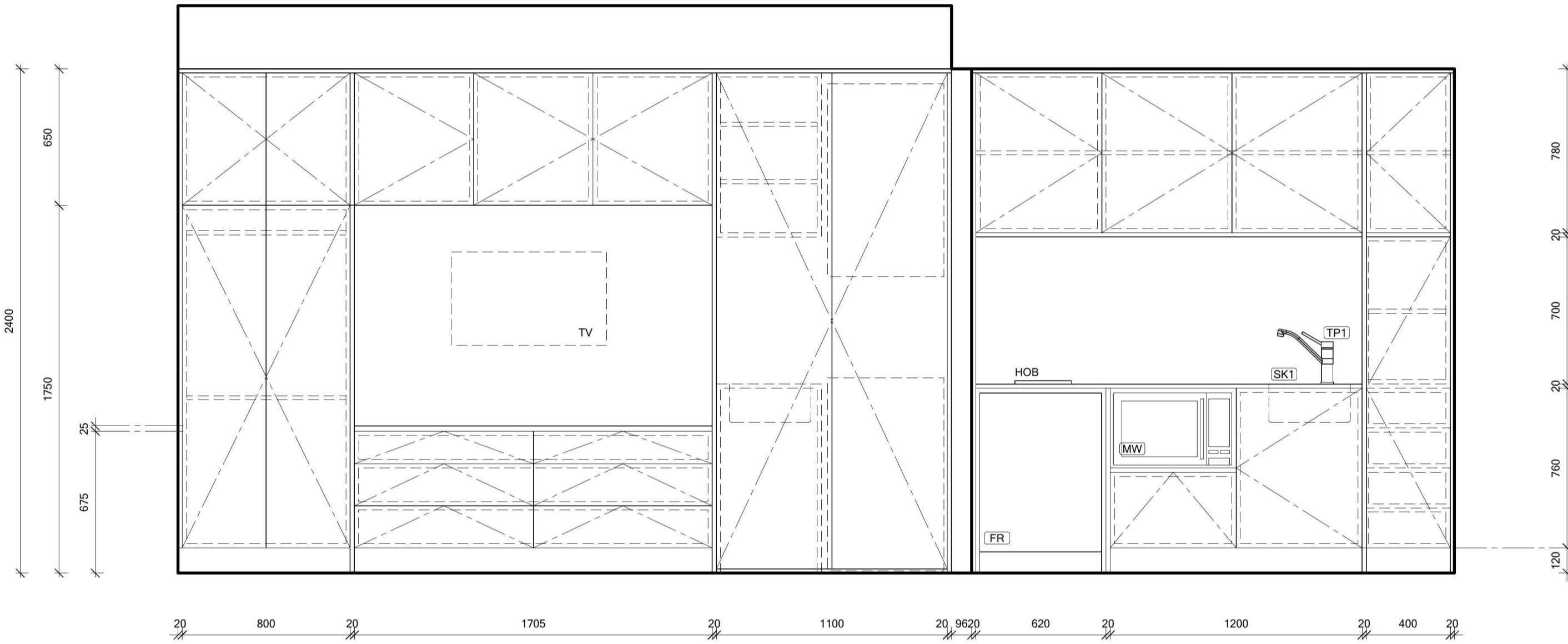
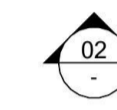
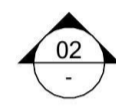
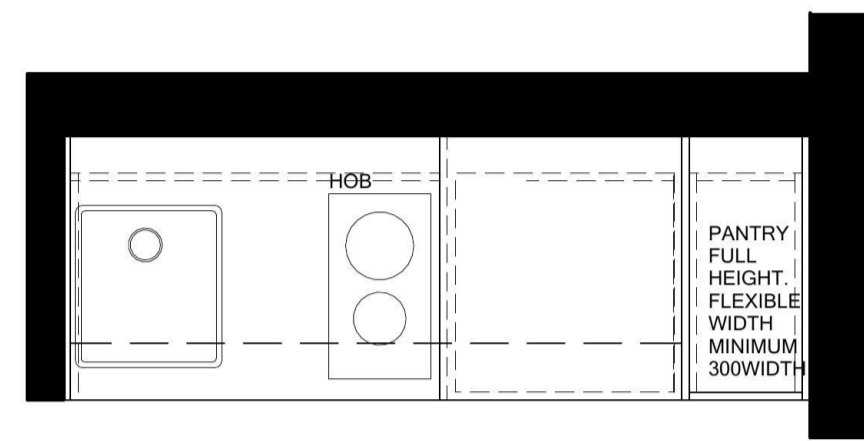
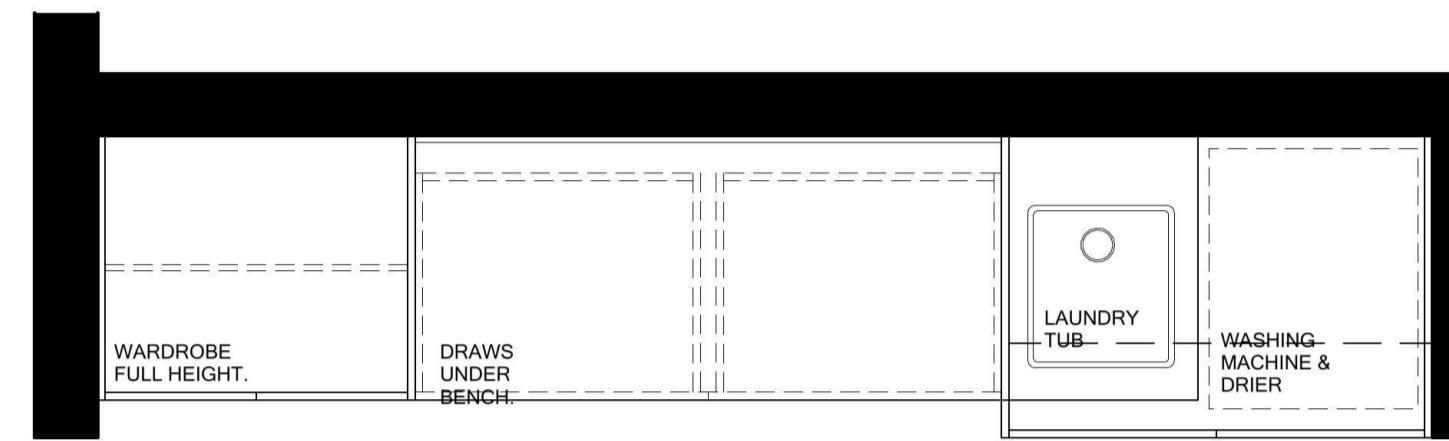
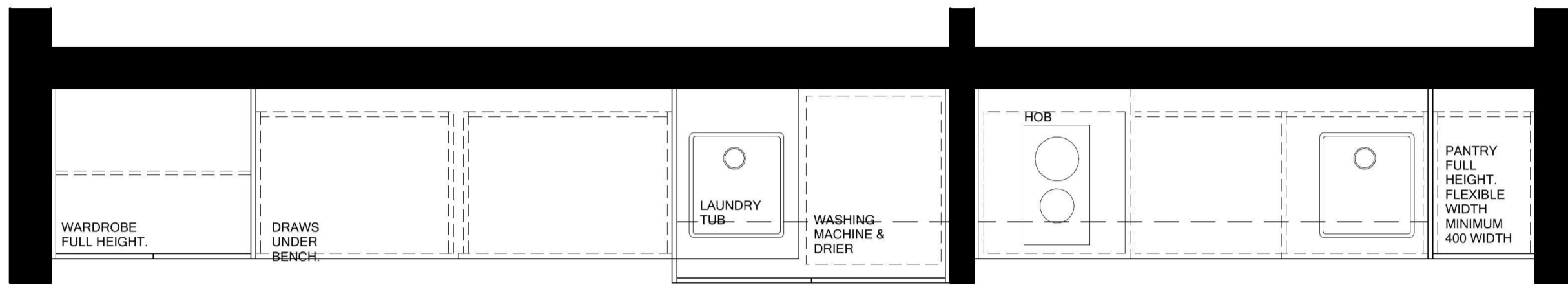
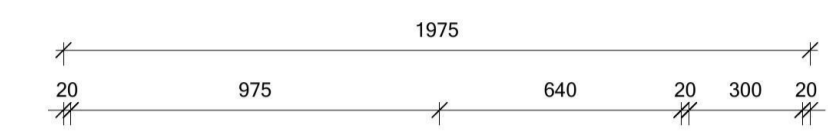
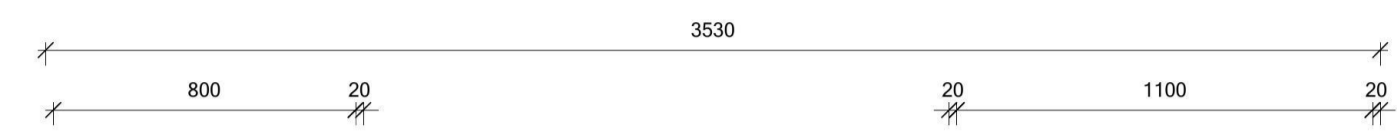
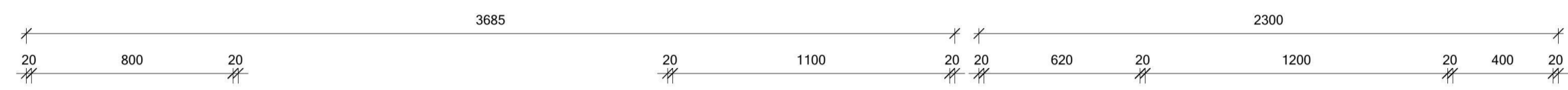
NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION



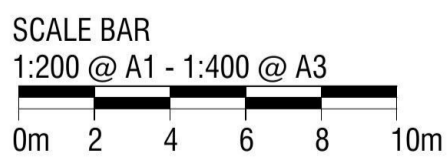
<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 88 155 777 370</p>	<p>28/03/19 DA SUBMISSION 15/03/19 PRELIM DA</p> <p>Issue Rev. Date Description</p>	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:		
				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	FINISHES NOTES AND DETAILS	DM	CB	3329		
								Date:	Sheet No:	
						JAN 2017	A9100	Scale:	Issue:	Revision:
						As indicated	TENDER	B		

It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.



DRAWERS, WARDROBE, KITCHEN & LAUNDRY

TYPICAL ACCESSIBLE ROOM
DESK, DRAWERS, WARDROBE & KITCHEN



NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION

<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 66 155 777 370</p>	<p>9 28/03/19 DA SUBMISSION 10 15/03/19 PRELIM DA</p> <p>Issue Rev. Date Description</p>	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:	
				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	TYPICAL KITCHEN & JOINERY	DM	CB	3329	
						Date:	JAN 2017	Sheet No:	A9101
						Scale:	1 : 20	Issue:	TENDER
<p>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.</p>									



9 COMMUNAL SOLAR ACCESS 9AM

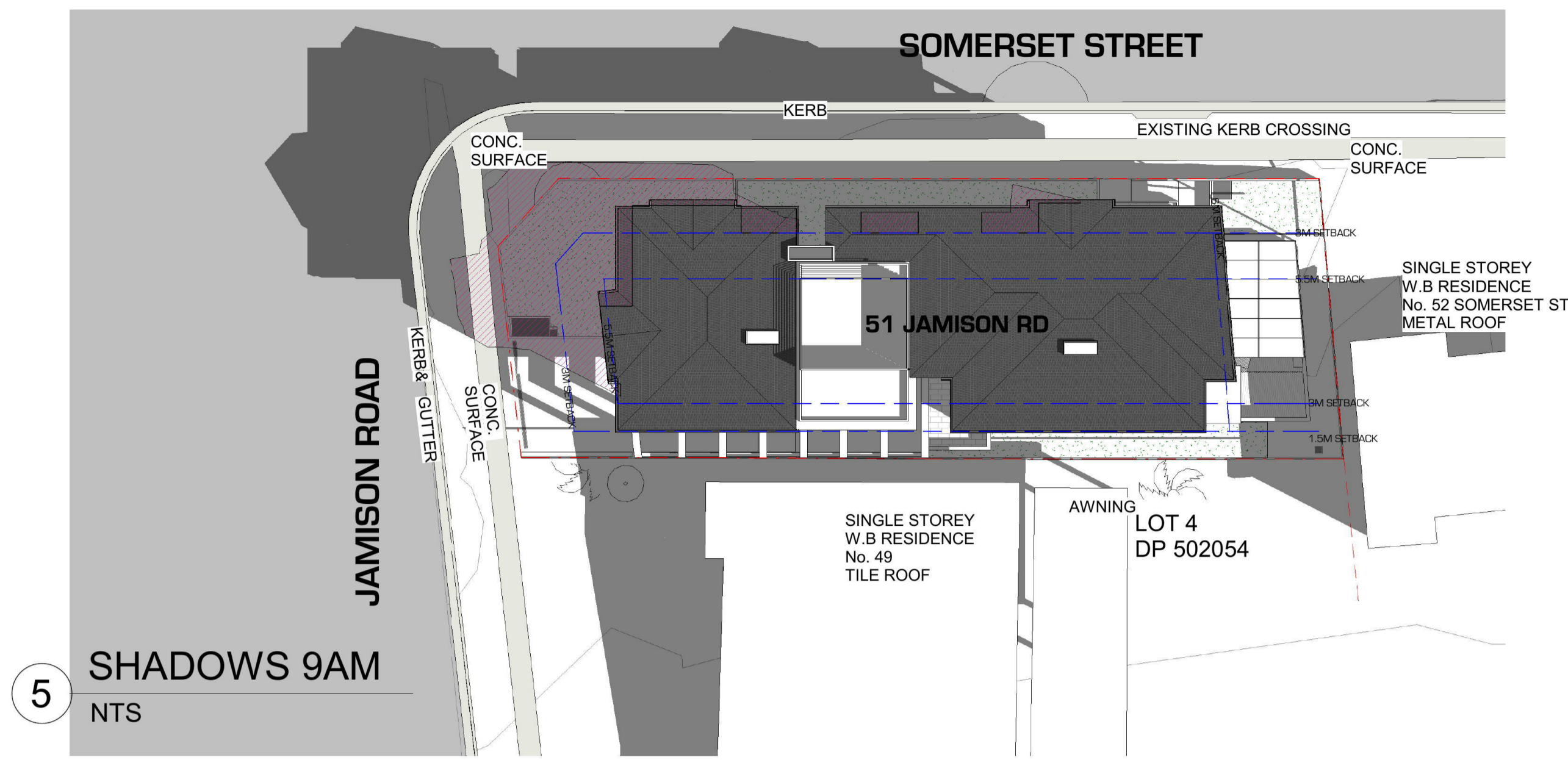


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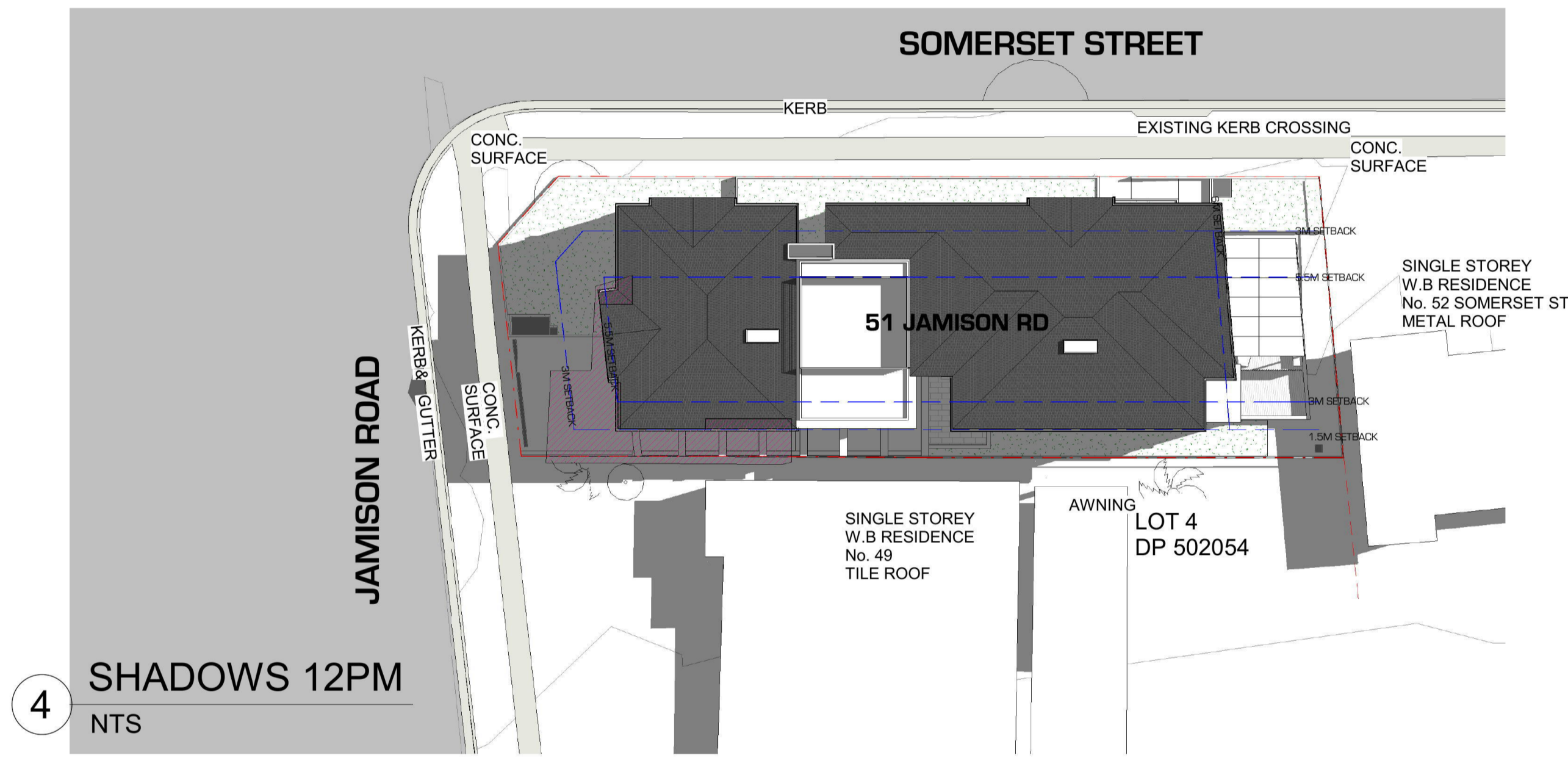


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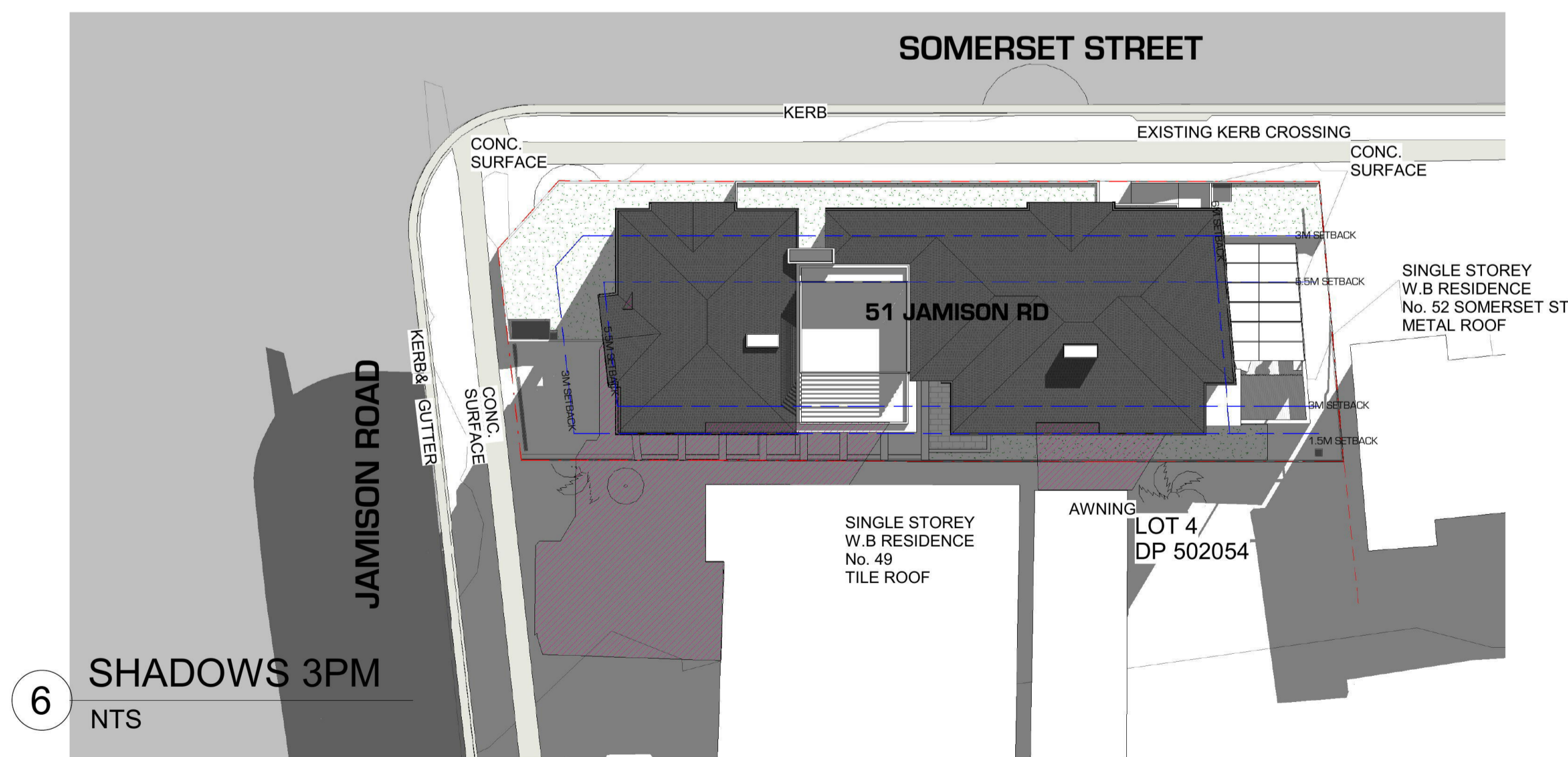
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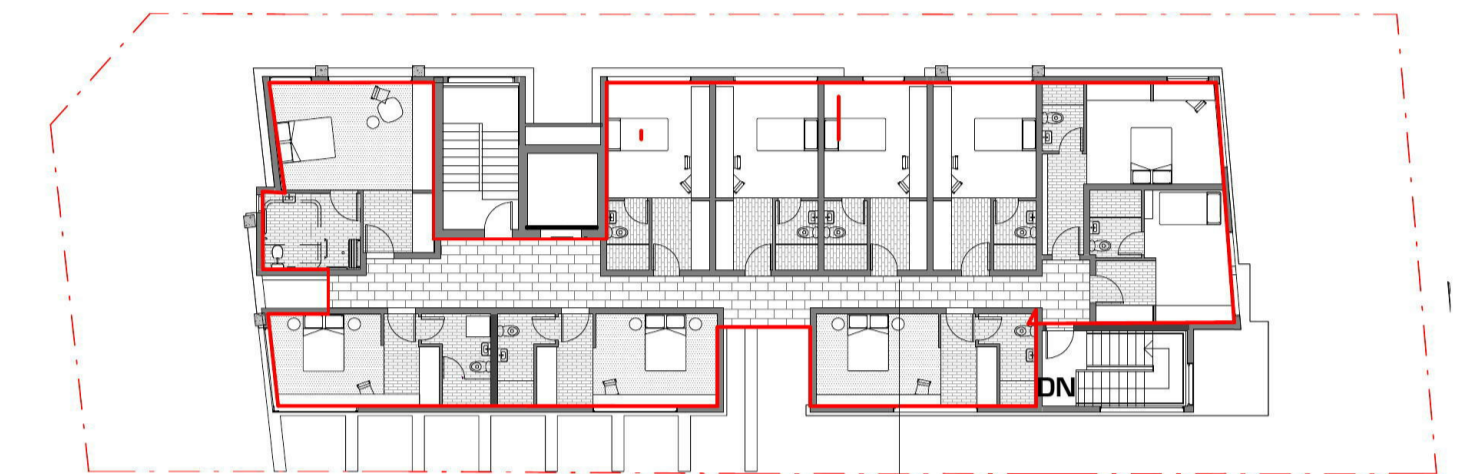
5 SHADOWS 9AM
NTS



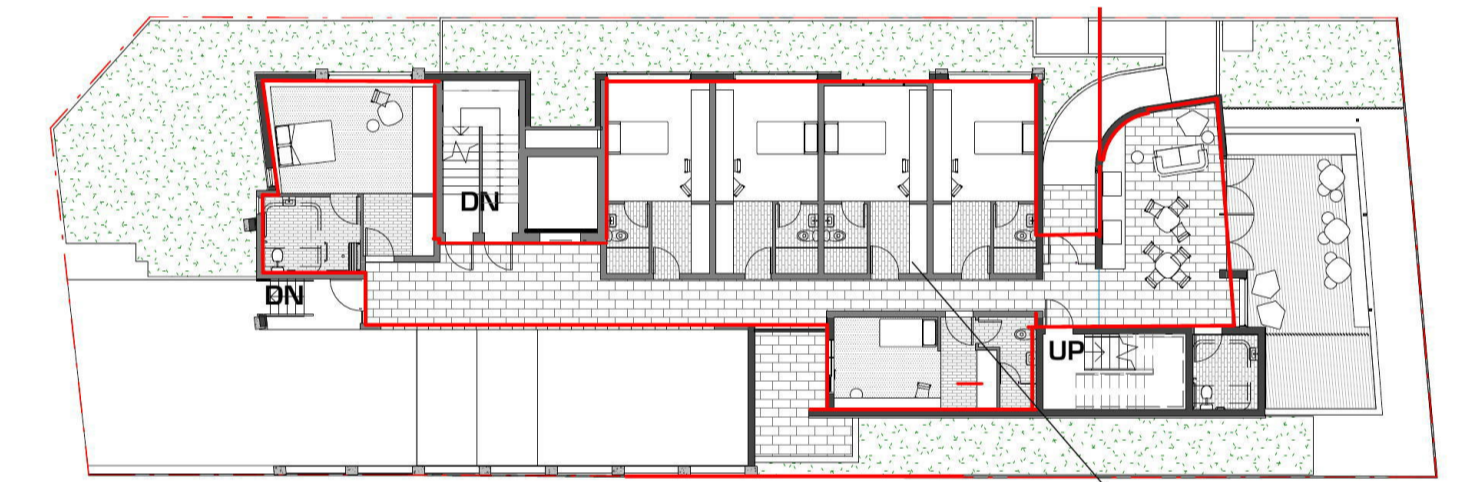
4 SHADOWS 12PM
NTS



6 SHADOWS 3PM
NTS



2 LEVEL 1
1 : 250



1 GROUND
1 : 250

Area Schedule (Rentable)	
Level	Area
GROUND	223 m
LEVEL 1	280 m
Grand total: 2	503 m

NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VARIFIED ON SITE

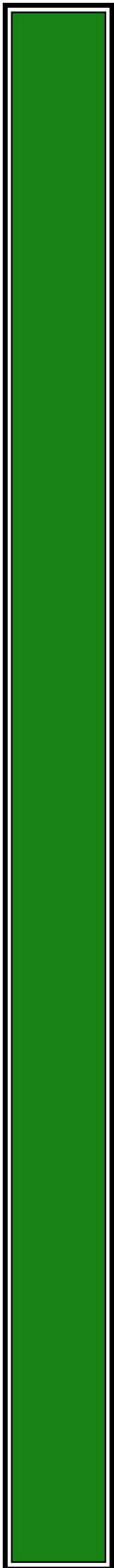
DEVELOPMENT APPLICATION

<p>Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 88 155 777 370</p>	<p>Contractor:</p>	<p>Client:</p>	<p>Project:</p> <p>PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD</p>	<p>Title:</p> <p>SHADOWS AND AREAS</p>	<p>Drawn By:</p> <p>DM</p>	<p>Checked:</p> <p>CB</p>	<p>Project No:</p> <p>3329</p>	
	<p>Issue Rev. Date Description</p>	<p>Scale:</p> <p>1 : 250</p>	<p>Issue:</p> <p>TENDER</p>	<p>Revision:</p> <p>D</p>	<p>Date:</p> <p>JAN 2017</p>	<p>Sheet No:</p> <p>A9102</p>	<p>Issue:</p> <p>TENDER</p>	<p>Revision:</p> <p>D</p>
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It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.

Attachment 2

Reduced copy of the site survey



NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

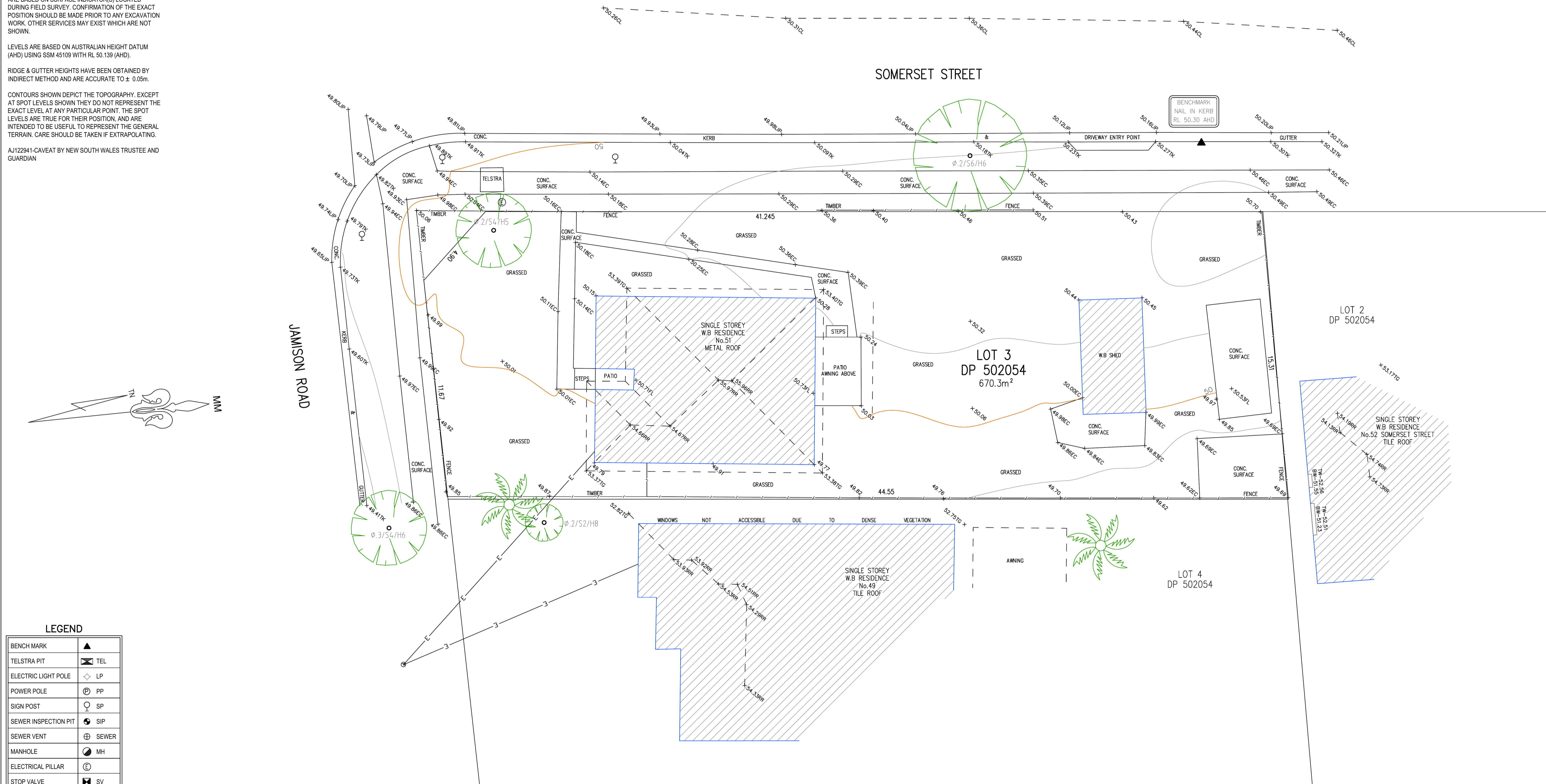
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 45109 WITH RL 50.139 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

AJ122941-CAVEAT BY NEW SOUTH WALES TRUSTEE AND GUARDIAN

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
ELECTRICAL PILLAR	Ⓢ
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

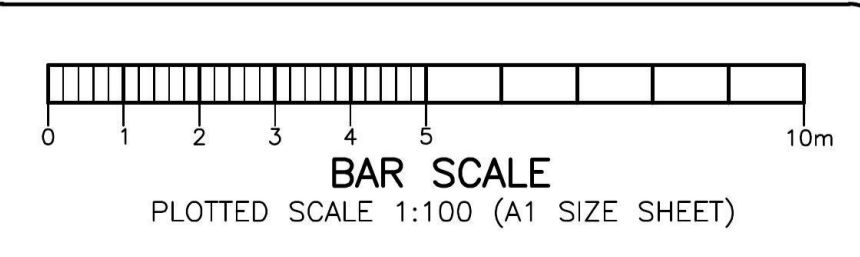
TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

NOTE:
INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REVISION No.	REVISION DATE:	COMMENT:

LEGEND:

EC - EDGE OF CONCRETE	FL - FLOOR LEVEL
TK - TOP OF KERB	PL - POWER LINES
TW - TOP OF WINDOW	BAL - BALCONY
BW - BOTTOM OF WINDOW	AWN - AWNING
TG - TOP OF GUTTER	Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT
RR - ROOF RIDGE	



PLAN SHOWING DETAIL & LEVELS OVER LOT 3 IN DP502054

CLIENT: LIQUID DESIGN	DATE: 20/09/2017
PROJECT: KINGSWOOD	DRAWN: RB
ADDRESS: 51 JAMISON ROAD, KINGSWOOD	CHK: GS

JOB No.: 171939	LGA: PENRITH
PLAN No.: 171939_A	DATUM: AHD
SCALE: 1:100@A1	CONT. INTERVAL: 0.25m
SHEET 1 OF 1	

Attachment
Plan of Management

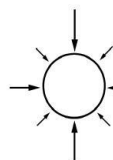


PLAN OF MANAGEMENT

BOARDING HOUSE

No.51 JAMISON ROAD

KINGSWOOD



NEXUS

Environmental Planning Pty Ltd

PLAN OF MANAGEMENT

BOARDING HOUSE

No.51 JAMISON ROAD

KINGSWOOD

12 April 2019

Prepared by:
Nexus Environmental Planning Pty Ltd
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PO Box 212
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B3311

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1. INTRODUCTION

Nexus Environmental Planning Pty Ltd has been requested to prepare a Plan of Management to accompany a development application to Penrith City Council (the **Council**) for the establishment of a boarding house at No.51 Jamison Road, Kingswood.

2. THE SITE

The site of the proposed boarding house is:

Lot 3, DP 502054
No.51 Jamison Road
KINGSWOOD

3. THE BOARDING HOUSE DEVELOPMENT

The boarding house comprises the following:

- 15 boarding rooms
- 1 manager's room
- 8 car parking spaces including 1 disabled car parking space
- 4 bicycle parking spaces
- 4 motorcycle parking spaces
- storage areas
- indoor and outdoor communal area.

Table 1 provides a summary of the boarding rooms.

Table 1: Summary of Boarding Rooms

	Single Rooms	Double Rooms	Total Rooms	Total Occupants
Manager	1	-	1	1
Ground Floor Level	4	1	5	6
Level 1	7	3	10	13
TOTAL	12	4	16	20

4. PLAN OF MANAGEMENT

4.1 Purpose of the Plan of Management

The purpose of this Plan of Management (**PoM**) is to outline the operational management controls which will apply to the boarding house at the Site to:

- Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.
- Minimise the adverse impacts to adjoining properties and the locality.
- Maintain the internal and external appearance of the boarding house.
- Identify a procedure for reporting, processing and resolving complaints.
- Make provision for the PoM to be amended, as necessary over time, with the approval of Council, in order to facilitate timely and responsive operational changes to improve and maintain residential amenity both within and external to the Site.

4.2 Registration of Boarding House

The Boarding House will be registered with the relevant State government authority and the Council.

4.3 Access to Plan of Management

A copy of the PoM will be provided to each boarding house occupant and will be made available to all persons involved in the operation and management of the boarding house.

The PoM will be available for viewing within either the communal living area or kitchen area of the boarding house and will be made available on request to the Site Manager.

4.4 Management and Supervision

The boarding house is to be managed by a Site Manager who will be contactable 24 hours a day, 7 days a week.

The contact details for the Site Manager will be placed on each of the community notice boards required to be installed. The Manager's details are as follows:

Name:

Contact phone number:

The name and contact details of the Site Manager will be provided to Council. Any changes must be notified to Council immediately.

A clearly visible sign with the name and telephone number of the Site Manager will be displayed externally at the front entrance of the boarding house and internally in the common area.

The Site Manager will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent for the boarding house.

4.5 Site Manager's Responsibilities

The Site Manager will monitor and supervise the following aspects of the boarding house:

House Rules

A sample of the House Rules is contained in **Attachment A**.

The House Rules will be prominently displayed in the common areas and entry point of the boarding house.

The House Rules will be attached to the Lease Agreement of each tenant and will require mandatory compliance.

The Site Manager will ensure that the occupants comply with the House Rules. If the House Rules are broken, the Site Manager will deal with the non-compliance within 24 hours and issue a notice in writing of the breach of the rules with a requirement that the breach ceases immediately.

The resident may request a meeting with the Site Manager to discuss the issue.

The Site Manager will keep a Register containing details of any breach of the House Rules and the measures employed to remedy that breach.

The Site Manager will keep minutes of meetings and attach these minutes to the Register.

Occupancy Rate

The maximum guest number for each room will be

	<p>documented in the Lease Agreement between the landlord and the tenant. There will be bi-monthly inspection of each room to ensure compliance with the Lease Agreement and House Rules.</p>
Impact to adjoining premises	<p>This will be managed through the House Rules as well as any complaints received from neighbouring residents.</p> <p>A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed.</p> <p>The Site Manager will ensure that noise from the boarding house does not unreasonably impact surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas).</p>
Complaint Register	<p>A complaint register will be maintained by the Site Manager. All complaints logged will be recorded in this register and be available for Council inspection (refer Part 4.11).</p>
Waste minimisation and recycling	<p>The Site Manager will ensure that a cleaner attends the boarding house twice weekly to ensure that the common areas, private open space, car parking and general outside areas of the boarding house are kept clean, tidy and disinfected to a professional standard.</p> <p>Each room will be provided with a waste disposal container.</p> <p>The Site Manager will ensure that occupants place all non-recyclable waste in the garbage bins and that all recyclable waste is placed in the recycling bins provided.</p>
Safety and security	<p>Internal signage will be prominently displayed to provide the Site Manager's contact details, as well as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, locksmith, security and cleaning services.</p> <p>The Site Manager will provide occupants with a key to their room and the common areas once they have entered into a Lease Agreement.</p>

The Site Manager will check equipment, fittings and furnishings and maintain them in safe working order. If equipment is identified as unusable, these items will be tagged appropriately and a replacement or repair organised within a reasonable period.

The Site Manager will ensure laundry facilities are maintained in safe working order within each room or within common laundry areas.

Tenant Selection

The Site Manager will ensure that all tenants submit a tenancy application, together with appropriate identification and verification checks prior to entering into a Lease Agreement.

All tenants will be screened through the National Tenancy Database, criminal record, employment and reference checks.

The Manager will allocate boarding rooms on a first come basis with the accessible rooms to be allocated last. Priority for the accessible rooms will be given to those in need of accessible facilities. If all rooms are occupied when a boarder needing accessible facilities seeks accommodation at the boarding house, they will be placed at the top of a waiting list. If a person not in need of accessible facilities occupies an accessible room and another non-accessible room becomes available, they will be asked to move to allow those on a waiting list who are in need of accessible facilities to be allocated the accessible room.

Car parking

Car parking on site will be available on a first come basis except for the disabled space which must remain vacant for use by boarders with a disability where there is a boarded with a disability.

4.6 Access to Boarding House

The boarding house is to be accessible 24 hours a day, 7 days a week and, where necessary, through the use of a security card to access particular areas of the boarding house (i.e. underground parking if provided). Alternatively, access is to be provided by appointment with the Site Manager.

The opening hours of the communal areas shall be as follows, unless separately agreed with the Site Manager.

Outdoor communal areas

The outdoor communal areas will be available for use of the

	occupants, at all times, between 7:30am and 9:00pm, 7 days a week.
Indoor communal areas	The indoor communal areas will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.
Communal kitchen	The communal kitchen will be available for use of the occupants, at all times, between the hours of 5:00am and 12 midnight, 7 days per week.
Communal laundry areas	If communal laundry areas are provided they will be available for use at all times between 6:00am and 10:00pm, 7 days a week.

4.7 Occupation of Boarding House

A maximum of one (1) occupant is permitted in each single bed boarding room and two (2) occupants in each double bed boarding room which will be nominated on the Lease Agreement.

Occupants will be provided with the following:

- A copy of this Plan of Management.
- A copy of their Lease Agreement. Rooms are to be leased for a minimum period of 3 months.
- One (1) key per occupant to access their bedroom and designated communal areas as deemed necessary by the Site Manager.
- Access to all nominated communal areas deemed necessary by the Site Manager except basement vehicle parking (if provided) unless specified as part of the occupant's Lease Agreement.
- Working door locks to individual rooms.
- A waste disposal container.
- Adequate furniture to ensure that the amenity of the residents is maintained, including:
 - bed
 - wardrobe
 - table
 - chair
 - lamp
 - waste and recycling containers
 - window coverings

- phone connection
 - electrical power points (x2)
 - television outlet
 - sink
 - cupboard space
- Working laundry facilities in the form of a washing machine and dryer or communal laundry facilities if individual facilities are not available.
 - A copy of the Fire Safety Plan.
 - Fittings, equipment and furnishings which are maintained in safe working order.
 - Soaps, cleaning facilities and cooking implements such as pots and pans in the common kitchen area.
 - The communal kitchen is to be fitted out in accordance with the approved plans.

4.8 Visitors

Any visitors will be accompanied at all times by an occupant of the boarding house.

Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week.

Visitors will conduct themselves in a responsible and courteous manner while on the premises so as not to negatively impact the amenity of other occupants and surrounding residents.

Occupants are responsible for ensuring all visitors comply with the House Rules outlined in **Attachment A**. Failure to do so may result in visitors, and in certain cases occupants, being evicted from the boarding house.

4.9 Fire Safety

The boarding house will comply with essential fire safety measures outlined in the *Environmental Planning and Assessment Regulation 2000*, including but not limited to the following:

- a. A copy of the annual fire safety statement and current fire safety schedule for the boarding house will be prominently displayed in the boarding house entry area.
- b. A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- c. The Site Manager will be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.

- d. The boarding house will obtain annual certification for the essential fire safety measures to comply with the *Environmental Planning and Assessment Regulation 2000*.

4.10 Notice Board

Appropriate notice boards will be placed around the boarding house to provide information to occupants. The notice boards are to be placed at the following locations to ensure equitable access to all residents:

- a. Within the entrance foyer and outside the Site Manager's Office, and/or in the communal lounge room of the boarding house.
- b. On the ground floor opposite the lift.

4.11 Complaint Register

The Site Manager is to maintain a complaints register of both public (external) and occupant (internal) complaints.

The register will contain forms to be completed by the Site Manager, occupants and/or complainants. The form is to record the name, address, phone number and date of any person making a complaint and the details of the complaint. Only complaints where all the above information is given are to be recorded in the register.

The Site Manager will respond to a complaint whether written or oral within 24 hours and provide the reference number of the complaint.

The Site Manager will respond within 7 days to a complaint in writing. Should more than 7 days be required to respond to the complaint, the Site Manager will advise the complainant of why additional time is required to address the issue and provide an approximate time frame to enable a response.

The complainant may request a meeting with the Site Manager to discuss the issue. The Site Manager will keep minutes of any such meeting and attach the minutes to the Complaint Register.

Incident Reports can be lodged by any person relating to an incident, crime, or nuisance associated with the premises. An Incident Report form will be made available by the Site Manager upon request. Incident Reports will be lodged with the Site Manager and actioned in accordance with the procedure outlined above.

4.12 Pets

No pets are allowed within the boarding house without the prior approval of the Site Manager.

4.13 Review of Plan of Management

The PoM will be reviewed on an annual basis and completed prior to 30 June of each year.

The Site Manager is responsible for overseeing each annual review and amending the PoM as necessary.

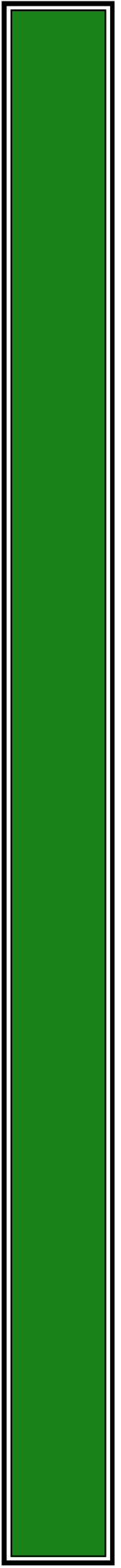
Modification to the PoM must be consistent with the conditions of consent and any modified PoM will be forwarded to the Council.

The PoM (including House Rules) may be varied from time to time by the Council, on the application of the owner/Site Manager, without the need for formal modification of the development consent.

Once modified, the Site Manager will provide an updated copy of the PoM to all occupants.

Attachment A

House Rules



Resident and guest behaviour	Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents and neighbouring properties.
Smoking	Smoking is not permitted within any part of the boarding house, in the external areas of the boarding house or in the street in front of the boarding house.
Amplified and Live Music	All residents are to ensure that music is to be of a volume which does not unreasonably impact on the amenity of other residents.
Maintenance of rooms	Residents must maintain their rooms: <ul style="list-style-type: none"> - in a clean manner - in a way which does not interfere with the reasonable comfort of other residents - in a way which does not create a fire or health hazard. <p>Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility of the boarding house.</p>
Guests	Residents must make sure their guests are aware of, and follow, the House Rules. No guests are allowed into the boarding house before 7:30am and after 10:00pm.
Pets	Pets must not be kept on the premises without the permission of the Site Manager.
Garbage	Garbage is to be enclosed in a plastic bag (tied at the top) and placed in the bins in the garbage area. No domestic rubbish, food scraps, food wrappers, goods or materials are to be left in the hallways, common areas or outside the boarding house.
Fire Safety	Occupants are to familiarise themselves with the fire safety and evacuation procedures located in the hallway and back of room doors, location of fire blankets and fire extinguishers.
Noise	Noise is to be kept to a minimum at all times. Please enter and leave the premises quietly.
Security	The front door of the premises is to be locked at all times. Please do not let anyone in the premises who has no legitimate reason to be there.
Outdoor communal areas	The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 9:00pm, 7 days a week.
Indoor communal areas	The indoor communal areas will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.
Communal kitchen	The communal kitchen will be available for use of the occupants, at all times, between the hours of 5:00am and 12 midnight, 7 days per week.
Communal laundry areas	If communal laundry areas are provided they will be available for use at all times between 6:00am and 10:00pm, 7 days a

week.

Alcohol / Drugs

Alcohol and drugs are strictly prohibited from being consumed in the boarding house or in the public areas fronting the boarding house.