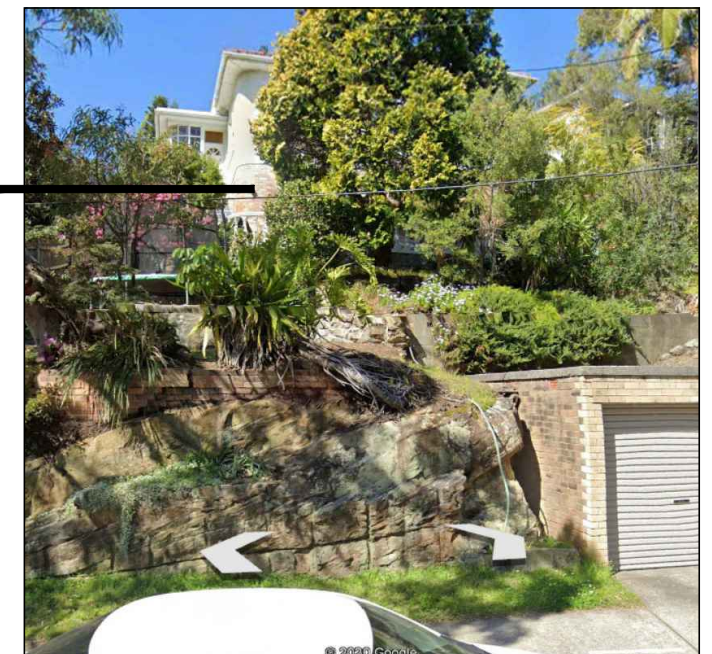




516  
PLANTING ON  
STRUCTURES



522  
BRICK & RENDER....

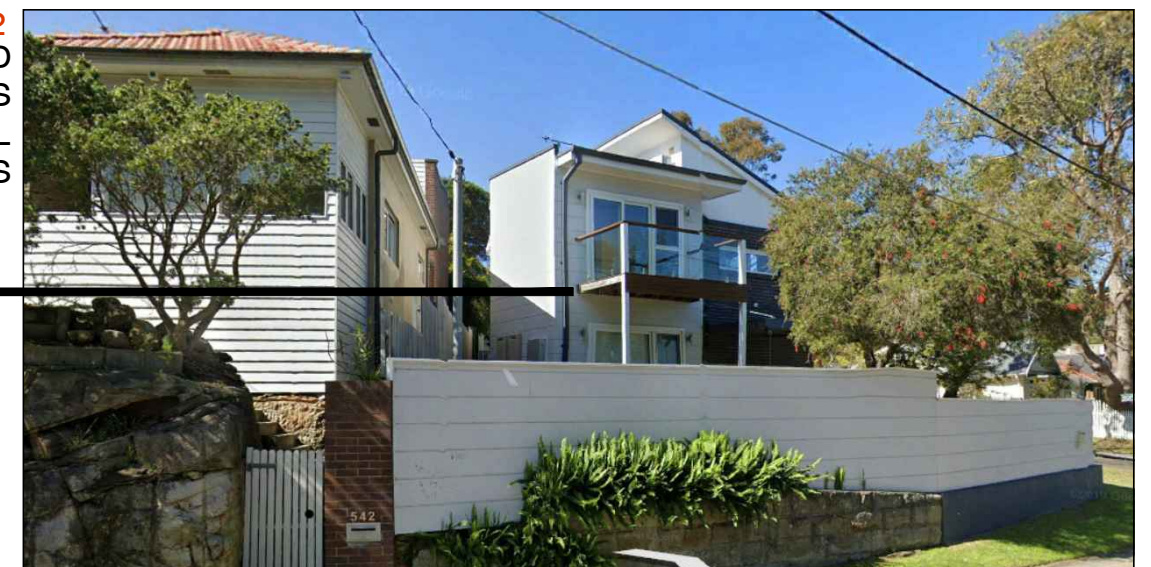


550  
CURVED  
RED-BROWN  
BRICK WALL



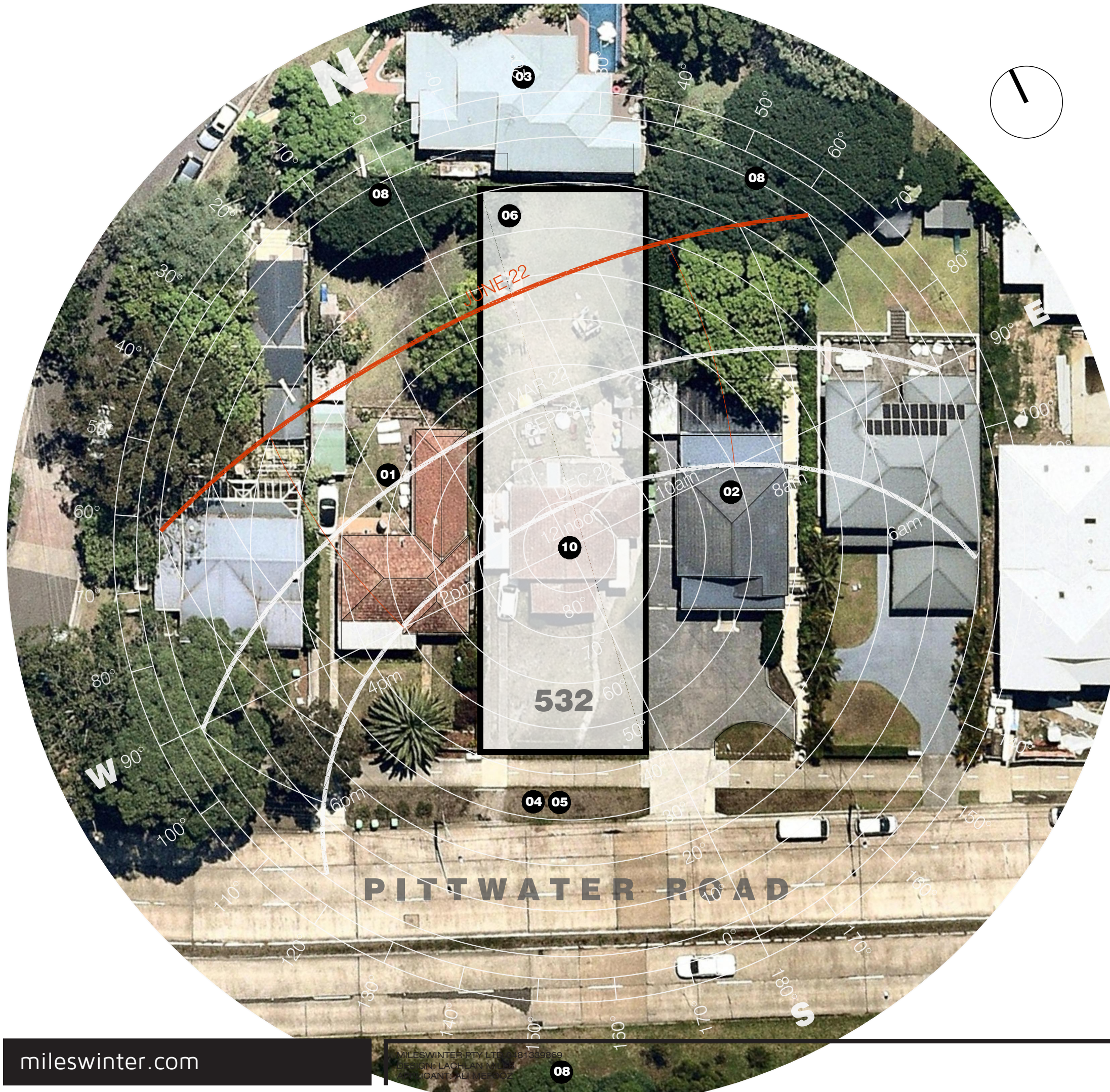
538  
CURVED FRONT  
WALL - OFF WHITE  
RENDER

542  
PAINTED  
WEATHERBOARDS  
SMALL VERTICAL  
BUILDING FORMS



## PITTWATER RD CHARACTER ANALYSIS





## BUILT ENVIRONMENT

### OPPORTUNITIES & CONSTRAINTS

### RESPONSE

01

**WEST NEIGHBOURS**  
SINGLE STOREY DWELLING. MAIN PRIVATE OPEN SPACE ORIENTATED NORTH-WEST AND SHIELDED FROM THE SUBJECT SITE BY EXISTING BUILDING AND VEGETATION

AVOID DIRECT OVERLOOKING. ASSUME FUTURE RE-DEVELOPMENT OF THE SITE. CONSIDER SHADOWS AND SCREEN PLANTING TO BOUNDARY

02

**EAST NEIGHBOURS**  
DWELLING CONVERTED TO CHILDCARE CENTRE. LARGE FRONT SETBACK WITH HARDSCAPE PARKING AND MINIMAL VEGETATION. COVERED OUTDOOR AREA AT REAR SHIELDED BY OUTBUILDINGS AND LARGE TREES.

TOWARDS THE REAR OF THE SITE, AVOID SOUTH-SOUTH-EAST FACING WINDOWS WHICH COULD POTENTIALLY VIEW DOWN INTO THE COVERED AREA AT THE REAR OF THE CENTRE. CONSIDER OVERSHADOWING TO THIS SITE AS IT DEPENDS LARGELY ON THE SUBJECT SITE FOR AFTERNOON WINTER SUN.

03

**NORTH NEIGHBOURS**  
LARGE FAMILY HOME, ELEVATED AND NORTH FACING. SECONDARY WINDOWS ON THE SOUTH SIDE OVERLOOKING THE SITE VERY CLOSE TO BOUNDARY

USE THE REQUIRED 6M REAR SETBACK TO MANAGE PRIVACY AND SOLAR ACCESS TO THE SUBJECT SITE.

## ACCESS & VEHICLE MOVEMENT

### OPPORTUNITIES & CONSTRAINTS

### RESPONSE

04

**VEHICLE**  
POSITION IS FLEXIBLE ASIDE FROM A STREET PIT

MAINTAIN GOOD VISIBILITY TO FOOTPATH.

05

**PEDESTRIAN**  
A FOOTPATH FRONTS THE SITE. THE ENTRY POSITION IS FLEXIBLE

LOCATE A PEDESTRIAN ENTRY SEPARATE FROM VEHICLE ENTRY

## SITE TOPOGRAPHY

### OPPORTUNITIES & CONSTRAINTS

### RESPONSE

06

**SLOPE**  
APPROX 3.0M FALL FROM THE REAR OF THE SITE TO THE FRONT

CONSIDER STEPPING THE BUILDING UP THE SITE. RETAIN THE REAR SETBACK AS EXISTING GROUND LEVEL.

07

**FLOOD**  
THE SITE IS NOT FLOOD PRONE

NIL

## VIEWS & OUTLOOK & SOLAR ACCESS

### OPPORTUNITIES & CONSTRAINTS

### RESPONSE

08

**VIEWS**  
THE SITE ENJOYS VIEWS OVER PITTWATER ROAD TO THE OPEN SPACE RESERVE. THERE IS SOME CONSOLIDATED OPEN SPACE AT THE REAR OF NEIGHBOURING SITES

MAKE USE OF THE SOUTH VIEW FROM UPPER LEVEL. CREATE ADDITIONAL LANDSCAPING AT NORTH AND USE AS OUTLOOK

09

**PITTWATER ROAD**  
MAIN ROAD. LIKELY TO BE NOISY AT TIMES

BALANCE STREET ADDRESS WITH THE FACT THAT STREET FACING ROOMS MAY REQUIRE ACOUSTIC MEASURES.

10

**SOLAR ACCESS**  
THE SITE HAS GOOD ACCESS TO WINTER SUN FROM EARLY MORNING TILL LATE AFTERNOON HOWEVER THE NORTH BOUNDARY IS LESS THAN A QUARTER OF THE LENGTH OF THE EAST & WEST MAKING SOLAR ACCESS TO THE ENTIRE SITE DIFFICULT

CONSIDER A VARIED ROOF FORM TO INTRODUCE NORTH-NORTH-EAST FACING WINDOWS WITHOUT COMPROMISING PRIVACY TO NEIGHBOURING LOTS

## WIND ANALYSIS

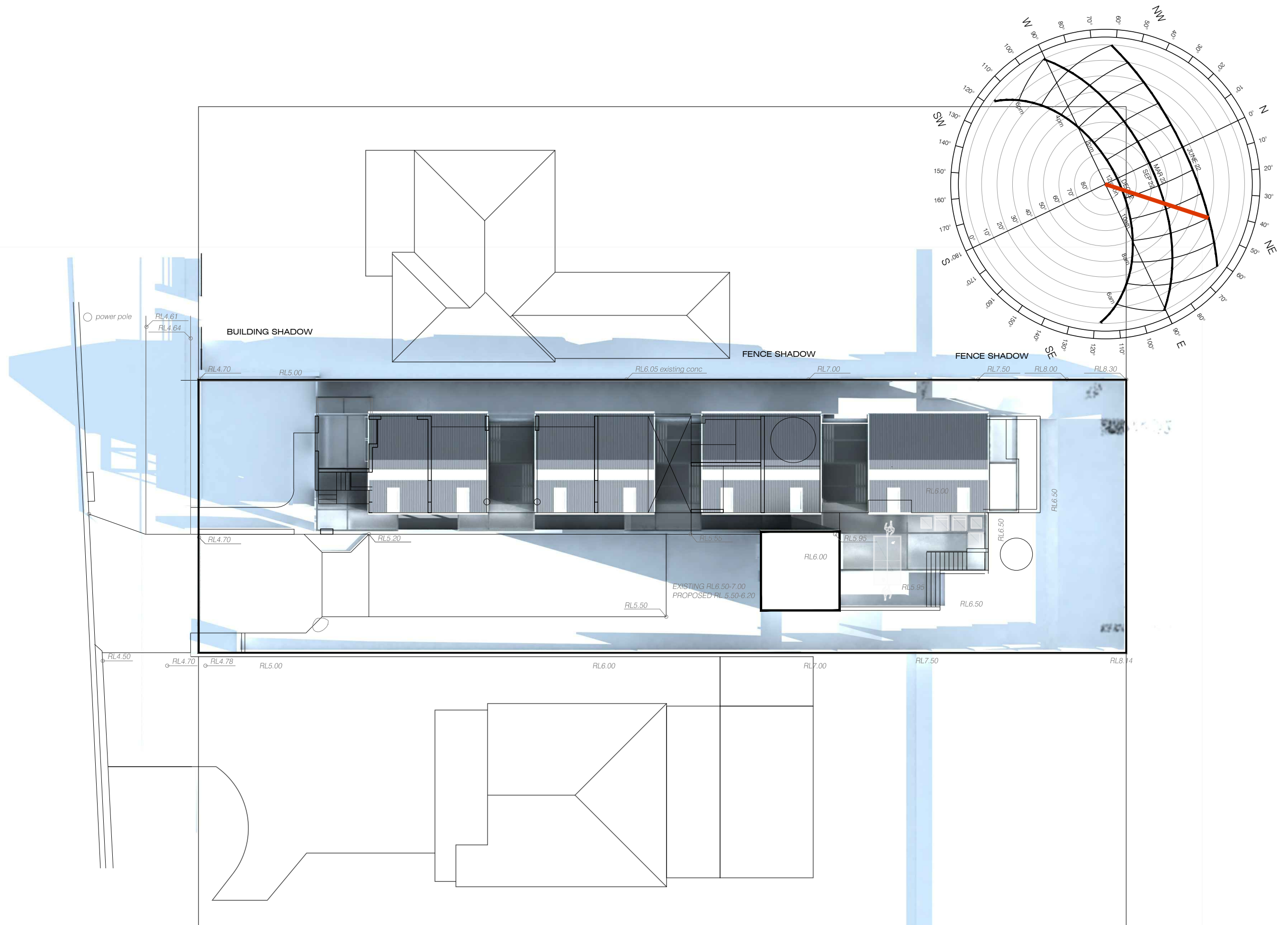
SUMMER - COOL AFTERNOON BREEZES FROM THE NORTH-EAST. THE SITE IS SHIELDED FROM THIS DIRECTION. POTENTIAL GOOD BREEZE FROM THE SOUTH

WINTER - COLD WESTERLY AND COOL SOUTHERLY WINDS IN THE AFTERNOON. MINIMISE PRIMARY OPENINGS TO THE WEST



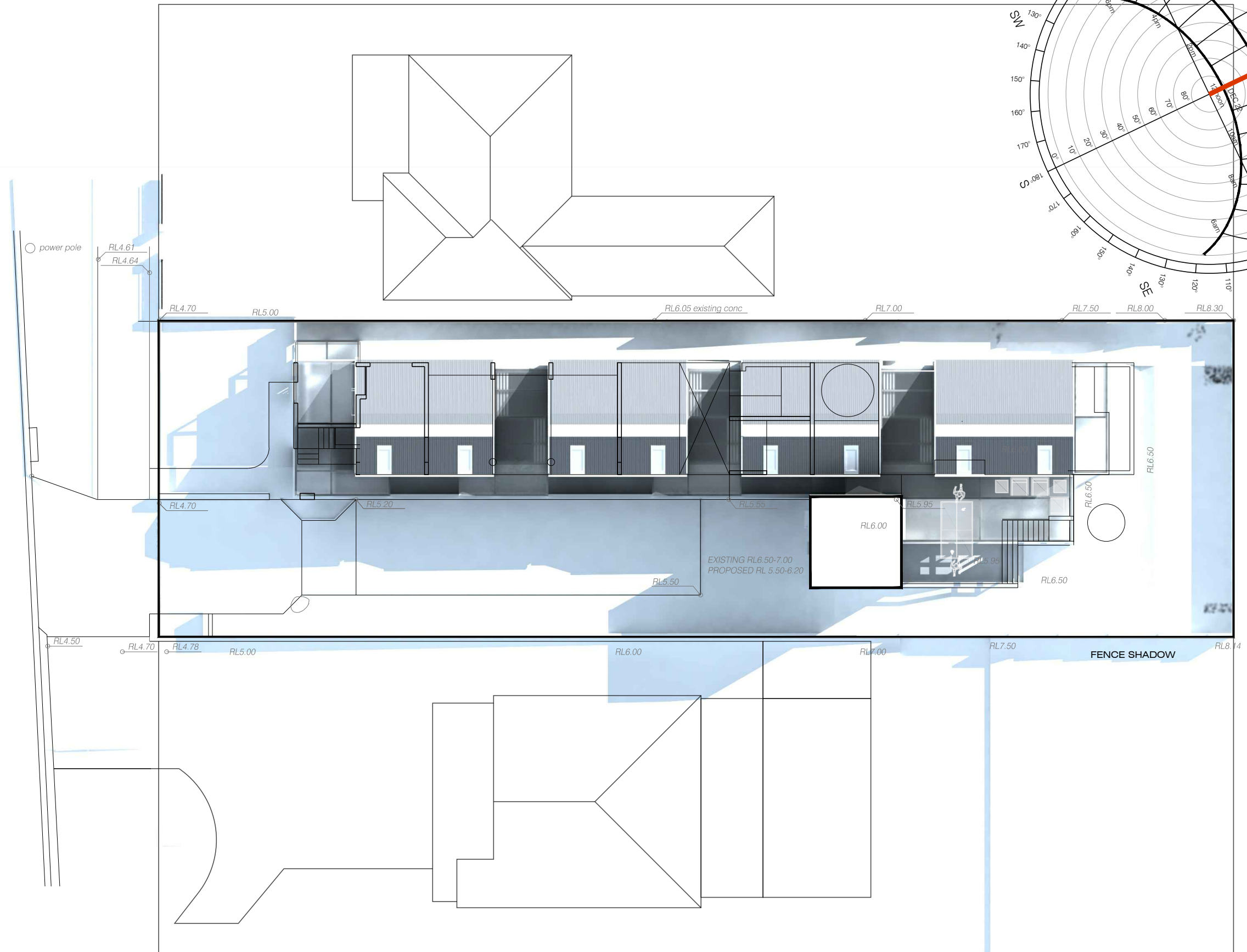
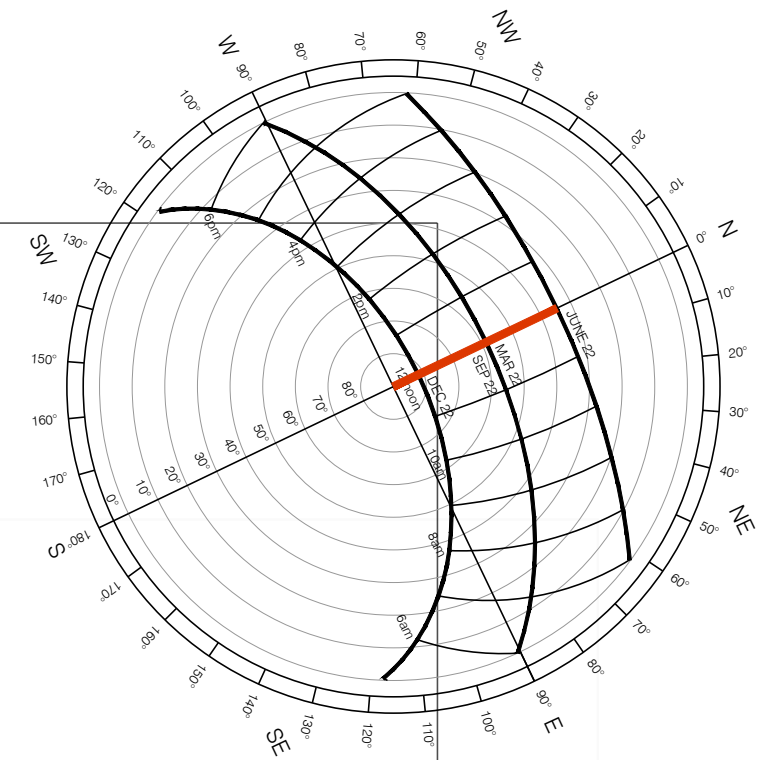
## SITE ANALYSIS





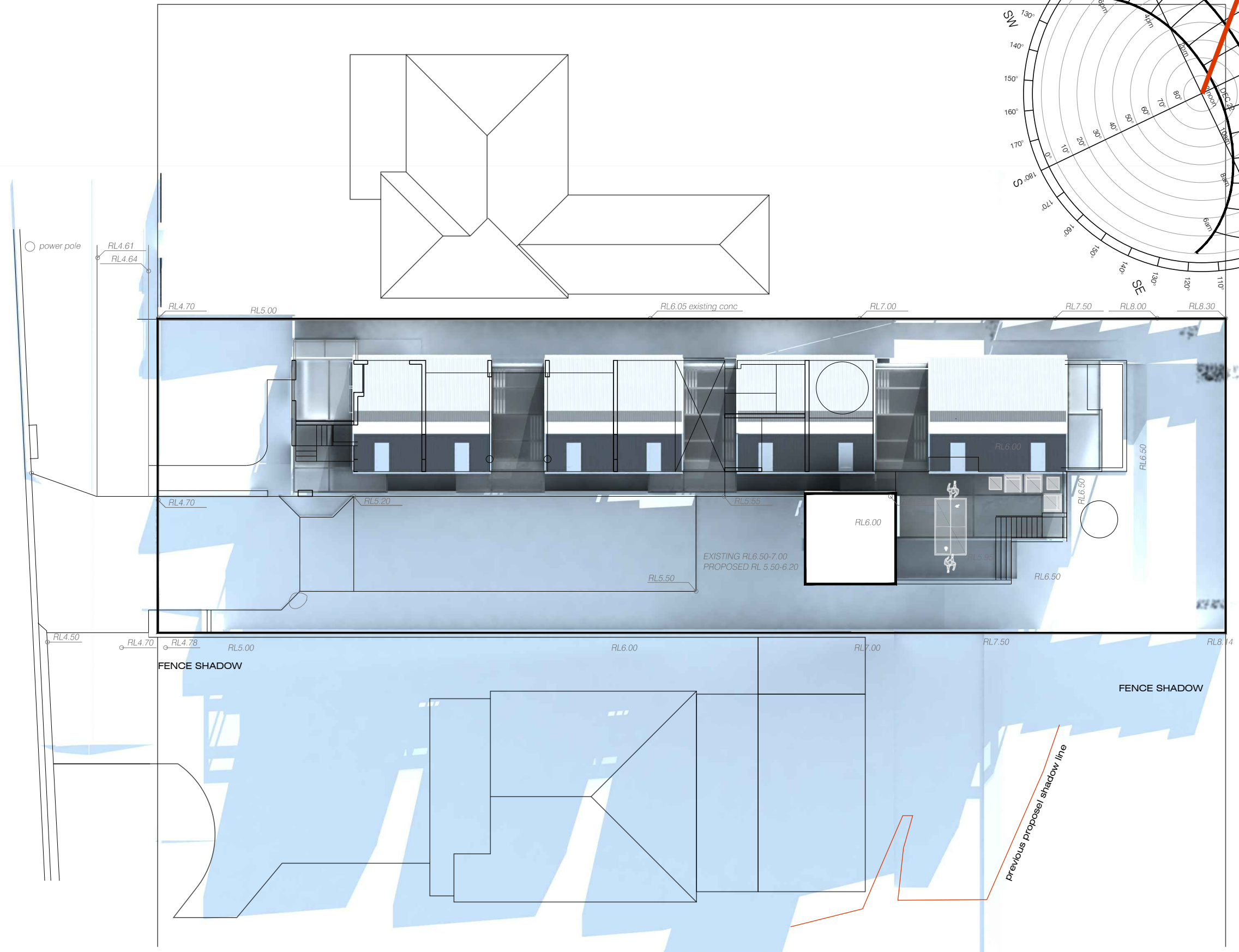
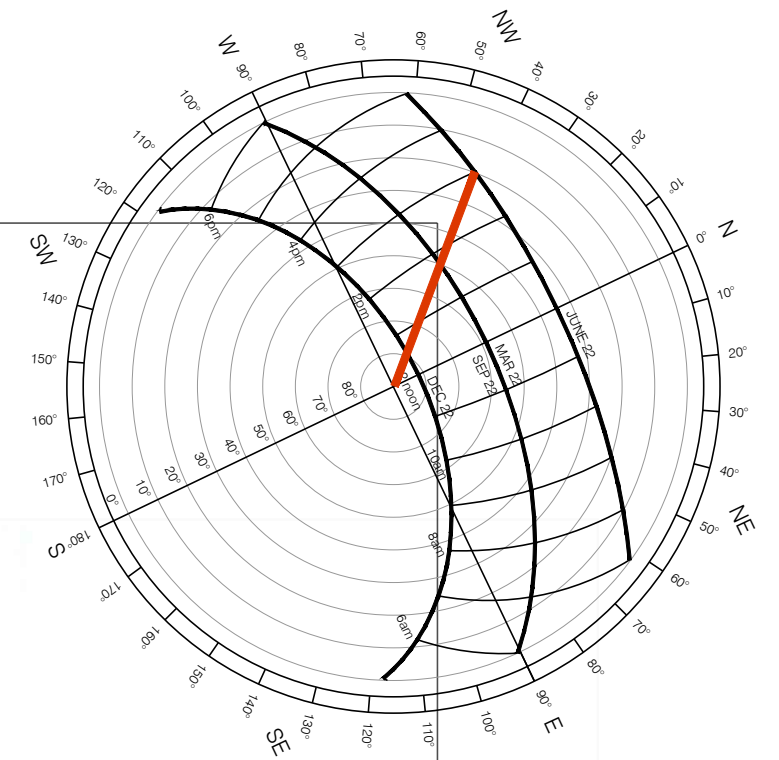
NOTE: ALL SHADOWS ARE CAST ONTO INTERPOLATED NATURAL GROUND SURFACE 22 JUNE 2020

## SHADOW DIAGRAM 9.00AM



NOTE: ALL SHADOWS ARE CAST ONTO INTERPOLATED NATURAL GROUND SURFACE 22 JUNE 2020

## SHADOW DIAGRAM 12 NOON

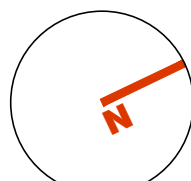


NOTE: ALL SHADOWS ARE CAST ONTO INTERPOLATED NATURAL GROUND SURFACE 22 JUNE 2020

## SHADOW DIAGRAM 3.00PM

LOT DP	LOT 40 DP 7027
SITE AREA	790M2 (789.7)
LEP ZONE	R2 - LOW-DENSITY RESIDENTIAL

## 10 ROOM NEW GENERATION BOARDING HOUSE UNDER THE AHSEPP



THE PARKING LAYOUT IS AS2890.1 COMPLIANT. WIDER THAN STANDARD PARKING MODULES ALLOW VEHICLES TO EASILY PARK USING THE MINIMUM AISLE WIDTH. THE PARTIAL ONE-WAY DRIVE IS COMPLIANT WITH AS2890.1 TABLE 3.2 (CATEGORY 1)

D-S-01  
FINAL DA SET



GRASSES, GROUND COVERS & CREEPERS

CATEGORY	BOTANICAL	COMMON	NOTES
01	TURF - GRASSPAVE	-	BUFFALO
02	CLUMPING GRASSES & EDGE PLANTING & GROUND COVERS	LOMANDRA LONGFOLIA + VAR	MAT RUSH + VARIATIES
		DIANELLA REVOLUTA	FLAX LILY
		GRAVILLEA POORINDA	ROYAL MANTLE
		GRAVILLEA JUNIPERINA	GOLD CLUSTER

HEDGE PLANTING

CATEGORY	BOTANICAL	COMMON	NOTES
03	HEDGE	MURRAYA PANICULATA	MURRAYA
		SYZYGIUM 'CASCADE	LILLY PILLY CASCADE

SHRUBS AND SCREEN PLANTING

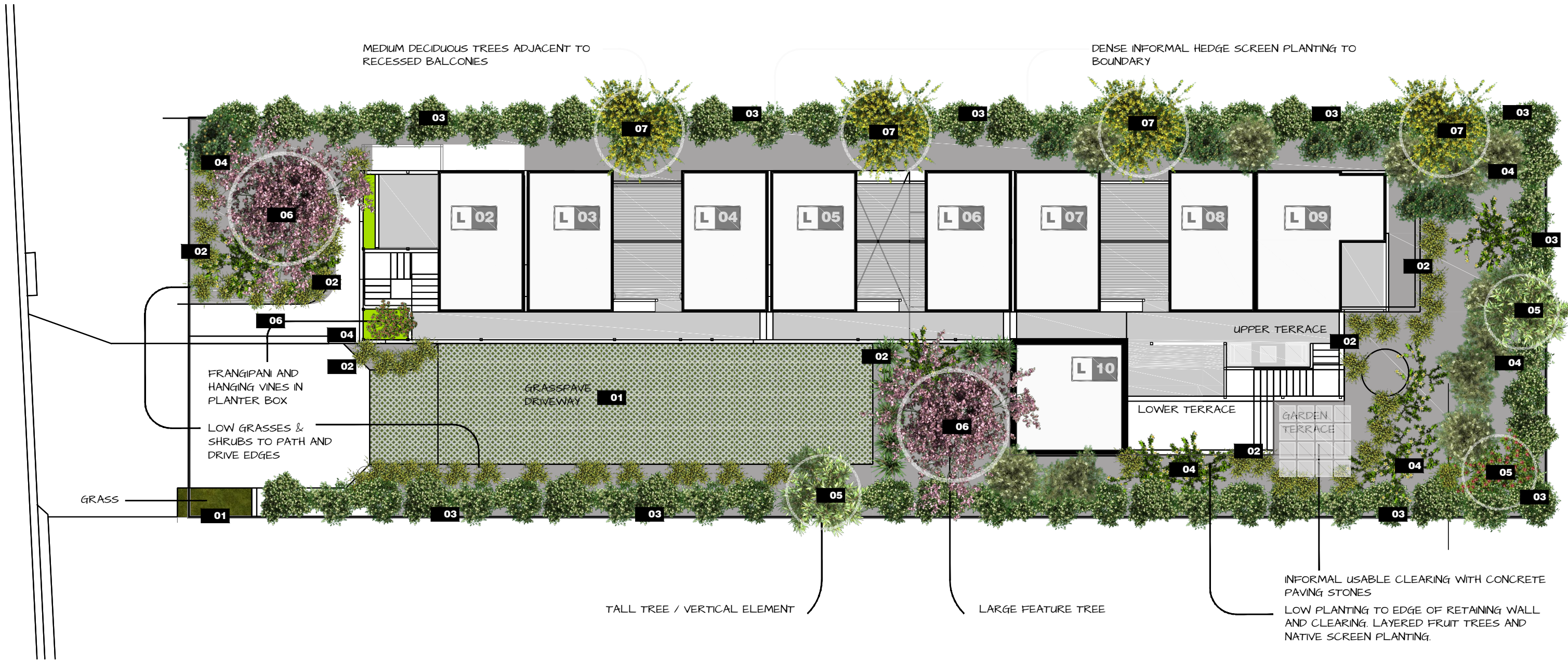
CATEGORY	BOTANICAL	COMMON	NOTES
04	SHRUBS & SCREEN PLANTING 2-3M	BANKSIA ERICIFOLIA	HEATH BANKSIA
		ACACIA FLORIBUNDA	WHITE SALLY WATTLE
		ACACIA LONGIFOLIA	BEACH SALLY WATTLE
		CALLIATEMON PACHYPHYLLUS	CRIMSON BOTTLEBROSH
		GREVILLEA BANKS + VAR	BANKS GREVILLEA + OTHERS
		LEPTOSPERMUM LIVERSIDGEI	LEMON SCENTED TEA TREE

TREES

05	MEDIUM TREES (6-10M)	CUPANIOPSIS ANACARDIOIDES EUCALYPTUS FICIFOLIA	TUCKAROO RED FLOWERING GUM	ADJACENT TO PEDESTRIAN ENTRY POINTS PLANT IN DEEP SOIL ZONES TO STREET FRONTS EVENLY SPACED TO FRONT SETBACK
06	FEATURE TREE	ACACIA PARRAMATTENSIS CALLISTEMON SALIGNUS	SYDNEY GREEN WATTYL WILLOW BOTTLEBRUSH	FRONT SETBACK & FRONT OF COMMONN PLANT AS MATURE TREE IF POSSIBLE.
07	DECIDUOUS FEATURE TREE	LAGERSTROEMIA INDICA	CREPE-MYRTLE	WEST BOUNDARY ADJACENT TO BALC RECESS

SURFACES

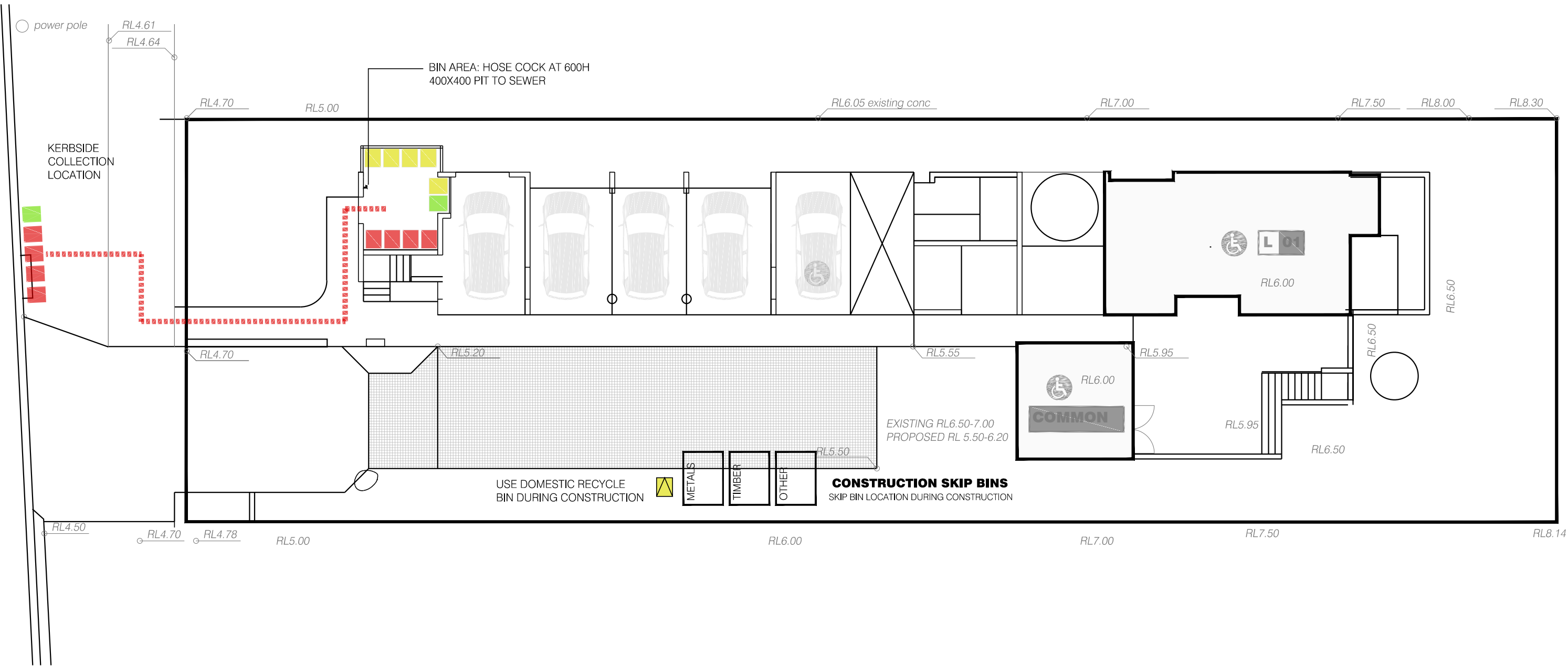
DRIVE - GRASSPAVE	100 DEEP CONCRETE GRASSPAVE
DRIVE	STANDARD GREY CONCRETE
PATHS	COLOURED CONCRETE WITH STAMPED COBBLE OR PAVER PATTERN
GARDENS	MIN 100MM THICK LOCAL NATIVE MULCH



**BIN CAPACITY**

240L WHEELIE BINS FOR COUNCIL KERBSIDE COLLECTION

- 5 X 240L RECYCLE
- 4 X 240L GENERAL WASTE
- 1 X 240L GREEN WASTE



**SITE WASTE MANAGEMENT PLAN (SWMP)**

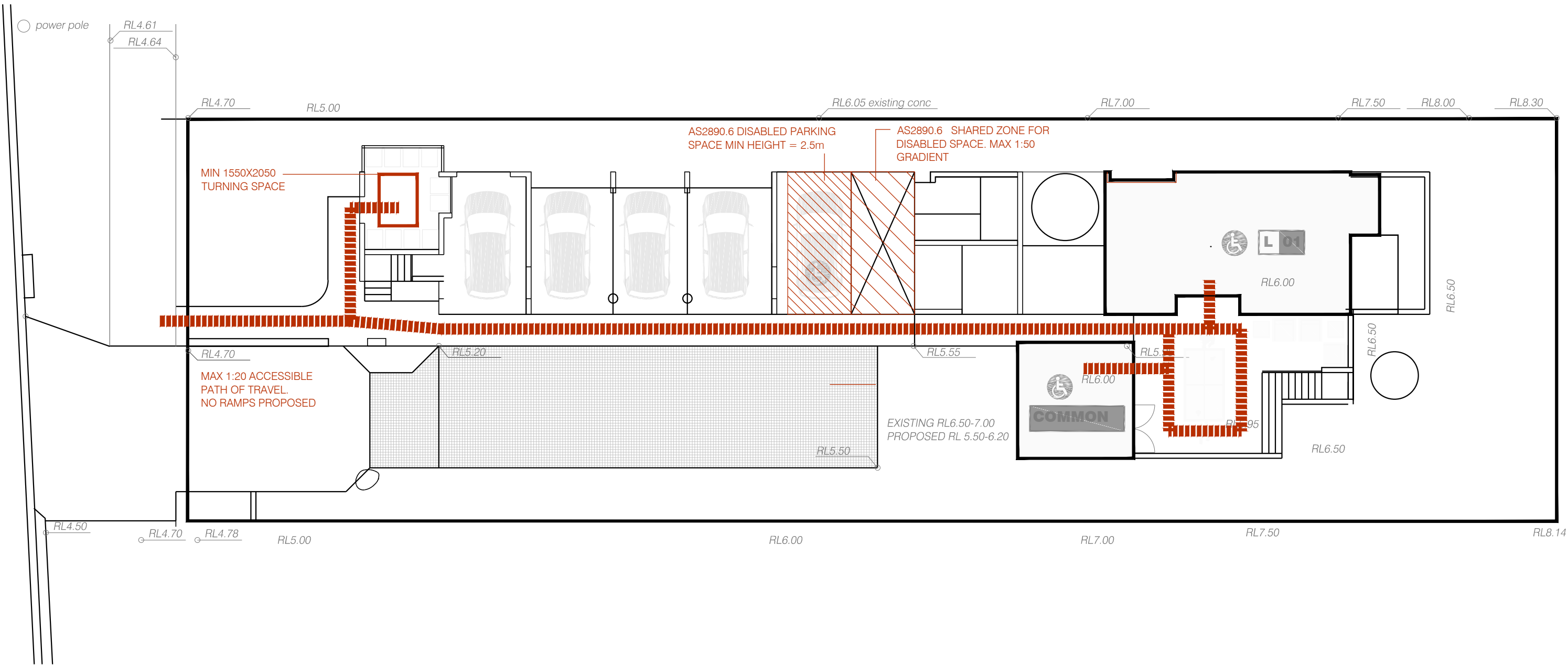


AS1428.1 REQUIREMENTS - SOU

AS1428.1 COMPLIANT DOOR WIDTH AND DOOR CIRCULATION TO UNIT ENTRY AND BATHROOM.

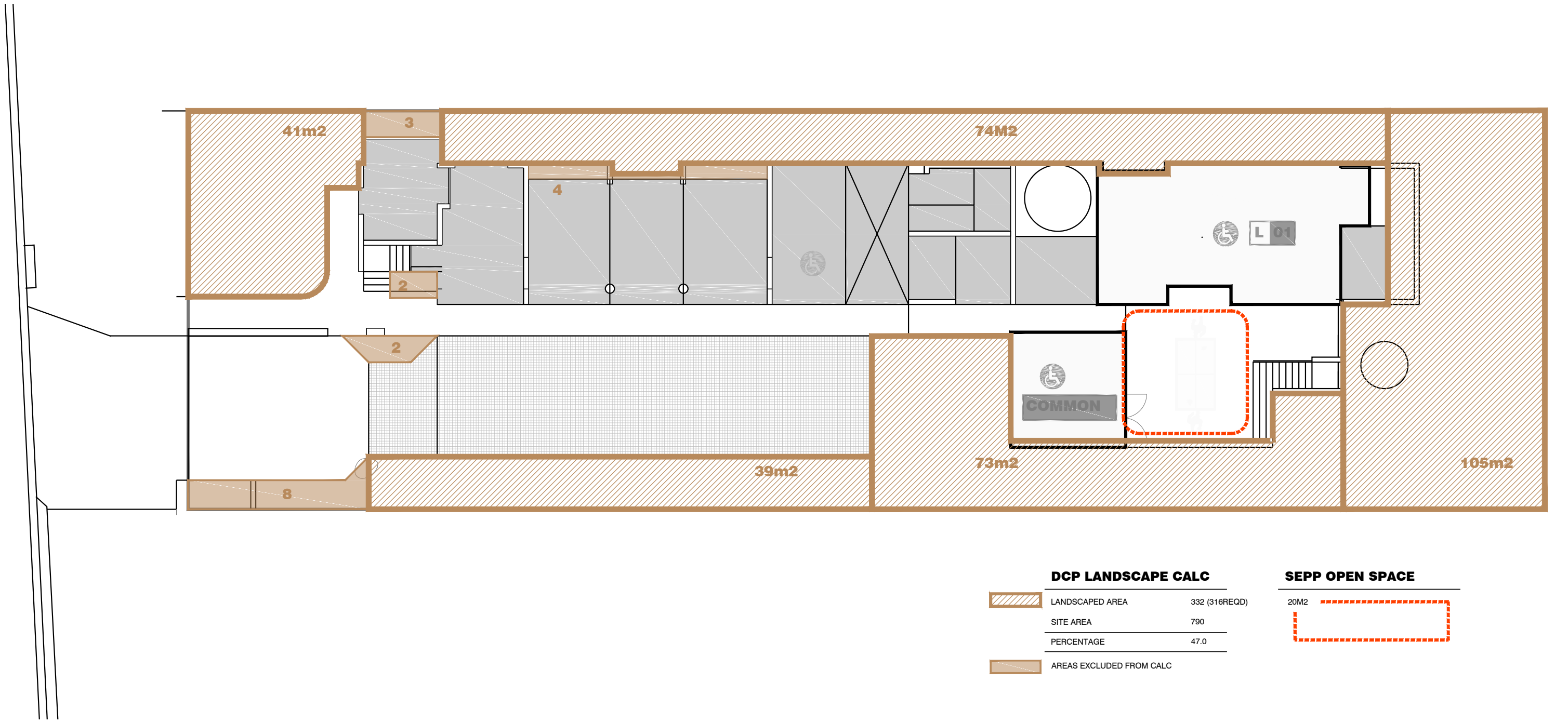
AS1428.1 COMPLIANT BATHROOM. INCLUDES ALL CIRCULATION REQUIREMENTS, FIXTURES AND FITTINGS. REINFORCED WALLS FOR RETROFIT GRAB RAILS TO SUIT OCCUPANT. REFER TO DETAILED PLANS FOR CIRCULATION TEMPLATES



AS1428.1 SLIP RESISTANT FLOORING TO KITCHEN & BATHROOM




SITE ACCESSIBILITY PLAN





DCP LANDSCAPE CALC		
	LANDSCAPED AREA	332 (316REQD)
	SITE AREA	790
	PERCENTAGE	47.0
	AREAS EXCLUDED FROM CALC	

SEPP OPEN SPACE	
20M <sup>2</sup>	

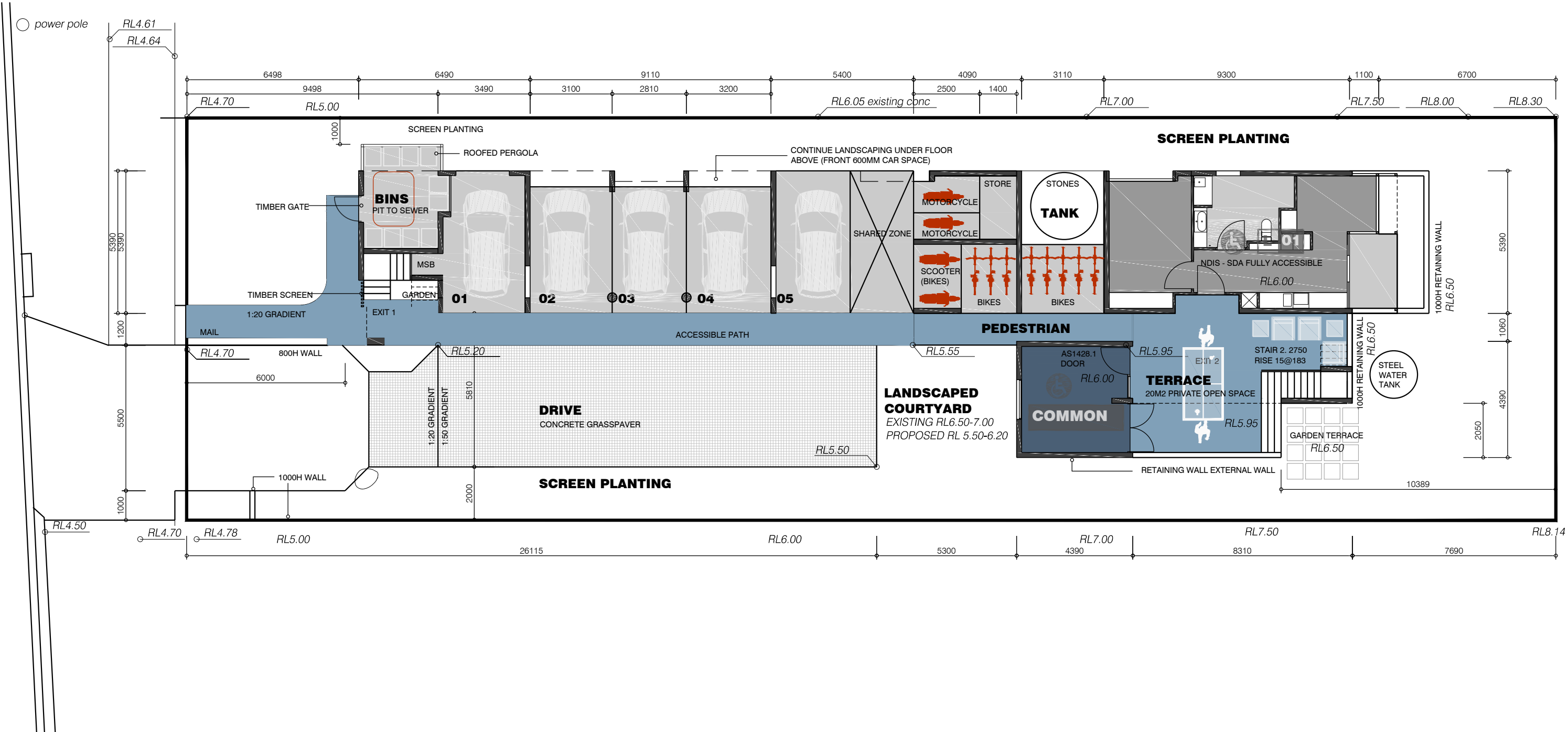
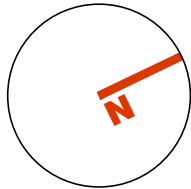
SITE OPEN SPACE PLAN



DEVELOPMENT SUMMARY - GFA

ROOM	QTY	GFA	TOTAL GFA
COMMON	1	15	15
LODGER 1	1	46	46
LODGER 2-8	7	27	189
LODGER 9	1	31	31
LODGER 10	1	26	26
TOTAL			307

SITE AREA	790
FSR	0.39: 1

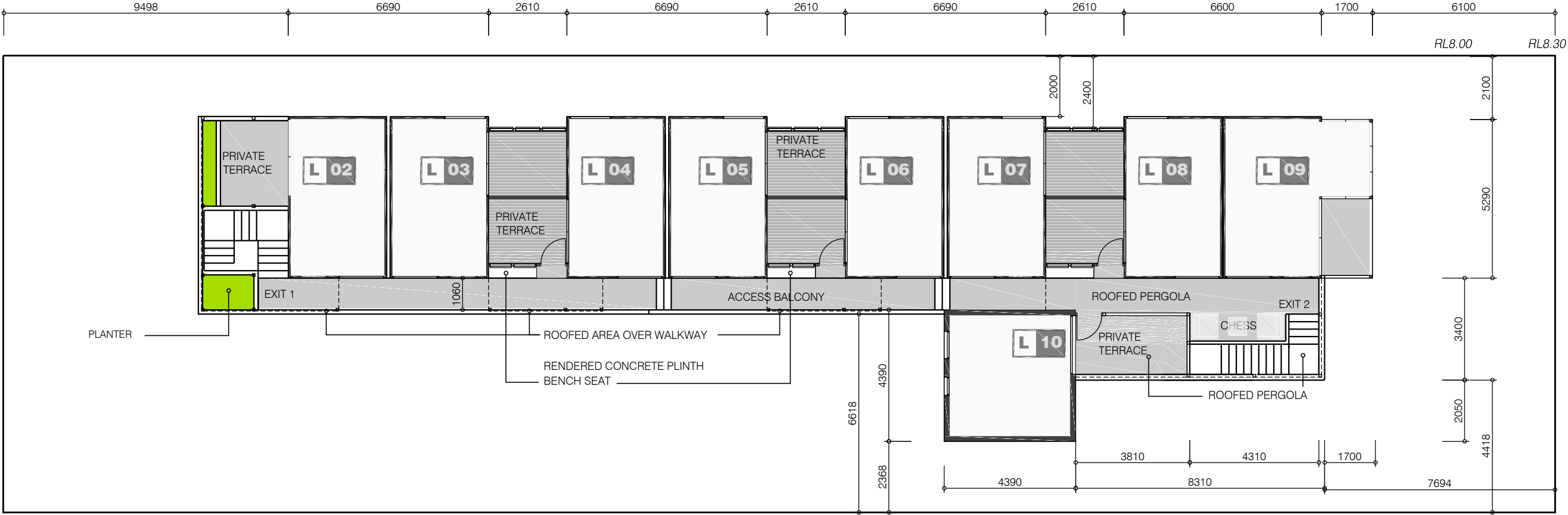
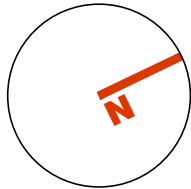


LOWER FLOOR PLAN



BUILDING ELEMENT	CONSTRUCTION	LININGS - FINISH	INSULATION ADDED
GROUND LEVEL FLOOR	CONCRETE SLAB ON GROUND.	TILES THROUGHPUT	NIL
UPPER LEVEL FLOORS	SUSPENDED CONCRETE 150MM	HARDENER - SEALER	FOILBOARD TO UNDERSIDE AS REQD
ROOF AND CEILING	TIMBER LVL FRAME . PROFILED METAL ROOFING	PROFILED METAL ROOFING EXT . PLASTERBOARD INT	R1.0 BLANKET + R2.5 CEILING
EXTERNAL WALLS - MASONRY	190 CORE FILLED CONCRETE BLOCK.	FACE BLOCK EXT. PLASTERBOARD ON BATTENS INTERNALLY*	R1.0 FOILBOARD GREEN 10 WHERE REQD
EXTERNAL WALLS - FRAMED A	TIMBER STUD	FC OR WEATHERTX CLADDING	R2.0 BATTS
DIVIDE WALLS	TIMBER STUD	DOUBLE STUD WITH SHAFT LINER	R2.0 BATTS

\* MINIMISE INTERNAL LINING & INSULATION REQUIREMENTS. PARTICULARLY IN BATHROOMS. DIRECT FIX TILES TO MASONRY







UPPER FLOOR PLAN





## ROOF PLAN - LOFT LEVEL

## KEY

	CATCHMENT - UPPER ROOF DIRECTED TO TANKS	250M2
	CATCHMENT - UPPER & LOWER LEVEL TERRACES. LODGER 2 TERRACE ROOF, PATHS AND CONCRETE DRIVEWAY	100M2
	CATCHMENT - GRASSPAVE - EXCESS RUN-OFF DIRECTED TO STREET & PITS	85M2
	8000l POLY TANK (Ø2400 X 1800h) 3000l STEEL TANK (Ø1800 X 1200h)	11KL

## STORMWATER STRATEGY

ROOF WATER RETENTION.  
ROOF WATER FROM UPPER ROOF DIRECTED TO UNDER  
FLOOR TANK AND GARDEN TANK . OVERFLOW TO DETENTION  
AN STREET

RETENTION - RAINWATER USE:  
AS A BASIX REQUIREMENT 1KL PER LODGER (10KL) FOR  
GARDEN USE.

HARDSCAPE  
UPPER TERRACE AND SMALL AREA OD HARDSCAPE AND  
EXCESS GRASSPAVE RUNOFF TO BE COLLECTED AND  
DISCHARGED DIRECTLY TO STREET PIT. PATHS TO DRAIN TO  
ADJACENT GARDEN BEDS.

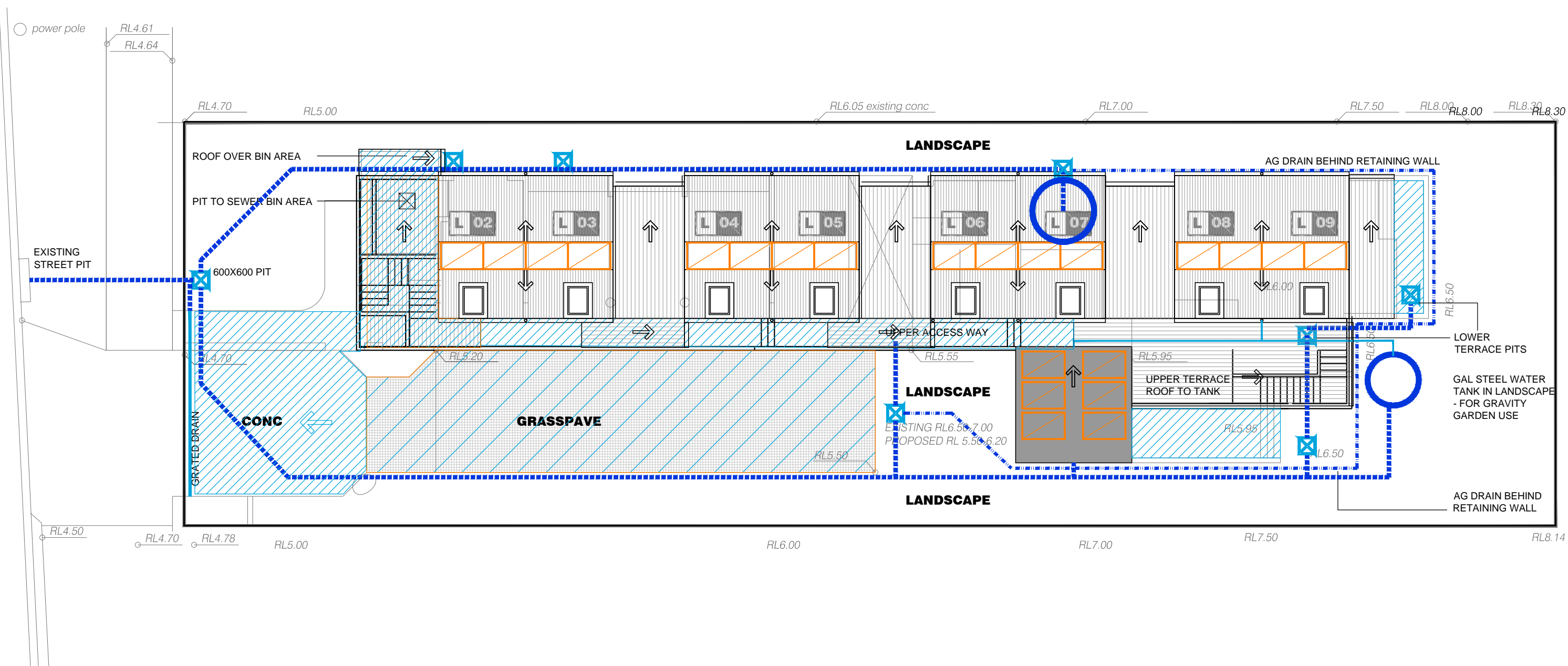
## STORMWATER CALCS

SITE AREA	790m2
TOTAL ROOF AREA DIRECTED TO TANKS	250m2
ROOF AREA DIRECTED TO STREET	20m2
TOTAL TANK CAPACITY	11,000L
CAPACITY - PRIVATE USE (BASIX)	10,000L
CAPACITY - (DETENTION)	1,000
STORAGE RATIO	23m2/KL

## SOLAR GENERATION

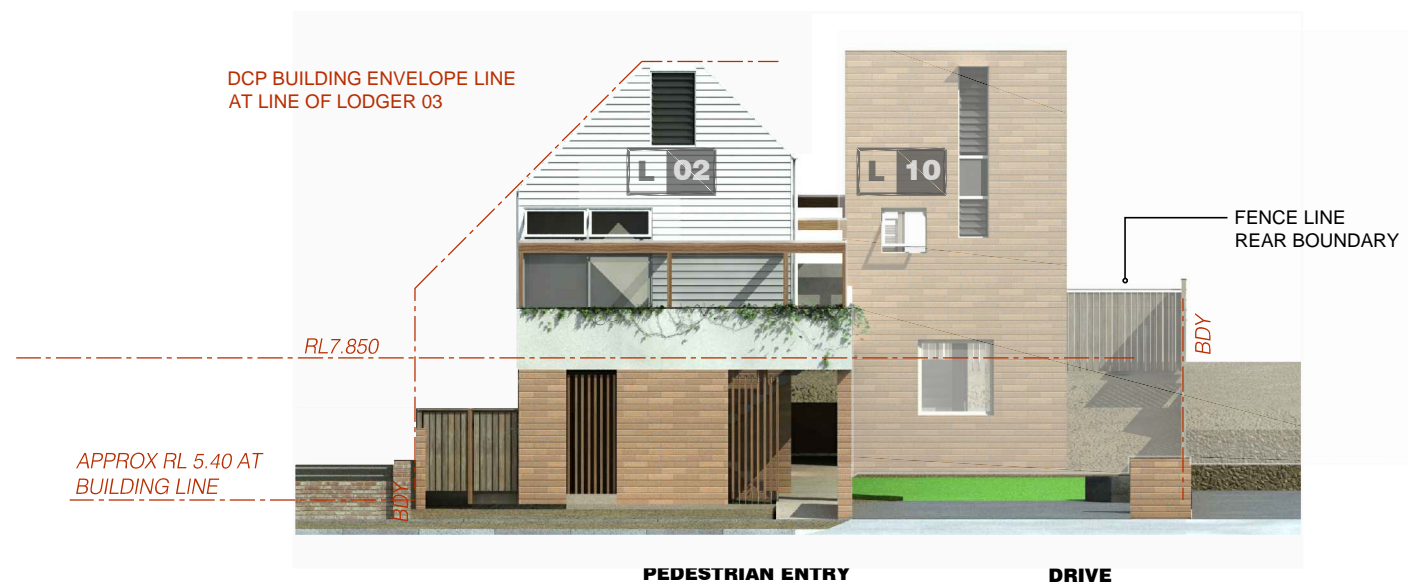
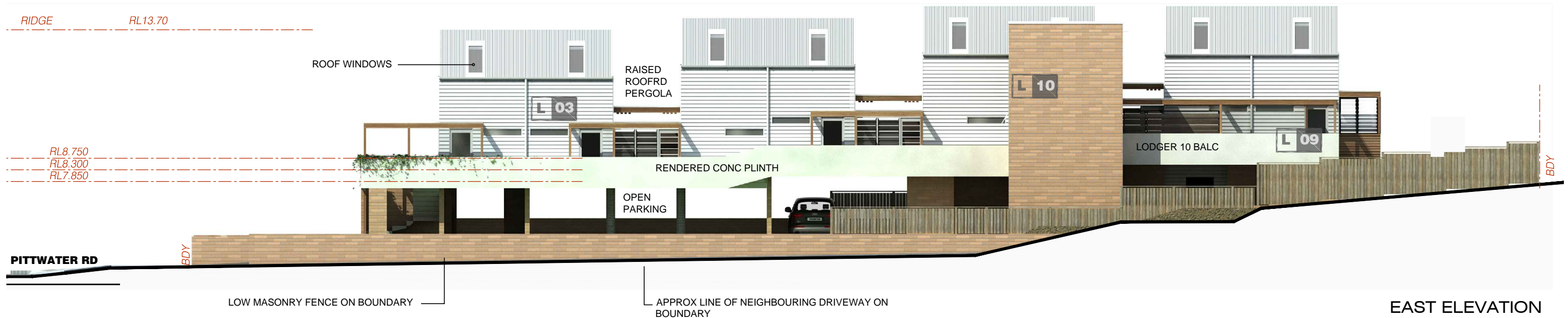


NOM 1650X1000 300-400W SOLAR PANELS .  
LOCATIONS SHOWN REPRESENT 'POSSIBLE  
LOCATIONS' NOT PROPOSED SYSTEM PROVIDE  
INVERTER OR USE MICRO-INVERTER PANELS. GRID  
CONNECT NETT FEED SYSTEM.



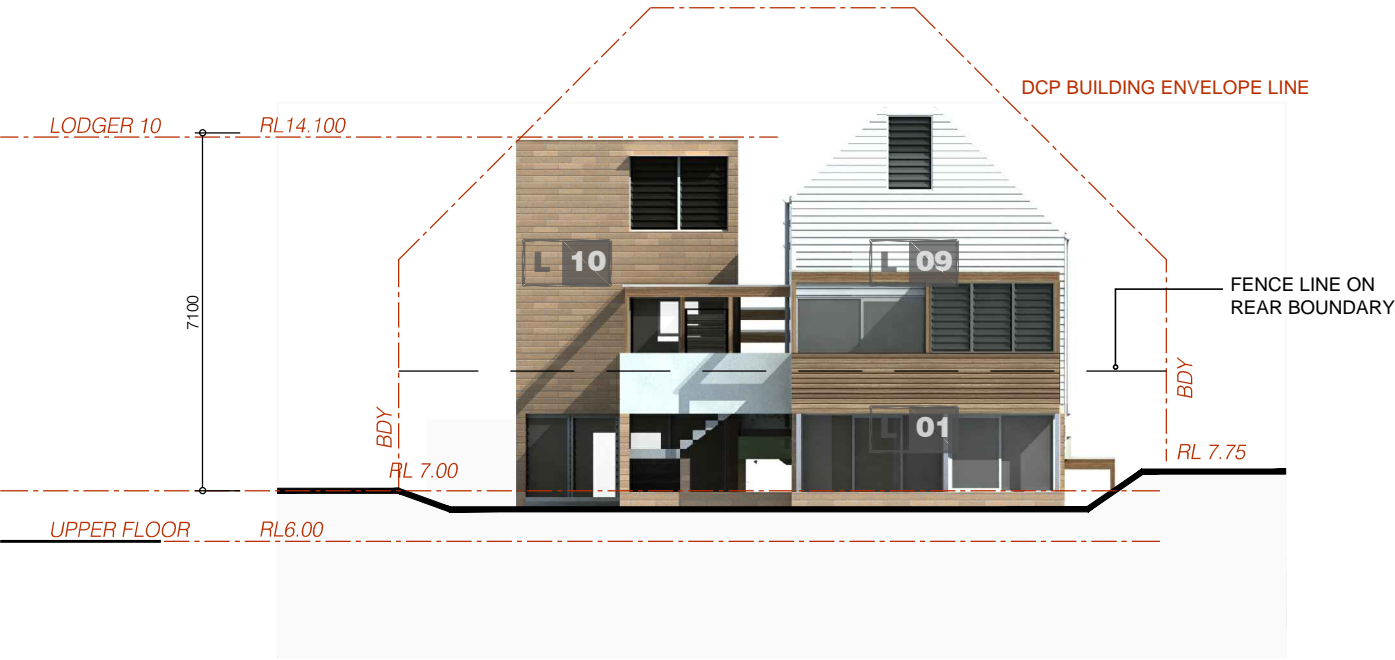
## ROOF PLAN AND STORMWATER CONCEPT





SOUTH ELEVATION (PITTWATER)

ELEVATIONS 1



NORTH ELEVATION (REAR)





PERSPECTIVE VIEW





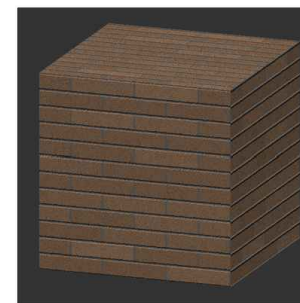
NORTH-EAST VIEW



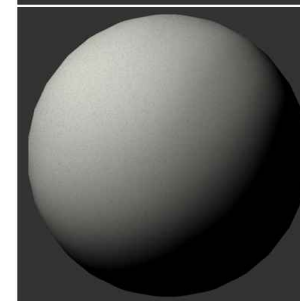
SOUTH-WEST VIEW



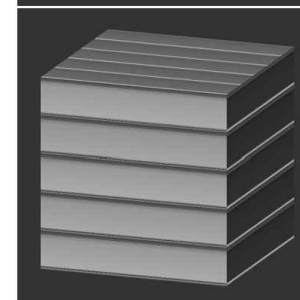
SOUTH-EAST VIEW



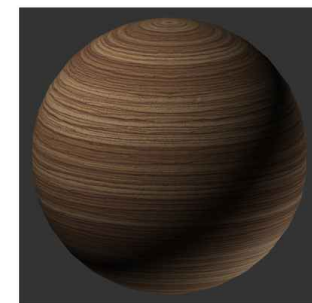
**MASONTY**  
HALF HEIGHT CONCRETE  
BLOCK. EARTH



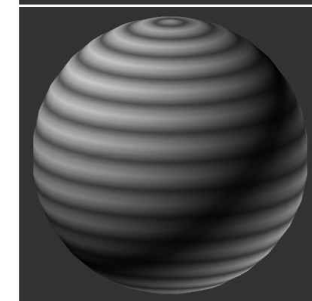
**RENDERED CONCRETE**  
WHITE QUARTZ SAND /  
CEMENT RENDER  
  
UPPER FLOOR MASONRY  
UPSTANDS



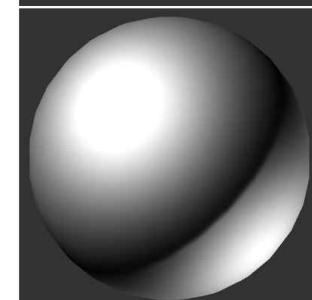
**PAINTED BOARDS**  
OFF-WHITE  
WEATHERBOARDS  
  
UPPER FLOOR WALLS



**TIMBER**  
SELECTED AUSTRALIAN  
HARDWOOD - OILED  
PERGOLAS, SCREENS &  
DECKS



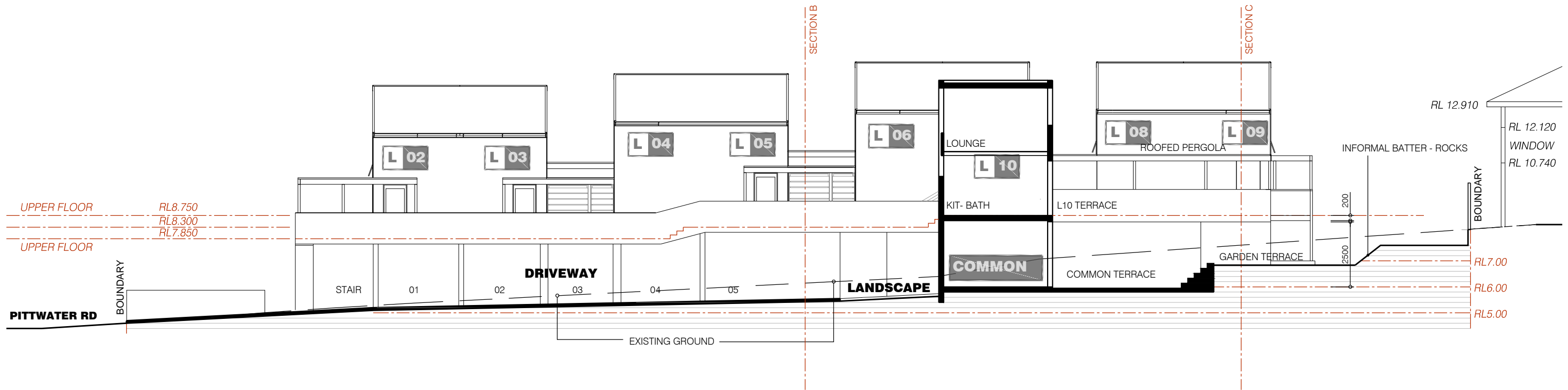
**PROFILED STEEL**  
LIGHT GREY COLORBOND  
PROFILED STEEL  
  
ROOFING & FLASHING



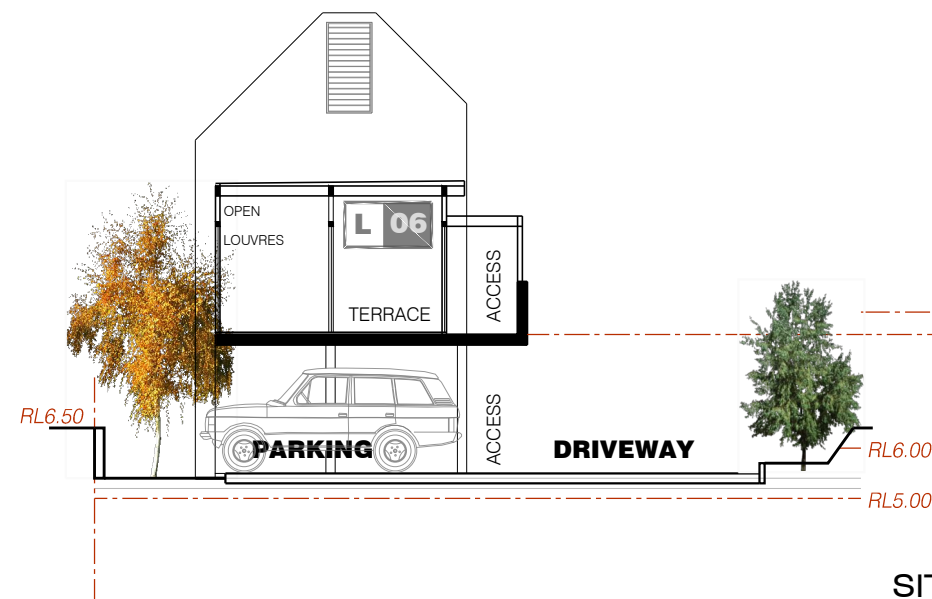
ANNODISED ALUMINIUM  
WINDOW FRAMES

## EXTERNAL FINISHES

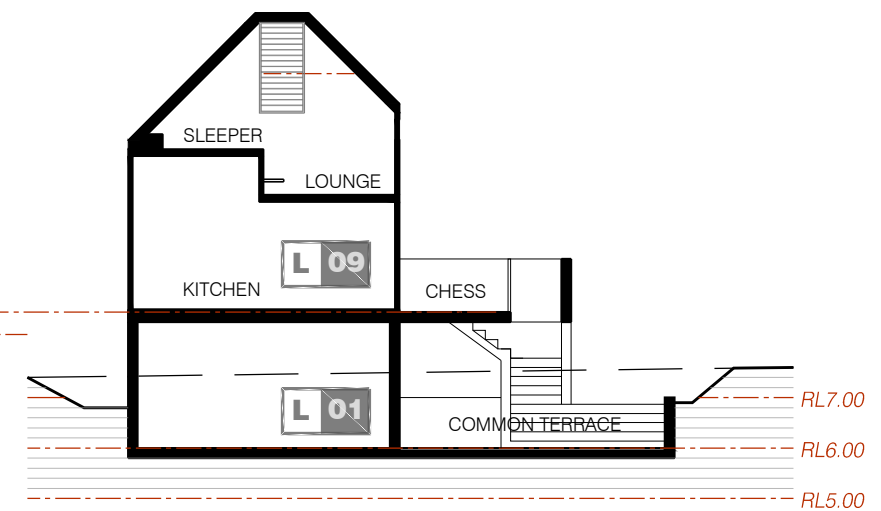




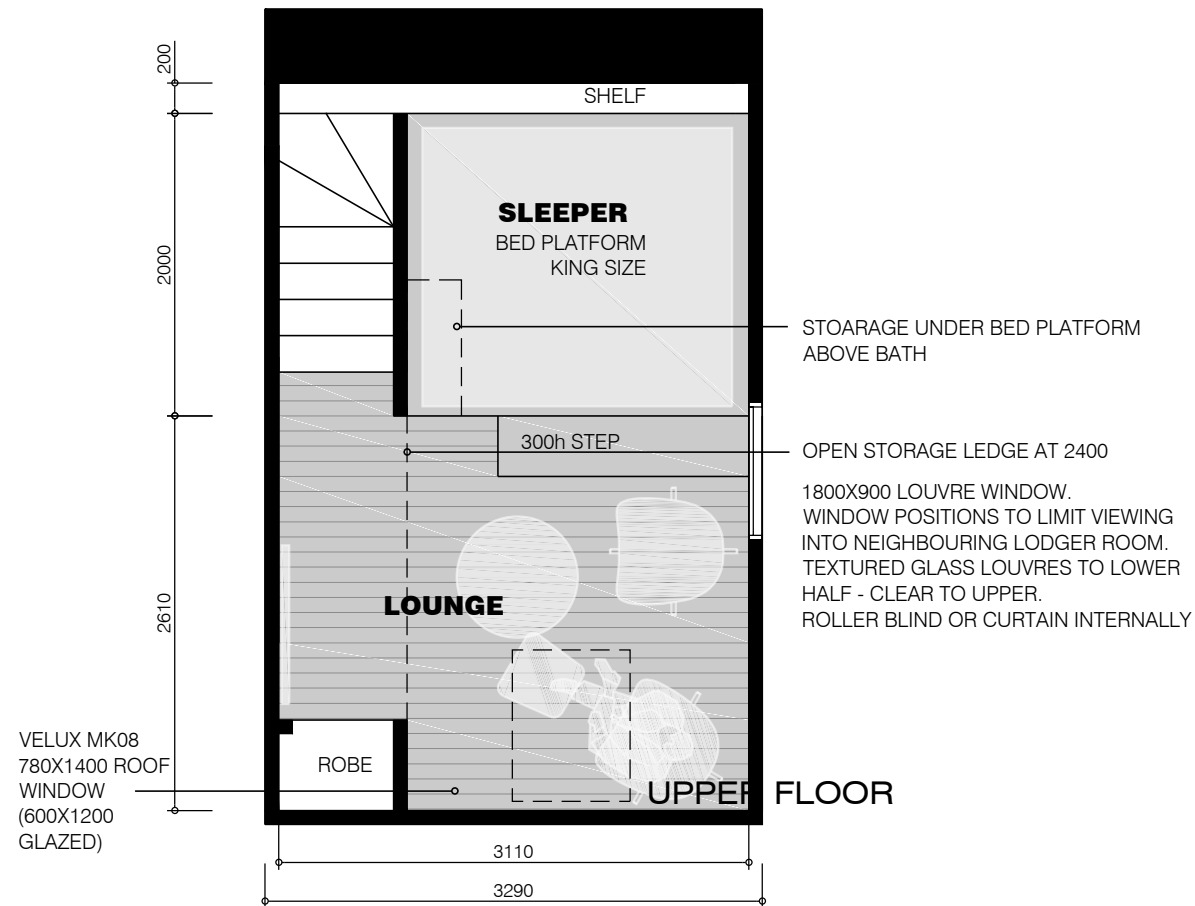
SITE SECTION 1



SITE SECTION 2



SITE SECTION 3



### WINDOW SCHEDULE - LODGER 2-8

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W2,3,5,7-01	SWING DOOR	HD	2100	900	CLR	N
W2-W8-02	FIXED VENTED	FL-V	300	1500	TX	N
W2-W8-03	SLIDING DOOR	FL-SL	2100	2100	CLR	Y
W3-W8-04	AWNING	AW	800	1400	CLR	Y
W2-W8-05	LOUVRE	LV	1800	900	TX-CLR	Y
W2-06	AWNINGS	AW-AW	600	2100	CLR	Y

LODGER 2 VARIATION. NO WINDOW 4. ADD WINDOW 6 ABOVE SLIDING DOOR

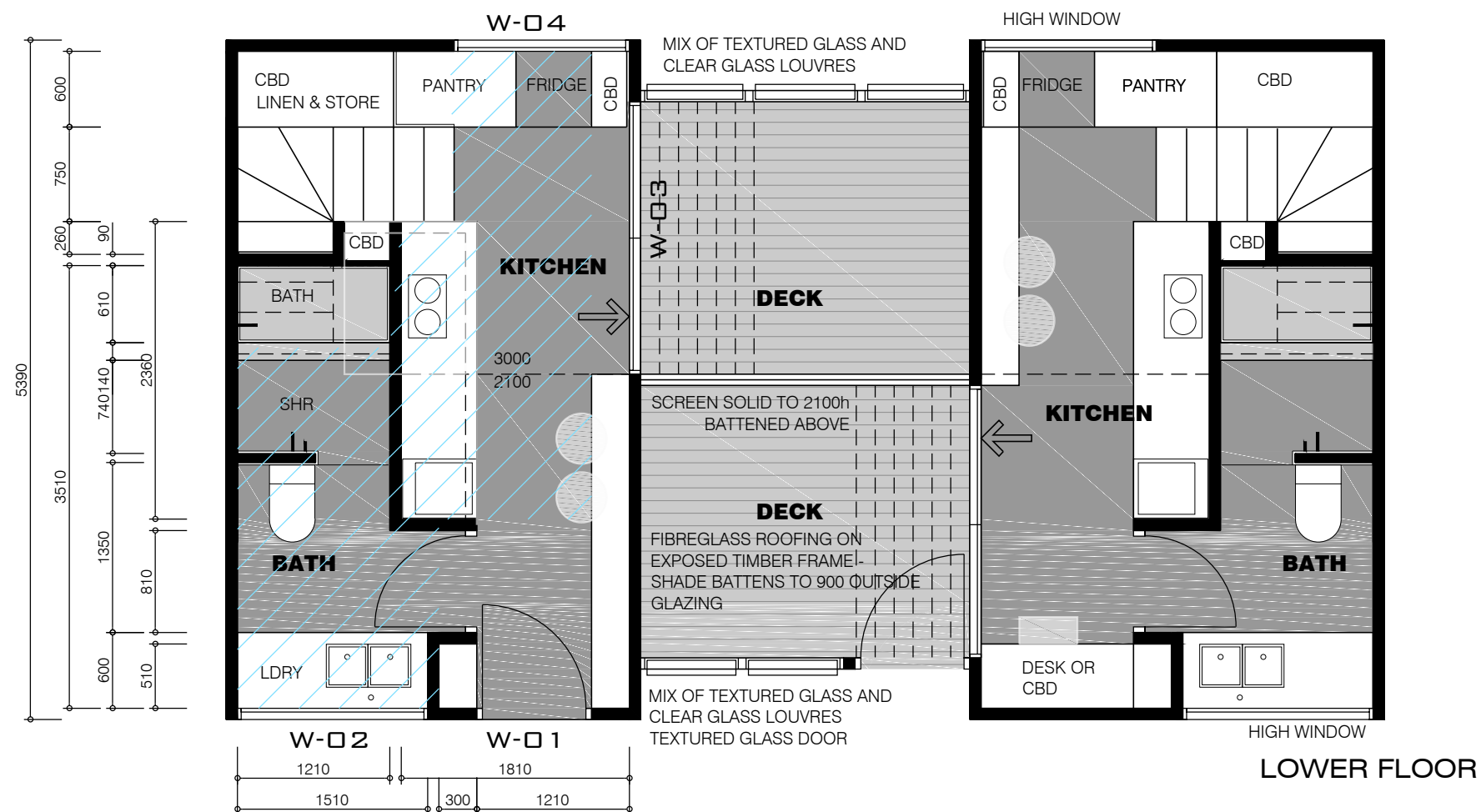
### NCC CEILING HEIGHTS

F3.1 Height of rooms and other spaces	REQD	PROPOSED
KITCHEN & BATHROOM.	2.1M	2.1M - 3.0M
ATTIC LOUNGE (RAKED CEILING)	2.2M FOR 2/3*	1.6 TO 3.4 RAKED*
STAIR	2.0M OFF NOSING	MIN 2.05M

\*ACHIEVES NCC COMPLIANCE. SEE CALC DRAWING

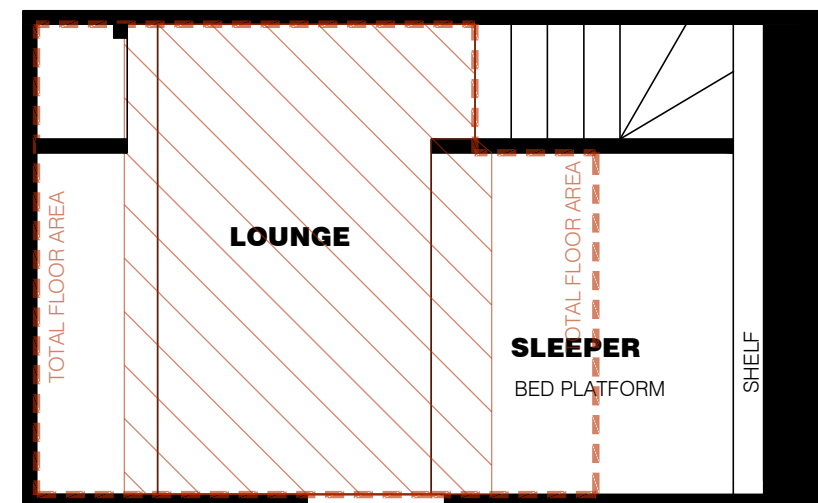
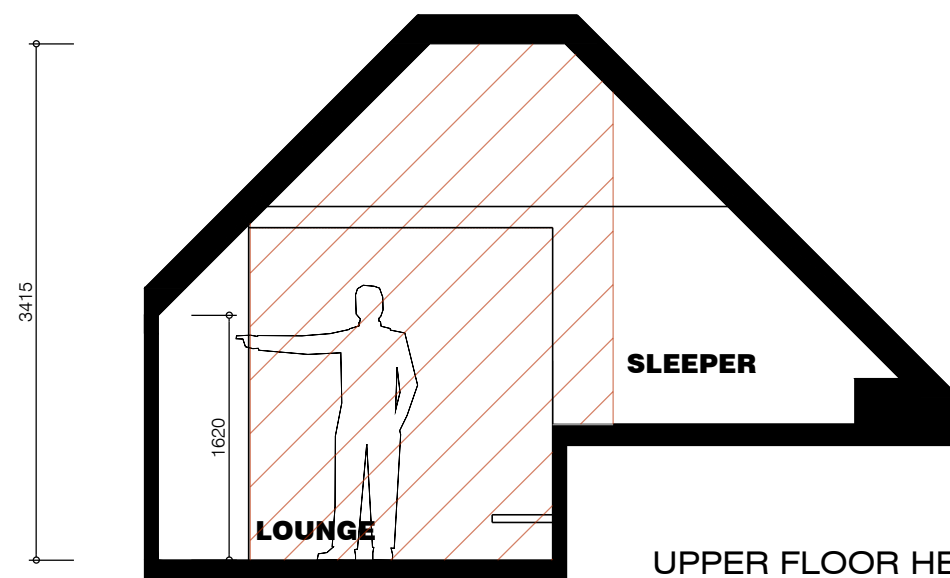
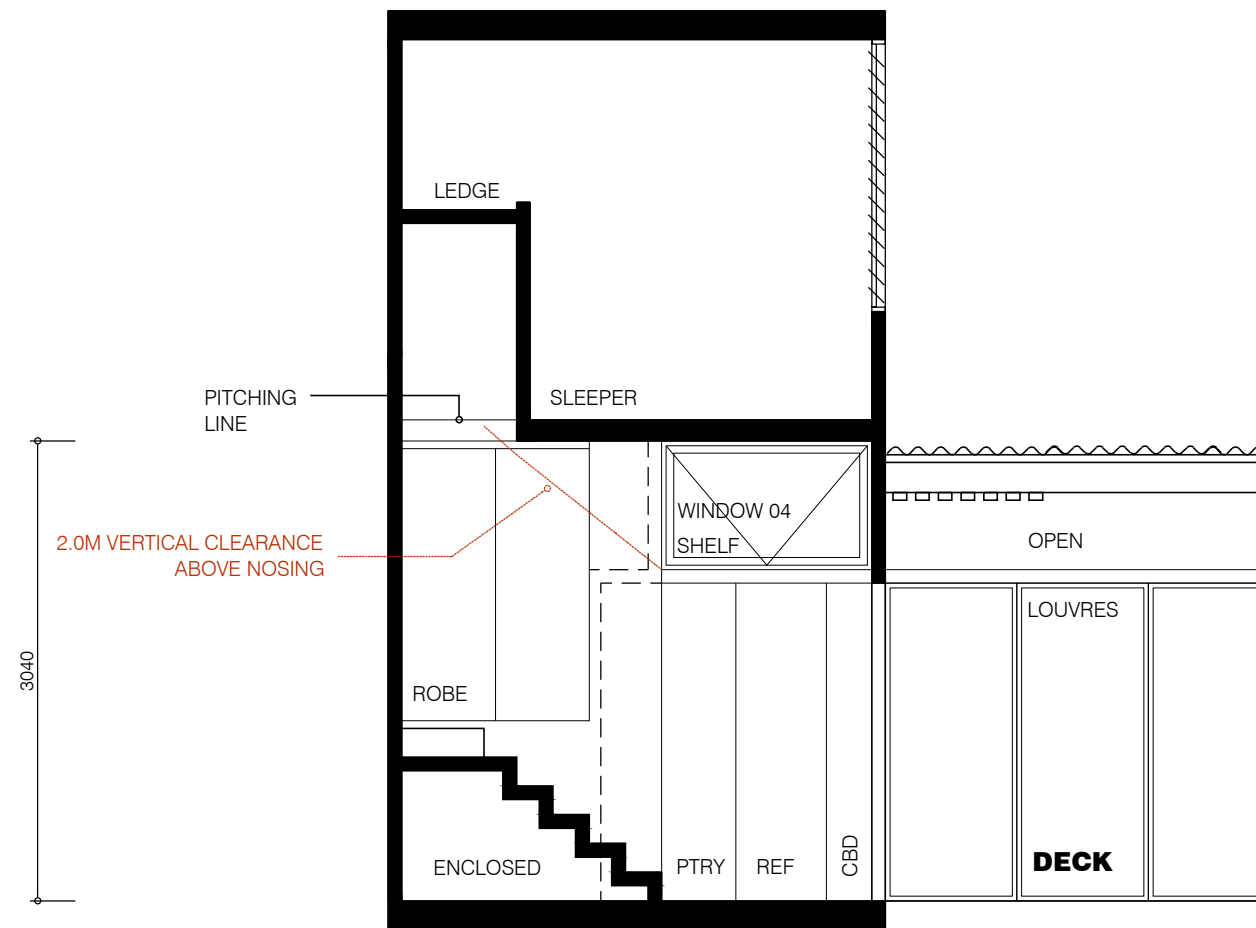
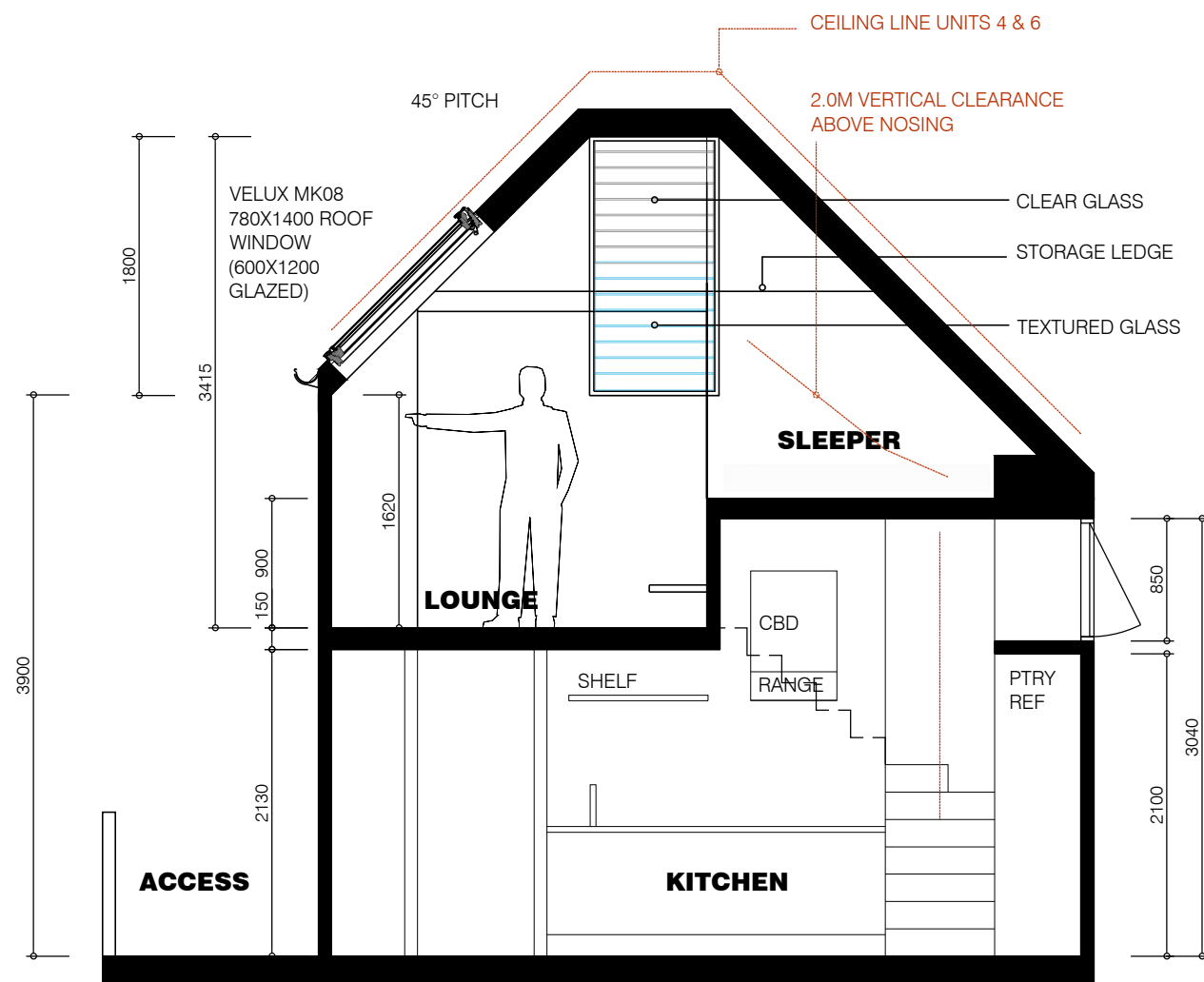
### AREAS

LOWER FLOOR	16
UPPER FLOOR	11
TOTAL(GFA)	27
KIT-BATH	9
BALANCE	18 (16-25 REQD)



### DETAILED TYPICAL LODGER





#### UPPER FLOOR HEIGHT COMPLIANCE

	TOTAL FLOOR AREA	10.8M2	100%
	2200 FLOOR AREA	7.5M2	69%

#### DETAILED TYPICAL LODGER SECTIONS

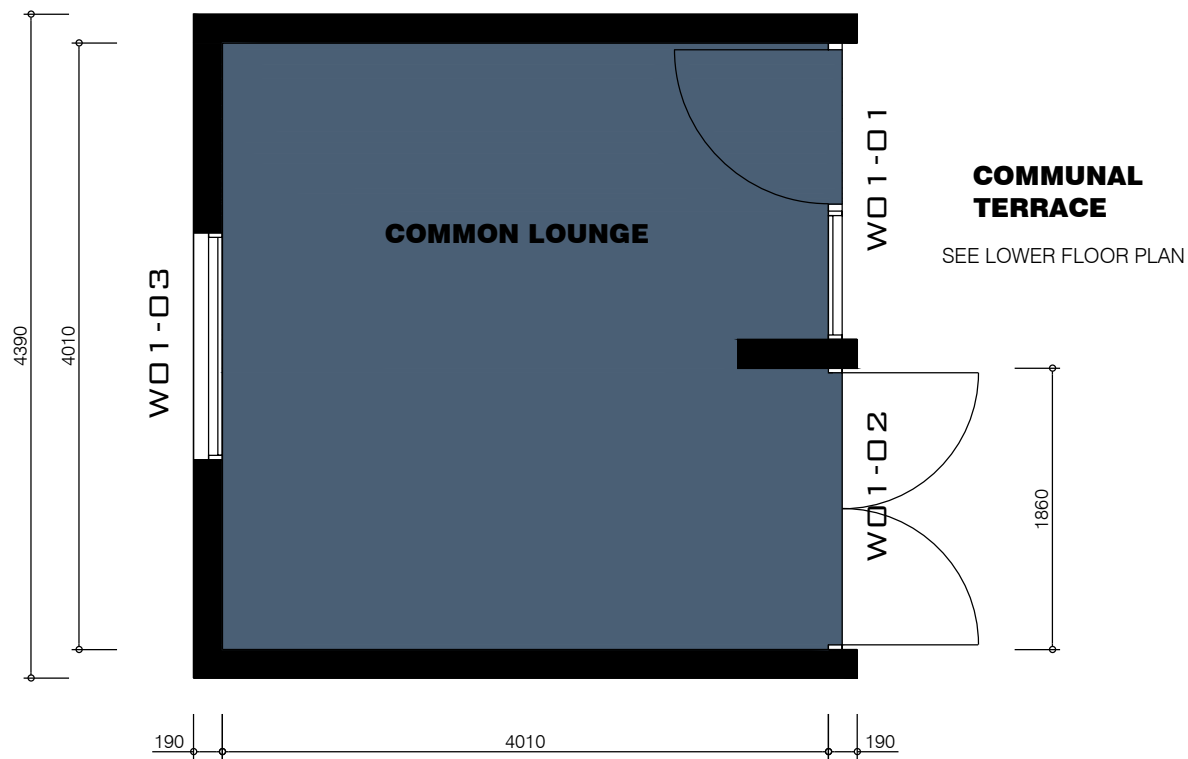


### ACCESSIBILITY

AS1428.1 ACCESS AND BATHROOM  
SDA 'FULLY ACCESSIBLE'

### AREAS

TOTAL GFA	46
KIT-BATH	21
BALANCE	25



### WINDOW SCHEDULE - LODGER 10

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W1-01	SWING DOOR	SL-F	2100	2800	CLR	Y
W1-02	FIXED	FL-V	1500	1000	TX	N
W1-03	SLIDING WINDOW	FL-SL	1500	2100	CLR	Y
W1-04	FIXED	FL	1500	1000	CLR	N
W1-05	AWNING	AW	900	900	TX-CLR	Y
W1-06	SLIDING WINDOW	SL-FL	2100	2400	CLR	Y

### WINDOW SCHEDULE - COMMON

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W0-01	SWING DOOR	HD	2500	1100	CLR	N
W0-01	SIDELIGHT	FL	2500	700	CLR	N
W0-02	SWING DOORS	HD-HD	2500	1700	CLR	N
W0-03	AWNING	AW	1500	1500	CLR	Y

### DETAILED ACCESSIBLE LODGER & COMMON ROOM





**LODGER 9 NOTES**

UPPER FLOOR AND KIT  
& BATH AS PER TYPICAL  
LODGER

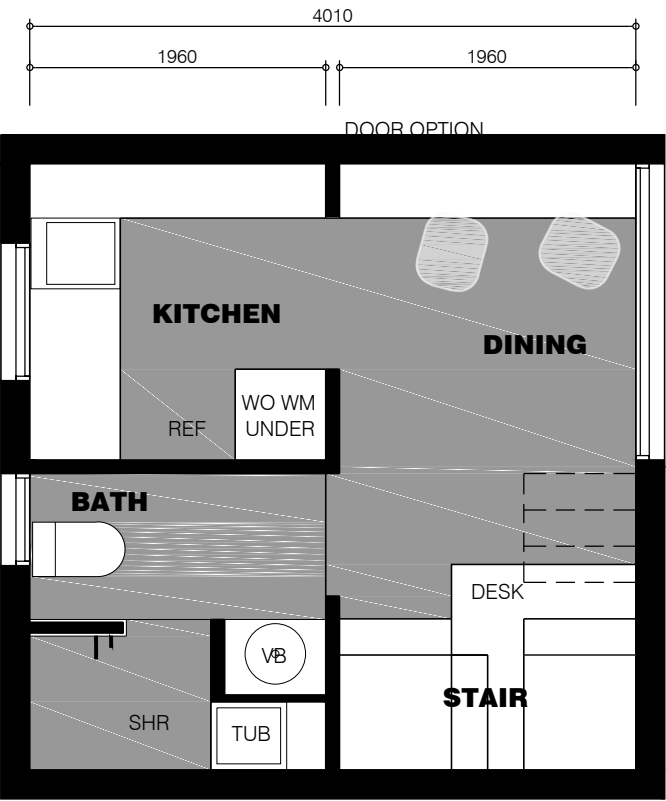
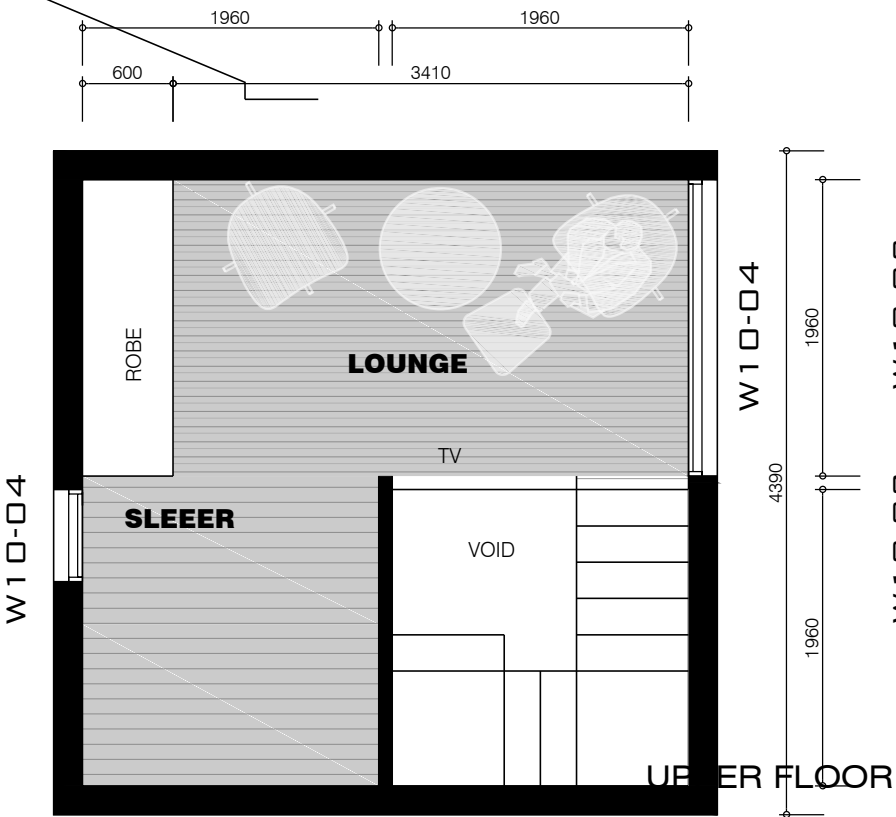
**AREAS LODGER 9**

LOWER FLOOR	20
UPPER FLOOR	11
TOTAL(GFA)	31
KIT-BATH	9
BALANCE	22 (16-25 REQD)

**AREAS LODGER 10**

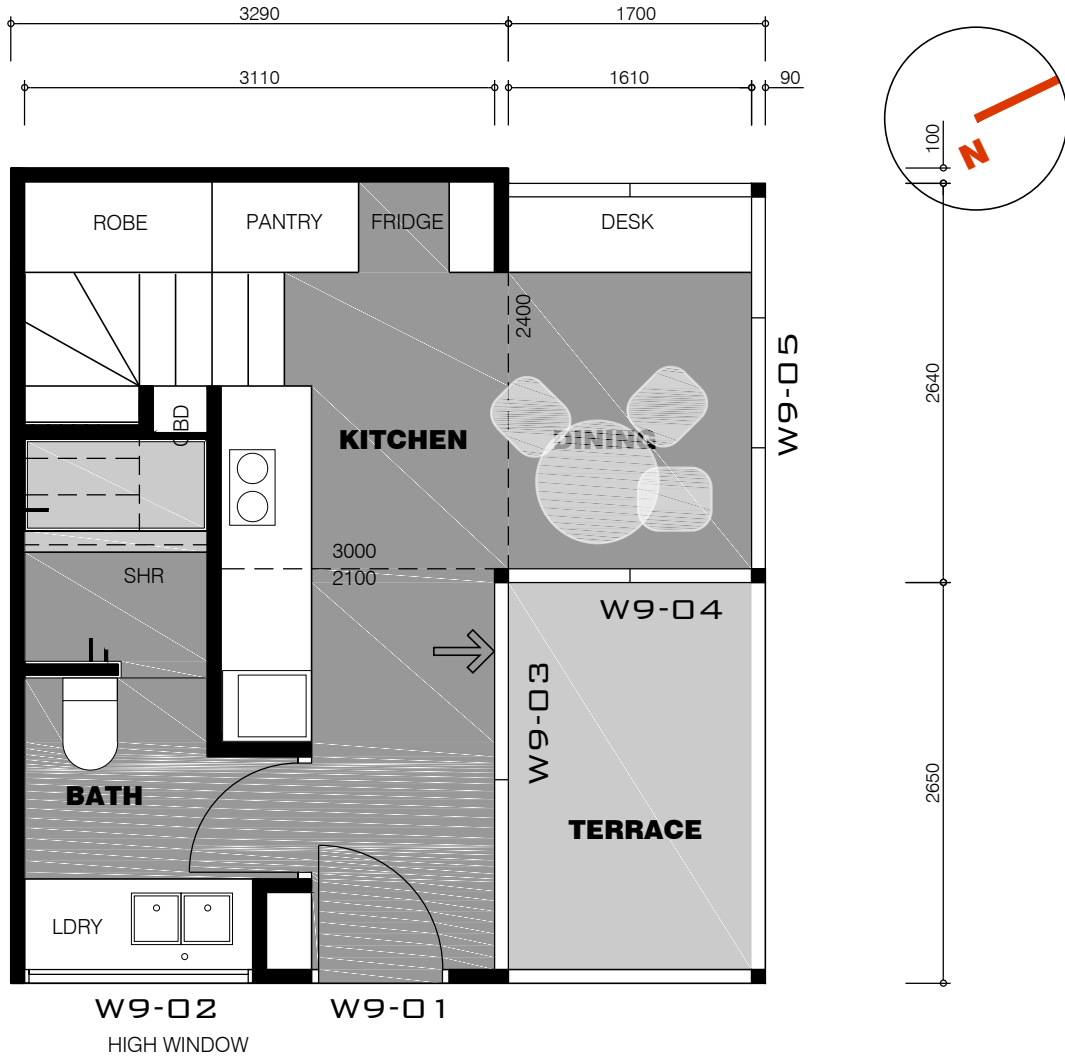
LOWER FLOOR	16
UPPER FLOOR	10
TOTAL(GFA)	26
KIT-BATH	8
BALANCE	18 (16-25 REQD)

RL7.50



TERRACE  
SEE UPPER FLOOR PLAN

LOWER FLOOR



**WINDOW SCHEDULE - LODGER 2-8**

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W9-01	SWING DOOR	HD	2100	900	CLR	N
W9-02	FIXED VENTED	FL-V	300	1500	TX	N
W9-03	SLIDING DOOR	FL-SL	2100	2100	CLR	Y
W9-05	LOUVRE	LV	1800	900	TX-CLR	Y
W9-07	SLIDING DOOR	SL-FL	2400	1600	CLR	Y
W9-08	LOUVRES	LV-LV-LV	1500	2400	TX-CLR	Y
W9-09	LOUVRES	LV-LV	1500	1600	TX-CLR	Y

**WINDOW SCHEDULE - LODGER 10**

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W10-01	SLIDING DOOR	SL-F	2100	2000	CLR	Y
W10-02	LOUVRE	LV	900	900	CLR	Y
W10-03	LOUVRE	LV	600	600	TX	Y
W10-04	LOUVRE	LV	1400	2000	CLR	Y
W10-05	LOUVRE	LV	1400	600	TX-CLR	Y