



**PROJECT OVERVIEW**

New Ecoshelta e.Pod based single pod cabins on concrete pad footings

External cladding and roofing and raingoods in Corrugated 'Zincalume'.

All external glazing clear


Anodised Alloy 'Zincalume' framed doors and windows, some timber framed windows.

Bedroom pavilion single Ecoshelta e.Pod with back extension ensuite bathroom on frame to engineer's details.

Main Living pavilion Ecoshelta e.Pod with ensuite and kitchen in northern side extension on alloy piers to engineer's details with modified ecoshelta system linkway decking.

Balustrading to AS1288 in Ecoshelta Alloy Frames if required where drop off to finished ground over 1.0m

Proposed building in RU5 permitted building envelope.

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**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/0855**

<b>REVISION NUMBER / DATE:</b>		<b>THIS DRAWING TO BE ISSUED TO:</b>			[P] +61 (0)434 443 792 [E] stephen.sainsbury@ecoshelta.com www.ssarch.ecoshelta.com	LIVINGSTONE MICRO-DWELLING, PALM BEACH						
		CLIENT	PROJECT MANAGER	WORKSHOP MANAGER		SITE PLAN						
		COUNCIL/PLANNING	BUILDER/SITE FOREMAN	WELDER/FABRICATOR	 Designed & Drawn by Stephen Sainsbury Architect	DESIGNED BY:	SS	DRAWN BY:	CW	SCALE:	1 : 200	DRAWING NO
		CERTIFIER	ELECTRICIAN			CHECKED BY:	SS	REVIEW DATE:	5/08/2019 11:49:36 AM		181008-102	
		ENGINEER	PLUMBER									

All works to comply with NCC - BCA - Vol 2 - Class 1&10 Building Specification Sheet 16051003

**BAL 19 (LOW) NOTE**

NEW CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS FOR BAL 19 AUSTRALIAN STANDARD AS 3959-2009 Sections 3 and 5 'CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS' Bushfire Hazard Management in accordance with the TAS Rural Fire Service Planning for Bushfire Protection 2006 Report (and any current amendments scheduled mid 2019)

Doors are generally top-hung sliding doors, however in case of swung bathroom doors, lift-off hinges are to be used.

Mechanical ventilation for bathrooms to exterior.

Externally Vented dryer in laundry cupboard.

Smoke detectors compliant with AS 3786, installed to AS 1670, in POD.

Glazing for all skylights, highlights, doors and windows to compliance with requirements of BASIX certificate.

Mechanical ventilation throughout to AS3959 requirements.

**NOTES**

No Mains water supply, Stormwater Disposal or Sewer Mains system to site.

On site stormwater management and potable water harvesting system.

On Site Sewer Management System to Geotechnical services report recommendations

1 bedrooms - 1 ensuite bathrooms - 1 x W/C - 2 persons envisaged load

ALL INTERNAL POTABLE WATER RETICULATION TO BE CARRIED OUT IN COPPER OR PROPRIETARY PIPE SYSTEM - NOTE - All externally exposed pipework in copper or zincalume.

STORMWATER, SEWERAGE PLUMBING AND DRAINAGE WORKS IN NEW UPVC PIPE AND PROPRIETARY FITTINGS to mains connections - NOTE BAL - 12.5 area - AS3959 Section 2

ALL PLUMBING WORKS BY OR UNDER THE SUPERVISION OF LICENSED PLUMBERS TO AS 3500 AND TO REQUIREMENTS AND APPROVAL OF LOCAL AUTHORITY AND CERTIFYING AUTHORITY.

All drainage work must be carried out in accordance with AS/NZS 3500.5:2003-Drainage Systems and the Local Government (General) Regulations 2005.

**DRAINAGE CONCEPT PLANS**

All gutters are Lysaght half-round galvanised steel eaves gutters.

Composite panel, Colourbond Longline 305 roofing and walling with integrated edge flashing and proprietary barge system using 150mm half round gutters. Guttering falling to 90mm outlets to 90mm zincalume downpipes fall to connect to 20,000 litre rainwater Storage Tank with overflow to stormwater dispersal to existing natural swale on site.

New wastewater sewerage line to proprietary system on site waste water treatment system with on site dispersal through raised transpiration beds with imported soil profile to guidelines set out in Geo Environmental Solutions Report - July 2017

Disposal of treated effluent on-site system in accordance with AS/NZS 1547:2012 (SAI & NZS 2012).

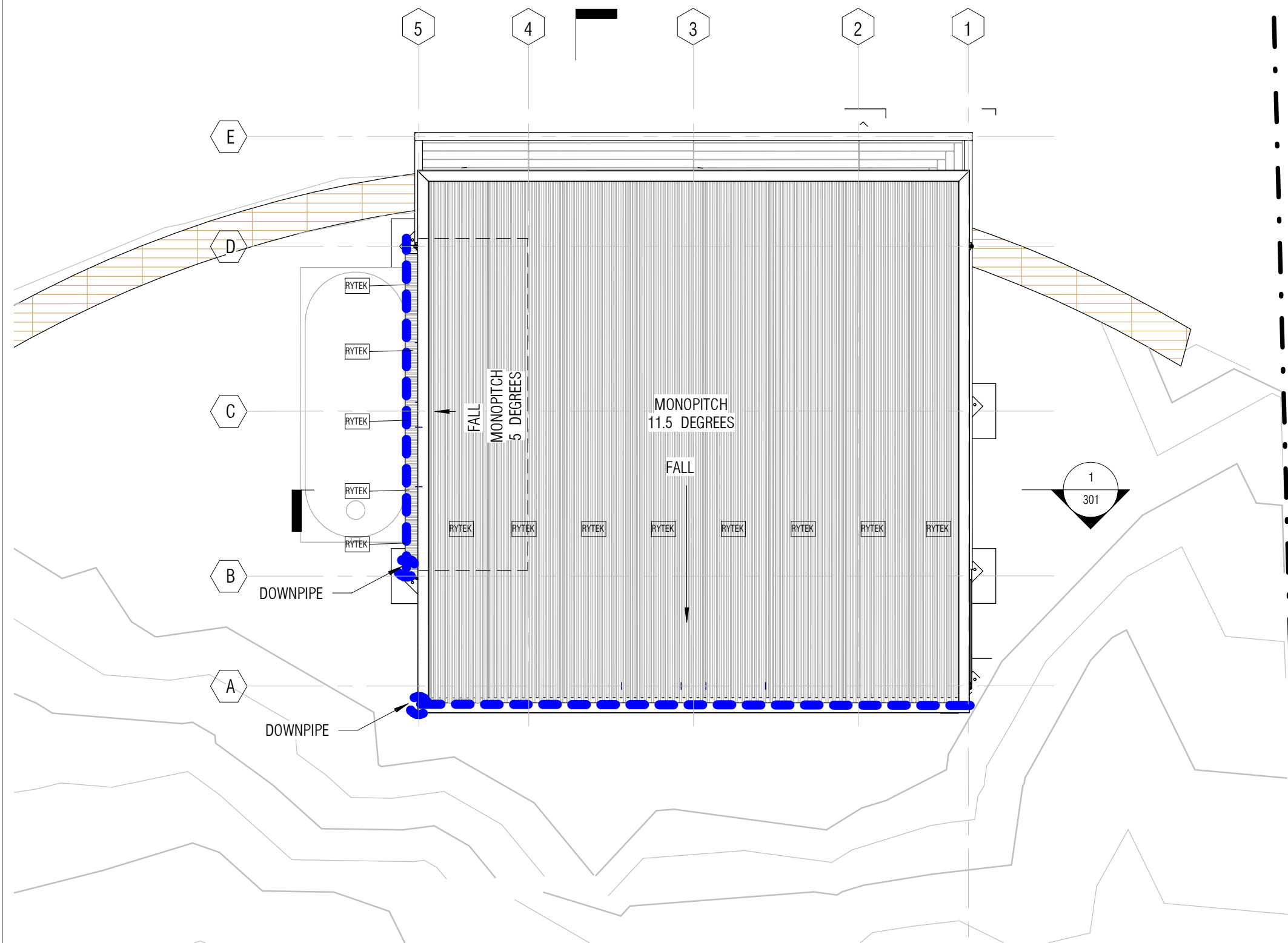
Special plumbing permit required for proposed system.

New Solar Photovoltaic Electric for Water System and connections to dwelling reticulation. Gas booster for hot water system. Insulated hot water pipework throughout / or gas instantaneous hot water system.

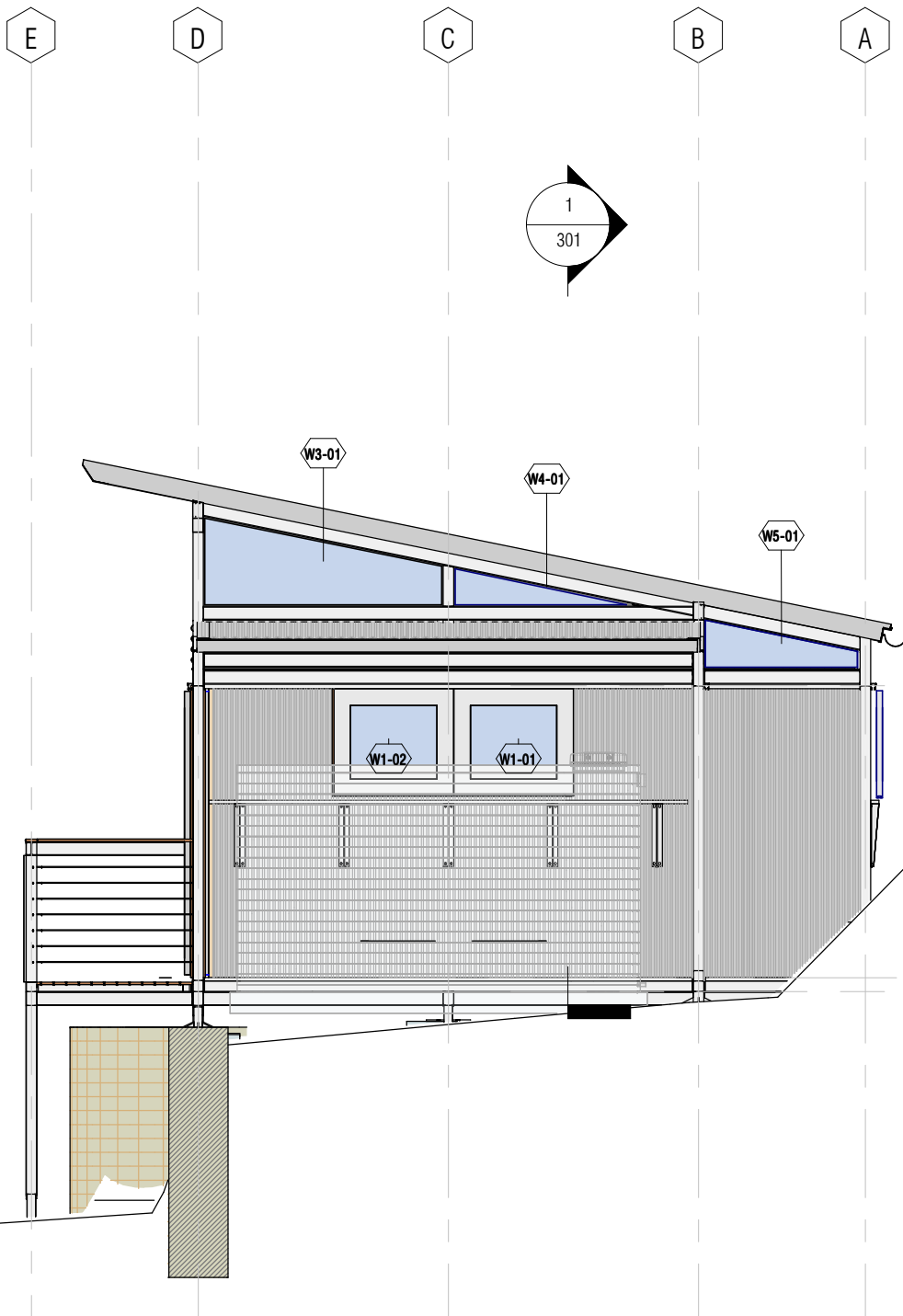
Installation of new bathroom with WC.  
Installation of new Kitchen with S/S sink and P/W by-pass  
Installation of new Laundry with S/S trough and W/M by-pass

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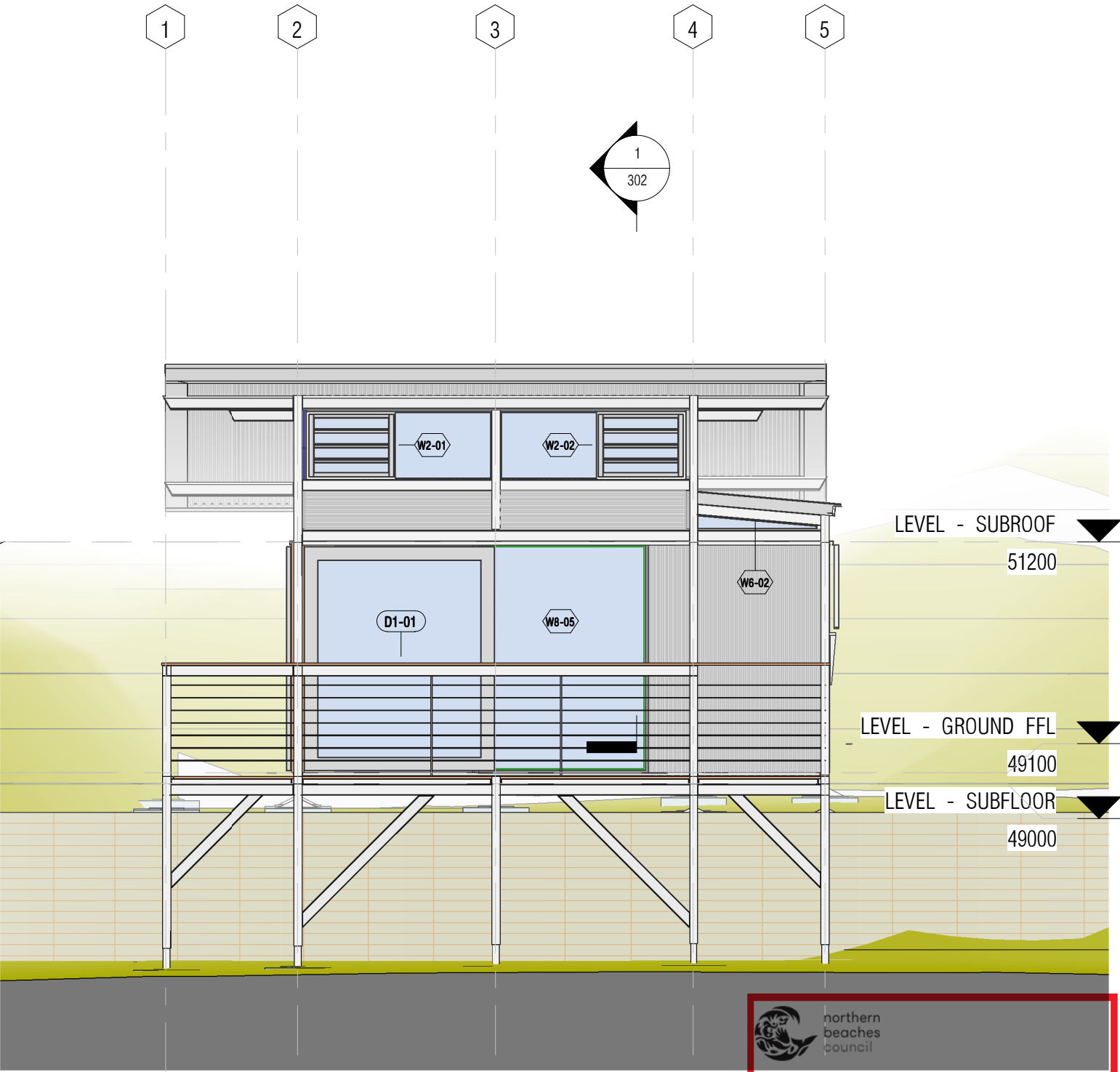
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		CLIENT	PROJECT MANAGER			WORKSHOP MANAGER	ROOF PLAN				
		COUNCIL/PLANNING	BUILDER/SITE FOREMAN	WELDER/FABRICATOR	DESIGNED BY:	SS	DRAWN BY:	CA	SCALE:	1 : 50	DRAWING NO
		CERTIFIER	ELECTRICIAN		CHECKED BY:	CW	REVIEW DATE:	5/08/2019 11:49:40 AM	181008-108		
		ENGINEER	PLUMBER		Designed & Drawn by Stephen Sainsbury Architect						



1 NORTH ELEVATION  
1 : 50



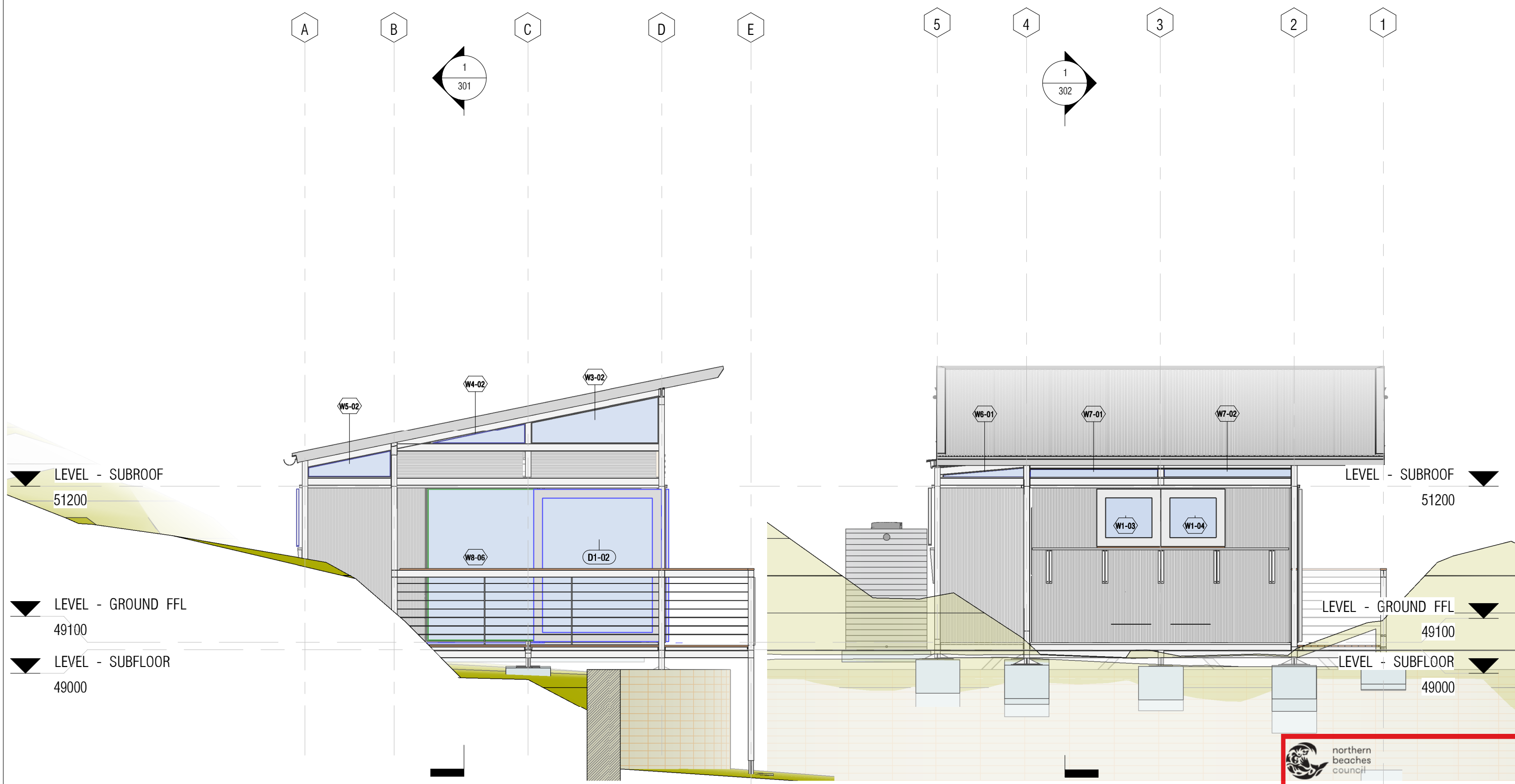
2 EAST ELEVATION  
1 : 50

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					 Designed & Drawn by Stephen Sainsbury Architect		EXTERIOR ELEVATIONS 1 DESIGNED BY: SS    DRAWN BY: CW    SCALE: As indicated CHECKED BY: SS    REVIEW DATE: 5/08/2019 11:50:06 AM	
								DRAWING NO <b>181008-201</b>



1 SOUTH ELEVATION  
1 : 50

2 WEST ELEVATION  
1 : 50

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 Designed & Drawn by Stephen Sainsbury Architect

LIVINGSTONE MICRO-DWELLING, PALM BEACH		
EXTERIOR ELEVATIONS 2		
DESIGNED BY: SS	DRAWN BY: CA	SCALE: 1 : 50
CHECKED BY: CW	REVIEW DATE: 5/08/2019 11:50:08 AM	

**181008-202**

# EXTERNAL MATERIALS FINISHES SAMPLE BOARD

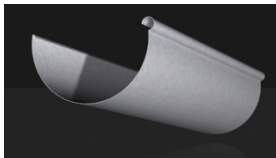
307 Whale Beach Road, Palm Beach, NSW  
Northern Beaches Council



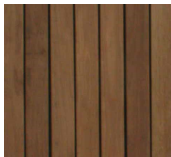
Mill Finish Aluminium Exposed framing



Zincalume Cladding, Roofing, Flashings and Raingoods



Zincalume 150mm Half round gutter with matching flashings barge and downpipes



Clear Oil Finish Dressed decking Timbers, Faced Doors and pergola framing



Timber Framed glazed doors and windows  
FSC Australian Hardwood frames clear oiled  
with clear glass



Aluminium Framed glazed doors and windows. Mill Finish and Clear Anodised frames with clear glass



General imagery standard eco-shed L series detailing.



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