

PROPOSED BOARDING HOUSE
65-71 KERRS ROAD

PLANNING SUMMARY

PROPOSED GROSS FLOOR AREA SUMMARY

SITE AREA	1972m²
MAX. GFA	N/A
GROUND	655m²
LEVEL 1	634m²
TOTAL PROPOSED AREA	1289m²

PROPOSED UNIT NUMBER SUMMARY

GROUND	19 UNITS (INC. 2 ACC. UNIT & 1 MANAGER UNIT)
LEVEL 1	21 UNITS (INC 2 ACC.)
TOTAL PROPOSED UNITS	40 UNITS

DRAWING LIST

A 0.00	COVER
A 0.02	SITE CONTEXT PHOTOS
A 0.03	CONCEPT
A 0.04	CGI
A 1.01	SITE/ROOF PLAN
A 1.02	BASEMENT 1
A 1.03	GROUND LEVEL
A 1.04	LEVEL 1
A 2.01	ELEVATIONS 1
A 2.02	ELEVATIONS 2
A 3.00	SECTIONS
A 3.01	RAMP SECTION
A 4.00	SCHEDULE OF EXTERNAL COLOURS AND FINISHES
A 5.00	SHADOW STUDY
A 5.01	ACCESSIBLE UNIT DETAIL
A 5.02	SOLAR ANALYSIS
A 5.03	COMMON ROOM SOLAR PENETRATION 1

COMPLIANCE TABLE

SITE AREA:	1972m²		
REQUIREMENTS	CONTROL	PROPOSED	COMPLIANCE
SEPP	SEPP (AFFORDABLE RENTAL HOUSING) 2009		
ZONING	R2 LOW-DENSITY RESIDENTIAL		
FSR	N/A	N/A	N/A
HEIGHT OF BUILDING	MAX 9M	MAX. 7.8m	✓
SITE SIZE	MIN. SITE SIZE	N/A	N/A
COMMON ROOM	MIN.1 REQUIRED FOR 5 OR MORE BOARDING ROOMS	1 PROPOSED	✓
LANDSCAPED AREA	COMPATIBLE WITH STREETSCAPE		✓
SOLAR ACCESS	MINIMUM 3HRS TO ONE COMMON ROOM IN MID WINTER	MIN. 3HRS	✓
SOLAR ACCESS	APARTMENT DESIGN GUIDE CONTROL MIN. 70% OF APARTMENTS RECEIVE 2 HOURS OF SUN AT MID-WINTER	77.5% RECEIVE OVER 2 HOURS OF SUN IN MID-WINTER	✓
CAR PARKING	0.5 PER BOARDING ROOM = 20 SPACES (BASED ON 37 UNITS) (INCLUDING 4 ACCESSIBLE SPACES & 1 MANAGER'S SPACE) 1 BIKE SPACE PER 5 ROOMS = 7 SPACES (BASED ON 37 UNITS) 1 MOTORBIKE PER 5 ROOMS = 7 SPACES (BASED ON 37UNITS)	21 SPACES (INCL. 4 ACC.) 8 SPACES 8 SPACES	✓
BUILDING MANAGER	CAPACITY OF 20 BOARDERS = MIN. 1 MANAGER	1 UNIT (G08)	✓
ACCESSIBILITY (DCP)	4 ACCESSIBLE UNITS	4 ACC. UNITS	✓
PRIVATE OPEN SPACE	MANAGER'S POS - MIN. 8m²	22 m² POS	✓
COMMUNAL OPEN SPACE		116m²	
ACCOMODATION SIZE	12m² MIN SINGLE BED 16m² MIN DOUBLE BED excl. KITCHEN & BATHROOM 25m² MAX. EXCLUDING SERVICES	MIN. 16m² FOR DOUBLE MAX. 22m²	✓ ✓
DCP			
	AUBURN DCP 2010		
SITE COVERAGE	MAX. SITE COVERAGE = 65% = 1,281.8m²	50% =985m²	✓
LANDSCAPE AREA	N/A		N/A
DEEP SOIL ZONE	MIN. DEEP SOIL AREA = 30% = 591.6m²	31% = 626m²	✓

- IDCHANGE
1.

GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM
2.

BOARDING ROOM G08 CONVERTED TO BUILDING MANAGER'S ROOM
3.

BOARDING ROOM G09 CONVERTED TO TERRACE FOR NEW BUILDING MANAGERS ROOM
4.

BUILDING MANAGERS ROOM 120 AND ADJOINING TERRACE CONVERTED TO COMMON ROOM
5.

LEVEL 1 EXTERNAL COMMON ROOM CONVERTED TO BOARDING ROOM
6.

ELEVATIONS AND SECTIONS AMENDED FOR CONSISTENCY WITH FLOOR PLANS
7.

ADDITIONAL ROOM AREAS PROVIDED AS PER AHSEPP DEFINITION FOR BOARDING ROOMS
8.

SOLAR ANALYSIS UPDATE FOR NEW COMMON ROOM LOCATION



63 KERRS ROAD



65 KERRS ROAD



71 KERRS ROAD

SITE



73 KERRS ROAD



38 KERRS ROAD



75 KERRS ROAD



77 KERRS ROAD



36 KERRS ROAD



40 KERRS ROAD



42 KERRS ROAD



44 KERRS ROAD



46 KERRS ROAD



68 RAYMOND STREET W



68 RAYMOND STREET W



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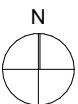
REVISION ID	AMENDMENT	DATE	NOTES
01		25/11/2019	
02	ISSUE FOR \$4.55 (2) ISSUE FOR RFI	20/03/2020	



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RACHID ANDARY 8627

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Ace Demolition Pty Ltd

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PROJECT
65-71 KERRS ROAD LIDCOMBE

SITE ADDRESS
65-71 Kerrs Rd Lidcombe

JOB NO
1908

CHECKED
RA

DATE
20/03/2020

PROJECT STATUS
S 4.55

DRAWN
AD

SCALE
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PROJECT
65-71 KERRS ROAD LIDCOMBE

SITE ADDRESS
65-71 Kerrs Rd Lidcombe

JOB NO
1908

CHECKED RA	DRAWN AD
DATE 23/03/2020	SCALE 1:1.29 @ A3
PROJECT STATUS S 4.55	

DRAWING TITLE CONCEPT	
SHEET NO. A 0.03	REVISION. 02
print date and time: Monday, 23 March 2020	

file: 1908_LIDCOMBE3_S4.55.pln

@ 4:36 PM



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	01	ISSUE FOR \$4.55 (2)	25/11/2019											
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PROJECT
65-71 KERRS ROAD LIDCOMBE

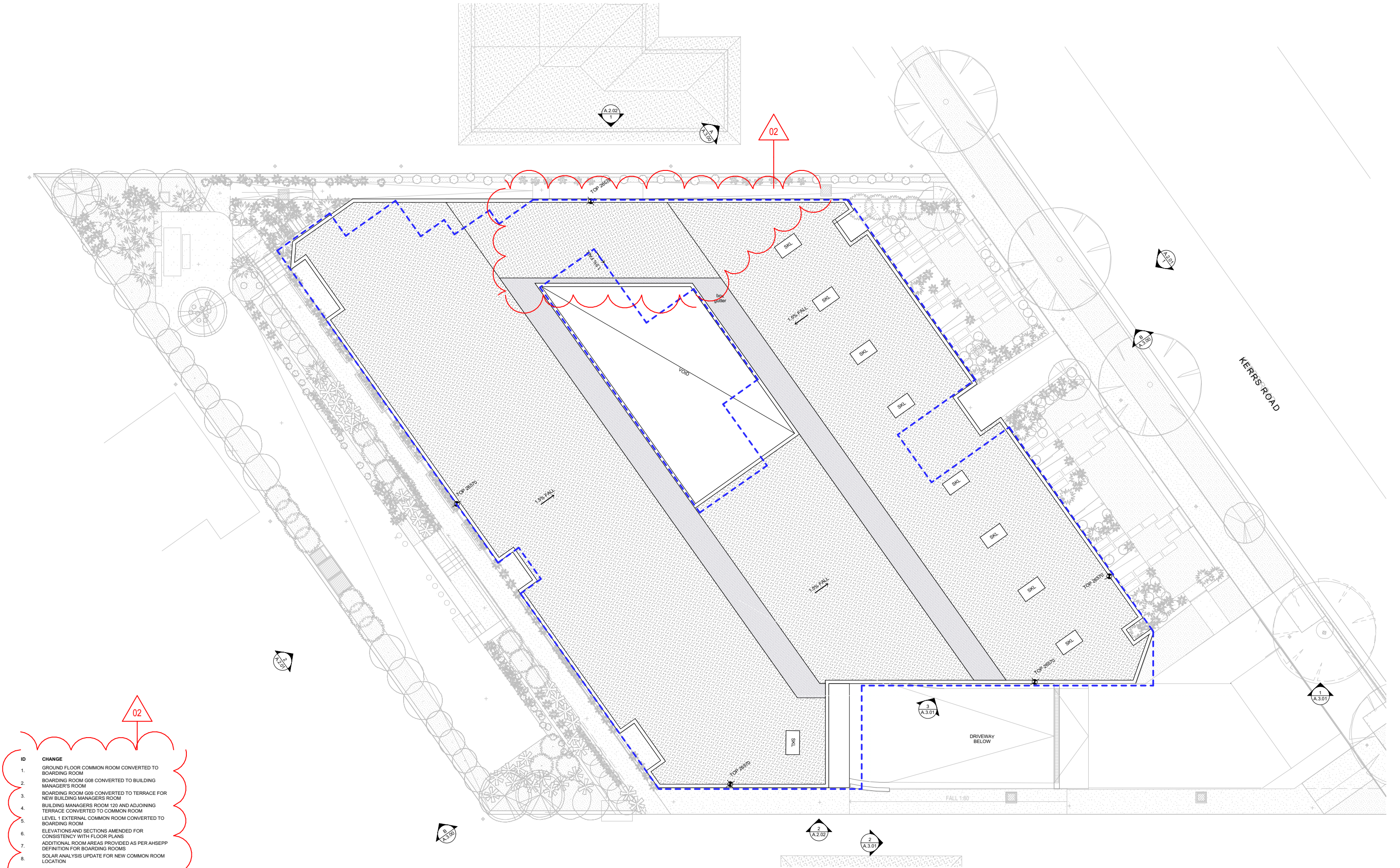
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65-71 Kerrs Rd Lidcombe

JOB NO
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DATE 23/03/2020	SCALE 1:1 @ A3
PROJECT STATUS S 4.55	

DRAWING TITLE CGI 2	
SHEET NO. A 0.05	REVISION. 02
print date and time: Monday, 23 March 2020	

file: 1908_LIDCOMBE3_S4.55.pln



- 02
- ID

CHANGE

1. GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM

2. BOARDING ROOM G08 CONVERTED TO BUILDING MANAGER'S ROOM

3. BOARDING ROOM G09 CONVERTED TO TERRACE FOR NEW BUILDING MANAGER'S ROOM

4. BUILDING MANAGERS ROOM 120 AND ADJOINING TERRACE CONVERTED TO COMMON ROOM

5. LEVEL 1 EXTERNAL COMMON ROOM CONVERTED TO BOARDING ROOM

6. ELEVATIONS AND SECTIONS AMENDED FOR CONSISTENCY WITH FLOOR PLANS

7. ADDITIONAL ROOM AREAS PROVIDED AS PER AHSEPP DEFINITION FOR BOARDING ROOMS

8. SOLAR ANALYSIS UPDATE FOR NEW COMMON ROOM LOCATION

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DOUBLE BOARDING ROOM

SINGLE BOARDING ROOM

SHARED AMENITIES

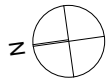
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S 4.55

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ROOF PLAN

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REVISION.
02



- ID** **CHANGE**
- GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM
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 - ADDITIONAL ROOM AREAS PROVIDED AS PER AHSEPP DEFINITION FOR BOARDING ROOMS
 - SOLAR ANALYSIS UPDATE FOR NEW COMMON ROOM LOCATION

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REVISION ID	AMENDMENT	DATE	NOTES
01	ISSUE FOR S4.55 (2)	25/11/2019	
02	ISSUE FOR RFI	20/03/2020	

DOUBLE BOARDING ROOM
SINGLE BOARDING ROOM
SHARED AMENITIES
LINE OF APPROVED DA

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STUDIO 64
81 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT
RACHID ANDARY 8627

CLIENT
Ace Demolition Pty Ltd

Ace Demolition Pty Ltd



PROJECT
65-71 KERRS ROAD LIDCOMBE

SITE ADDRESS
65-71 Kerrs Rd Lidcombe

JOB NO
1908

CHECKED
RA

DATE
25/03/2020

PROJECT STATUS
S 4.55

DRAWN
AD

SCALE
1:200 @ A3

DRAWING TITLE
BASEMENT 1

SHEET NO.
A 1.02

REVISION.
02

print date and time:
Wednesday, 25 March 2020

file: 1908_LIDCOMBE3_S4.55.pln

@ 2:43 PM



1 NORTH ELEVATION
1:200



2 SOUTH ELEVATION - (KERRS ROAD)
1:200

- ID** **CHANGE**
- GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM
 - BOARDING ROOM G08 CONVERTED TO BUILDING MANAGER'S ROOM
 - BOARDING ROOM G09 CONVERTED TO TERRACE FOR NEW BUILDING MANAGERS ROOM
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PF-01 PAINT FINISH- GREY
PF-02 PAINT FINISH- LIGHT ORANGE
PF-03 PAINT FINISH- DARK ORANGE
PF-04 PAINT FINISH- GREY DARK

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S 4.55

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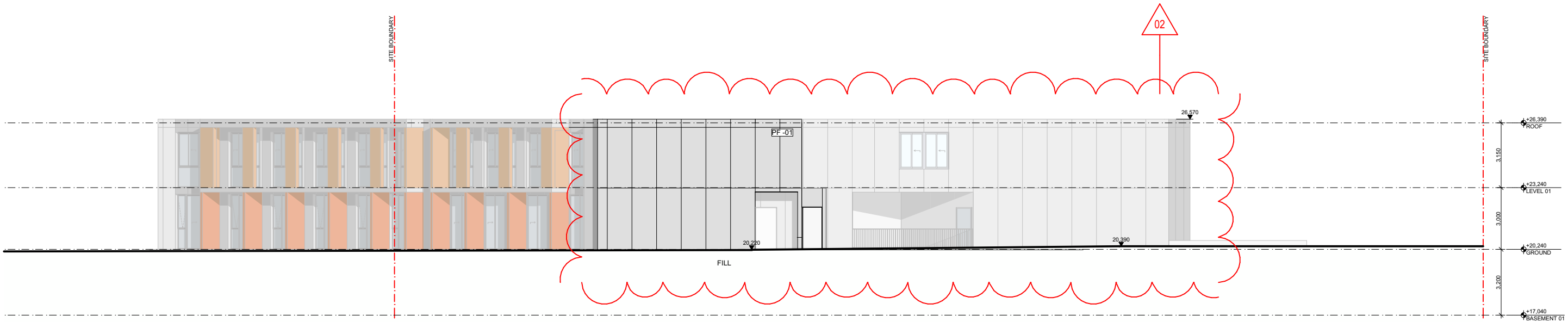
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SHEET NO.
A 2.01
REVISION.
02

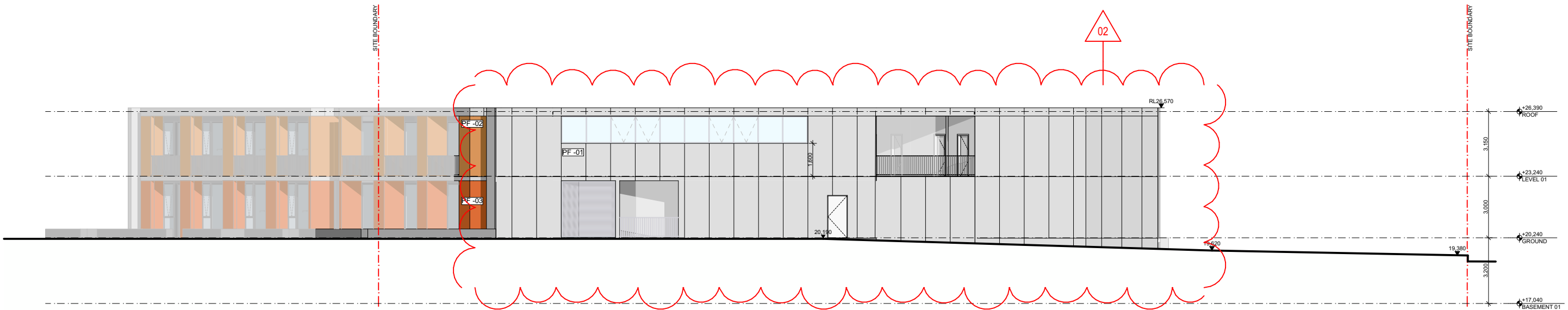
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Wednesday, 25 March 2020

@ 3:13 PM



3 WEST ELEVATION
1:200



4 EAST ELEVATION
1:200

- ID** **CHANGE**
- GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM
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02

PF-01 PAINT FINISH- GREY
PF-02 PAINT FINISH- LIGHT ORANGE
PF-03 PAINT FINISH- DARK ORANGE
PF-04 PAINT FINISH- GREY DARK

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65-71 KERRS ROAD LIDCOMBE

SITE ADDRESS
65-71 Kerrs Rd Lidcombe

JOB NO
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DATE
25/03/2020

PROJECT STATUS
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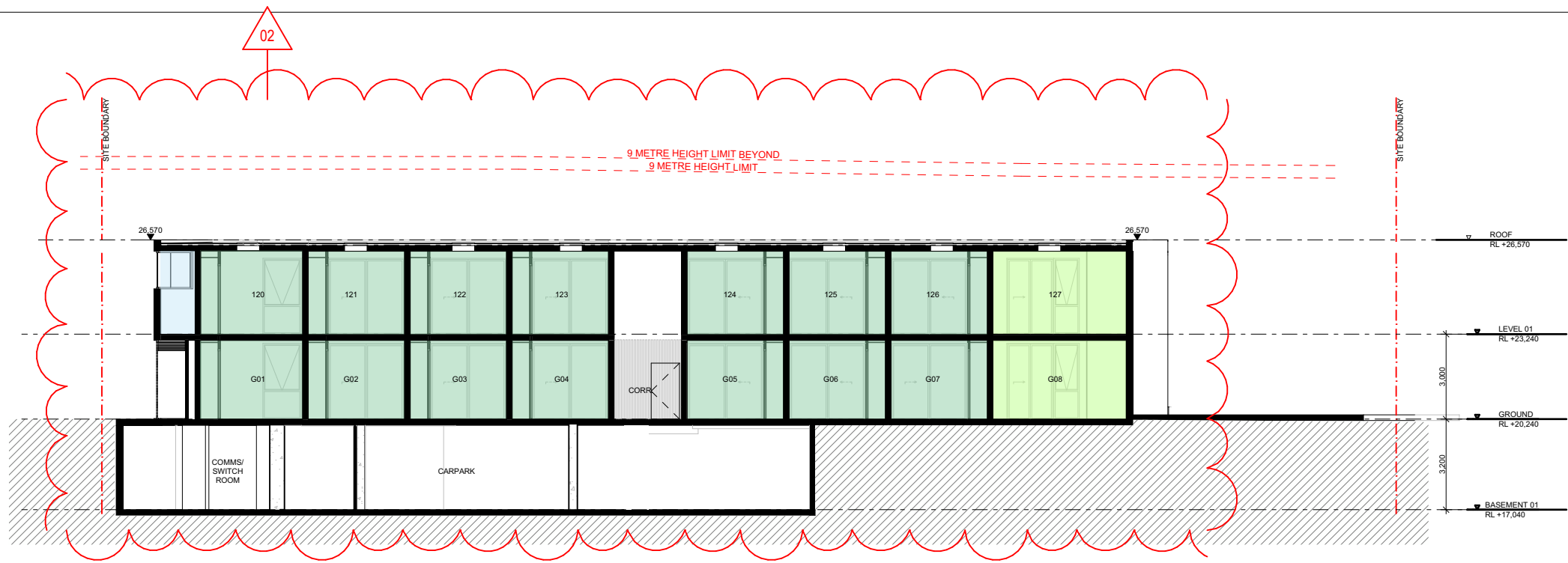
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DRAWING TITLE
ELEVATION 2

SHEET NO.
A 2.02
REVISION.
02

print date and time: Wednesday, 25 March 2020
file: 1908_LIDCOMBE3_S4.55.pln
@ 3:13 PM



1 SECTION A
1:200



2 SECTION B
1:200

- 02
- ID**
- CHANGE**
- GROUND FLOOR COMMON ROOM CONVERTED TO BOARDING ROOM
 - BOARDING ROOM G08 CONVERTED TO BUILDING MANAGER'S ROOM
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02	ISSUE FOR RFI	20/03/2020	

DOUBLE BOARDING ROOM

SINGLE BOARDING ROOM

SHARED AMENITIES

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SECTIONS

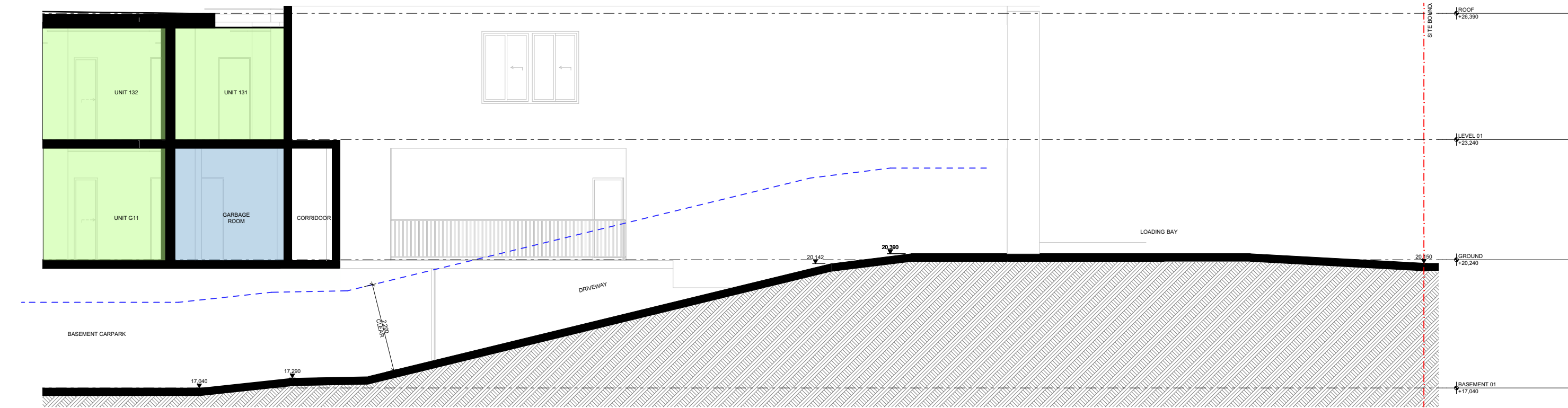
SHEET NO.
A 3.00

REVISION.
02

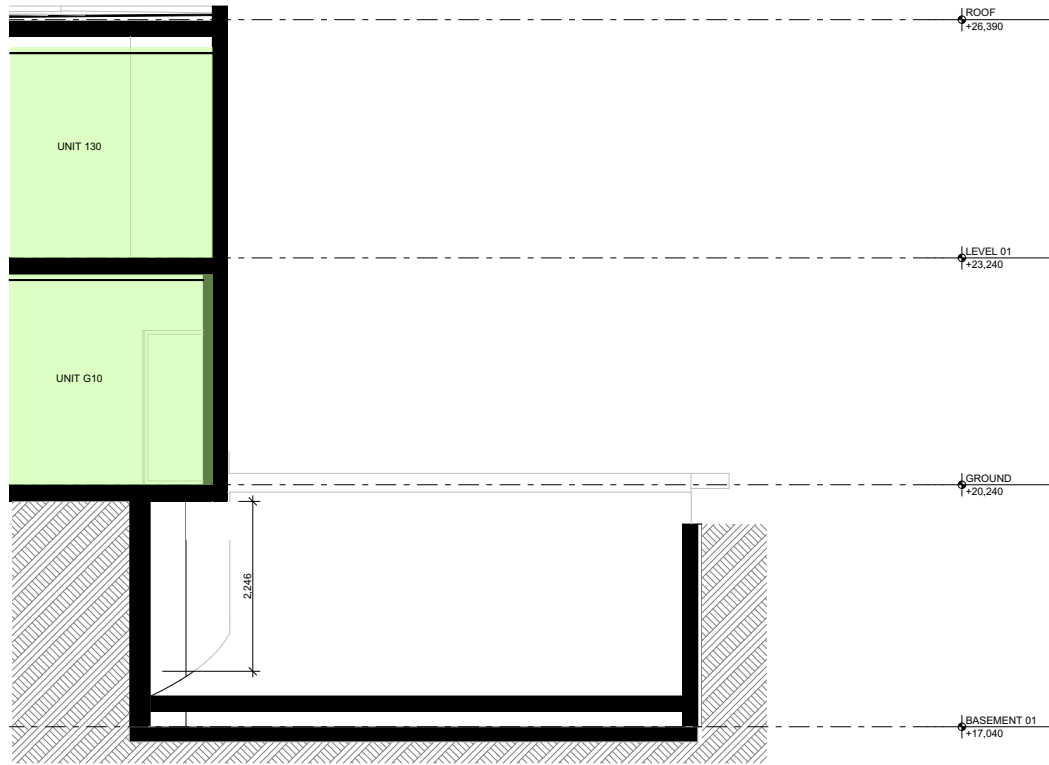
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Wednesday, 25 March 2020

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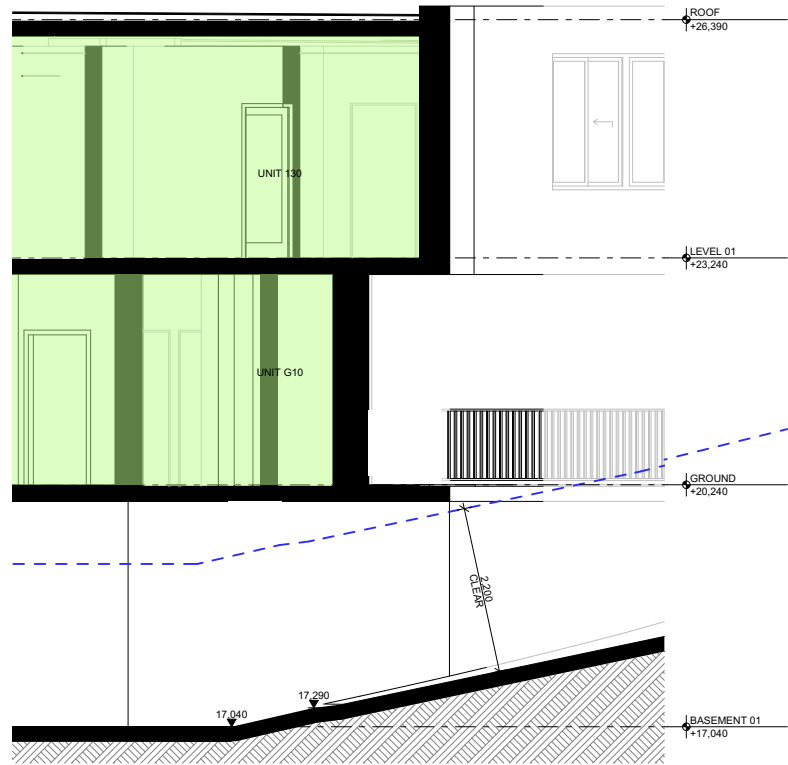
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1 RAMP SECTION
1:100



2 RAMP SECTION
1:100



3 RAMP SECTION
1:100



01

PF-01: SLAB EDGE / SOFFITS / LIGHT WEIGHT EXTERNAL WALL CLADDING. GREY PAINT FINISH OR SIMILAR

02

PF-02: LIGHT WEIGHT EXTERNAL WALL CLADDING. LIGHT ORANGE PAINT FINISH OR SIMILAR

03

PF-03 : LIGHT WEIGHT EXTERNAL WALL CLADDING. DARK ORANGE PAINT FINISH OR SIMILAR

04

PF-04: PLANTER WALL DARK GREY PAINT FINISH OR SIMILAR

05

PC-01: ALUMINIUM WINDOW FRAMES INTERPON GREY MATT POWDER COAT OR SIMILAR

06

BL_01 - ALUMINIUM BALUSTRADES INTERPON GREY MATT POWDER COAT OR SIMILAR

ID	CHANGE
10	LIGHT WEIGHT MASONARY CLADDING WITH COLOUR TO MATCH LOCAL CONTEXT

10

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REVISION	AMENDMENT	DATE	NOTES
01	ISSUE FOR \$4.55 (2)	26/11/2019	



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PROJECT
65-71 KERRS ROAD LIDCOMBE

SITE ADDRESS
65-71 Kerrs Rd Lidcombe

JOB NO
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DATE
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PROJECT STATUS
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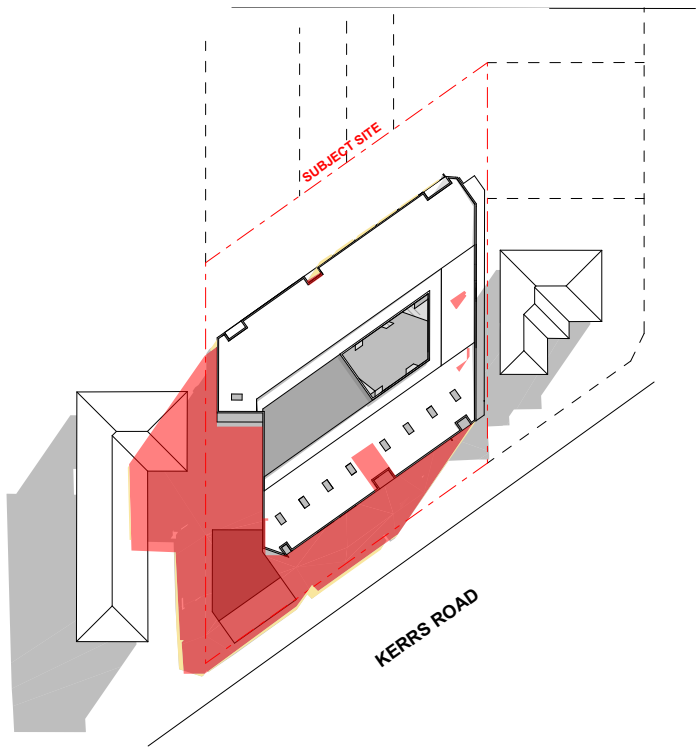
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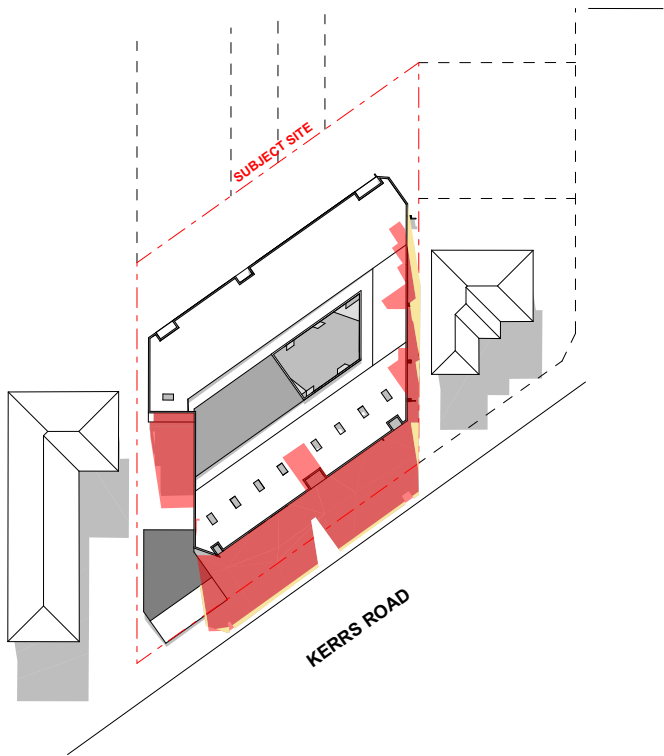
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SCHEDULE OF EXTERNAL COLOUR AND FINISHES

SHEET NO.
A 4.00
REVISION.
01
print date and time:
Tuesday, 26 November 2019
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@ 4:04 PM



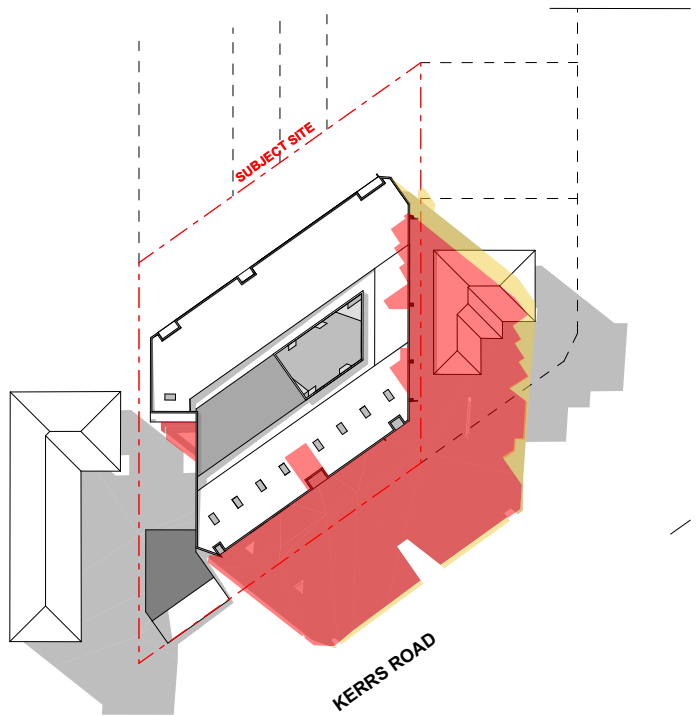
3D -

SHADOW JUNE 21 9AM
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3D -1

SHADOW JUNE 21 -12 PM
1:1000



3D -

SHADOW JUNE 21- 3 PM
1:1000

ID CHANGE

DA PLANS SHADOWS
ADDITIONAL SHADOW BY
PROPOSED DEVELOPMENT

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65-71 KERRS ROAD LIDCOMBE

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20/03/2020

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S 4.55

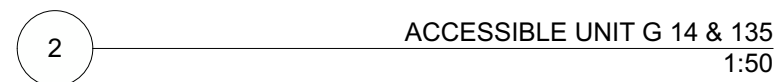
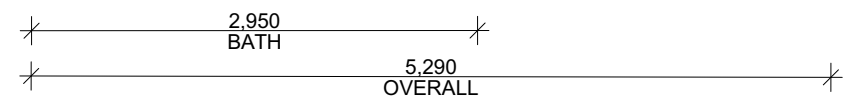
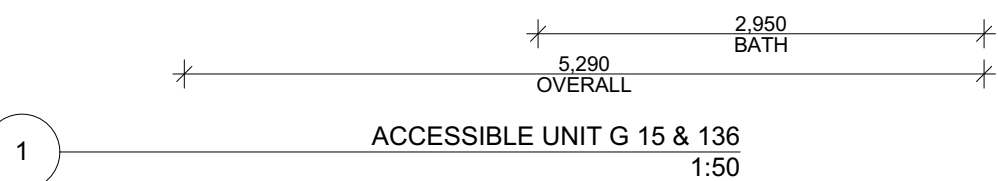
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DRAWING TITLE
SHADOW STUDY

SHEET NO.
A 5.00
REVISION.
02



GENERAL NOTES					REVISION ID	AMENDMENT	DATE	NOTES	ARCHITECTURE mo ma ARCHITECT FUSE ARCHITECTURE URBAN DESIGN INTERIOR DESIGN STUDIO 64 61 MARLBOROUGH STREET SURREY HILLS NSW 2159 MAIL@FUSEARCHITECTURE.COM.AU ABN 81 612 046 643 NOMINATED ARCHITECT RACHID ANDARY 8627			CLIENT Ace Demolition Pty Ltd	PROJECT 65-71 KERRS ROAD LIDCOMBE STUDIO ADDRESS 65-71 Kerrs Rd Lidcombe JOB NO 1908			CHECKED RA	DRAWN AD	DRAWING TITLE
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												PROJECT STATUS S 4.55	SHEET NO. A 5.01	REVISION. 02				
													print date and time: Friday, 20 March 2020	@ 4:03 PM				