

R	ETAIL SC	HEDULE	
NUMBER	LEVEL	AREA	Description
RETAIL	GROUND UPPER	67 m²	Retail

PARKING SCHEDULE							
Туре	Count						
Car Park - Accessible	1						
Car Park - Car Stack space	3						
Motorbike	9						

**TOTAL 8 CAR SPACES** 

\_\_\_\_\_

DRAWING REGISTER UPDATED.

DRAWING NO.

DA001

DA101

DA102

DA103

DA104

DA121

DA122

DA123

DA132

DA135

DA136

DA001 COVER SHEET

DA010 SITE PLAN
DA011 SITE ANALYSIS

3D PERSPECTIVE

SHEET NAME

LANEWAY GROUND FLOOR &

GROUND FLOOR AND LEVEL 1

LEVEL 4 (5-7 SIM) AND ROOF

SOUTH AND NORTH ELEVATIONS

BASEMENT 1 AND 2

LEVEL 2 AND 3

EAST ELEVATION

WEST ELEVATION

STREET ELEVATION

STREET ELEVATION

SECTION 02 AND 03

EXTERNAL MATERIALS AND

SECTION 01

AREA PLANS

FINISHES

## **BOARDING ROOM AREAS** UPDATED

vvvv	LEVEL	AREA	Description
1.01 ACCESSIBLE	LEVEL 1	16 m²	Boarding Room - excl. kitchen and bathroom area
1.02	LEVEL 1	16 m²	
			Boarding Room - excl. kitchen and bathroom area
1.03	LEVEL 1	Not Enclosed 19 m²	Boarding Room - excl. kitchen and bathroom area
1.04	LEVEL 1	19 m²	Boarding Room - excl. kitchen and bathroom area
			Boarding Room - excl. kitchen and bathroom area
1.06	LEVEL 1	21 m²	Boarding Room - excl. kitchen and bathroom area
1.07 1.08	LEVEL 1.1	18 m <sup>2</sup>	Boarding Room - excl. kitchen and bathroom area
1.09	LEVEL 1.1		Boarding Room - excl. kitchen and bathroom area
	LEVEL 1.1	23 m <sup>2</sup> 16 m <sup>2</sup>	Boarding Room - excl. kitchen and bathroom area
2.01 ACCESSIBLE			Boarding Room - excl. kitchen and bathroom area
2.02 2.03	LEVEL 2	Not Enclosed	Boarding Room - excl. kitchen and bathroom area
	LEVEL 2	21 m²	Boarding Room - excl. kitchen and bathroom area
2.04	LEVEL 2	19 m²	Boarding Room - excl. kitchen and bathroom area
2.05 2.06	LEVEL 2	18 m <sup>2</sup> 22 m <sup>2</sup>	Boarding Room - excl. kitchen and bathroom area
			Boarding Room - excl. kitchen and bathroom area
2.07 ACCESSIBLE & MANAGER'S ROOM	LEVEL 2.1	17 m²	Boarding Room - excl. kitchen and bathroom area
2.08	LEVEL 2.1	19 m²	Boarding Room - excl. kitchen and bathroom area
3.01	LEVEL 3	19 m²	Boarding Room - excl. kitchen and bathroom area
3.02	LEVEL 3	16 m²	Boarding Room - excl. kitchen and bathroom area
3.03	LEVEL 3	21 m²	Boarding Room - excl. kitchen and bathroom area
3.04	LEVEL 3	18 m²	Boarding Room - excl. kitchen and bathroom area
4.01	LEVEL 4	18 m²	Boarding Room - excl. kitchen and bathroom area
4.02	LEVEL 4	18 m²	Boarding Room - excl. kitchen and bathroom area
4.03	LEVEL 4	21 m²	Boarding Room - excl. kitchen and bathroom area
4.04	LEVEL 4	19 m²	Boarding Room - excl. kitchen and bathroom area
4.05	LEVEL 4	18 m²	Boarding Room - excl. kitchen and bathroom area
4.06	LEVEL 4	22 m²	Boarding Room - excl. kitchen and bathroom area
5.01	LEVEL 5	18 m²	Boarding Room - excl. kitchen and bathroom area
5.02	LEVEL 5	18 m²	Boarding Room - excl. kitchen and bathroom area
5.03	LEVEL 5	21 m²	Boarding Room - excl. kitchen and bathroom area
5.04	LEVEL 5	19 m²	Boarding Room - excl. kitchen and bathroom area
5.05	LEVEL 5	18 m²	Boarding Room - excl. kitchen and bathroom area
5.06	LEVEL 5	21 m²	Boarding Room - excl. kitchen and bathroom area
6.01	LEVEL 6	18 m²	Boarding Room - excl. kitchen and bathroom area
6.02	LEVEL 6	18 m²	Boarding Room - excl. kitchen and bathroom area
6.03	LEVEL 6	21 m²	Boarding Room - excl. kitchen and bathroom area
6.04	LEVEL 6	19 m²	Boarding Room - excl. kitchen and bathroom area
6.05	LEVEL 6	18 m²	Boarding Room - excl. kitchen and bathroom area
6.06	LEVEL 6	21 m²	Boarding Room - excl. kitchen and bathroom area
7.01	LEVEL 7	18 m²	Boarding Room - excl. kitchen and bathroom area
7.02	LEVEL 7	18 m²	Boarding Room - excl. kitchen and bathroom area
7.03	LEVEL 7	21 m²	Boarding Room - excl. kitchen and bathroom area
7.04	LEVEL 7	19 m²	Boarding Room - excl. kitchen and bathroom area
7.05	LEVEL 7	18 m²	Boarding Room - excl. kitchen and bathroom area

## ONE ADDITIONAL BOARDING ROOM

PROJECT

F.S.R. Calcula	ation	
Site Area	430 m²	
G.F.A.	1466.2m <sup>2</sup>	
Proposed F.S.R.	3.41 : 1	
	MAXIMUM	GFA FSR = GFA+20% AHSEPF
G.F.A. MAX	1548m²	
F.S.R. MAX	3.60 : 1	

## SLIGHT GFA INCREASE

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Nominated Architects Ian Armstrong 7260   Richard Does 8126   Cathryn Drew-Bredin 7269   Mary Anne McGirr 10946	N	14/0
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С	24/02/2016	ISSUE FOR DA	PM
D	29/02/2016	AMEND SCALE FOR DA	JZ
E	14/11/2016	ISSUE FOR DA APPROVAL	JZ
F	22/11/2016	UPDATES FOR DA APPROVAL	JZ
G	01/12/2016	UPDATES PER COUNCIL'S COMMENTS	JZ
Н	20/12/2018	S4.55-8 ISSUE	LvE
J	25/10/2019	FOR REVIEW	LvE
K	13/11/2019	S4.55-8 ISSUE	LvE
L	03/07/2020	S4.56 ISSUE	LvE
М	17/12/2020	S4.56 ISSUE	LvE
N	14/07/2021	MODIFICATION APPLICATION	LvE

## DesignInc

CLIENT

DesignInc Sydney Pty Ltd Level 14, 85 Castlereagh Street Sydney NSW 2000

ARCHITECT

193 LIVERPOOL ROAD PTY

**BOARDING HOUSE** 193 LIVERPOOL ROAD **ASHFIELD** 

ΓLE		DRAWN BY	LvE		
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COVE	R SHEET	PLOT DATE	13/11/2019		
		PROJECT Nº.	P20-015	REVISIO	
	DRAWING Nº.	DA001		N	
		DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE
JALITY CERTIFIED	Completion of the Drawing Status is evidence the design has been		IA		
ISO 9001	Y CERTIFIED verified as conforming to the requirements of the Project M.S. Plan.	\$4.55	-8 APPLICA	ATION	

		SIX COMMITMENTS  DISTRIBUTION WITH AP							
WATER									
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps					
	3 star(>4.5 but<=6L/min)	4 star	5 star	6 star					
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX								
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off								
DECED TO	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off								
<u>REFER TO</u> APPROVED	Cooling system: Central – Refer to BASIX								
BASIX	Heating system: Central – Refer to BASIX								
	Artificial lighting: As per BASIX								
	Natural lighting: As per BASIX								
	Appliances:								
	Electric cooktop & electric oven								
CON484081	Refrigerator: 2 star energy rating Refer to approved BASIX cert								
COMMON	Refer to approved BA	SIX CELL							

**DRAWING REGISTER** 

N 14/07/2021 NTS MODIFICATION APPLICATION

H | 14/07/2021 | 1:200 | MODIFICATION APPLICATION

N 14/07/2021 1:100 MODIFICATION APPLICATION

N 14/07/2021 1:100 MODIFICATION APPLICATION

N | 14/07/2021 | 1:100 | MODIFICATION APPLICATION

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N 14/07/2021 1:100 MODIFICATION APPLICATION

K 14/07/2021 1:100 MODIFICATION APPLICATION

L 14/07/2021 1:100 MODIFICATION APPLICATION

SHADOW DIAGRAM - 9am, 21st JUNE F 01/12/2016 1:200 UPDATES PER COUNCIL'S COMMENTS NO AMENDMENTS - REFER TO

SHADOW DIAGRAM - 12pm, 21st JUNE F 01/12/2016 1:200 UPDATES PER COUNCIL'S COMMENTS NO AMENDMENTS - REFER TO

SHADOW DIAGRAM - 3pm, 21st JUNE | F | 01/12/2016 | 1:200 | UPDATES PER COUNCIL'S COMMENTS | NO AMENDMENTS - REFER TO

Description

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MODIFICATION APPLICATION

Status

S4.55-8 APPLICATION

PREVIOUS SUBMISSION

PREVIOUS SUBMISSION

S4.55-8 APPLICATION

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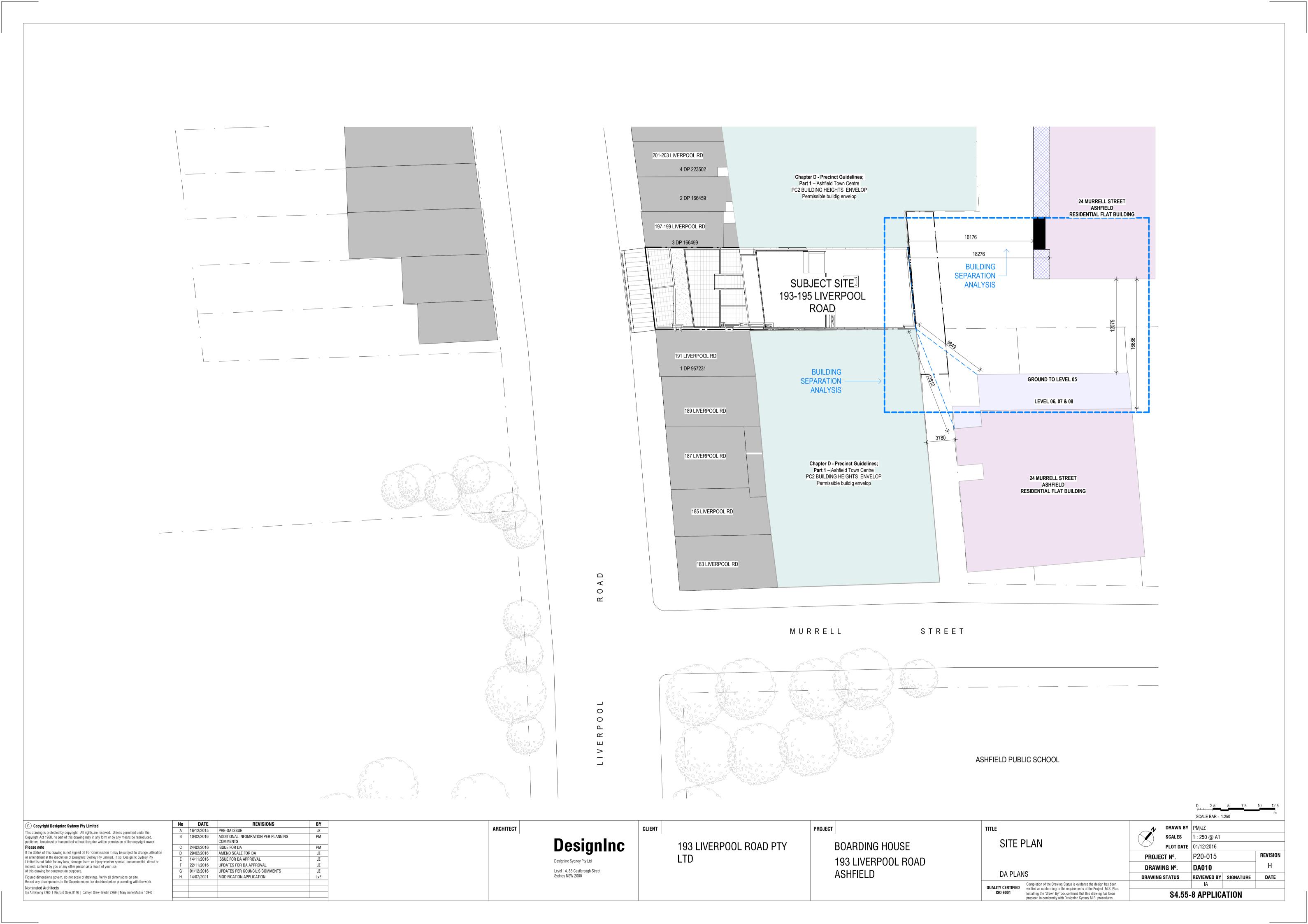
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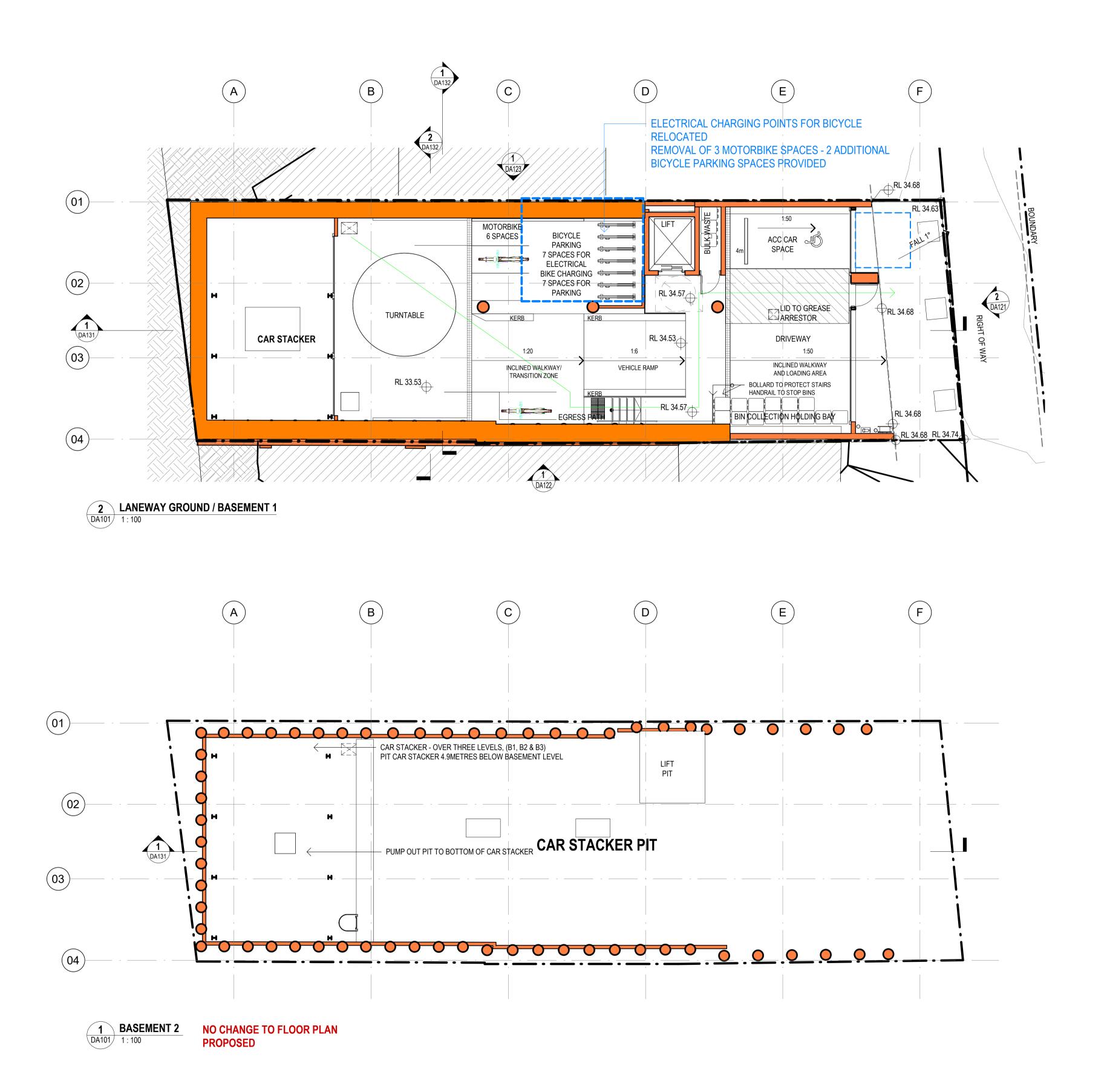
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H 14/07/2021 N/A

BASIX COMMITMENTS **UPDATED** 

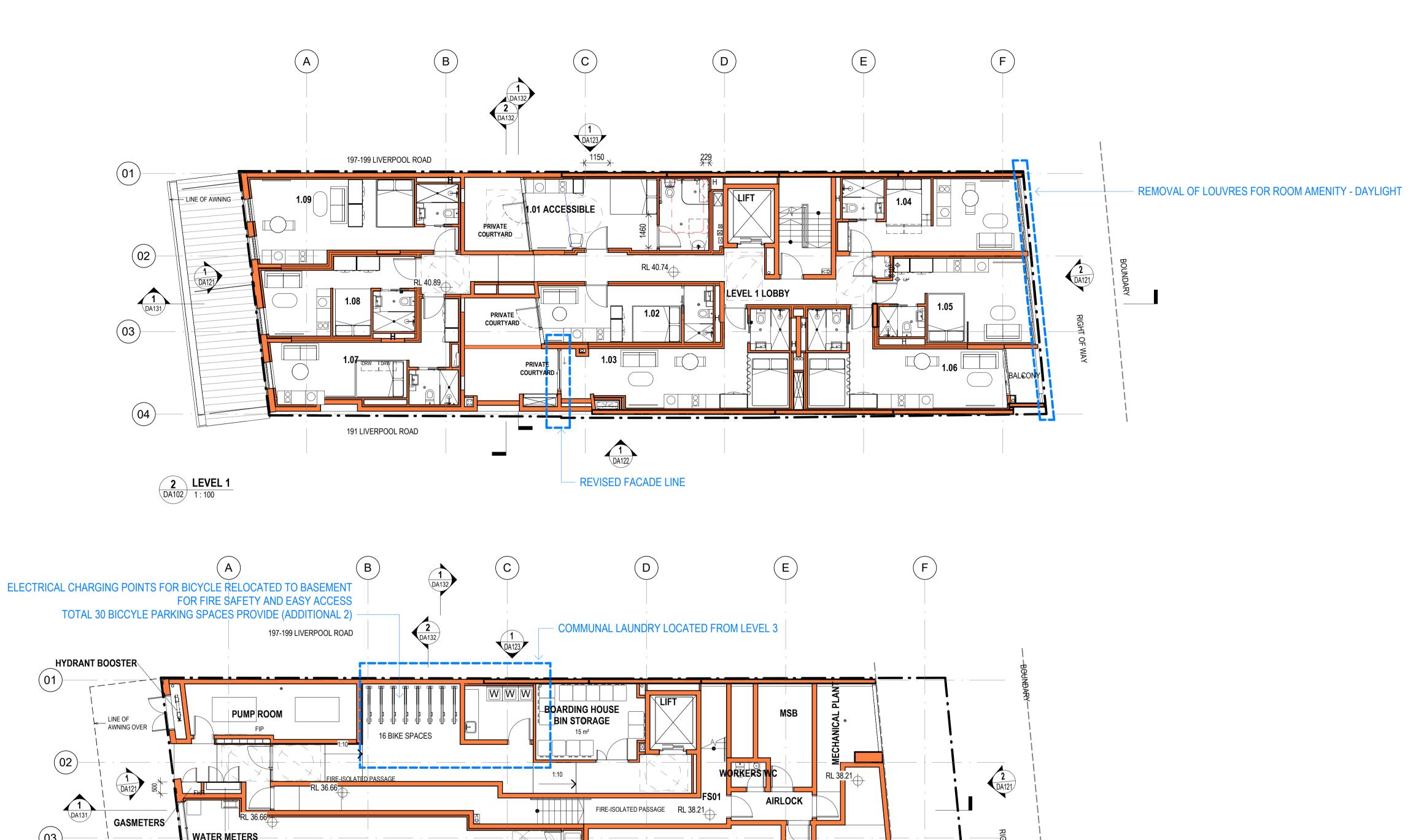




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N 14/07/2021 MODIFICATION APPLICATION lan Armstrong 7260 | Richard Does 8126 | Cathryn Drew-Bredin 7269 | Mary Anne McGirr 10946 | ISO 9001 **S4.55-8 APPLICATION** Initialling the "Drawn By" box confirms that this drawing has been

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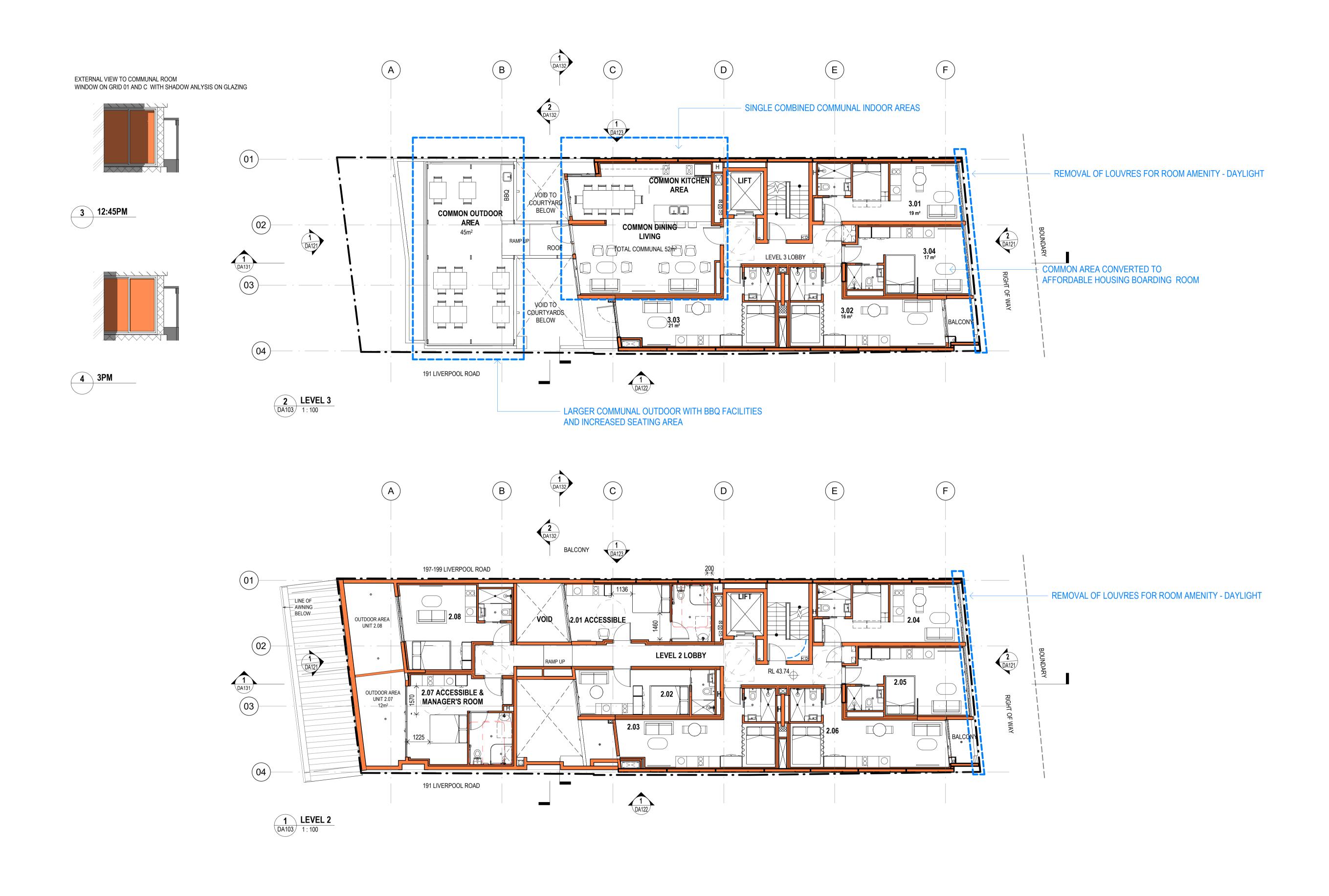
PUMP ROOM FIP  DA121  GASMETERS  WATER-METERS  PUMP ROOM FIP  RL 36.66  WATER-METERS	16 BIKE SPACES		MSB  MSB  RL 38.21  AIRLOCK  SPRINKLER TANKS ROOM	RIGHT OF WAY
191 LIVERPOOL ROAD  191 LIVERPOOL ROAD  191 LIVERPOOL ROAD  1 CROUND FLOOR DA102 1:100		1 DA122		

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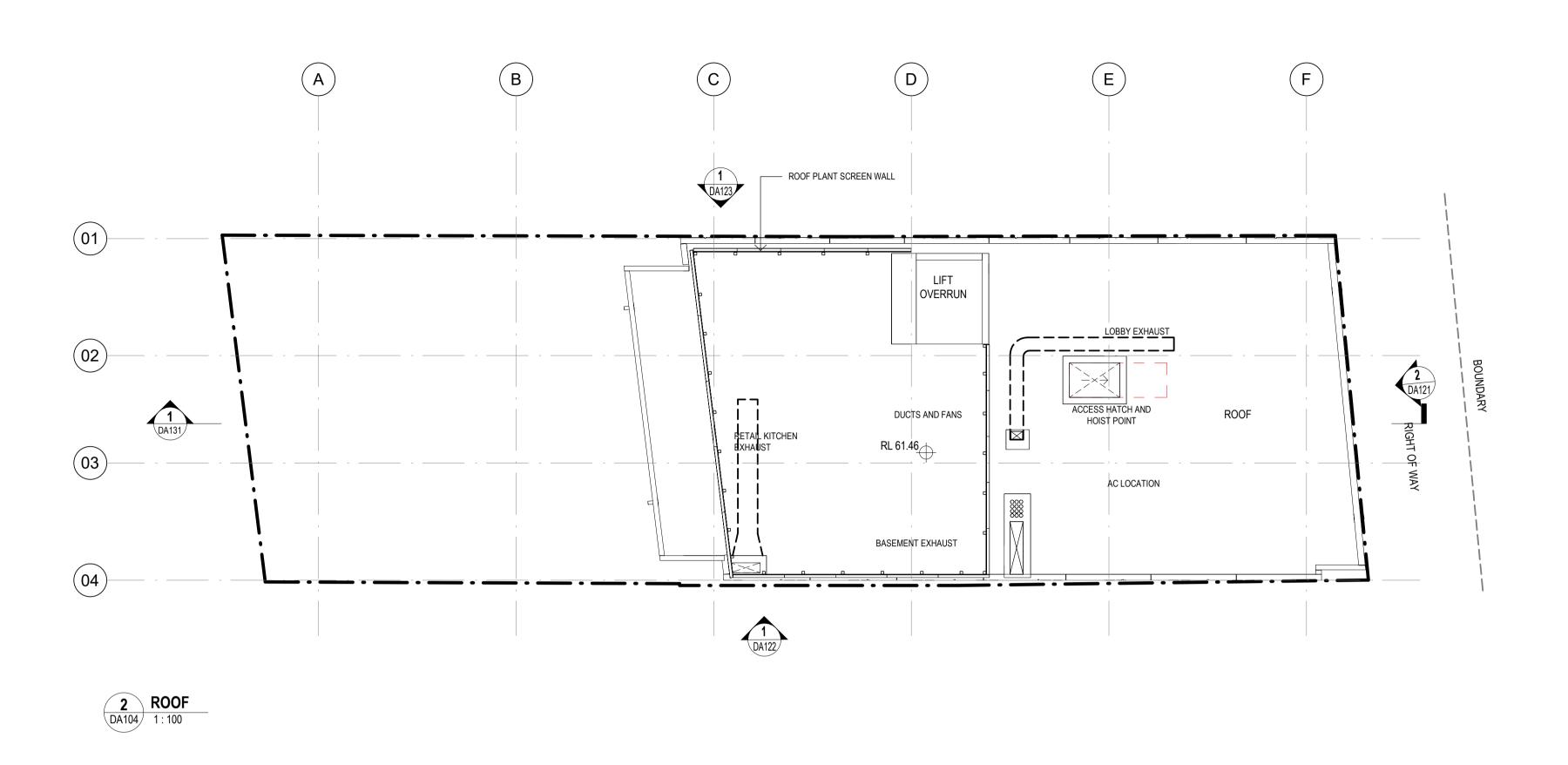
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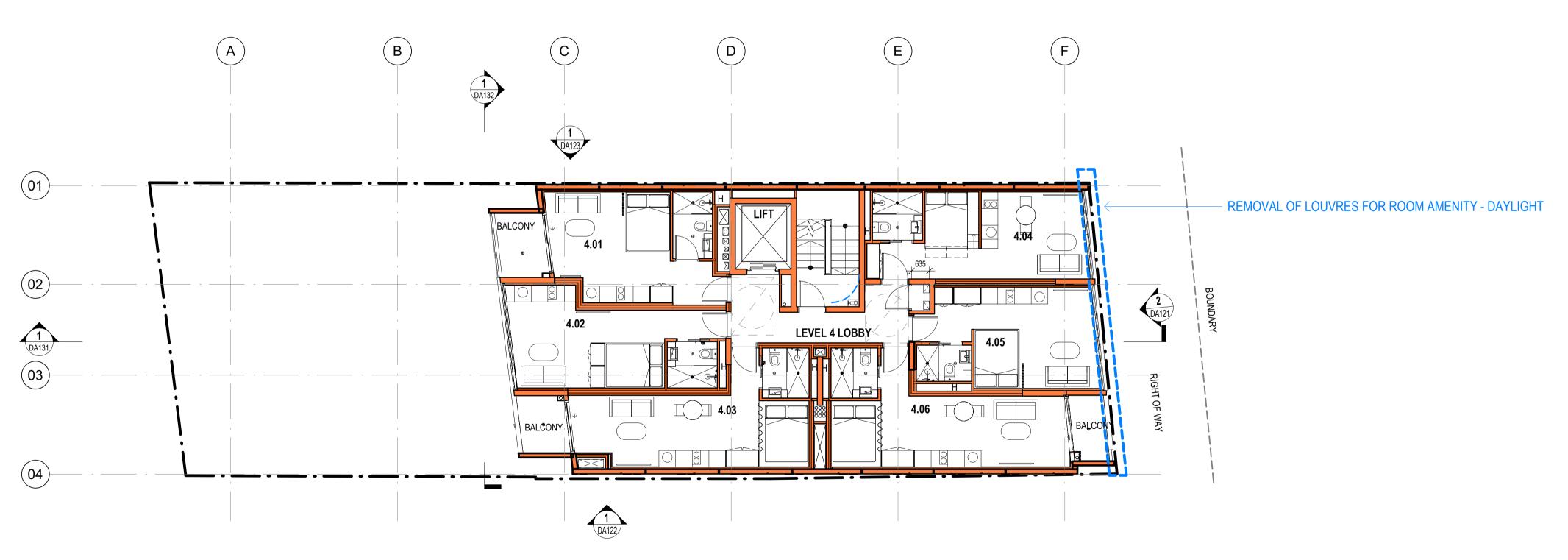
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lan Armstrong 7260 | Richard Does 8126 | Cathryn Drew-Bredin 7269 | Mary Anne McGirr 10946 |



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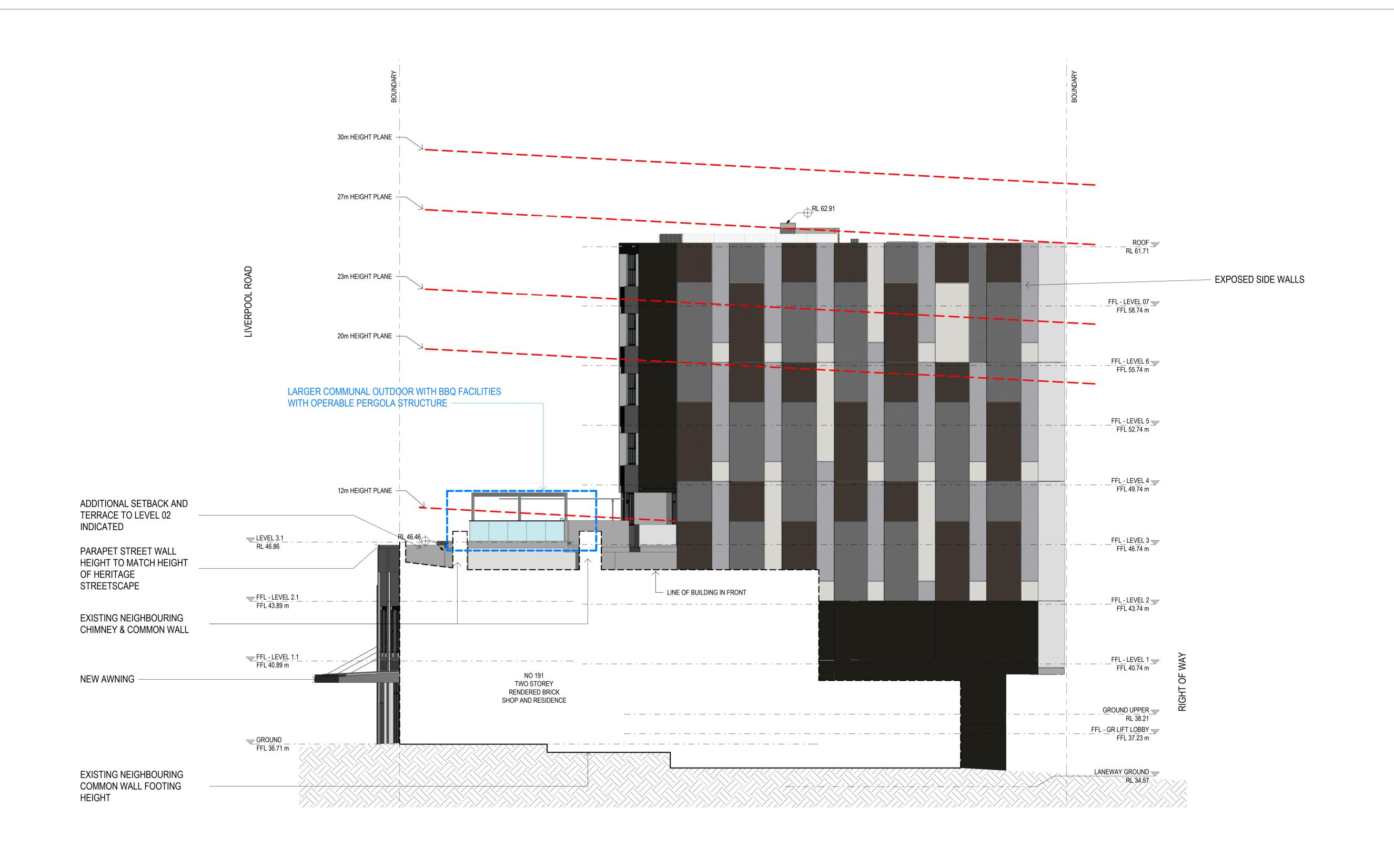
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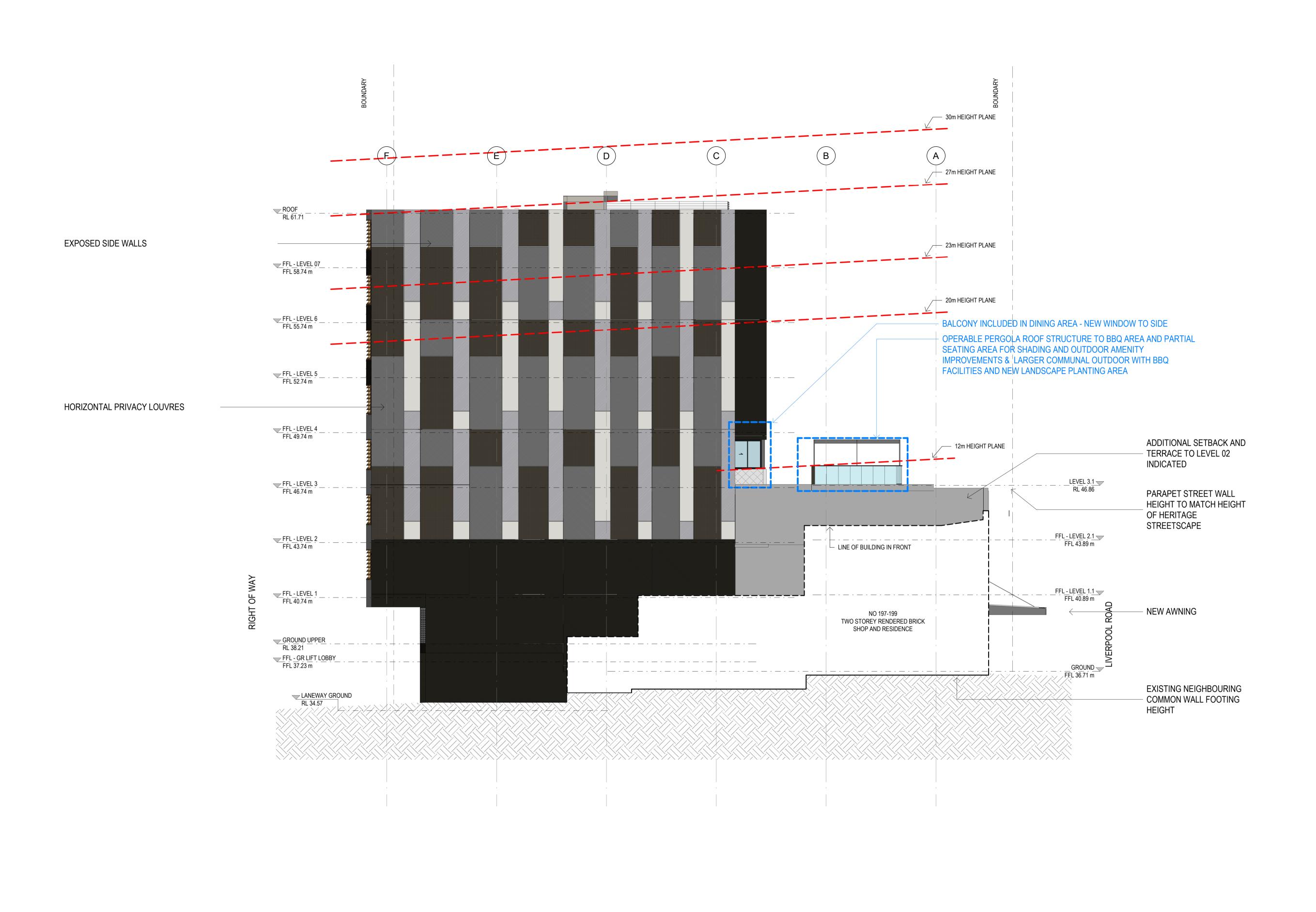
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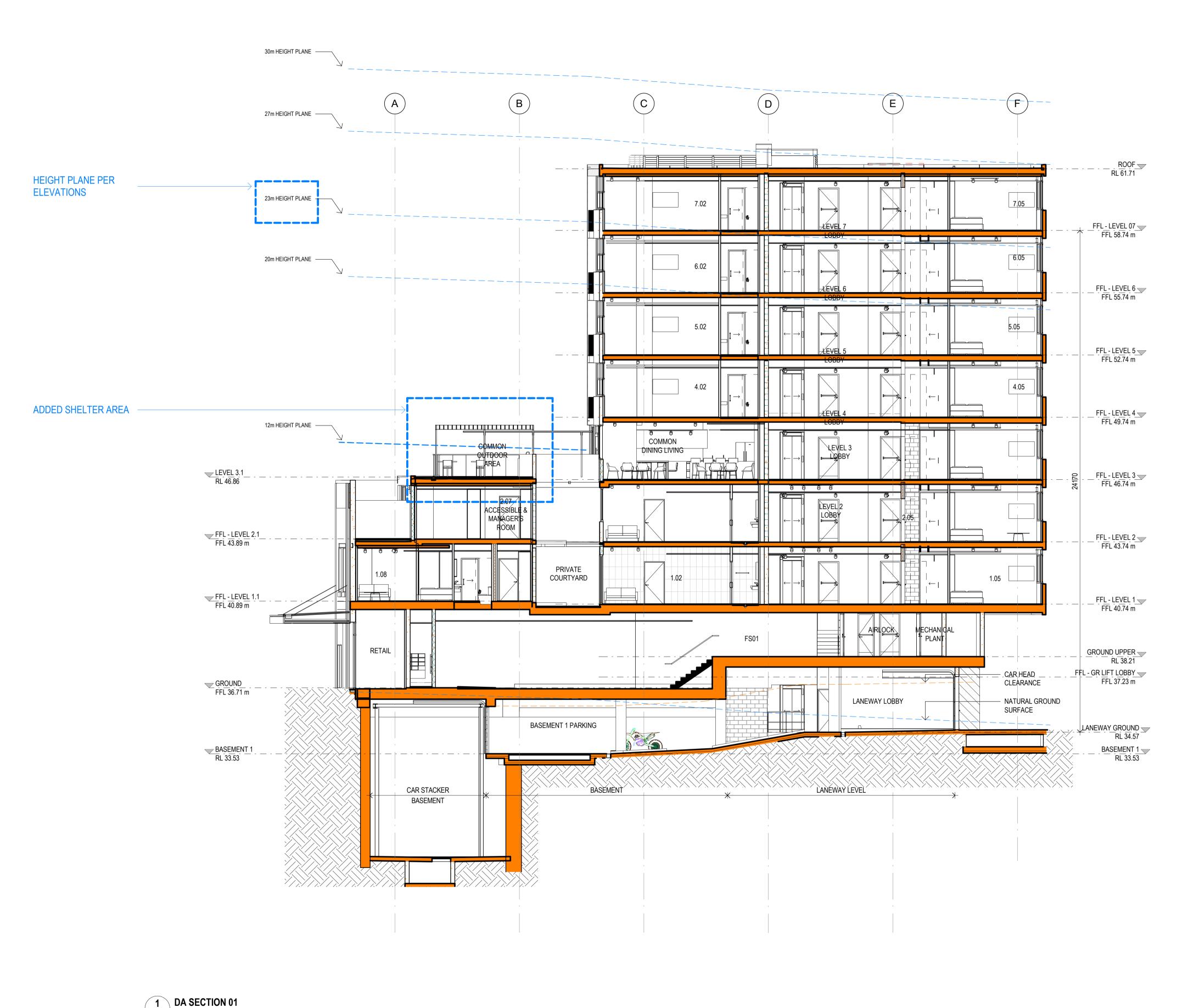
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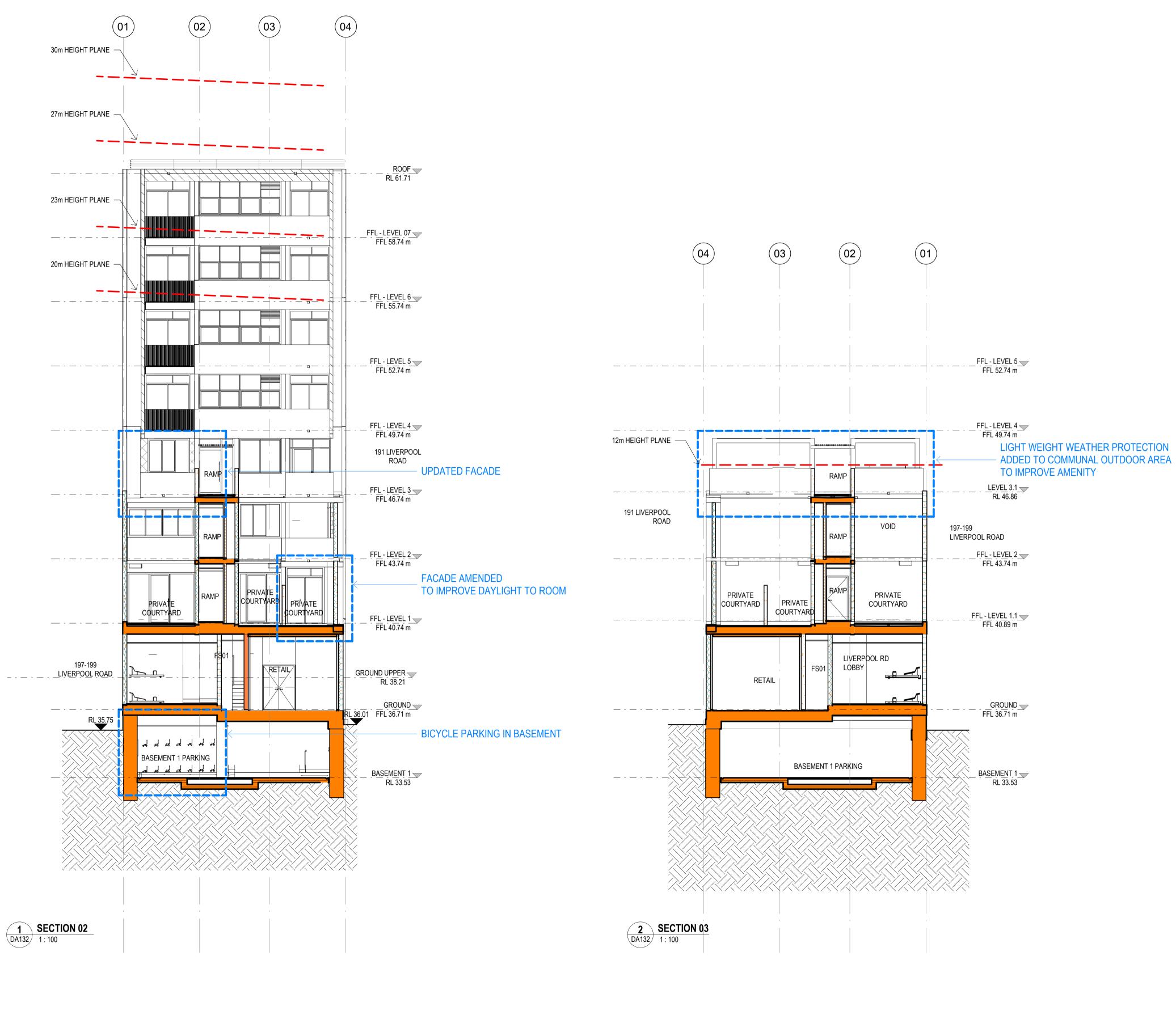
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Report any discrepancies to the Superintendent for decision before proceeding with the work.	K 14/07/2021 MODIFICATION A	PPLICATION	LvE					Completion of the Drawing Status is evidence the design has been		IA	
ominated Architects n Armstrong 7260   Richard Does 8126   Cathryn Drew-Bredin 7269   Mary Anne McGirr 10946								QUALITY CERTIFIED ISO 9001  Verified as conforming to the requirements of the Project M.S. Plan. Initialling the "Drawn By" box confirms that this drawing has been prepared in conformity with DesignInc Sydney M.S. procedures.	\$4.5	5-8 APPLICATION	



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Report any discrepancies to the Superintendent for decision before proceeding with the work.	K 14/07/2021	MODIFICATION APPLICATION	LvE					Completion of the Drawing Status is evidence the design has been		IA	
Nominated Architects   Ian Armstrong 7260   Richard Does 8126   Cathryn Drew-Bredin 7269   Mary Anne McGirr 10946								QUALITY CERTIFIED ISO 9001  Verified as conforming to the requirements of the Project M.S. Plan. Initialling the "Drawn By" box confirms that this drawing has been prepared in conformity with DesignInc Sydney M.S. procedures	\$4.5	5-8 APPLICATION	



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A	10/12/2015	PRE-DA 1990E	JZ
В	10/02/2016	ADDITIONAL INFOMRATION PER PLANNING COMMENTS	PM
С	24/02/2016	ISSUE FOR DA	PM
D	14/11/2016	ISSUE FOR DA APPROVAL	JZ
Е	22/11/2016	UPDATES FOR DA APPROVAL	JZ
F	01/12/2016	UPDATES PER COUNCIL'S COMMENTS	JZ
G	20/12/2018	S4.55-8 ISSUE	LvE
Н	13/11/2019	S4.55-8 ISSUE	LvE
J	03/07/2020	S4.56 ISSUE	LvE
K	14/07/2021	MODIFICATION APPLICATION	LvE

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**BOARDING HOUSE** 193 LIVERPOOL ROAD **ASHFIELD** 

PROJECT

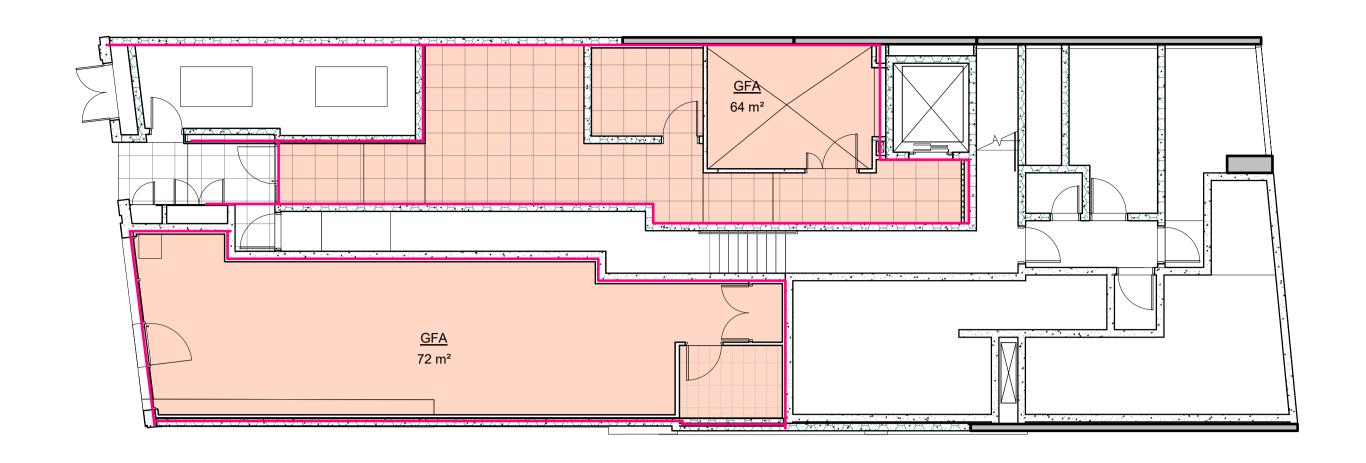
TITLE

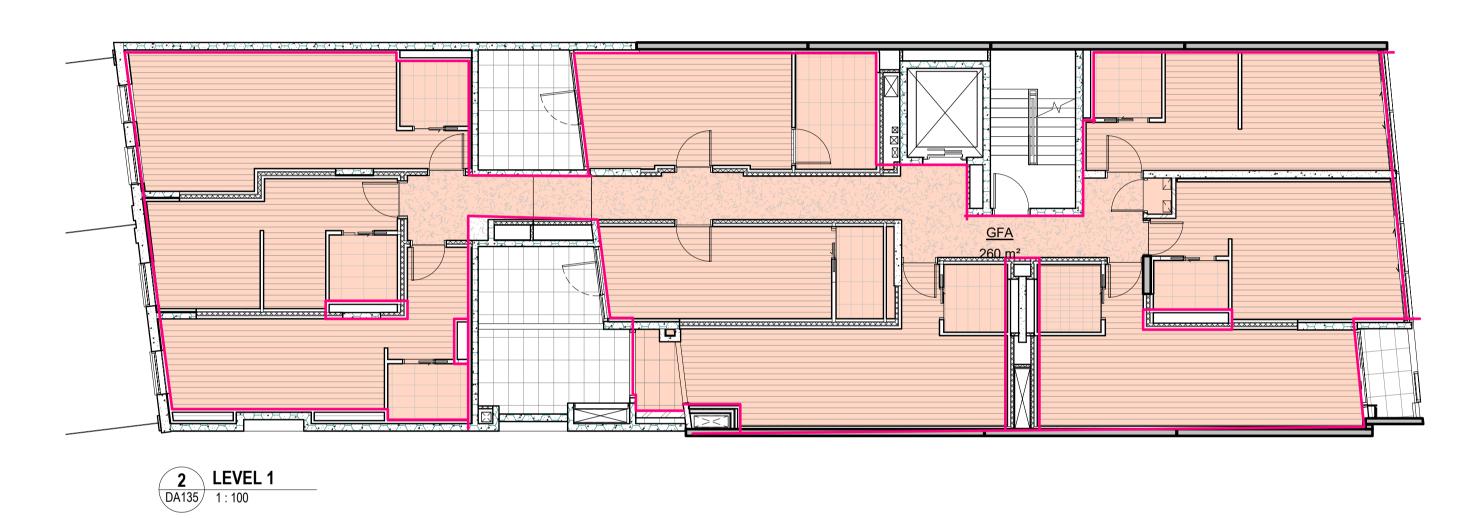
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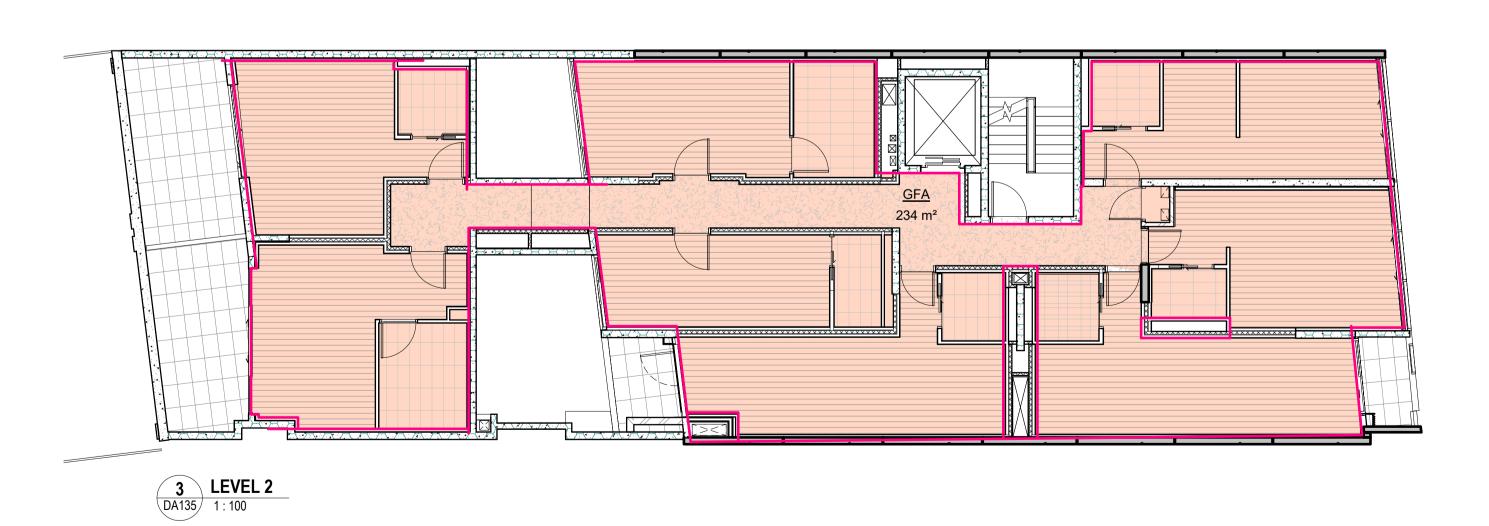
Completion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the Project M.S. Plan. ISO 9001 **S4.55-8 APPLICATION** Initialling the "Drawn By" box confirms that this drawing has been

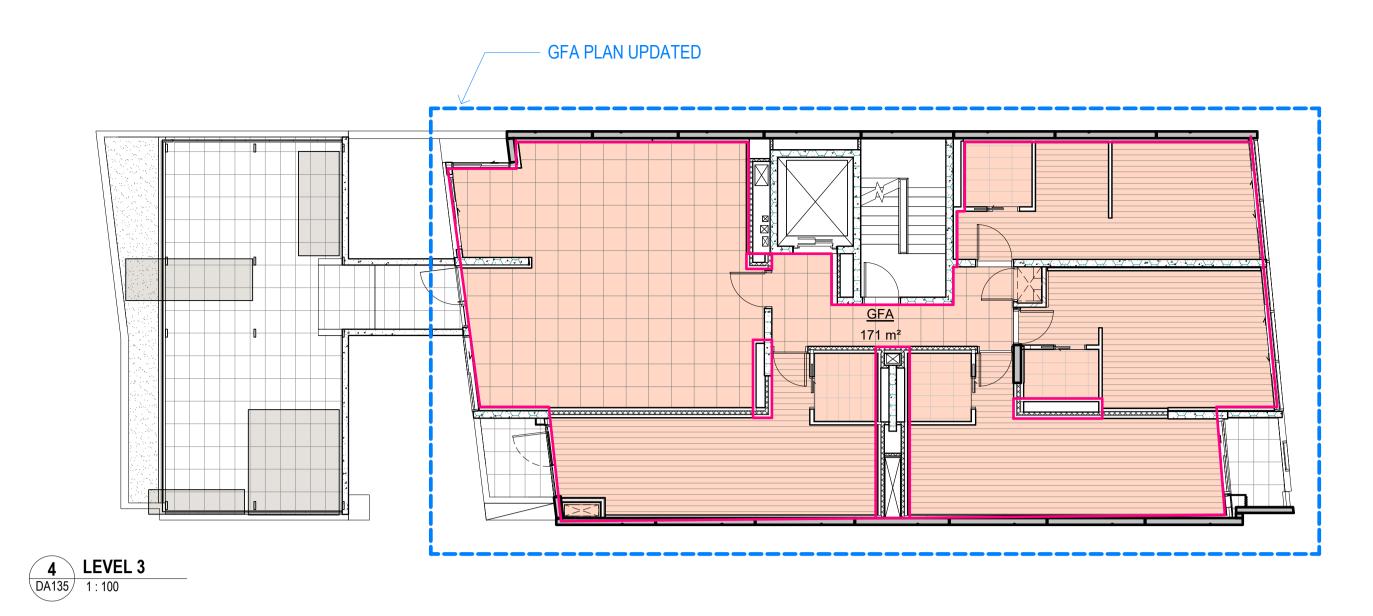
prepared in conformity with DesignInc Sydney M.S. procedures.

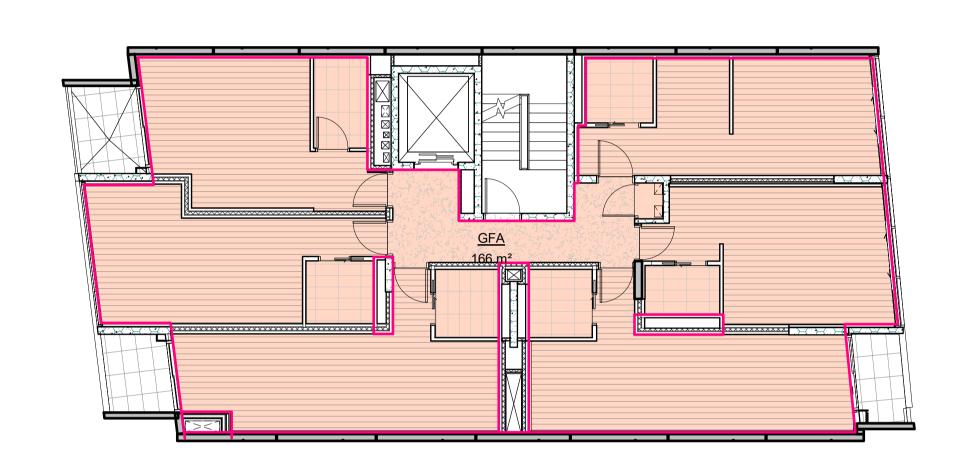
REVISION











5 LEVEL 4, 5, 6 and 7
DA135 1:100

GFA SCHEDULE UPDATED

ARI	EA SCH	EDULE (GFA)
Level	GFA	Area
GROUND	GFA	72.0 m²
GROUND	GFA	64.2 m²
LEVEL 1	GFA	260.0 m <sup>2</sup>
LEVEL 2	GFA	233.7 m <sup>2</sup>
LEVEL 3	GFA	171.4 m²
LEVEL 4	GFA	166.2 m²
LEVEL 5	GFA	166.2 m²
LEVEL 6	GFA	166.2 m²
LEVEL 7	GFA	166.2 m²
TOTAL GFA	•	1466.2 m²

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| Ian Armstrong 7260 | Richard Does 8126 | Cathryn Drew-Bredin 7269 | Mary Anne McGirr 10946 |

No	DATE	REVISIONS	BY
Α	16/12/2015	PRE-DA ISSUE	JZ
В	08/01/2016	LOBBY RECONFIGURED	PM
С	24/02/2016	ISSUE FOR DA	PM
D	14/11/2016	ISSUE FOR DA APPROVAL	JZ
Е	22/11/2016	UPDATES FOR DA APPROVAL	JZ
F	01/12/2016	UPDATES PER COUNCIL'S COMMENTS	JZ
G	20/12/2018	S4.55-8 ISSUE	LvE
Н	13/11/2019	S4.55-8 ISSUE	LvE
J	03/07/2020	S4.56 ISSUE	LvE
K	17/12/2020	S4.56 ISSUE	LvE
L	14/07/2021	MODIFICATION APPLICATION	LvE

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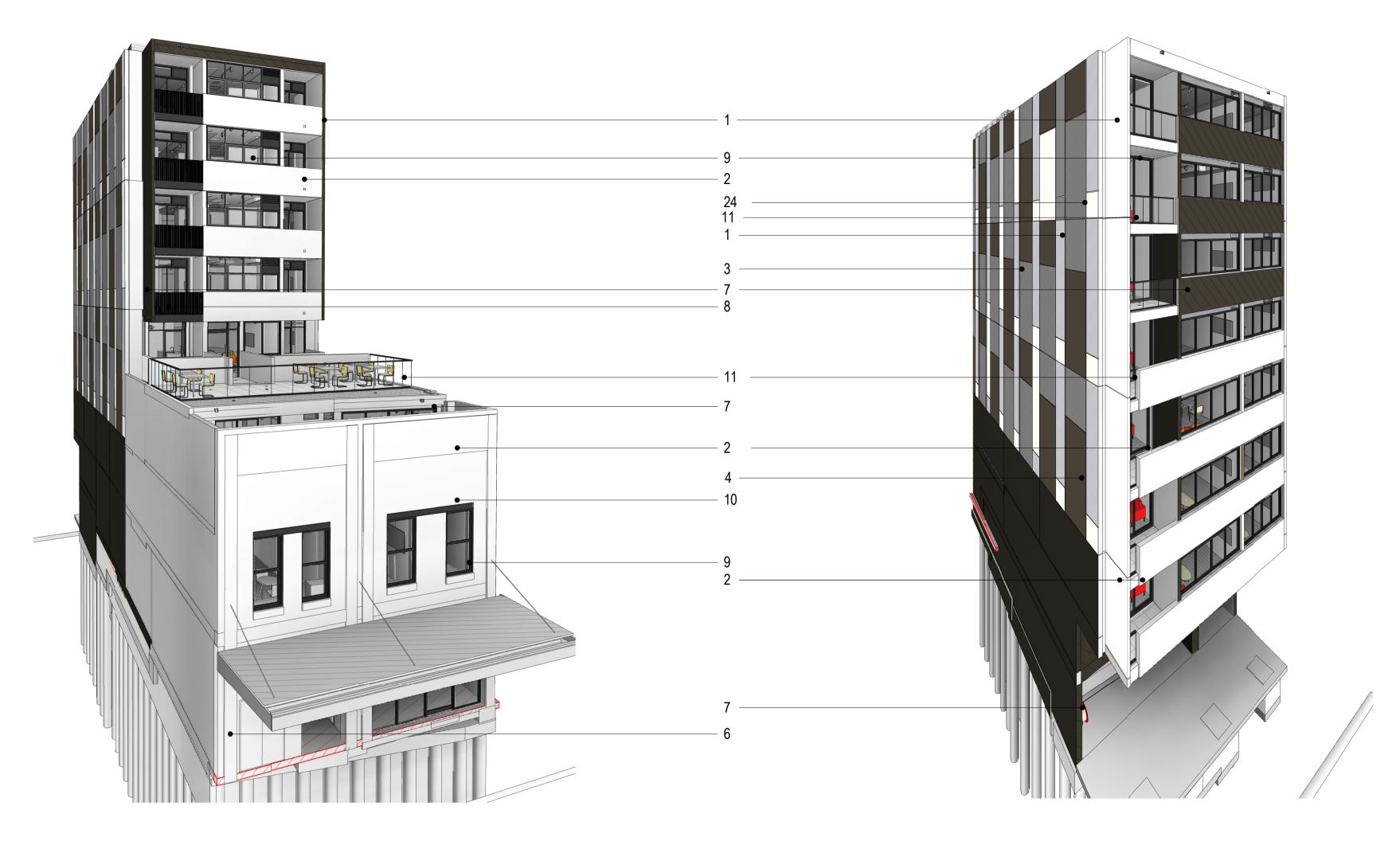
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193 LIVERPOOL ROAD PTY

**BOARDING HOUSE** 193 LIVERPOOL ROAD ASHFIELD

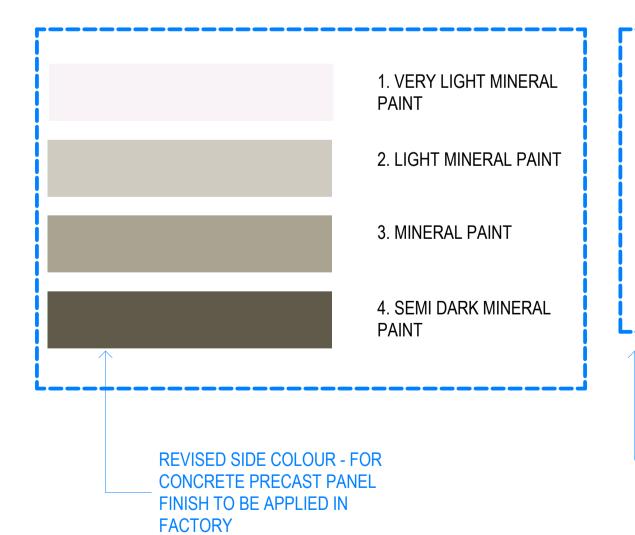
PROJECT

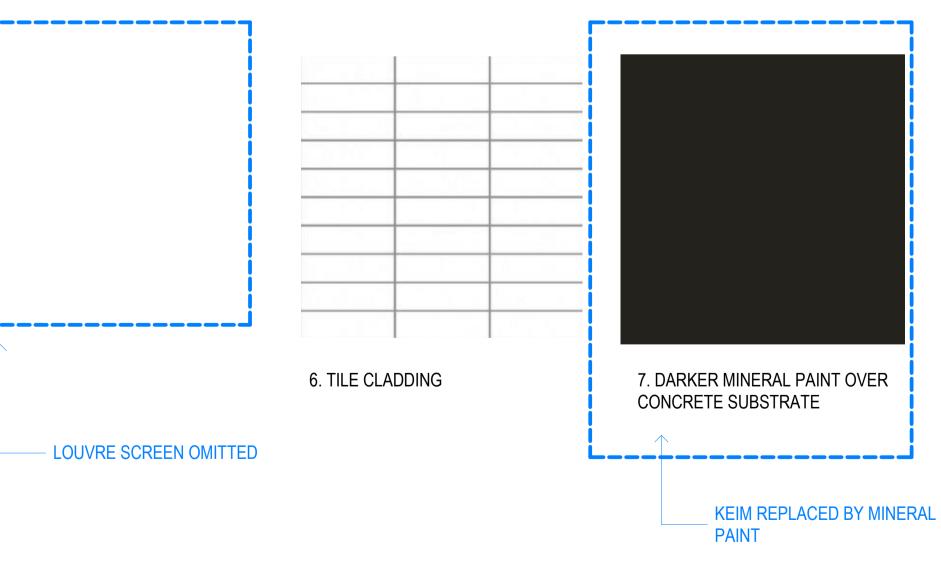
			SCALE BAR - 1	:100	mm		
		DRAWN BY	r PM				
ADEA DI ANC		SCALES	1 : 100 @ A1				
AKEA	PLANS	PLOT DATE	13/11/2019				
		PROJECT Nº.	P20-015		REVISION		
		DRAWING Nº.	DA135	DA135			
GFA DIA	GRAMS	DRAWING STATUS	REVIEWED BY	ALE BAR - 1:100 mim  100 @ A1  1/2019  0-015 REVISION  L  IEWED BY SIGNATURE DATE  IA			
UALITY CERTIFIED	Completion of the Drawing Status is evidence the design has been		IA				
0 9001	Initialling the "Drawn By" box confirms that this drawing has been prepared in conformity with DesignInc Sydney M.S. procedures.	S4.55-8 APPLICATION					
	GFA DIAC	<b>CERTIFIED</b> verified as conforming to the requirements of the Project M.S. Plan. <b>D 9001</b> Initialling the "Drawn By" box confirms that this drawing has been	AREA PLANS  PLOT DATE  PROJECT N°.  DRAWING N°.  DRAWING STATUS  CERTIFIED O 9001  Completion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the Project M.S. Plan. Initialling the "Drawn By" box confirms that this drawing has been  SA 55.	AREA PLANS    DRAWN BY   PM	SCALE BAR - 1:100  DRAWN BY SCALES 1:100 @ A1 PLOT DATE 13/11/2019 PROJECT N°. P20-015 DRAWING N°. DA135 DRAWING STATUS  CERTIFIED O 9001  COMPletion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the Project M.S. Plan. Initialling the "Drawn By" box confirms that this drawing has been  SA 55-8 APPLICATION		



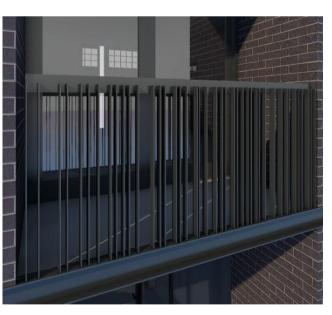
VIEW FROM LIVERPOOL ROAD

**VIEW FROM RIGHT OF WAY** 





ARCHITECT









9. ALUMINIUM FRAME -POWDERCOATED FINISH BALUSTRADE - CHARCOAL COLOUR

10. PFC STEEL FRAMING - CHARCOAL COLOUR

11. FRAMED GLASS BALUSTRADE

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В	24/02/2016	ISSUE FOR DA	PM
С	14/11/2016	ISSUE FOR DA APPROVAL	JZ
D	22/11/2016	UPDATES FOR DA APPROVAL	JZ
E	01/12/2016	UPDATES PER COUNCIL'S COMMENTS	JZ
F	03/07/2020	S4.56 ISSUE	LvE
G	14/09/2020	S4.56 CLARIFICATION	LvE
Н	14/07/2021	MODIFICATION APPLICATION	LvE

DesignInc

DesignInc Sydney Pty Ltd Level 14, 85 Castlereagh Street Sydney NSW 2000 193 LIVERPOOL ROAD PTY

8. RANDOM POSTS STEEL

**BOARDING HOUSE** 

PROJECT

TITLE			
	EXTERNAL	<b>MATERIALS A</b>	N
	FINISHES		

EXTERNAL MATERIALS AND							
FINISH	FINISHES						
QUALITY CERTIFIED	Completion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the Project M.S. Plan.						
ISO 9001	Initialling the "Drawn By" box confirms that this drawing has been						

prepared in conformity with DesignInc Sydney M.S. procedures.

DRAWN BY	JZ				
SCALES	1:1@A1				
PLOT DATE	01/12/2016				
PROJECT Nº.	P20-015	REVISION			
DRAWING Nº.	DA136		H		
DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE		
IA					
S4.55-8 APPLICATION					

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