

76 HOBART STREET ST. MARYS

PROPOSED BOARDING HOUSE

CALCULATIONS

SITE DETAILS

76 Hobart Street, St. Marys
Lot 2 / DP 514876
Site Area

773.6m²

COMPLIANCE

CATEGORY	REQUIREMENT	PROPOSAL
Zoning	R3 Medium Density Residential	
FSR	N/A	434m ²
Max Height	8.5m	2 Storeys
Landscaping	40% 309.44min ²	282m ² , (37%)
Deep Soil	18m ²	195m ²
Parking	.5 SPACES PER ROOM = 8 Spaces REQ.	8 Spaces provided
	4 Motorcycle Spaces REQ.	4 Spaces provided
	Bicycles Spaces REQ TBA	10 Bicycles Spaces provided

GROSS FLOOR AREA

NAME	AREA (m ²)
GFA: GF	124
GFA: FF	306

TOTAL GFA

AREA (m ²)
430

CALCULATION - LANDSCAPE

NAME	AREA (m ²)
FRONT LANDSCAPE	118
OVERALL LANDSCAPE	305

CALCULATION - DEEP SOIL

NAME	AREA (m ²)
DEEP SOIL	219

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4004	75 HOBART ST. RE-DEVELOPMENT

ROOM SCHEDULE

ROOM	TYPE	AREA (m ²)	LEVEL
COMMON ROOM	N/A	33	GROUND FLOOR
ROOM 01	SINGLE	15	GROUND FLOOR
ROOM 02	SINGLE	15	GROUND FLOOR
ROOM 03	SINGLE	12	FIRST FLOOR
ROOM 04	SINGLE	12	FIRST FLOOR
ROOM 05	SINGLE	12	FIRST FLOOR
ROOM 06	SINGLE	12	FIRST FLOOR
ROOM 07	SINGLE	12	FIRST FLOOR
ROOM 08	SINGLE	12	FIRST FLOOR
ROOM 09	SINGLE	13	FIRST FLOOR
ROOM 10	SINGLE	12	FIRST FLOOR
ROOM 11	SINGLE	12	FIRST FLOOR
ROOM 12	SINGLE	12	FIRST FLOOR
ROOM 13	SINGLE	12	FIRST FLOOR
ROOM 14	SINGLE	12	FIRST FLOOR
ROOM 15	SINGLE	12	FIRST FLOOR
ROOM 16	SINGLE	12	FIRST FLOOR

MATERIALS & FINISHES SCHEDULE



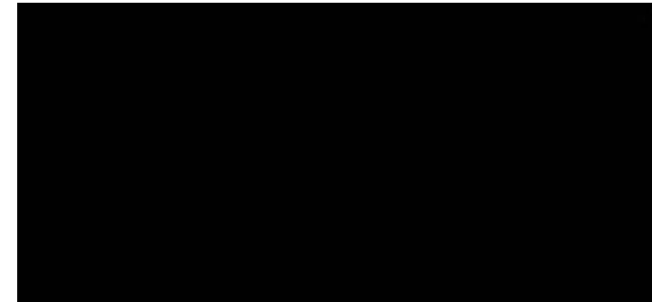
METAL CLADDING TO EXT. WALL. - BASALT - LYSAGHT LONGLINE 305



CEMINTEL CLADDING TO EXT. WALL & COLUMNS



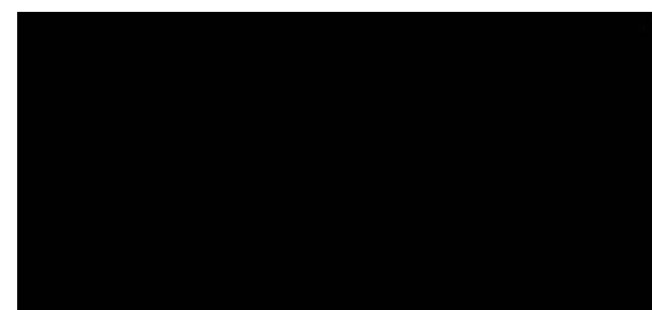
FACEBRICK - PGH - SANDSTONE TO EXT. WALLS



CONCRETE SLAB (EDGE ONLY) + COLUMNS - BLACK RENDER



WHITE RENDER TO BLADE WALLS



COLORBOND MONUMENT - WINDOW/DOOR FRAMES, WINDOW HOODS, ALUMINIUM LOUVRES & AWNING

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NOTES

NO.	DATE	ISSUE

NO.	DATE	ISSUE

76 HOBART STREET ST. MARYS

IDRAFT ARCHITECTS
Nominated Architect
 Adrian Wilson NSW Architects Registration Board 0347
 Gary Chanter NSW Architects Registration Board 0465
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project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
 GPS Constructions Pty Ltd

council:
 Penrith City Council

drawing title:
CALCULATIONS

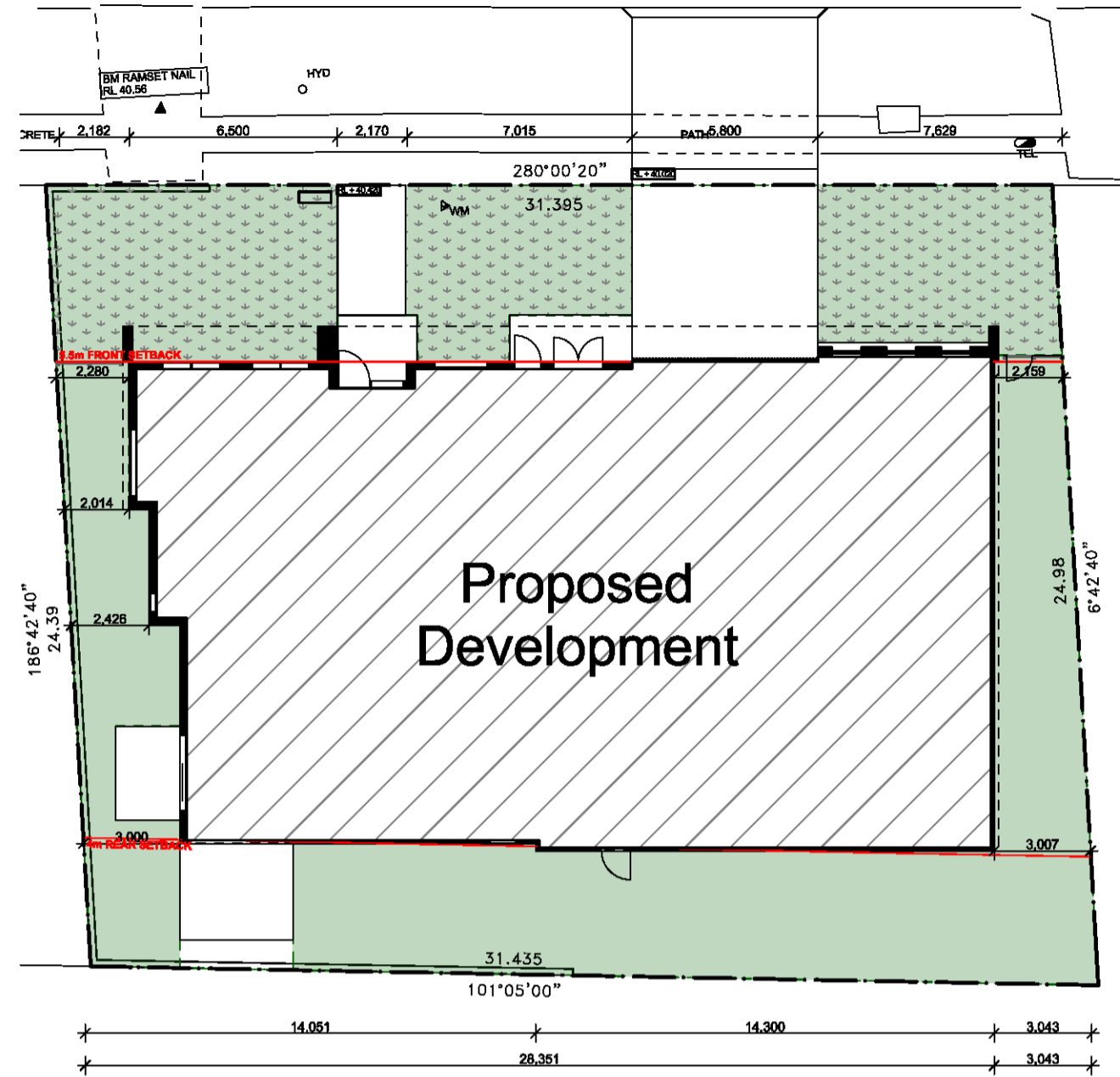
designed + drawn:
 M.Trinh & P.Revoliar

Issue/Stage:
DA - ISSUE B

paper/scale:
 A2/

date:
 12/05/2021

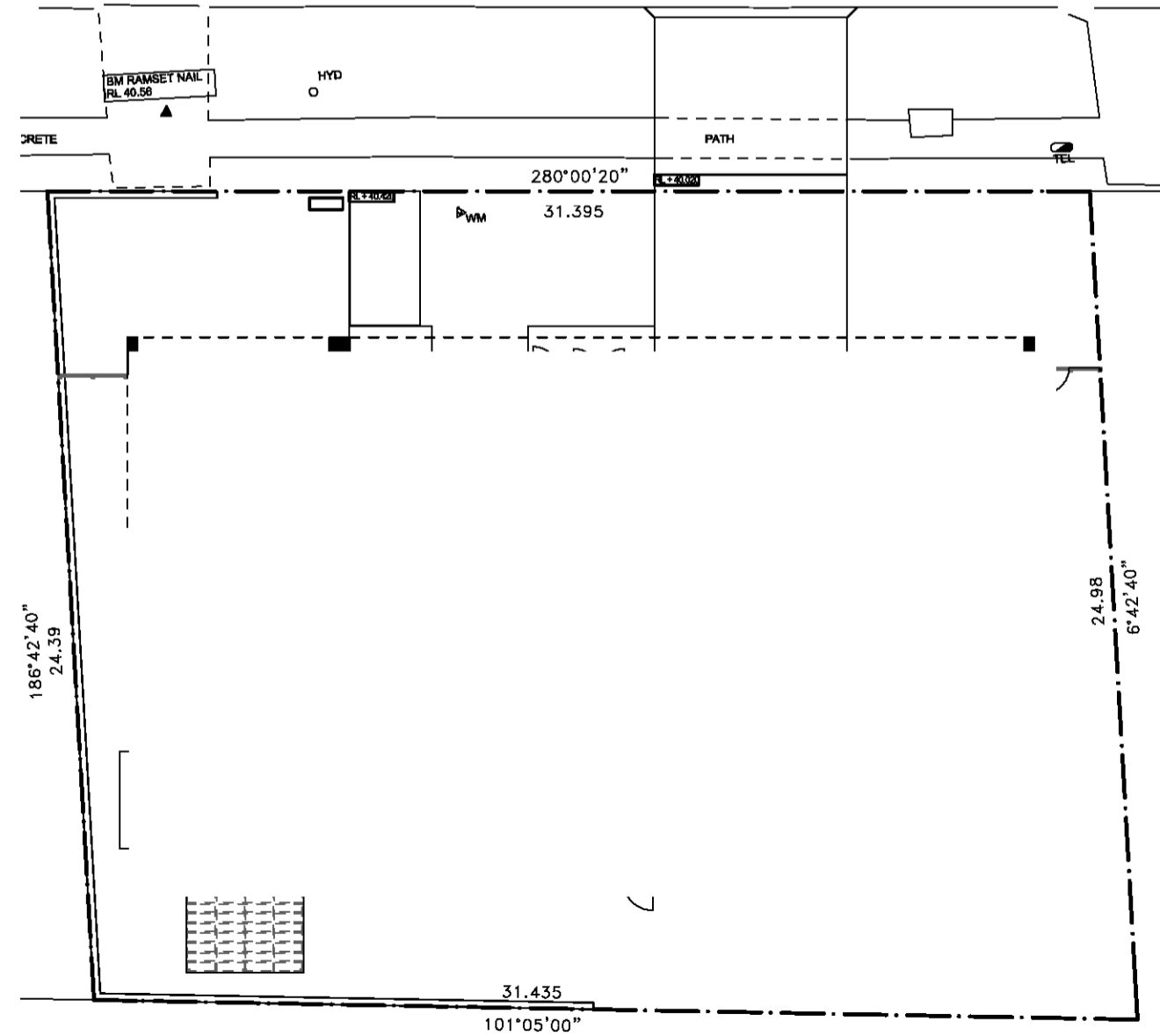
job #:
 28811 dwg #:
 0002



CALCULATIONS - LANDSCAPE
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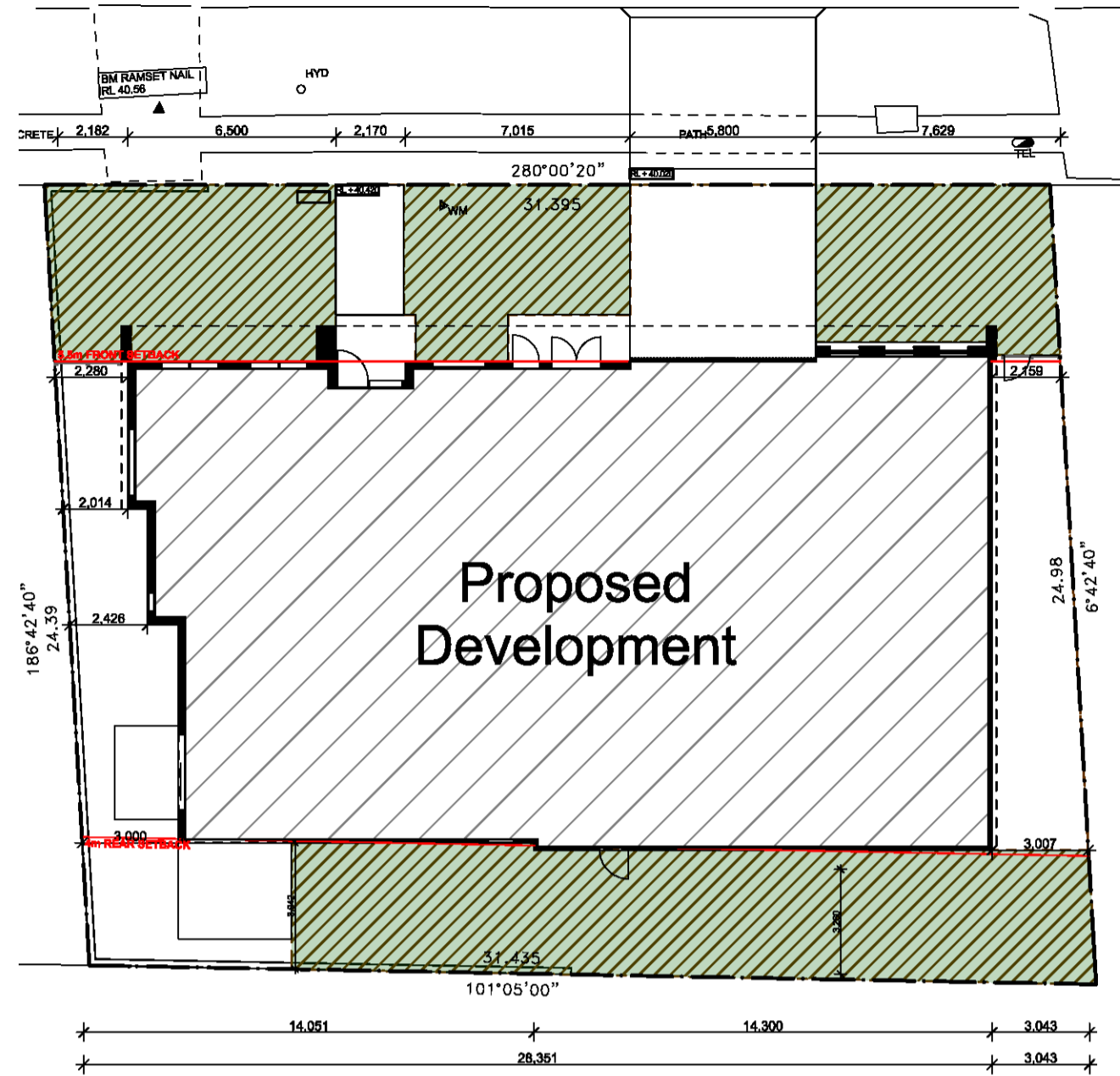
FRONT LANDSCAPE
Area: 116 m²

OVERALL LANDSCAPE
Area: 305 m²



CALCULATIONS - G.F. - ROOM AREA
scale 1:200

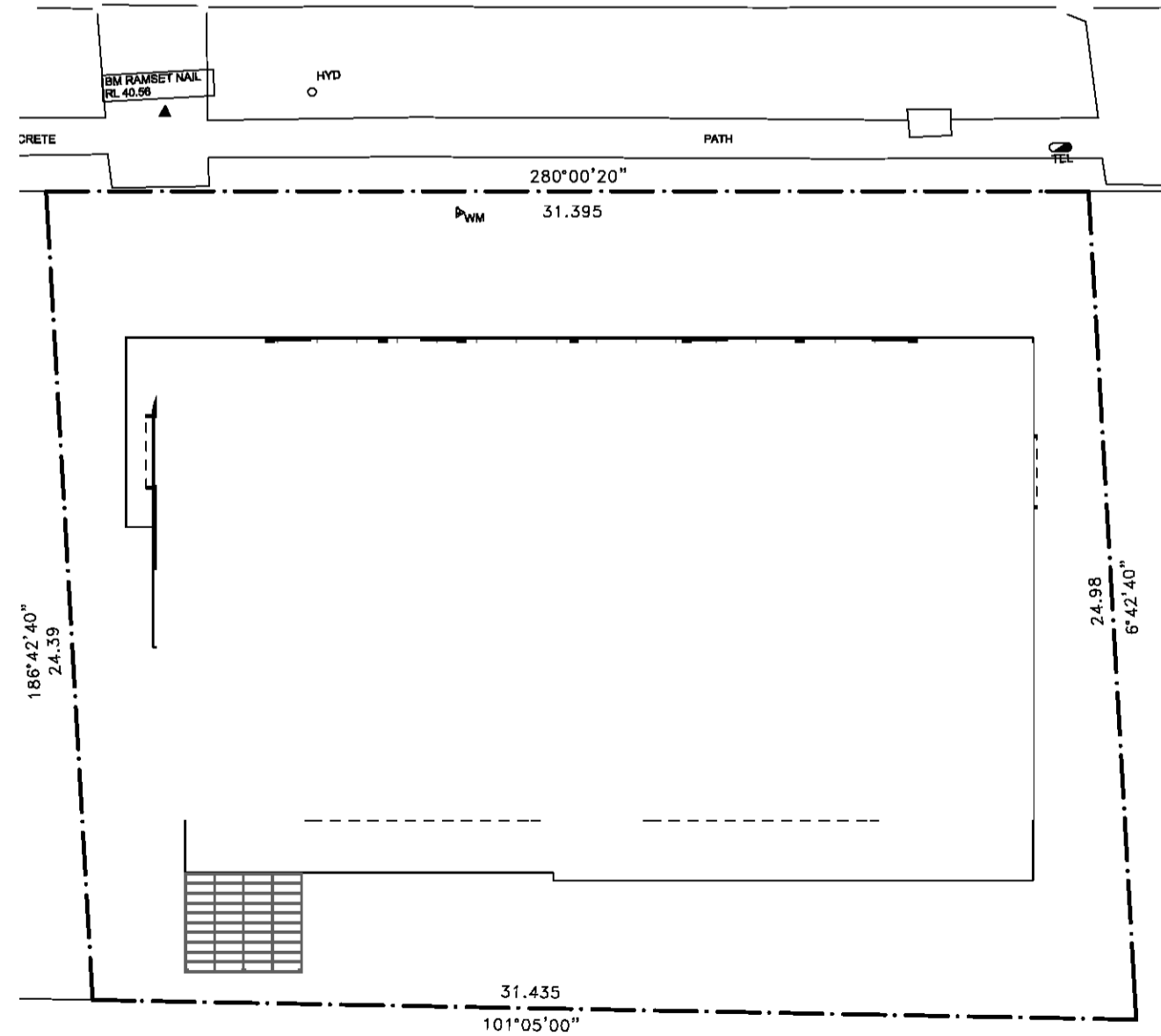
ROOM AREA CALCULATION



CALCULATIONS - DEEP SOIL
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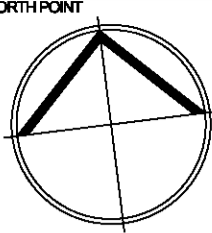
DEEP SOIL
Area: 218 m²

OVERALL DEEP SOIL
Area: 427 m²



CALCULATIONS - F.F. - ROOM AREA
scale 1:200

ROOM AREA CALCULATION



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Energy Smart Design: AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

ISSUE

DRAWING DESCRIPTION

DATE

IDRAFT ARCHITECTS

Nominated Architect
Address: Winton NSW Australia Registration Number: 0007
City: Channon NSW Australia Registration Number: 0001
Company: Idrift Group Pty Ltd
Project: Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

Client: GPS Constructions Pty Ltd

Council: Penrith City Council

Designed & drawn: M. Trinh & P. Revollar

Issue/Stage: DA - ISSUE B

Paper/Scale: A2/1:200

Date: 12/05/2021

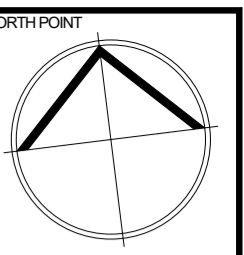
Job #: 28811

Dwg #: 0003

76 HOBART STREET ST. MARYS

SITE ANALYSIS LEGEND

- District Views
- Noise Source
- Prevailing Warm Easterly Winds in Spring/Summer
- Prevailing Cold Westerly Winds in Autumn/Winter
- Vehicular Entry
- Pedestrian Entry



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NOTES

NO.	REVISION / DESCRIPTION	DATE

LOT 1
DP 514876

LOT 1A
DP 413372

76 HOBART STREET ST. MARYS
IDRAFT ARCHITECTS
 Nominated Architect
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 City: Dubbo NSW Architects Registration Board 0463
 P.O. Box 666 Dubbo NSW 2890
 Phone: 0288 1116
 Email: info@idraft.com.au

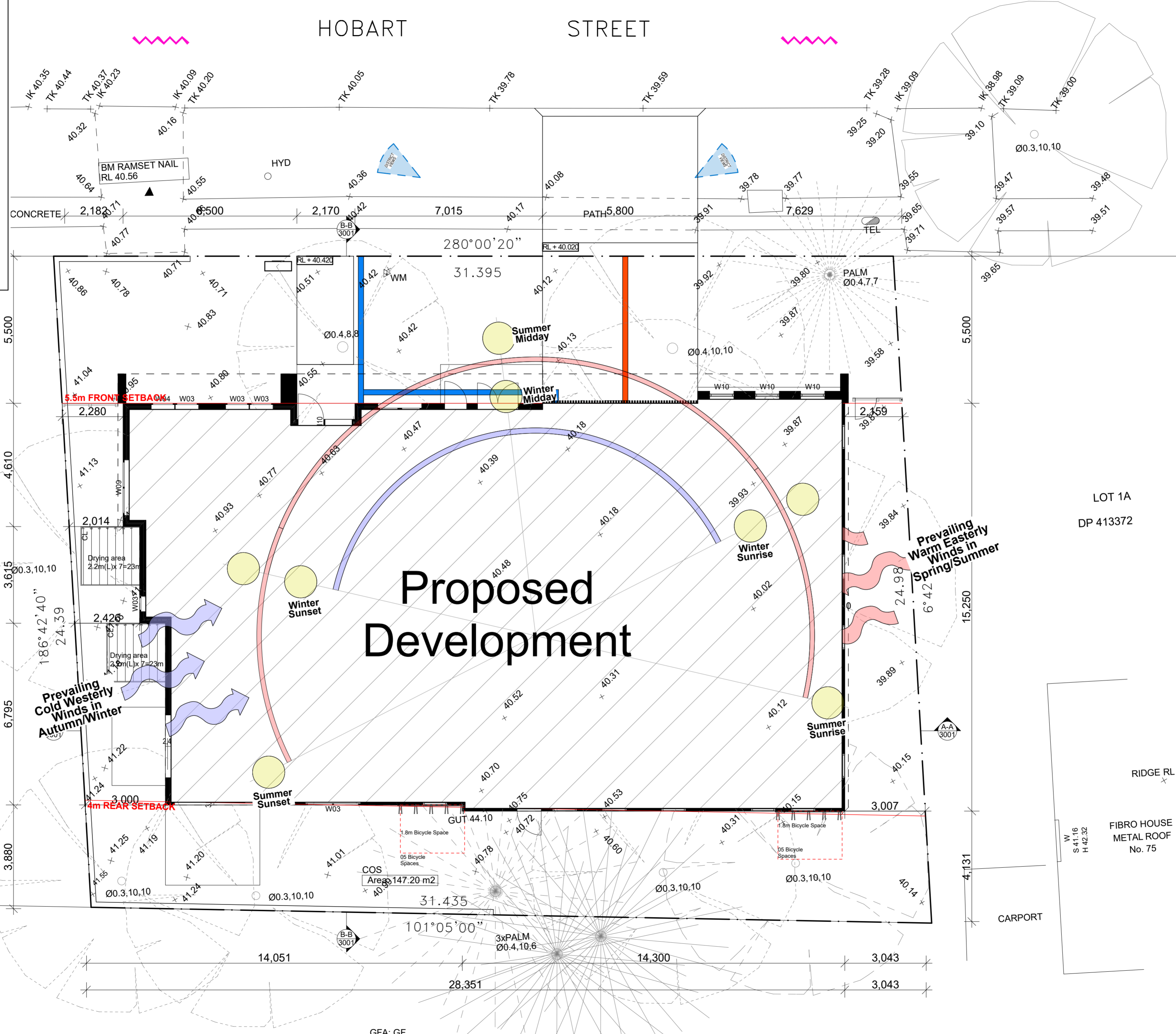
project:
Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
GPS Constructions Pty Ltd
 council:
Penrith City Council

drawing title:
SITE ANALYSIS

designed & drawn:
M. Trinh & P. Revollar
 issue/stage:
DA - ISSUE B

paper/scale:
A2/1:100
 date:
12/05/2021
 job #:
28811 dwg #:
0005



Proposed Development

Prevailing Cold Westerly Winds in Autumn/Winter

Prevailing Warm Easterly Winds in Spring/Summer



LEGEND

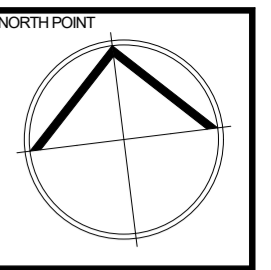
- CARPARK ACCESS
- VEGETATION BUFFER
- BUILDING FOOTPRINT
- SUBJECT SITE
- SP2 ZONING
- IN1 ZONING
- R3 ZONING
- R4 ZONING



76 HOBART STREET VIEW 1

HOBART STREET VIEW 2

HOBART STREET VIEW 3



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 Energy Smart Design: AAAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAAA rated dish washing machines with front loading where possible.

NOTES

NO.	DESCRIPTION	DATE	ISSUE

IDRAFT ARCHITECTS
 Nominated Architect
 Address: Winton NSW Architects Registration Board 0347
 Entry Details: NSW Architects Registration Board 0465
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project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
 GPS Constructions Pty Ltd
 council:
 Penrith City Council

drawing title:
SITE ANALYSIS ZONING

designed & drawn:
 M.Trinh & P.Revollar

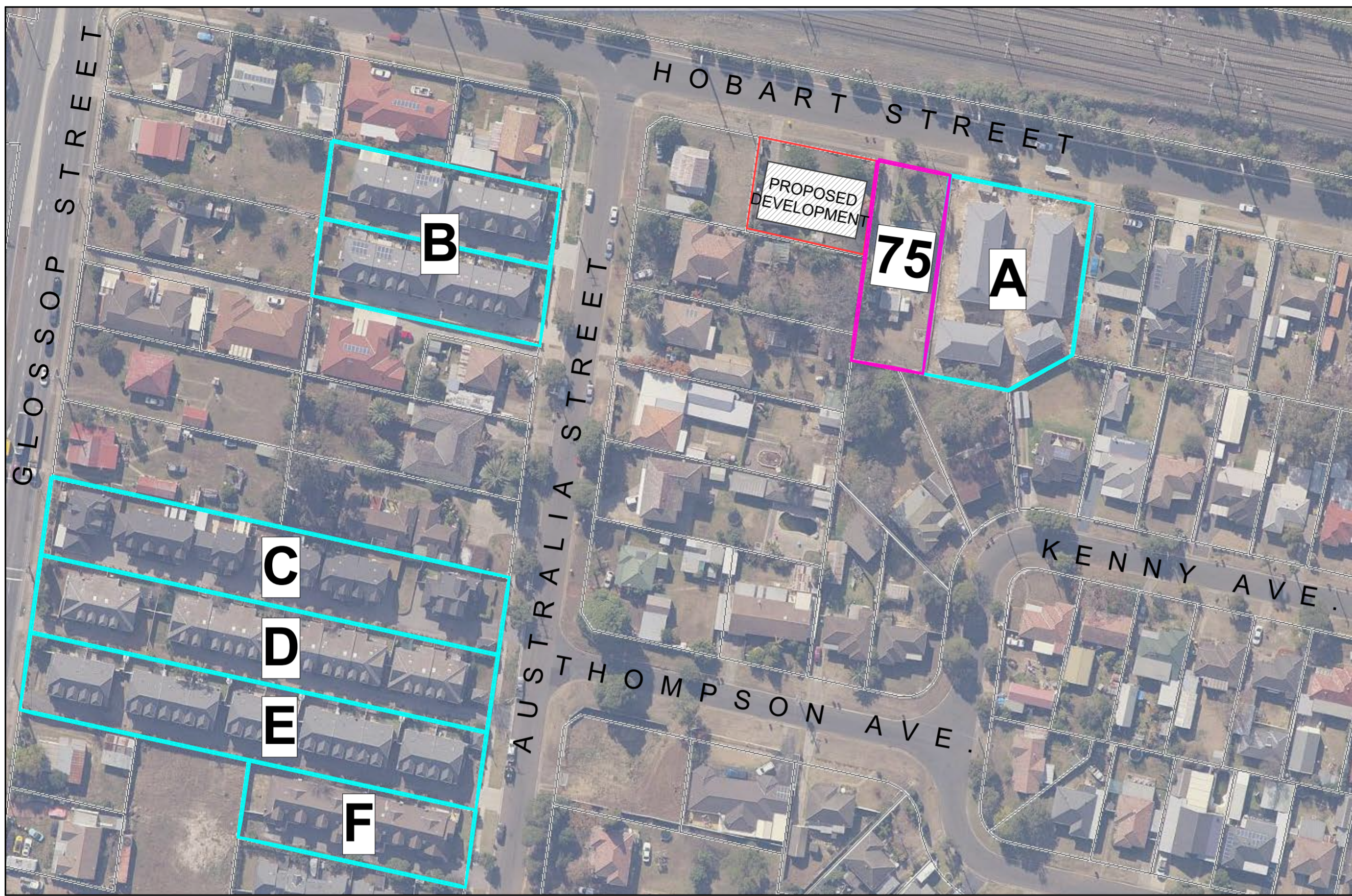
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paper/scale:
 A2/1:1000

date:
 12/05/2021

76 HOBART STREET ST. MARYS

job #: 28811 dwg #: 0006



73-74 HOBART STREET



3 & 5 AUSTRALIA STREET

NOTE

— 75 HOBART STREET

— MULTI DWELLING HOUSING DEVELOPMENTS



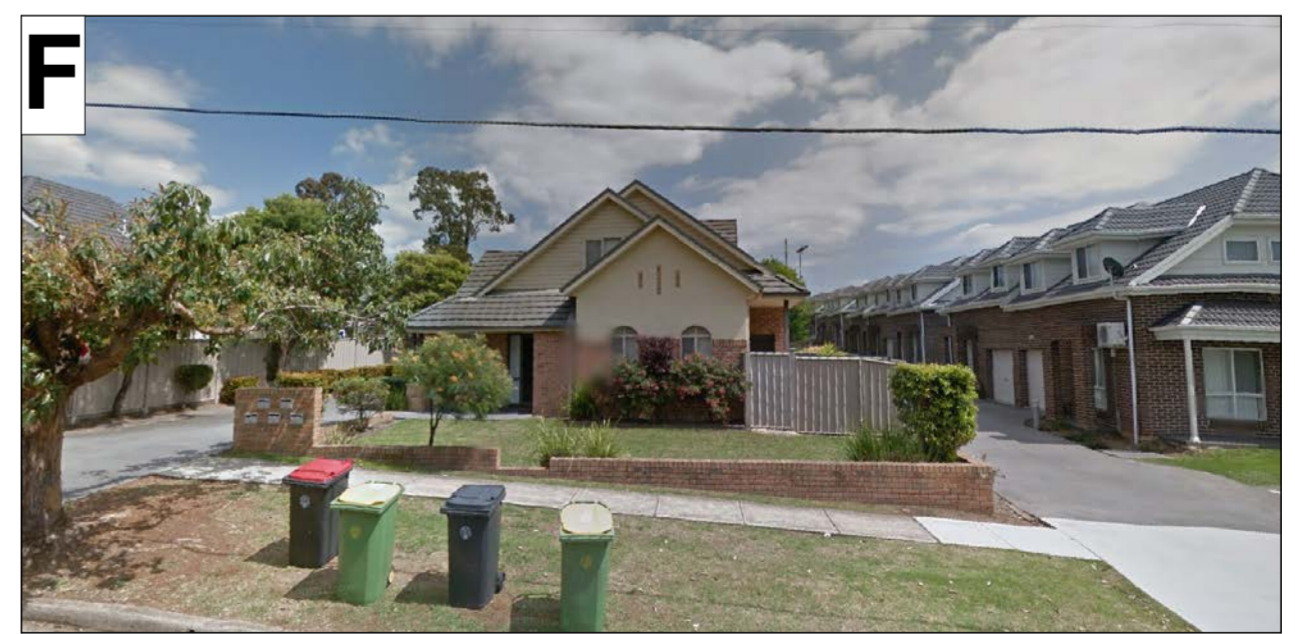
13 AUSTRALIA STREET



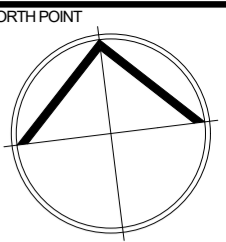
15 AUSTRALIA STREET



17 AUSTRALIA STREET



19 AUSTRALIA STREET



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NOTES

ISSUE	DATE	DRAWING DESCRIPTION

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City: Penrith NSW Architects Registration Board 0463
1/1000 1000 1000 1000 1000 1000 1000 1000 1000 1000
1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

project:
Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
GPS Constructions Pty Ltd
council:
Penrith City Council

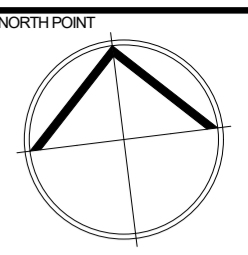
drawing title:
SITE CONTEXT ANALYSIS

designed + drawn:
M. Trinh & P. Revollar
Issue/Stage:
DA - ISSUE B
paper/scale:
A2/1:1000
date:
12/05/2021
job #:
28811 dwg #:
0007

76 HOBART STREET ST. MARYS

TREE SCHEDULE

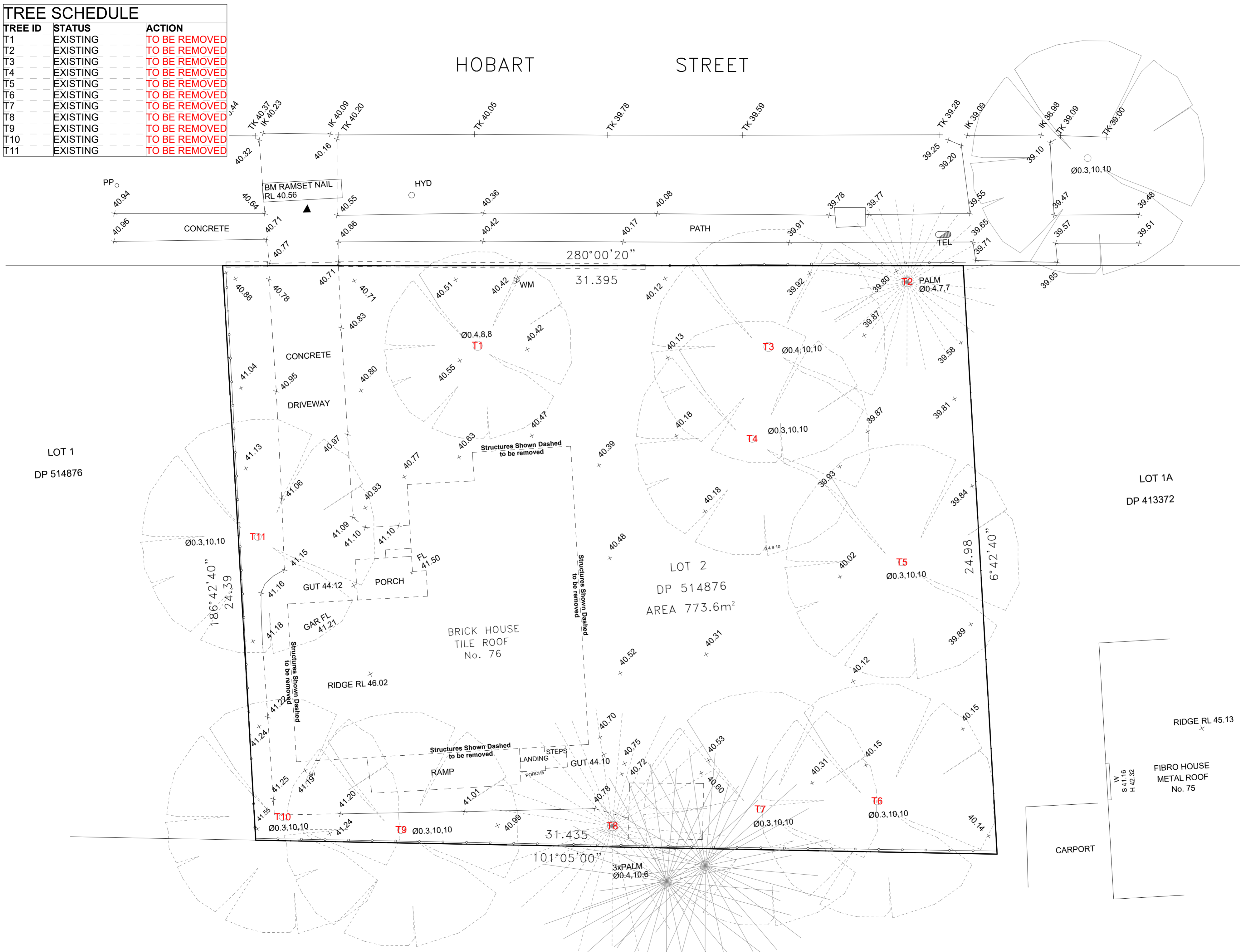
TREE ID	STATUS	ACTION
T1	EXISTING	TO BE REMOVED
T2	EXISTING	TO BE REMOVED
T3	EXISTING	TO BE REMOVED
T4	EXISTING	TO BE REMOVED
T5	EXISTING	TO BE REMOVED
T6	EXISTING	TO BE REMOVED
T7	EXISTING	TO BE REMOVED
T8	EXISTING	TO BE REMOVED
T9	EXISTING	TO BE REMOVED
T10	EXISTING	TO BE REMOVED
T11	EXISTING	TO BE REMOVED



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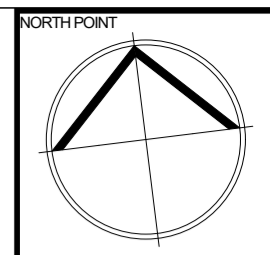
NOTES

NO.	DESCRIPTION	DATE	ISSUE



76 HOBART STREET ST. MARYS

IDRAFT ARCHITECTS
 Nominated Architect
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 City: Dubbo NSW Architects Registration Board 2945
 P.O. Box 666 Dubbo NSW 2881
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 project: Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms
 client: GPS Constructions Pty Ltd
 council: Penrith City Council
 drawing title: **DEMOLITION PLAN**
 designed & drawn: M. Trinh & P. Revollar
 issue/stage: **DA - ISSUE B**
 paper/scale: A2/1:100
 date: 12/05/2021
 job #: 28811 dwg #: 0008

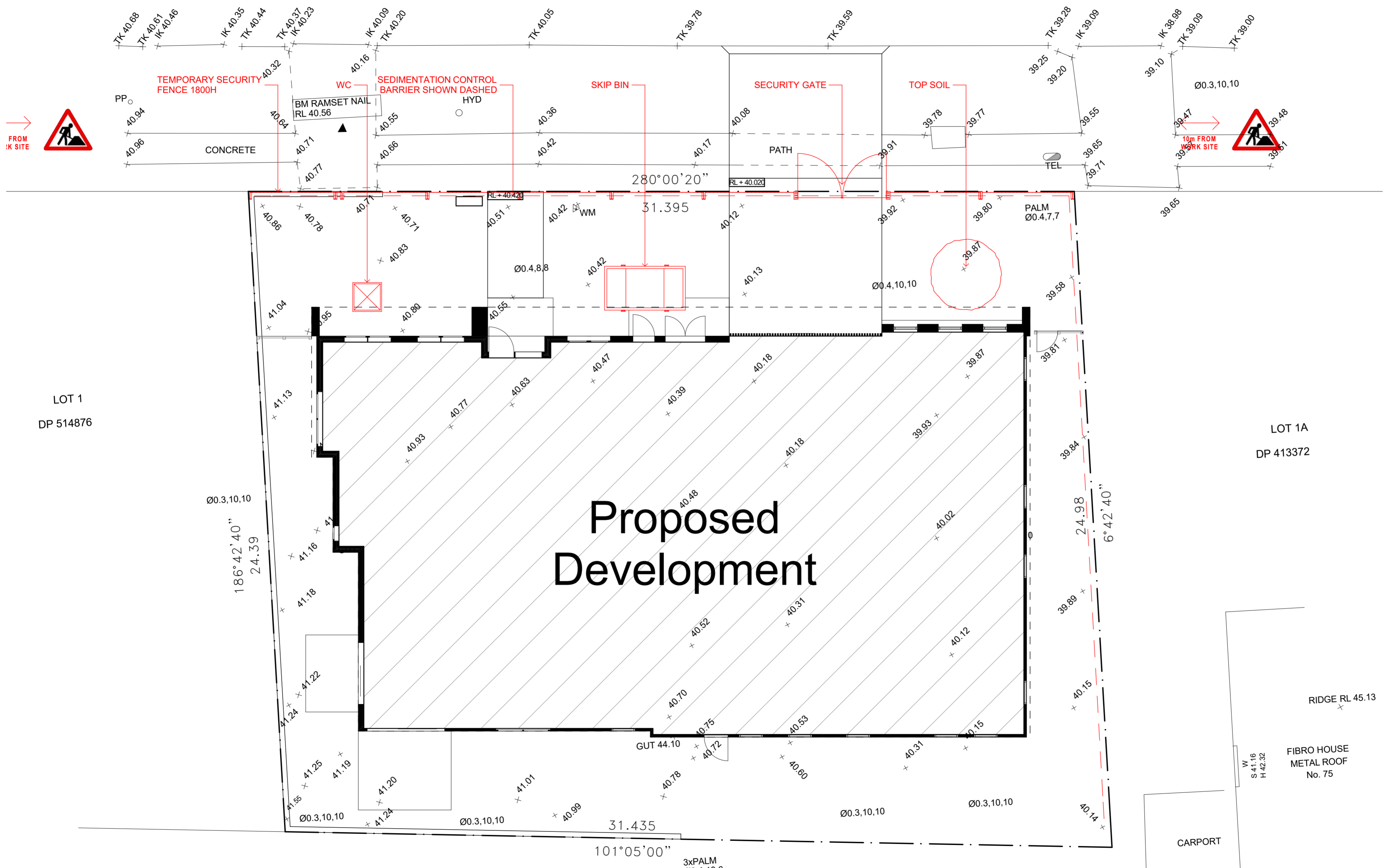


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ISSUE	DESCRIPTION	DATE

ISSUE	DESCRIPTION	DATE

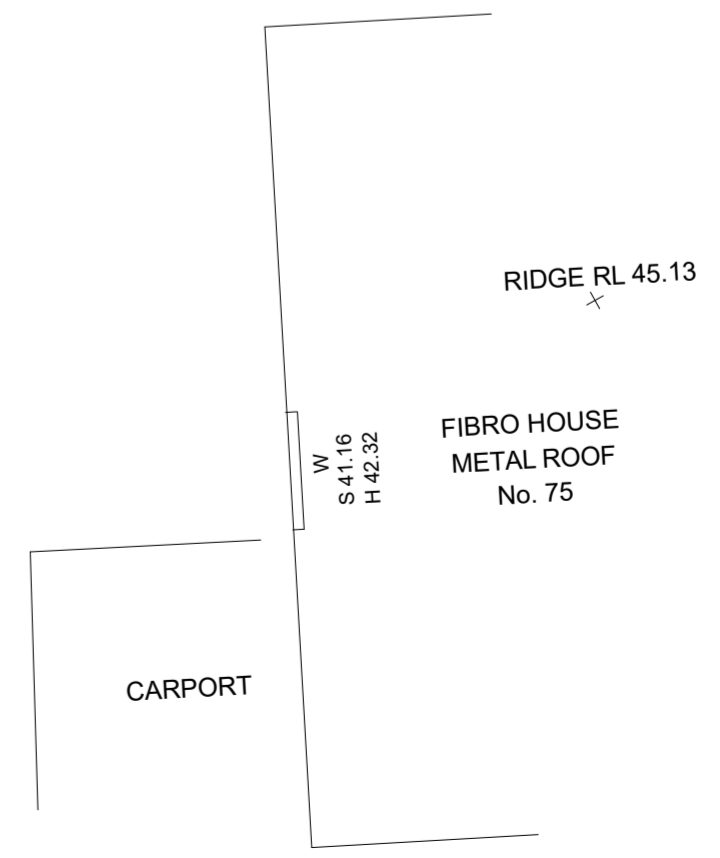
HOBART STREET



Proposed Development

LOT 1
DP 514876

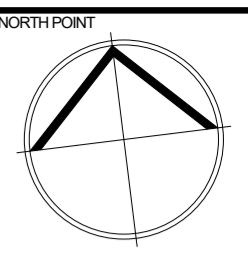
LOT 1A
DP 413372



76 HOBART STREET ST. MARYS

IDRAFT ARCHITECTS
 Nominated Architect
 Adrian Wilson NSW Architects Registration Board 0347
 Gary Chubb NSW Architects Registration Board 0465
 2/248 St Marys NSW 2135
 project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms
 client:
 GPS Constructions Pty Ltd
 council:
 Penrith City Council
 drawing title:
 SEDIMENTATION CONTROL PLAN
 designed & drawn:
 M. Trinh & P. Revollar
 issue/stage:
 DA - ISSUE B
 paper/scale:
 A2/1:100
 date:
 12/05/2021
 job #:
 28811
 dwg #:
 0009

GFA: GF



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76 HOBART STREET ST. MARYS

IDRAFT ARCHITECTS
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 Address: Winton NSW Architects Registration Board 5347
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project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

Client:
 GPS Constructions Pty Ltd

council:
 Penrith City Council

Drawing title:
SHADOW DIAGRAM & STREETScape

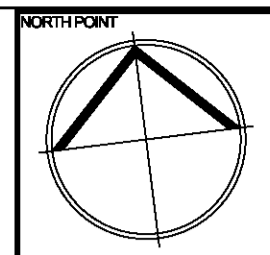
Designed & drawn:
 M. Trinh & P. Revollar

Issue/Stage:
DA - ISSUE B

paper/scale:
 A2/1:200

date:
 12/05/2021

job #: **28811** dwg #: **0011**



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NOTES

NO.	DATE	DESCRIPTION	ISSUE

76 HOBART STREET ST. MARYS

DRAFT ARCHITECTS

Architect
 Address: Winton NSW Australia Registration Number: 0847
 City: Queanbeyan NSW Australia Registration Number: 5045
 Copyright © 2021 Draft Group Pty Ltd
 PO Box 427, Queanbeyan NSW 2610
 Australia
 Tel: 06 639 2200
 Fax: 06 639 2201
 Email: info@draftgroup.com.au

project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
 GPS Constructions Pty Ltd

council:
 Penrith City Council

drawing title:
GROUND FLOOR PLAN

designed & drawn:
 M. Trinh & P. Revollar

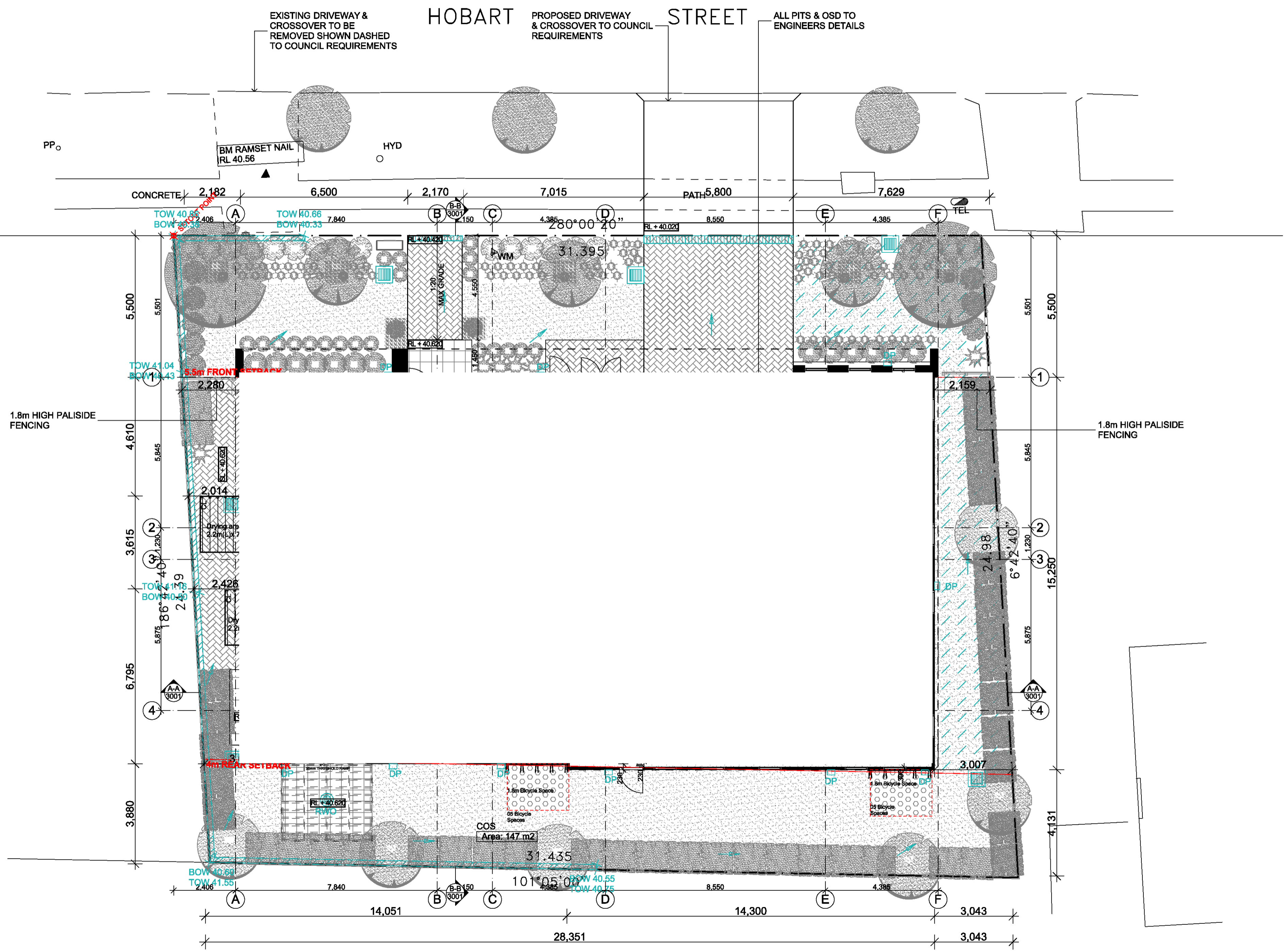
Issue/Stage:
DA - ISSUE B

paper/scale:
 A2/1:100

date:
 12/05/2021

job #:
 28811

dwg #:
 1001



HOBART STREET

EXISTING DRIVEWAY & CROSSOVER TO BE REMOVED SHOWN DASHED TO COUNCIL REQUIREMENTS

PROPOSED DRIVEWAY & CROSSOVER TO COUNCIL REQUIREMENTS

ALL PITS & OSD TO ENGINEERS DETAILS

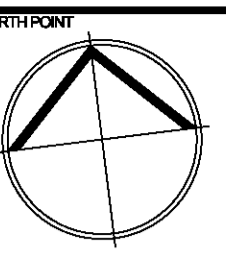
CONCRETE

PATH

1.8m HIGH PALISIDE FENCING

1.8m HIGH PALISIDE FENCING

GFA: GF



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Energy Smart Design: AAA rated water conservation devices include: rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

NO.	DESCRIPTION	DATE	ISSUE

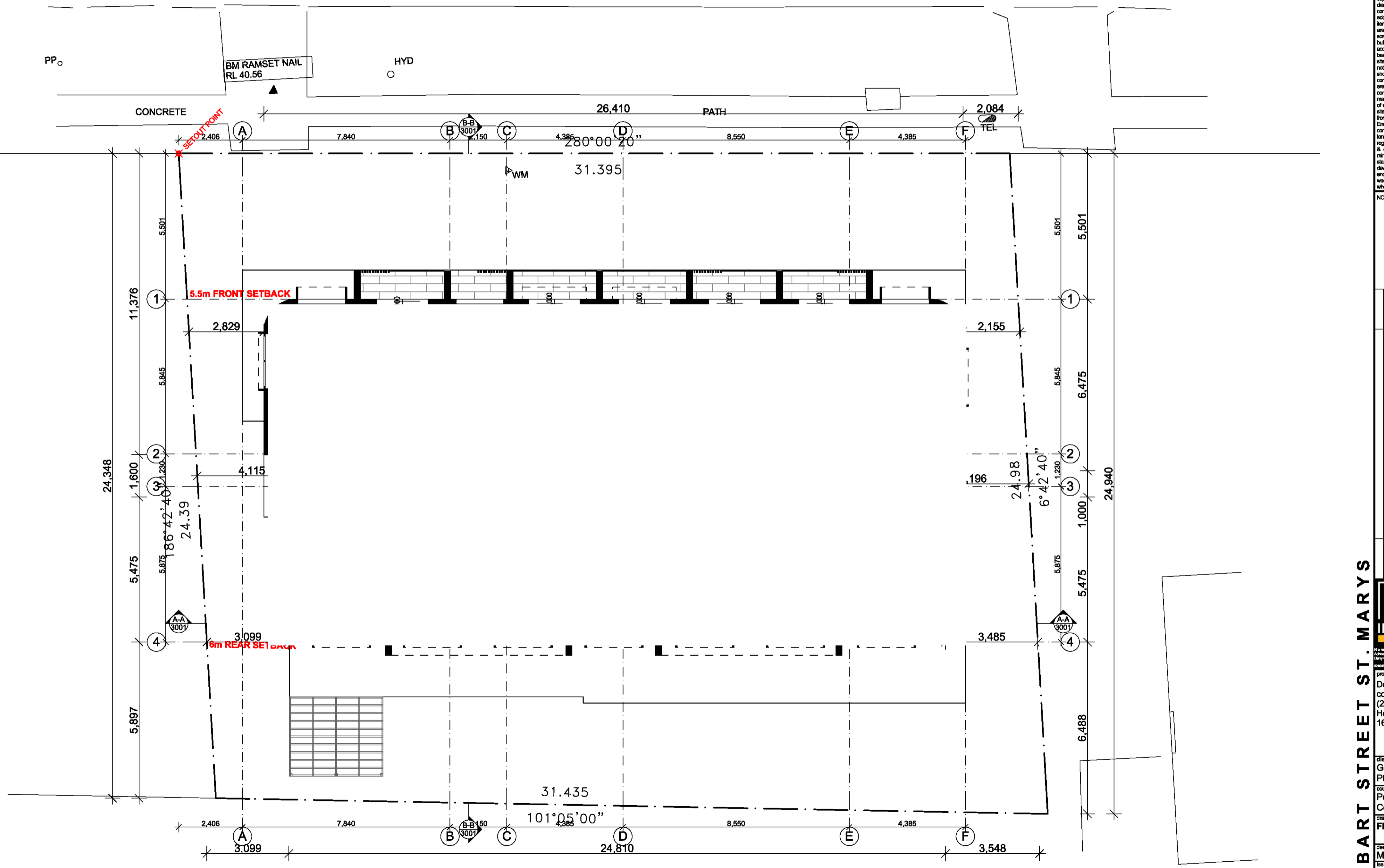
76 HOBART STREET ST. MARYS
IDRAFT ARCHITECTS

Notified Architect
 Address: Wilson Mill, Australia Registration Number: 0047
 City: Hobart TAS, Australia Registration Number: 0001
 Copyright: 2021 | Draft Group Pty Ltd
 project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

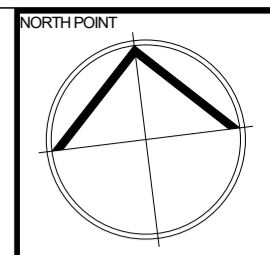
Client:
 GPS Constructions Pty Ltd
 Council:
 Penrith City Council
 Drawing Title:
 FIRST FLOOR PLAN

Designed & drawn:
 M. Trinh & P. Revollar
 Issue/Stage:
 DA - ISSUE B
 paper/scale:
 A2/1:100
 Date:
 12/05/2021
 Job #:
 28811 Dwg #:
 1002

HOBART STREET



GFA: FF
 Area: 306 m²



HOBART STREET

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NOTES

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION	ISSUE

76 HOBART STREET ST. MARYS

IDRAFT ARCHITECTS

Nominated Architect
 Adrian Wilson NSW Architects Registration Board 5347
 Gary Challen NSW Architects Registration Board 5945
 2/1008 86th Street, Murrumbidgee NSW 2560
 Tel: 02 9408 2000
 Email: info@idraft.com.au

project:
 Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
 GPS Constructions Pty Ltd

council:
 Penrith City Council

drawing title:
ROOF PLAN

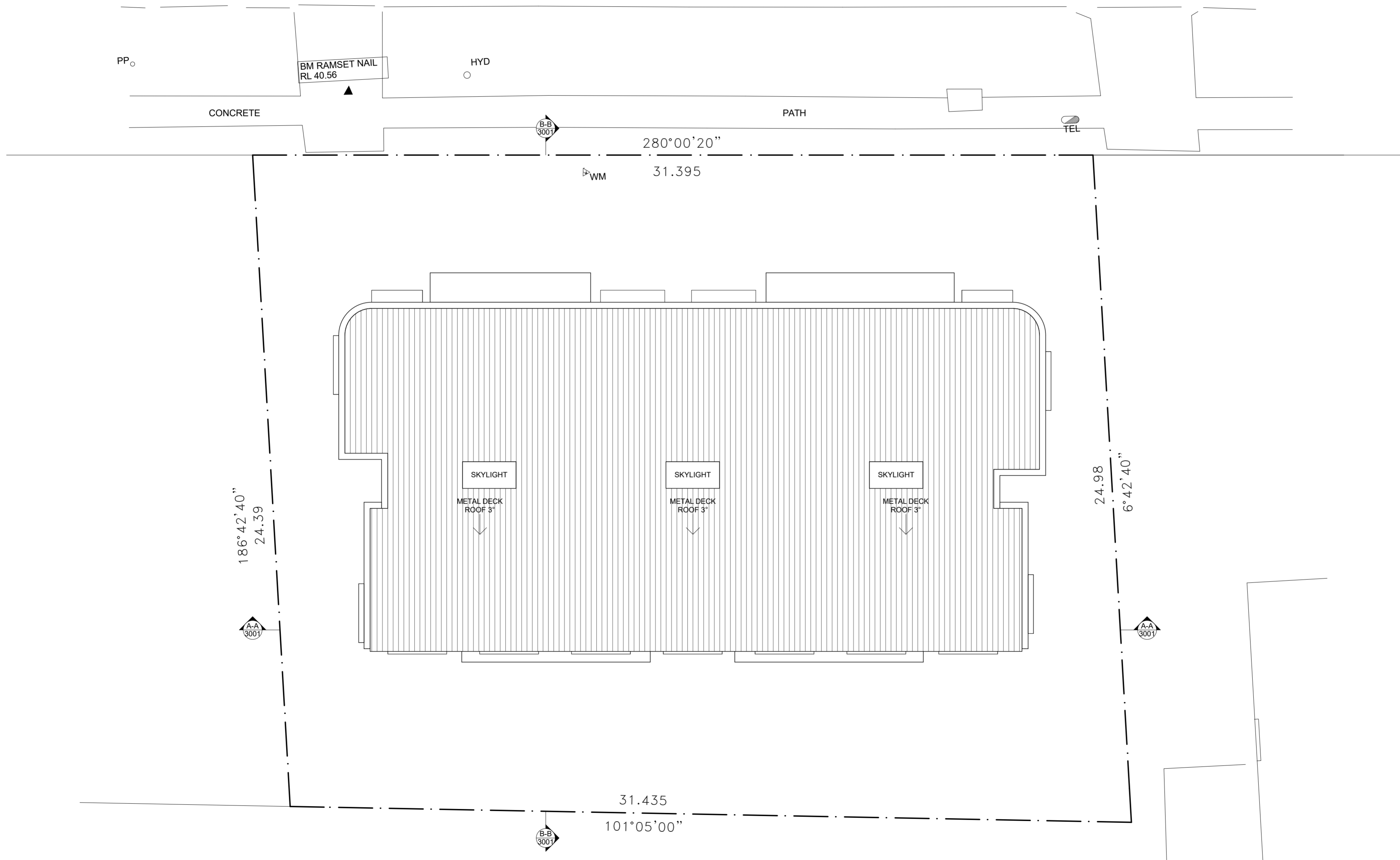
designed + drawn:
 M. Trinh & P. Revollar

Issue/Stage:
DA - ISSUE B

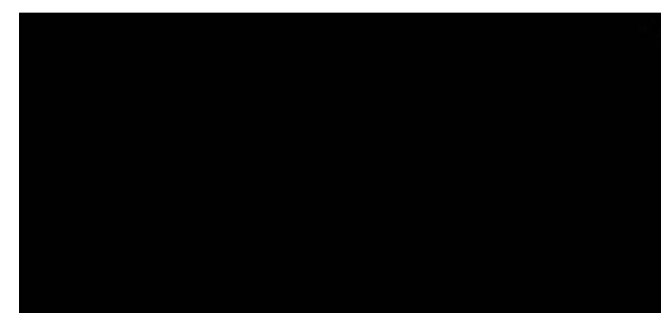
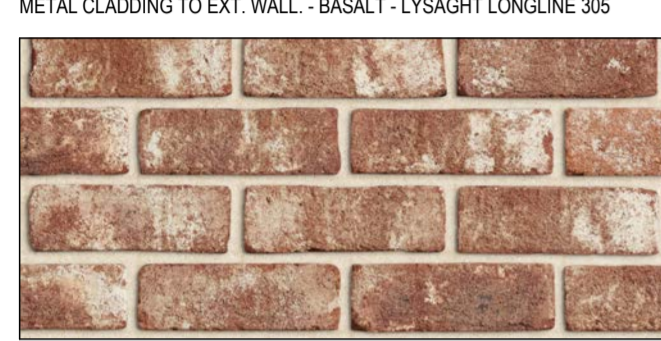
paper/scale:
 A2/1:100

date:
 12/05/2021

job #: **28811** dwg #: **1003**

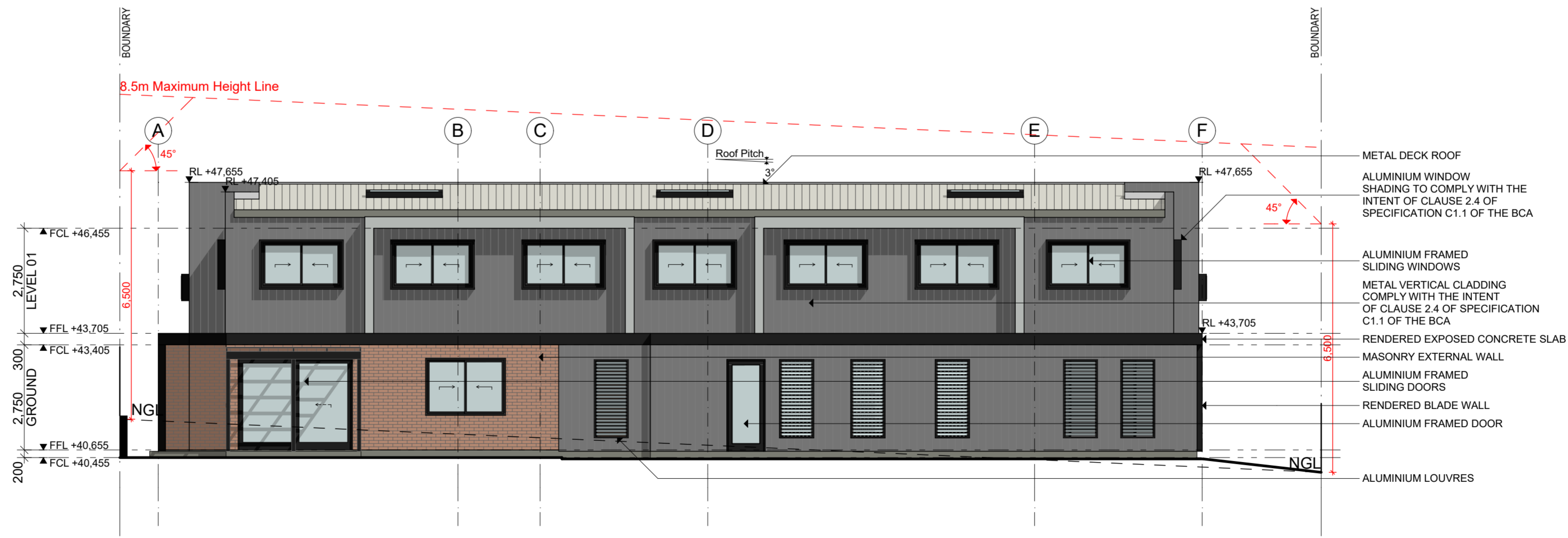
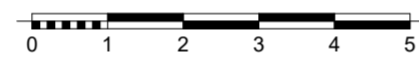


MATERIALS & FINISHES SCHEDULE



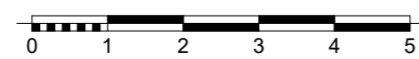
NORTH ELEVATION

scale 1:100



SOUTH ELEVATION

scale 1:100



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NOTES

NO.	ISSUE	DATE	DRAWING DESCRIPTION

IDRAFT ARCHITECTS
Nominated Architect
Address: Wilson NSW Architects Registration Board 0347
Entry Number: NSW Architects Registration Board 0465
0958 868 | www.idraft.com.au | PO Box 427, Murrumbidgee NSW 2580

project:
Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
GPS Constructions Pty Ltd

council:
Penrith City Council

drawing title:
NORTH & SOUTH ELEVATIONS

designed & drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE B

paper/scale:
A2/1:100

date:
12/05/2021

job #:
28811

dwg #:
2001

76 HOBART STREET ST. MARYS

MATERIALS & FINISHES SCHEDULE



METAL CLADDING TO EXT. WALL. - BASALT - LYSAGHT LONGLINE 305



FACEBRICK - PGH - SANDSTONE TO EXT. WALLS



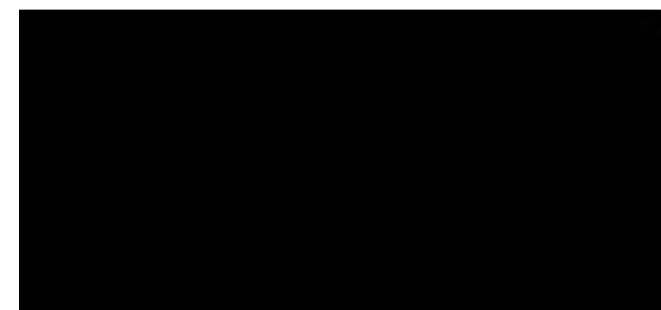
WHITE RENDER TO BLADE WALLS



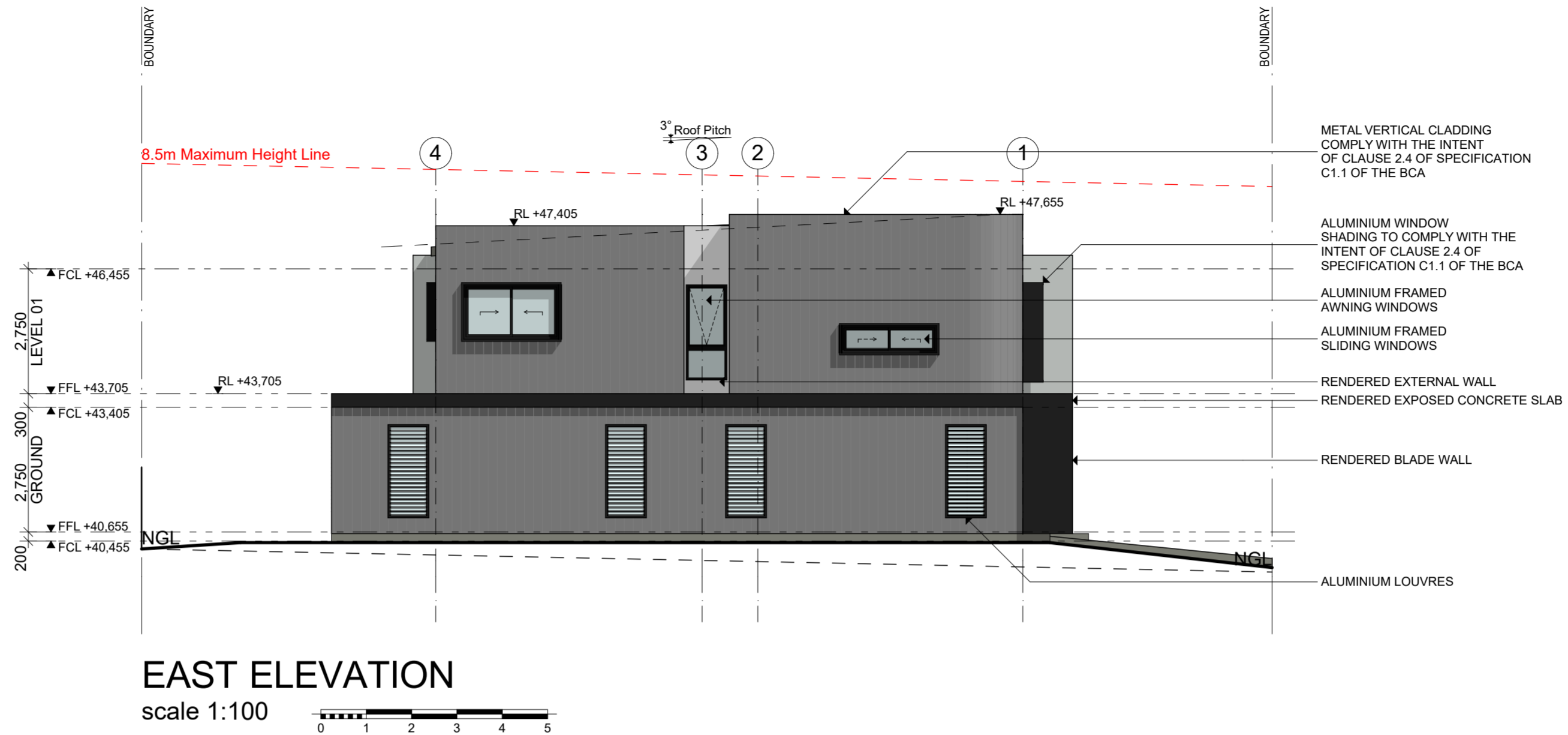
CEMINTEL CLADDING TO EXT. WALL & COLUMNS



CONCRETE SLAB (EDGE ONLY) + COLUMNS - BLACK RENDER



COLORBOND MONUMENT - WINDOW/DOOR FRAMES, WINDOW HOODS, ALUMINIUM LOUVRES & AWNING



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NO.	DESCRIPTION	DATE	ISSUE

NO.	DESCRIPTION	DATE	ISSUE

76 HOBART STREET ST. MARYS



Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client: GPS Constructions Pty Ltd

council: Penrith City Council

drawing title: EAST & WEST ELEVATIONS

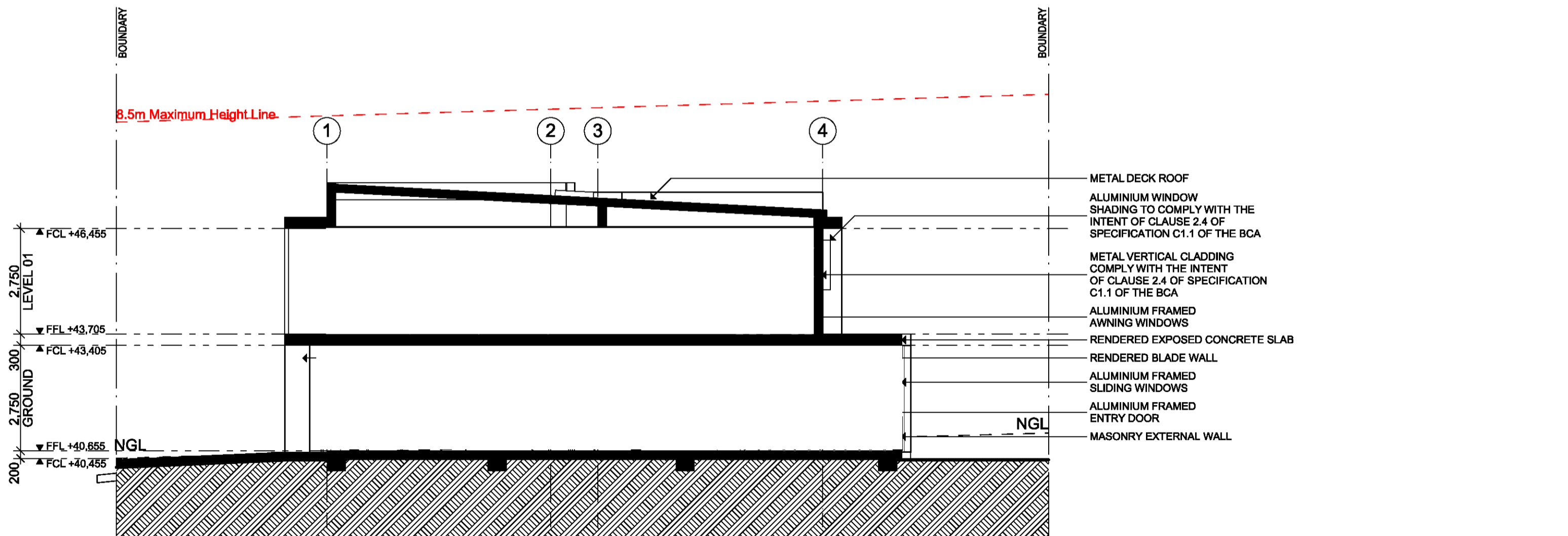
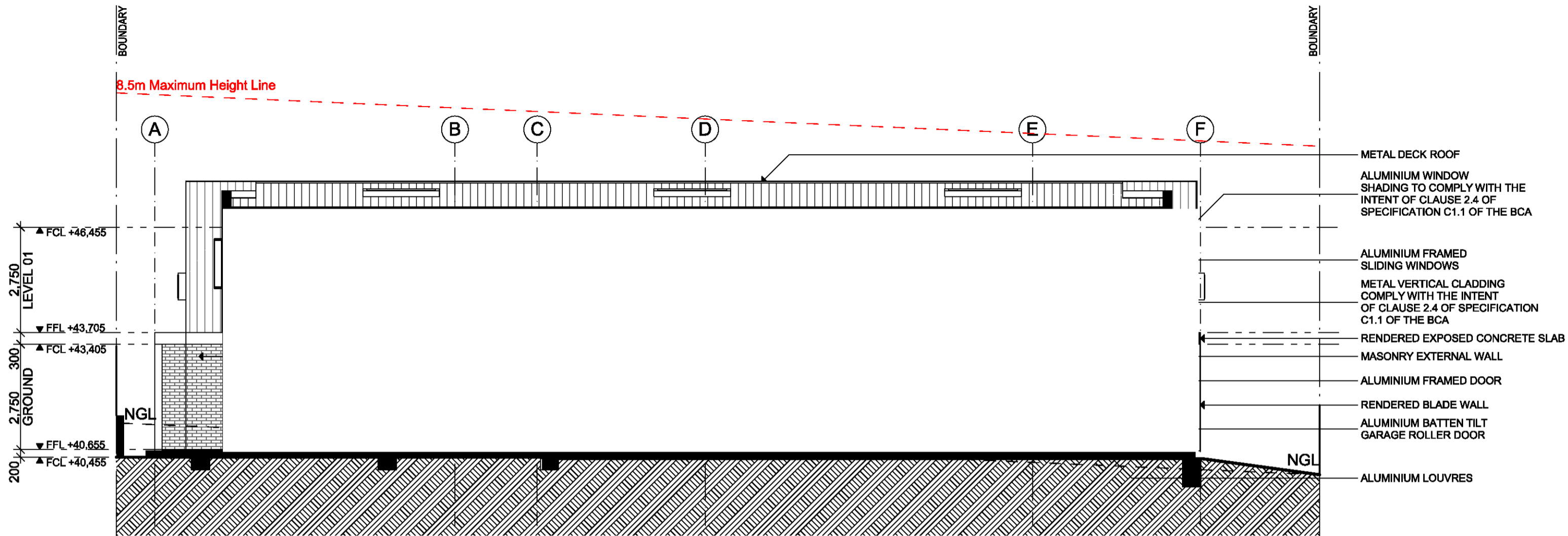
designed + drawn: M. Trinh & P. Revollar

issue/stage: DA - ISSUE B

paper/scale: A2/1:100

date: 12/05/2021

job #: 28811 dwg #: 2002



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NOTES

NO.	DESCRIPTION	DATE	ISSUE

76 HOBART STREET ST. MARYS

DRAFT ARCHITECTS

Registered Architect
Address: Wilson Rd Warragul Vic 3921
Vic Chamber of Architects Registration Board 15963
95789088 (Warragul) 0431 421 421 (Melbourne) 03 9237 5000
www.draftarchitects.com.au

project:
Demolition & construction of a Two (2) storey Boarding House Comprising of 16 Rooms

client:
GPS Constructions Pty Ltd

council:
Penrith City Council

drawing title:
SECTION A-A & B-B

designed & drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE B

paper/scale:
A2/1:100

date:
12/05/2021

job #:
28811

dwg #:
3001

