

Proposed 12 Rooms Boarding House
at 227 Bungarribee Rd Blacktown NSW



Gus Fares Architects^{PL}



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

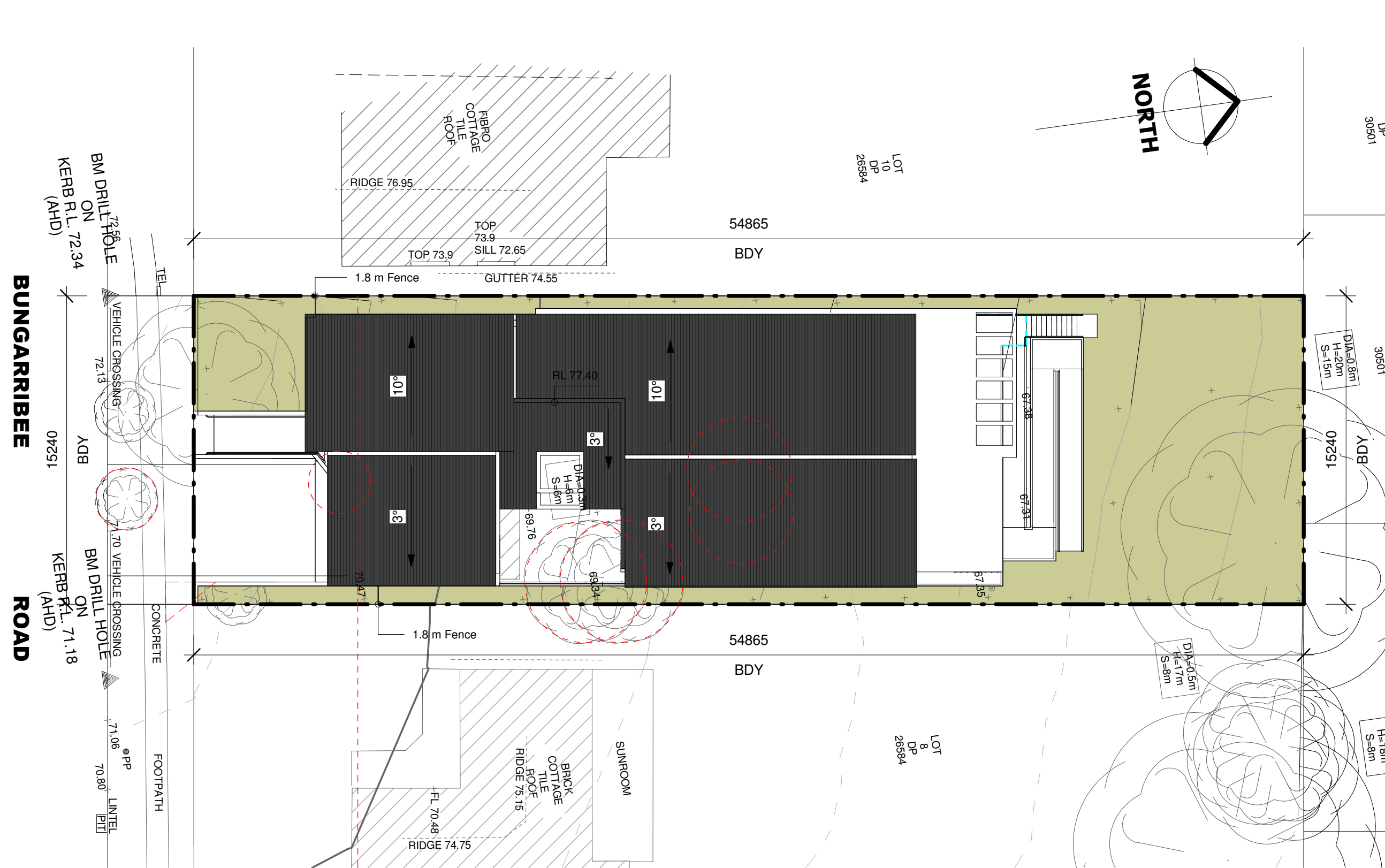
Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA.

- 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.

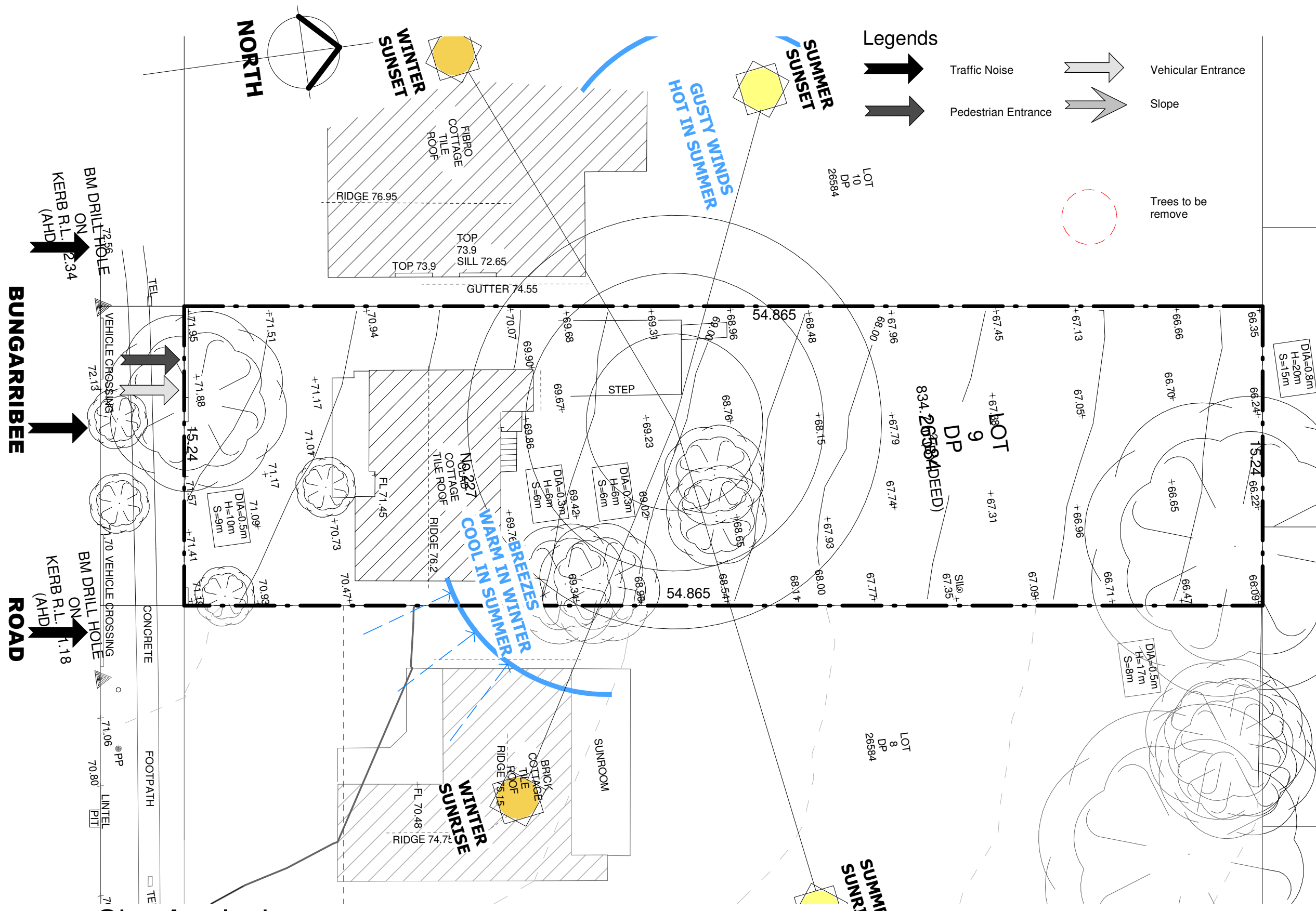
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021

Client	Krishathi Pty Ltd	
Project	Proposed Boarding House Development at 227 Bungarribee Road Blacktown Pursuant to ARHSEPP 2009	
Cover Page		
FOR	DA	ONLY
Project number	2020-19	
Date	Feb-2021	
Drawn by	SL/GF	Printed 9/09/2021 5:01:11 PM
Checked by	GF	
A000		
Scale	Drawing : DA	Issue D

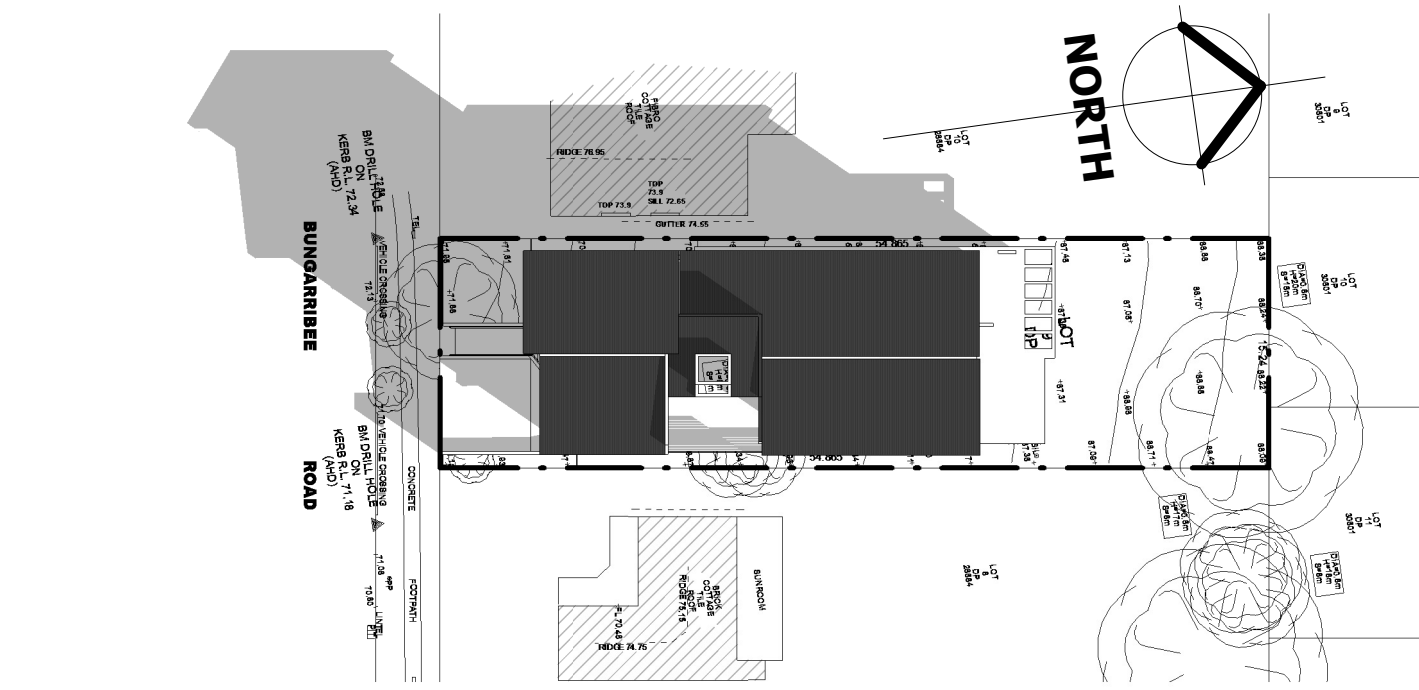




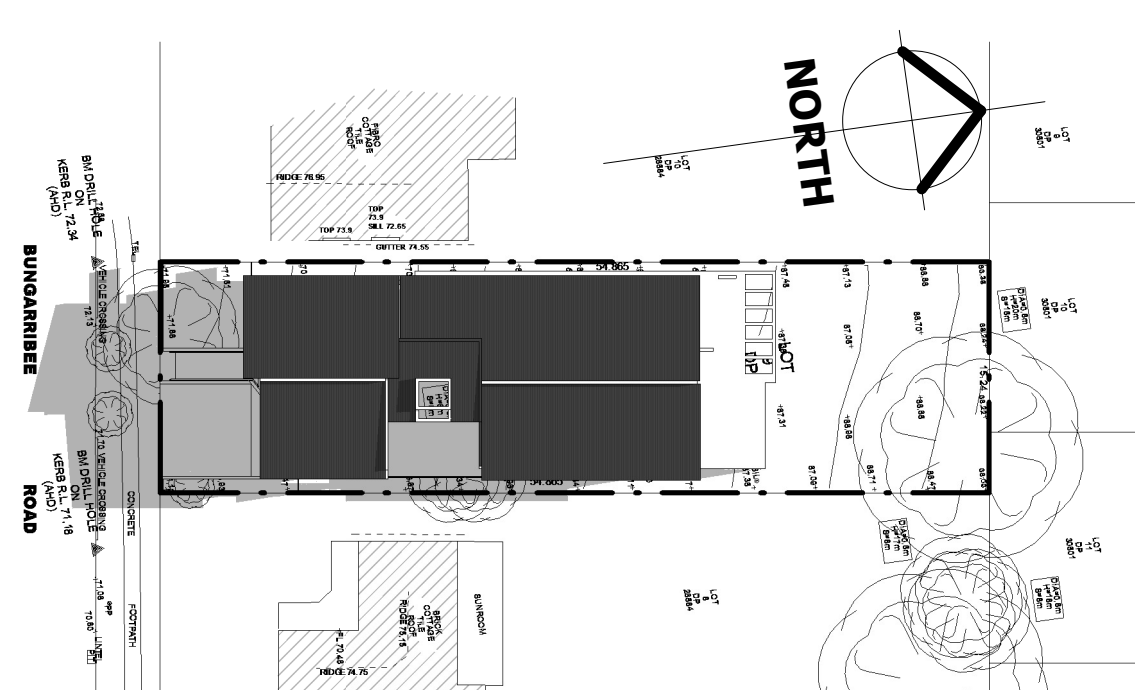
1 Site Plan
1 : 200



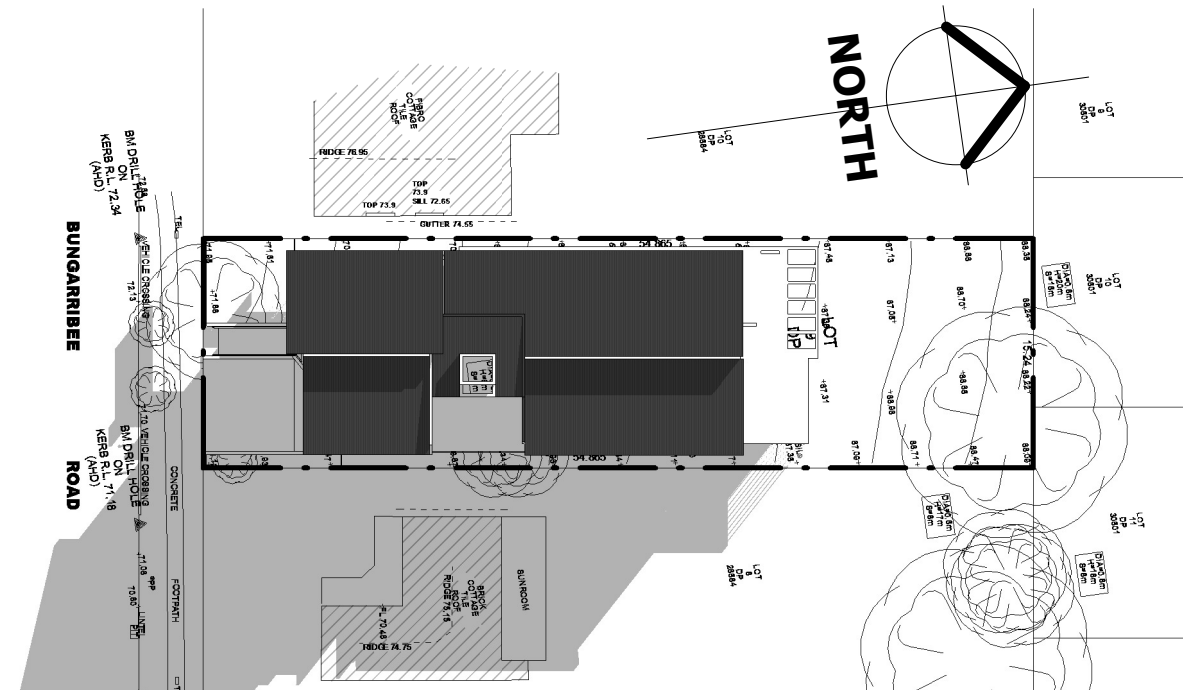
2 Site Analysis
1 : 200



7 Mid- Winter 9am
1 : 500



6 Mid- Winter 12pm
1 : 500



5 Mid- Winter 3pm
1 : 500

General Information			
Council	Blacktown City Council		
Project Address	227 Bungarrabee Road, Blacktown		
Site area	834.7 m²		
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 m²		

Proposal			
Room Numbers	Manager	Double Locker	Total
Accessible Rooms	1	11	12 (24 Persons)
Proposed GFA	2		2 Rooms
Proposed FSR			528.2 m²
Carpark (Residential)	0.5 parking space/room		No FSR Control
			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			234 m²
Landscape			234 m²
Communal Open Space			220 m²

227 Bungarrabee 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.			
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 TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas instantaneous 3 star		
Cooling System	Living	None	
Bedrooms	None		
Heating System	Living	None	
Bedrooms	None		
Ventilation	Bathrooms	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	1	Dedicated No
Number of Living/Dining rooms	1	Dedicated	No
Kitchen	Yes	Dedicated	No
All Bathrooms/Toilets	Yes	Dedicated	No
Laundry	Yes	Dedicated	No
All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS			
Outdoor clothes line	No	Indoor or sheltered clothes drying line	No
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

Ground Level -

- **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 VLam with Acoustic seals and min. R_w or STC Rating of 34
- **East & 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 Kitchen** - 6.38 mm VLam with Acoustic seals and min. R_w or STC Rating of 32

Gus Fares Architects PL



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

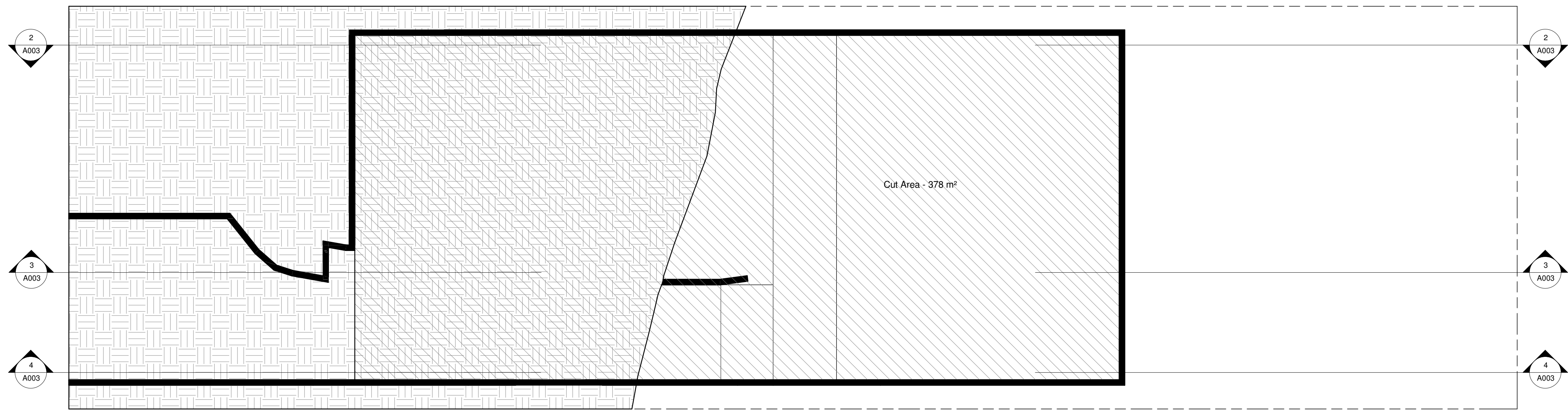
Notes:

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.

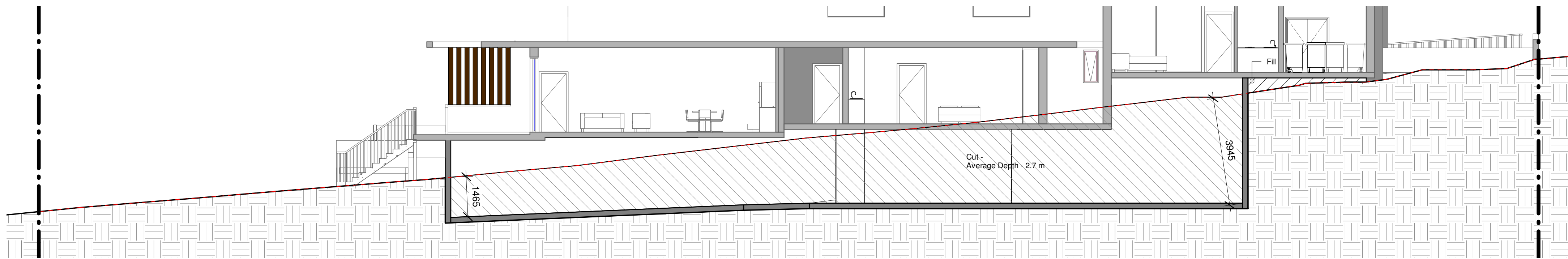
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
Calculation revised to reflect amendments		

Client Krishathi Pty Ltd		
Project Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009		
Site Information		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
Drawn by	SL/GF	Printed 9/09/2021 5:01:17 PM
Checked by		GF
A001		
Scale As indicated	Drawing : DA	Issue D

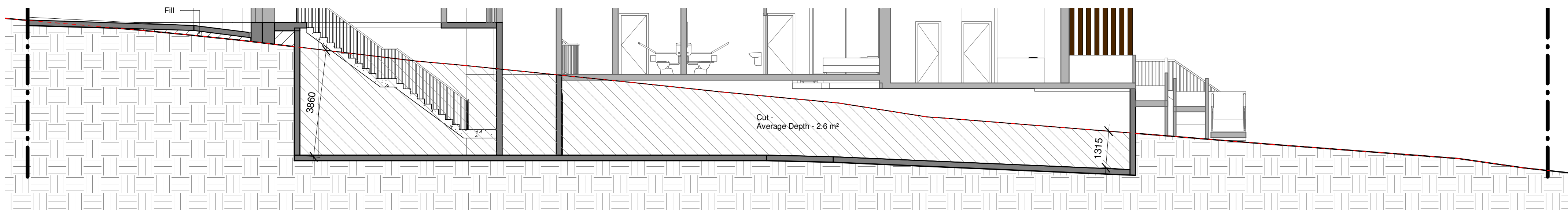




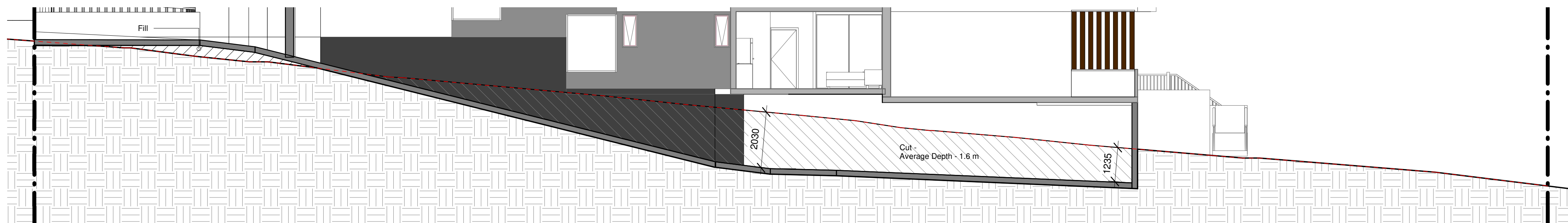
1 Level B1 Plan
1 : 100



2 Cut & Fill - AA
1 : 100



3 Cut & Fill - BB
1 : 100



4 Cut & Fill - CC
1 : 100

Gus Fares Architects^{PL}



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

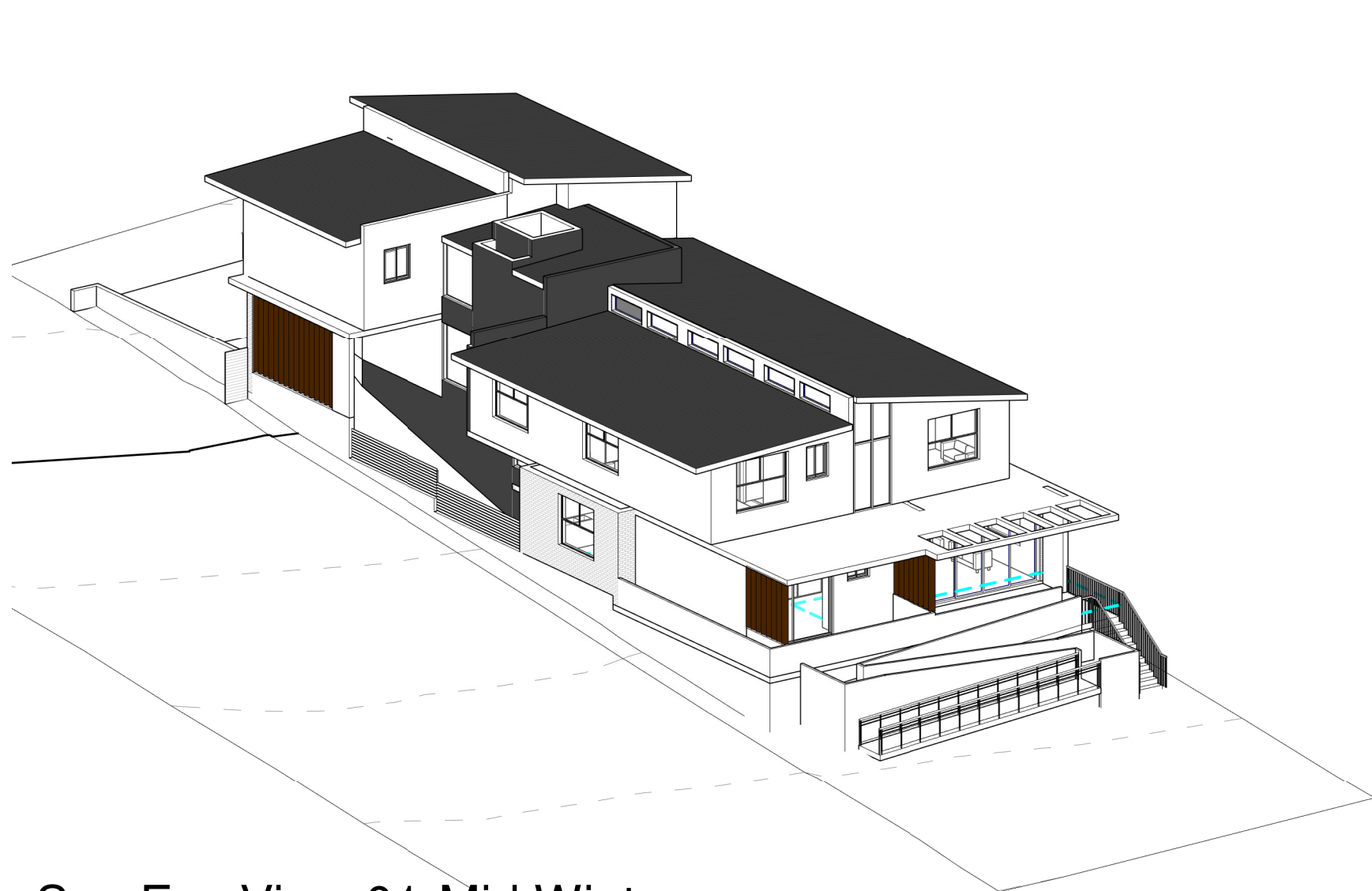
Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

- 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.

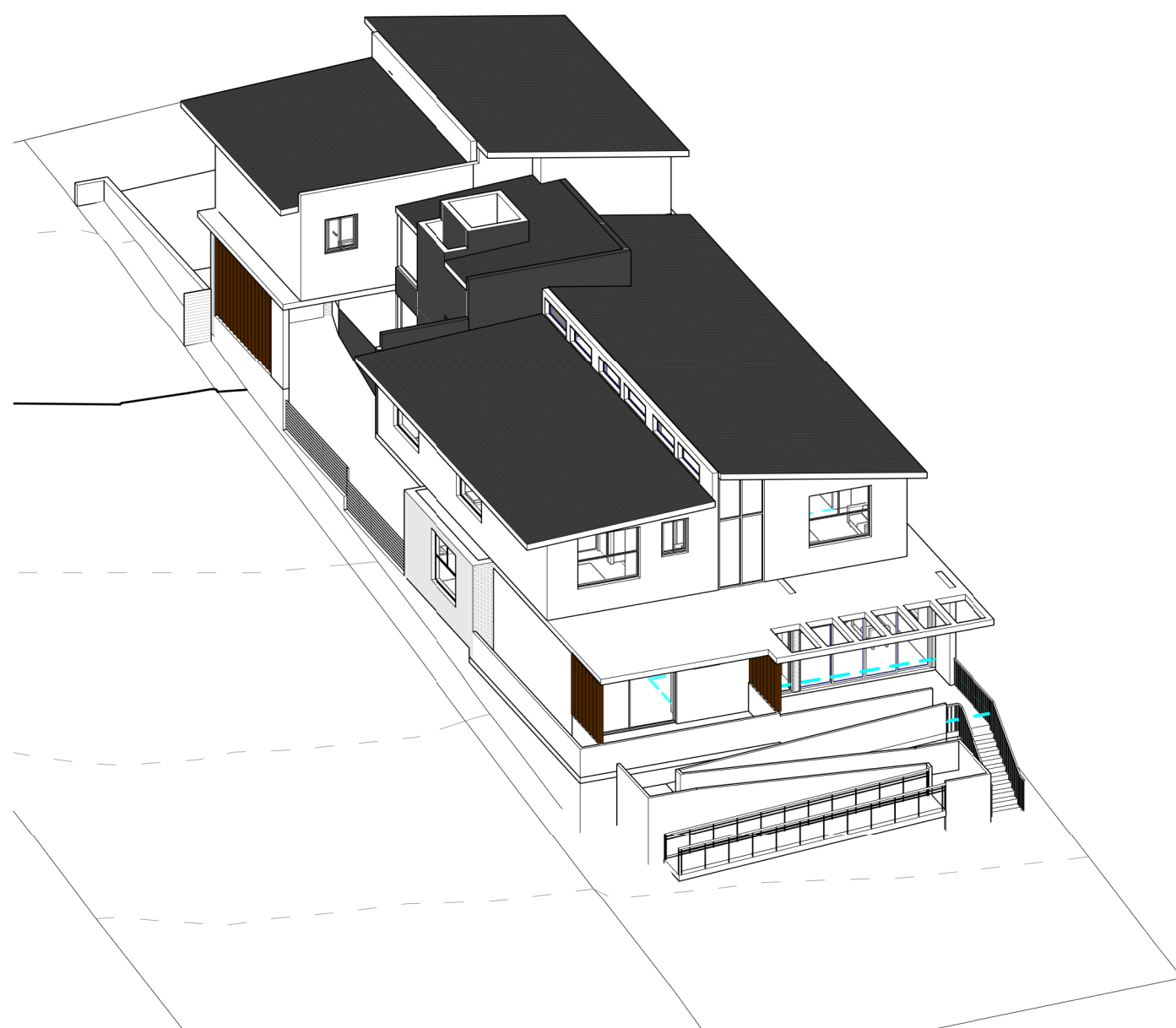
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021

Client	Krishathi Pty Ltd
Project	Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009

Cut & Fill		
FOR	DA	ONLY
Project number	2020-19	
Date	Feb-2021	
Drawn by	SL	Printed 9/09/2021 5:01:18 PM
Checked by	GF	
A003		
Scale	Drawing : DA	Issue D



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



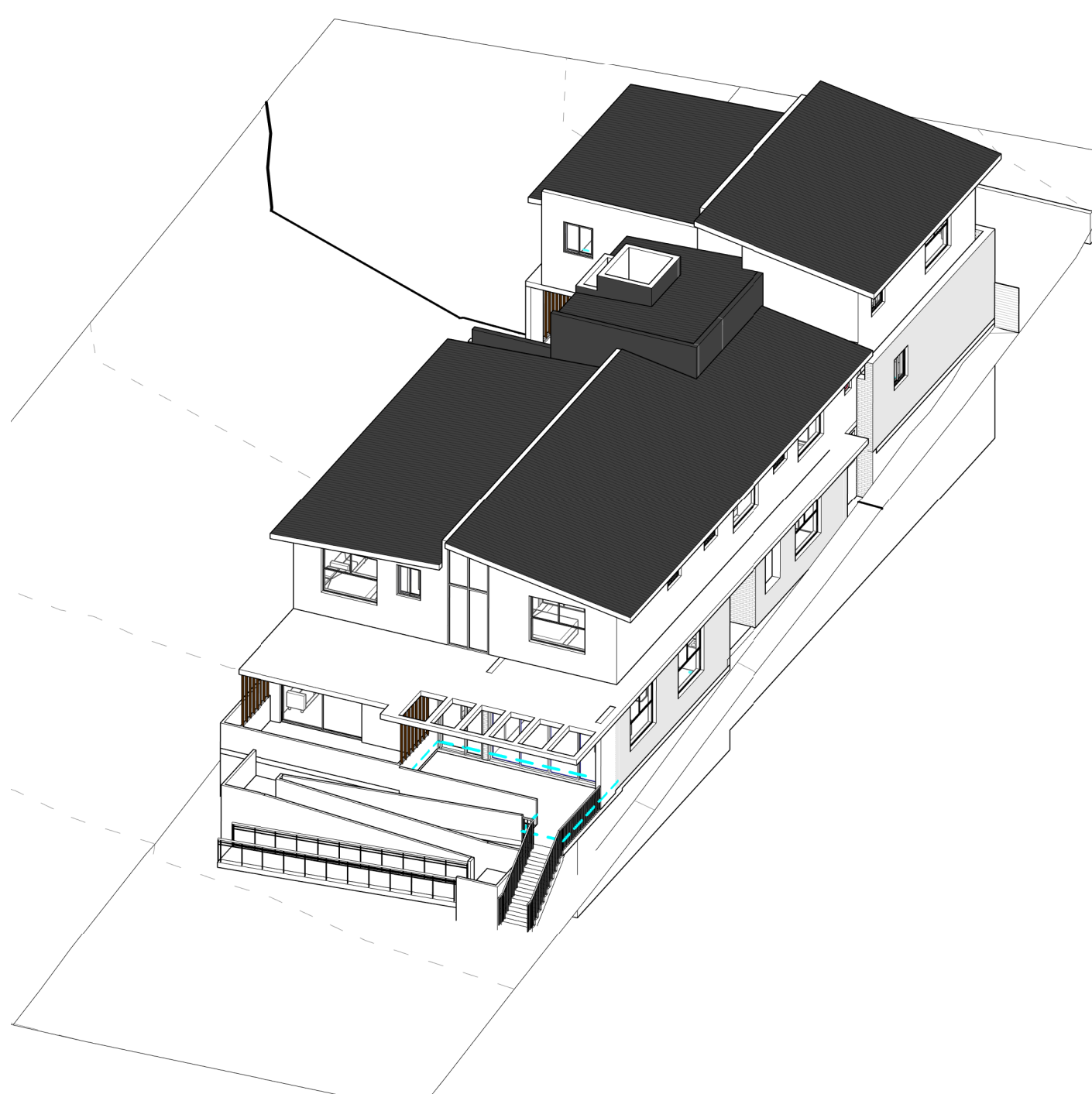
2 Sun Eye View-02-Mid Winter
@ 10 am



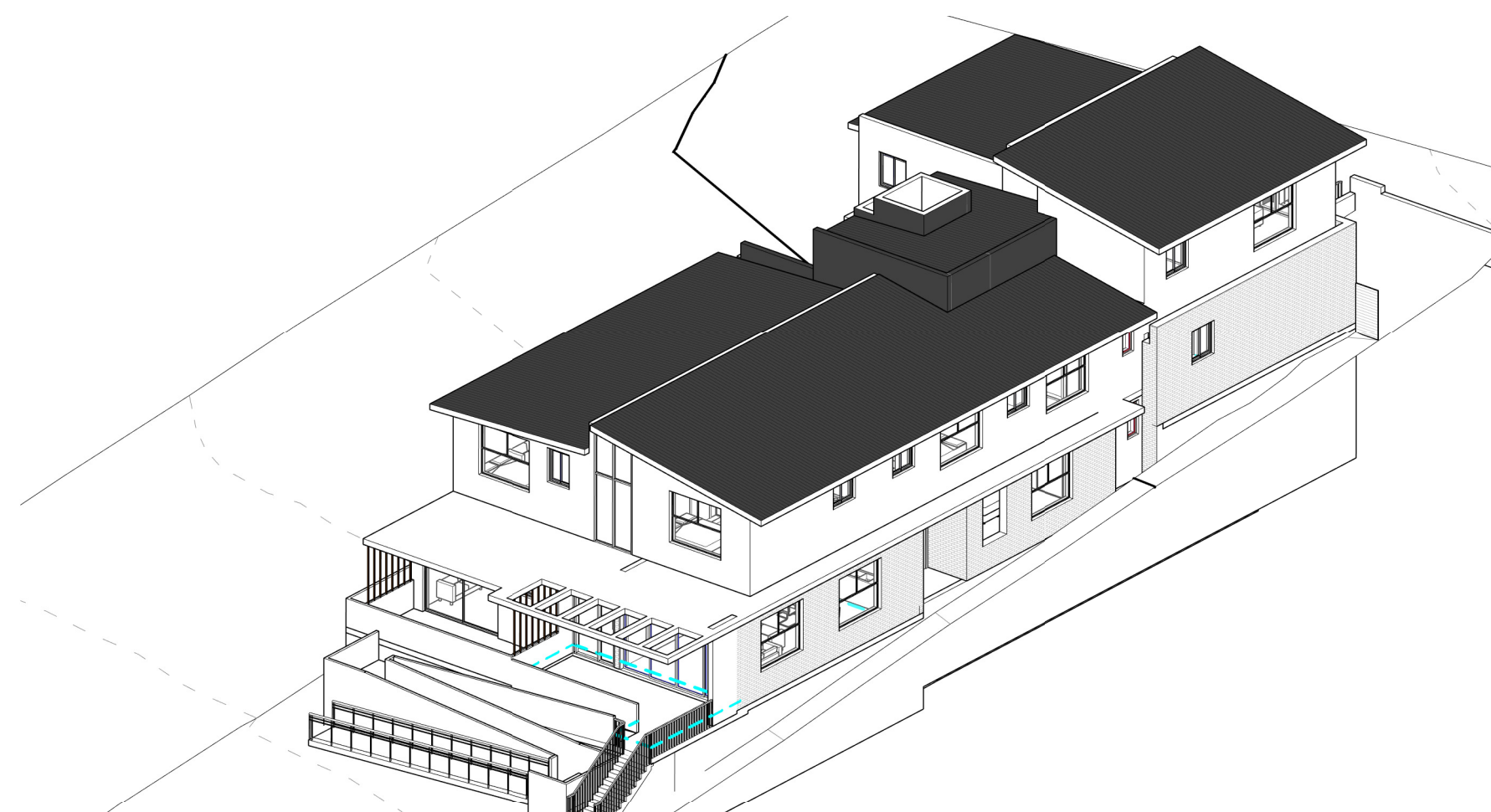
3 Sun Eye View-03-Mid Winter
@ 11 am



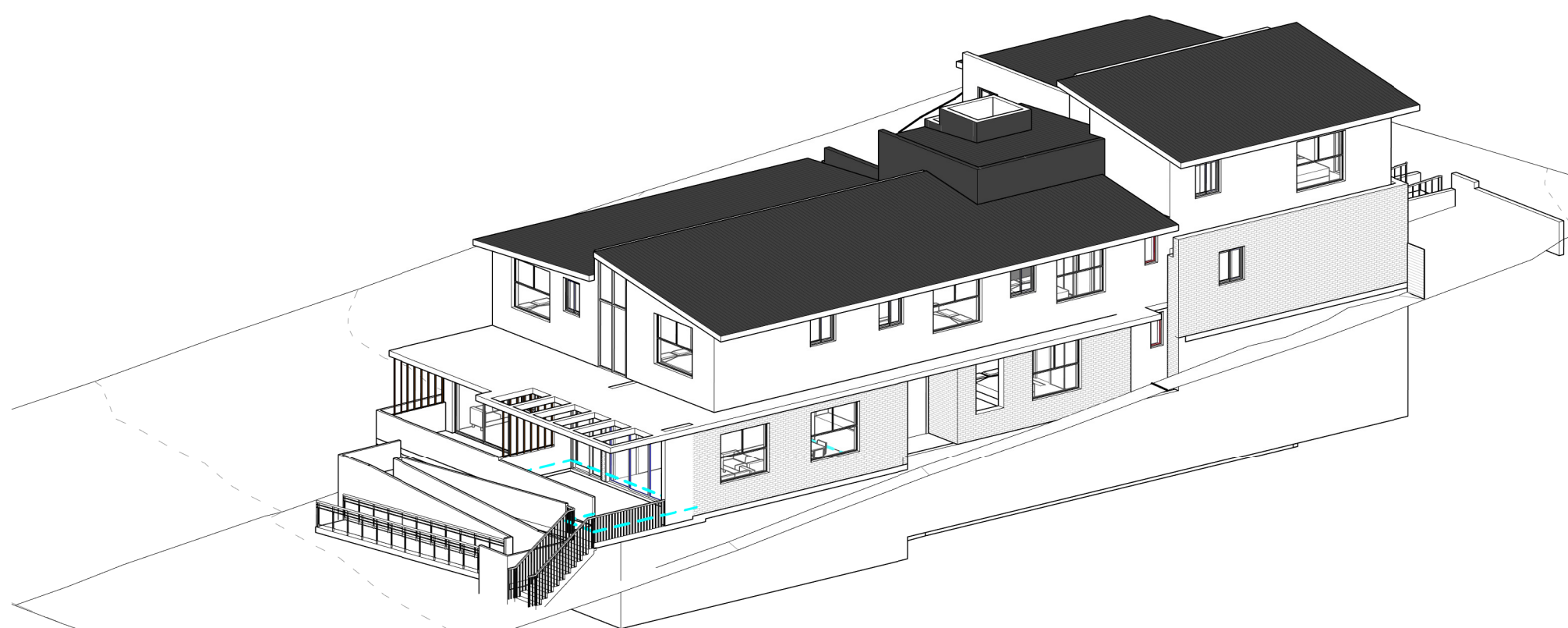
4 Sun Eye View-04-Mid Winter
@ 12 pm



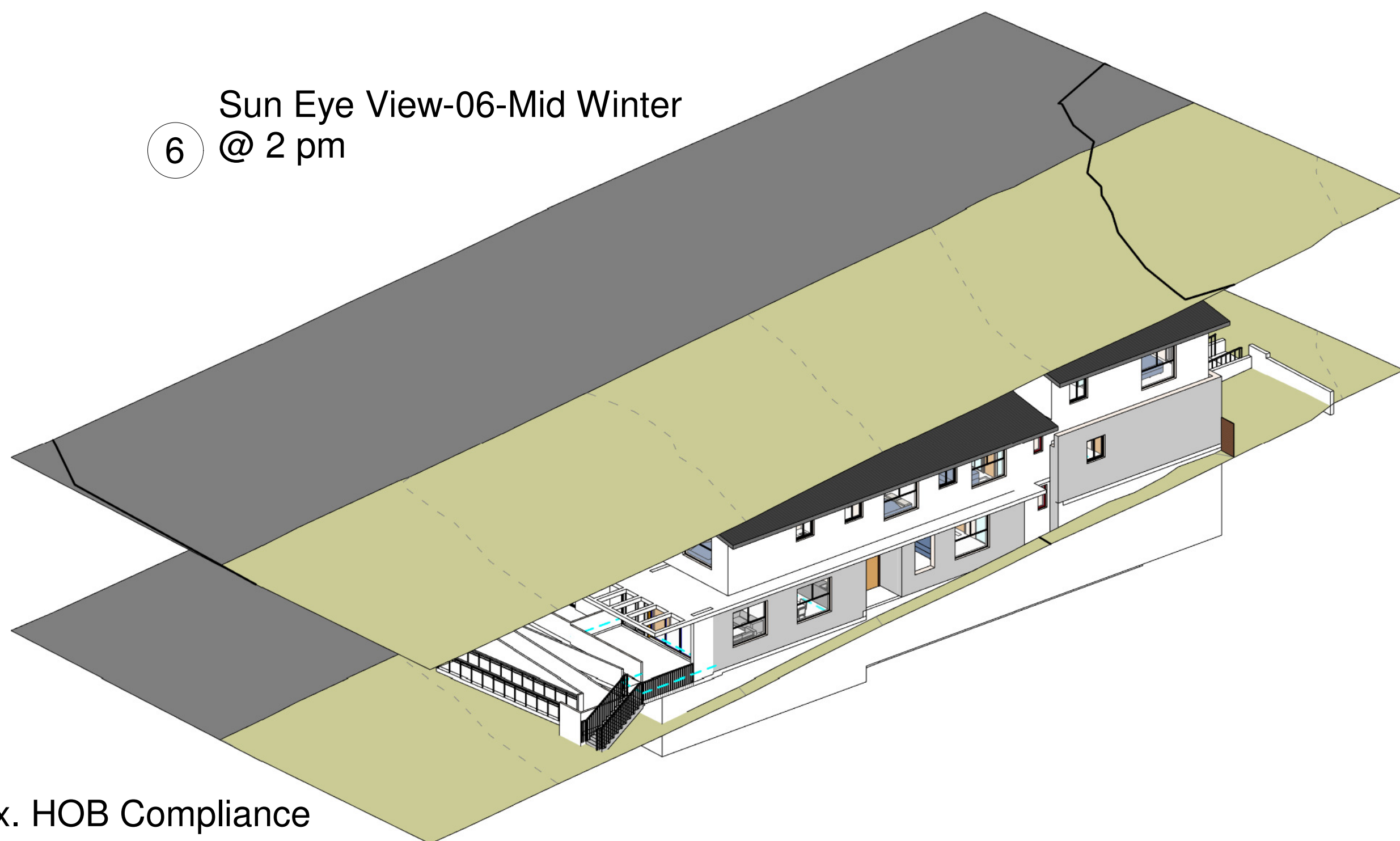
5 Sun Eye View-05-Mid Winter
@ 1 pm



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



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



8 9 m max. HOB Compliance
1 : 1

Gus Fares Architects PL



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA.

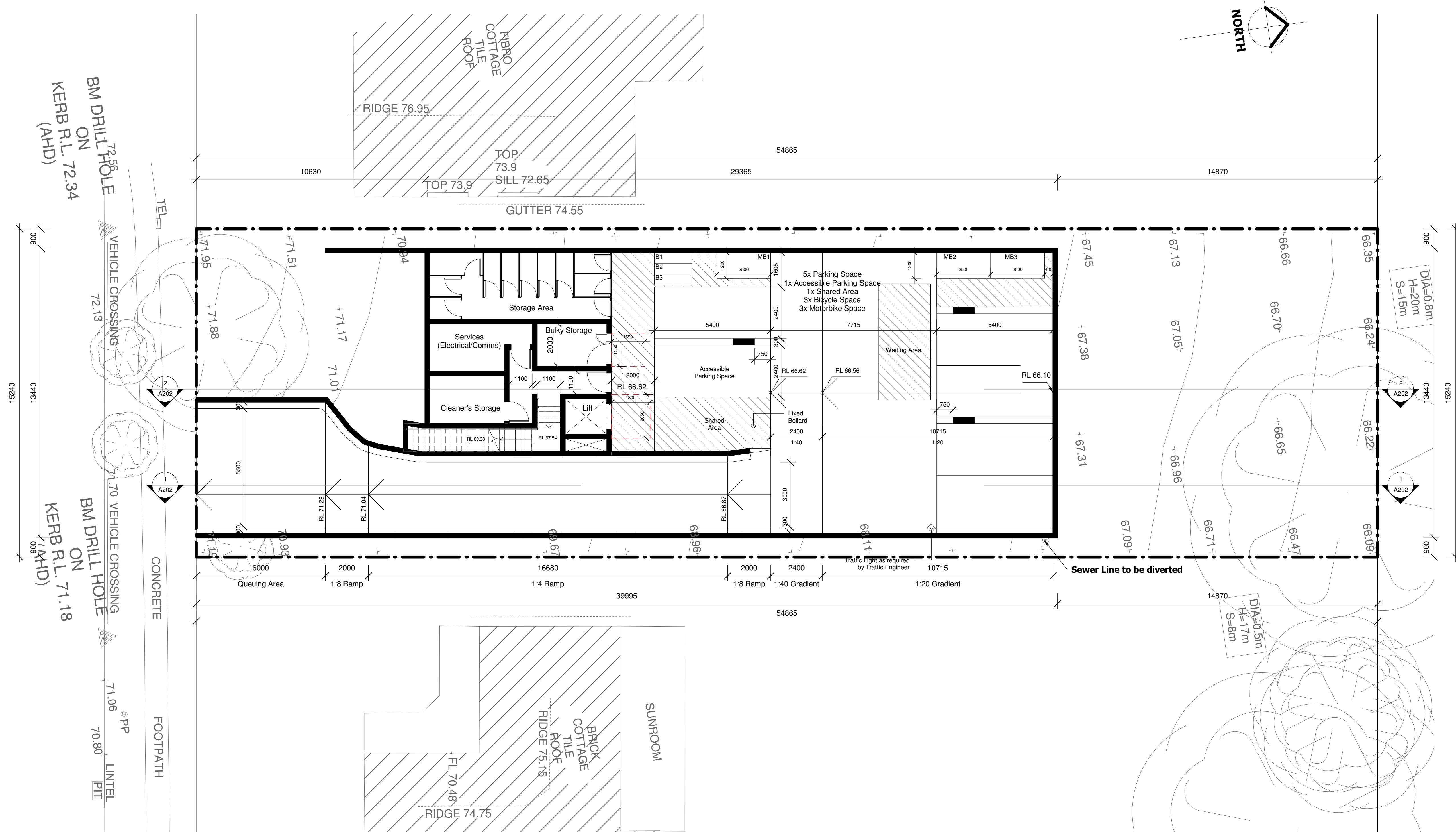
Notes:

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.

Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
9 m max. HOB compliance 3D perspective provided		

Client Krishathi Pty Ltd		
Project Proposed Boarding House Development at 227 Bungarabee Road Blacktown Pursuant to ARHSEPP 2009		
Sun Eye Views/ HOB Compliance		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
Drawn by	SL	Printed 9/09/2021 5:01:24 PM
Checked by		GF
A004		
Scale	1 : 1	Drawing : DA
		Issue D

BUNGARRIBEE ROAD



1 Basement Level Plan
1 : 100

Gus Fares Architects^{PL}



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

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 working 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.

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 227 Bungarribee
Road Blacktown Pursuant to
ARHSEPP 2009

Basement Plans

FOR	DA	ONLY
-----	----	------

Project number	2020-19
----------------	---------

Date	Feb-202
------	---------

Drawn by	SL/GF	Printed 9/09/2021 5:01:25 PM
----------	-------	------------------------------------

Checked by	GR
------------	----

A101

Scale	Drawing :	Issued
1 : 100	DA	5

CERTIFIED BY





Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

- 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.

Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
	Manager's room provided	
	Door width to bin storage room increased to 1500 mm	
	Bin presentation along kerb	

Client	Krishathi Pty Ltd
Project	Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009

Ground Level Plan

FOR		DA	ONLY
Project number		2020-19	
Date		Feb-2021	
Drawn by	SL/GF	Printed 9/09/2021 5:01:26 PM	
Checked by			GF
A102			
Scale	1 : 100		Drawing : DA
			Issue D



1 Ground Floor Plan
1 : 100

2 Kerb Side Bin Presentation
1 : 100

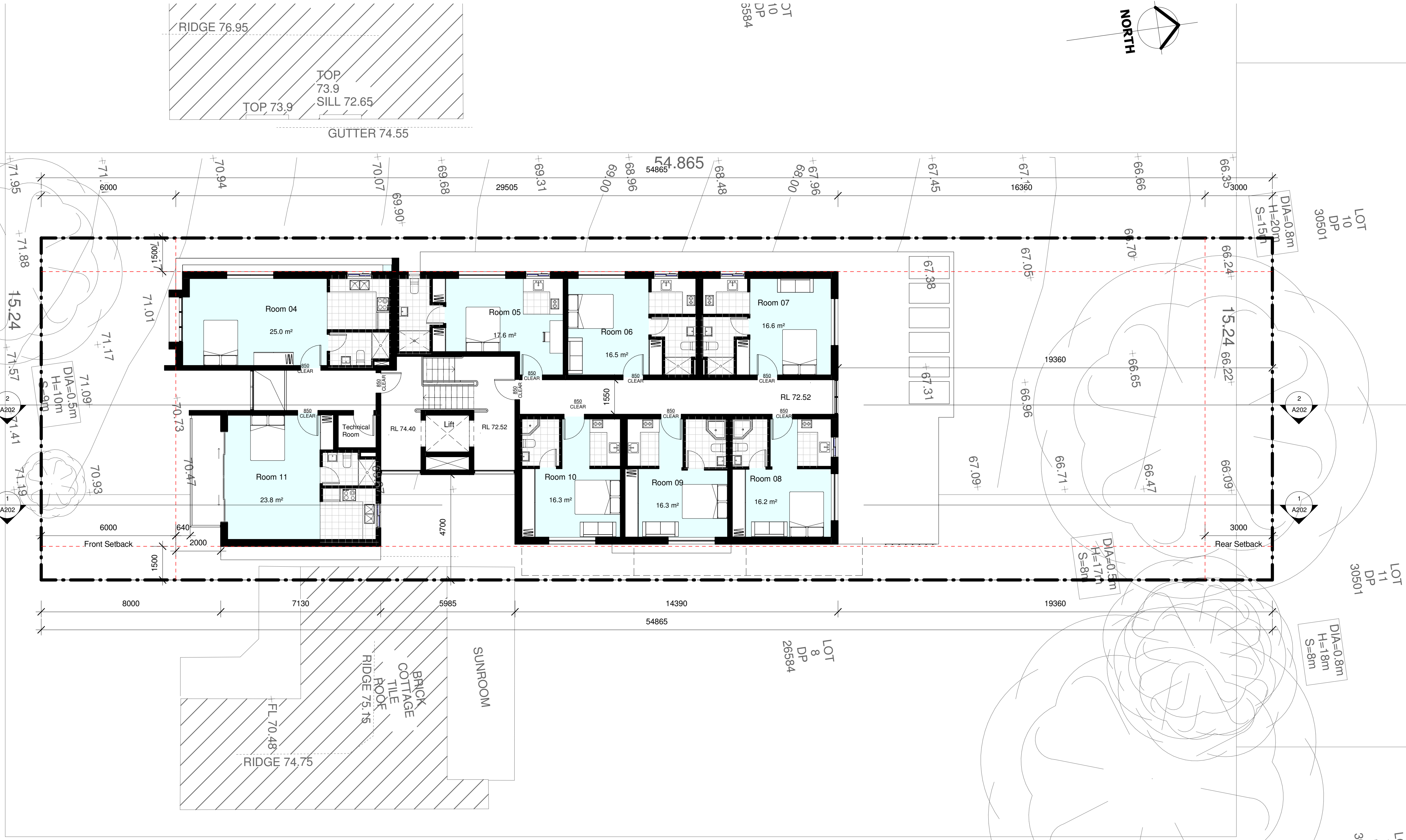


Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

- 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.

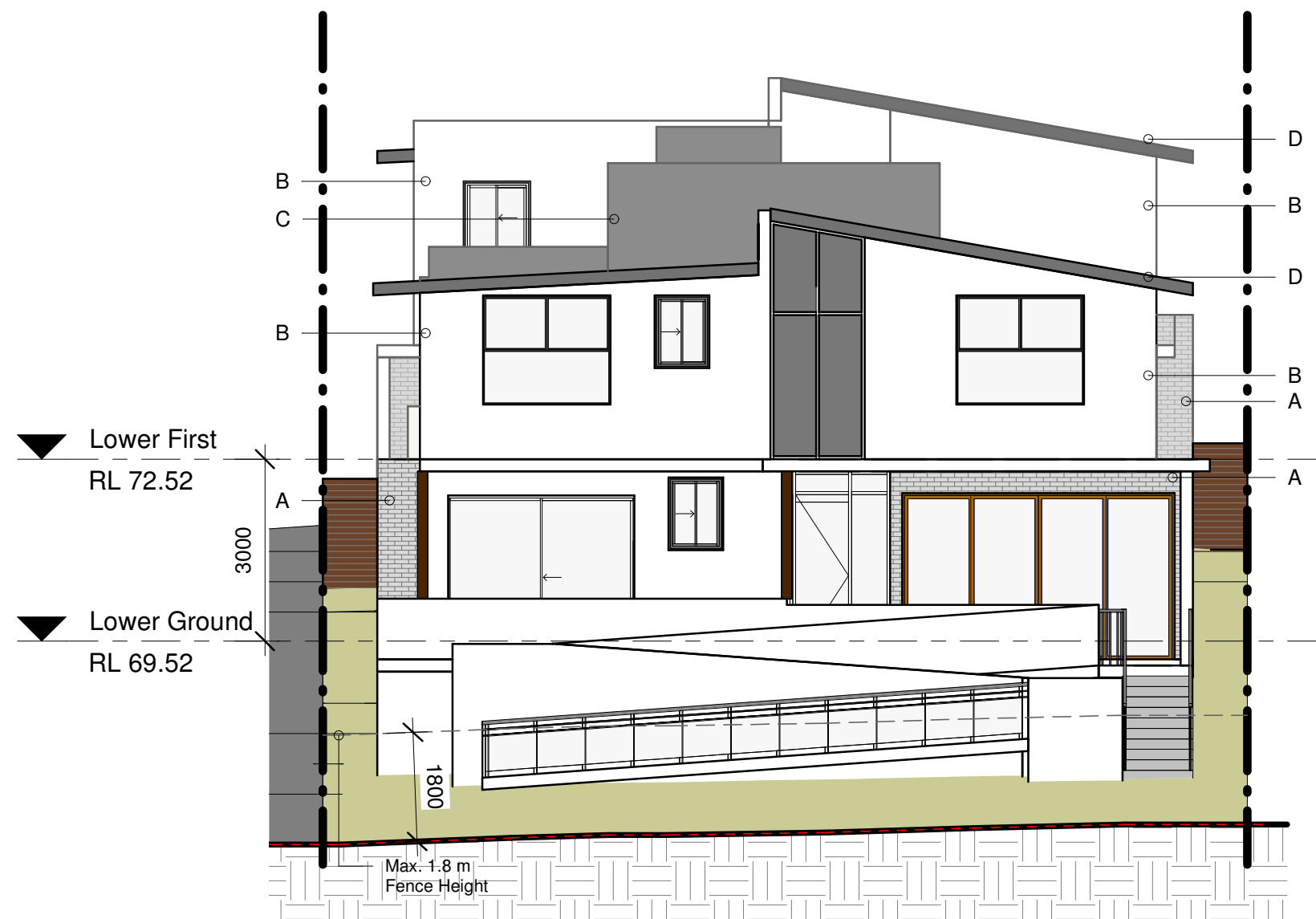
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
Room area for all single rooms increased to be >16 m²		

Client Krishathi Pty Ltd		
Project Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009		
First Floor Plan		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
Drawn by	SL/GF	Printed 9/09/2021 5:01:27 PM
Checked by		GF
A103		
Scale	Drawing :	Issue
1 : 100	DA	D

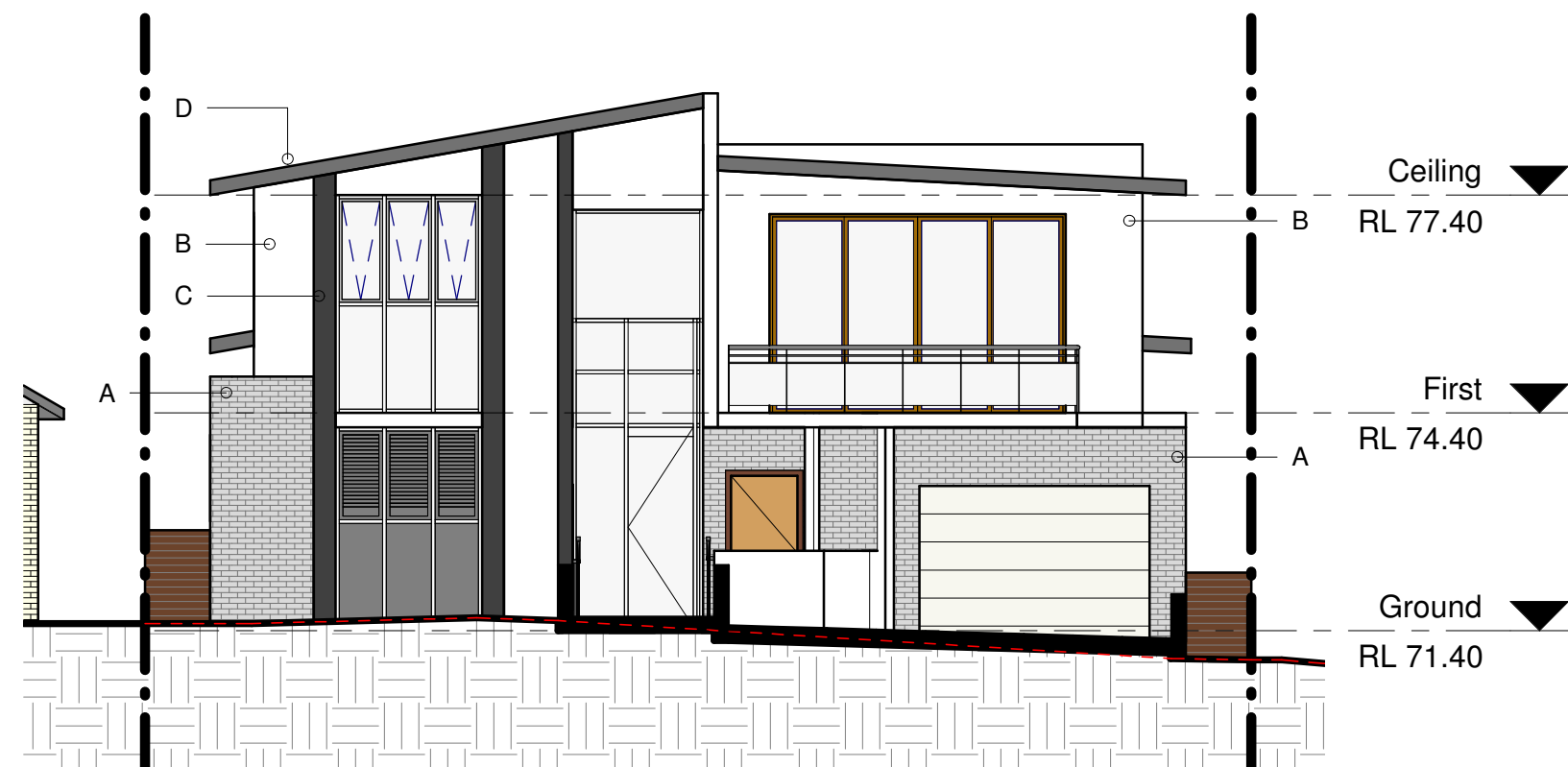


1 First Floor Plan
1 : 100

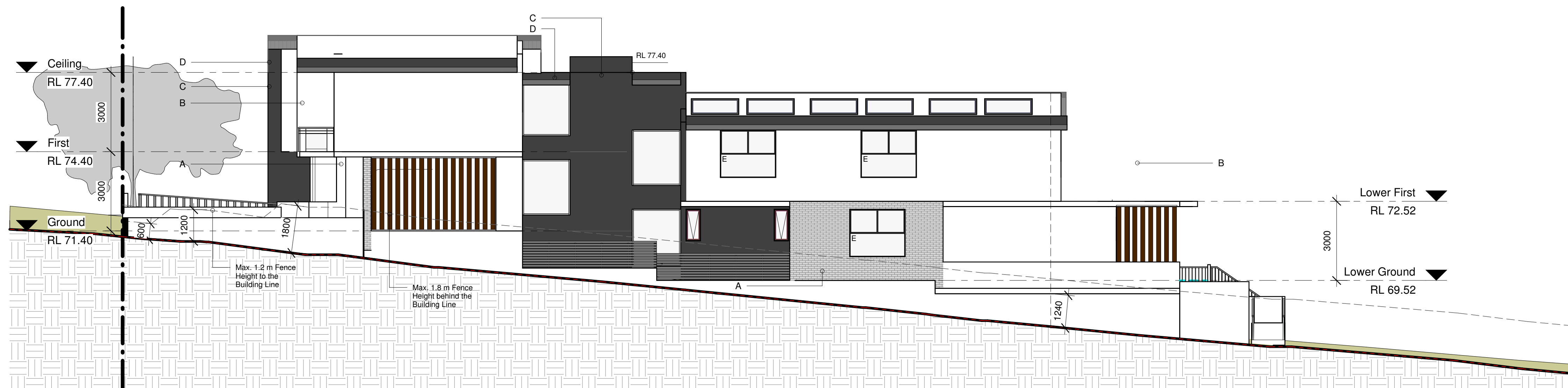
1 North Elevation
1 : 100



2 South Elevation
1 : 100



3 East Elevation
1 : 100



4 West Elevation
1 : 100



Schedule of Finishes

A.	Face Brick - Bowral Bricks Bowral Dry Pressed - Brahman Granite or Similar
B.	Render & Paint Dulux - Vivid White or Similar
C.	Render & Paint Dulux - Domino or Similar
D.	Metal Roof Colorbond - Basalt or Similar
E.	Frosted Glass

Gus Fares Architects^{PL}



ACN 112691237
Tel: 02 9160 9250
email: gus@gfares.com

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

- 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.

Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
Elevations revised to reflect amendments		

Client Krishathi Pty Ltd		
Project Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009		
Elevations		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
Drawn by	SL/GF	Printed 9/09/2021 5:01:30 PM
Checked by		GF
A201		
Scale	1 : 100	Drawing : DA
		Issue D





Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

- 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.

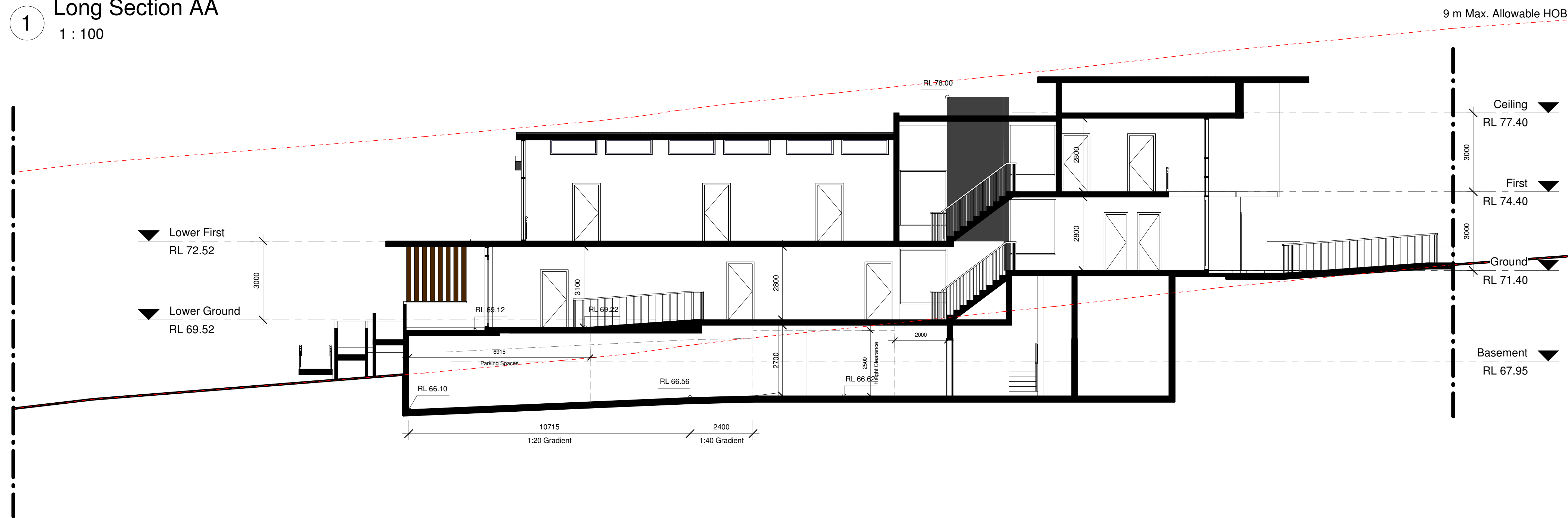
Issue	Description	Date
A	DA Lodgement	02/2021
B	DA Amendments	03/2021
C	LEC Amendments	08/2021
D	LEC Amendments	08/2021
Sections revised to reflect amendments		

Client	Krishathi Pty Ltd
Project	Proposed Boarding House Development at 227 Bungarribee Road Blacktown Pursuant to ARHSEPP 2009

Sections		
FOR	DA	ONLY
Project number		2020-19
Date		Feb-2021
Drawn by	SL/GF	Printed 9/09/2021 5:01:30 PM
Checked by		GF
A202		
Scale	Drawing : DA	Issue D



1 Long Section AA
1 : 100



2 Long Section BB
1 : 100