Proposed Boarding House Development
at
35 Simpson StreetDundas Valley

Sheet List

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35 Simpson Street, Dundas Valley
SUMMARY OF BASIX COMMITMENTS
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.
Refer to the CURRENT BASIX Certificate for Complete details.

WATER COMMITMENTS				
Fixtures				
Alternative Water – None				
Fixtures				
4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps	
THERMAL COMFORT COMMITMENTS - Refer to Section J Report				
ENERGY COMMITMENTS				
Hot Water	Central gas instantaneous system			
Cooling System	Living	None		
	Bedrooms	None		
Heating System	Living	None		
	Bedrooms	None		
Ventilation	Bathroom	Fan ducted to roof/facade	Manual on/off	
	Kitchen	Fan ducted to roof/facade	Manual on/off	
	Laundry	Not Applicable		
Natural Lighting	Window/Skylight in Kitchen	As Drawn		
	Window/Skylight in Bathrooms/Toilets	As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	No	Indoor or sheltered clothes drying line	No	
Stove/Oven	Electric cooktop, electric oven			
Other	"Well ventilated" refrigerator space			

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Nominated Architect: Ghassan Fares NSWARB 5808

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FOR DA ONLY

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C	DEAP Additional Info.	07/2021
D	DA Amendments	12/2021
E	LEC Amendments	03/2022
F	LEC Amendments	04/2022

Client
Mr. Alan Lung

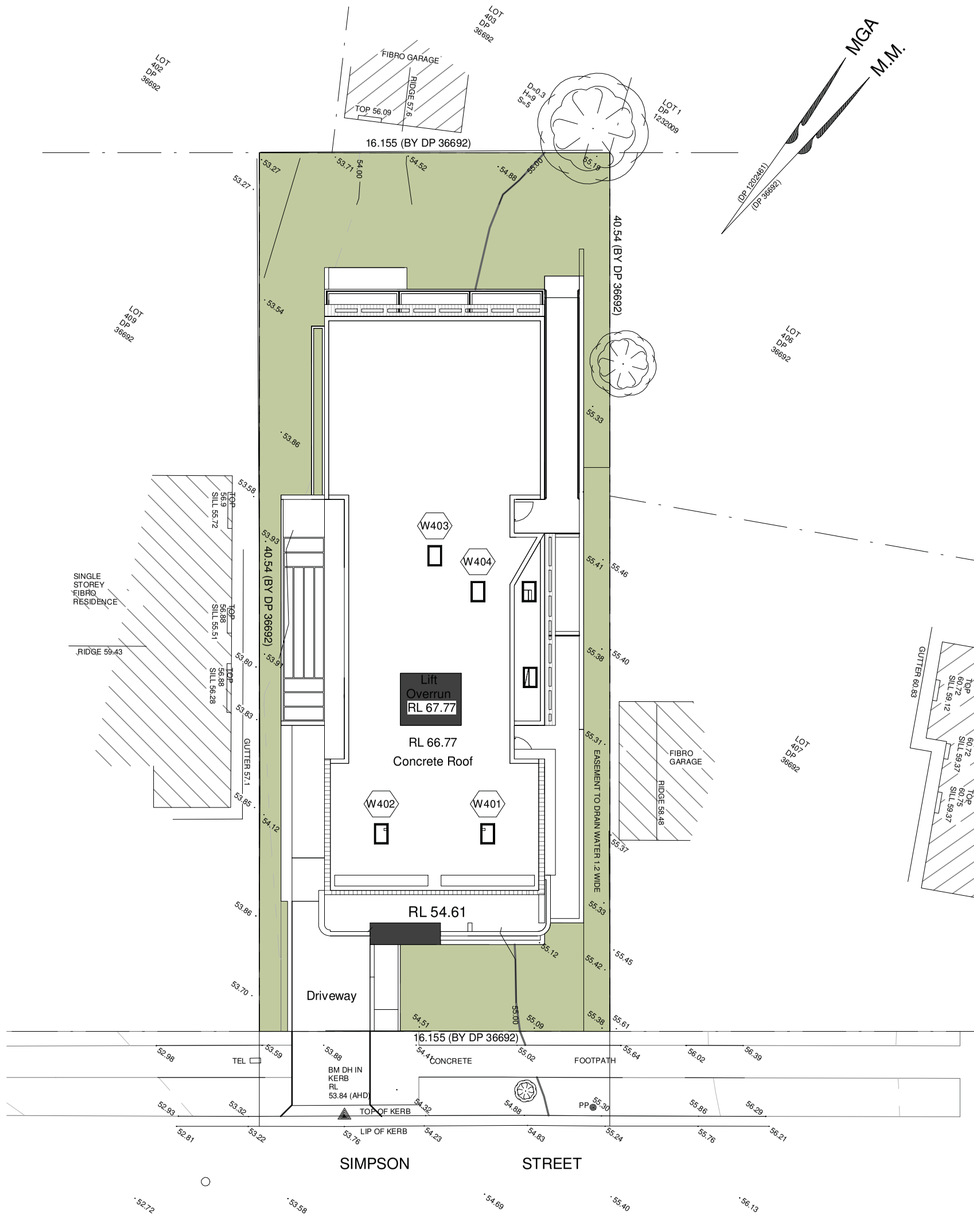
Project
Proposed Boarding House
at 35 Simpson Street
Dundas Valley

Cover Page

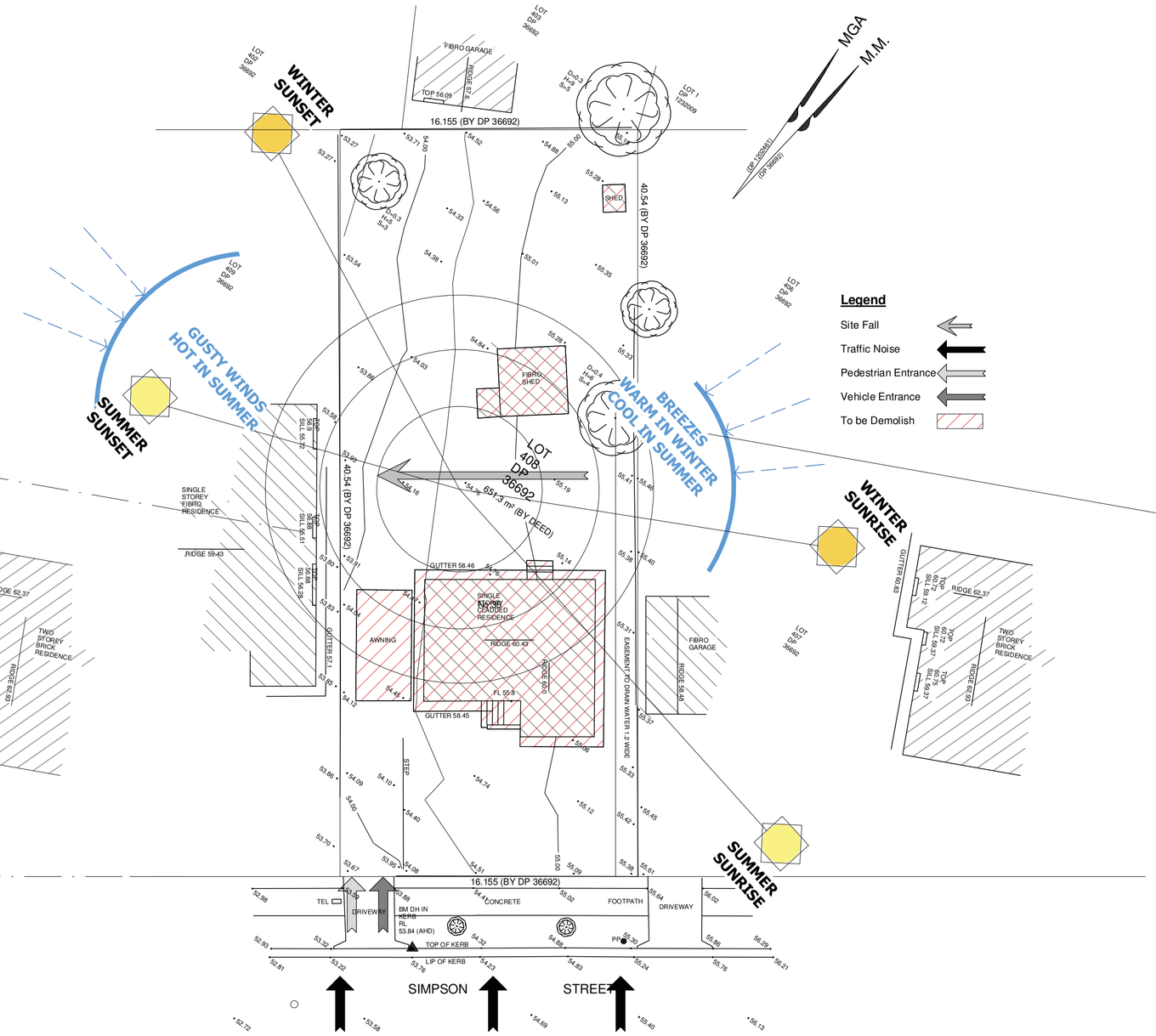
Project number	2019-11
Date	2020-09
Drawn by	AH & SL
Checked by	GF

A000

Drawing DA
Scale
Issue F



1 Site/Roof Plan
1 : 200



10 Site Analysis
1 : 200

General Information	
Council	City of Parramatta Council
Project Address	35 Simpson Street Dundas Valley NSW 2117
Site area	651.3 m²
Zoning	R4 High Density Residential
Maximum allowable FSR (Under LEP)	1.1:1
Maximum allowable GFA (Under LEP)	716.43 m²
Maximum Bonus Under ARHSEPP2009	0.5:1
Maximum allowable GFA (Plus Bonus)	1042.08 m²
Maximum Height of Building	15 m
Heritage	N/A
Communal Open Space	20 m²
Manager's Private Open Space	8 m²

Proposal				
	Single	Double	Total	
Number of Rooms	8	17	**25**	**Rooms**
Accessible Rooms	(Included as Double Rooms)		2	Rooms
Common Rooms			1	Rooms
Manager Room	1 for 20 or More Lodgers		1	Room
Proposed GFA			**867**	**m²**
Proposed FSR			**1.33**	**: 1**
Carpark (Rooms)	1 per 10 Rooms		3	Car Spaces
Carpark (Manager)			1	Manager Car Space
Carpark (Required)			4	Total Car Spaces
Carpark (Proposed)			**4**	**Total Car Spaces**
Carpark (Accessible)			1	Accessible Car Space
Motorcycle (Required)	1 per 5 Rooms		5	Motorcycle Spaces
Motorcycle (Proposed)			**5**	**Motorcycle Spaces**
Bycicle (Required)	1 per 5 Rooms		5	Bicycle Spaces
Bycicle (Proposed)			**5**	**Bicycle Spaces**
Manger's Open Space			**10**	**m²**
Communal Open Space			**116**	**m²**

Levels	Location	Glazing Thickness	Acoustic Seals	Minimum Rw or STC Rating
Ground Floor	Bedrooms 01, 02, 03	8.38mm Vlam	Yes	34
	Manager room	6.38mm Lam	yes	32
	Communal living room	8.38mm VLam	Yes	34
Level 1 & 2	Bedrooms	6.38mm VLam	Yes	32
All Elevations	All others glazing	6.00mm	Standard	32
Level 3 All Elevations	Same as Level 1&2	Same as above	Same as above	Same as above

Note:
- *All acoustic seal to be a Q-Lon seal type with Rw 33; and*
- *Any alternatives of glazing, Far West Consulting Engineers should be advised.*

Glazing Recommendation - from Acoustic Report prepared by Far West Consulting Engineers (dated 26/04/2022)

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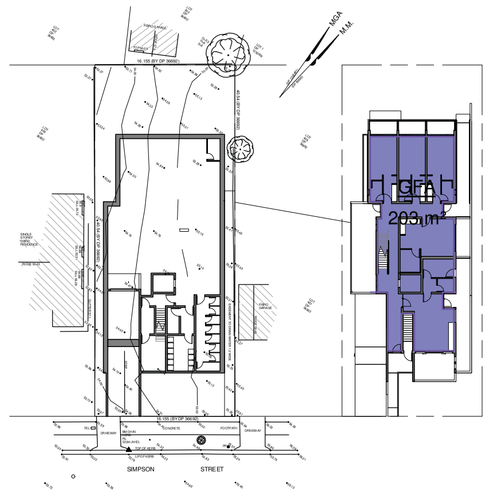
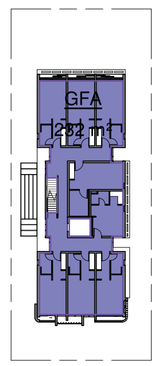
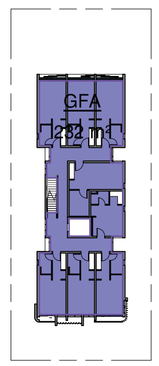


5 Level B1
1 : 500

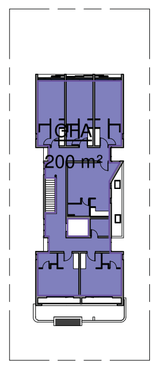
6 Ground Level
1 : 500



7 Level 1
1 : 500



8 Level 2
1 : 500



9 Level 3
1 : 500

Gross Floor Area	
Level	Area
Level B1	Not Enclosed
Ground Level	203 m²
Level 1	232 m²
Level 2	232 m²
Level 3	200 m²
Grand total	867 m²

Door Schedule (Overall)			
Mark	Level	Height	Width
D001	Ground Level	2700	4200
D002	Ground Level	2405	910
D003	Ground Level	2800	900
D004	Ground Level	2700	3072
D005	Ground Level	2700	3072
D006	Ground Level	2700	3072
D007	Ground Level	2800	900
D008	Ground Level	2700	3072
D009	Ground Level	2800	900
D101	Level 1	2700	3072
D102	Level 1	2700	1750
D103	Level 1	2700	3072
D104	Level 1	2700	3072
D105	Level 1	2700	3072
D201	Level 2	2700	3072
D202	Level 2	2700	1750
D203	Level 2	2700	3072
D204	Level 2	2700	3072
D205	Level 2	2700	3072
D301	Level 3	2700	3072
D302	Level 3	2700	3072
D303	Level 3	2700	3072
D304	Level 3	2700	3072
D305	Level 3	2700	3072

Window Schedule (Overall)			
Mark	Level	Width	Height
W001	Ground Level	600	1200
W002	Ground Level	600	1200
W101	Level 1	556	1350
W102	Level 1	729	1350
W103	Level 1	941	1350
W104	Level 1	600	1200
W105	Level 1	970	1350
W106	Level 1	970	1350
W107	Level 1	600	1200
W108	Level 1	600	1200
W109	Level 1	970	1350
W110	Level 1	1030	1350
W111	Level 1	600	1800
W112	Level 1	600	1800
W113	Level 1	1030	1350
W114	Level 1	970	1350
W115	Level 1	600	1200
W116	Level 1	600	1800
W117	Level 1	600	1800
W201	Level 2	556	1350
W202	Level 2	729	1350
W203	Level 2	941	1350
W204	Level 2	600	1200
W205	Level 2	970	1350
W206	Level 2	970	1350
W207	Level 2	600	1200

Window Schedule (Overall)			
Mark	Level	Width	Height
W208	Level 2	600	1200
W209	Level 2	970	1350
W210	Level 2	1030	1350
W211	Level 2	600	1800
W212	Level 2	600	1800
W213	Level 2	1030	1350
W214	Level 2	970	1350
W215	Level 2	600	1200
W216	Level 2	600	1800
W217	Level 2	600	1800
W301	Level 3	600	1200
W302	Level 3	970	1350
W303	Level 3	970	1350
W304	Level 3	600	1200
W305	Level 3	600	1200
W306	Level 3	970	1350
W307	Level 3	873	1350
W308	Level 3	600	1800
W309	Level 3	600	1800
W310	Level 3	970	1350
W311	Level 3	600	1200
W312	Level 3	600	900
W313	Level 3	600	900
W401	CL	600	900
W402	CL	600	900
W403	CL	600	900
W404	CL	600	900

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Client
Mr. Alan Lung

Project
Proposed Boarding House
at 35 Simpson Street
Dundas Valley

Site Information

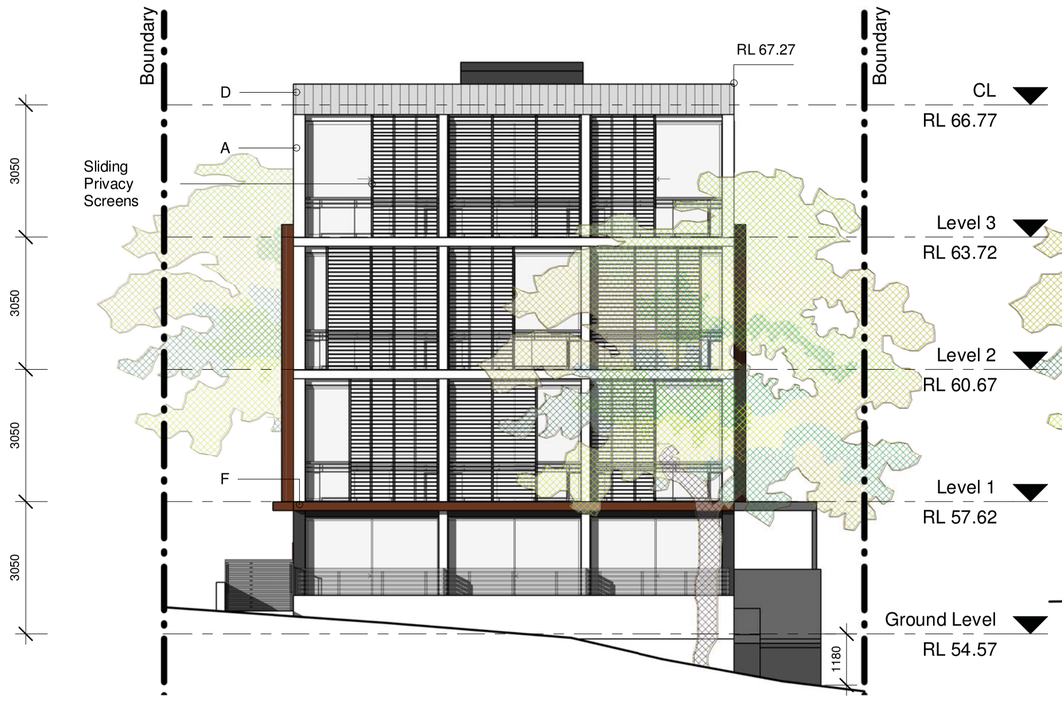
FOR DA ONLY

Project number	2019-11
Date	2020-09
Drawn by	AH & SL
Printed	27/04/2022 10:25:17 AM
Checked by	GF

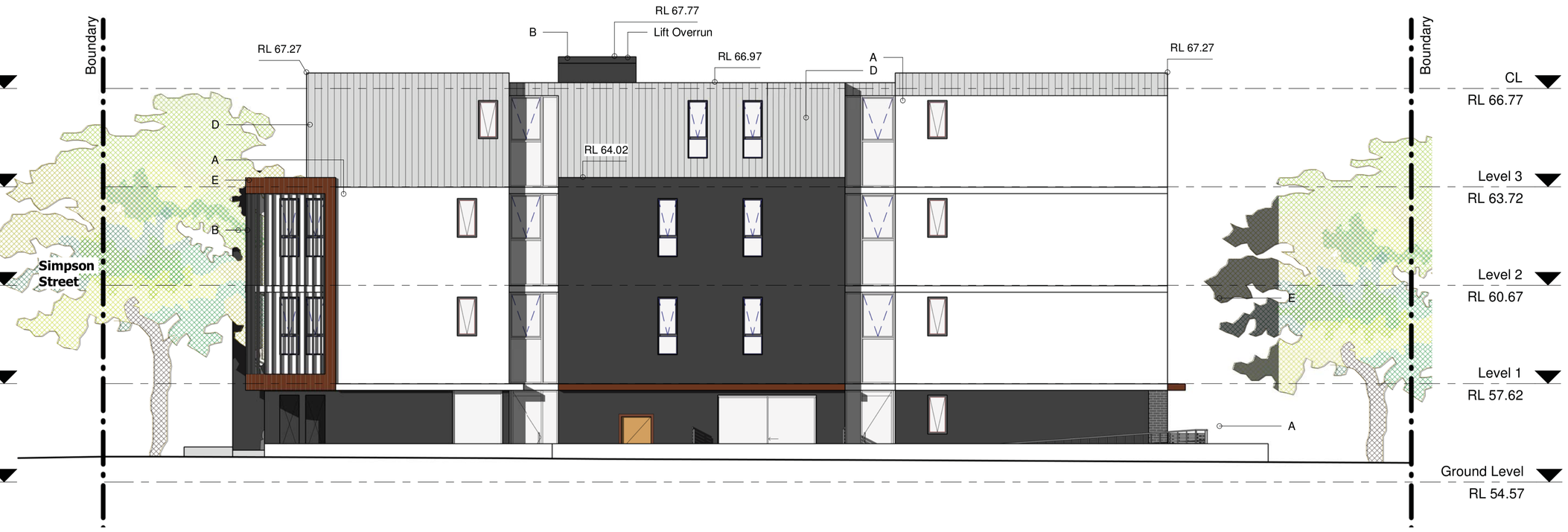
A001

Scale	Drawing :	Issue
As indicated	DA	F

27/04/2022 10:25:17 AM



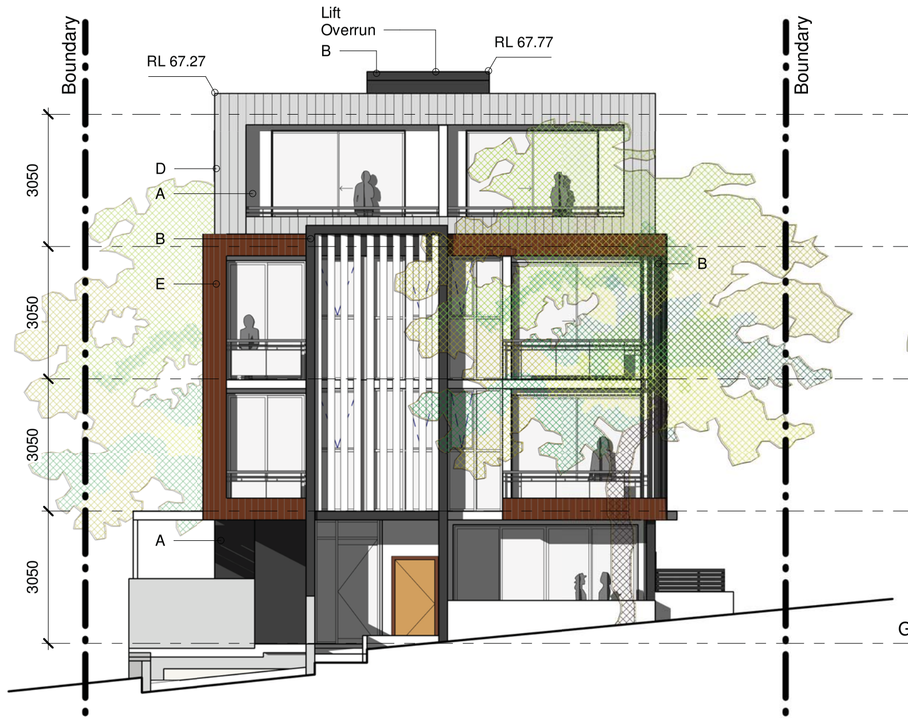
1 North Elevation
1 : 100



2 East Elevation
1 : 100

Schedule of Finishes

	A	Painted - Dulux Paint - Vivid White or Similar
	B	Painted - Dulux Paint - Domino or Similar
	C	Render and Paint Dulux - Ashville or Similar
	D	Cladding (James Hardie Axon or Similar) Dulux - Ashville or Similar
	E	Cladding (Jame Hardie Axon or Similar) Painted - Russet Tan or Similar
	F	Painted Finish Dulux - Russet Tan or Similar



3 South Elevation
1 : 100

4 West Elevation
1 : 100

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Elevations

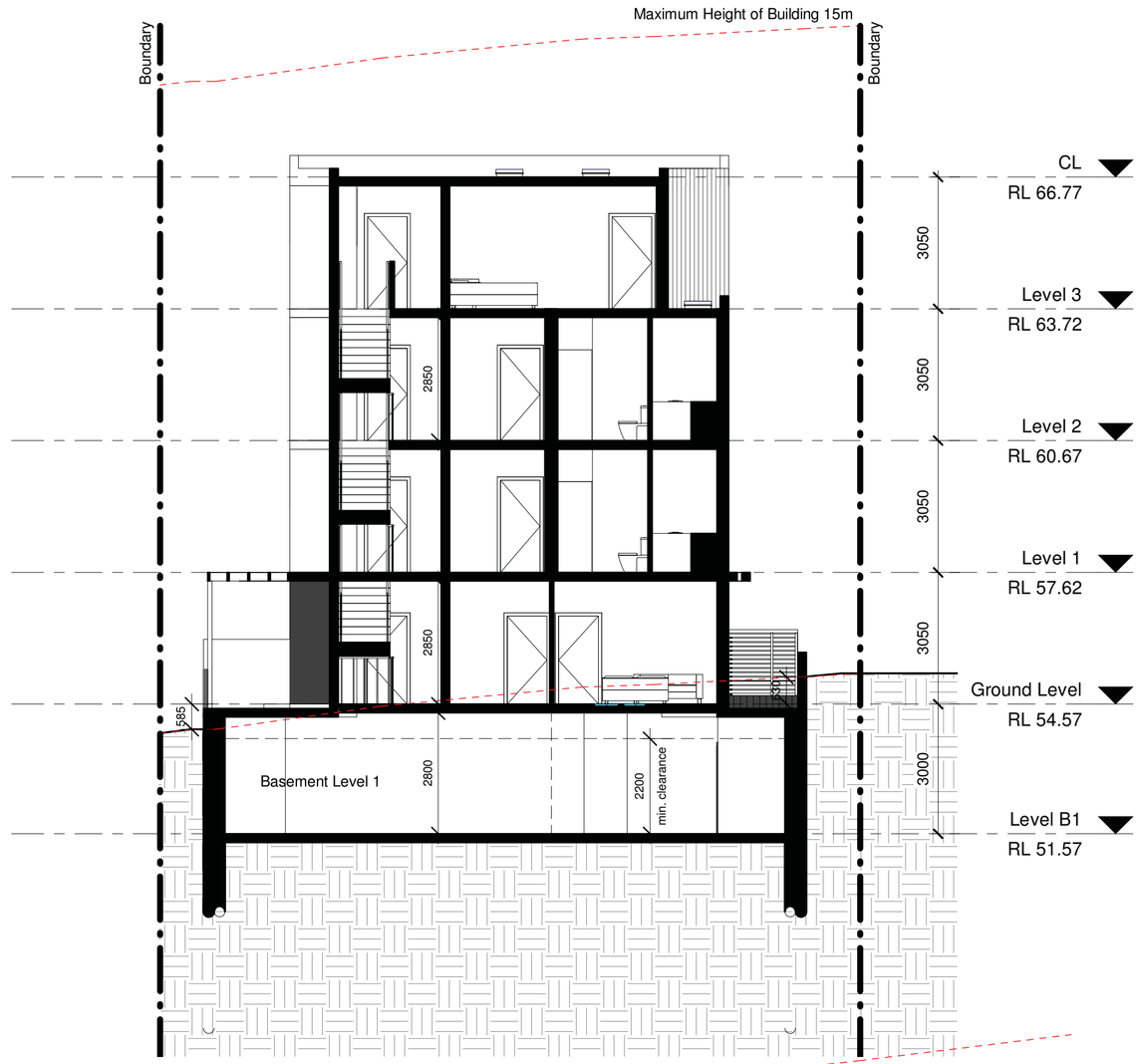
Project number	2019-11
Date	2020-09
Drawn by	AH & SL
Checked by	GF

A201

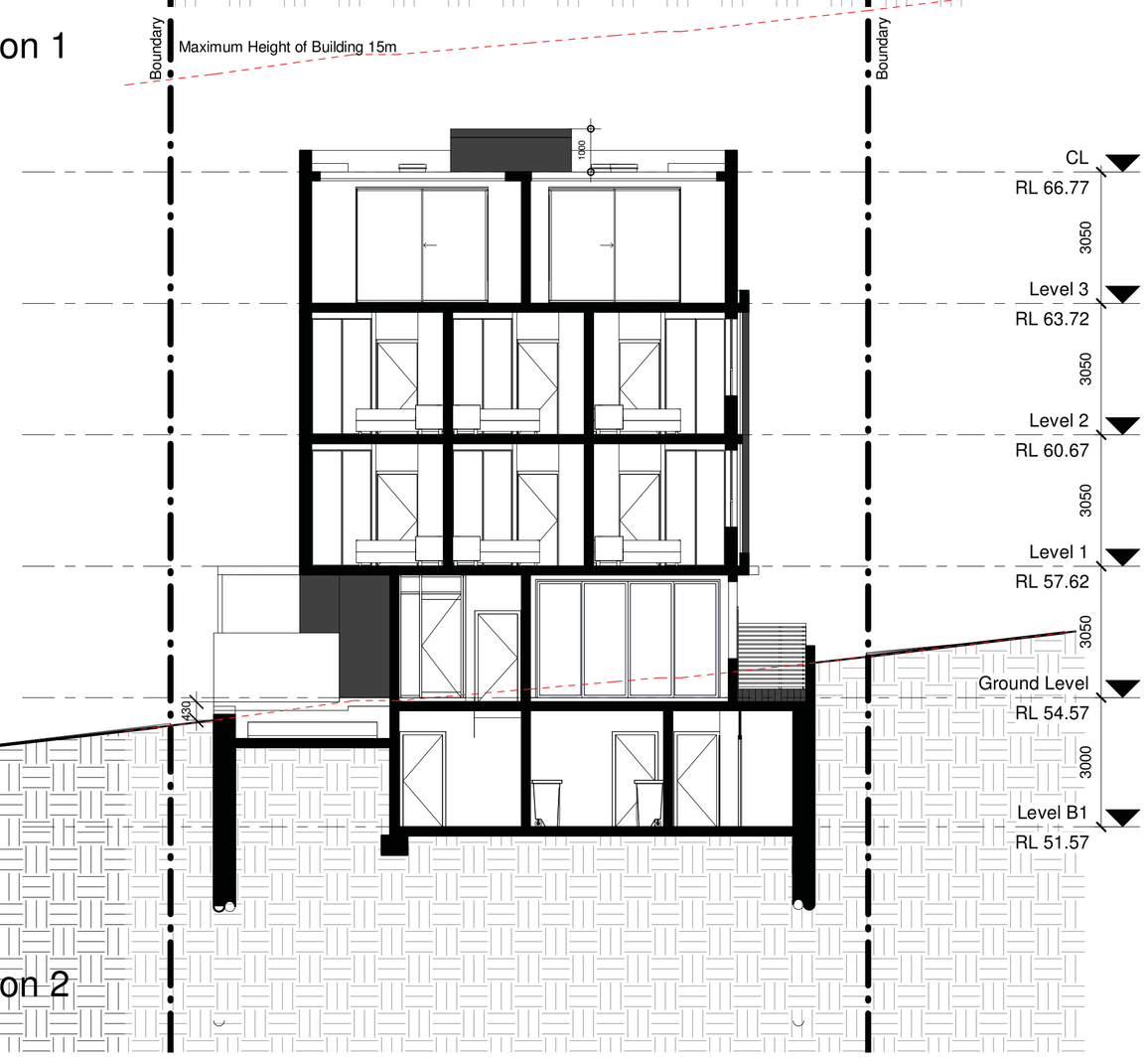
Drawing	DA
Scale	As indicated
Issue	F

Construction Method -
Floor -
Reinforced Concrete Slabs
Wall System -
Ground - Cavity Brick
First - Third - Hebel Veneer Wall System
Roof -
Concrete Roof

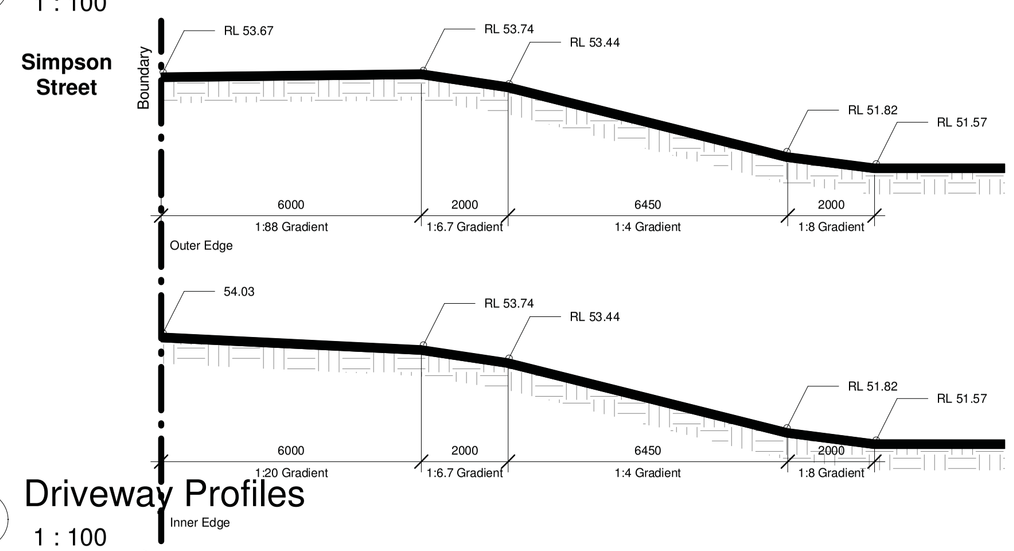
1 Long Section
1 : 100



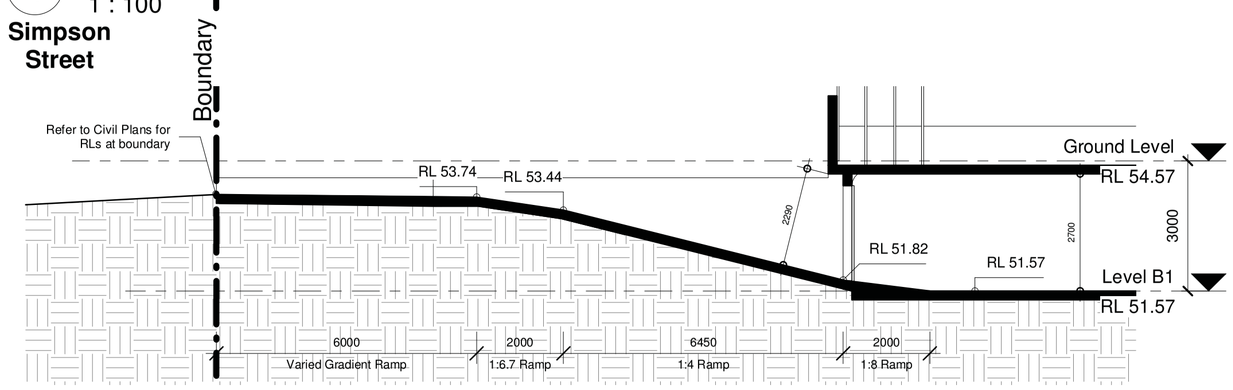
2 Cross Section 1
1 : 100



3 Cross Section 2
1 : 100



4 Driveway Profiles
1 : 100



5 Driveway Section
1 : 100

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Sections

Project number	2019-11
Date	2020-09
Drawn by	AH & SL
Checked by	GF

A202

Drawing DA
Scale 1 : 100
Issue F

1 15 m Max. Allowable HOB
1 : 1

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Max. Allowable HOB Compliance

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Printed	27/04/2022 10:25:34 AM
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A203

Scale	Drawing :	Issue
1 : 1	DA	F

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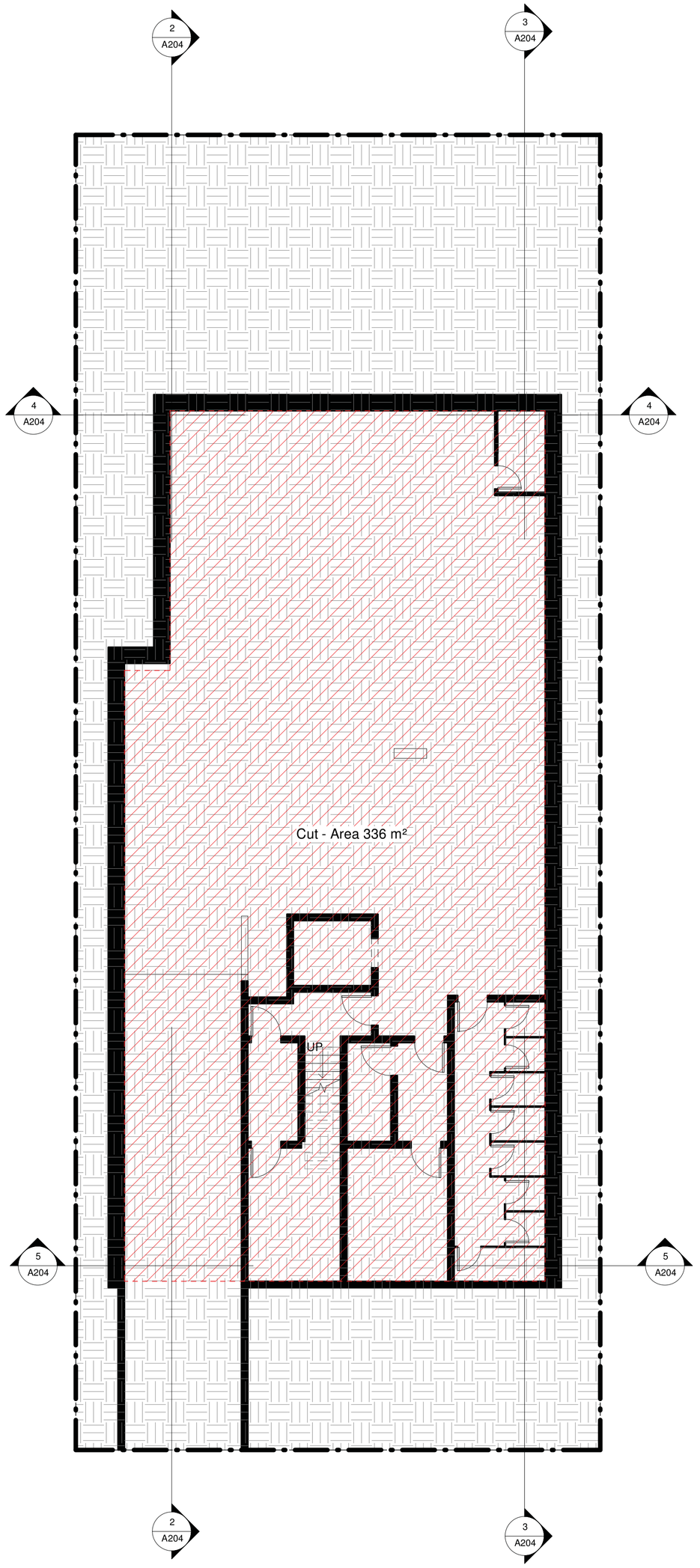
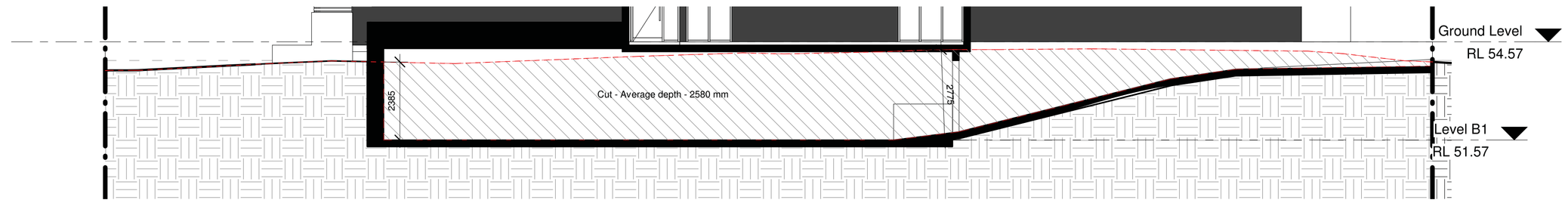


1 Level B1 Plan
1 : 100



2 Section 1
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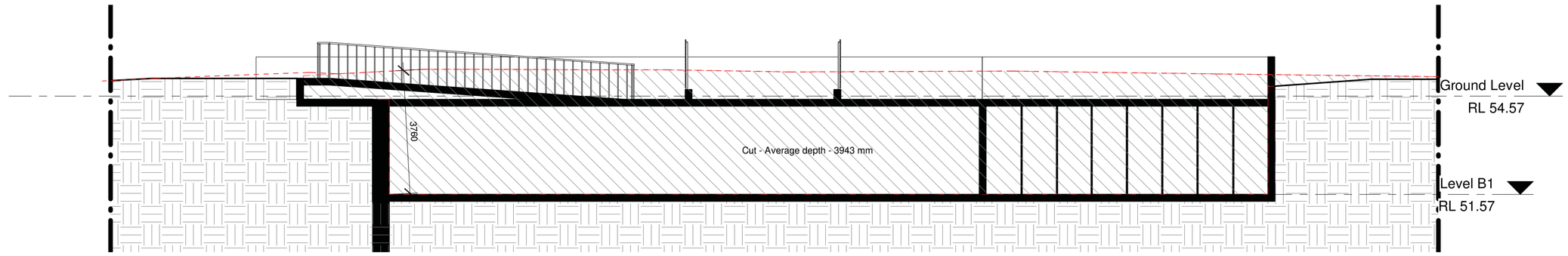

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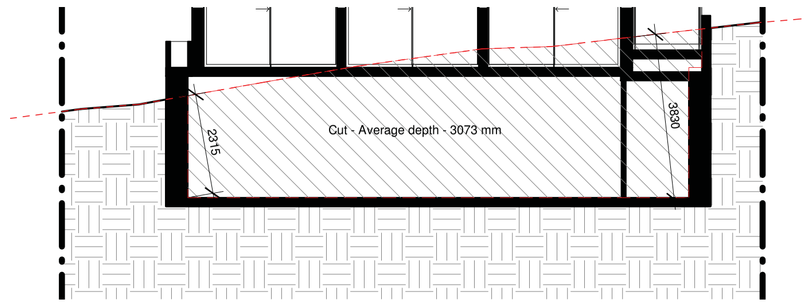

4 Section 3
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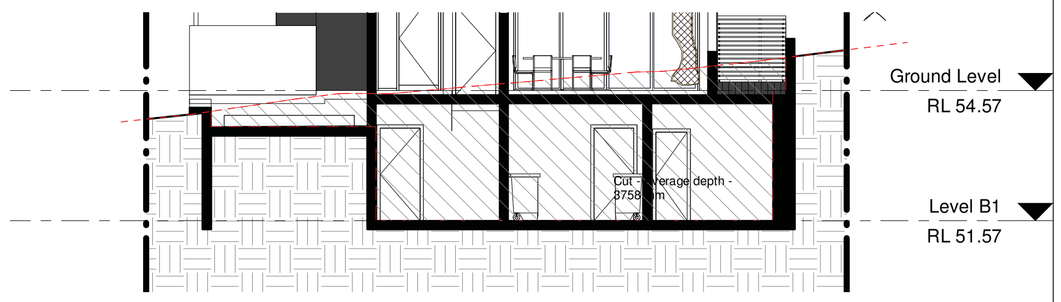

5 Section 4
1 : 100

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Cut and Fill Plan

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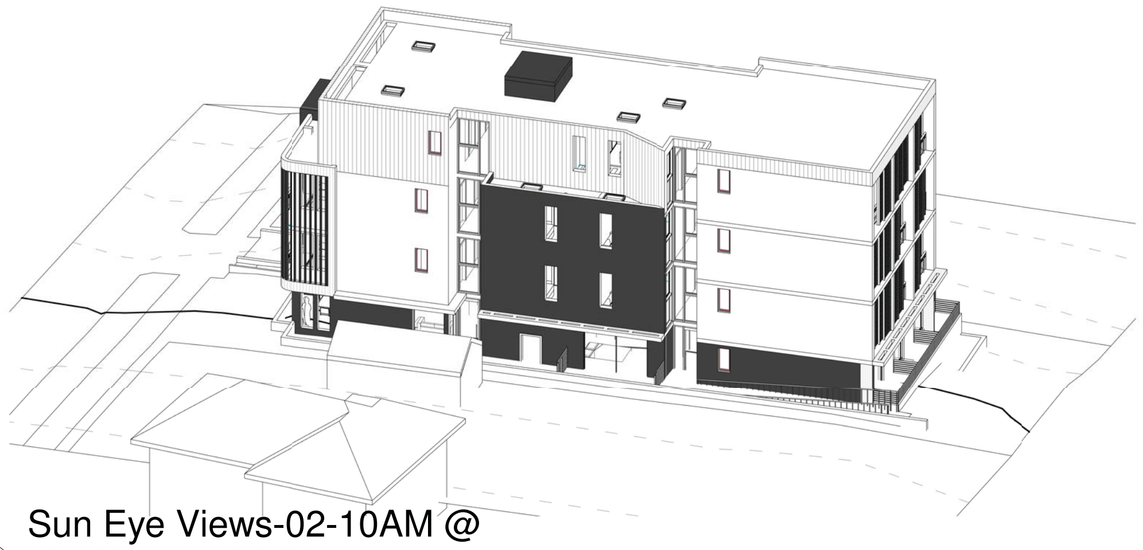
Date	2020-09
Drawn by	Author
Printed	27/04/2022 10:25:35 AM
Checked by	Checker

A204

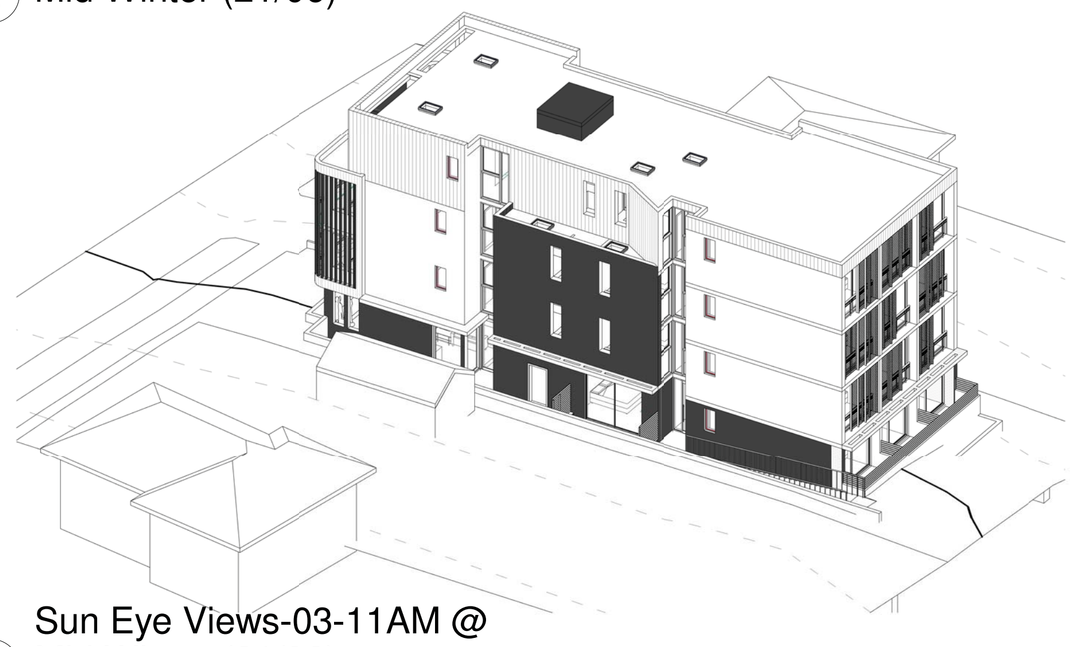
Scale	Drawing :	Issue
1 : 100	DA	F

27/04/2022 10:25:35 AM

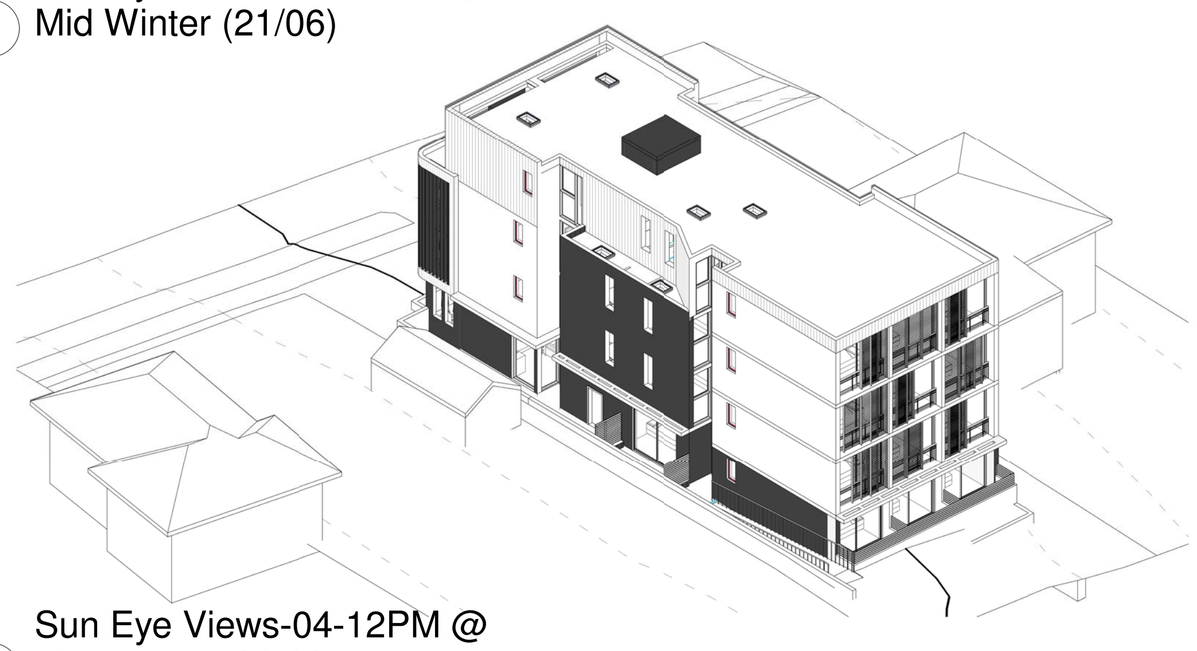
1 Sun Eye Views-01-9AM @ Mid Winter (21/06)



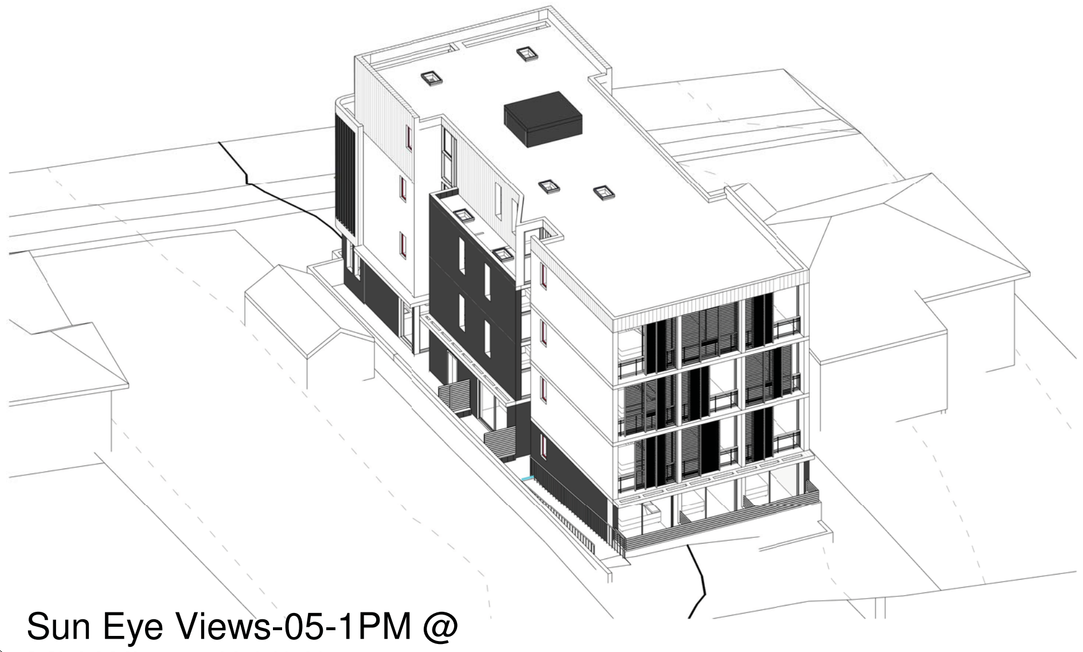
2 Sun Eye Views-02-10AM @ Mid Winter (21/06)



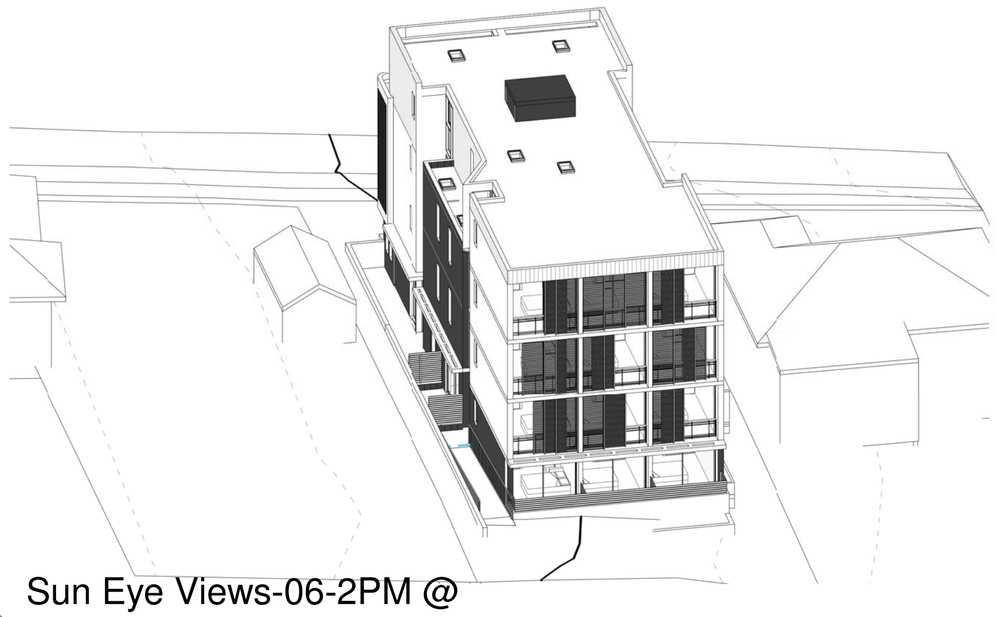
3 Sun Eye Views-03-11AM @ Mid Winter (21/06)



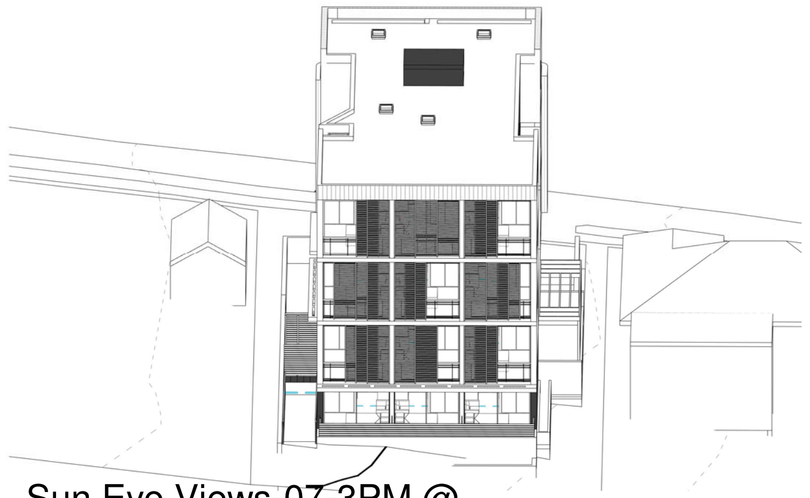
4 Sun Eye Views-04-12PM @ Mid Winter (21/06)



5 Sun Eye Views-05-1PM @ Mid Winter (21/06)



6 Sun Eye Views-06-2PM @ Mid Winter (21/06)



7 Sun Eye Views-07-3PM @ Mid Winter (21/06)

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EEC EVERGREEN ENERGY CONSULTANTS

Gus Fares Architects PL

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Nominated Architect: Ghassan Fares NSWARB 5808

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Notes:
1. Do not scale the drawings, read all dimensions shown.
2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents,contract administration drawings, nor workshop drawings.
5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
6. Note that ground levels may vary due to site conditions.

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Issue	Description	Date
A	DA Lodgement	10/2020
B	DA Amendments	03/2021
C	DEAP Additional Info.	07/2021
D	DA Amendments	12/2021
E	LEC Amendments	03/2022
F	LEC Amendments	04/2022

Client
Mr. Alan Lung

Project
Proposed Boarding House
at 35 Simpson Street
Dundas Valley

Sun Eye Views (Solar Access & Over Shadow)

FOR DA ONLY

Project number	2019-11
Date	2020-09
Drawn by AH & SL	Printed 27/04/2022 10:25:45 AM
Checked by	GF

A301

Scale	Drawing :	Issue
	DA	F

27/04/2022 10:25:45 AM