

BOARDING HOUSE



SITE LOCATION



LOCALITY

SITE AREA		CONTROL	REQUIREMENT	PROPOSED	COMPLIES
885 m ²		Floor Space Ratio	1 : 3 : 1	1.29 : 1	YES
		Floor Area	1,150.76m ²	1,145.0 m ²	YES
		Building Height	16.00 m MAX	15.98 m	YES
		Carparking			
		1 space per 2 bedrooms	17.5 MIN	18.0	YES
		Motorbike 1 per 5 rooms	7.00 MIN	8.0	YES
		Bicycle Parking 1 per 5	7.00 MIN	8.0	YES
		Accessible Units			
		Accessible Units	5 MIN	5	YES
		Communal Open Space	20 m ² MIN	75.00 m ²	YES
TOTAL CARPARKING					

Detailed Calculations		ROOMS				PROVIDED	
FLOOR AREA	Residential	Single Room	Double Room	TOTAL Rooms per floor		Total Parking per floor	
Basement 2						12.00	
Basement 1						6.00	
Ground	172.0 m²	4		4			
Level 1	272.0 m²	9		9			
Level 2	272.0 m²	9		9			
Level 3	272.0 m²	9		9			
Level 4	157.0 m²	4		4			
Total	1,145.0 m²	0	35	Total	35	18.00	

NOTES

1. Residential Parking: When using RMS CBD (SubRegional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5

2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 0.2/Studio, 0.2/1Bed, 1.2/2Bed, 2/3Bed, 2/4Bed+, and Visitors at 1/5

3. Commercial Parking: When using Development Control Plan rates, carparking spaces are calculated at 1 for first 400m² and 1/50m² thereafter. For Retail and Café at 1 for first 400m² and 1/40m² thereafter

4. Serviced Apartments: When using Development Control Plan rates, carparking spaces are 1/unit and 2 spaces for employees

5. Bicycle spaces: When using 'NSW Planning Guidelines Walking and Cycling' rates, bicycle spaces are for Residents at a rate of 20% of units and Visitors 5% of units. Commercial at a rate of 3% of Staff and Visitors 5% of Staff



DWG NO#	DRAWING NAME
DA001	COVER
DA1001	SITE ANALYSIS
DA1002	ROOF & SITE PLAN
DA1003	DEMOLITION PLAN
DA2001	BASEMENT 2
DA2002	BASEMENT 1
DA2003	GROUND FLOOR
DA2004	LEVEL 1 FLOOR PLAN
DA2005	LEVEL 2 FLOOR PLAN
DA2006	LEVEL 3 FLOOR PLAN
DA2007	LEVEL 4 FLOOR PLAN
DA2101	GFA CALCULATION
DA2102	SHADOW DIAGRAMS 3D
DA2103	BUILDING ENVELOPE
DA2104	VIEWS FROM THE SUN 9-12 - ...
DA2105	VIEWS FROM THE SUN 1-3 - J...
DA3001	ELEVATIONS - NORTH/SOUTH
DA3002	ELEVATIONS - EAST/WEST
DA3003	STREET ELEVATIONS
DA4001	SECTIONS
DA6001	SCHEDULE OF FINISHES
DA6002	PHOTOMONTAGE

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App
Project			

PROPOSED BOARDING HOUSE

102 BROOMFIELD St CABRAMATTA

URBAN  LINK

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

Drawing Title

COVER

Date of Issue	Checked	Approved	
26/11/2020	JE	TJ	

Scale

AS SHOWN

Project Number Drawing Number Revision

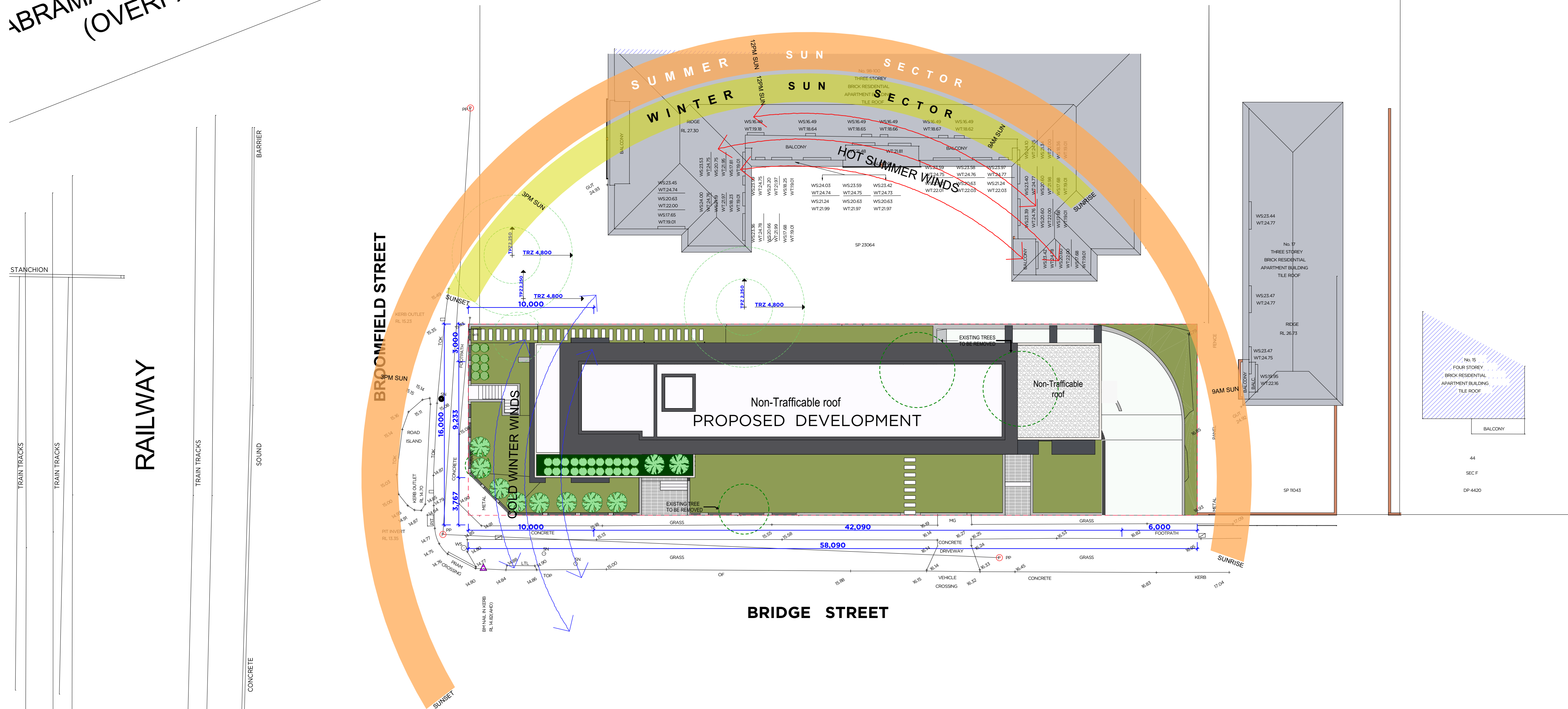
19-029 DA001 D

Status

DA SUBMISSION

102 Brookfield St. Cabramatta - Issue 0 - 2 amended basement_ph4\Data\2019_Jobs\2019-029 102 Brookfield Street Cabramatta4. CAD\$. DWG
Brookfield St. Cabramatta - Issue 0 - 2 amended basement_ph2011\02024 29

BRAMATTA ROAD WEST
(OVERPASS)



BRIDGE STREET

SITE PLAN

1:200

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
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A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA

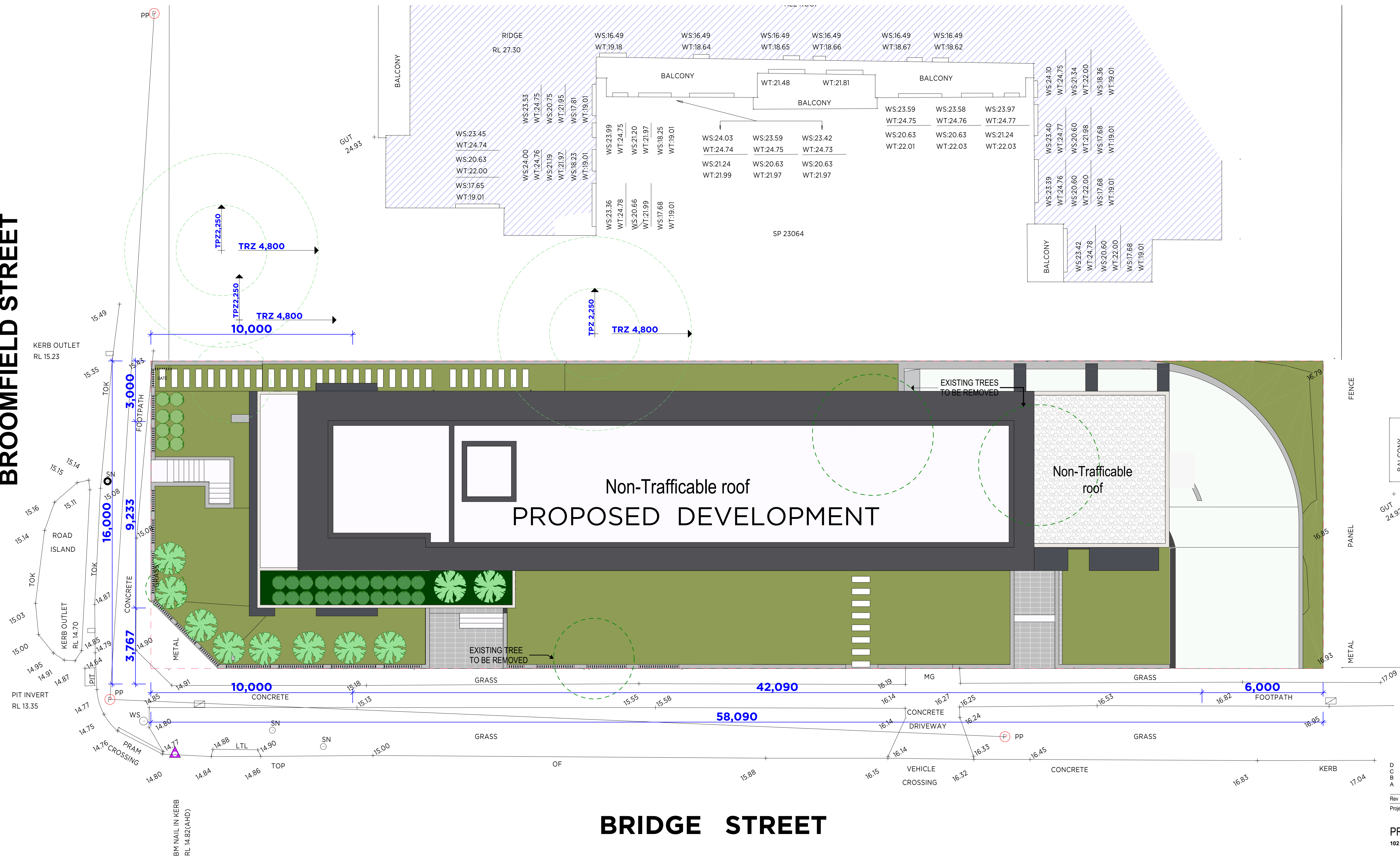


Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

Drawing Title

SITE ANALYSIS		
Date of Issue	Checked	Approved
26/11/2020	JE	TJ
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Project Number		
19-029		
Drawing Number Revision		
DA1001 D		
Status		
DA SUBMISSION		

BROOMFIELD STREET



BRIDGE STREET

ROOF & SITE PLAN

1:100

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019
Rev Description		Date
Project		App'd

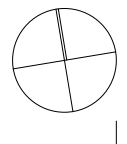
PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

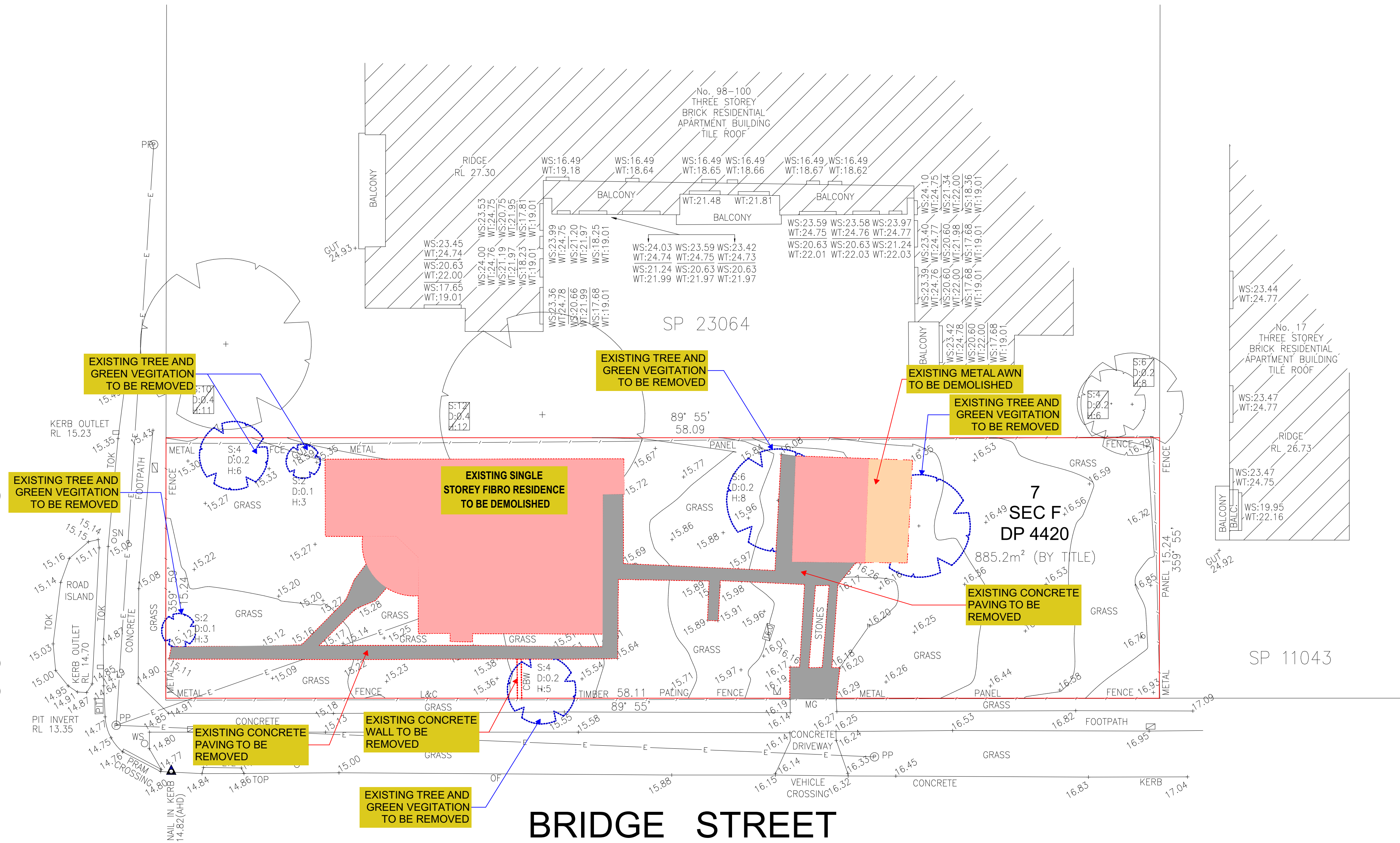
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ROOF & SITE PLAN	
Date of Issue 26/11/2020	Checked JE
Date of Issue 26/11/2020	Approved TJ
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Project Number 19-029	Drawing Number Revision DA1002 D
Status DA SUBMISSION	





BROOMFIELD STREET



BRIDGE STREET

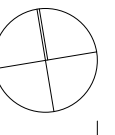
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Project			

URBAN LINK

Drawing Title

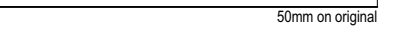
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Status			
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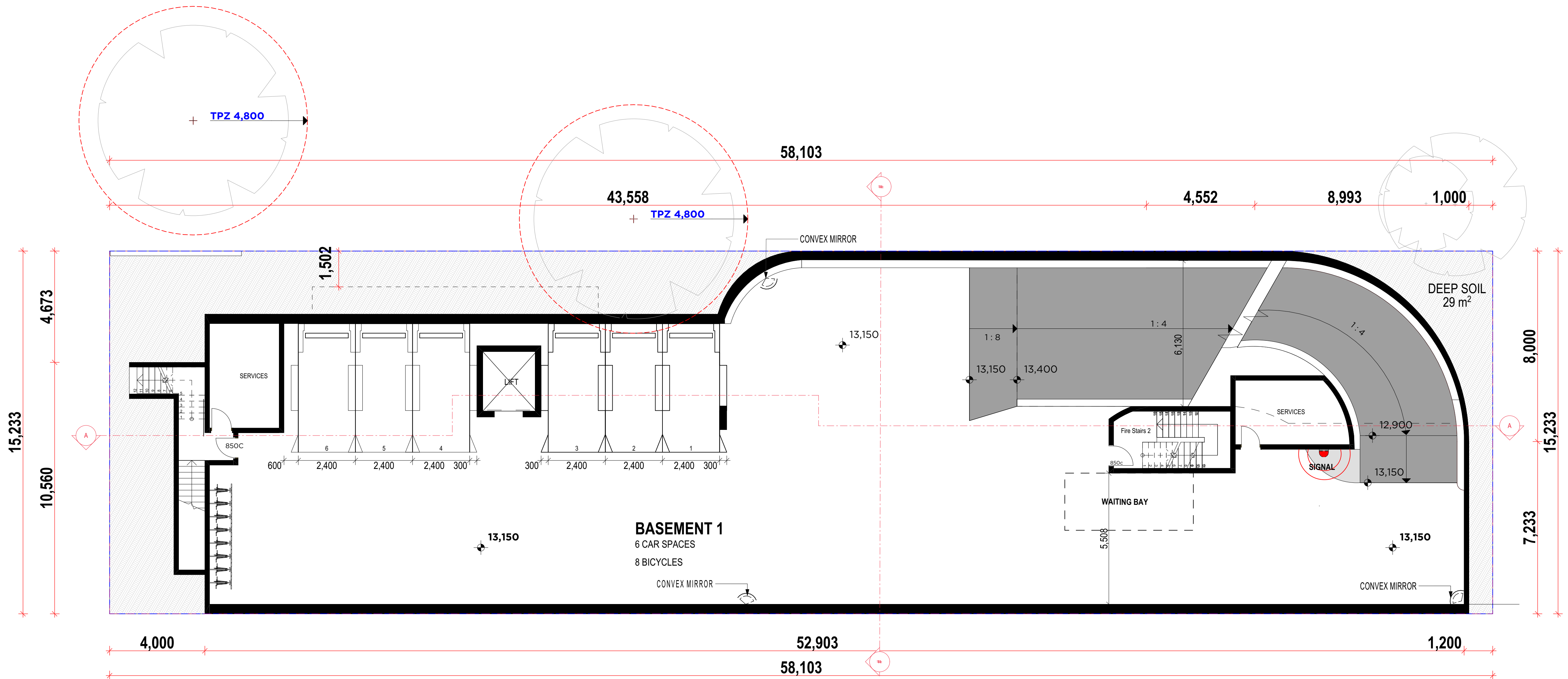


PROPOSED BOARDING HOUSE
102 BROOMFIELD St CABRAMATTA

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

BASEMENT 2			
Date of Issue 26/11/2020	Checked JE	Approved TJ	
Scale AS SHOWN		50mm on original	
Project Number 19-029		Drawing Number Revision DA2001 D	
Status DATA SUBMISSION			





D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA

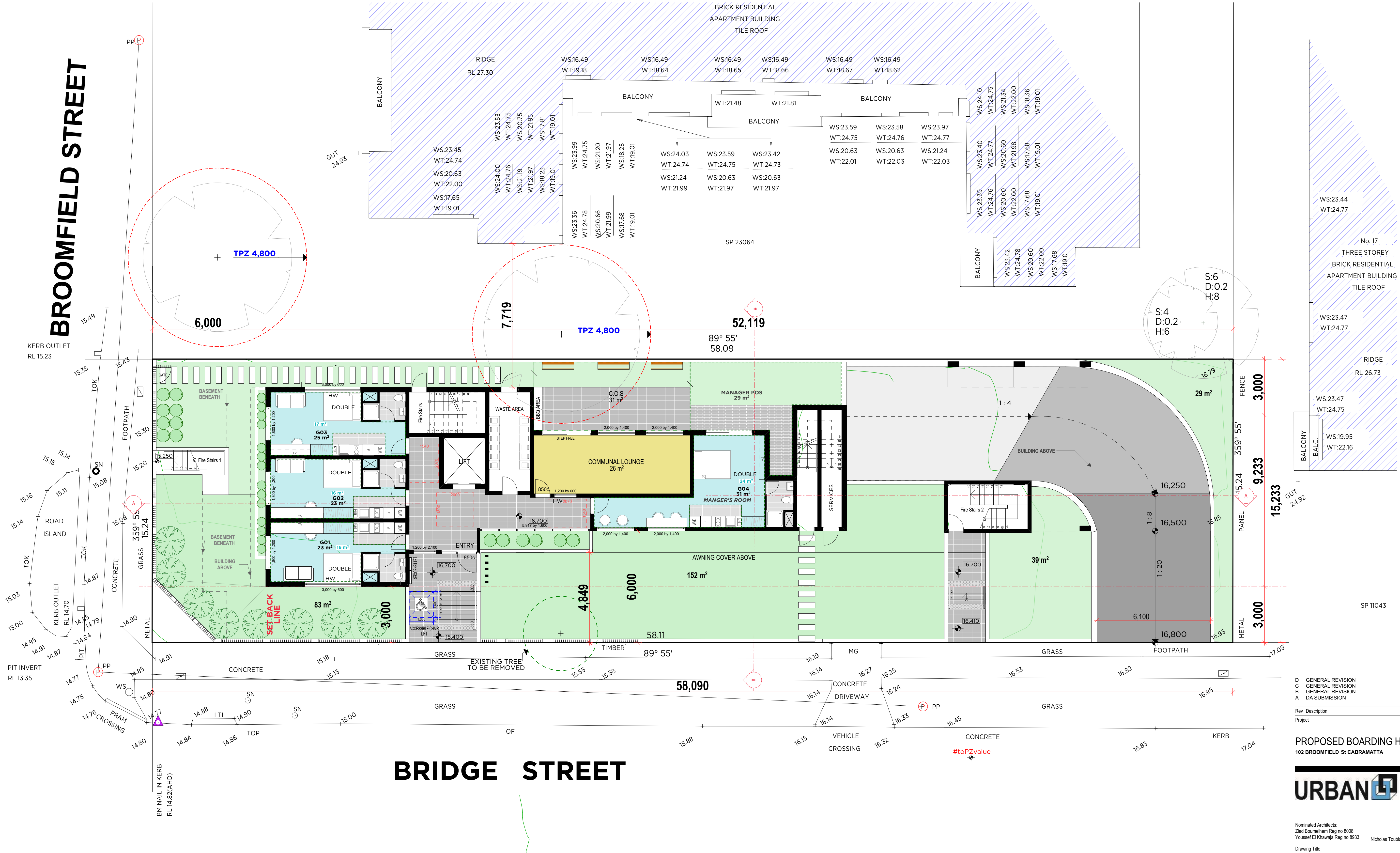
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Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

Drawing Title

BASEMENT 1		
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26/11/2020	JE	TJ
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19-029	DA2002	D
Status	DA SUBMISSION	

102 Broomfield St, Cabramatta, NSW 2161 (2 minutes' drive) 102 Broomfield St, Cabramatta, NSW 2161 (2 minutes' drive) 102 Broomfield St, Cabramatta, NSW 2161 (2 minutes' drive)



D	GENERAL REVISION	24/11/2020
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PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
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Drawing Title

GROUND FLOOR
Date of Issue 26/11/2020
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Scale
AS SHOWN
@A1 Sheet Size

Project Number
19-029

Status
DA SUBMISSION

Drawing Number Revision
DA2003 D

GROUND FLOOR PLAN

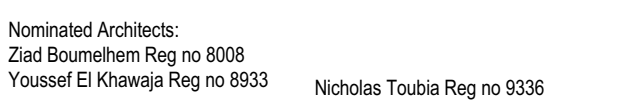
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PROPOSED BOARDING HOUSE

102 BROOMFIELD St CABRAMATTA



LEVEL 4

LEVEL 1 FLOOR PLAN

Date of Issue	Checked	Approved
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26/11/2020 JE TJ

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AS SHOWN

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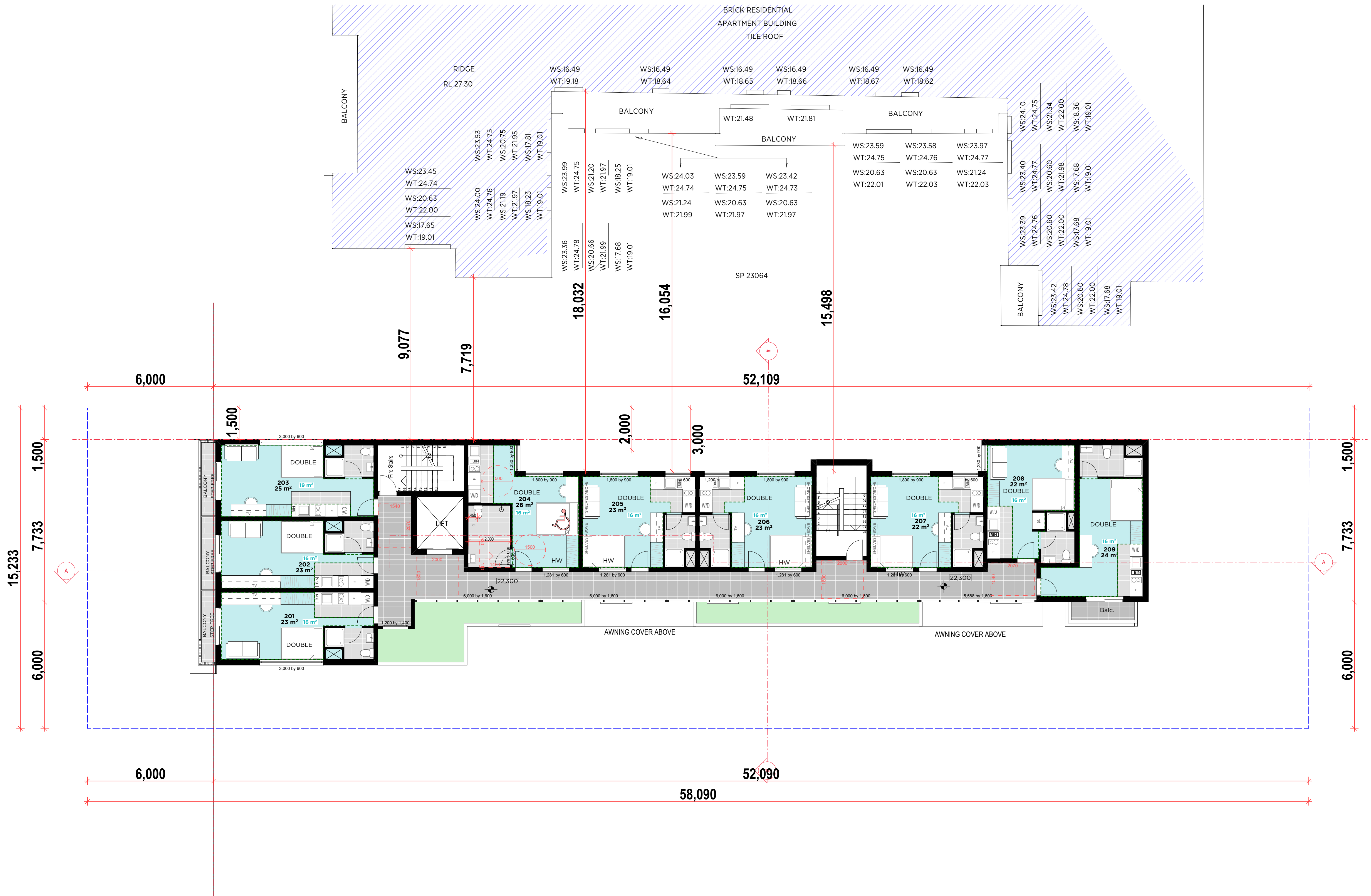
Project Number

19-029

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102 Brookfield St. Cabramatta - Issue Q - 21



LEVEL 02

1:100

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C	GENERAL REVISION	04/11/2020
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Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA

URBAN LINK

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

Drawing Title

LEVEL 2 FLOOR PLAN

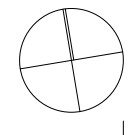
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26/11/2020	JE	TJ

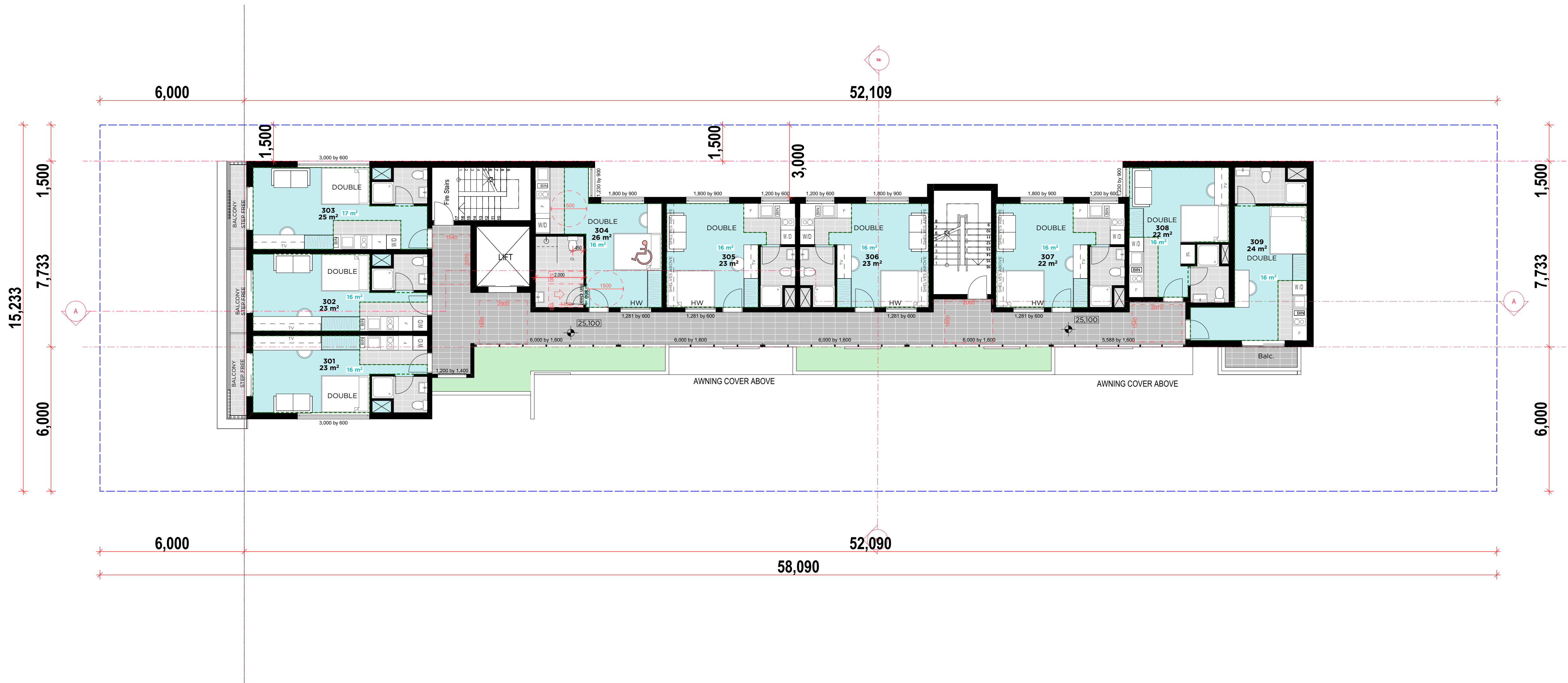
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Project Number
19-029

Status
DA SUBMISSION

Drawing Number Revision
DA2005 D





LEVEL 03

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A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

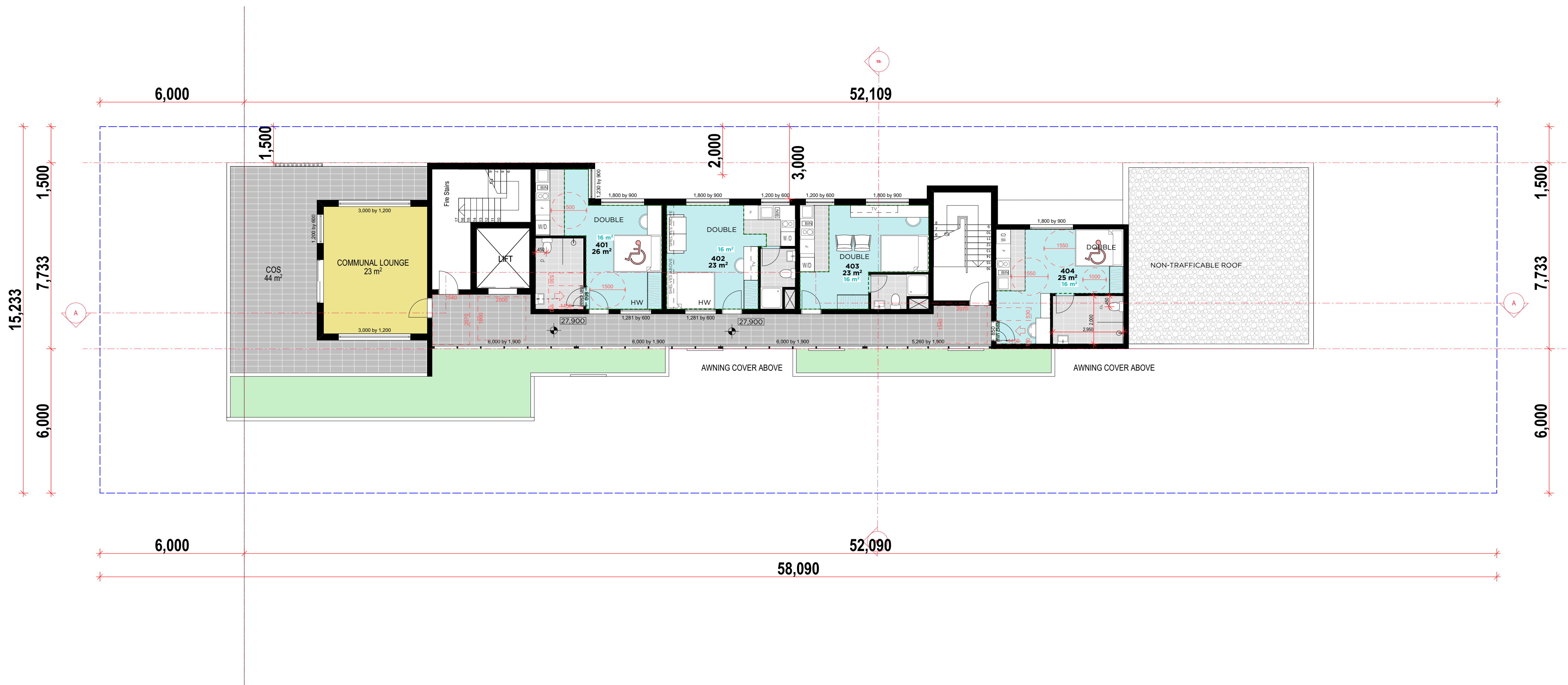
PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

Drawing Title

Date of Issue	Checked	Approved
26/11/2020	JE	TJ
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Project Number		Drawing Number Revision
19-029		DA2006 D
Status		
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LEVEL 04

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B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

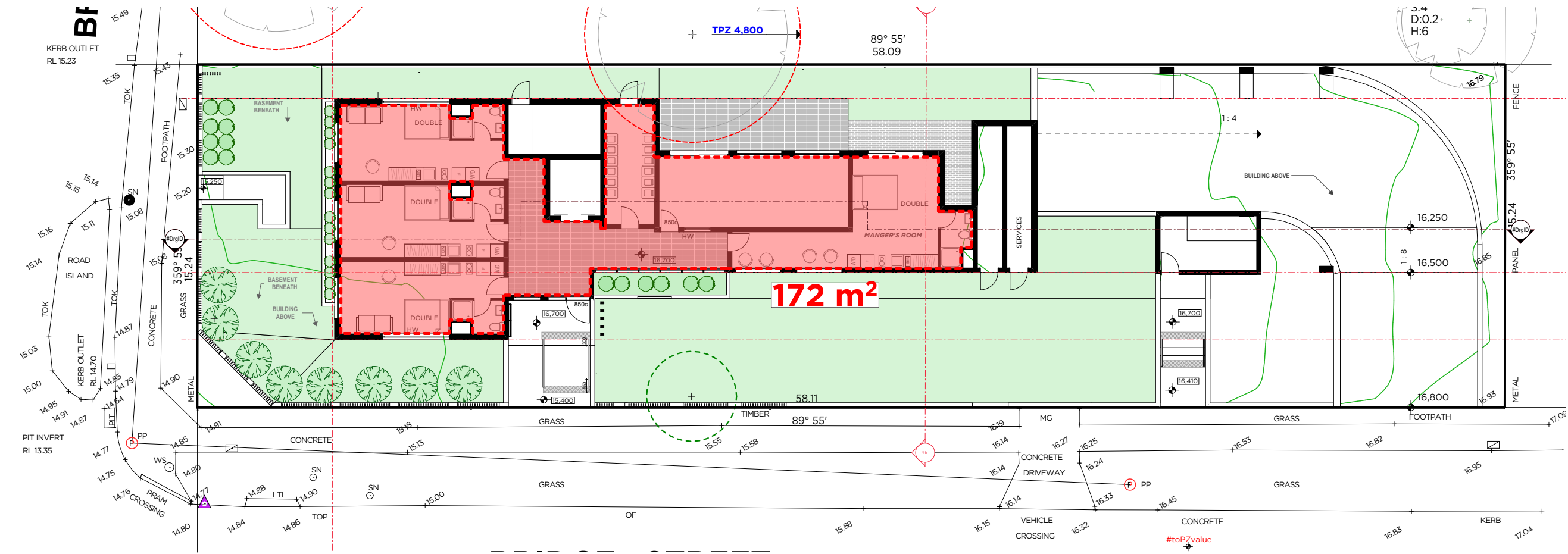
PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

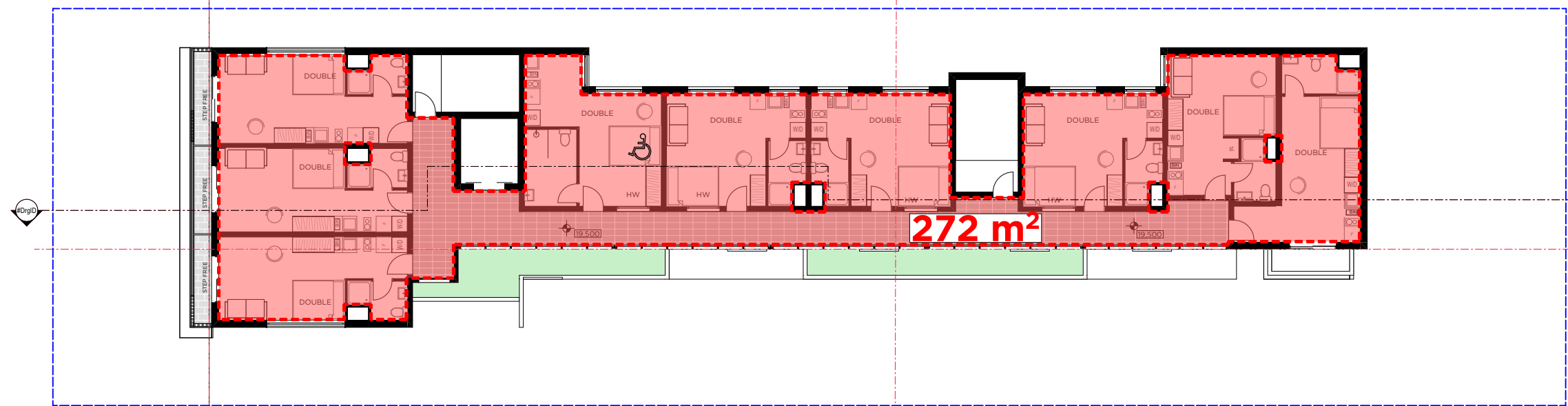
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Date of Issue	Checked	Approved
26/11/2020	JE	TJ
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19-029	DA2007	D
Status		
DA SUBMISSION		



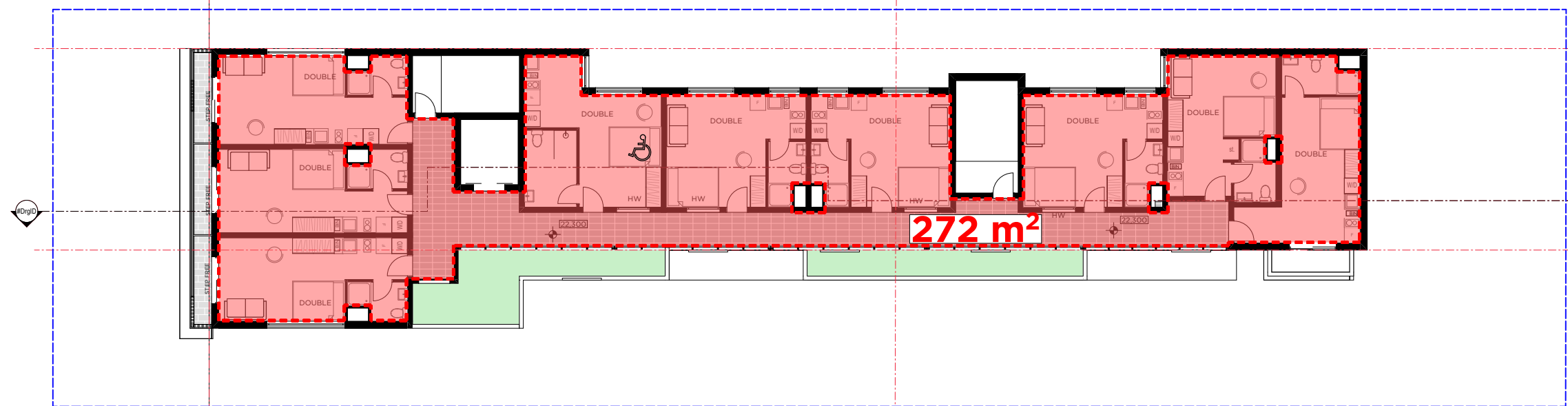
GROUND

1:200



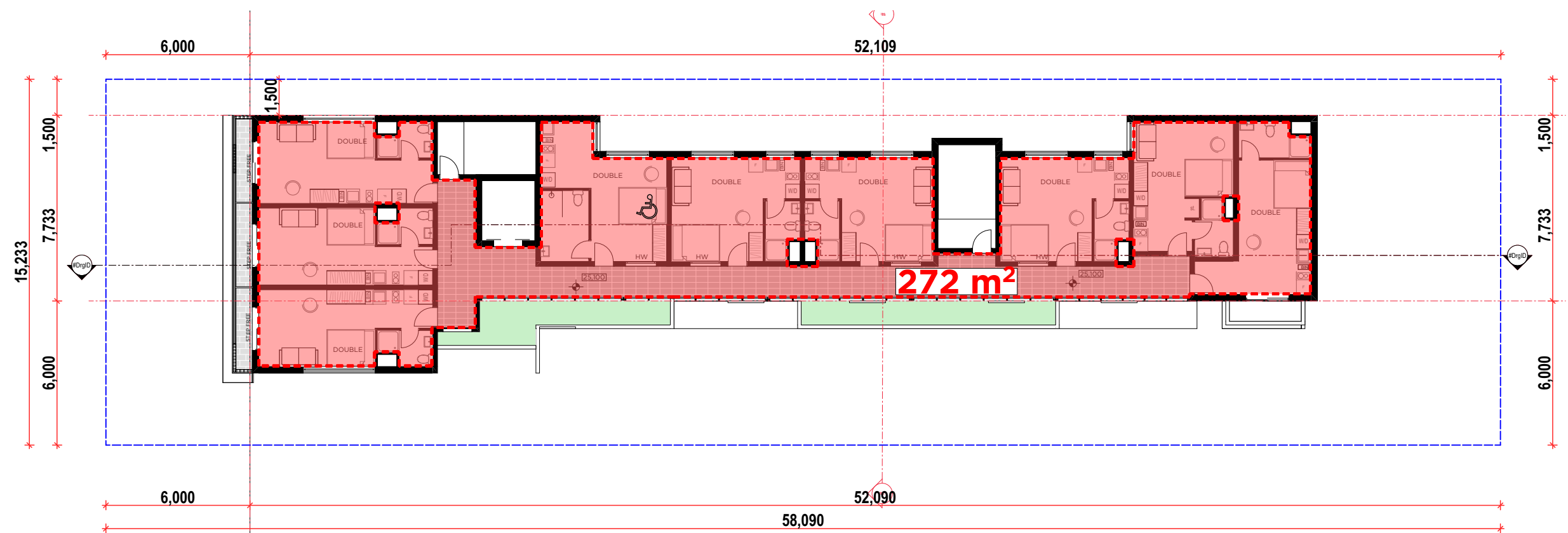
LEVEL 01

1:200



LEVEL 02

1:200



LEVEL 03

1:200

Summary

SITE AREA

885 m²

BOARDING ROOMS

35

BOARDING GROSS FLOOR AREA

1,145 m²

TOTAL CARPARKING

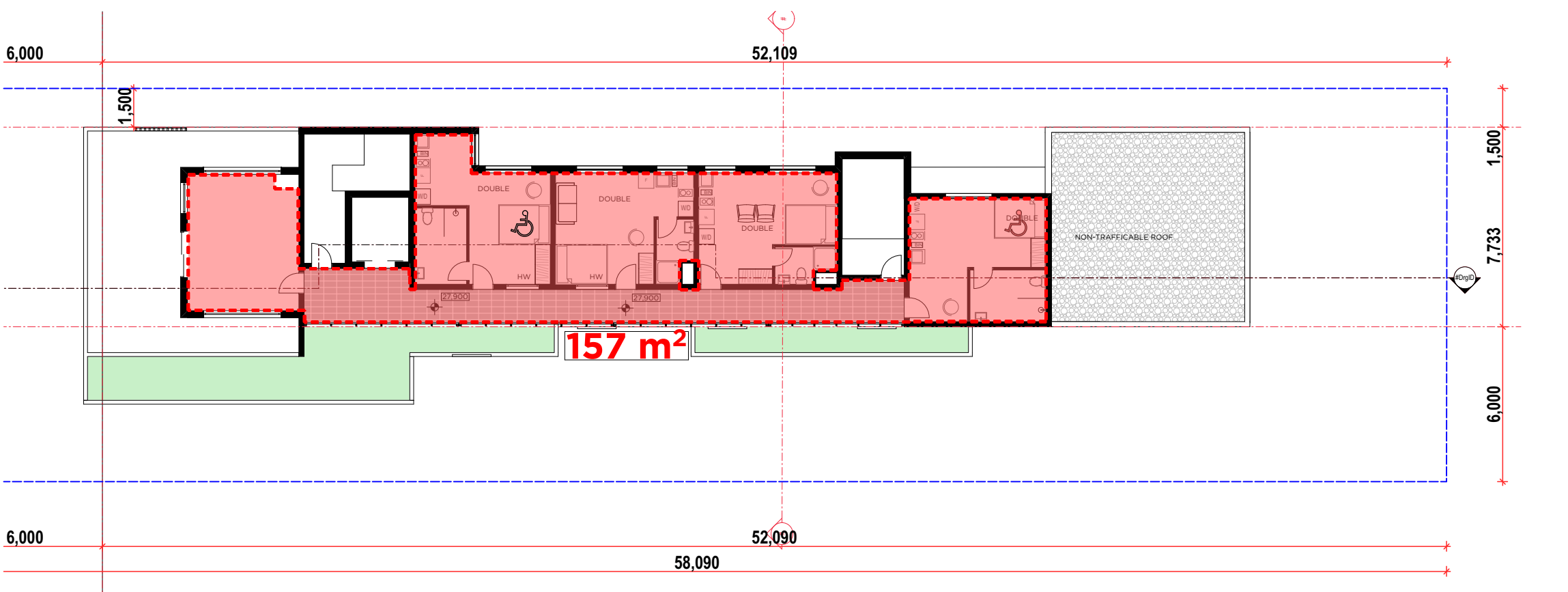
18.0

Detailed Calculations

FLOOR AREA

		ROOMS			PROVIDED	
		Residential	Single Room	Double Room	TOTAL Rooms per floor	Total Parking per Floor
Basement 2						12.00
Basement 1						6.00
Ground	172.0 m ²		4		4	
Level 1	272.0 m ²		9		9	
Level 2	272.0 m ²		9		9	
Level 3	272.0 m ²		9		9	
Level 4	157.0 m ²		4		4	
Total	1,145.0 m ²		0	35	Total 35	18.00

102 Broomfield Street Cabramatta- Area Schedule



LEVEL 04

1:200

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
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Nicholas Toubia Reg no 9336

Drawing Title

GFA CALCULATION

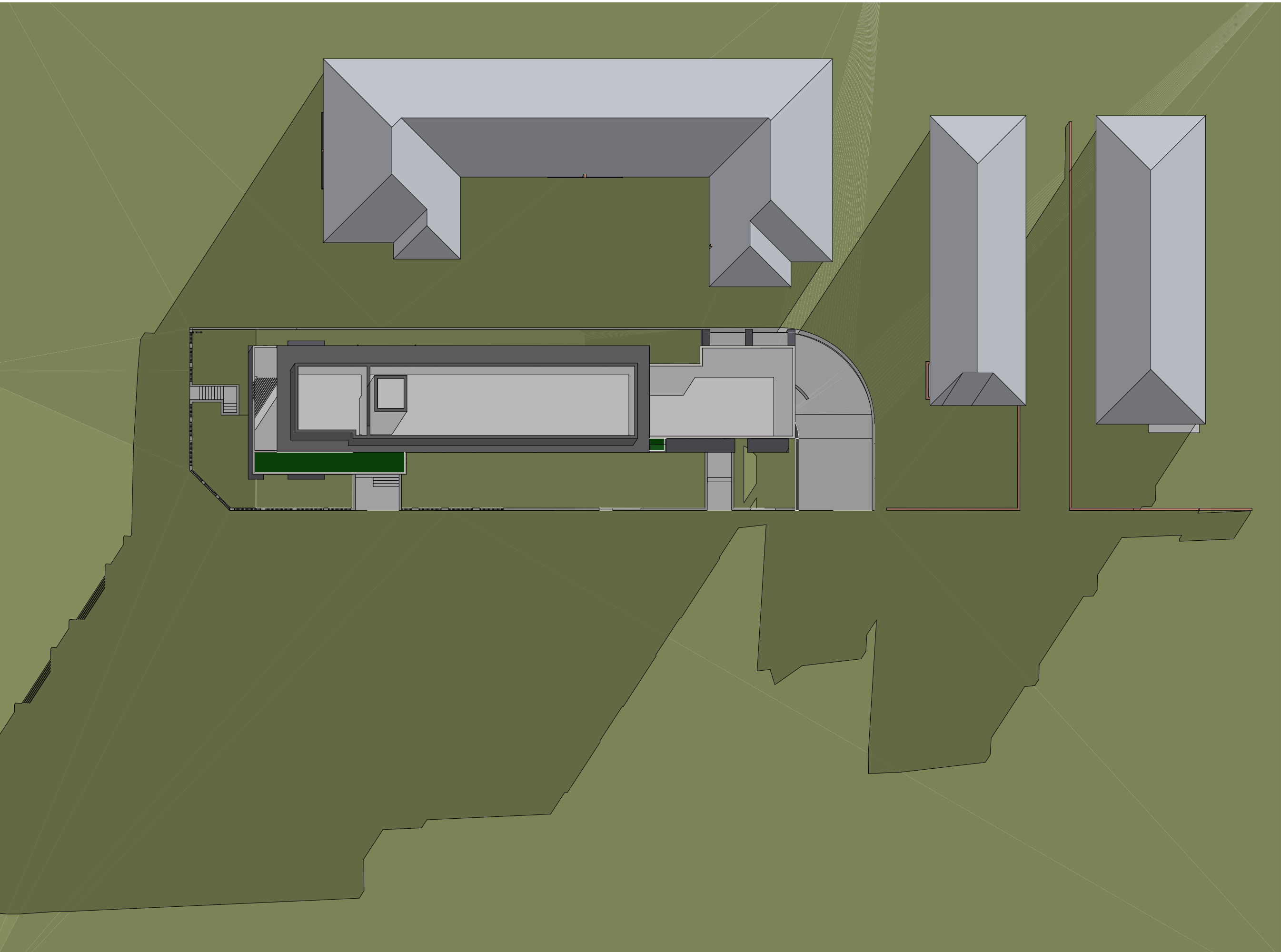
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26/11/2020	JE	TJ

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Project Number
19-029

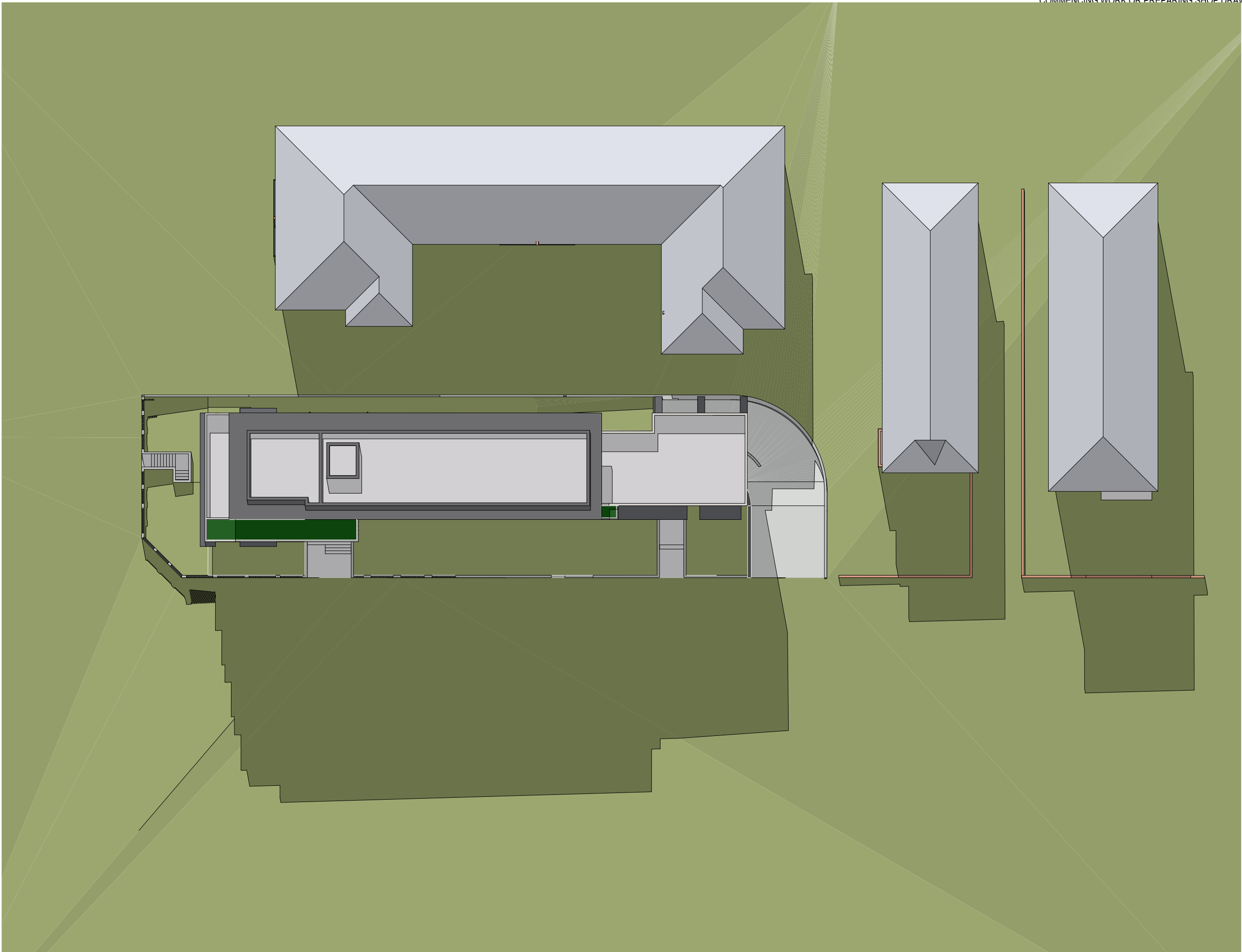
Status
DA SUBMISSION

Drawing Number Revision
DA2101 D



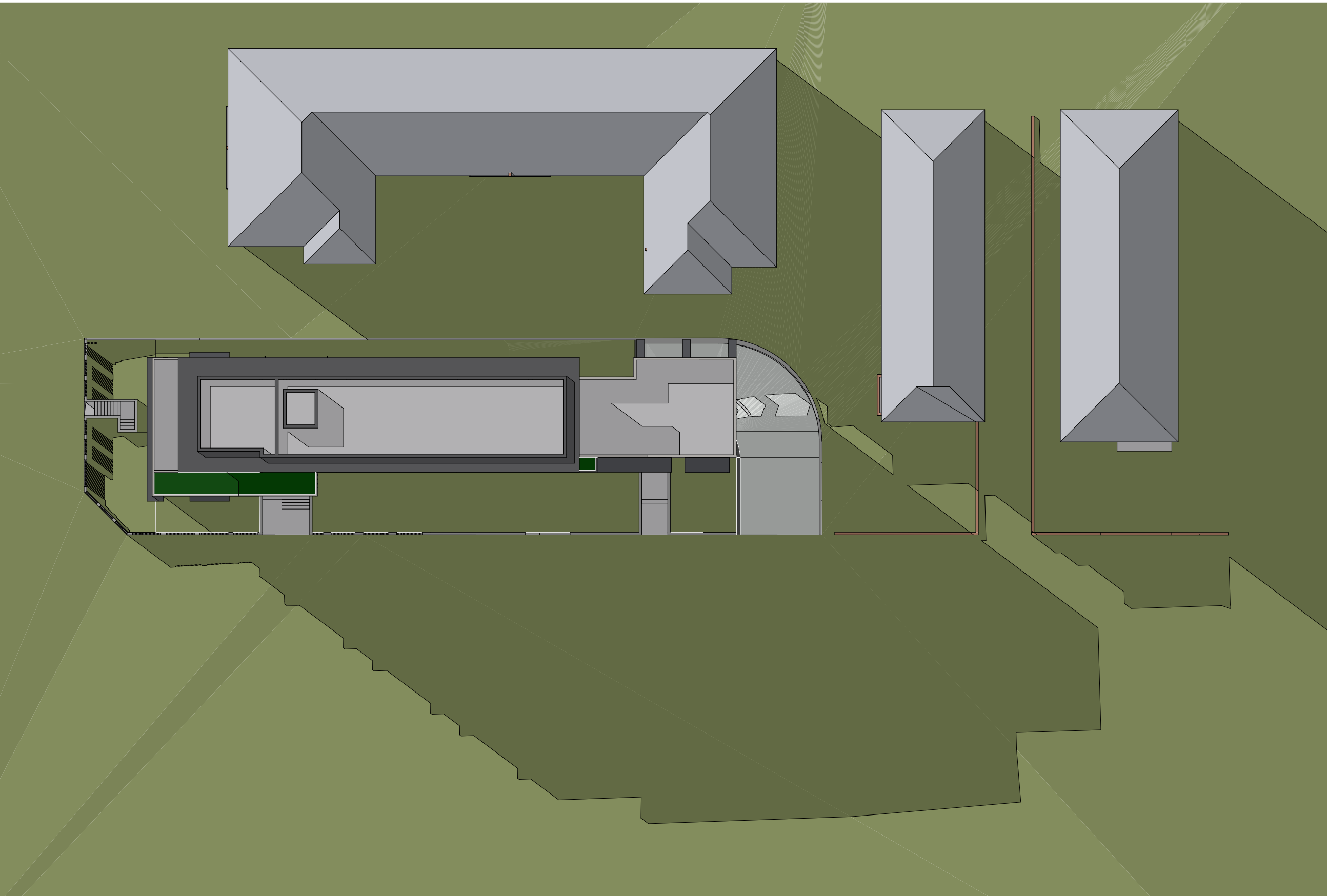
JUNE 21 - 9AM

1:300



JUNE 21 - 12PM

1:300



JUNE 21 - 3PM

1:300

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
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Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
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Nicholas Toubia Reg no 8336

Drawing Title

SHADOW DIAGRAMS 3D

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN
@A1 Sheet Size
50mm on original

Project Number	Drawing Number	Revision
19-029	DA2102	D

Status
DA SUBMISSION



BUILDING HEIGHT PLANE 1:100



BUILDING HEIGHT PLANE 1:100



BUILDING HEIGHT PLANE 1:100

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
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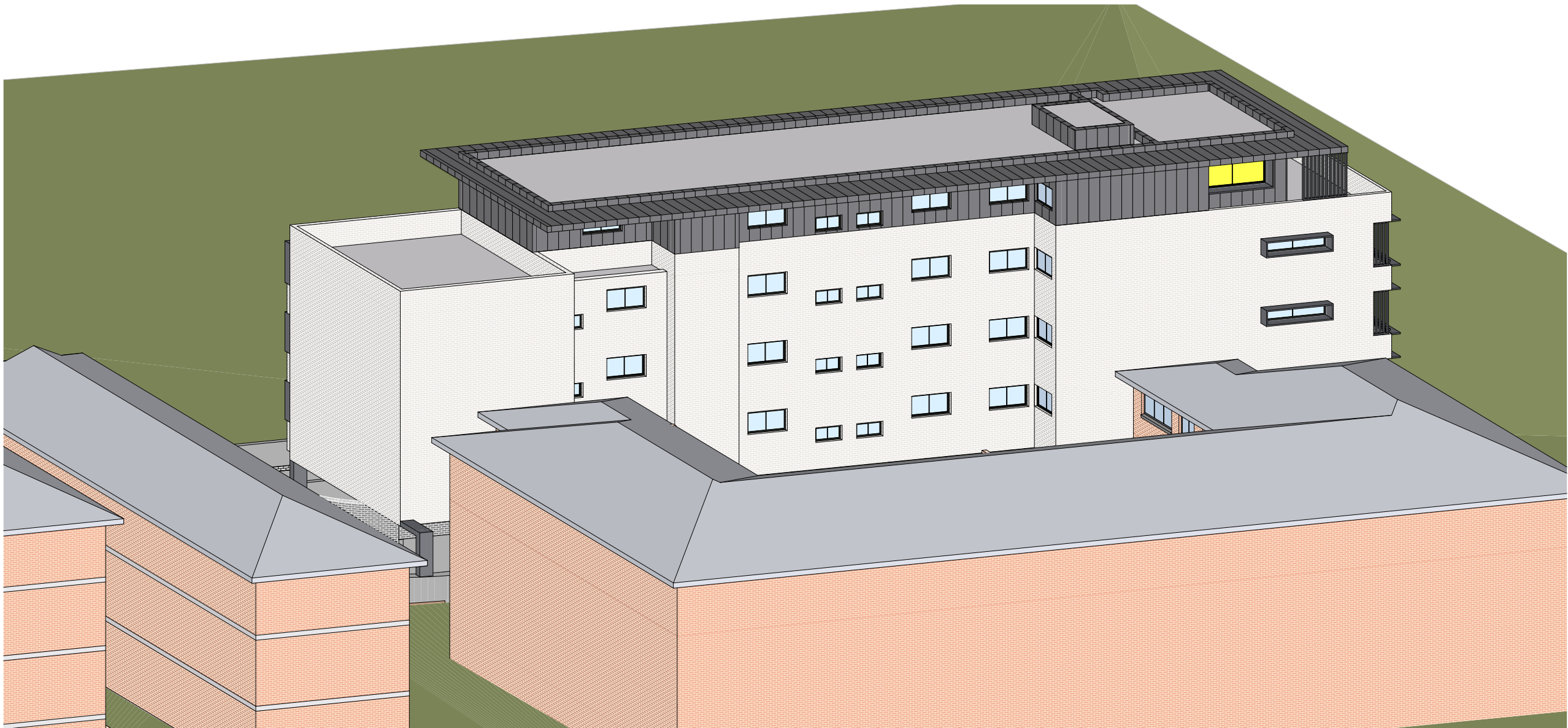
PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

Drawing Title

BUILDING ENVELOPE		
Date of Issue	Checked	Approved
26/11/2020	JE	TJ
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Project Number	Drawing Number	Revision
19-029	DA2103	D
Status		
DA SUBMISSION		



VFS-21 JUN-9AM



VFS-21 JUN-10AM



VFS-21 JUN-11AM



VFS-21 JUN-12PM

LEGEND

SOLAR ACCESS TO
COMMUNAL LOUNGE



D	GENERAL REVISION	24/11/2020
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Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA

URBAN LINK

Nominated Architects:
Ziad Boumelhem Reg no 8008
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Nicholas Toubia Reg no 9336

Drawing Title
VIEWS FROM THE SUN 9-12 - JUN
21

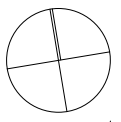
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26/11/2020	JE	TJ

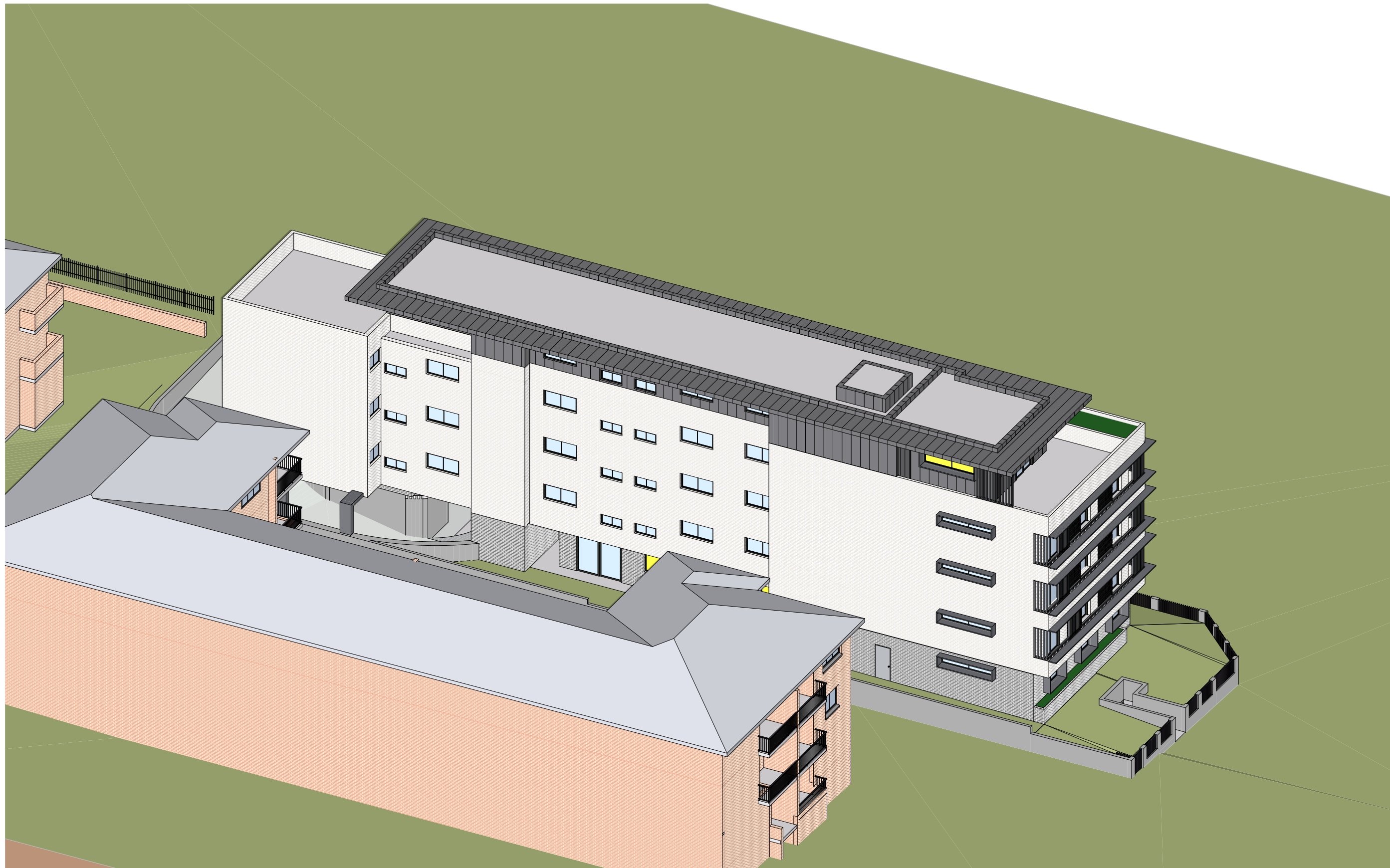
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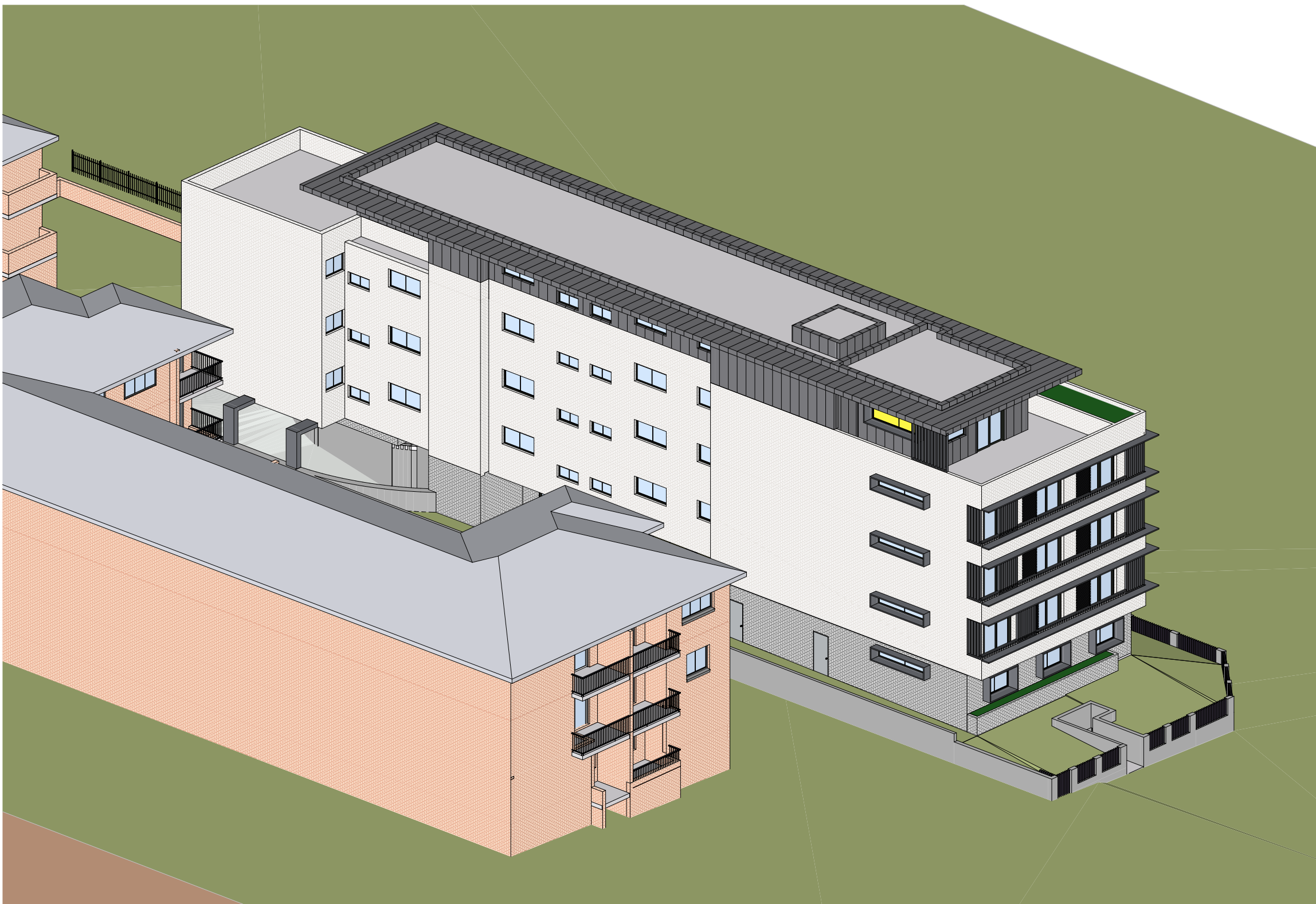
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Drawing Number Revision
DA2104 D





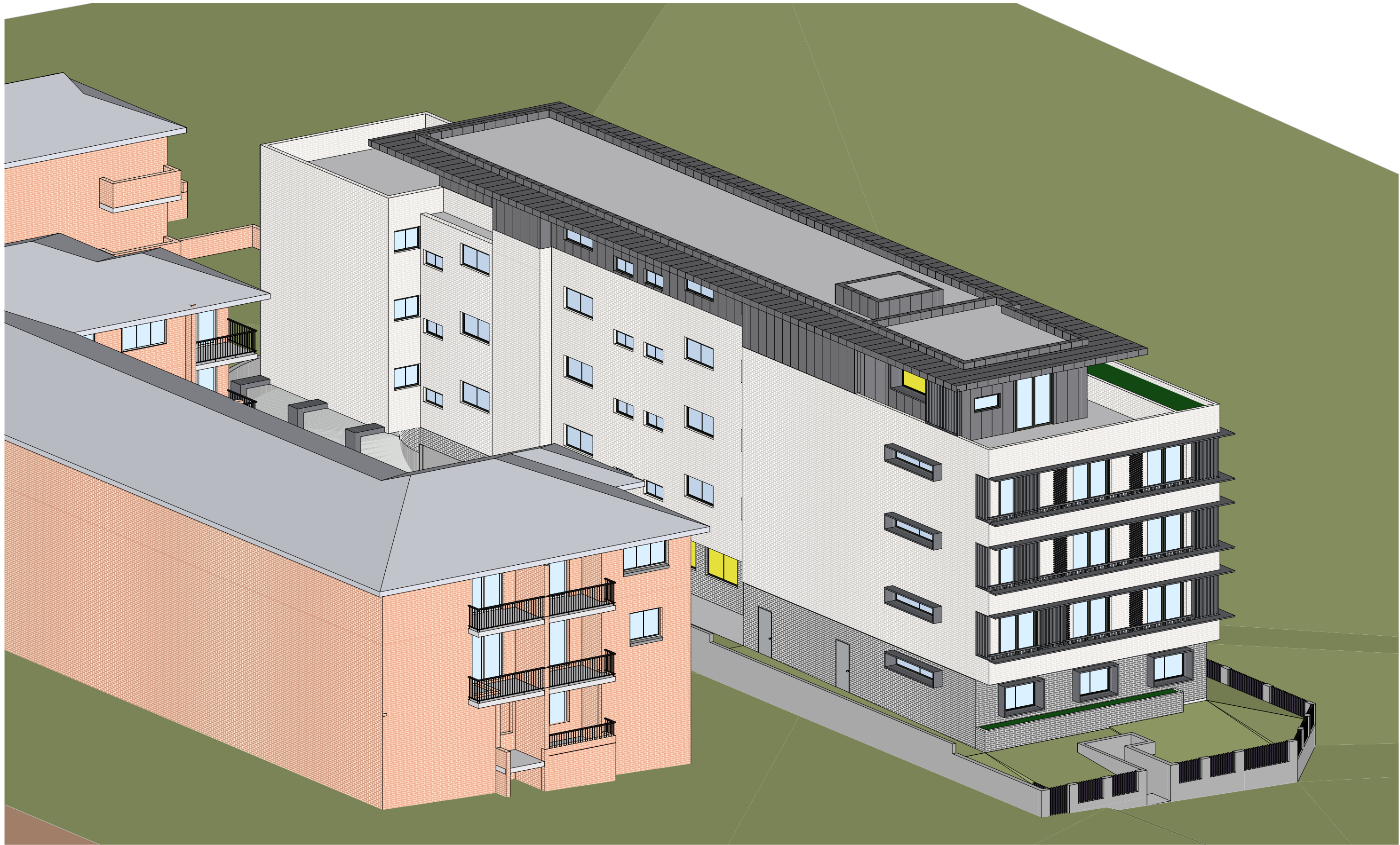
VFS-21 JUN-1PM



VFS-21 JUN-2PM

LEGEND

SOLAR ACCESS TO
COMMUNAL LOUNGE



VFS-21 JUN-3PM

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
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Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



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Drawing Title

VIEWS FROM THE SUN 1-3 - JUN 21

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN
@A1 Sheet Size

50mm on original

Project Number
19-029

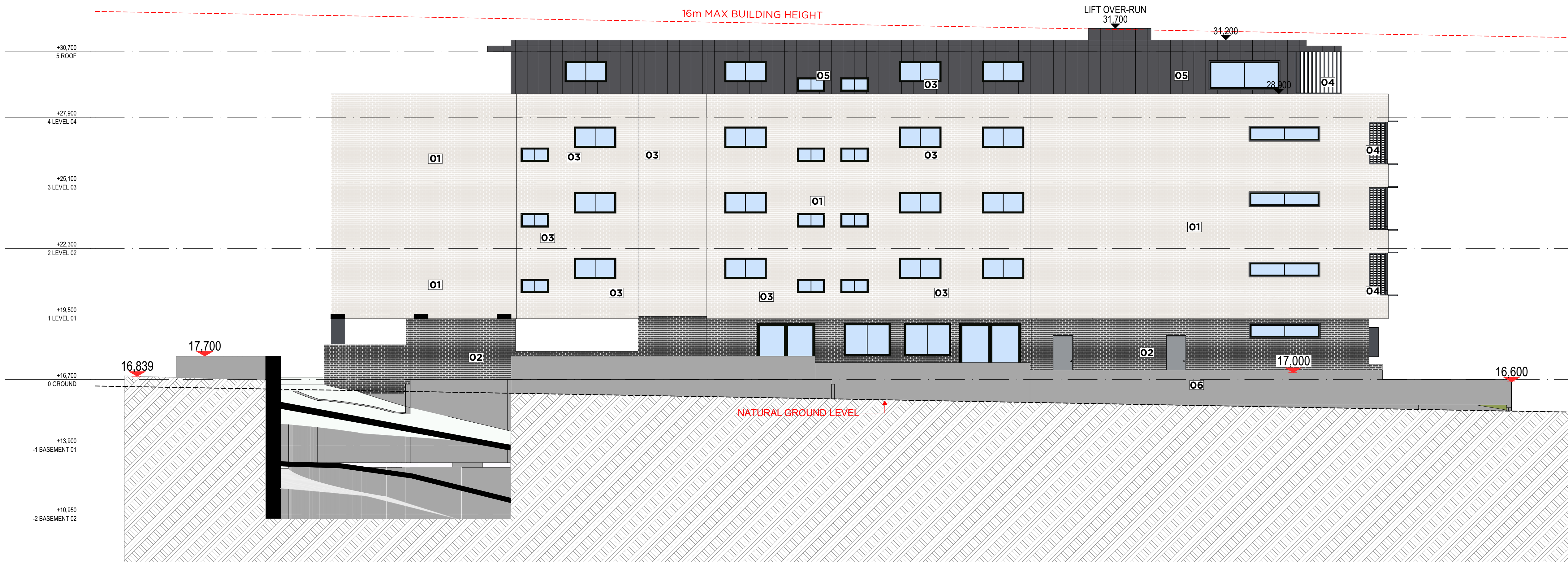
Drawing Number Revision
DA2105 D

Status
DA SUBMISSION



LEGEND

- 01 BRICK
LAPALOMA
MIRO GRANDE
OR SIMILAR
- 02 BRICK
PGH ALTITUDE
APOLLO
OR SIMILAR
- 03 POWDERCOAT
WINDOWS/DOORS
DULUX ZEUS BLACK
OR SIMILAR
- 04 METAL BALUSTRADE
DULUX BLACK OR SIMILAR
- 05 PAINTED CFC
CLAD SHEETS
IRON STONE
OR SIMILAR
- 06 PAINTED RENDER
DULUX SURFMIST
OR SIMILAR



D	GENERAL REVISION	24/11/2020
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B	GENERAL REVISION	09/06/2020
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Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA

URBAN LINK

Nominated Architects:
Ziad Boumelhem Reg no 8008
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Nicholas Toubia Reg no 9336

Drawing Title

ELEVATIONS - NORTH/SOUTH

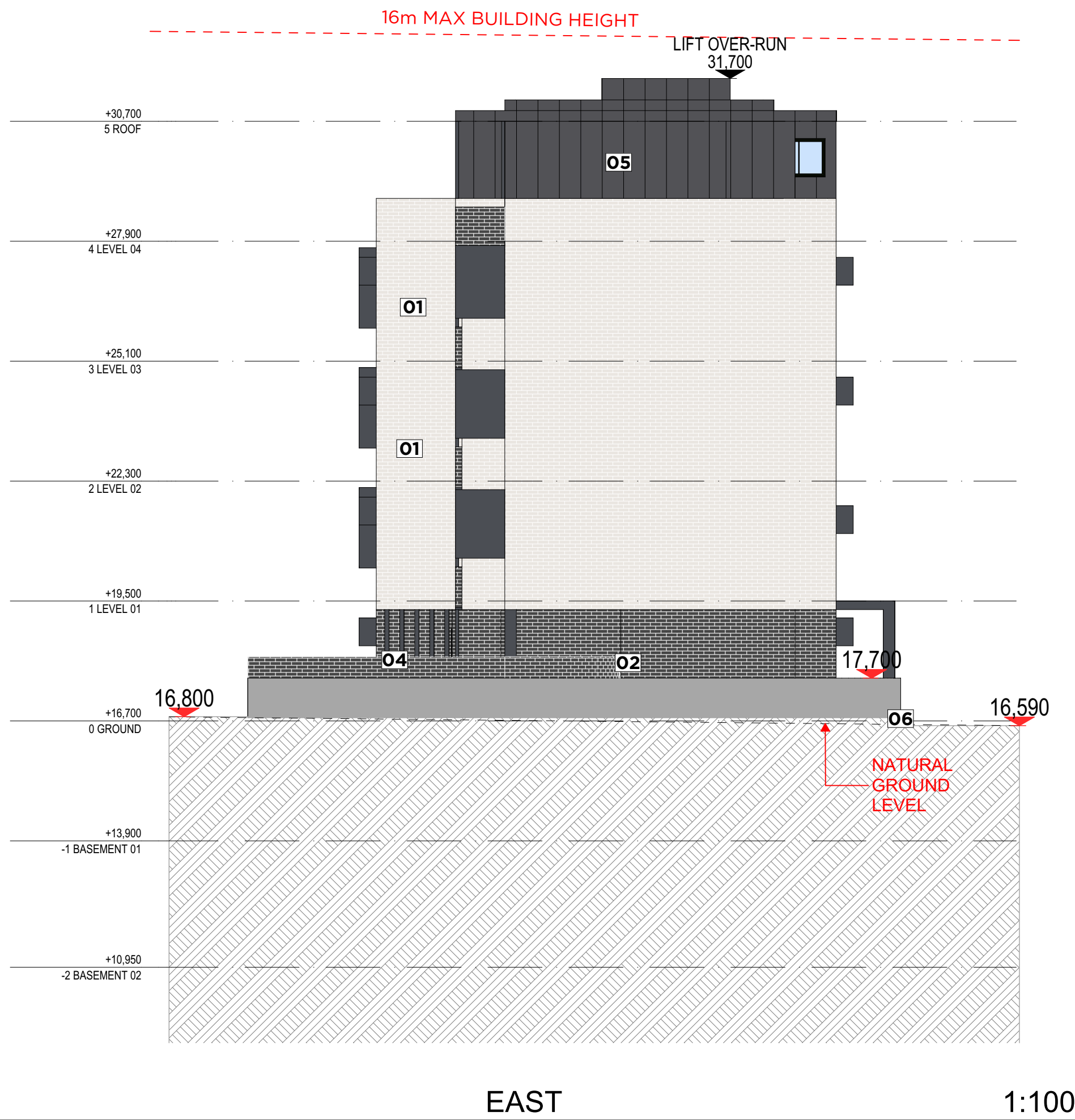
Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN
@A1 Sheet Size
50mm on original

Project Number Revision
19-029
DA3001 D

Status
DA SUBMISSION

Notes:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING WORK OR PREPARING SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.



LEGEND

- 01 BRICK LAPALOMA MIRO GRANDE OR SIMILAR
- 02 BRICK PGH ALTITUDE APOLLO OR SIMILAR
- 03 POWDERCOAT WINDOWS/DOORS DULUX ZEUS BLACK OR SIMILAR
- 04 METAL BALUSTRADE DULUX BLACK OR SIMILAR
- 05 PAINTED CFC CLAD SHEETS IRON STONE OR SIMILAR
- 06 PAINTED RENDER DULUX SURFMIST OR SIMILAR

D	GENERAL REVISION	24/11/2020
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PROPOSED BOARDING HOUSE 102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
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Nicholas Toubia Reg no 8336

Drawing Title

ELEVATIONS - EAST/WEST

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN
@A1 Sheet Size
50mm on original

Project Number	Drawing Number	Revision
19-029	DA3002	D

Status
DA SUBMISSION



1 BRIDGE ST. VIEW 1:100



BROOMFIELD ST. VIEW 1:100

D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

Drawing Title

STREET ELEVATIONS

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale

AS SHOWN

@A1 Sheet Size

Project Number

19-029

Status

DA SUBMISSION

Drawing Number Revision

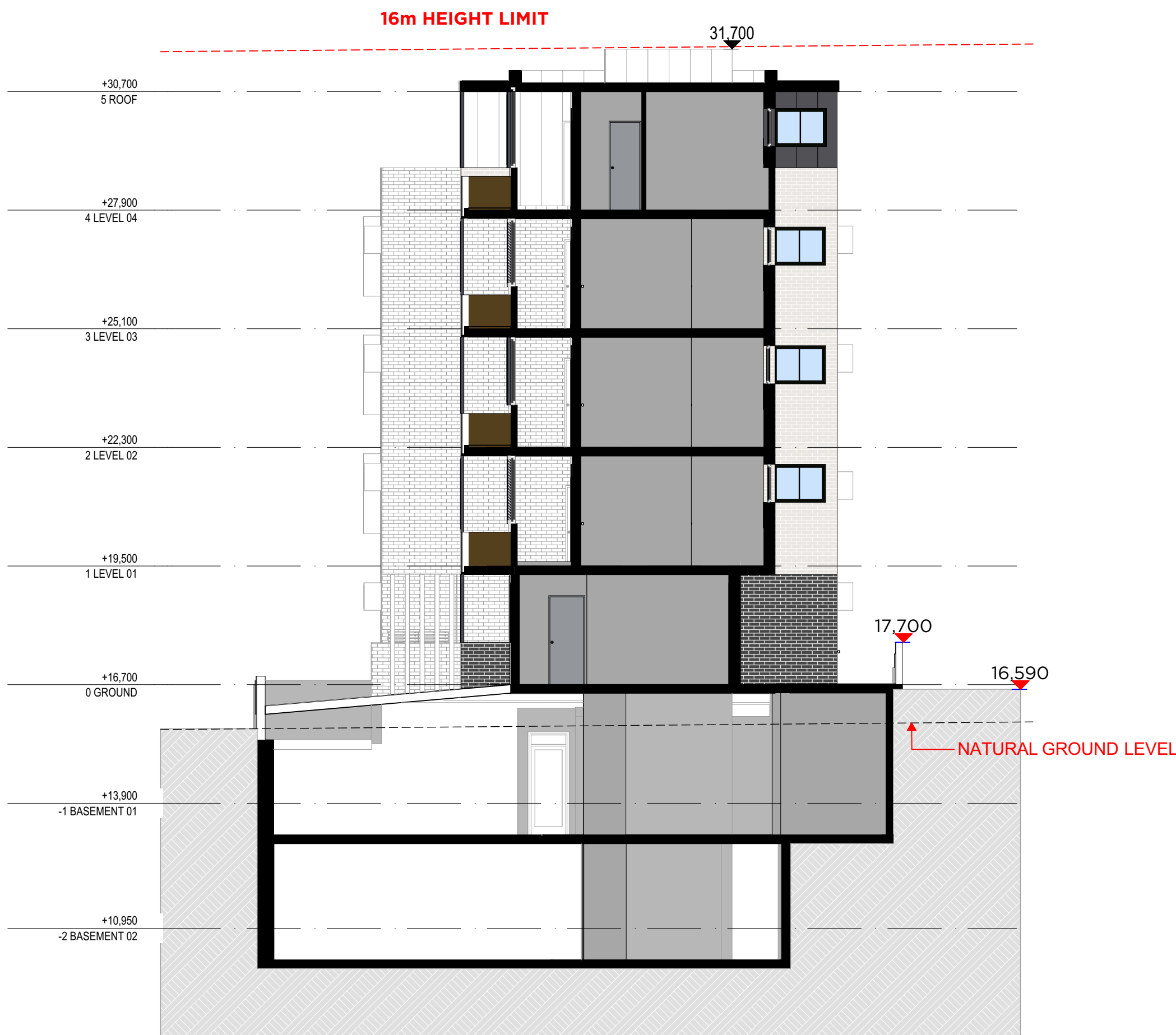
DA3003 D

102 Broomfield St, Cabramatta, NSW 2161 (2 minutes to nearest bus stop) (2 minutes to nearest train station) (2 minutes to nearest shopping centre) (2 minutes to nearest park)



SECTION A

1:100



SECTION B

1:100

Rev	Description	Date	App'd
D	GENERAL REVISION	24/11/2020	
C	GENERAL REVISION	04/11/2020	
B	GENERAL REVISION	09/06/2020	
A	DA SUBMISSION	09/07/2019	

Project	
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PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

Drawing Title

SECTIONS

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN
@A1 Sheet Size
50mm on original

Project Number	Drawing Number	Revision
19-029	DA4001	D

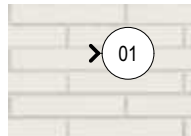
Status
DA SUBMISSION



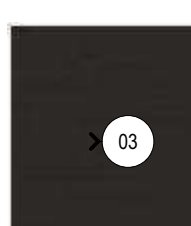
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Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

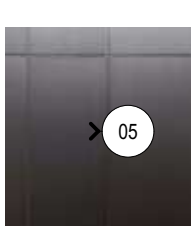
LEGEND

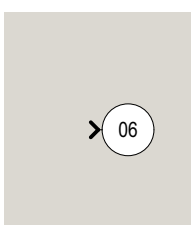
- 

01
BRICK
LAPALOMA
MIRO GRANDE
OR SIMILAR
- 

02
BRICK
PGH ALTITUDE
APOLLO
OR SIMILAR
- 

03
POWDERCOAT
WINDOWS/DOORS
DULUX ZEUS BLACK
OR SIMILAR
- 

04
METAL BALUSTRADE
DULUX BLACK OR SIMILAR
- 

05
PAINTED CFC
CLAD SHEETS
IRON STONE
OR SIMILAR
- 

06
PAINTED RENDER
DULUX SURFMIST
OR SIMILAR



D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 9336

Drawing Title

SCHEDULE OF FINISHES

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
@A1 Sheet Size
50mm on original

AS SHOWN
Project Number
19-029
Status
DA SUBMISSION

Drawing Number Revision
DA6001 D

102 Broomfield St, Cabramatta, NSW 2161 (20meters) 102-103 Broomfield St, Cabramatta, NSW 2161 (20meters) 102-103 Broomfield St, Cabramatta, NSW 2161 (20meters)

Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING WORK OR PREPARING SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.



D	GENERAL REVISION	24/11/2020
C	GENERAL REVISION	04/11/2020
B	GENERAL REVISION	09/06/2020
A	DA SUBMISSION	09/07/2019

Rev	Description	Date	App'd
Project			

PROPOSED BOARDING HOUSE
102 BROOMFIELD ST CABRAMATTA



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicholas Toubia Reg no 8336

Drawing Title

PHOTOMONTAGE

Date of Issue	Checked	Approved
26/11/2020	JE	TJ

Scale
AS SHOWN

@A1 Sheet Size

Project Number
19-029

Status
DA SUBMISSION

Drawing Number Revision
DA6002 D

