

Proposed 12 Rooms Boarding House
at 227 Bungarribee Rd Blacktown NSW



Gus Fares Architects^{PL}



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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
E	LEC Amendments	11/2021
Perspective revised to reflect amendments		

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 8/11/2021 2:30:49 PM	
Checked by			GF
A000			
Scale	Drawing : DA		Issue E



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 Bungaribree Road, Blacktown
Site area	834.7 m ²
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 ²

Proposal				
	Manager	Double Lodger	Total	
Room Numbers	1	11	12	(24 Persons) Rooms (incl. accessible rooms)
Accessible Rooms	2		2	Rooms
Proposed GFA			528.2	m²
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
Bicycle carpark	0.2 space/room		3	Bicycle Spaces
Deep Soil			234	m²
Landscape			234	m²
Communal Open Space			220	m²


<div>227 Bungarribee Road, Blacktown</div> <div>SUMMARY OF BASIX COMMITMENTS</div> <div>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.</div>					
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	
		Kitchen		Fan ducted to roof/facade	
		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
		Number of Living/Dining rooms		1	Dedicated
		Kitchen		Yes	Dedicated
		All Bathrooms/Toilets		Yes	Dedicated
		Laundry		Yes	Dedicated
All Hallways		Yes	Dedicated		
OTHER COMMITMENTS					
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 Wes 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

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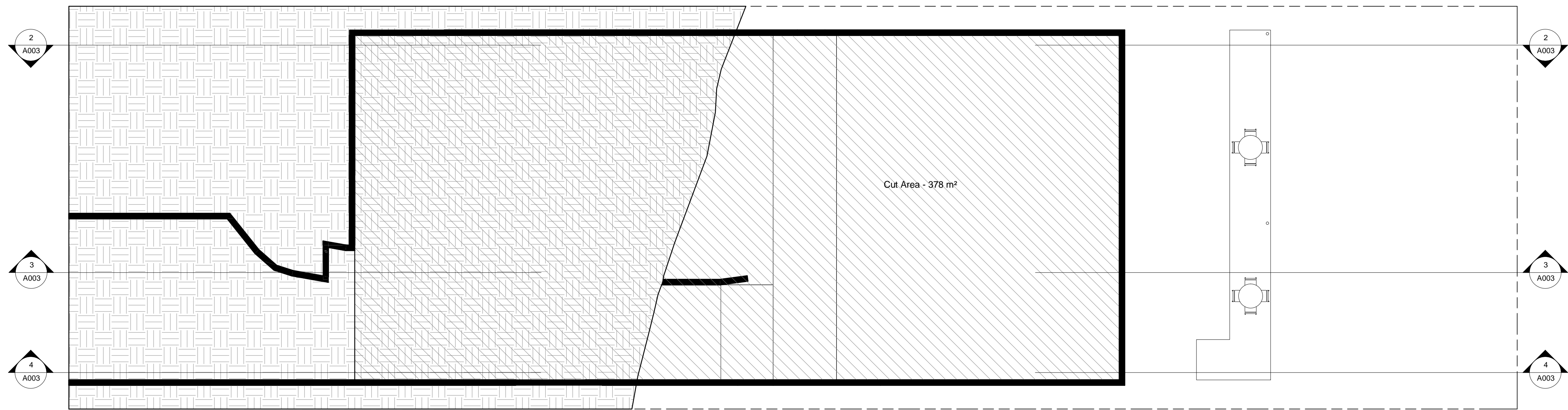
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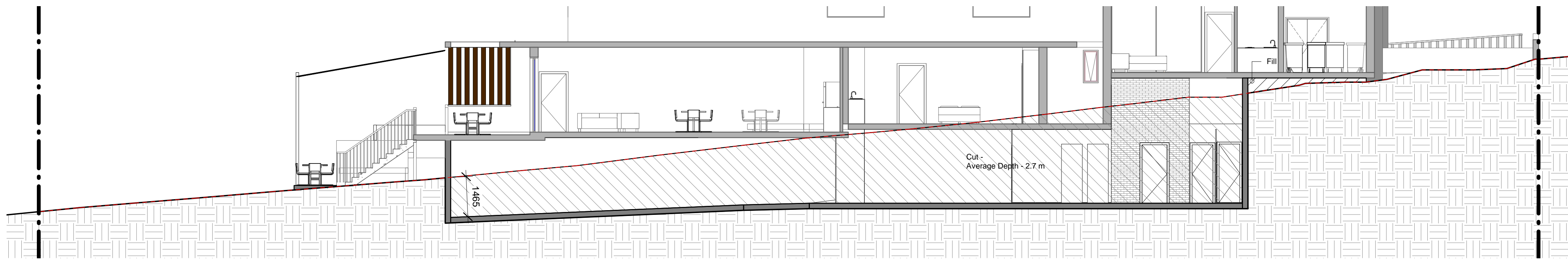
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Project number		2020-19
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Scale	Drawing :	Issue
As indicated	DA	E

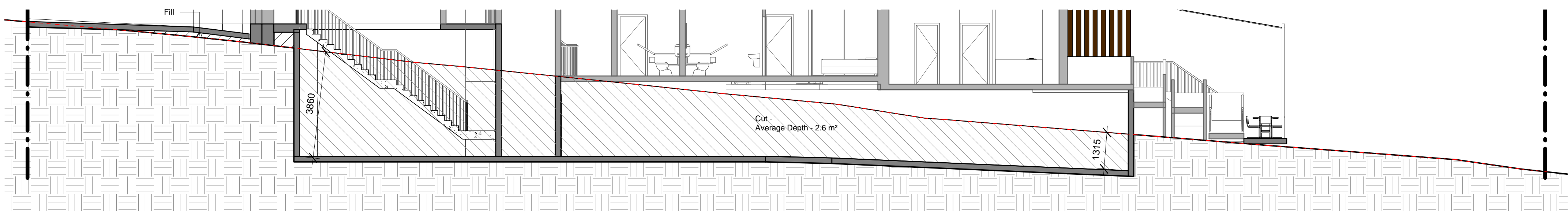




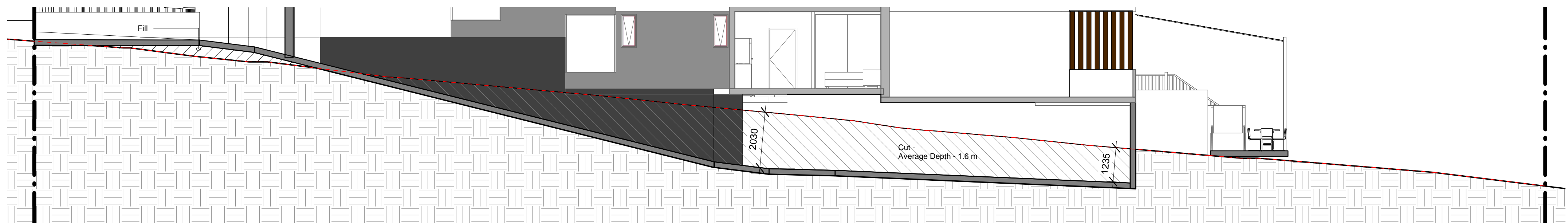
1 Level B1 Plan
1 : 100



2 Cut & Fill - AA
1 : 100



3 Cut & Fill - BB
1 : 100



4 Cut & Fill - CC
1 : 100

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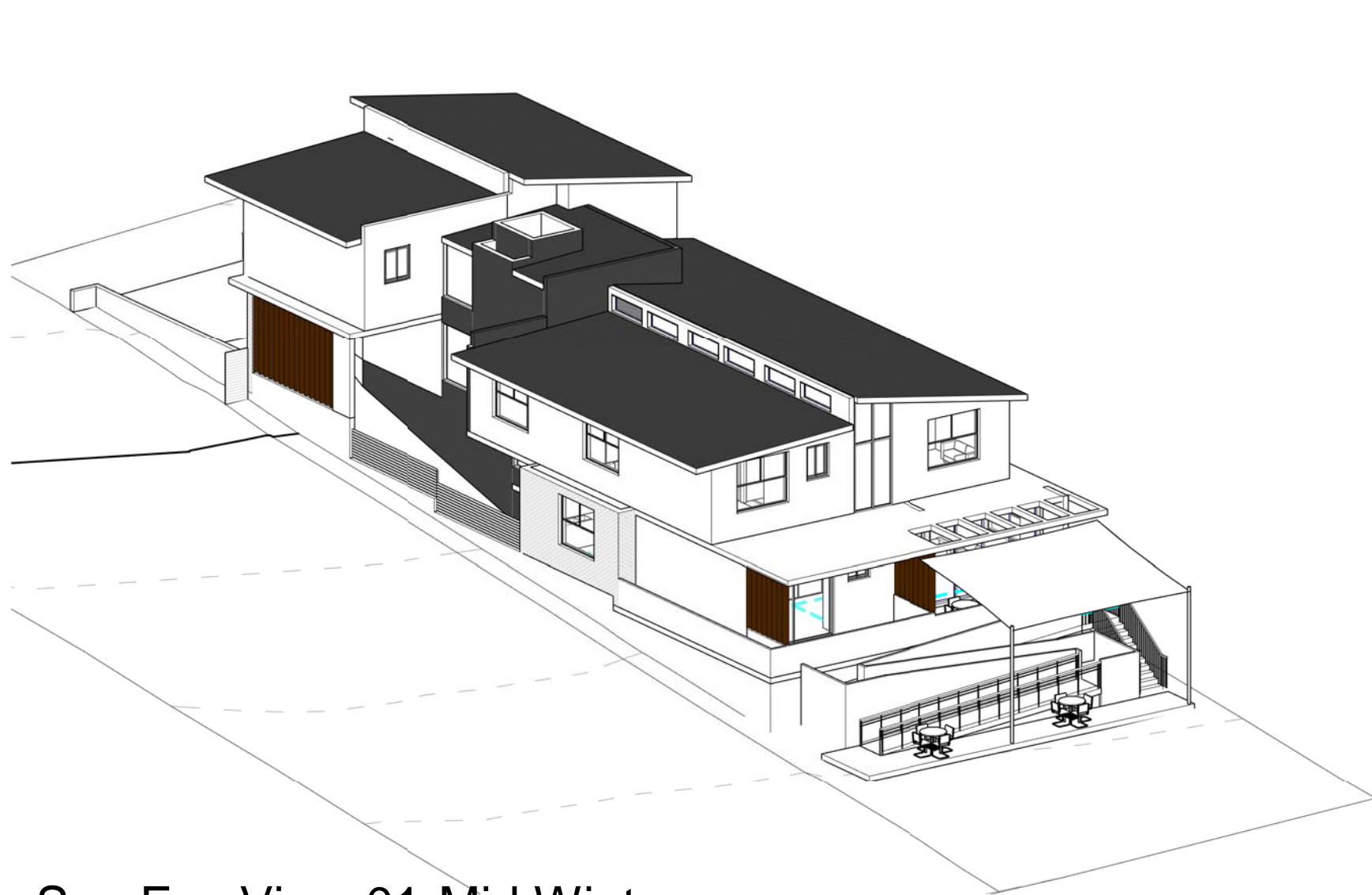
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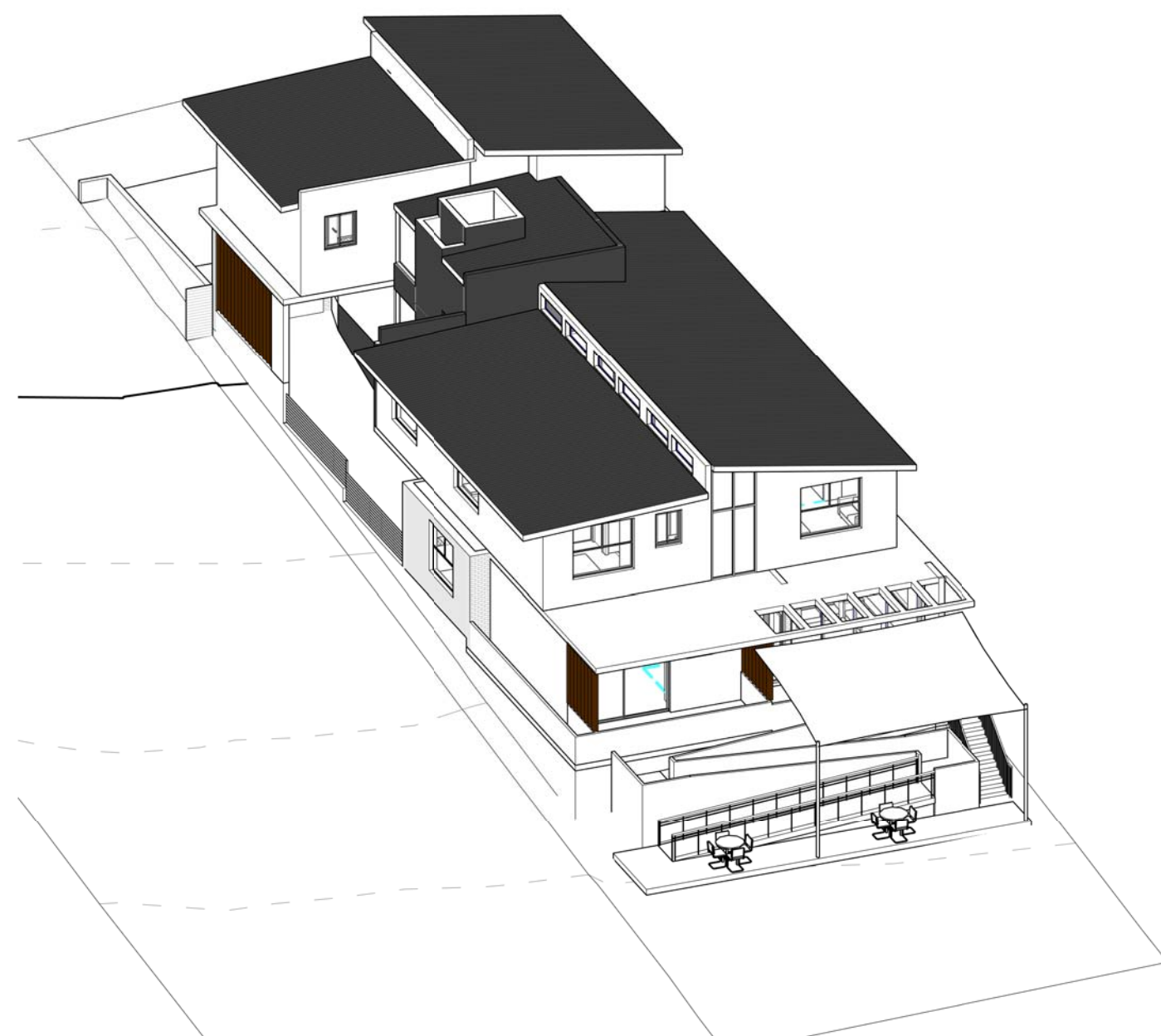
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Cut & Fill			
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A003			
Scale	1 : 100		Drawing : DA
			Issue E



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



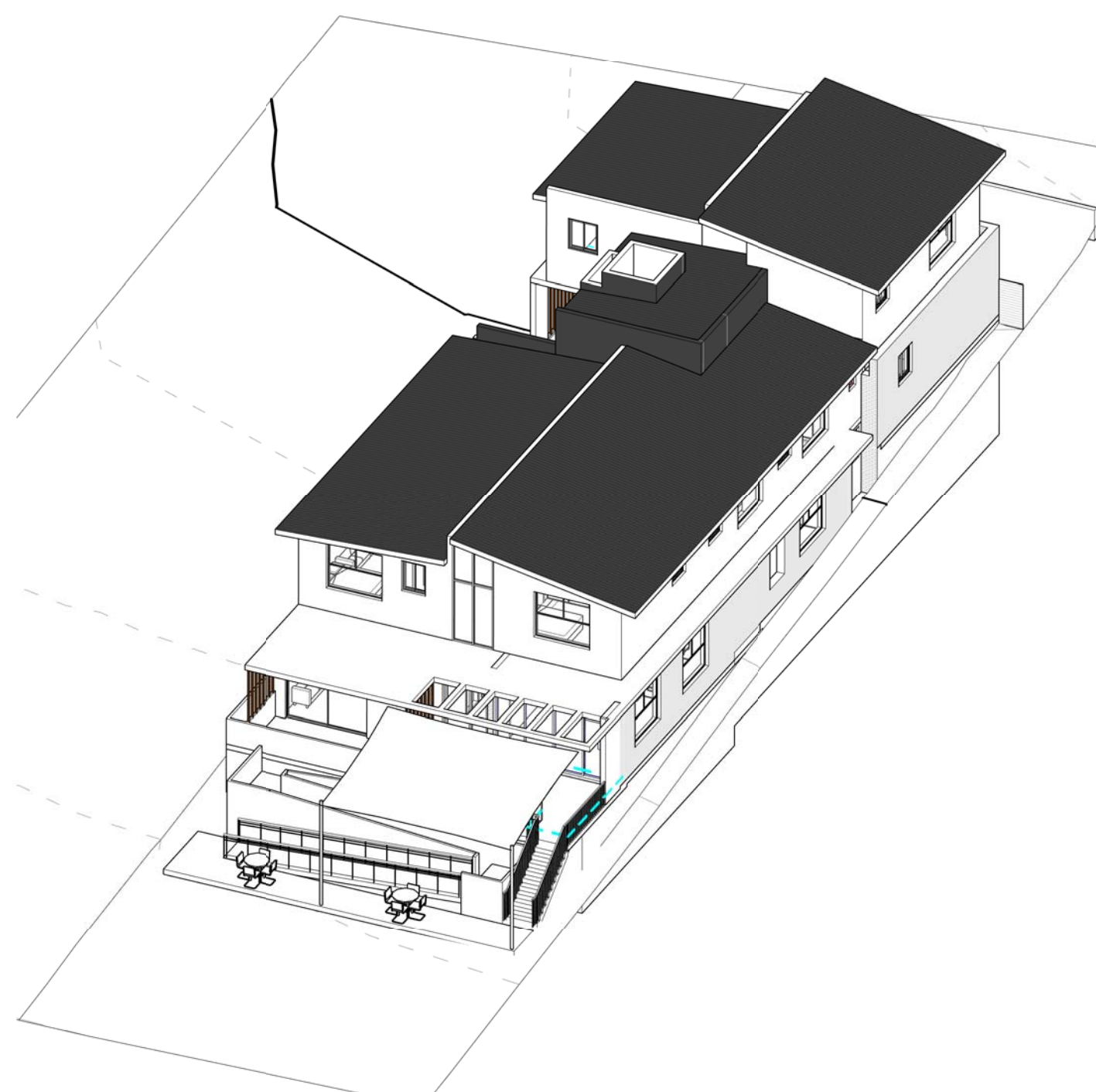
2 Sun Eye View-02-Mid Winter
@ 10 am



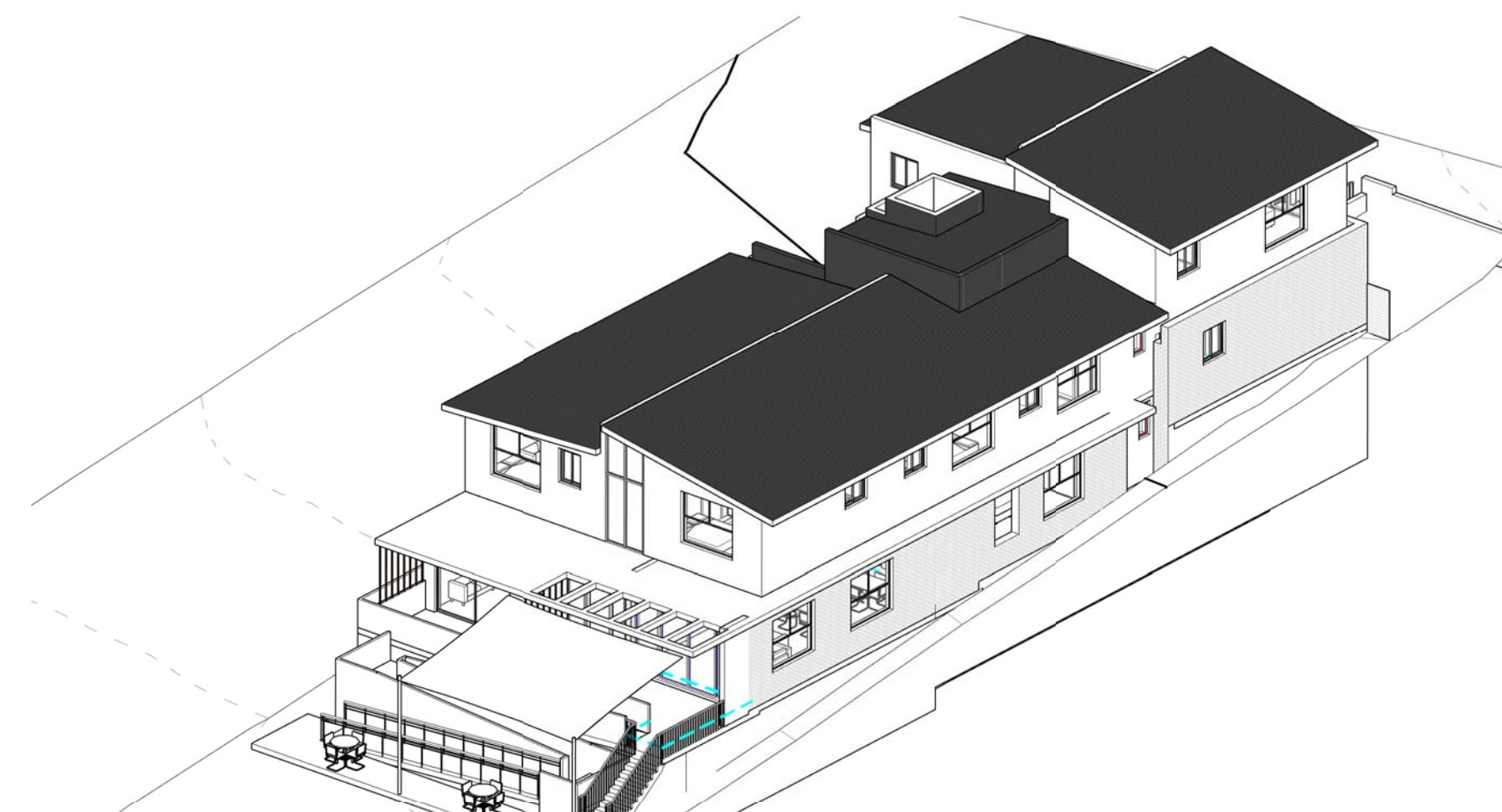
3 Sun Eye View-03-Mid Winter
@ 11 am



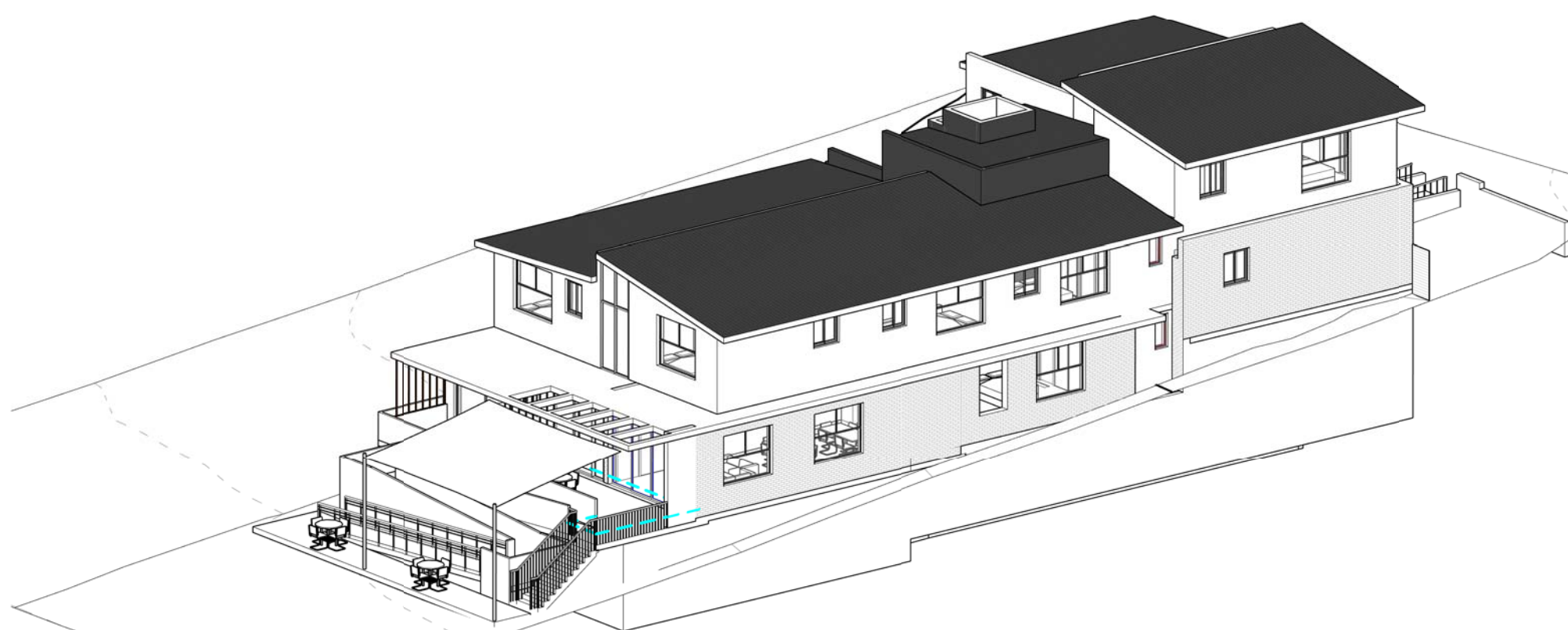
4 Sun Eye View-04-Mid Winter
@ 12 pm



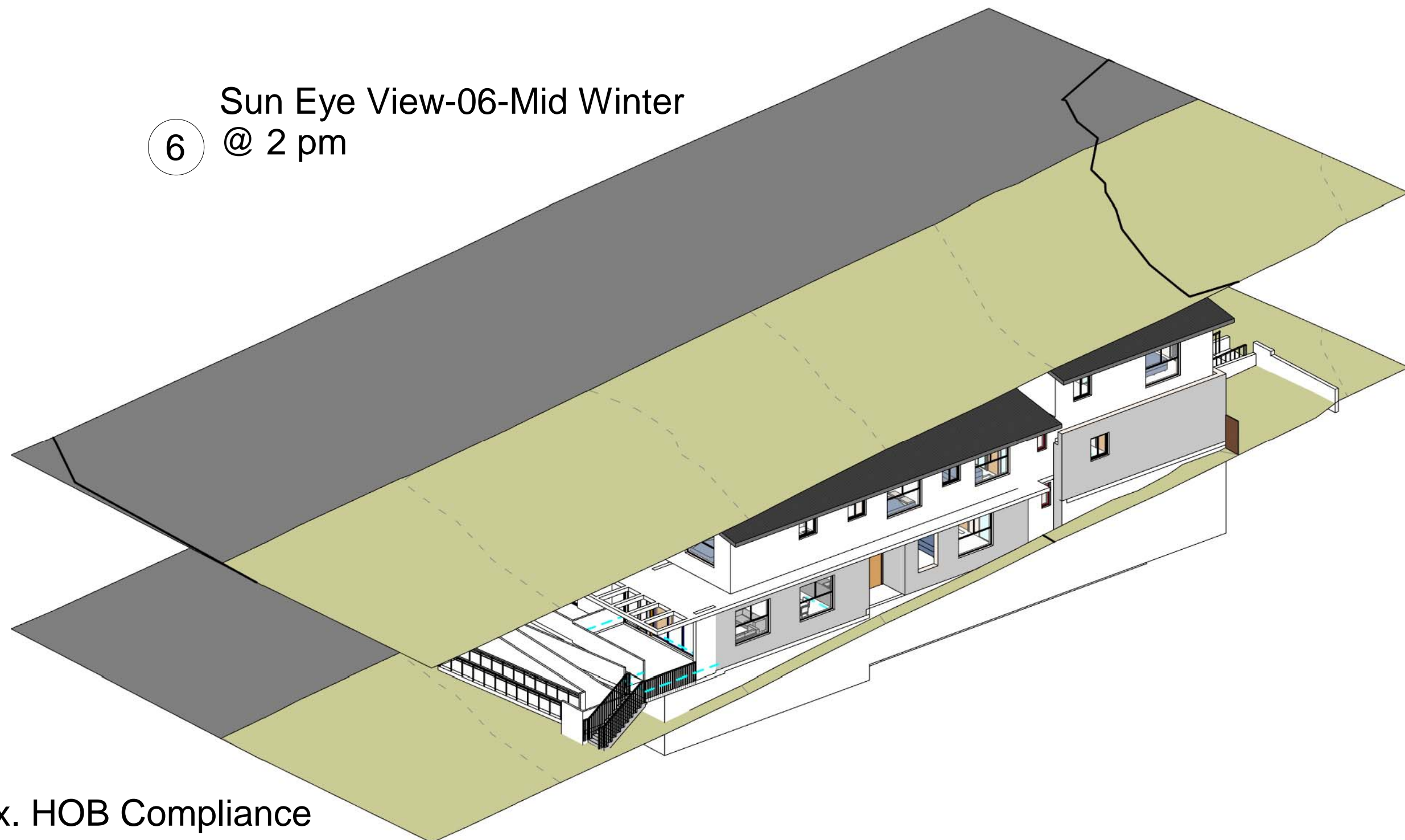
5 Sun Eye View-05-Mid Winter
@ 1 pm



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

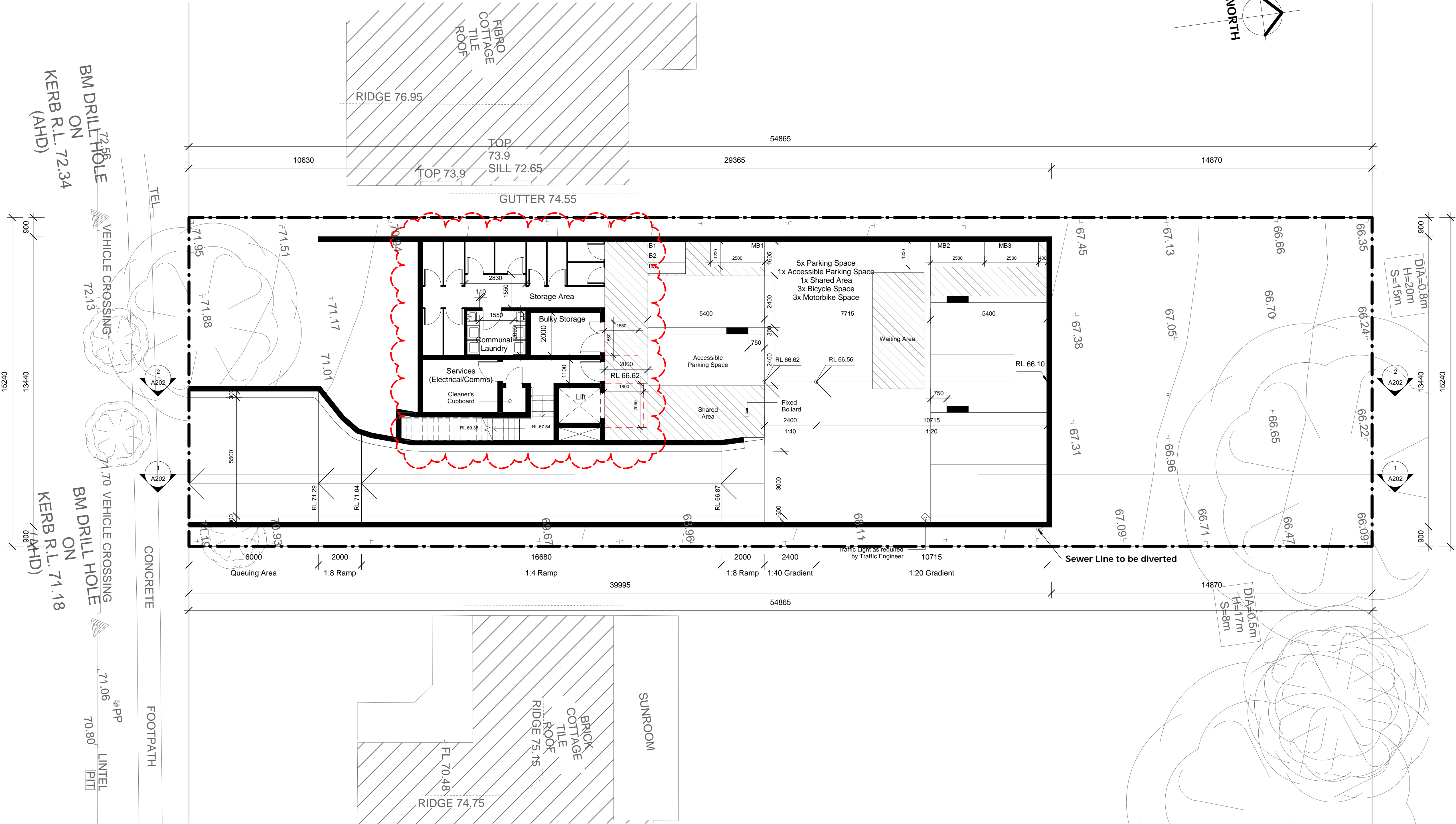


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Sun Eye Views revised to reflect amendments		

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Project Proposed Boarding House Development at 227 Bungarabee Road Blacktown Pursuant to ARHSEPP 2009		
Sun Eye Views/ HOB Compliance		
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Project number		2020-19
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A004		
Scale	1 : 1	Drawing : DA
		Issue E

BUNGARRIBEE ROAD



1 Basement Level Plan
1 : 100

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D	LEC Amendments	08/2021
E	LEC Amendments	11/2021
	Communal laundry relocated to basement	
	Storage area revised	

Client

Krishathi Pty Ltd

Project

Proposed Boarding House Development at 227 Bungarrabee Road Blacktown Pursuant to ARHSEPP 2009

Basement Plans

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A101		
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E	LEC Amendments	11/2021
	Communal laundry relocated to basement	
	Area of Communal living room increased	
	Shading sail provided over BBQ area	

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Ground Level Plan			
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A102			
Scale	1 : 100		Drawing : DA
			Issue E

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1 Ground Floor Plan
1 : 100

2 Kerb Side Bin Presentation
1 : 100

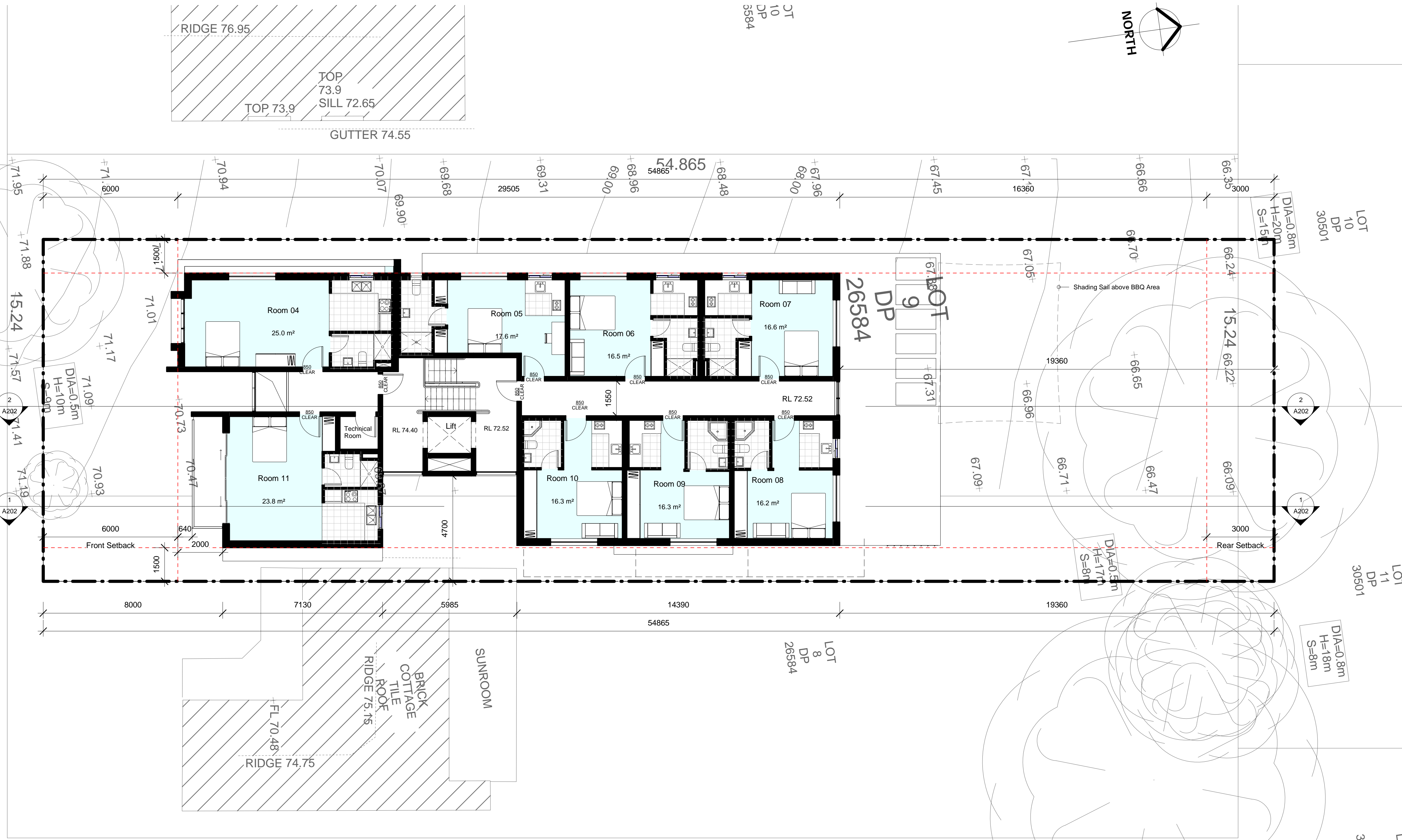


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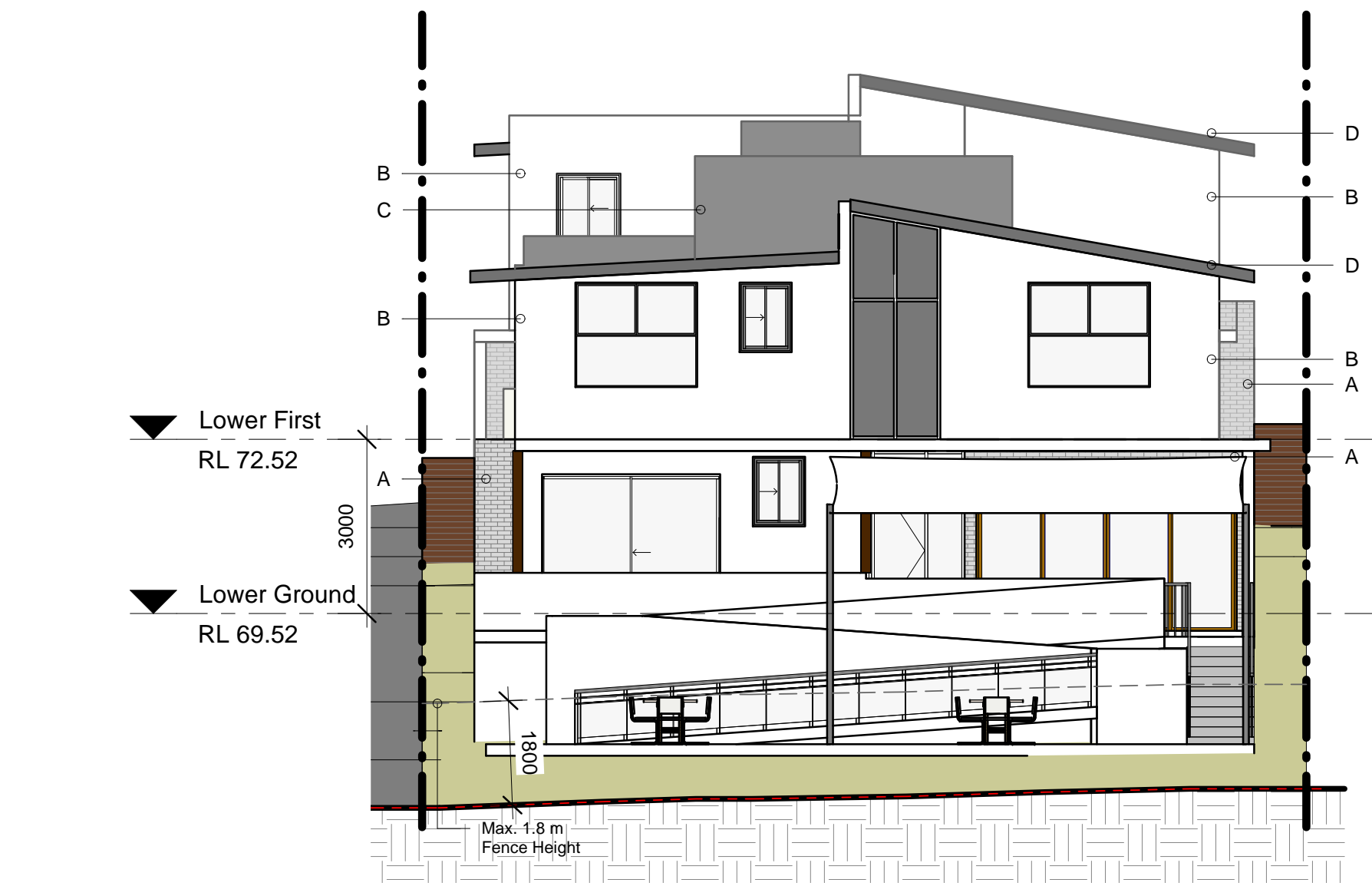
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D	LEC Amendments	08/2021
Room area for all single rooms increased to be >16 m²		

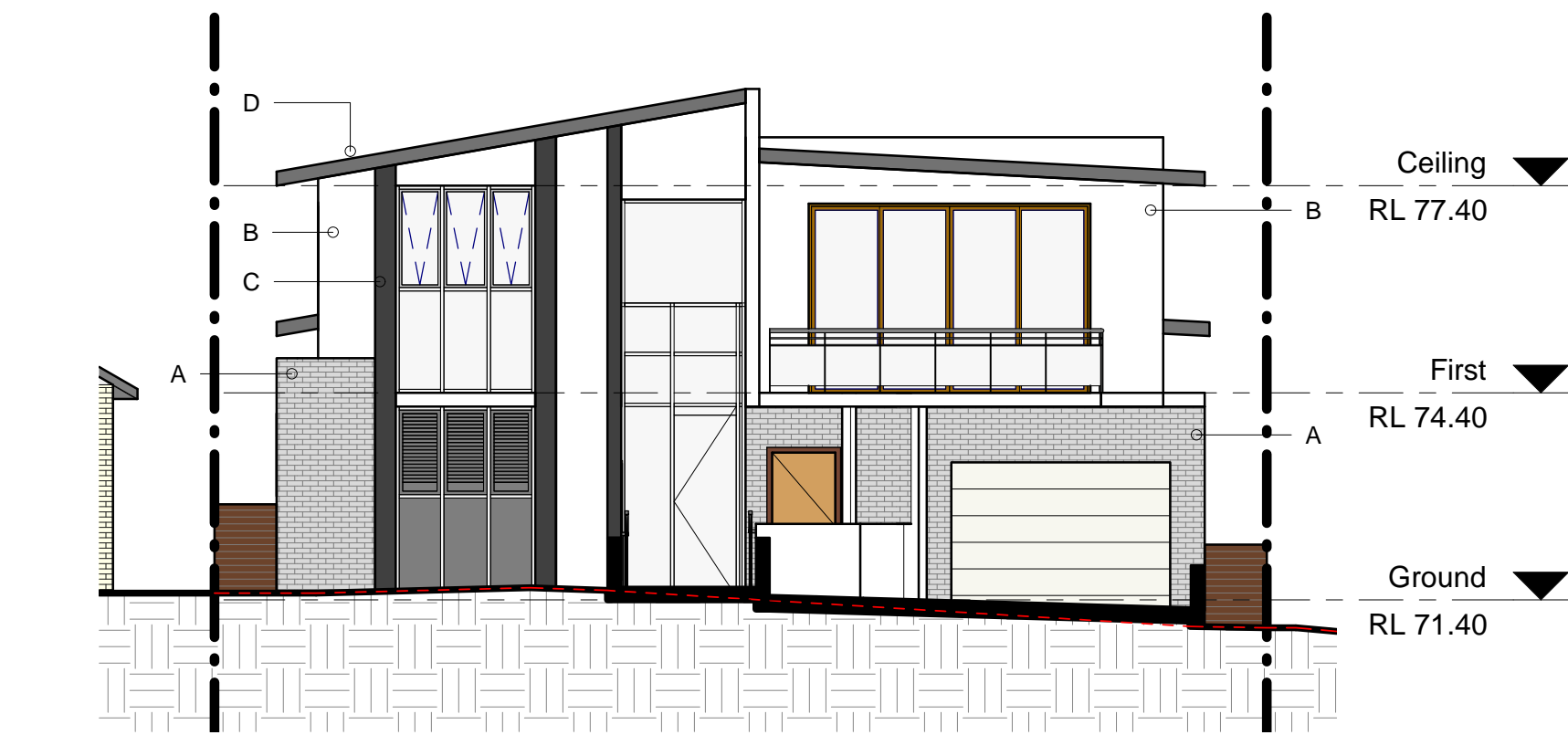
Client Krishathi Pty Ltd		
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First Floor Plan		
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A103		
Scale	1 : 100	Drawing : DA
		Issue D



1 First Floor Plan
1 : 100



1 North Elevation
1 : 100

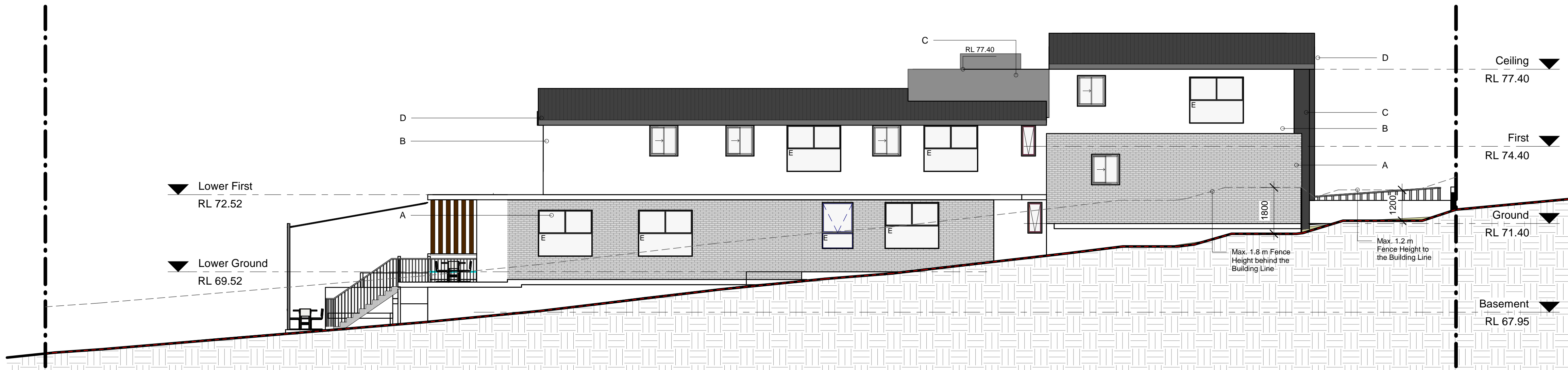


2 South Elevation
1 : 100

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



3 East Elevation
1 : 100



4 West Elevation
1 : 100



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Elevations revised to reflect amendments		

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Elevations		
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		Issue E



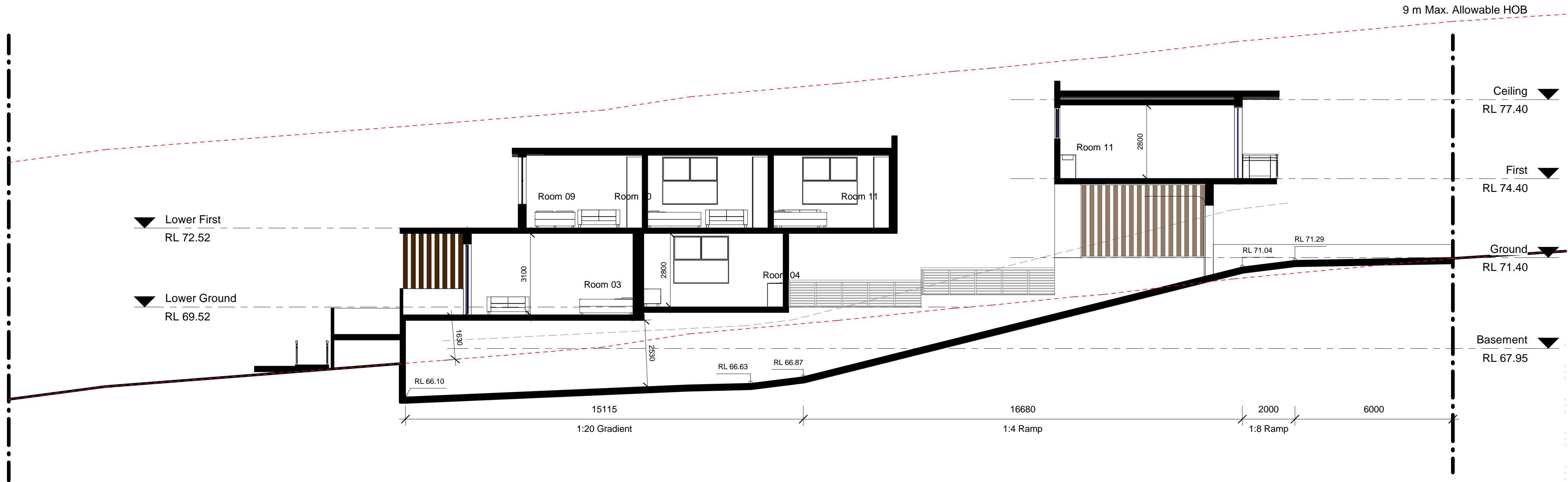
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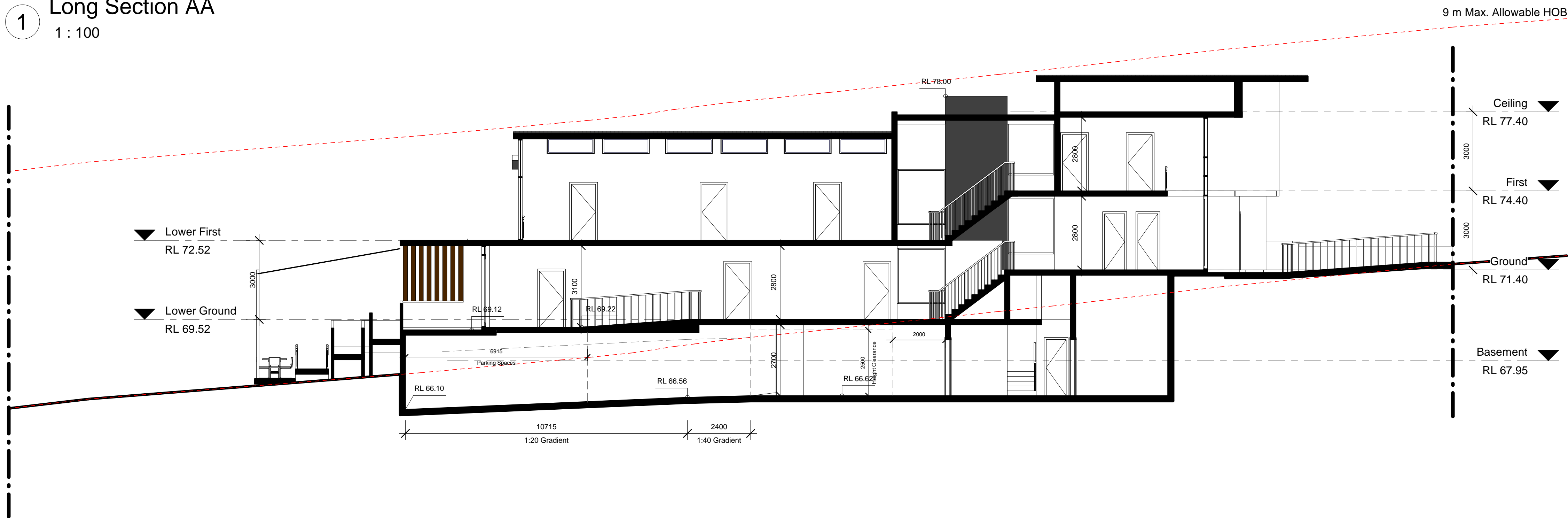
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Sections revised to reflect amendments		

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Sections		
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A202		
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1 Long Section AA
1 : 100



2 Long Section BB
1 : 100