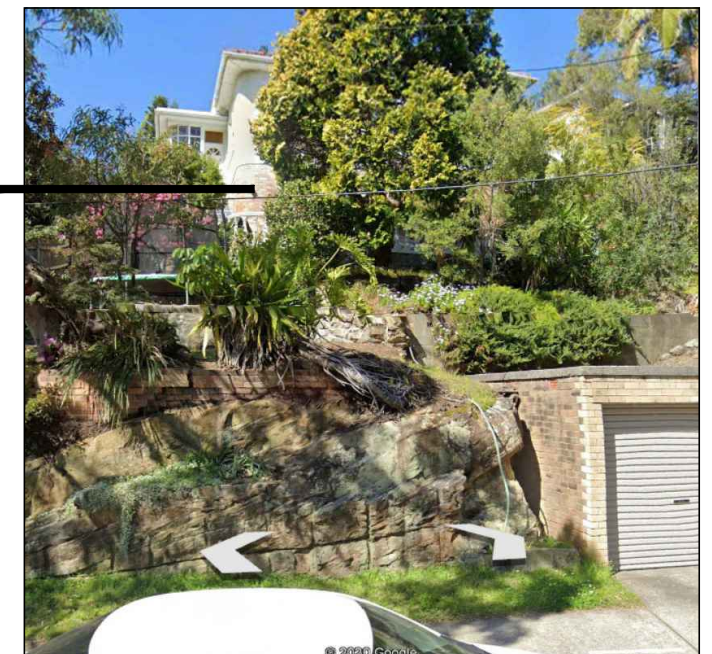




516
PLANTING ON
STRUCTURES



522
BRICK & RENDER....



550
CURVED
RED-BROWN
BRICK WALL

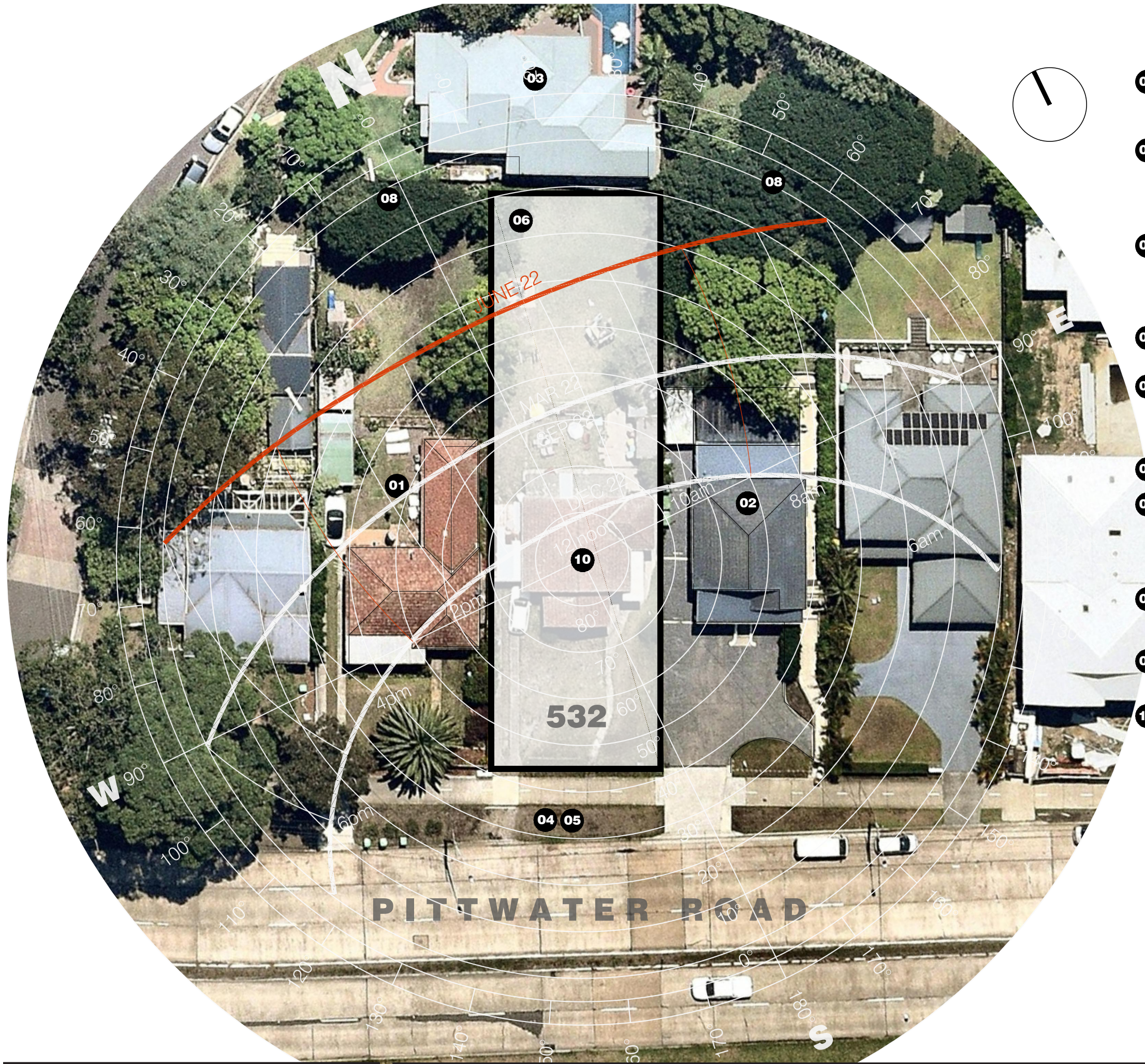


538
CURVED FRONT
WALL - OFF WHITE
RENDER



542
PAINTED
WEATHERBOARDS
SMALL VERTICAL
BUILDING FORMS

PITTWATER RD CHARACTER ANALYSIS



BUILT ENVIRONMENT

OPPORTUNITIES & CONSTRAINTS

RESPONSE

WEST NEIGHBOURS

01 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

EAST NEIGHBOURS

02 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.

NORTH NEIGHBOURS

03 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

VEHICLE

04 POSITION IS FLEXIBLE ASIDE FROM A STREET PIT

MAINTAIN GOOD VISIBILITY TO FOOTPATH.

PEDESTRIAN

05 A FOOTPATH FRONTS THE SITE. THE ENTRY POSITION IS FLEXIBLE

LOCATE A PEDESTRIAN ENTRY SEPARATE FROM VEHICLE ENTRY

SITE TOPOGRAPHY

OPPORTUNITIES & CONSTRAINTS

RESPONSE

SLOPE

06 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.

FLOOD

07 THE SITE IS NOT FLOOD PRONE

NIL

VIEWS & OUTLOOK & SOLAR ACCESS

OPPORTUNITIES & CONSTRAINTS

RESPONSE

VIEWS

08 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

PITTWATER ROAD

09 MAIN ROAD. LIKELY TO BE NOISY AT TIMES

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

SOLAR ACCESS

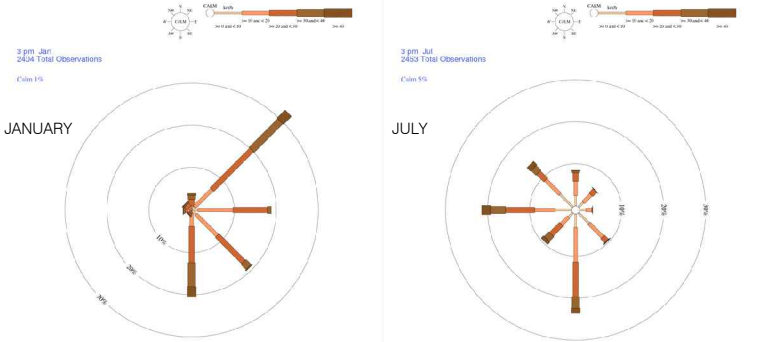
10 THE SITE HAS GOOD ACCESS TO WINTER SUN FROM EARLY MORNING TILL LATE AFTERNOON HOWEVER THE NORTH BOUNDARY IS LESS THAN A QUARTER OF THE LENGTH OF THE EAST & WEST MAKING SOLAR ACCESS TO THE ENTIRE SITE DIFFICULT

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

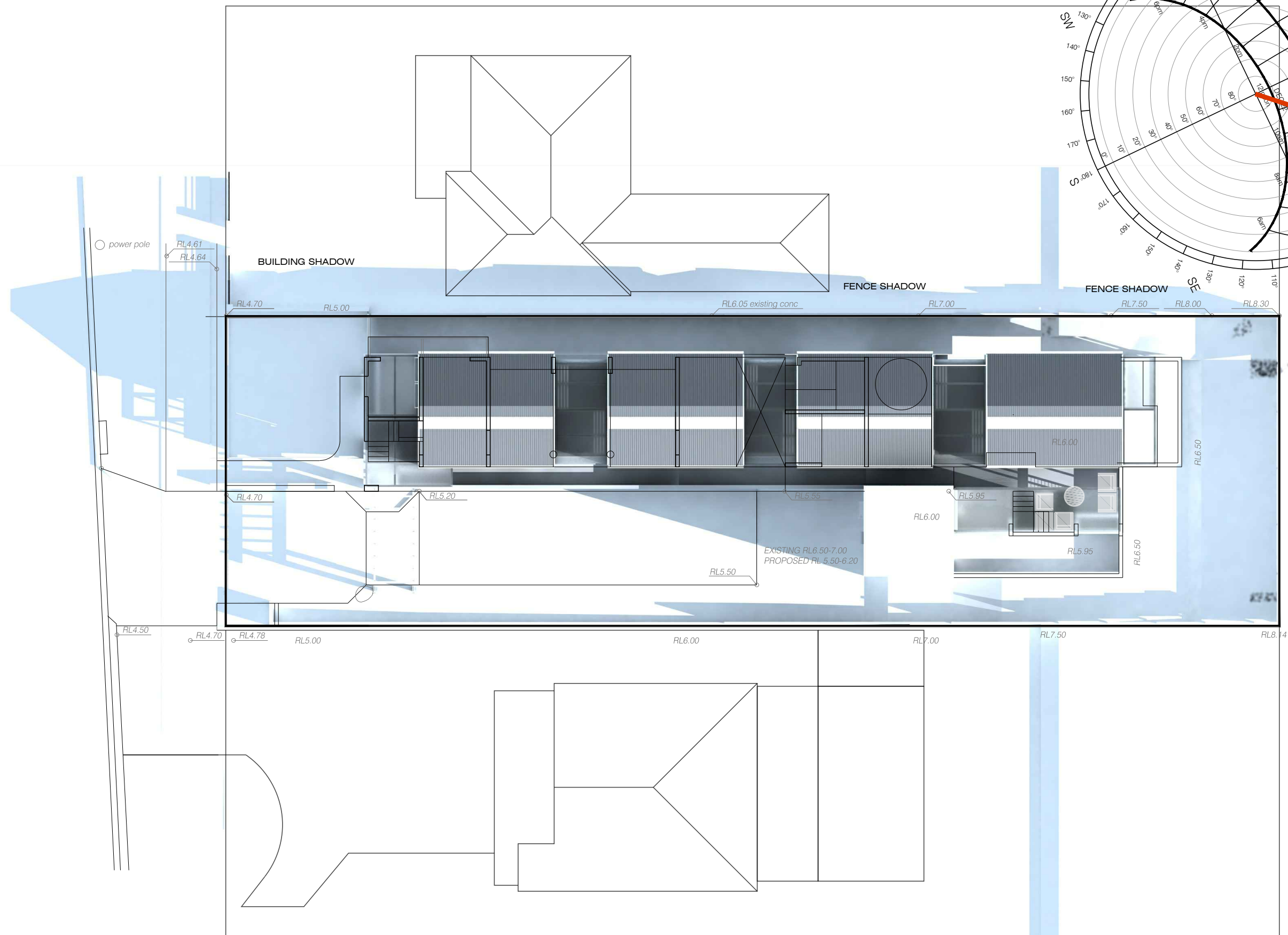
WIND ANALYSIS

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

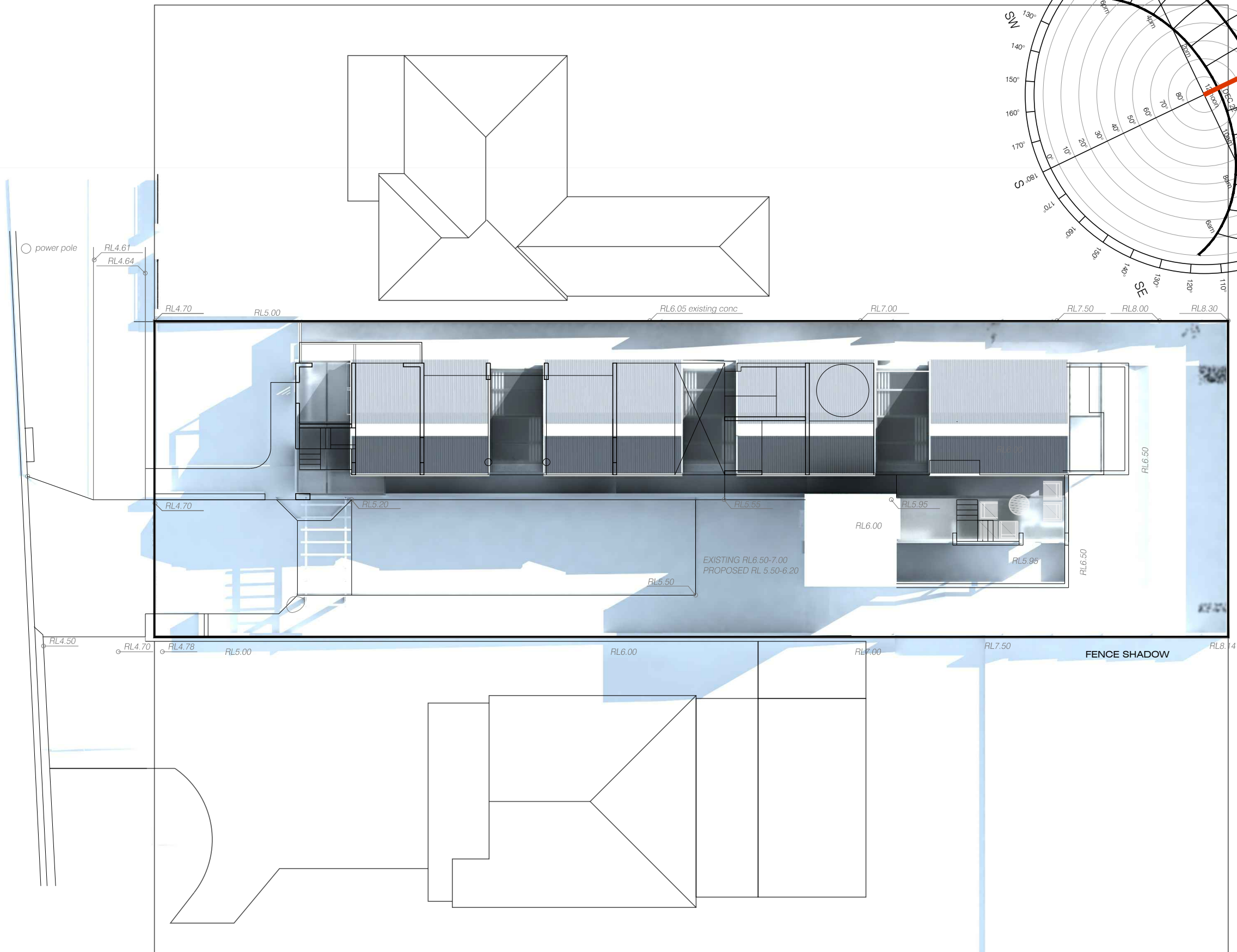
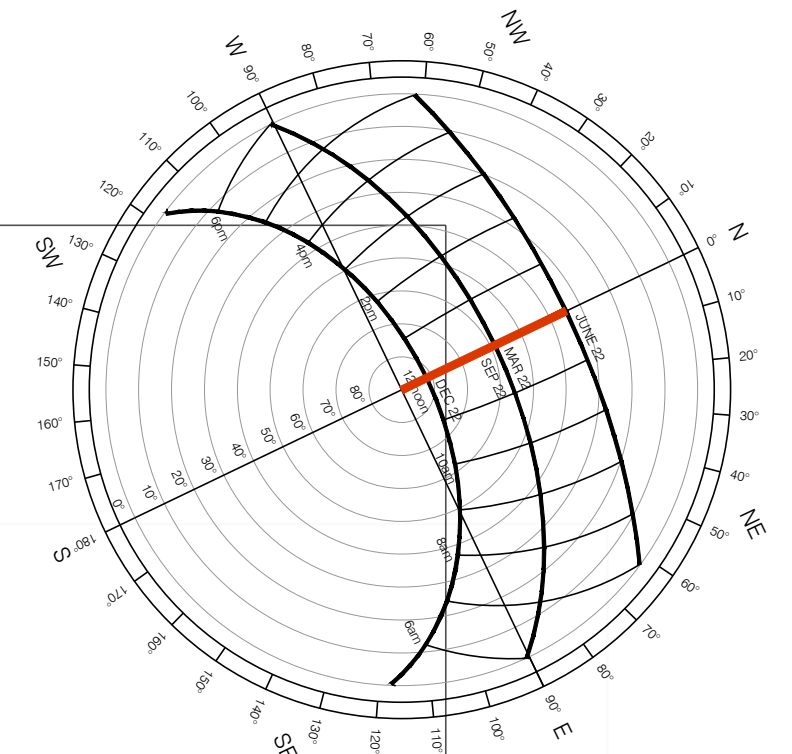


SITE ANALYSIS



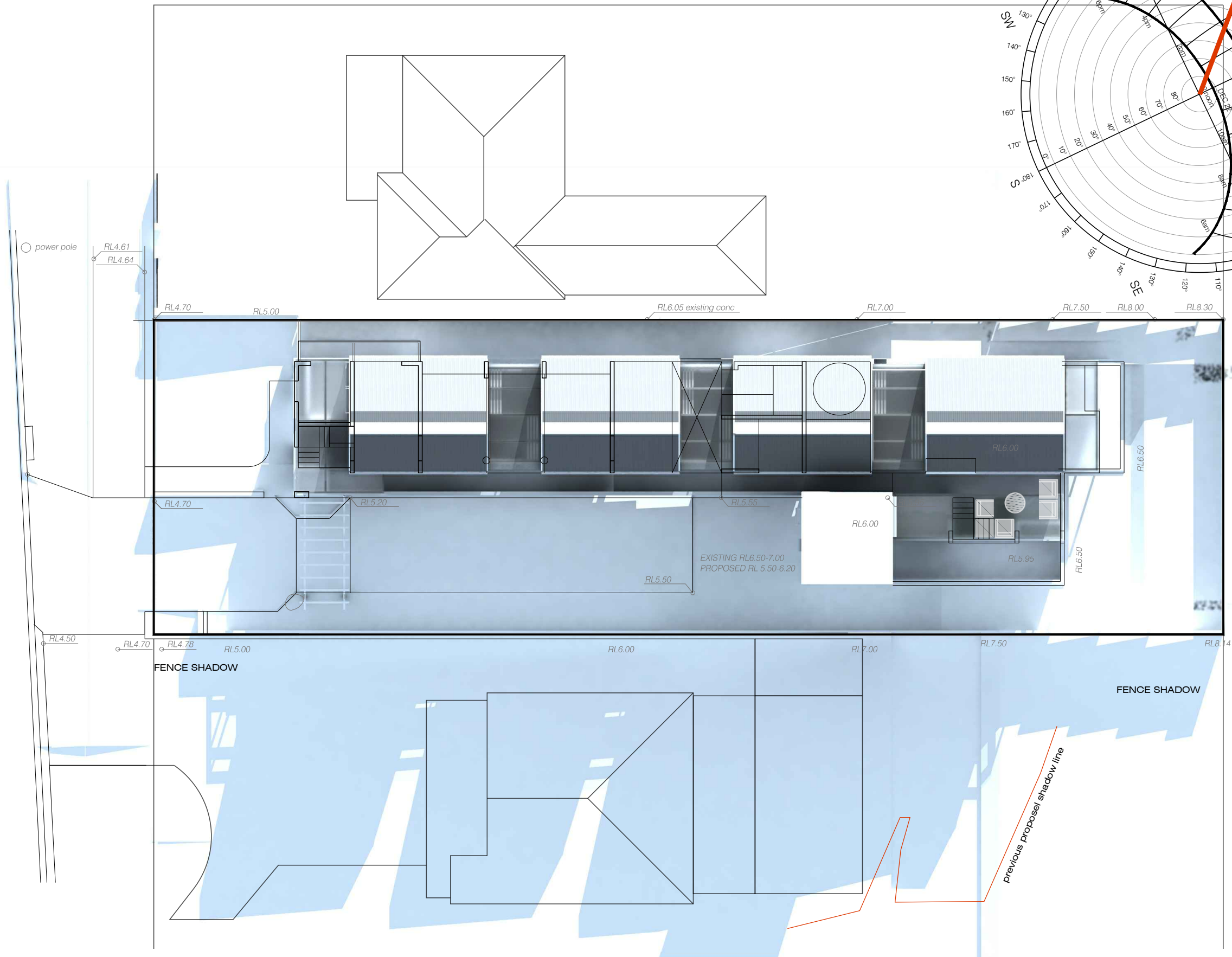
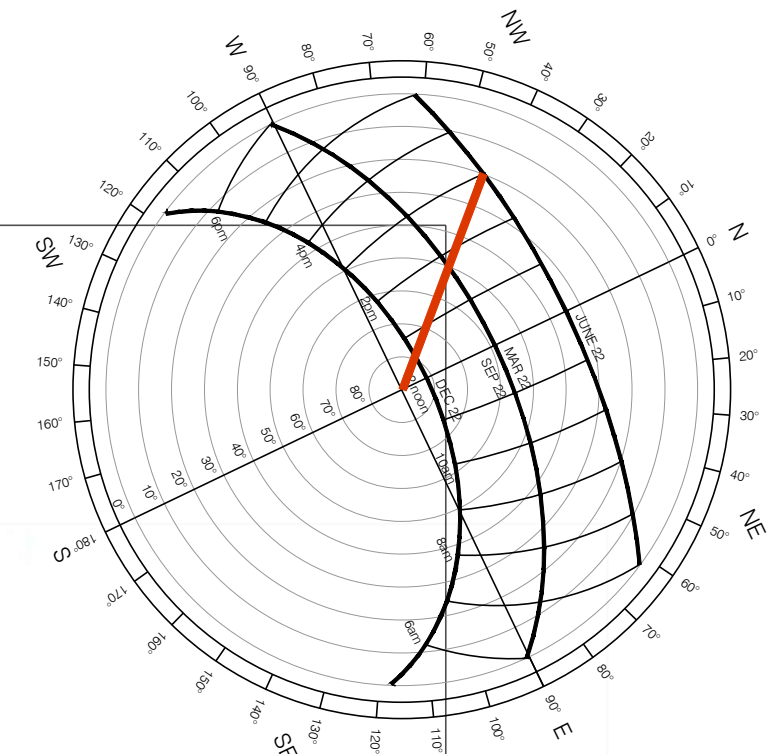
NOTE: ALL SHADOWS ARE CAST ONTO INTERPOLATED NATURAL GROUND SURFACE 22 JUNE 2020

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

SITE PARTICULARS

LOT DP

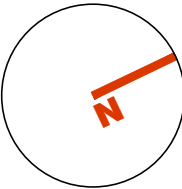
SITE AREA

LEP ZONE

LOT 40 DP 7027

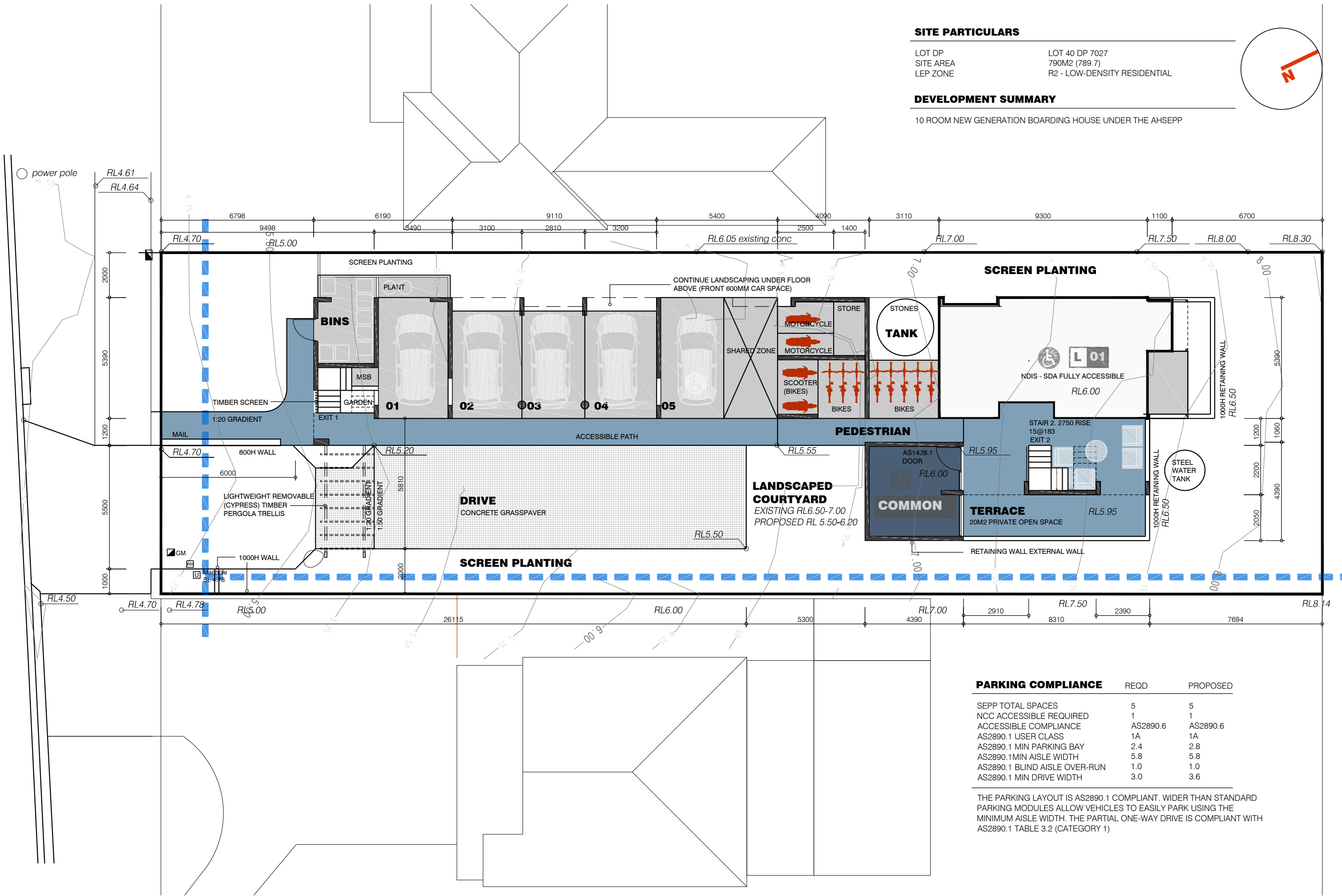
790M2 (789.7)

R2 - LOW-DENSITY RESIDENTIAL



DEVELOPMENT SUMMARY

10 ROOM NEW GENERATION BOARDING HOUSE UNDER THE AHSEPP



PARKING COMPLIANCE

	REQD	PROPOSED
SEPP TOTAL SPACES	5	5
NCC ACCESSIBLE REQUIRED	1	1
ACCESSIBLE COMPLIANCE	AS2890.6	AS2890.6
AS2890.1 USER CLASS	1A	1A
AS2890.1 MIN PARKING BAY	2.4	2.8
AS2890.1MIN AISLE WIDTH	5.8	5.8
AS2890.1 BLIND AISLE OVER-RUN	1.0	1.0
AS2890.1 MIN DRIVE WIDTH	3.0	3.6

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)

SITE PLAN

GRASSES, GROUND COVERS & CREEPERS

CATEGORY	BOTANICAL	COMMON	NOTES
01	TURF - GRASSPAVE	-	BUFFALO
02	CLUMPING GRASSES & EDGE PLANTING & GROUND COVERS	LOMANDRA LONGFOLIA + VAR	MAT RUSH + VARIETIES
		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

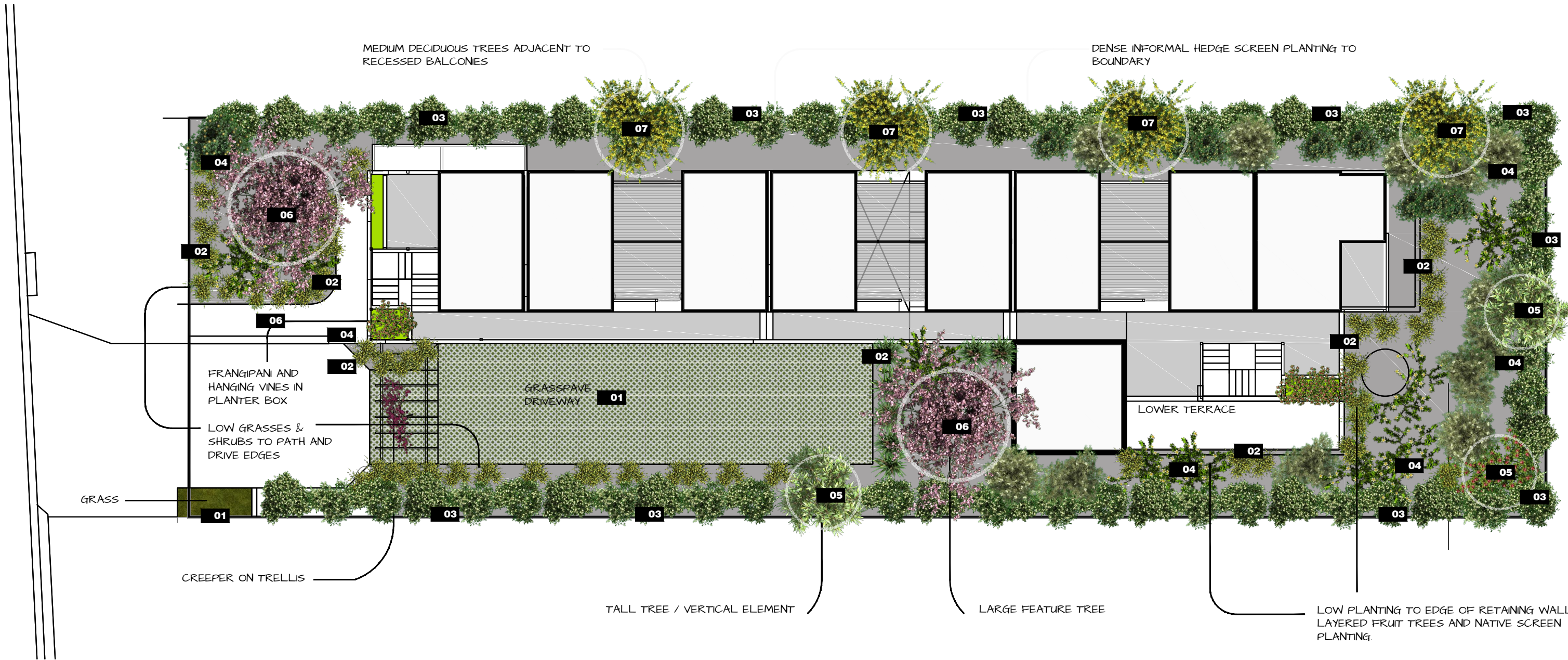
CATEGORY	BOTANICAL	COMMON	NOTES
04	SHRUBS & SCREEN PLANTING 2-3M	BANKSIA ERICIFOLIA	HEATH BANKSIA
		ACACIA FLORIBUNDA	WHITE SALLY WATTLE
		ACACIA LONGIFOLIA	BEACH SALLY WATTLE
		CALLIATEMON PACHYPHYLLUS	CRIMSON BOTTLEBROSH
		GREVILLEA BANKS + VAR	BANKS GREVILLEA + OTHERS
		LEPTOSPERMUM LIVERSIDGEI	LEMON 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 FRONTAGES EVENLY SPACED TO FRONT SETBACK
06	FEATURE TREE	MAGNOLIA HEAVEN SCENT	LILIIFLORA X VEITCHII	FRONT SETBACK PLANT AS MATURE TREE IF POSSIBLE.
07	DECIDUOUS FEATURE TREE	GINKGO BILOBA	PRINCETON SENTRY	WEST BOUNDARY ADJACENT TO BALC RECESS

SURFACES

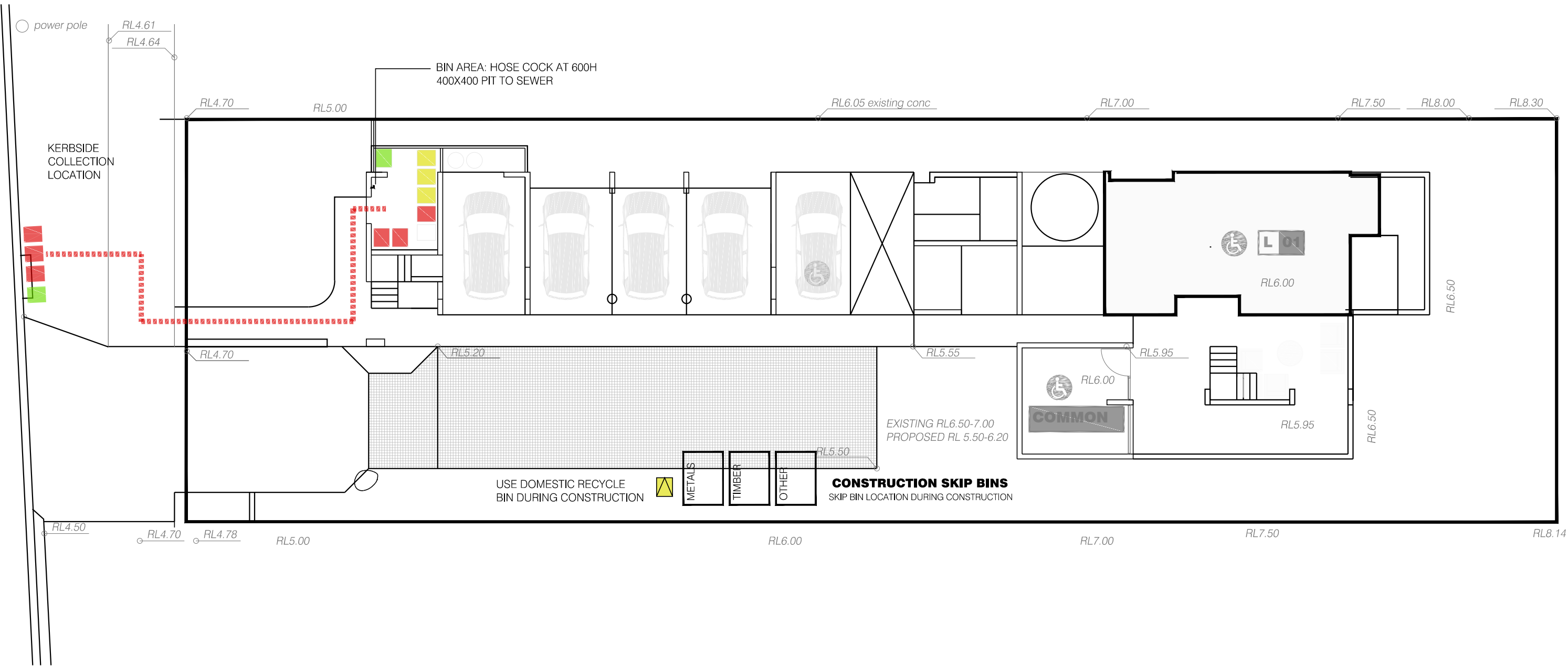
DRIVE - GRASSPAVE	100 DEEP CONCRETE GRASSPAVE
DRIVE	STANDARD GREY CONCRETE
PATHS	COLOURED CONCRETE WITH STAMPED COBBLE OR PAVER PATTERN
GARDENS	MIN 100MM THICK LOCAL NATIVE MULCH



BIN CAPACITY

240L WHEELIE BINS FOR COUNCIL KERBSIDE COLLECTION

- 3 X 240L RECYCLE
- 3 X 240L GENERAL WASTE
- 1X240L GREEN WASTE



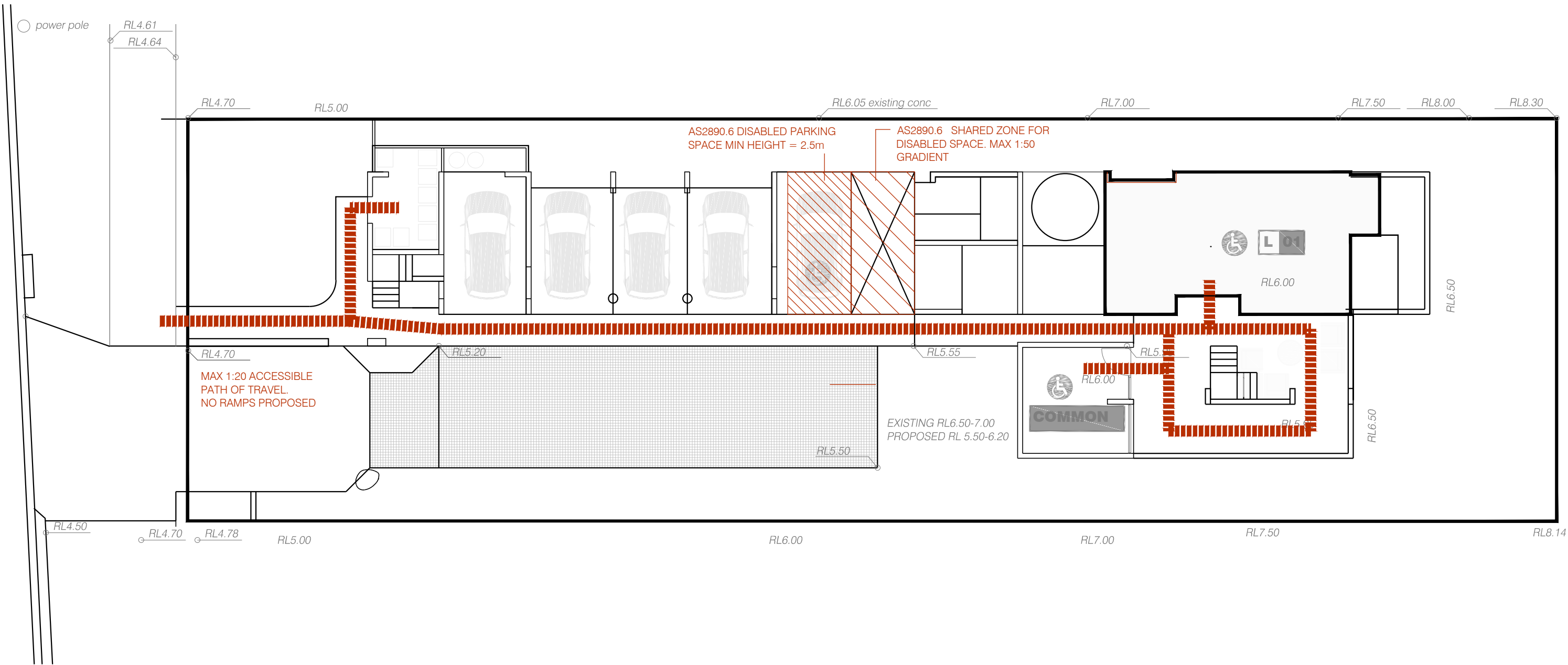
SITE WASTE MANAGEMENT PLAN (SWMP)

AS1428.1 REQUIREMENTS - SOU

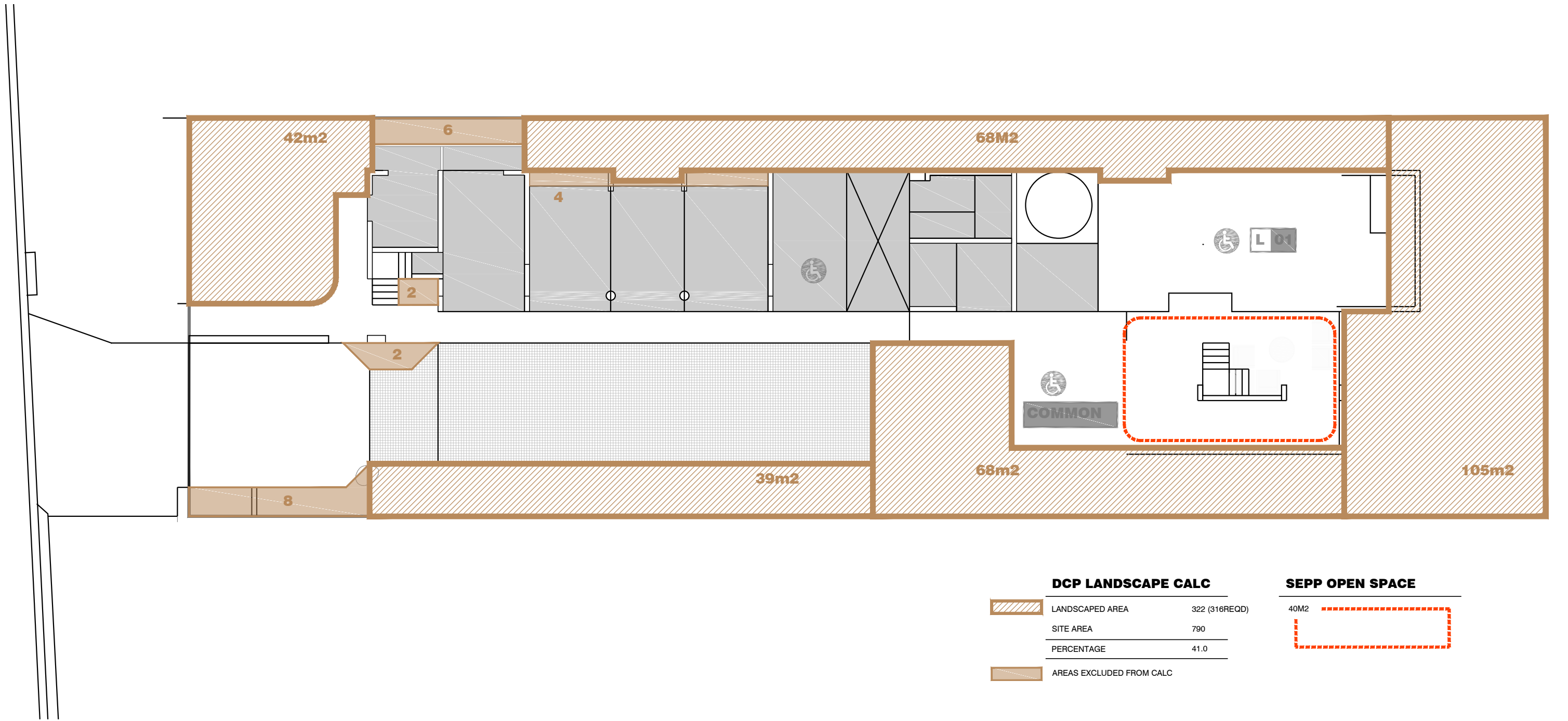
AS1428.1 COMPLIANT DOOR WIDTH AND DOOR CIRCULATION TO UNIT ENTRY AND BATHROOM.

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 TEMPLARES

AS1428.1 SLIP RESISTANT FLOORING TO KITCHEN & BATHROOM



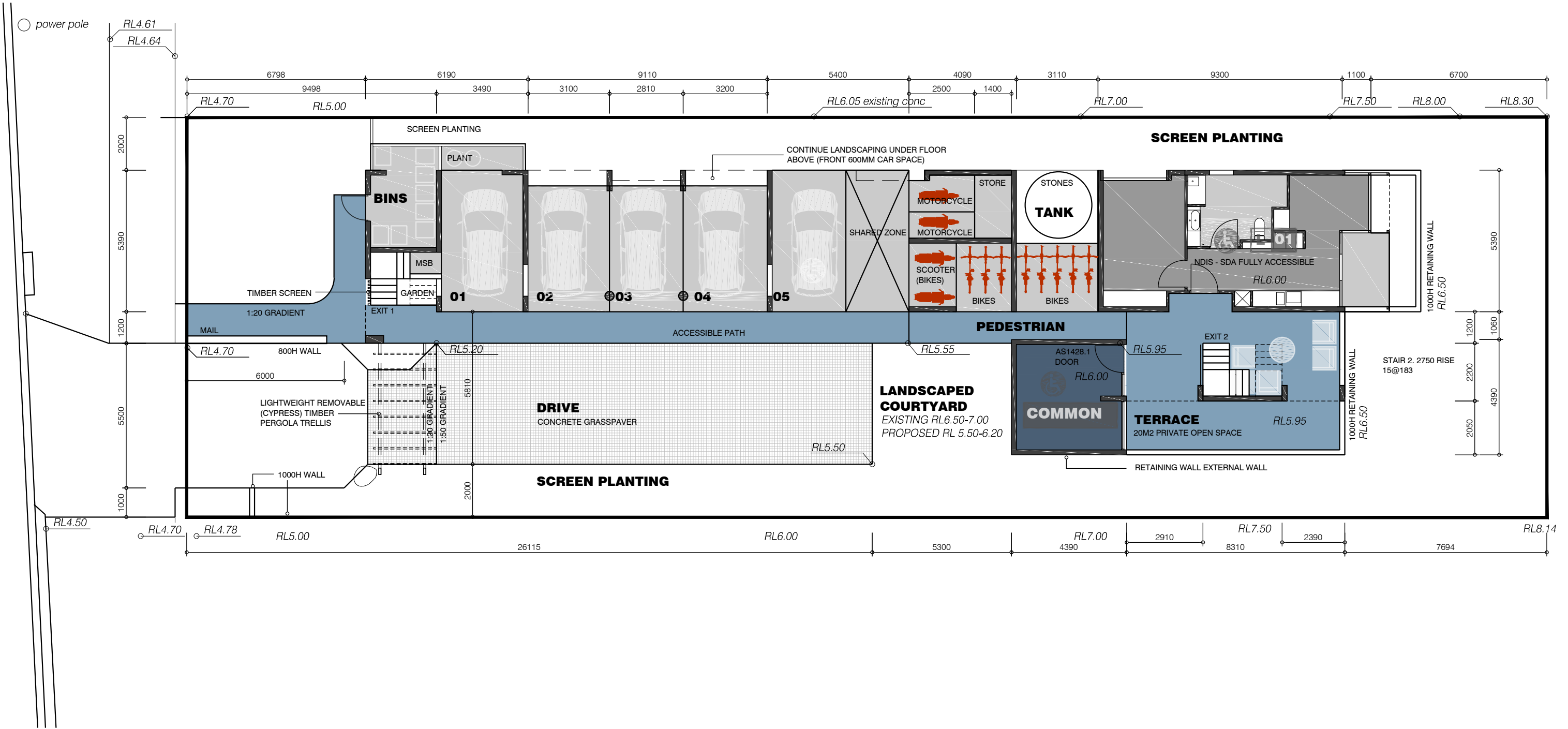
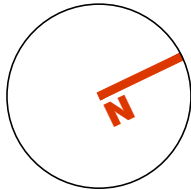
SITE ACCESSIBILITY PLAN



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

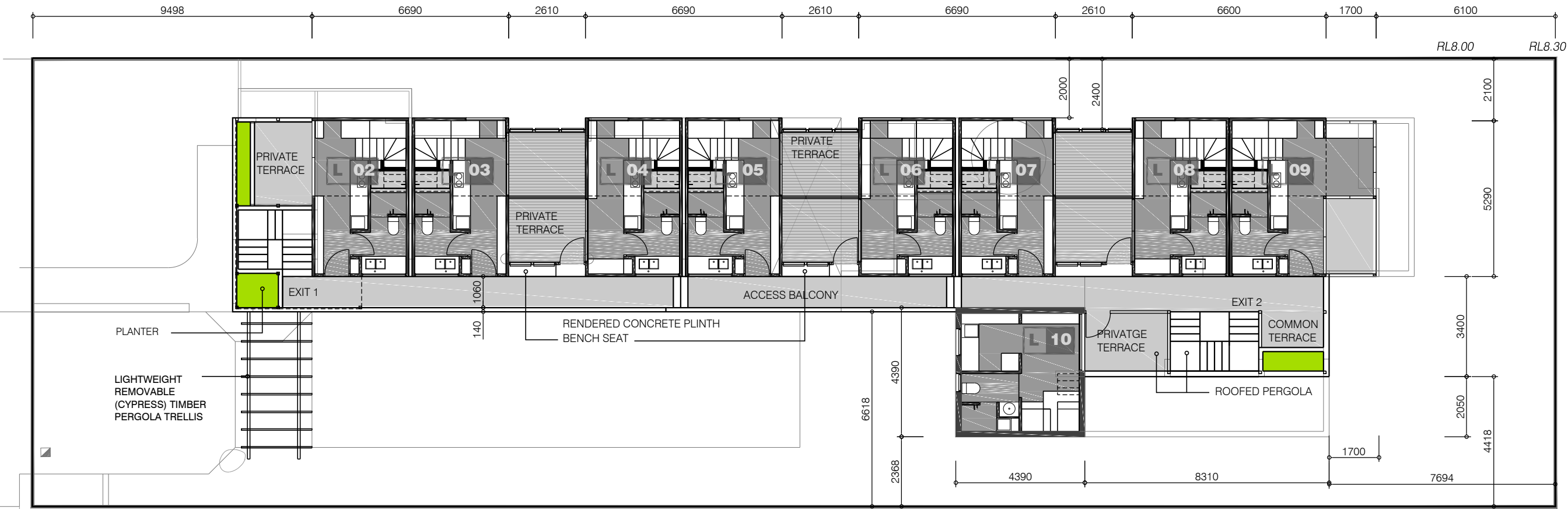
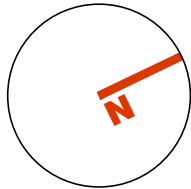
SITE AREA	790
FSR	0.39: 1



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	230M2
	CATCHMENT - UPPER & LOWER LEVEL TERRACES. LODGER 2 TERRACE ROOF, PATHS AND CONCRETE DRIVEWAY	70M2
	CATCHMENT - GRASSPAVE - EXCESS RUN-OFF DIRECTED TO STREET & PITS	85M2
	8000I POLY TANK (Ø2400 X 1800h) 3000I 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.

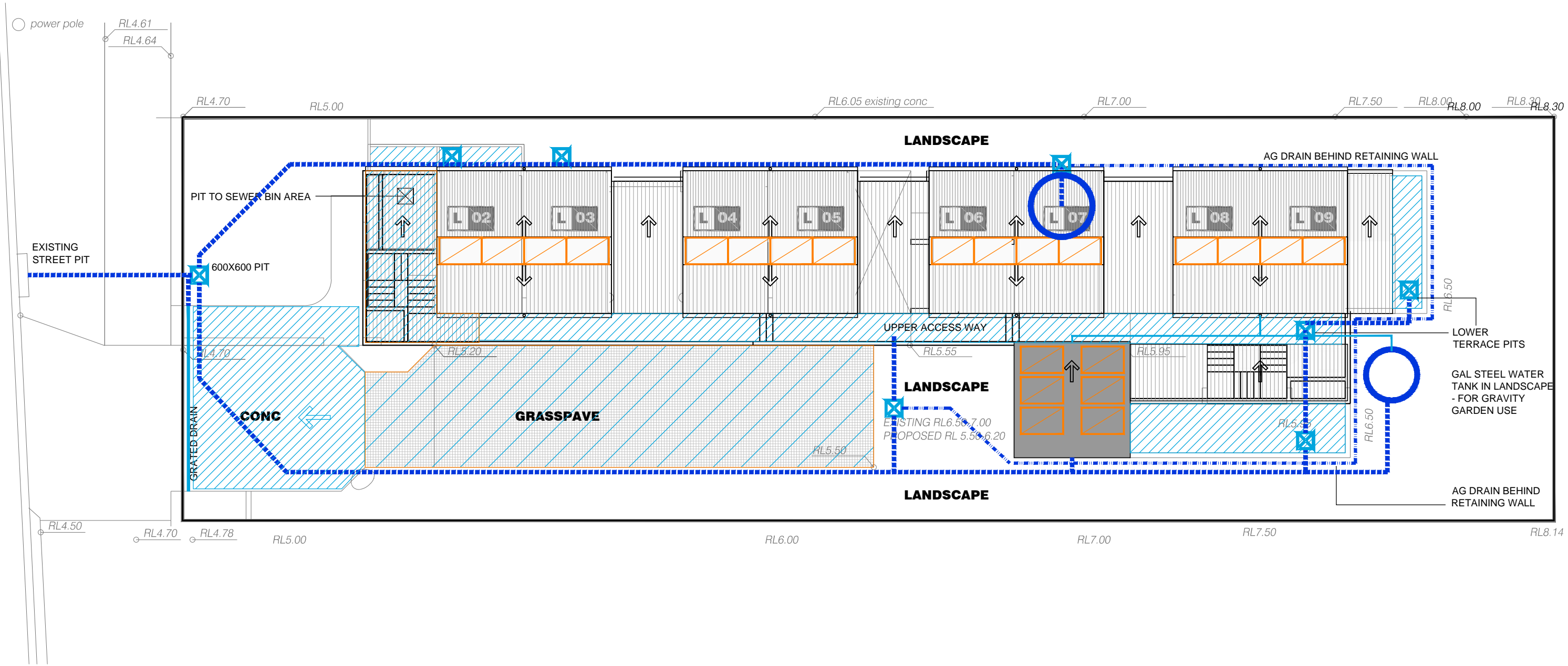
HARDSCAPE
UPPER TERRACE AND SMALL AREA OD HARDSCAPE AND
EXCESS GRASSPAVE RUNOFF TO BE COLLECTED AND
DISCHARGED DIRECTLY TO STREET PIT. PATHS TO DRAIN TO
ADJACENT GARDEN BEDS.

STORMWATER CALCS

SITE AREA	790m2
TOTAL ROOF AREA DIRECTED TO TANKS	230m2
ROOF AREA DIRECTED TO STREET	20m2
TOTAL TANK CAPACITY	11,000L
CAPACITY - PRIVATE USE (BASIX)	10,000L
CAPACITY - (DETENTION)	1,000
STORAGE RATIO	21m2/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.

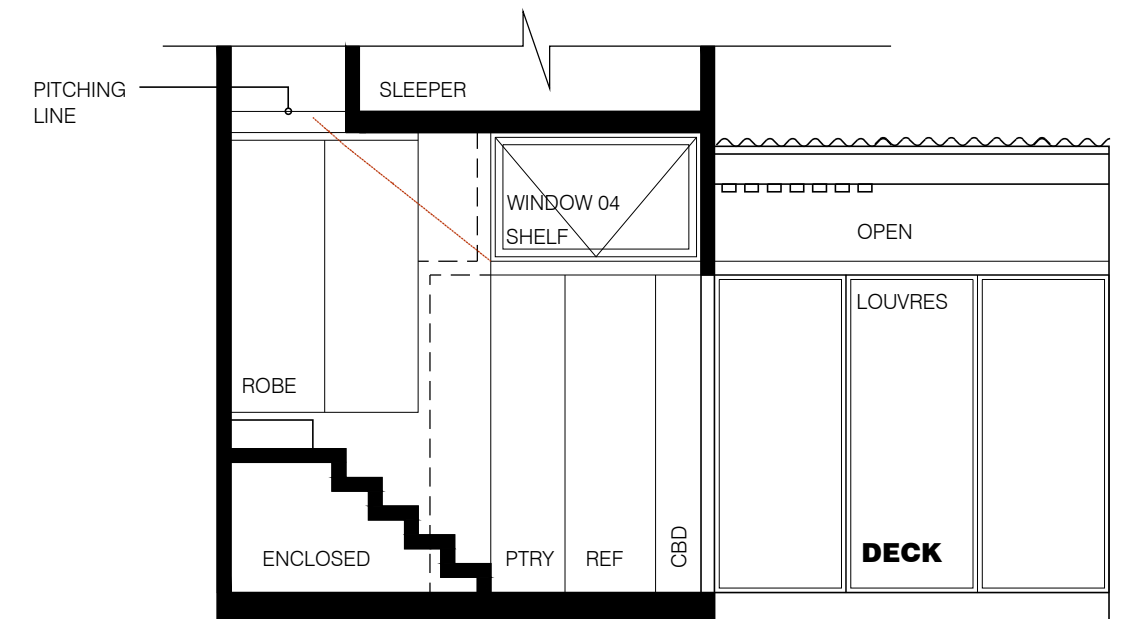
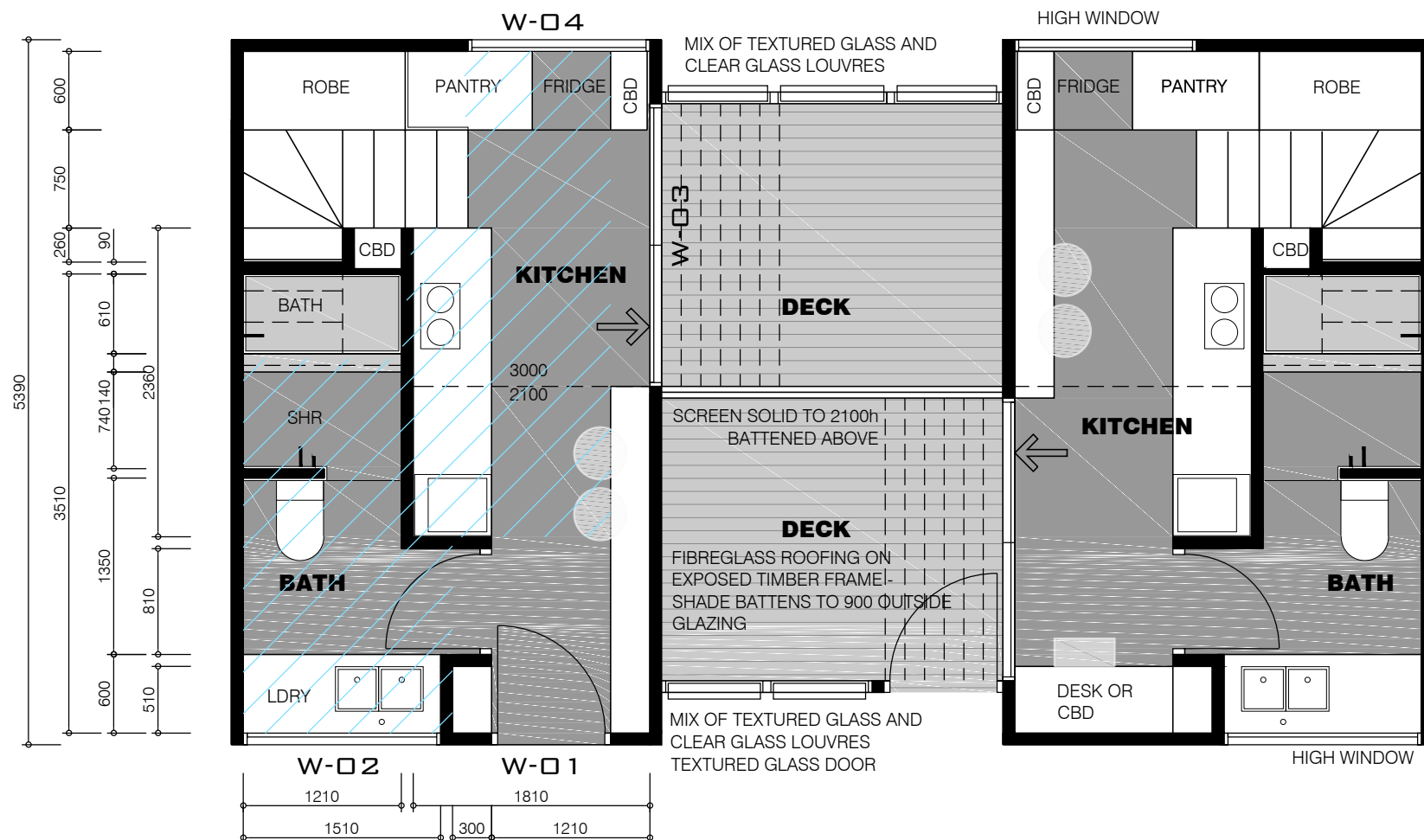
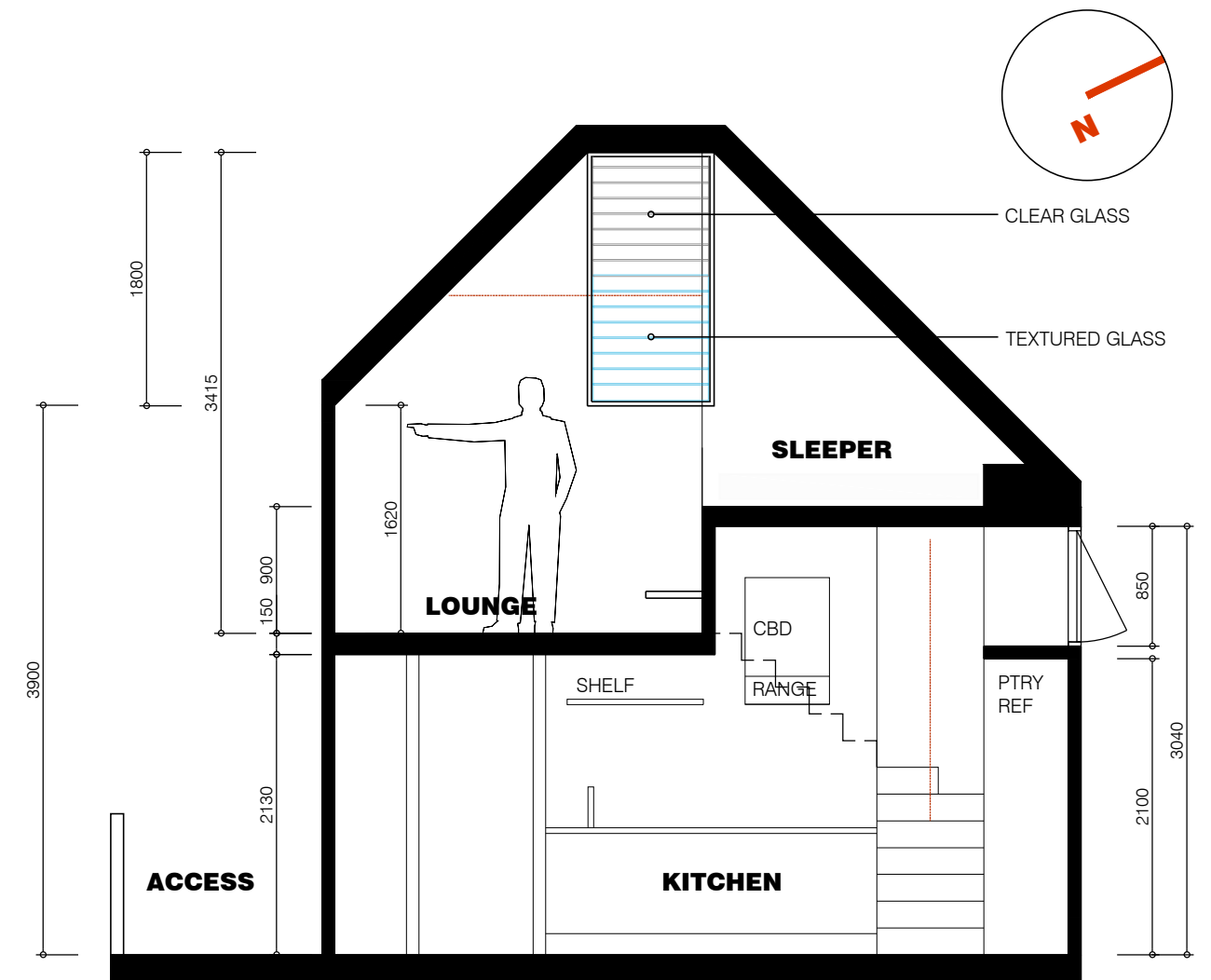


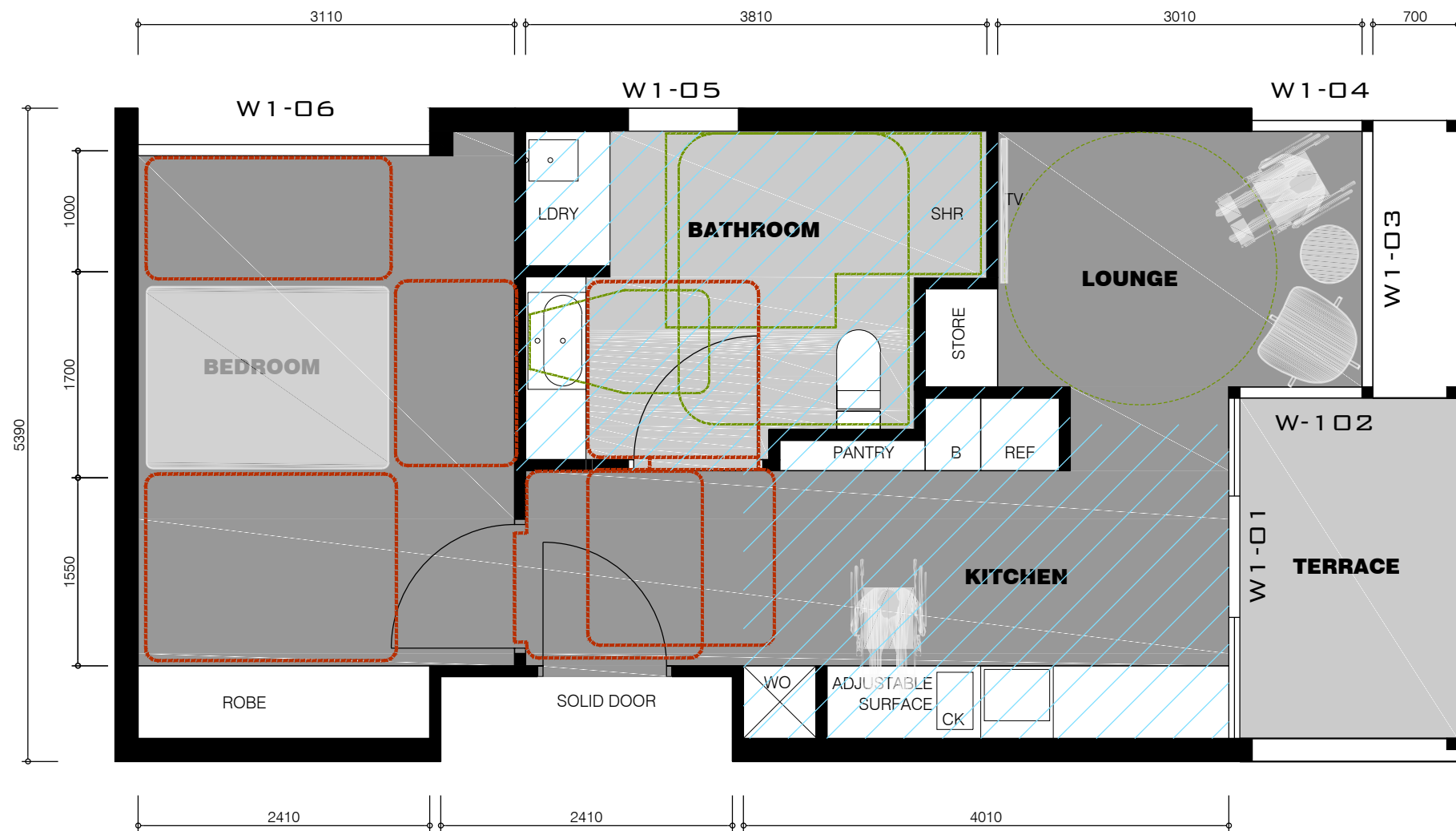
ROOF PLAN AND STORMWATER CONCEPT

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

1800X900 LOUVRE WINDOW.
WINDOW POSITIONS TO LIMIT VIEWING
INTO NEIGHBOURING LODGER ROOM.
TEXTURED GLASS LOUVRES TO LOWER
HALF - CLEAR TO UPPER.
ROLLER BLIND OR CURTAIN INTERNALLY

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



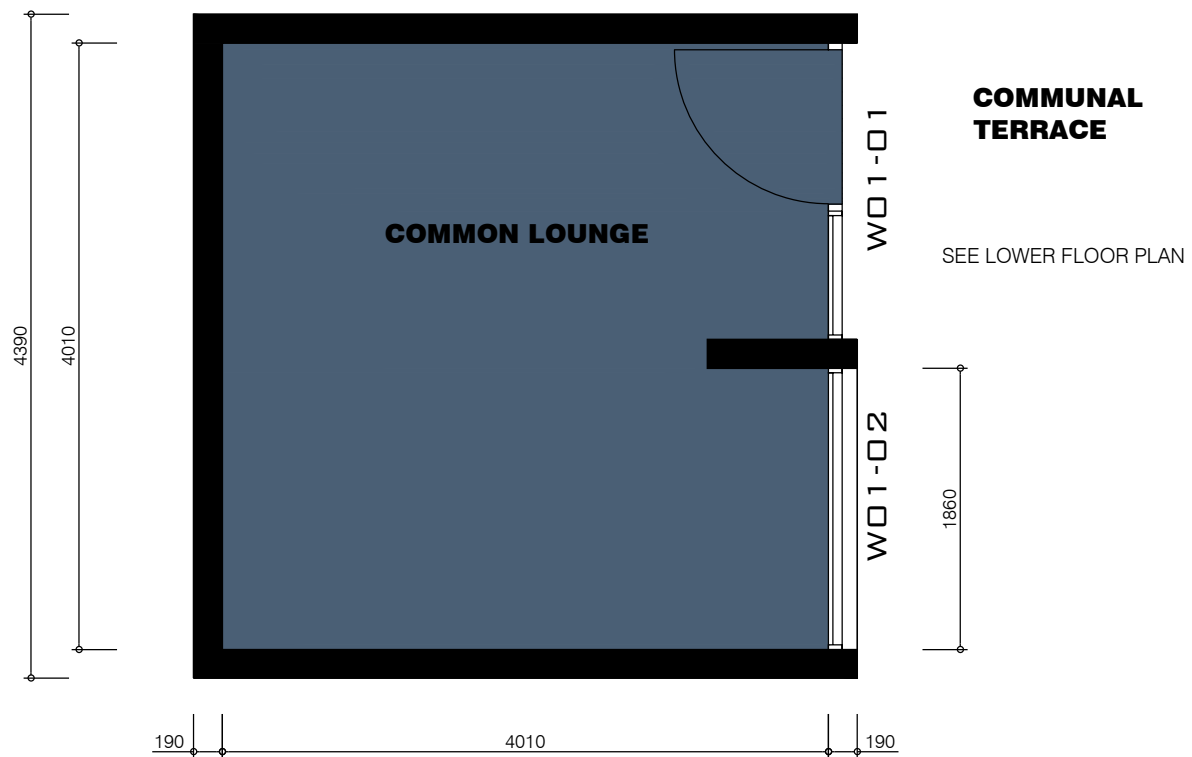


ACCESSIBILITY

AS1428.1 ACCESS AND BATHROOM
SDA 'FULLY ACCESSIBLE'

AREAS

TOTAL GFA	46
KIT-BATH	21
BALANCE	25



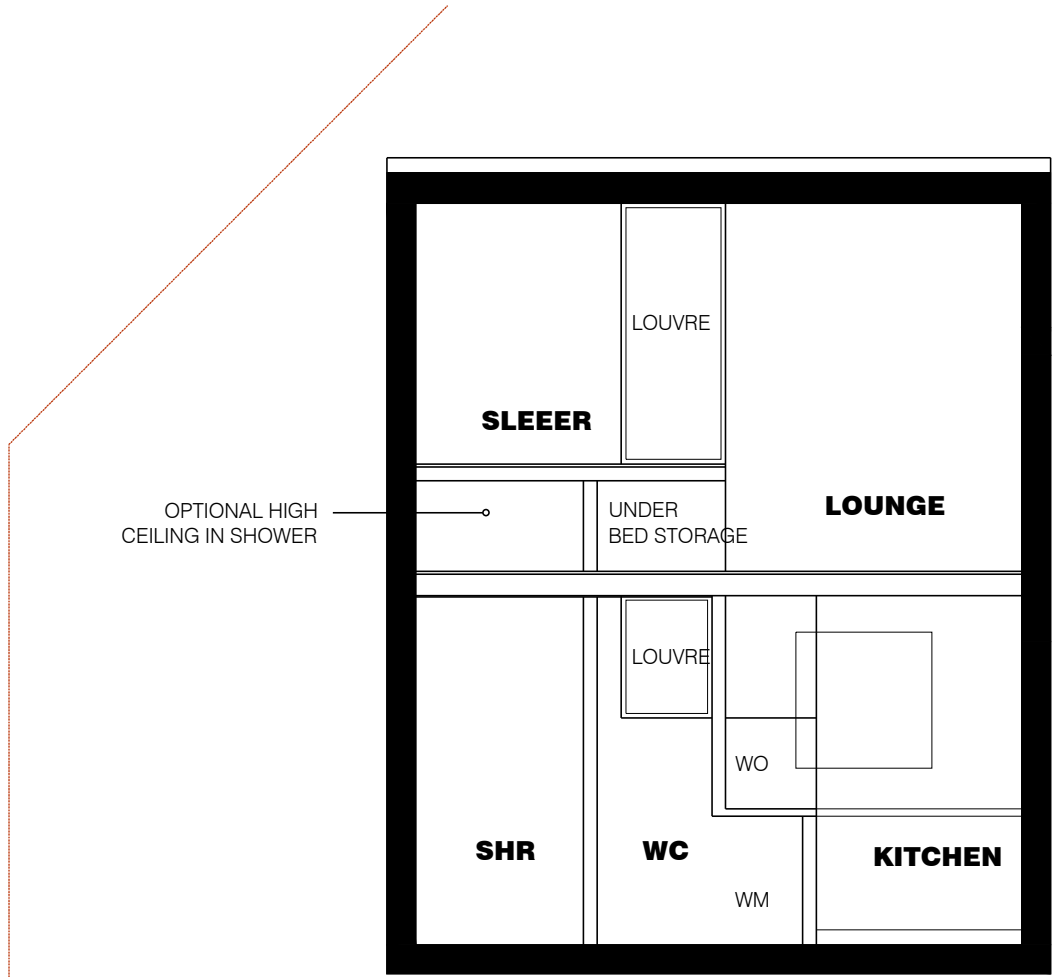
WINDOW SCHEDULE - LODGER 10

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	LOUVRES	LV-LV	1500	1700	CLR	Y

DETAILED ACCESSIBLE LODGER & COMMON ROOM



LODGER 9 NOTES

UPPER FLOOR AND KIT
& BATH AS PER TYPICAL
LODGER

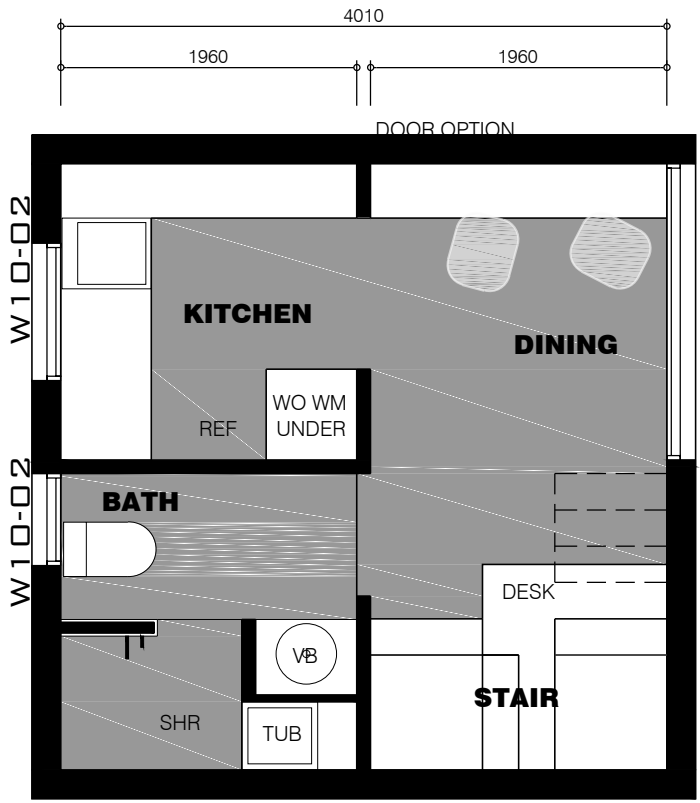
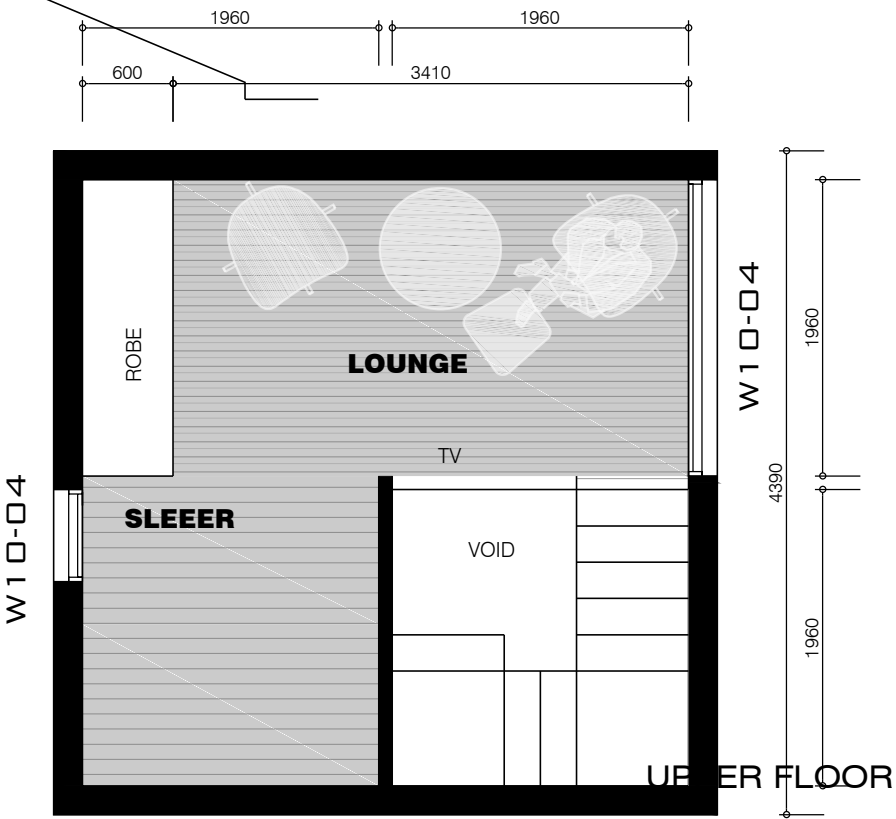
AREAS LODGER 9

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

AREAS LODGER 10

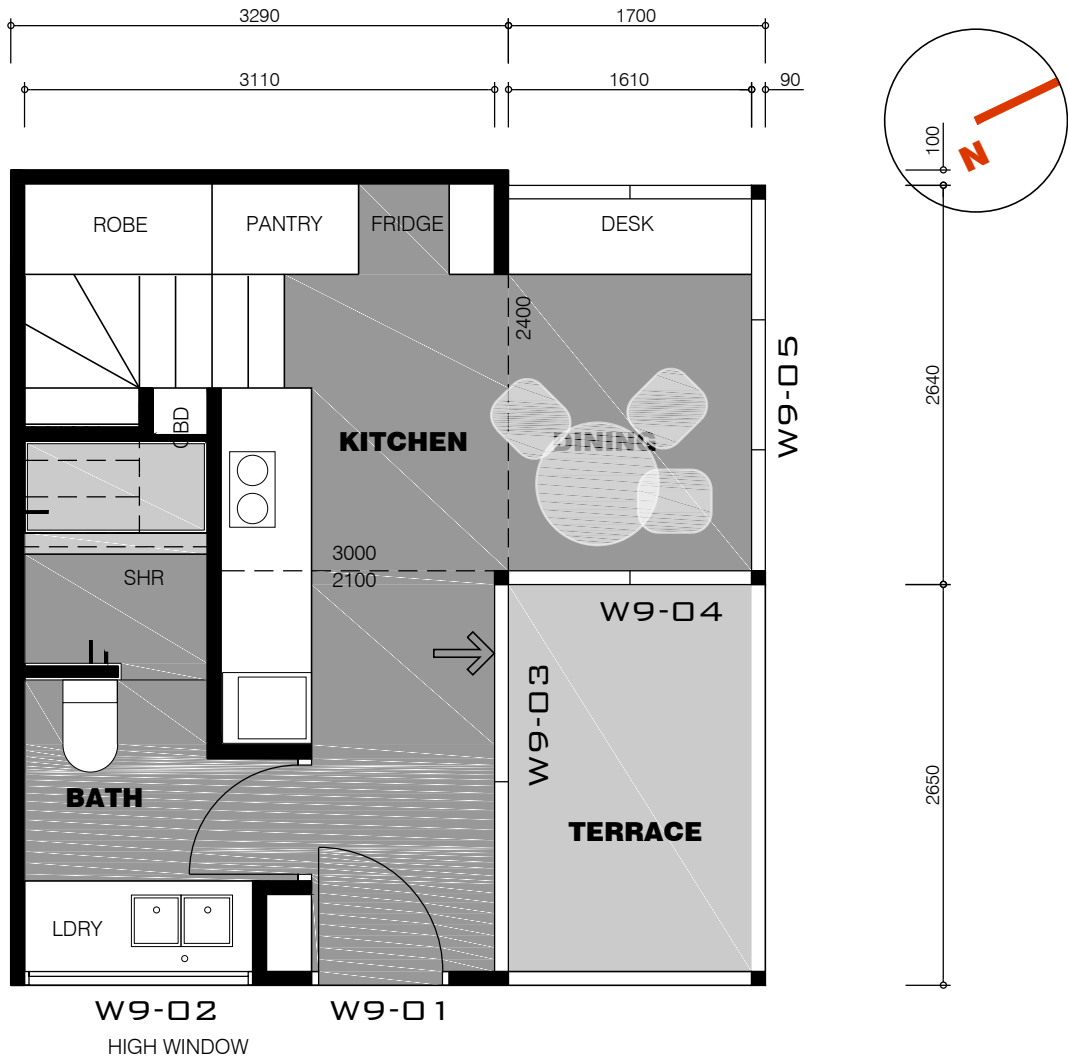
LOWER FLOOR	16
UPPER FLOOR	10
TOTAL(GFA)	26
KIT-BATH	8
BALANCE	18 (16-25 REQD)

RL7.50



TERRACE
SEE UPPER FLOOR PLAN

LOWER FLOOR



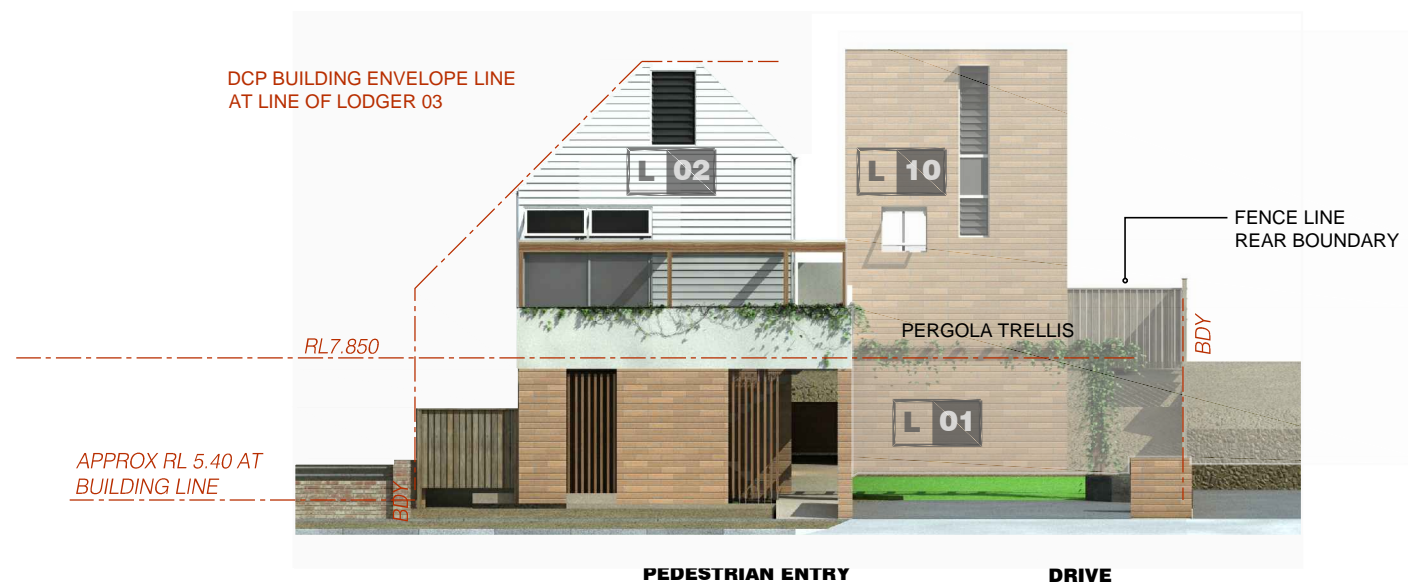
WINDOW SCHEDULE - LODGER 2-8

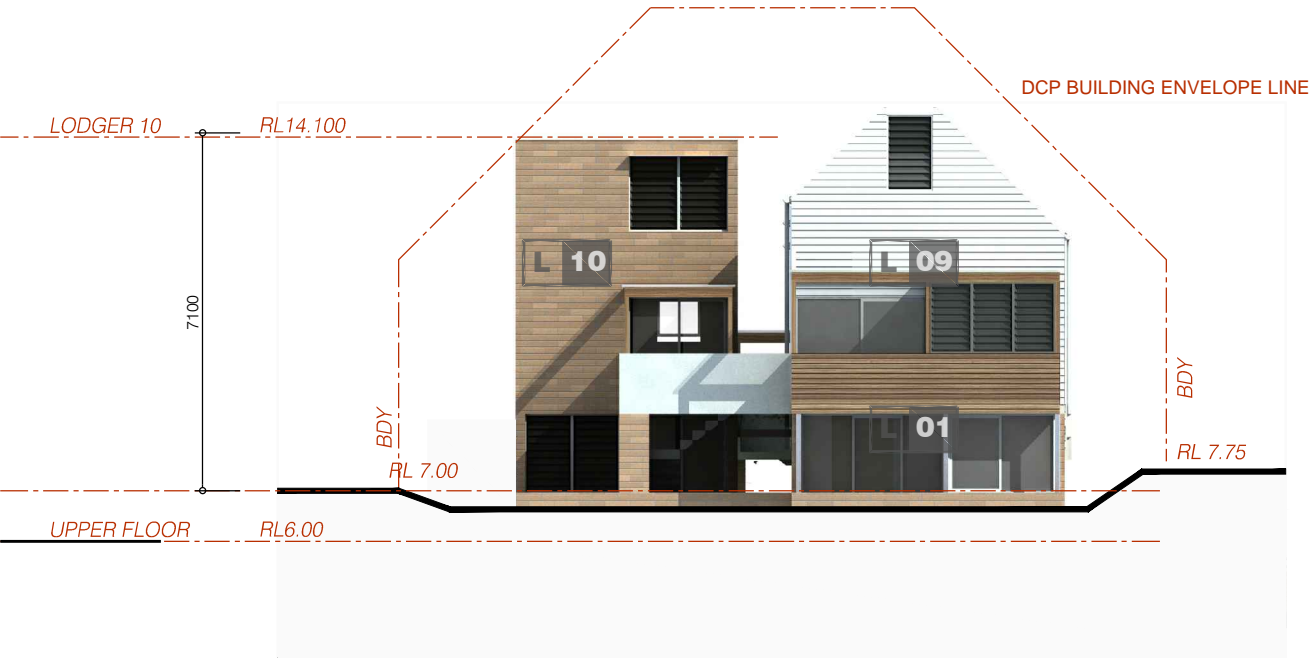
ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W9-01	SWING DOOR	HD	2100	900	CLR	N
W9-02	FIXED VENTED	FL-V	300	1500	TX	N
W9-03	SLIDING DOOR	FL-SL	2100	2100	CLR	Y
W9-05	LOUVRE	LV	1800	900	TX-CLR	Y
W9-07	SLIDING DOOR	SL-FL	2400	1600	CLR	Y
W9-08	LOUVRES	LV-LV-LV	1500	2400	TX-CLR	Y
W9-09	LOUVRES	LV-LV	1500	1600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

WINDOW SCHEDULE - LODGER 10

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W10-01	SWING 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

DETAILED TYPICAL LODGER







PERSPECTIVE VIEW



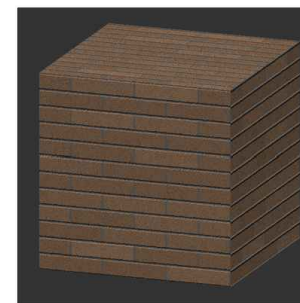
NORTH-EAST VIEW



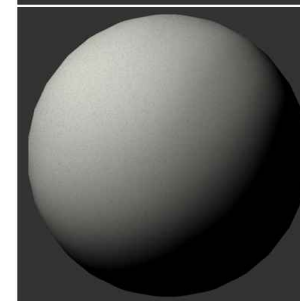
SOUTH-WEST VIEW



SOUTH-EAST VIEW

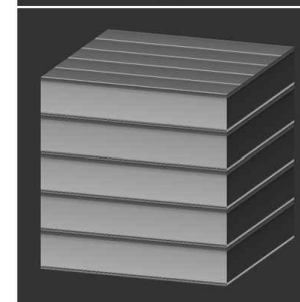


MASONTY
HALF HEIGHT CONCRETE
BLOCK. EARTH



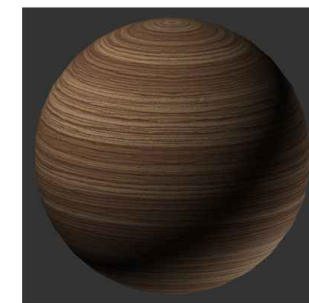
RENDERED CONCRETE
WHITE SAND / CEMENT
RENDER

UPPER FLOOR MASONRY
UPSTANDS

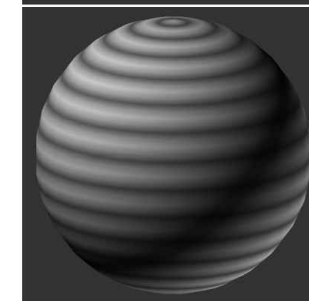


PAINTED BOARDS
OFF-WHITE
WEATHERBOARDS

UPPER FLOOR WALLS

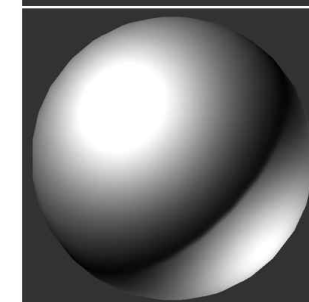


TIMBER
SELECTED AUSTRALIAN
HARDWOOD - OILED
PERGOLAS, SCREENS &
DECKS



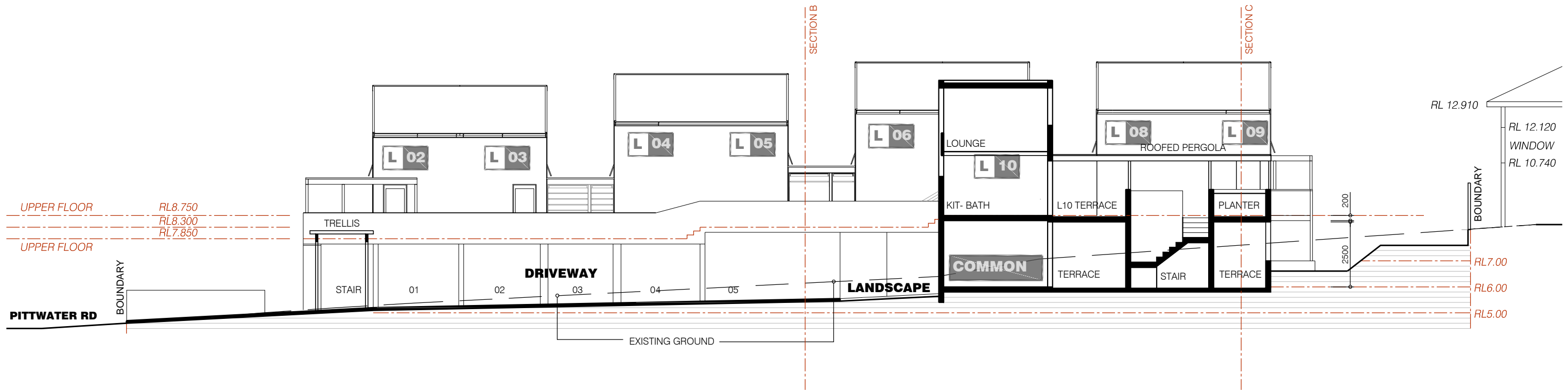
PROFILED STEEL
LIGHT GREY COLORBOND
PROFILED STEEL

ROOFING & FLASHING

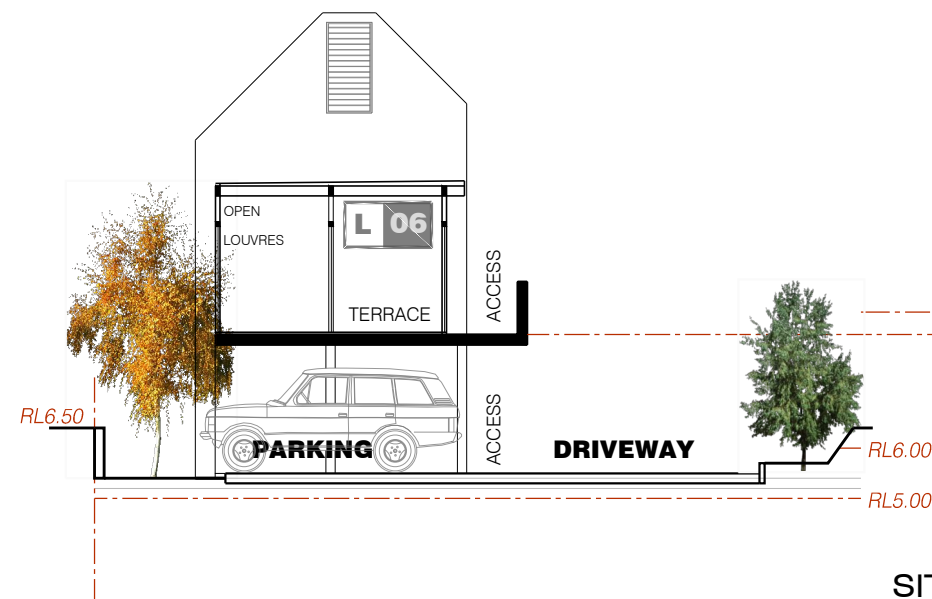


ANNODISED ALUMINIUM
WINDOW FRAMES

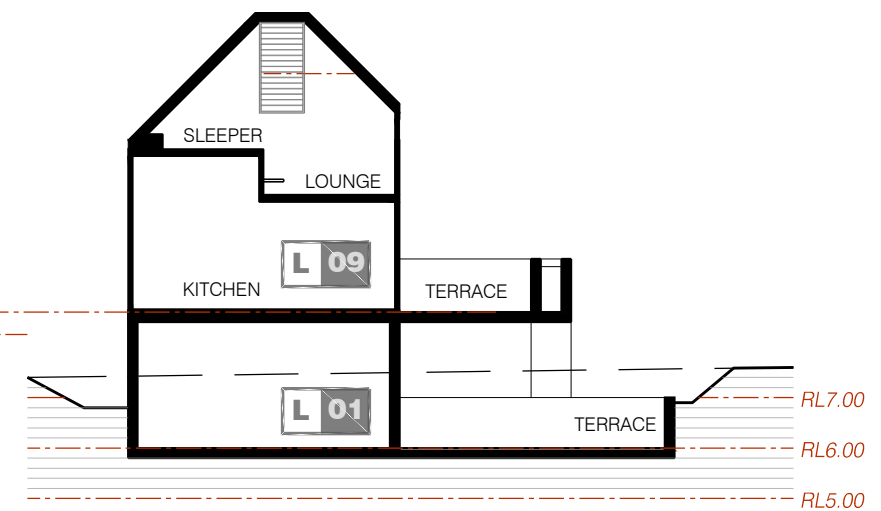
EXTERNAL FINISHES



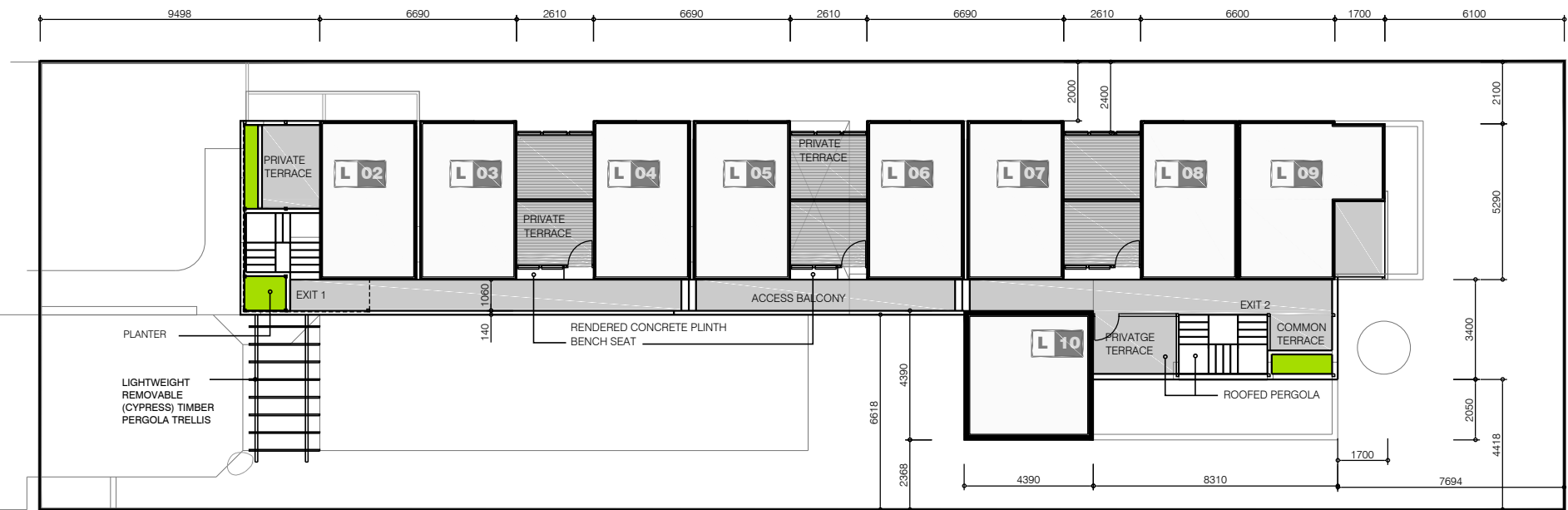
SITE SECTION 1

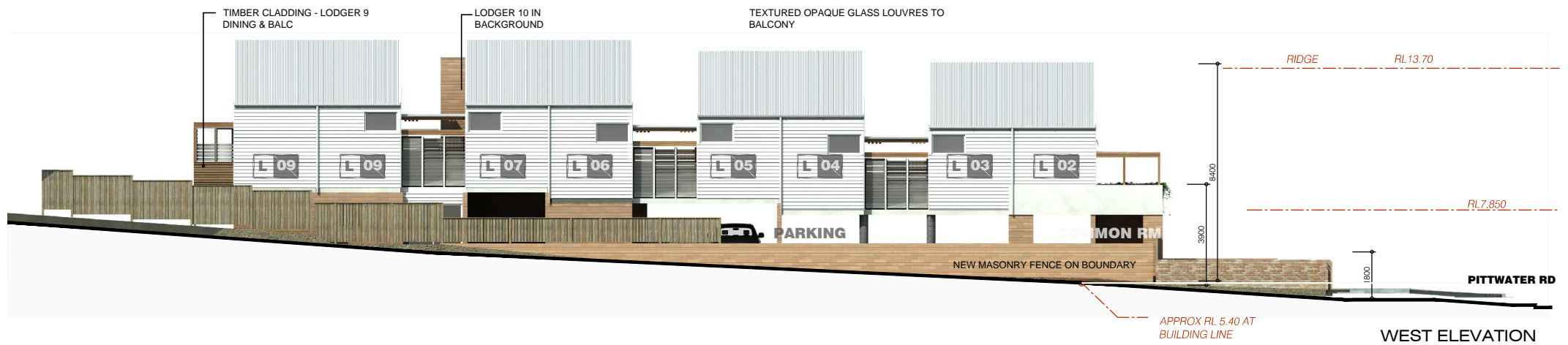


SITE SECTION 2



SITE SECTION 3





SOUTH ELEVATION (PITTWATER)

NORTH ELEVATION (REAR)

NOTIFICATION ELEVATIONS 2



NOTIFICATION ELEVATIONS 1