

# Proposed 12 Rooms Boarding House at 225 Bungarribee Rd Blacktown NSW



Gus Fares Architects<sup>PL</sup>



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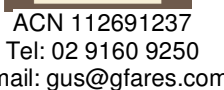
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021

Client	Krishathi Pty Ltd
Project	Proposed Boarding House Development at 225 Bungarribee Road Blacktown Pursuant to ARHSEPP 2009

Cover Page		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
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Checked by		GF
A000		
Scale	Drawing : DA	Issue D



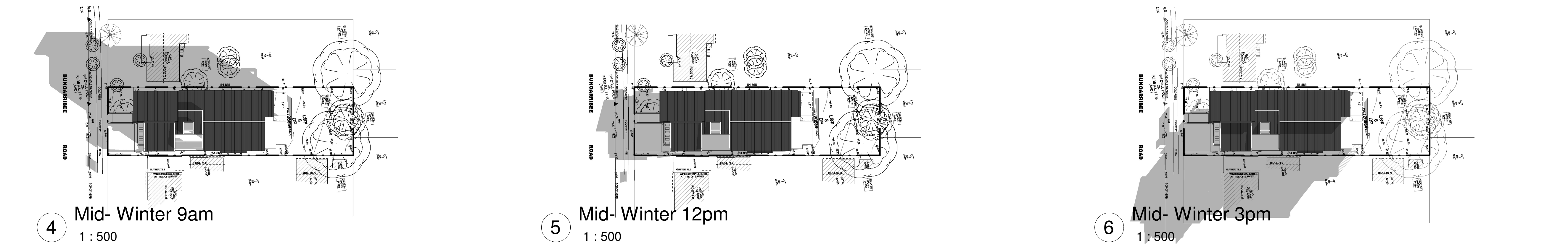




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Calculation revised to reflect amendments		

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Site Information			
FOR	DA	ONLY	
Project number		2020-19	
Date		Feb-2021	
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A001			
Scale	Drawing :		Issue
As indicated	DA		D



General Information	
Council	Blacktown City Council
Project Address	225 Bungarribee Road, Blacktown
Site area	834.7 m <sup>2</sup>
Maximum allowable FSR	No FSR Control
Maximum allowable GFA	Maximum allowable GFA
Heritage	Not Applicable
HOB	9 m
Zoning	R2 - Low Density Residential
Site Frontage	15.24 m
Deep Soil	No Deep Soil Control
Landscaping	No Landscaping Control
Communal Open Space	20 m <sup>2</sup>

<div> <div>Proposal</div> </div>				
	Manager	Double Locker	Total	
Room Numbers	1	11	12	(24 Persons) Rooms (incl. accessible room)
Accessible Rooms		2	2	Rooms
Proposed GFA			532.16	m <sup>2</sup>
Proposed FSR			No FSR Control	
Carpark (Residential)	0.5 parking space/room		6	Residential Car Spaces
			6	Total Car Spaces
Carpark (Shared area)	1		1	Shared area
Motorcycle	0.2 space/room		3	Motorcycle Spaces
Bycycle carpark	0.2 space/room		3	Bicycle Spaces
Deep Soil			242	m <sup>2</sup>
Landscape			242	m <sup>2</sup>
Municipal Open Space			231	m <sup>2</sup>

225 Bungarribee Road, Blacktown					
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.					
<b>WATER COMMITMENTS</b>					
Fixtures					
Alternative Water – None					
Fixtures					
4 Star Shower Heads		4 Star Toilet		4 Star Kitchen Taps	
				4 Star Basin Taps	
<b>THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans</b>					
<b>ENERGY COMMITMENTS</b>					
Hot Water		Gas instantaneous 3 star			
Cooling		Living		None	
System		Bedrooms		None	
Heating		Living		None	
System		Bedrooms		None	
Ventilation		Bathrooms		Fan ducted to roof/facade	
		Kitchen		Fan ducted to roof/facade	
		Laundry		Not Applicable	
				Manual on/off	
				Manual on/off	
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		1	Dedicated
		Number of Living/Dining rooms		1	Dedicated
		Kitchen		Yes	Dedicated
		All Bathrooms/Toilets		Yes	Dedicated
		Laundry		Yes	Dedicated
		All Hallways		Yes	Dedicated
<b>OTHER COMMITMENTS</b>					
Outdoor clothes line		No		Indoor or sheltered clothes drying line	
Stove/Oven		Electric cooktop, electric oven			
Other		Central photovoltaic system to generate minimum 10 kW of electricity			

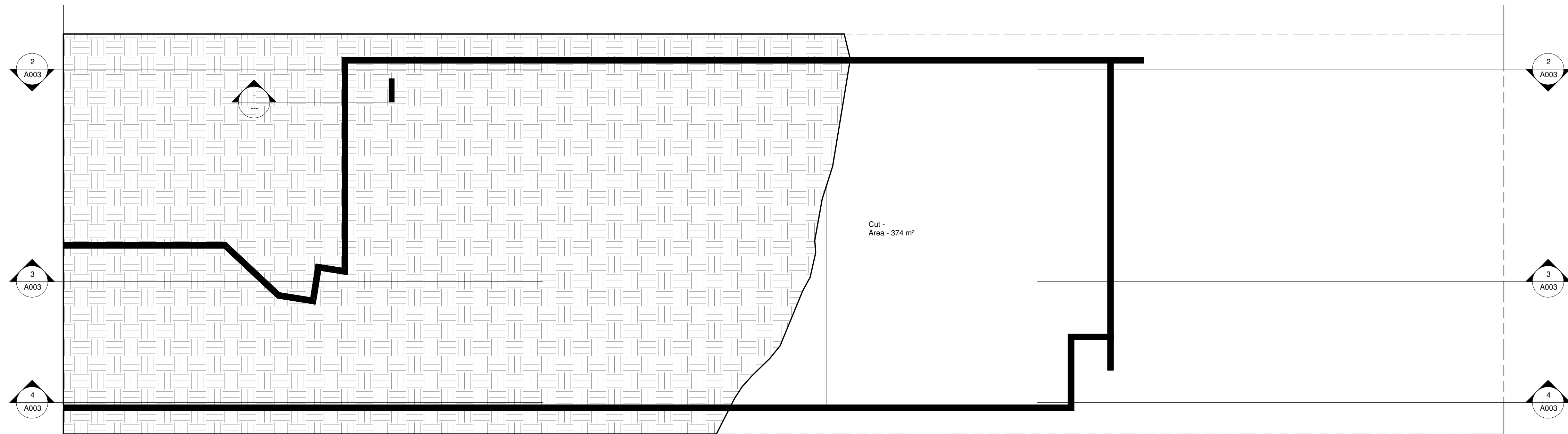
**Glazing Recommendation from the Acoustic Report prepared by Far West Consulting Engineers**

- **Facade to Road - Bedroom** - 8.38 mm VLam with Acoustic seals and min.  $R_w$  or STC Rating of 34
- **West Elevation - Bedroom & Kitchen** - 8.38 mm VLam with Acoustic seals and min.  $R_w$  or STC Rating of 34
- **East & West Elevation - Bedroom & all glazing** - 6.38 mm VLam with Acoustic seals and min.  $R_w$  or STC Rating of 32

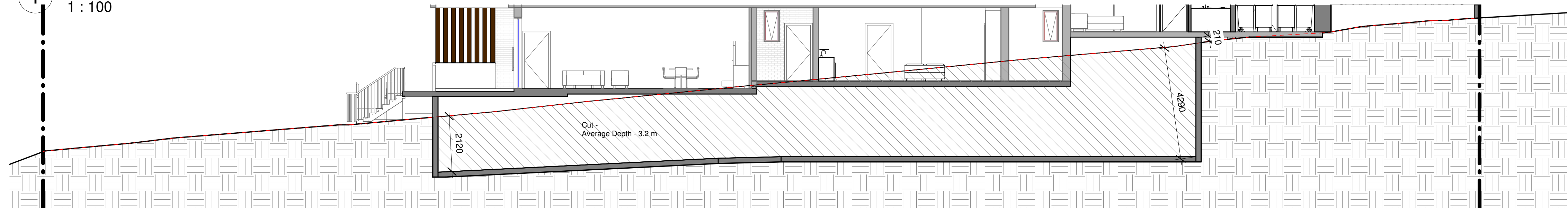
**First Level -**

- **Facade to Road - Bedroom -** 8.38 mm V Lam with Acoustic seals and min.  $R_w$  or STC Rating of 34
- **East & West Elevation - Bedroom & Kitchen -** 8.38 mm V Lam with Acoustic seals and min.  $R_w$  or STC Rating of 34
- **East & West Elevation - Bedroom & all Kitchen -** 6.38 mm V Lam with Acoustic seals and min.  $R_w$  or STC Rating of 32

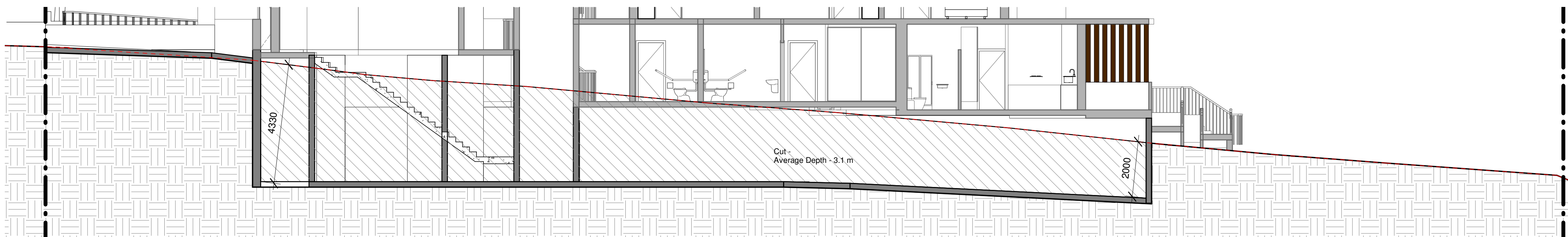




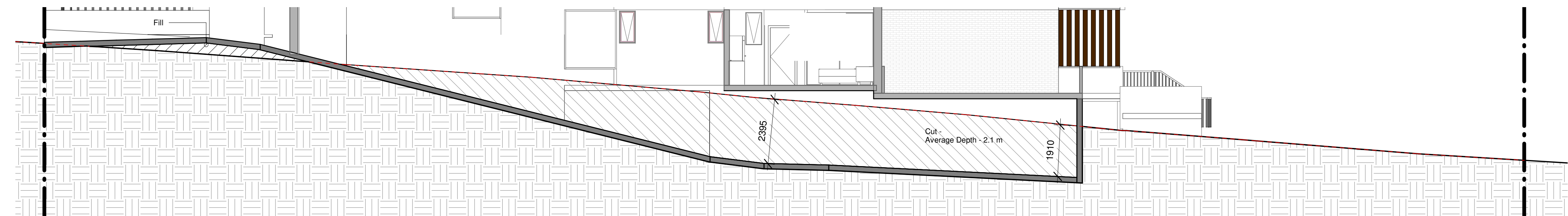
1  
Basement Plan  
1 : 100



2  
Cut & Fill - AA  
1 : 100



3  
Cut & Fill - BB  
1 : 100



4  
Cut & Fill - CC  
1 : 100



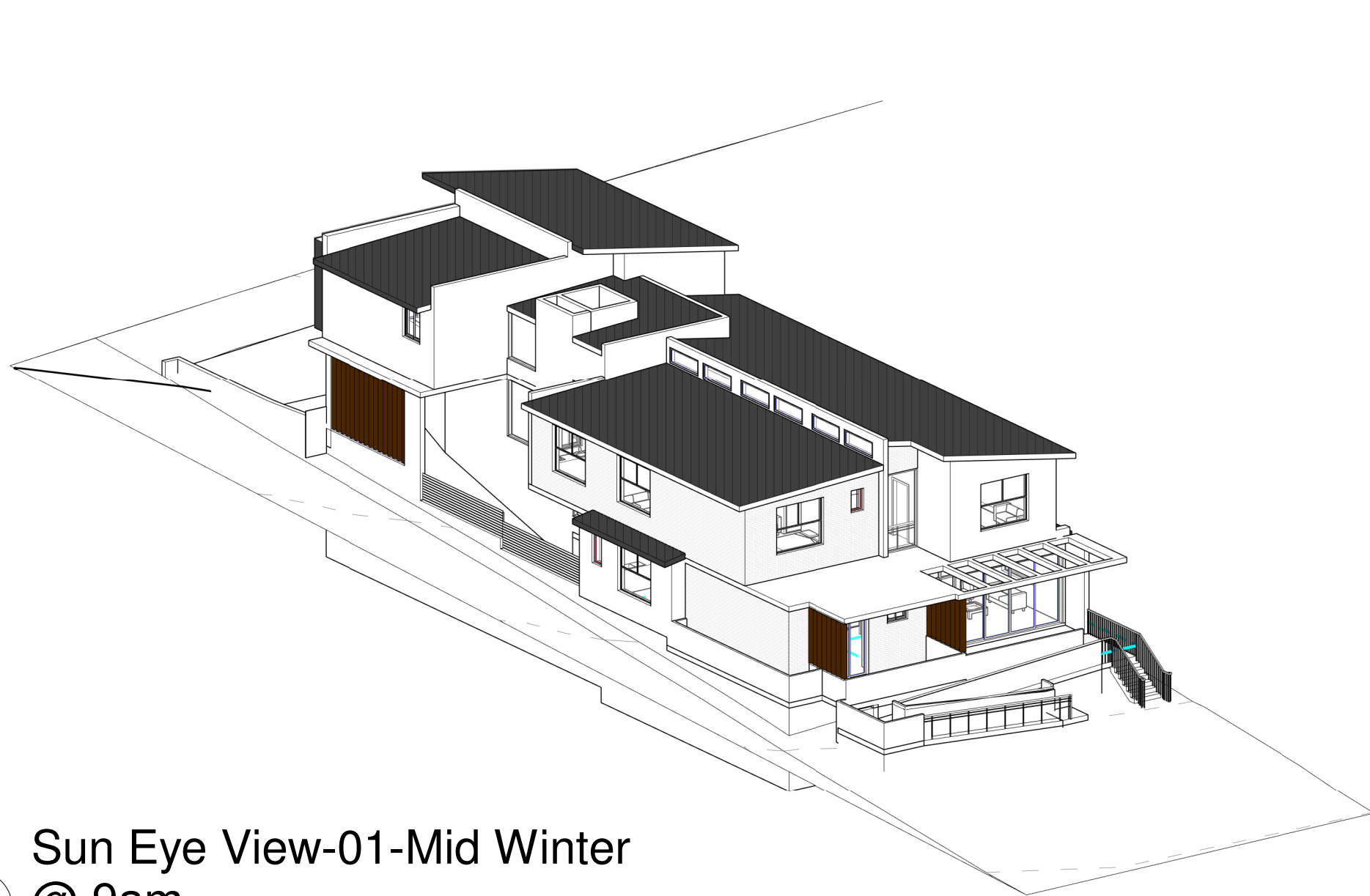
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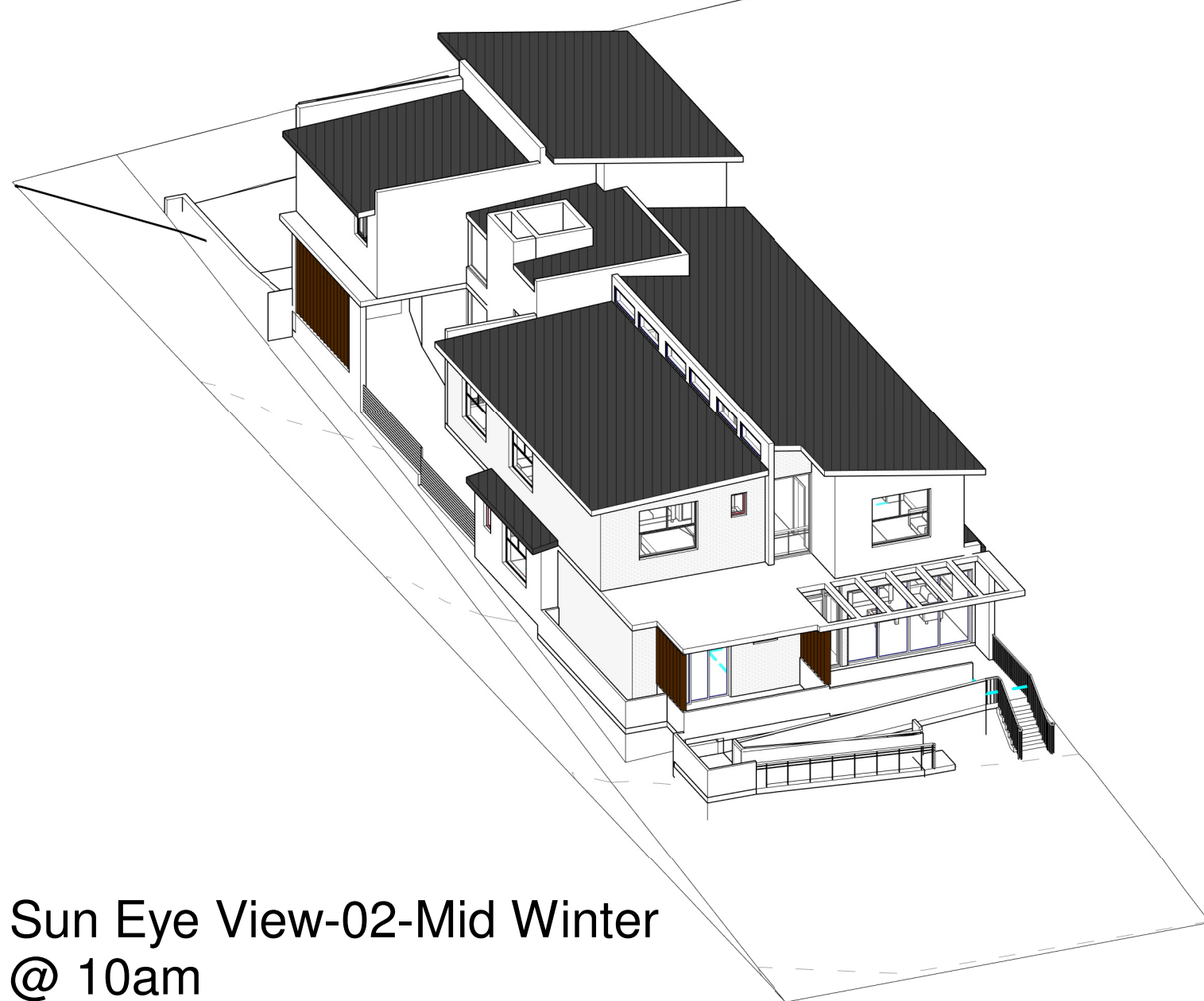
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	Cut & Fill plan provided	

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Project	Proposed Boarding House Development at 225 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009		
Cut & Fill			
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Project number		2020-19	
Date		Feb-2021	
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A003			
Scale	1 : 100	Drawing : DA	Issue C

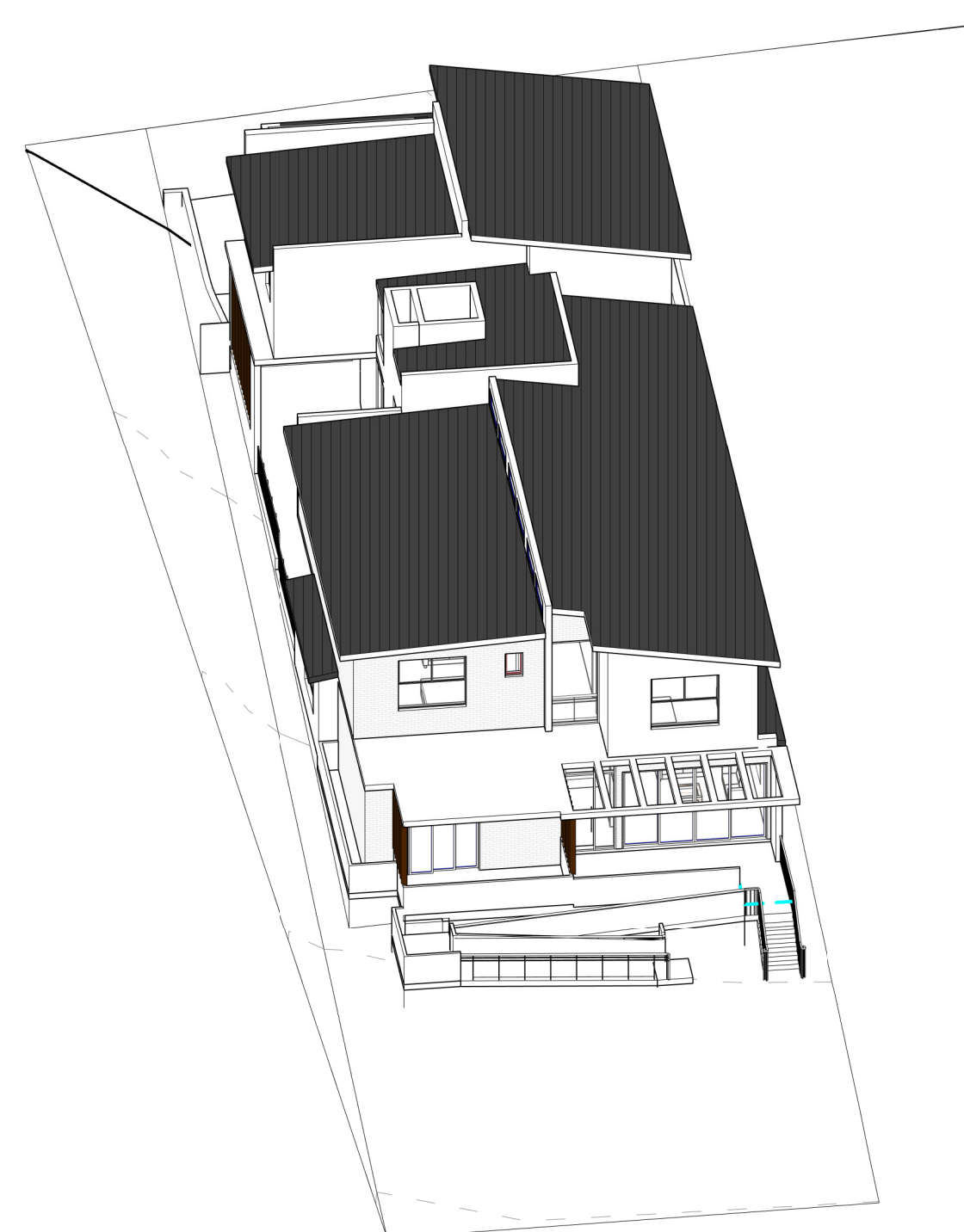




1 Sun Eye View-01-Mid Winter  
@ 9am



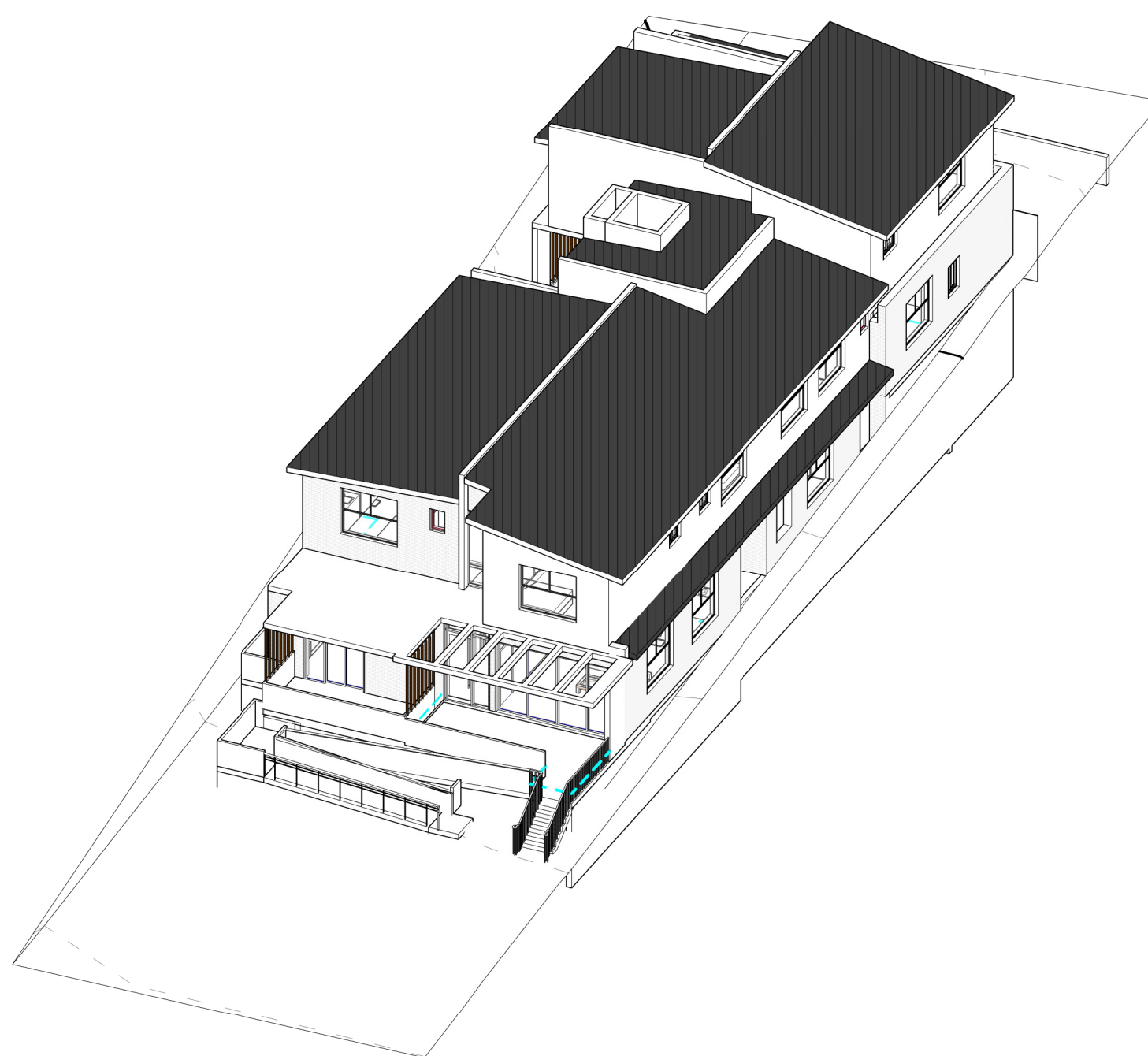
2 Sun Eye View-02-Mid Winter  
@ 10am



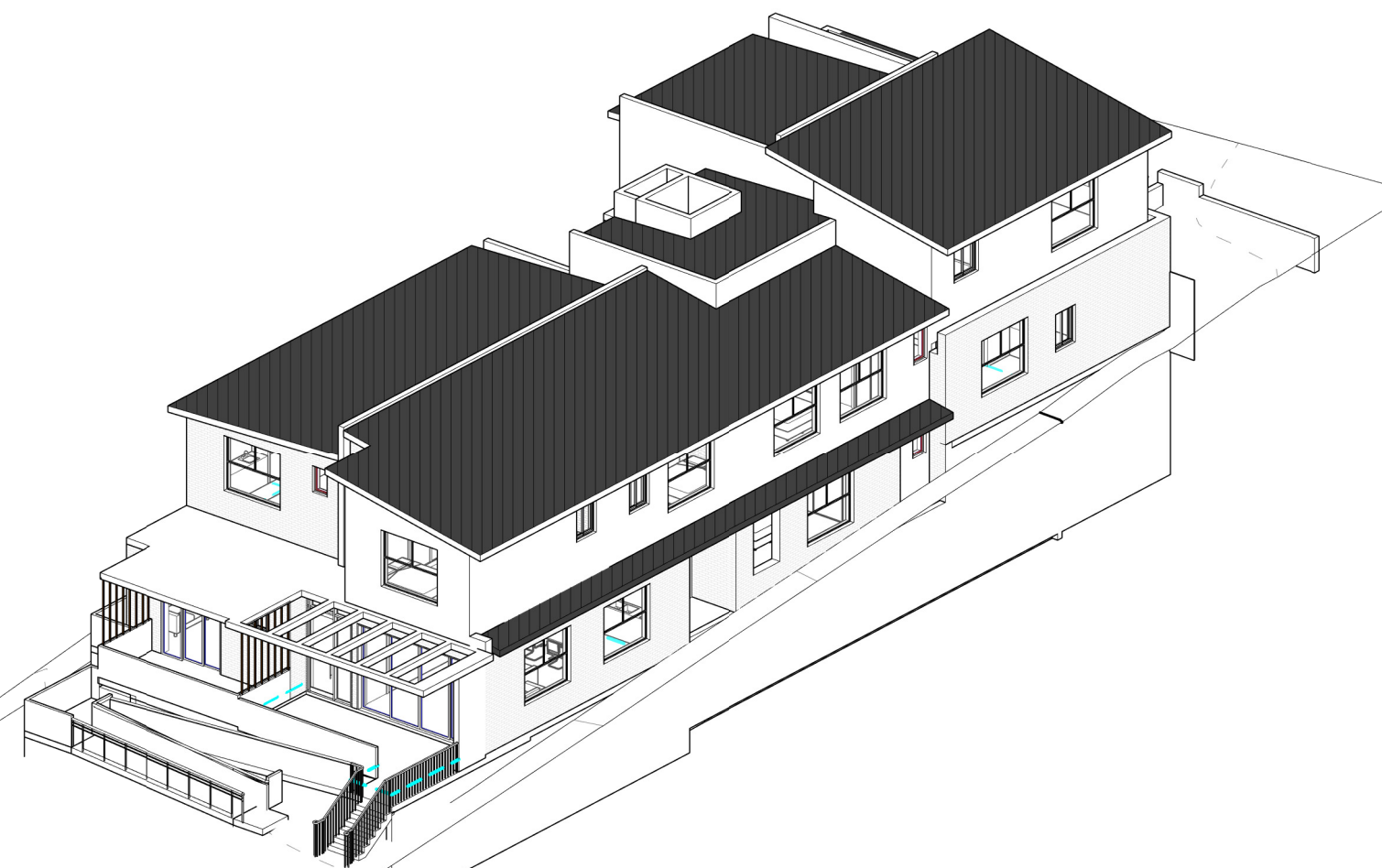
3 Sun Eye View-03-Mid Winter  
@ 11am



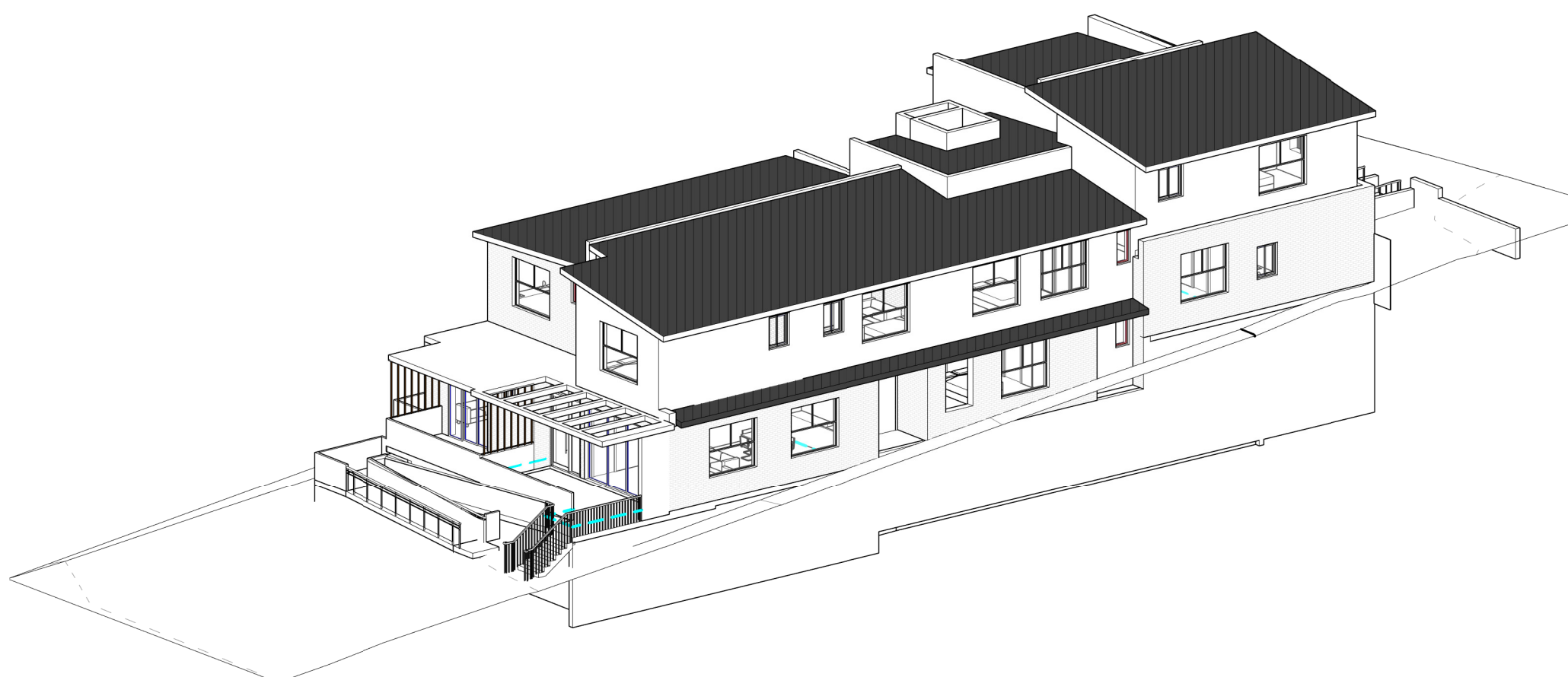
4 Sun Eye View-04-Mid Winter  
@ 12pm



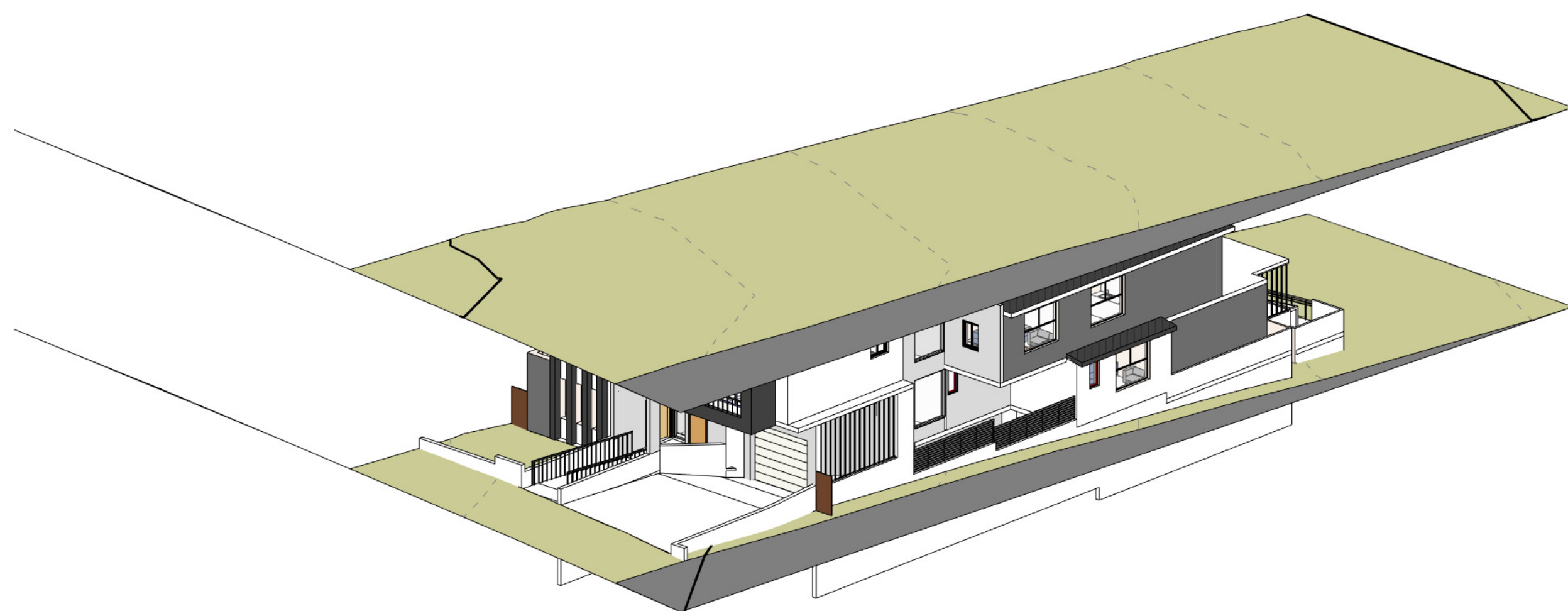
5 Sun Eye View-05-Mid Winter  
@ 1pm



6 Sun Eye View-06-Mid Winter  
@ 2pm



7 Sun Eye View-07-Mid Winter  
@ 3pm



8 9 m max. HOB Compliance  
1:1



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9 m max. HOB compliance 3D perspective provided		

Client Krishathi Pty Ltd		
Project Proposed Boarding House Development at 225 Bungarribee Road Blacktown Pursuant to ARHSEPP 2009		
Sun Eye Views / HOB Compliance		
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A004		
Scale	Drawing :	Issue
1 : 1	DA	D

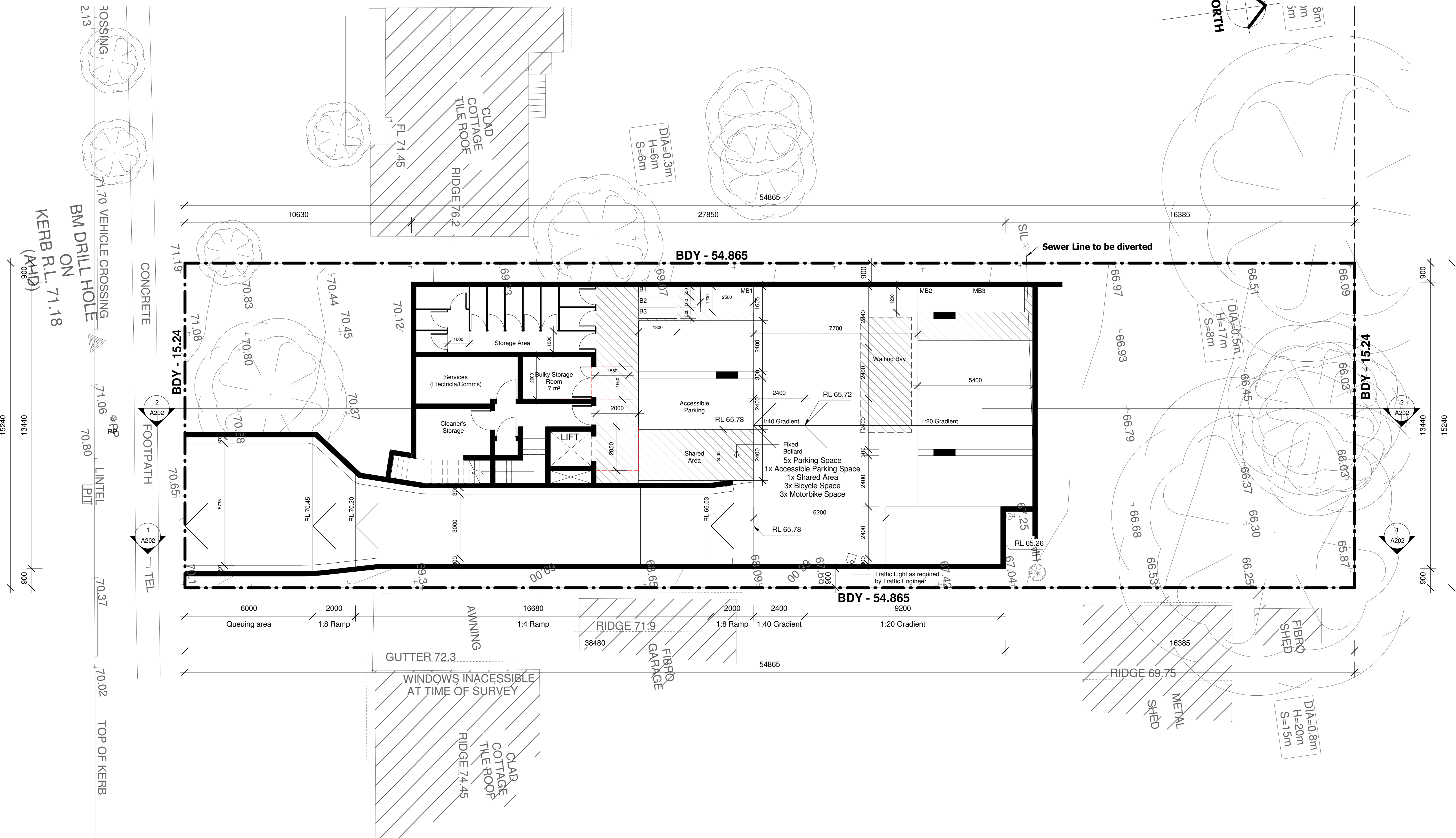


# BUNGARRIBEE ROAD

1

## Basement Floor Plan

1 : 100



**CERTIFIED BY**

**EEC**

**EVERGREEN ENERGY  
CONSULTANTS**

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Client                      Krishathi Pty Ltd

Project

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Development at 225 Bungarribee  
Road Blacktown Pursuant to  
ARHSEPP 2009

## Basement Plans

FOR	DA	ONLY
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Project number	2020-19
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Date Feb-2021

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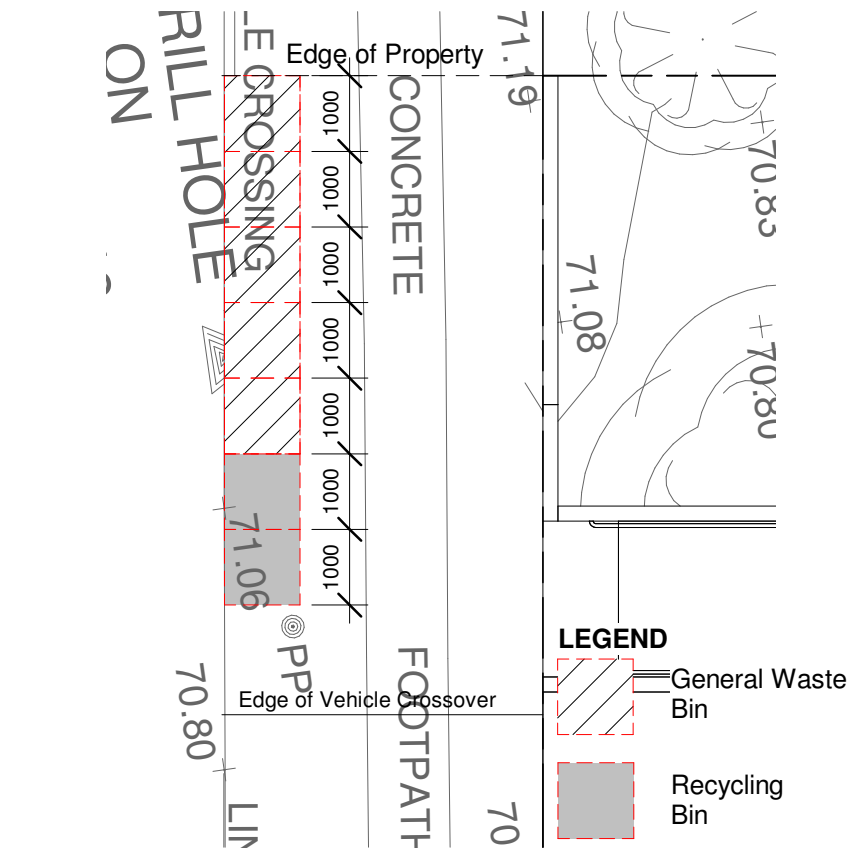
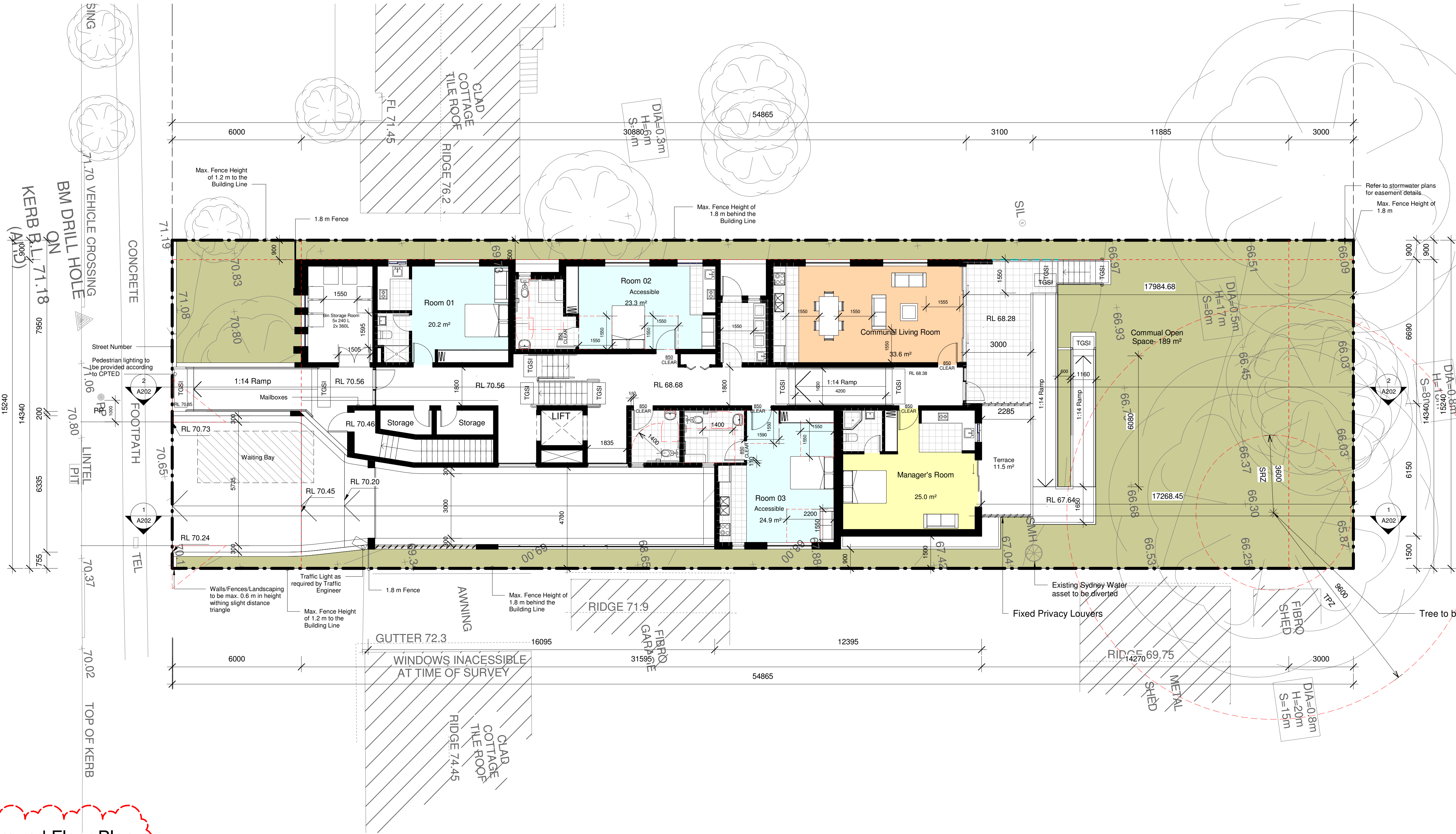
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A101

Scale	Drawing :	Issue
1 : 100	DA	<b>D</b>

9/09/2021 5:05:35 PM





2 Bin Presentation Along Kerb  
1 : 100



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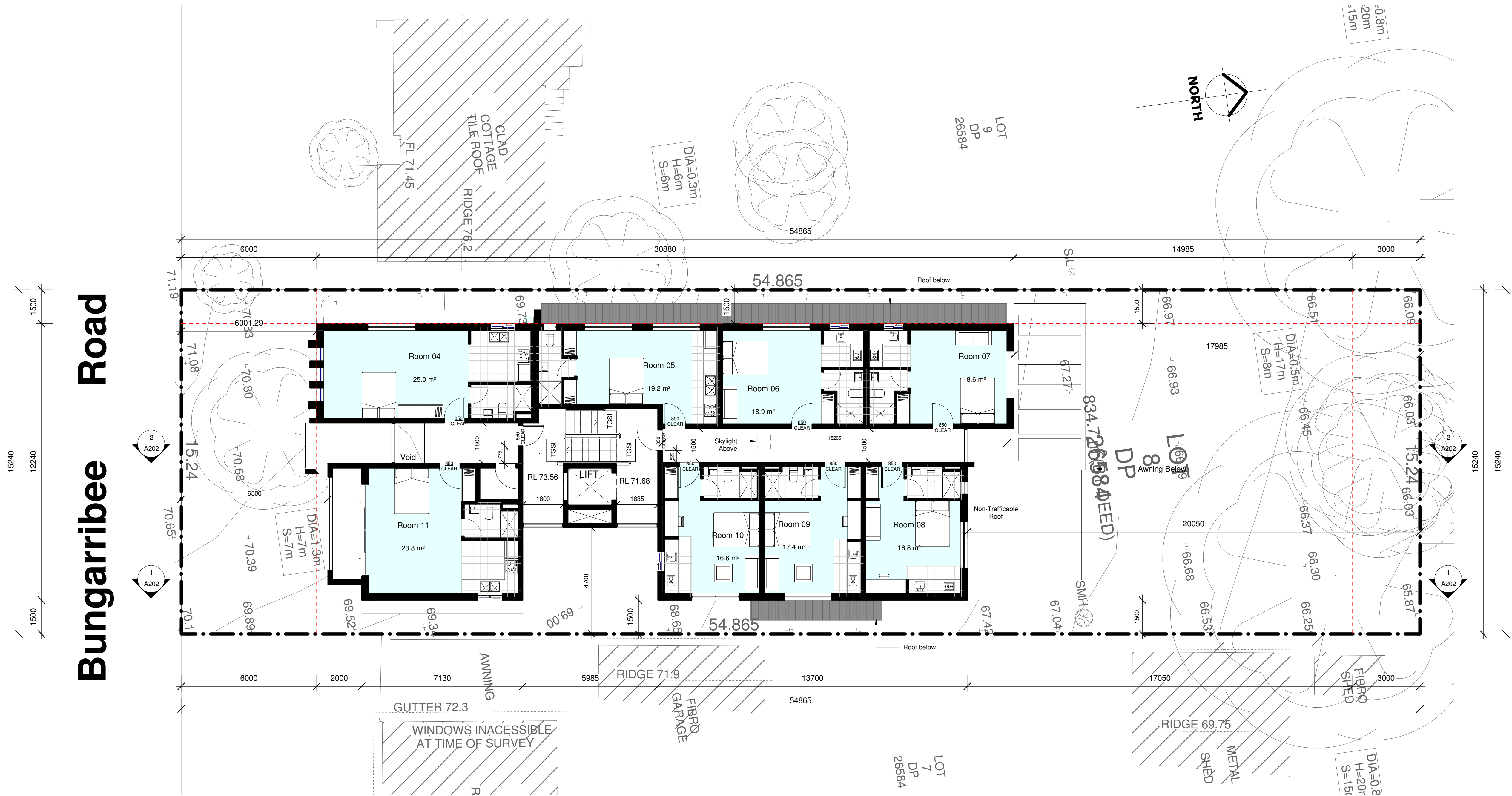
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Manager's room provided		
Door width to bin storage room increased to 1500 mm		

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Ground Level Plan		
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A102		
Scale	Drawing : DA	Issue D





Bungaribee Road

1 First Floor Plan  
1 : 100

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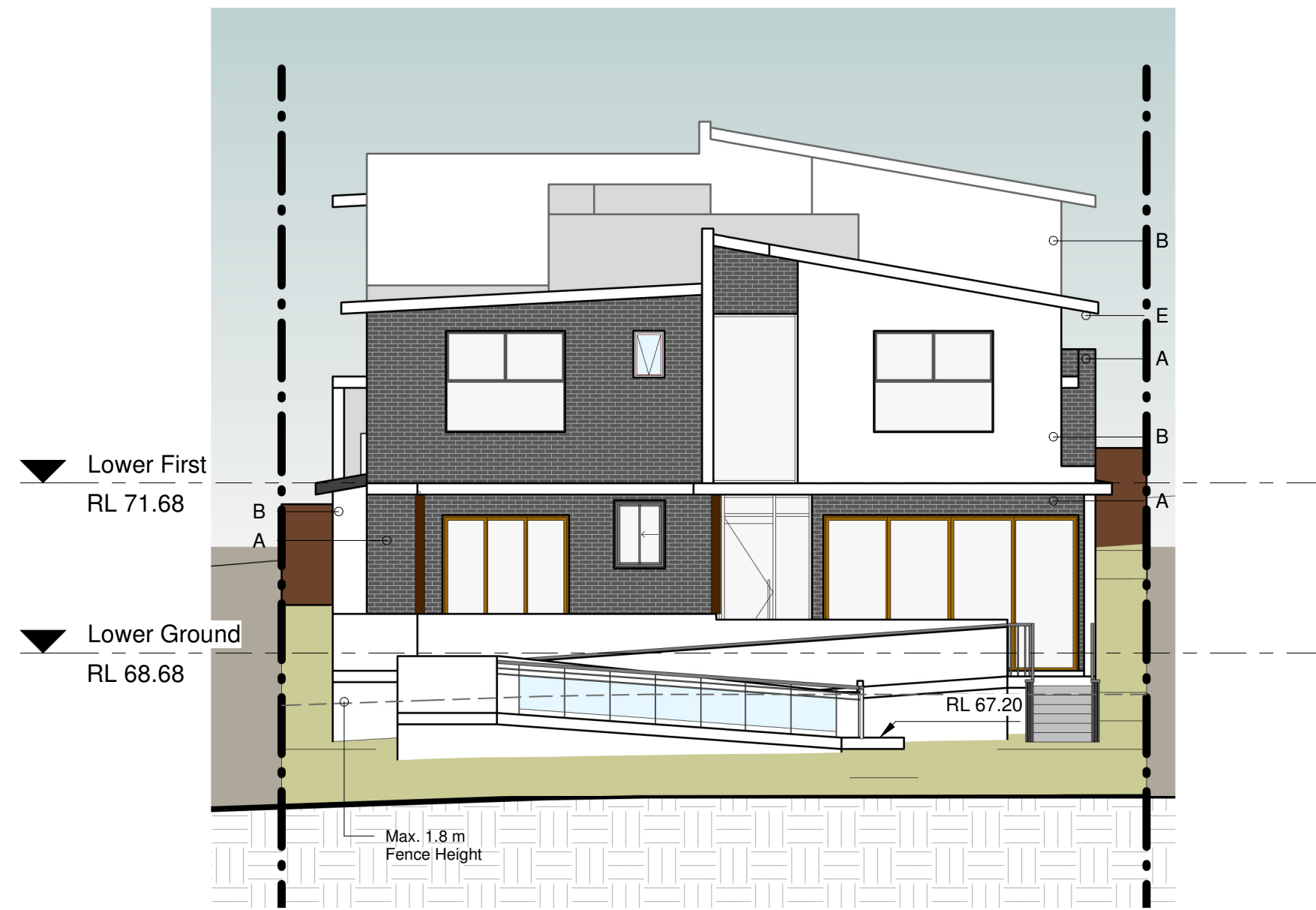
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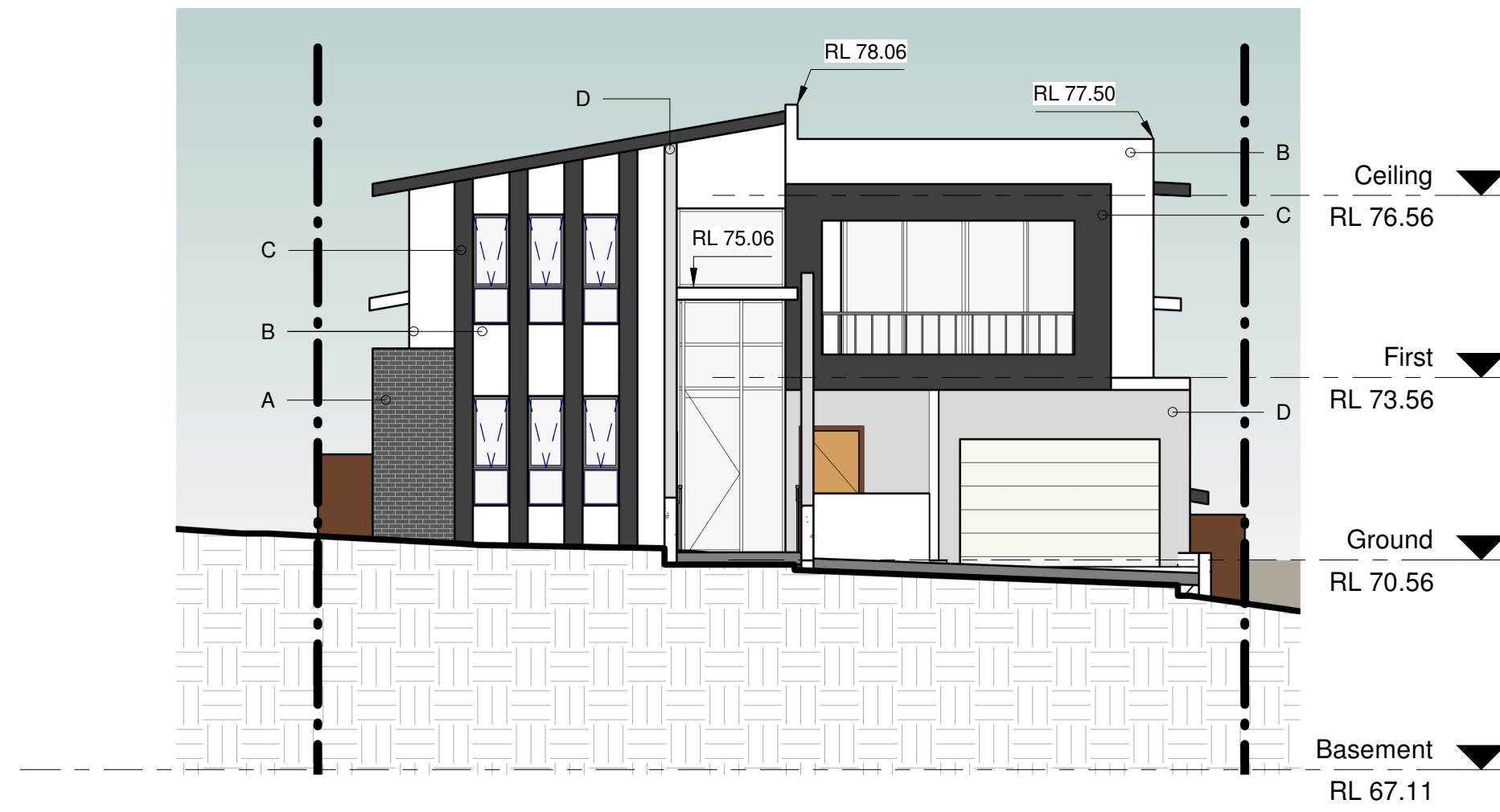
First Floor Plan		
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Project number	2020-19	
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A103		
Scale	Drawing :	Issue
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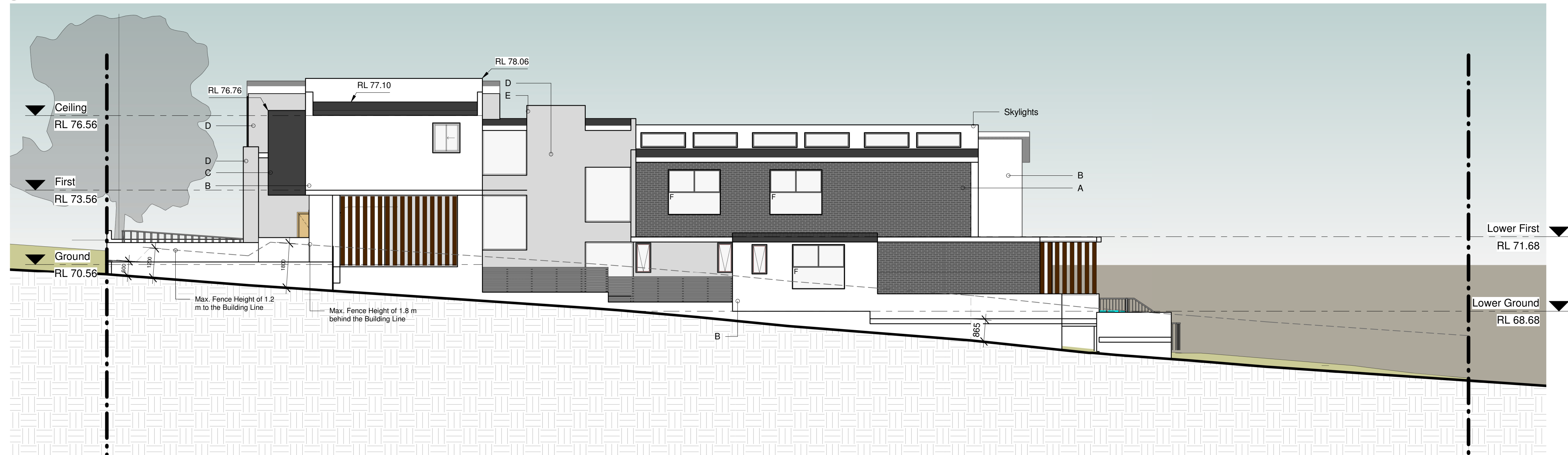


1 North Elevation  
1 : 100



2 South Elevation  
1 : 100

Schedule of Finishes	
A.	Face Brick - Austral Bricks Metalix - Bronze or Similar
B.	Render & Paint Dulux - Vivid White or Similar
C.	Render & Paint Dulux - Domino or Similar
D.	Render & Paint Dulux - Western Myall or Similar
E.	Metal Roof Colorbond - Basalt or Similar
F.	Frosted Glass



3 East Elevation  
1 : 100



4 West Elevation  
1 : 100

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Elevations revised to reflect amendments		

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Elevations		
FOR	DA	ONLY
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A201		
Scale	1 : 100	Drawing : DA
		Issue D







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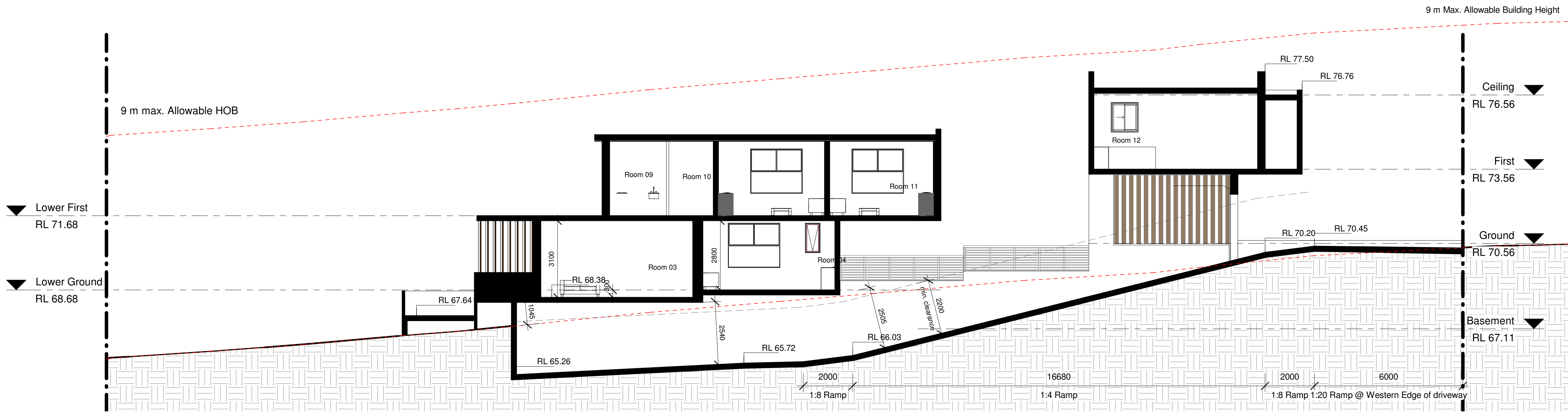
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Sections revised to reflect amendments		

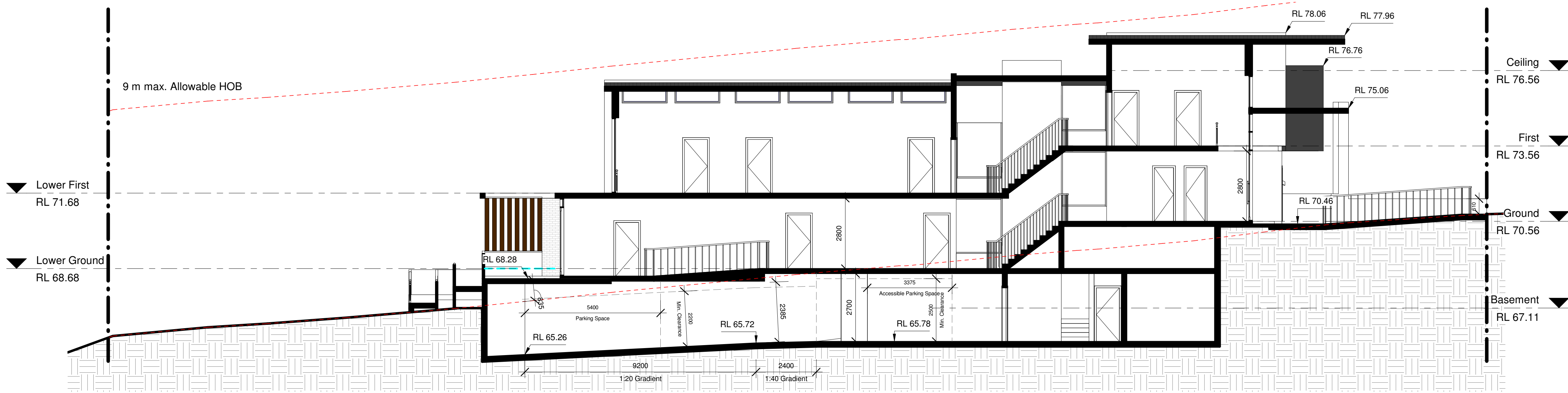
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Sections		
FOR	DA	ONLY
Project number		2020-19
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A202		
Scale	Drawing : DA	Issue D
1 : 100		

Bungarrabee Road



1 Long Section AA  
1 : 100



2 Long Section BB  
1 : 100

