

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
		SYZYGIVM 'CASCADE	LILLY PILLY CASCADE

SHRUBS AND SCREEN PLANTING

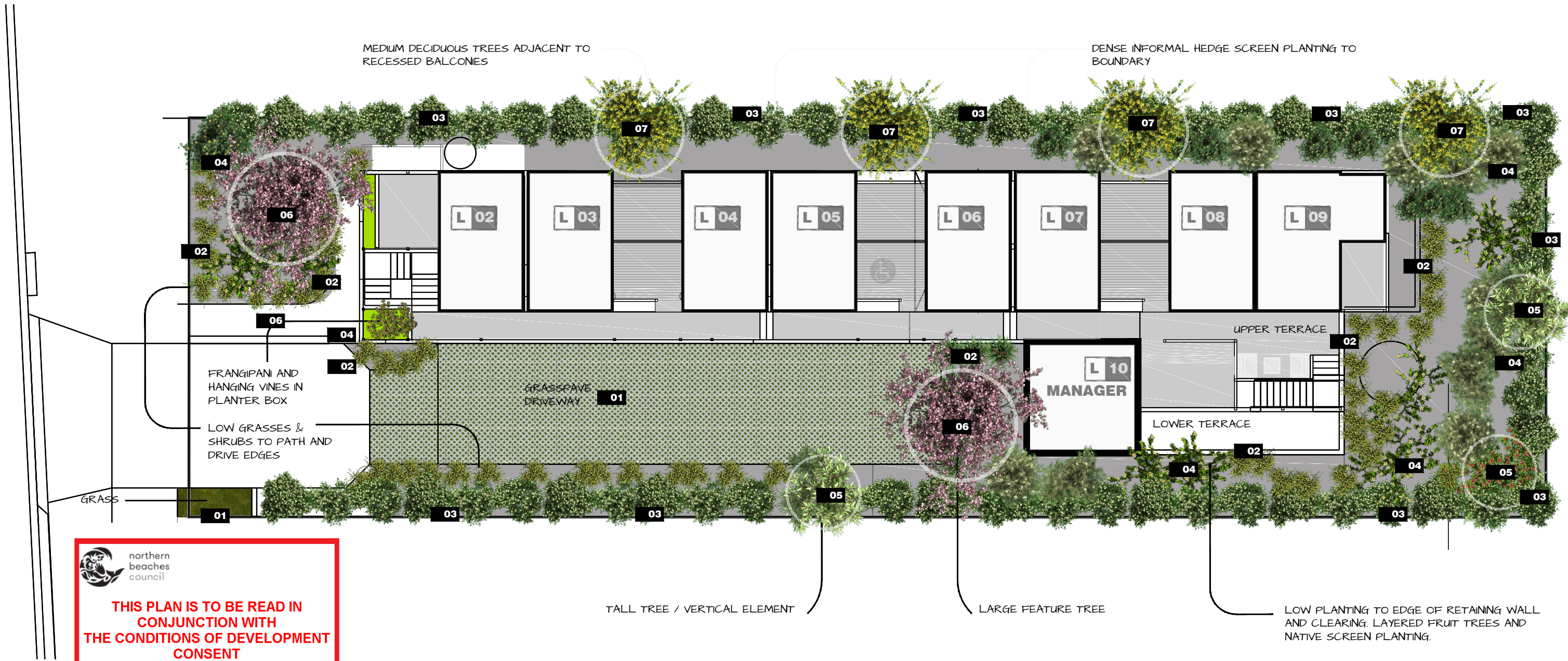
CATEGORY	BOTANICAL	COMMON	NOTES
04	SHRUBS & SCREEN PLANTING 2-3M	BANKSIA ERICIFOLIA	HEATH BANKSIA
		ACACIA FLORIBUNDA	WHITE SALLY WATTLE
		ACACIA LONGIFOLIA	BEACH SALLY WATTLE
		CALLIATEMON PACHYPHYLLUS	CRIMSON BOTTLEBROSH
		GREVILLEA BANKS + VAR	BANKS GREVILLEA + OTHERS
		LEPTOSPERMUM LIVERSIDGEI	LEMON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

TREES

05	MEDIUM TREES (6-10M)	CUPANIOPSIS ANACARDIODES 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	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

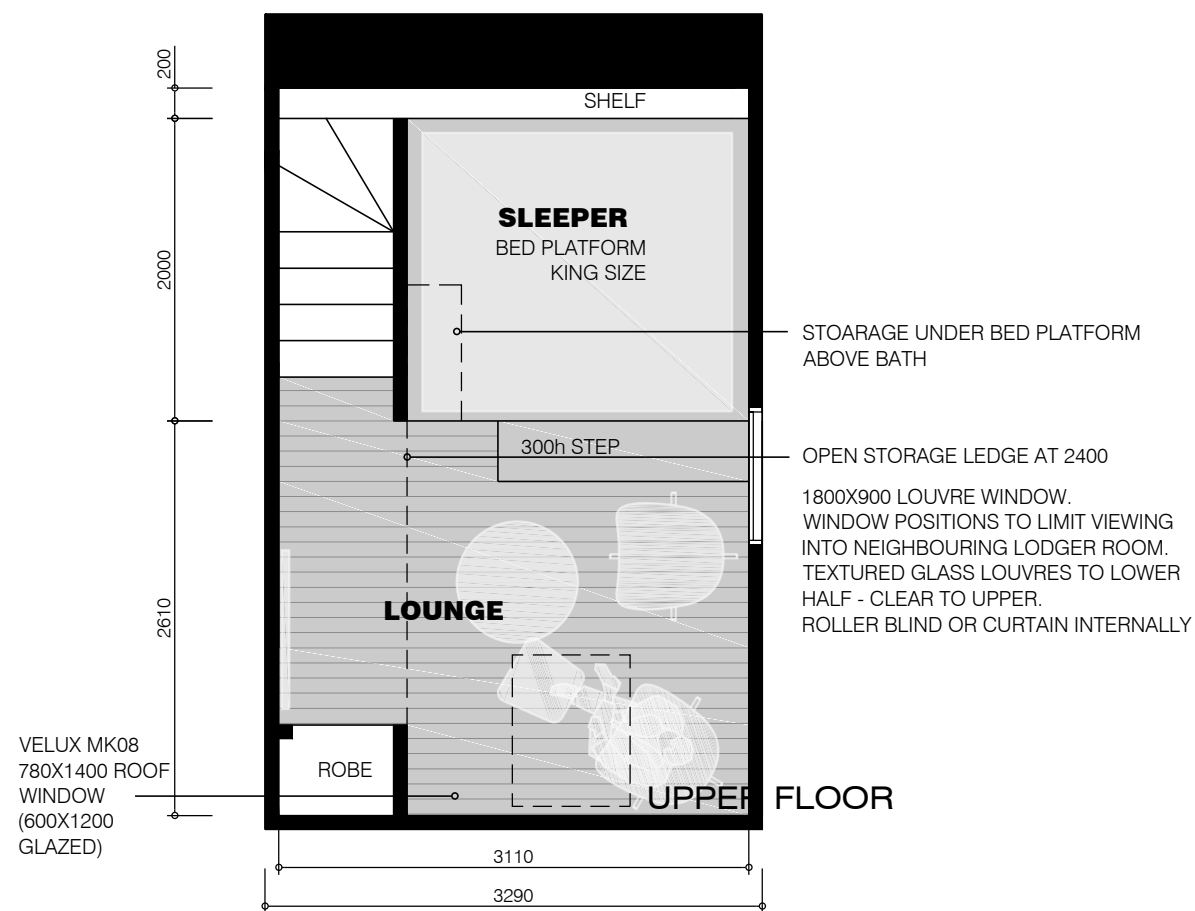
DRIVE - GRASSPAVE	100 DEEP CONCRETE GRASSPAVE
DRIVE	STANDARD GREY CONCRETE
PATHS	COLOURED CONCRETE WITH STAMPED COBBLE OR PAVER PATTERN
GARDENS	MIN 100MM THICK LOCAL NATIVE MULCH



 northern beaches council

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

MOD2021/0521



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

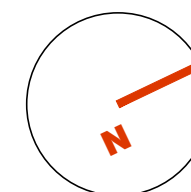
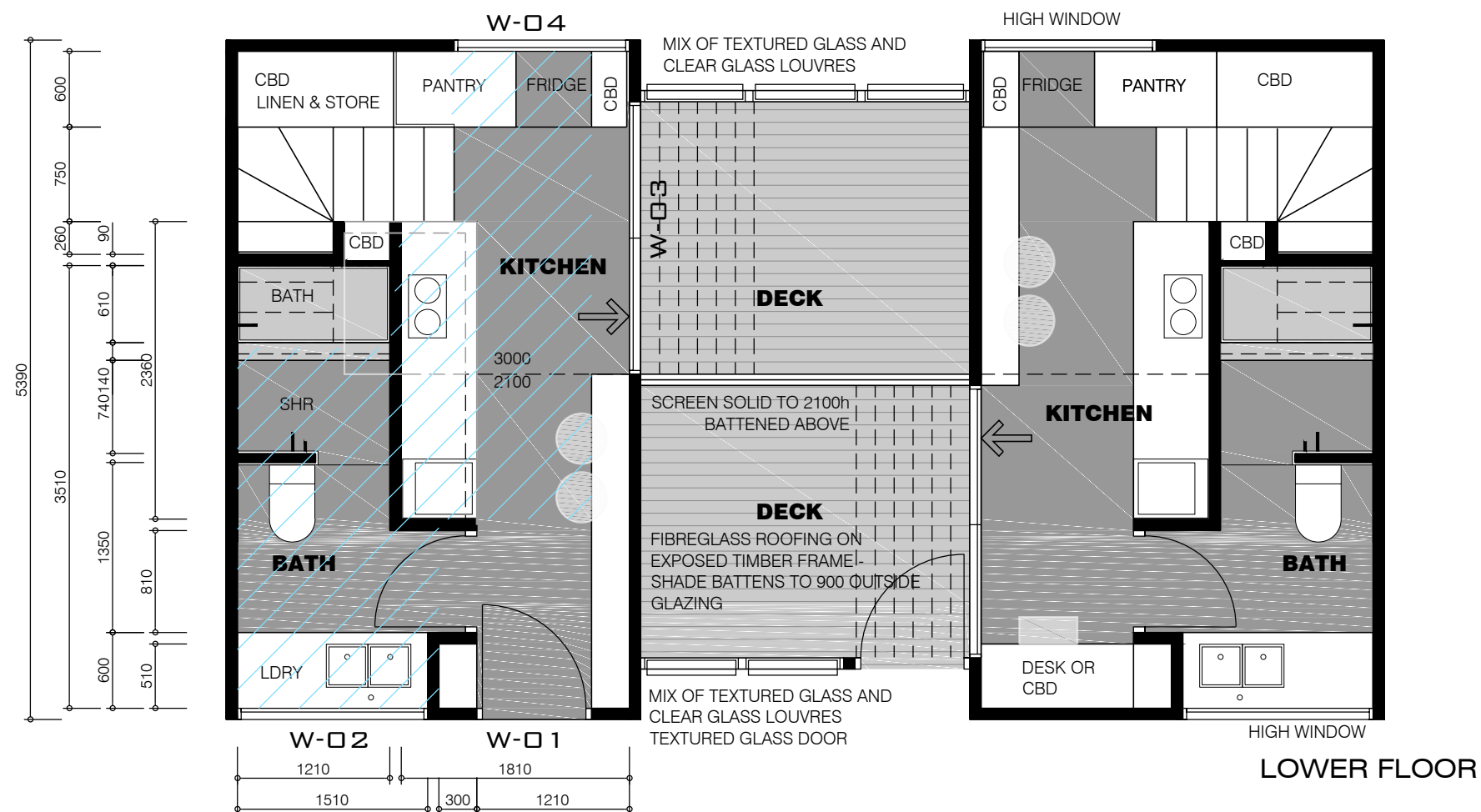
NCC CEILING HEIGHTS

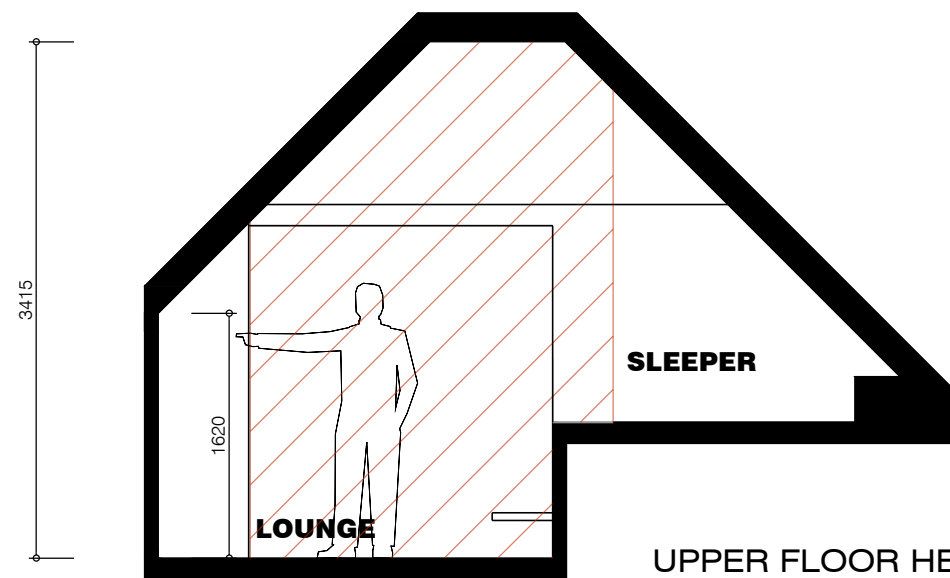
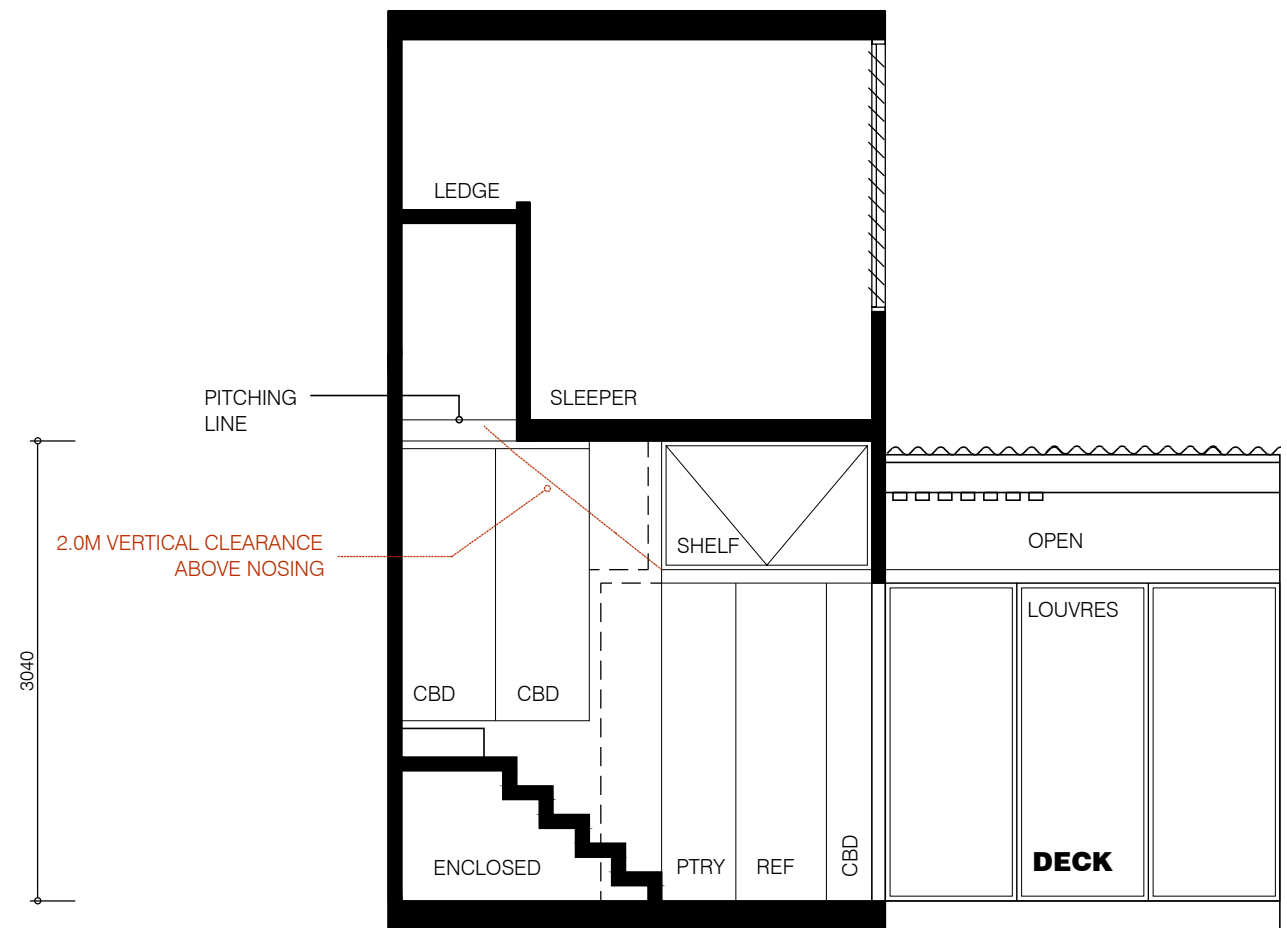
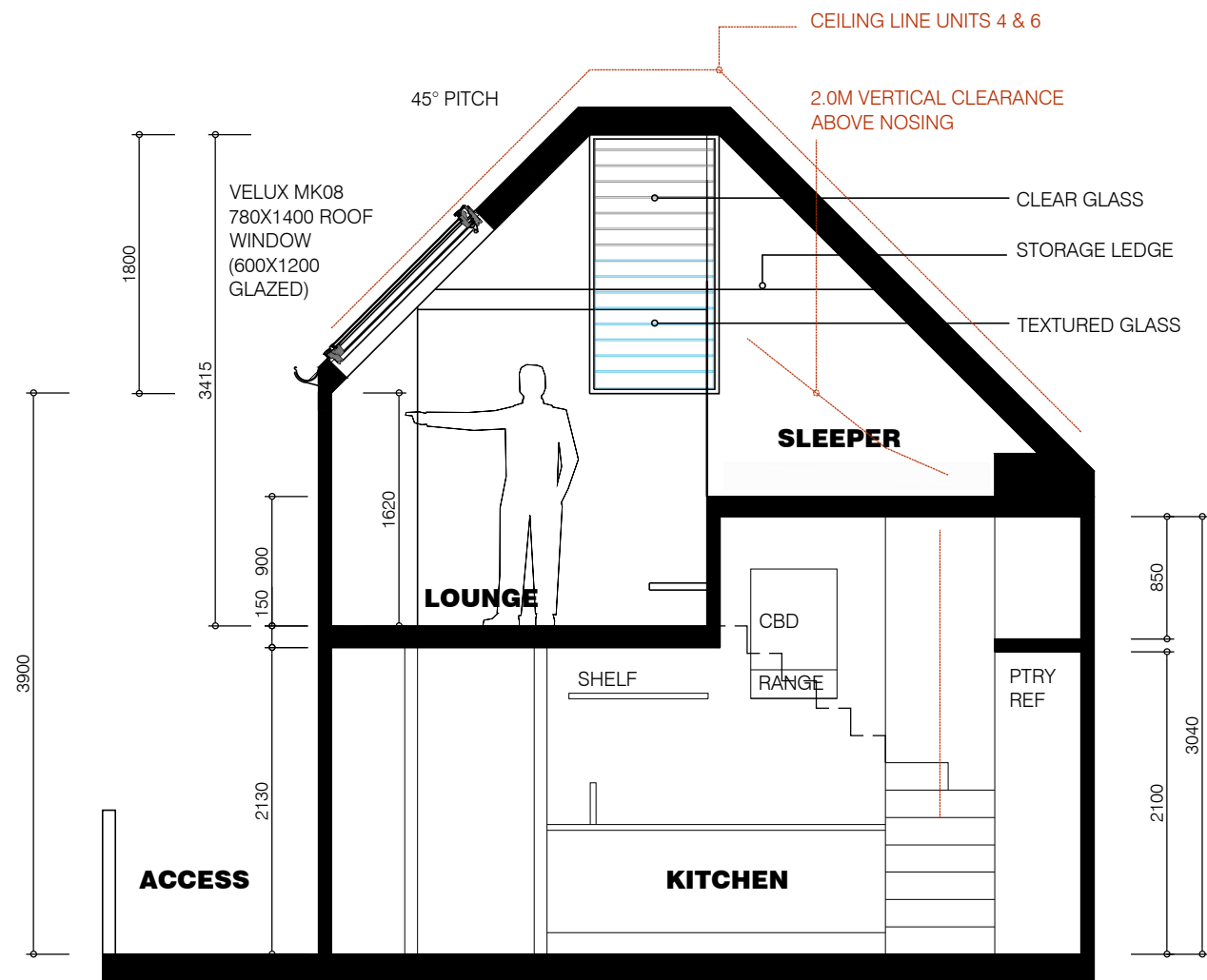
F3.1 Height of rooms and other spaces	REQD	PROPOSED
KITCHEN & BATHROOM.	2.1M	2.1M - 3.0M
ATTIC LOUNGE (RAKED CEILING)	2.2M FOR 2/3*	1.6 TO 3.4 RAKED*
STAIR	2.0M OFF NOSING	MIN 2.05M

*ACHIEVES NCC COMPLIANCE. SEE CALC DRAWING

AREAS

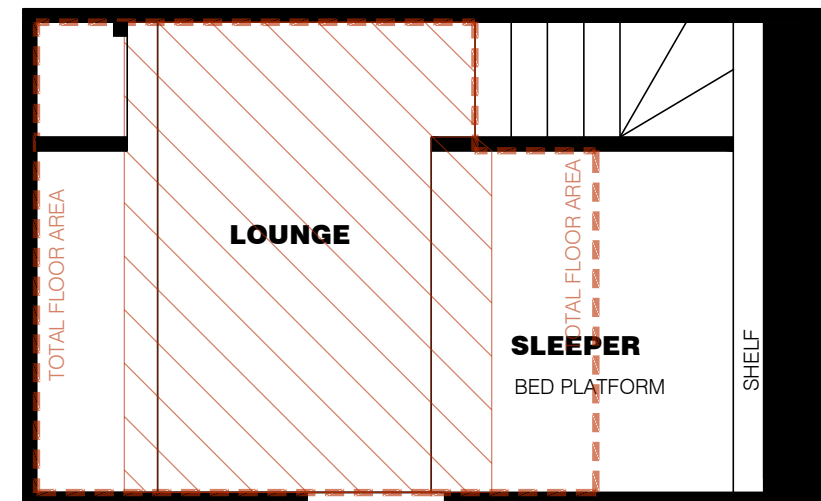
LOWER FLOOR	16
UPPER FLOOR	11
TOTAL(GFA)	27
KIT-BATH	9
BALANCE	18 (16-25 REQD)





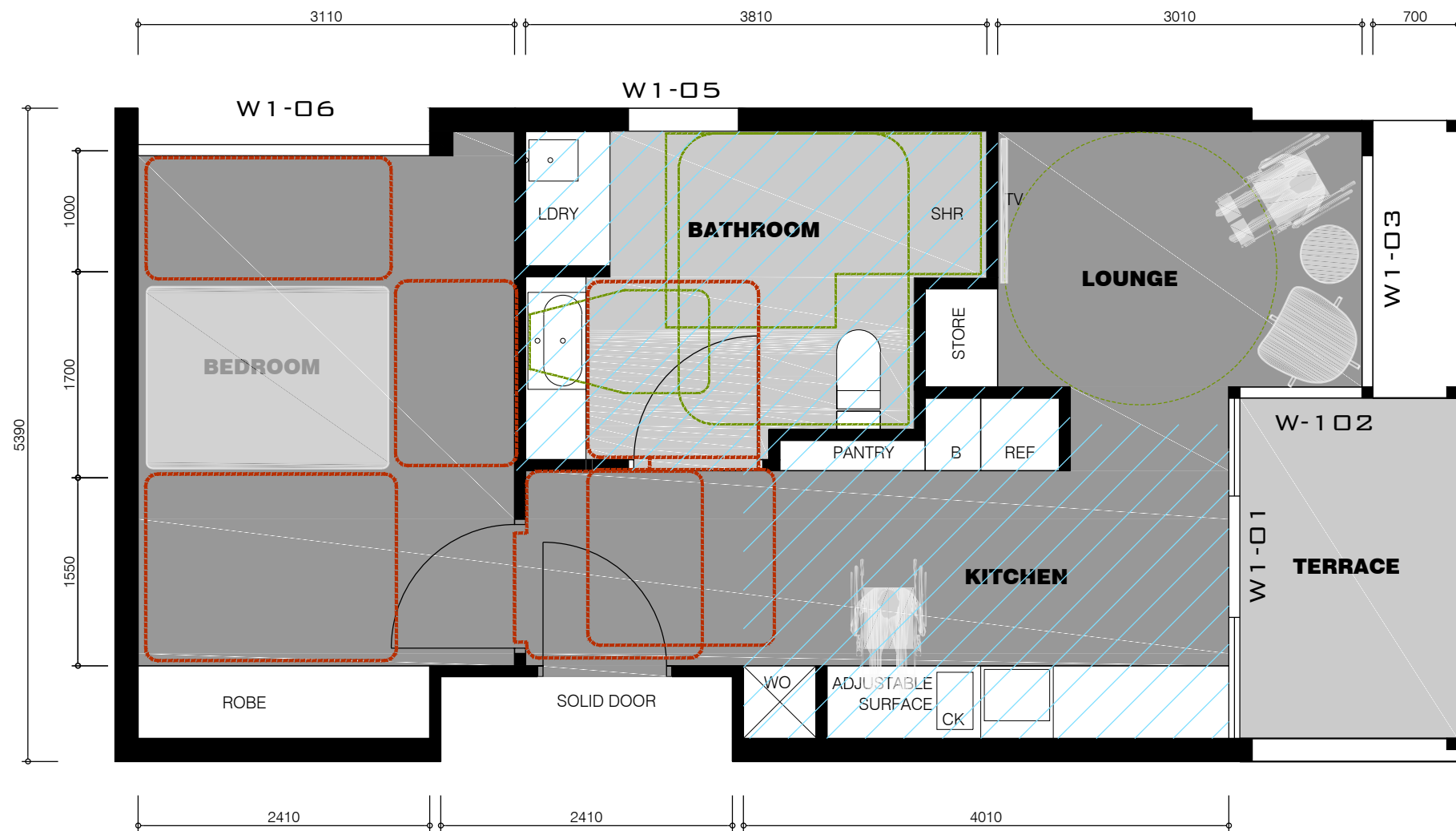
UPPER FLOOR HEIGHT COMPLIANCE

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



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

MOD2021/0521



ACCESSIBILITY

AS1428.1 ACCESS AND BATHROOM
SDA 'FULLY ACCESSIBLE'



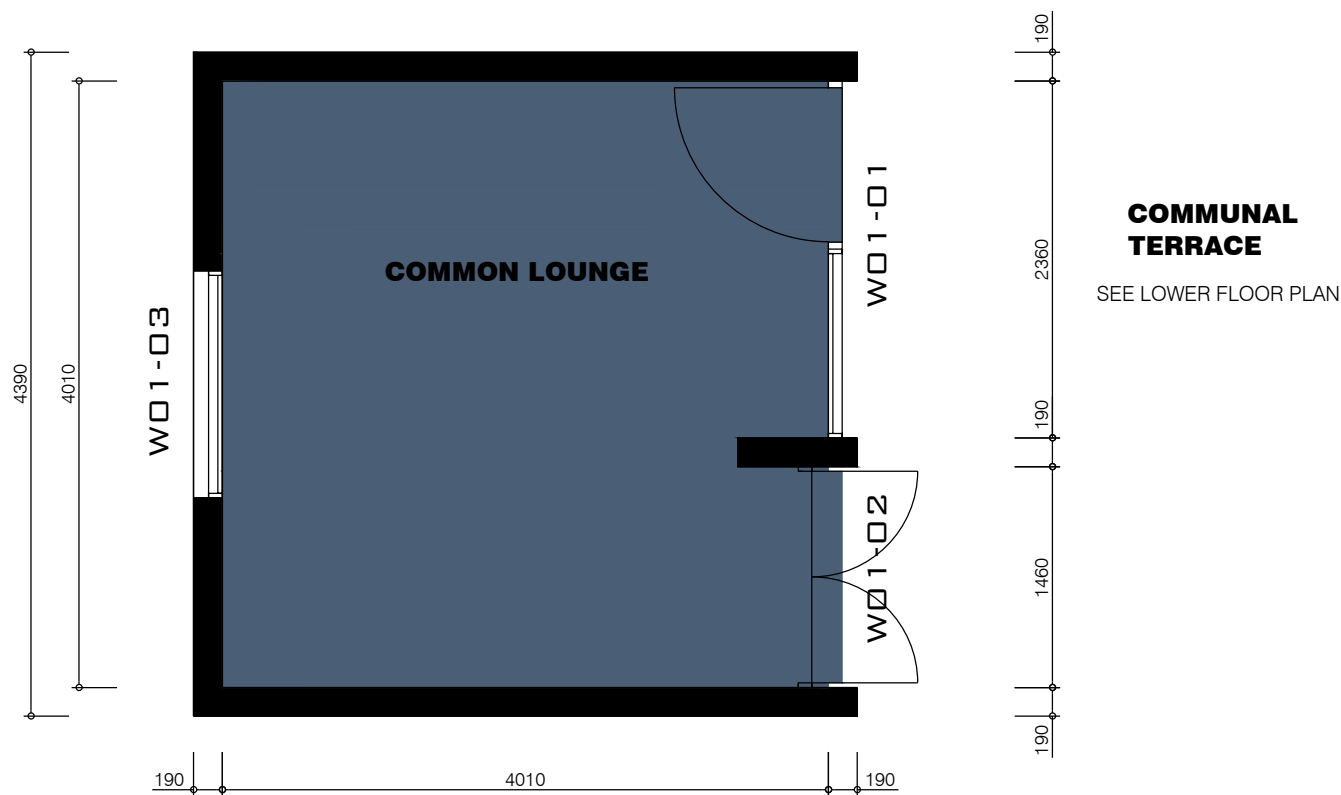
northern
beaches
council

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

MOD2021/0521

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	AREA
W0-01	SWING DOOR	HD	2500	1100	CLR	N	2.75
W0-01	SIDELIGHT	FL	2500	1200	CLR	N	3.00
W0-02	SWING DOORS	HD-HD	2500	1300	CLR	N	3.25
W0-03	AWNING	AW	1500	1500	CLR	Y	2.25
							11.25

DETAILED ACCESSIBLE LODGER & COMMON ROOM



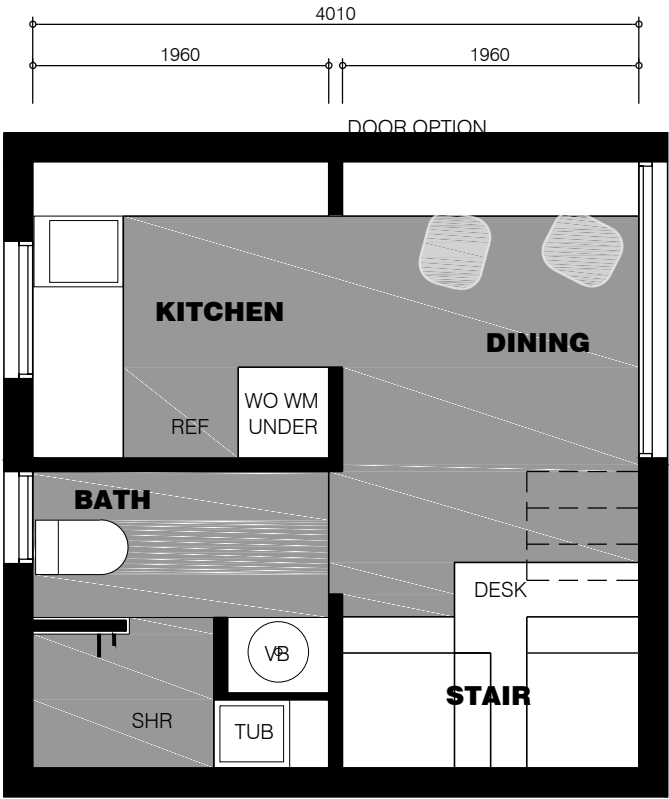
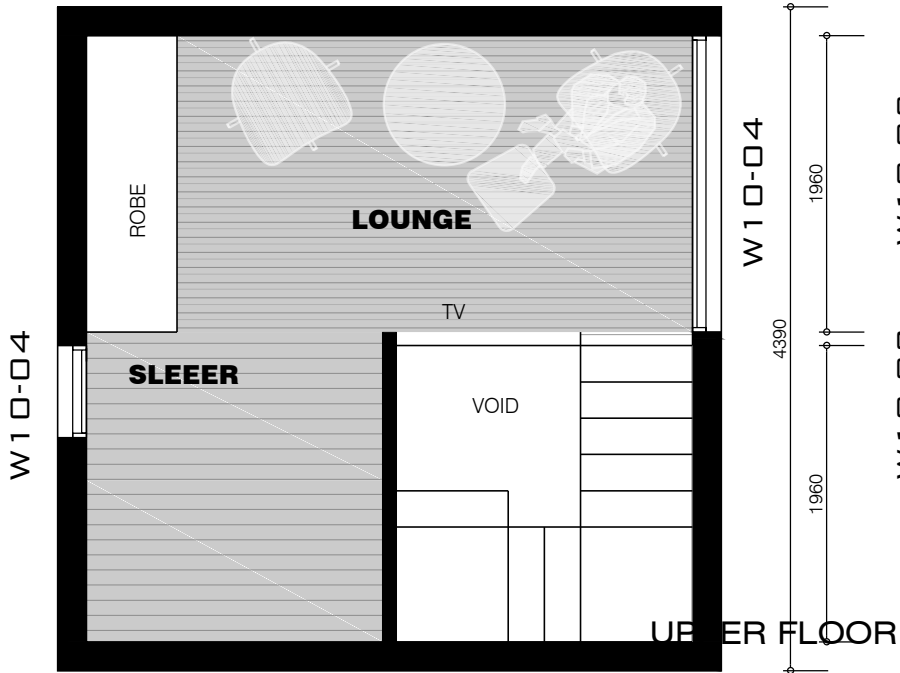
northern
beaches
council

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

MOD2021/0521

OPTIONAL HIGH
CEILING IN SHOWER

RL7.50



LODGER 9 NOTES

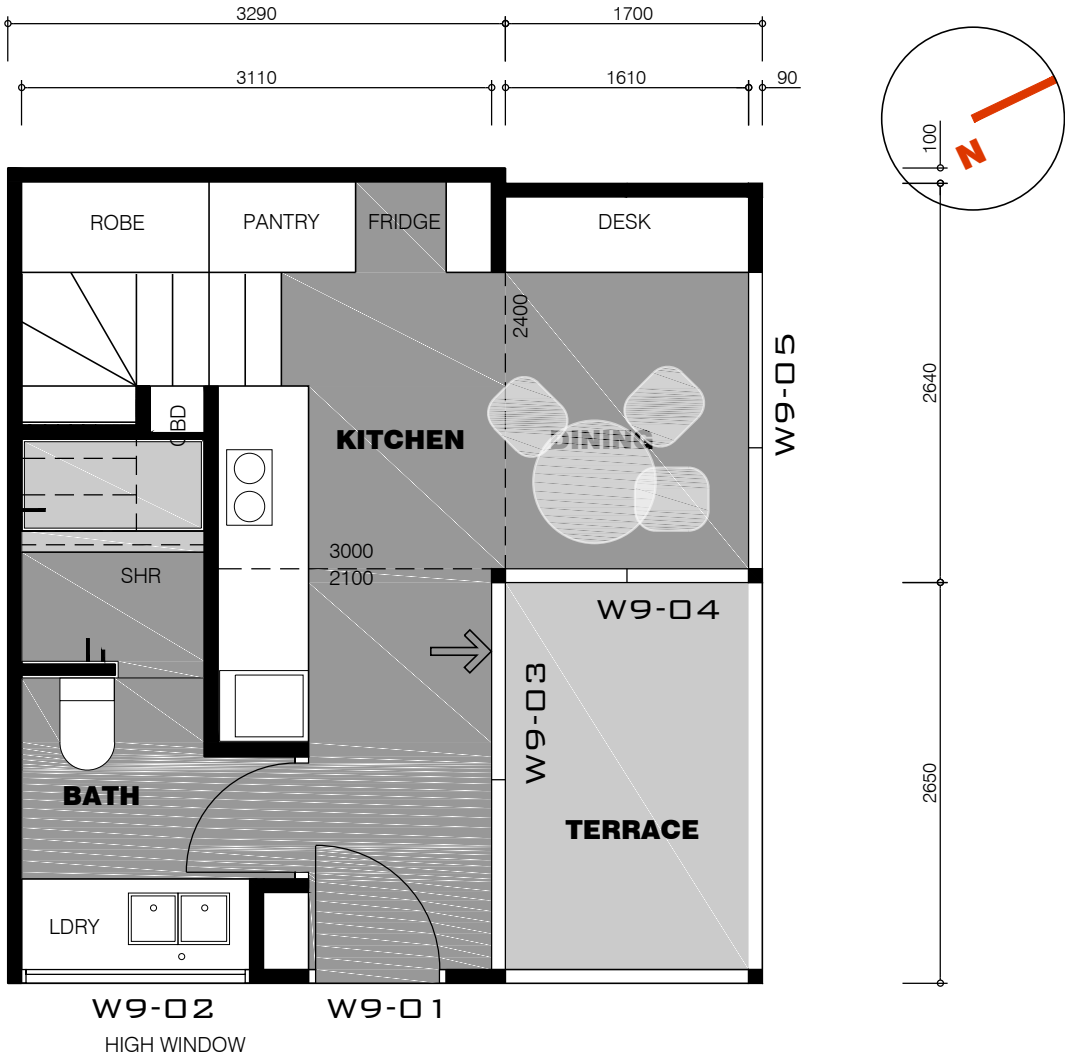
UPPER FLOOR AND KIT
& BATH AS PER TYPICAL
LODGER

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)

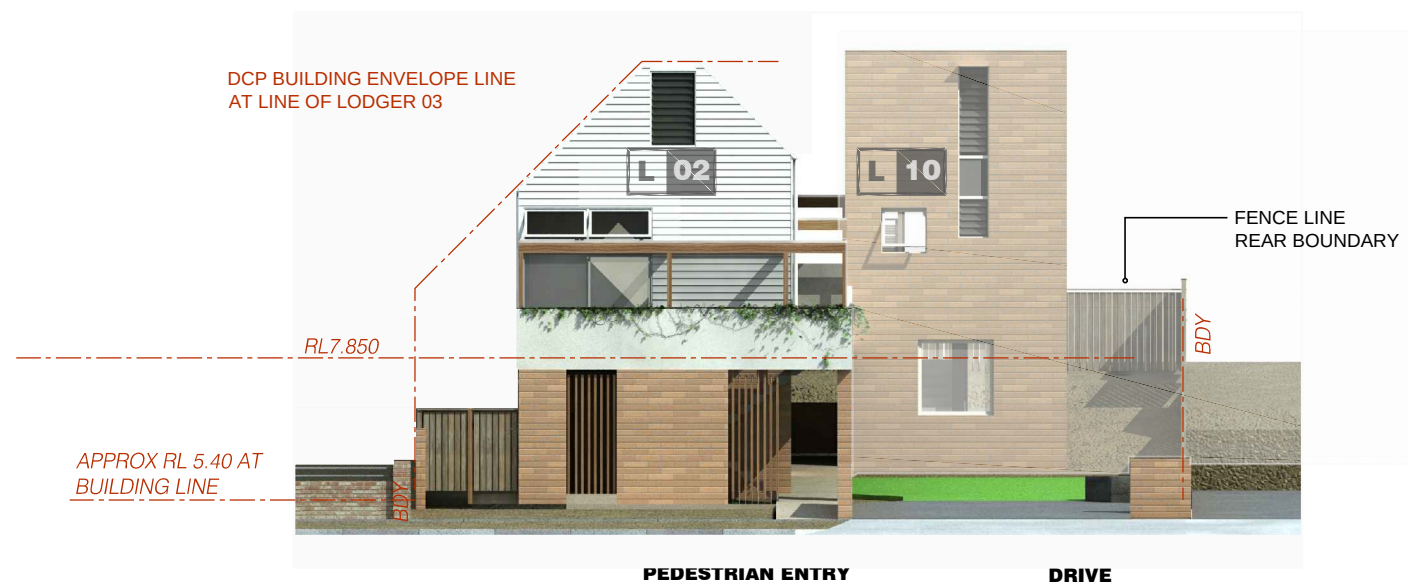


WINDOW SCHEDULE - LODGER 9

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



SOUTH ELEVATION (PITTWATER)





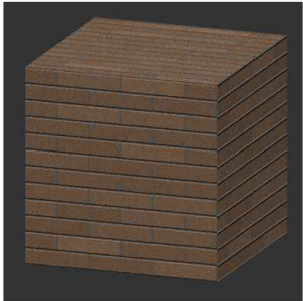
northern
beaches
council

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

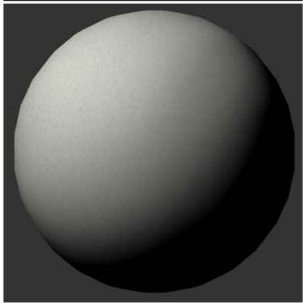
MOD2021/0521

NORTH ELEVATION (REAR)

SOUTH-EAST VIEW

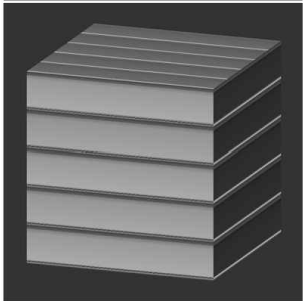


MASONTY
HALF HEIGHT CONCRETE
BLOCK. EARTH



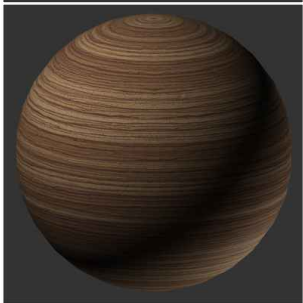
RENDERED CONCRETE
WHITE QUARTZ SAND /
CEMENT RENDER

UPPER FLOOR MASONRY
UPSTANDS

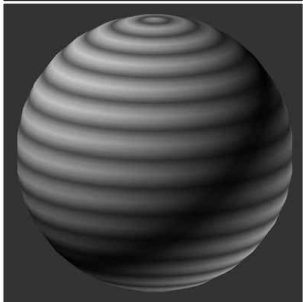


PAINTED BOARDS
OFF-WHITE
WEATHERBOARDS

UPPER FLOOR WALLS

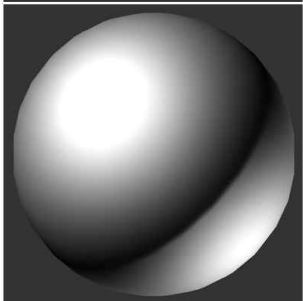


TIMBER
SELECTED AUSTRALIAN
HARDWOOD - OILED
PERGOLAS, SCREENS &
DECKS



PROFILED STEEL
LIGHT GREY COLORBOND
PROFILED STEEL

ROOFING & FLASHING



ANNODISED ALUMINIUM
WINDOW FRAMES

EXTERNAL FINISHES

MOD2021/0521



SITE SECTIONS



northern
beaches
council

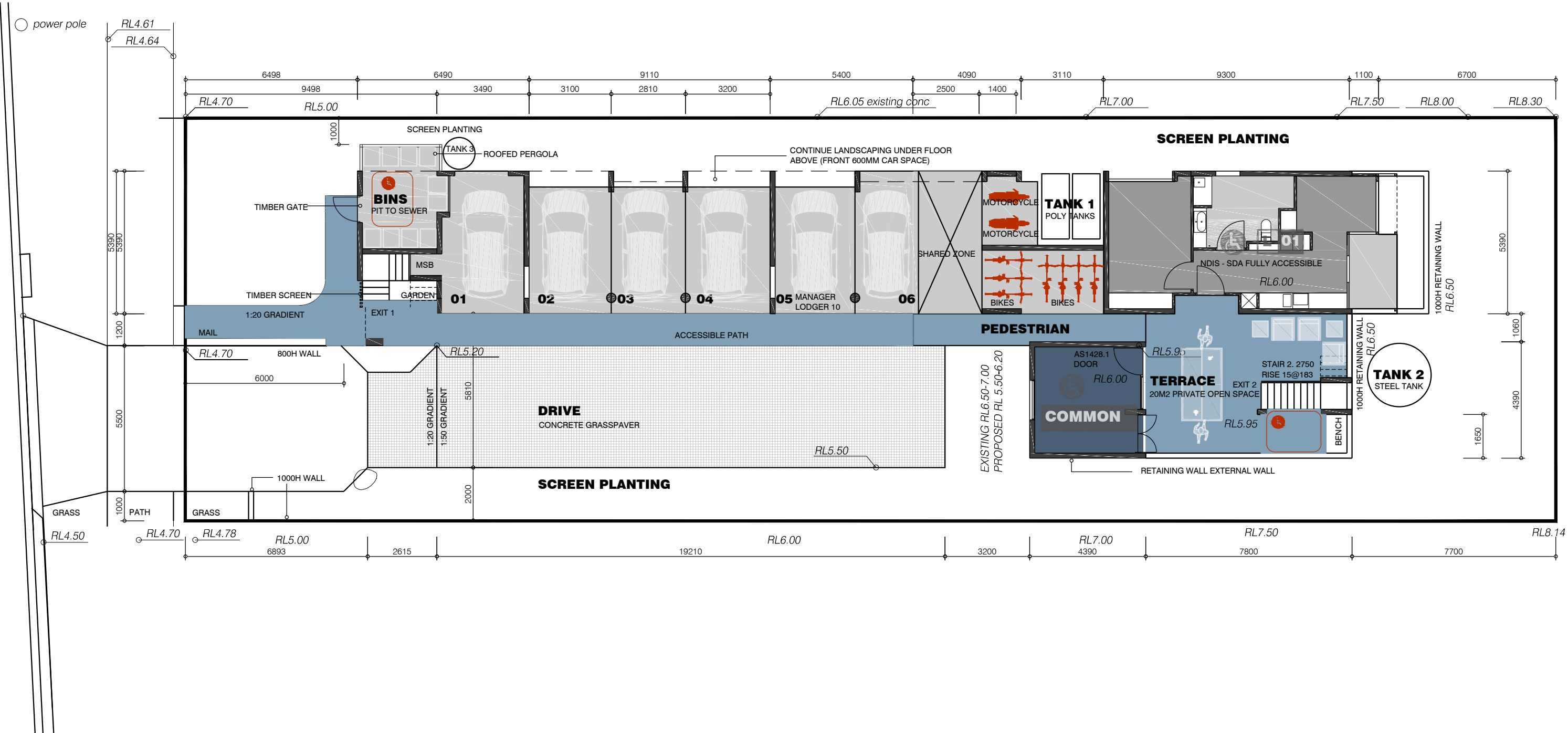
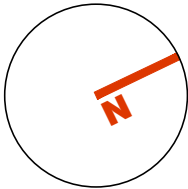
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0521

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



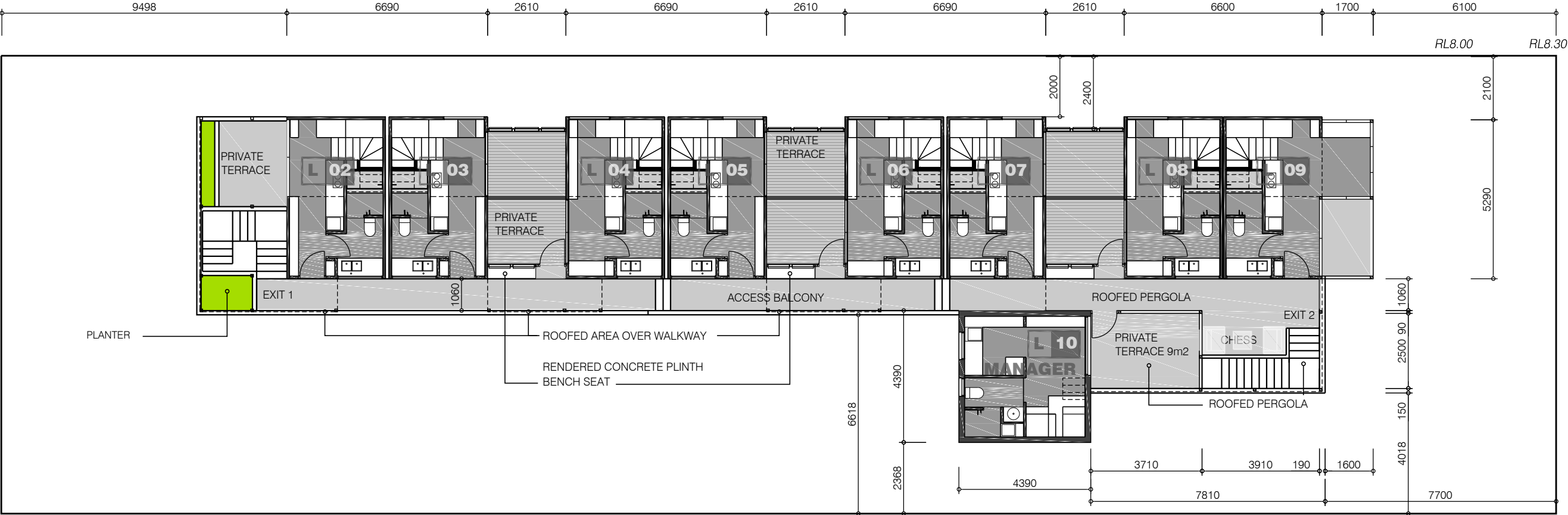
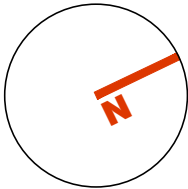
northern
beaches
council

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

MOD2021/0521

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



 northern
beaches
council

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

MOD2021/0521

KEY

- 

CATCHMENT - UPPER ROOF
DIRECTED TO TANKS (140 REQD BASIX)270M2
- 

CATCHMENT - UPPER & LOWER LEVEL TERRACES.
LODGER 2 TERRACE ROOF,
PATHS AND CONCRETE DRIVEWAY80M2
- 

CATCHMENT - GRASSPAVE - EXCESS
RUN-OFF DIRECTED TO STREET & PITS100M2
- 

WATER TANKS20KL

STORMWATER STRATEGY

ROOF WATER RETENTION.
ROOF WATER FROM UPPER ROOF DIRECTED TO UNDER FLOOR TANK (TANK 1) , GARDEN TANK (TANK 2)
AND FRONT TANK (TANK 3) . OVERFLOW TO DETENTION AN STREET

RETENTION - RAINWATER USE:
AS A BASIX REQUIREMENT 11KL FOR GARDEN USE ONLY.

DETENTION (OSD)
9KL OF TANK SPACE ALLOCATED FOR ON SITE DETENTION - RELEASED TO STREET

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.

WATER TANK SCHEDULE

ID	CAPACIYTY	BASIX USE	OSD
TANK 1	10KL POLY	8KL - GARDEN USE	2KL
TANK 2	8KL STEEL	3KL GARDEN USE	5KL
TANK 3	2.0KL POLY	NIK	2.0KL
TOTALS	20.5KL	11KL	9KL

STORMWATER CALCS

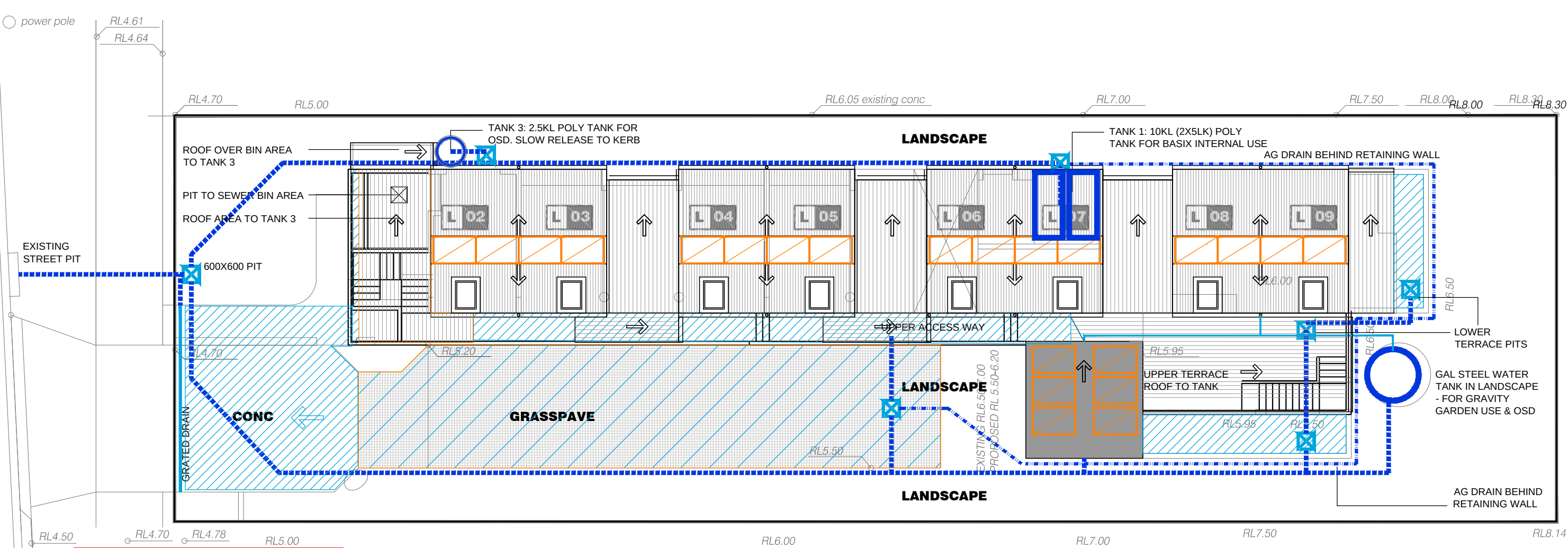
SITE AREA	790m2
TOTAL ROOF AREA DIRECTED TO TANKS	250m2
ROOF AREA DIRECTED TO STREET	20m2
TOTAL TANK CAPACITY	11,000L
CAPACITY - PRIVATE USE (BASIX)	10,000L
CAPACITY - (DETENTION)	1,000
STORAGE RATIO	23m2/KL

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.

BASIX REQUIREMENT 4.5KW = 12 PANELS





northern
beaches
council

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

MOD2021/0521