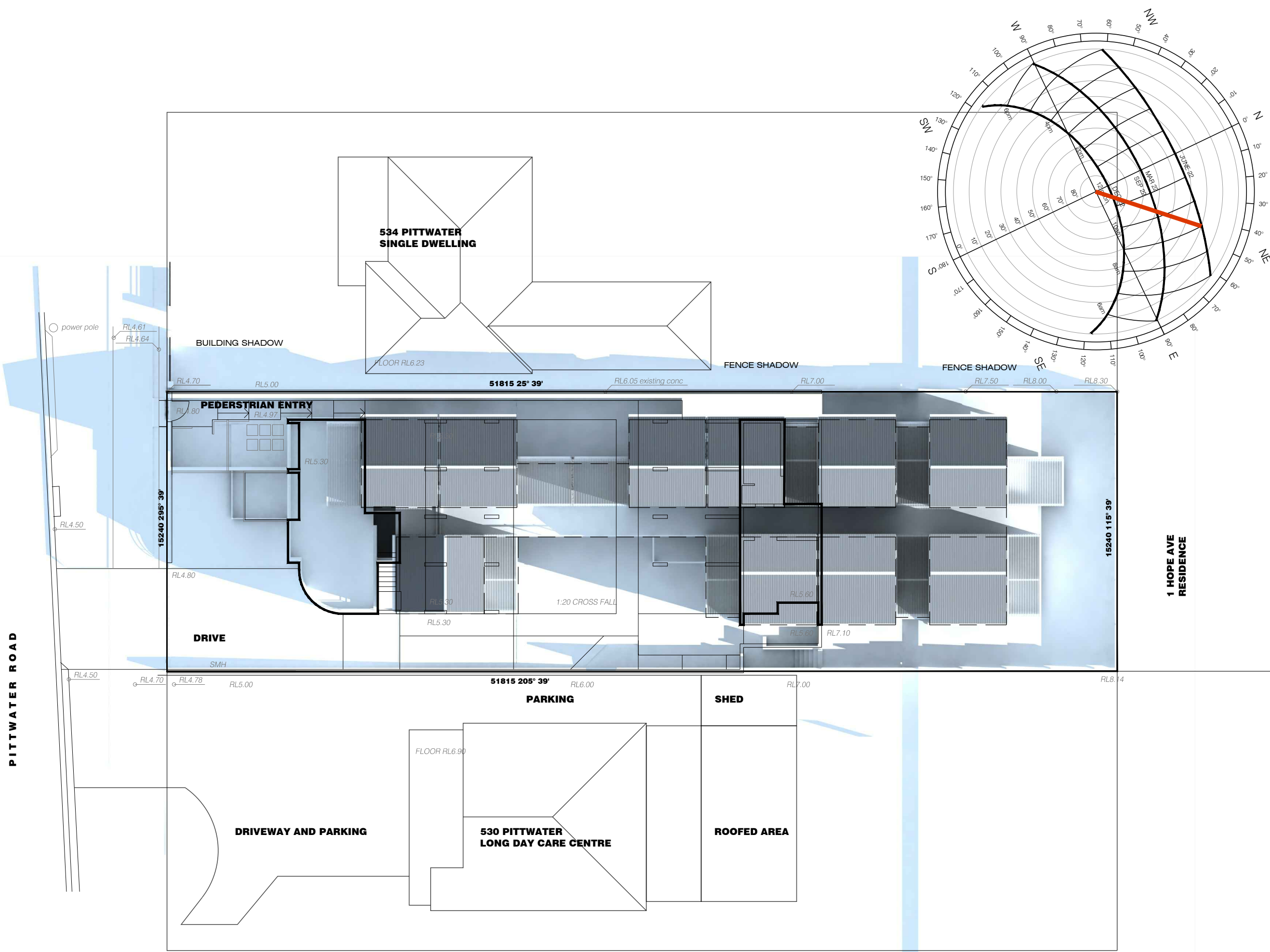




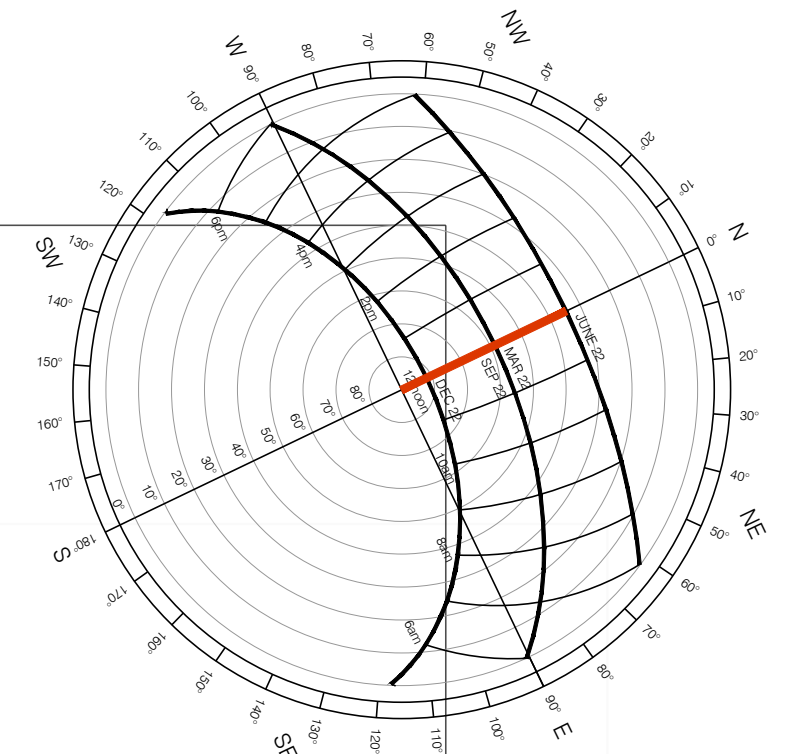
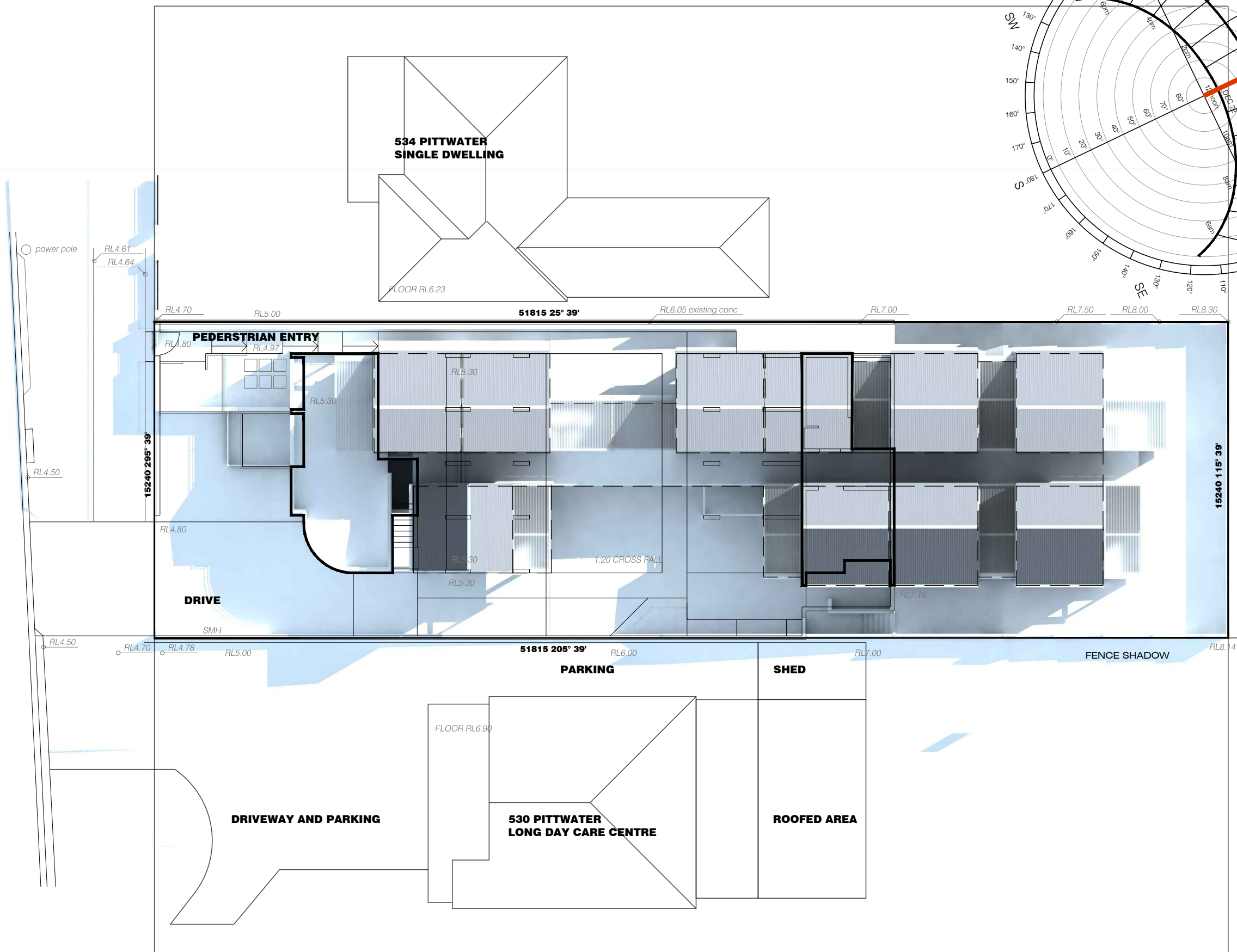
SITE ANALYSIS - BLOCK PLAN



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

SHADOW DIAGRAM 9.00AM

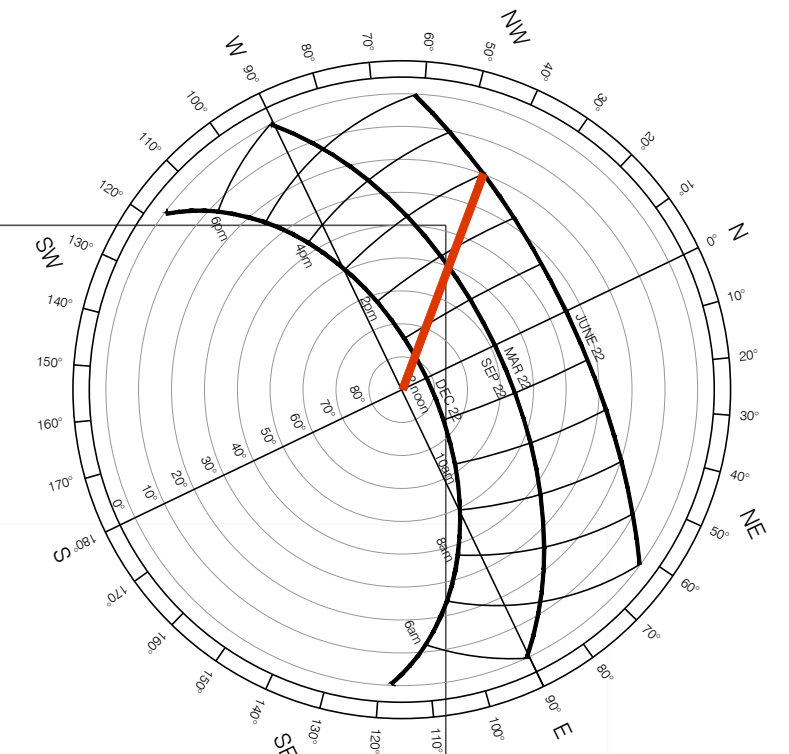
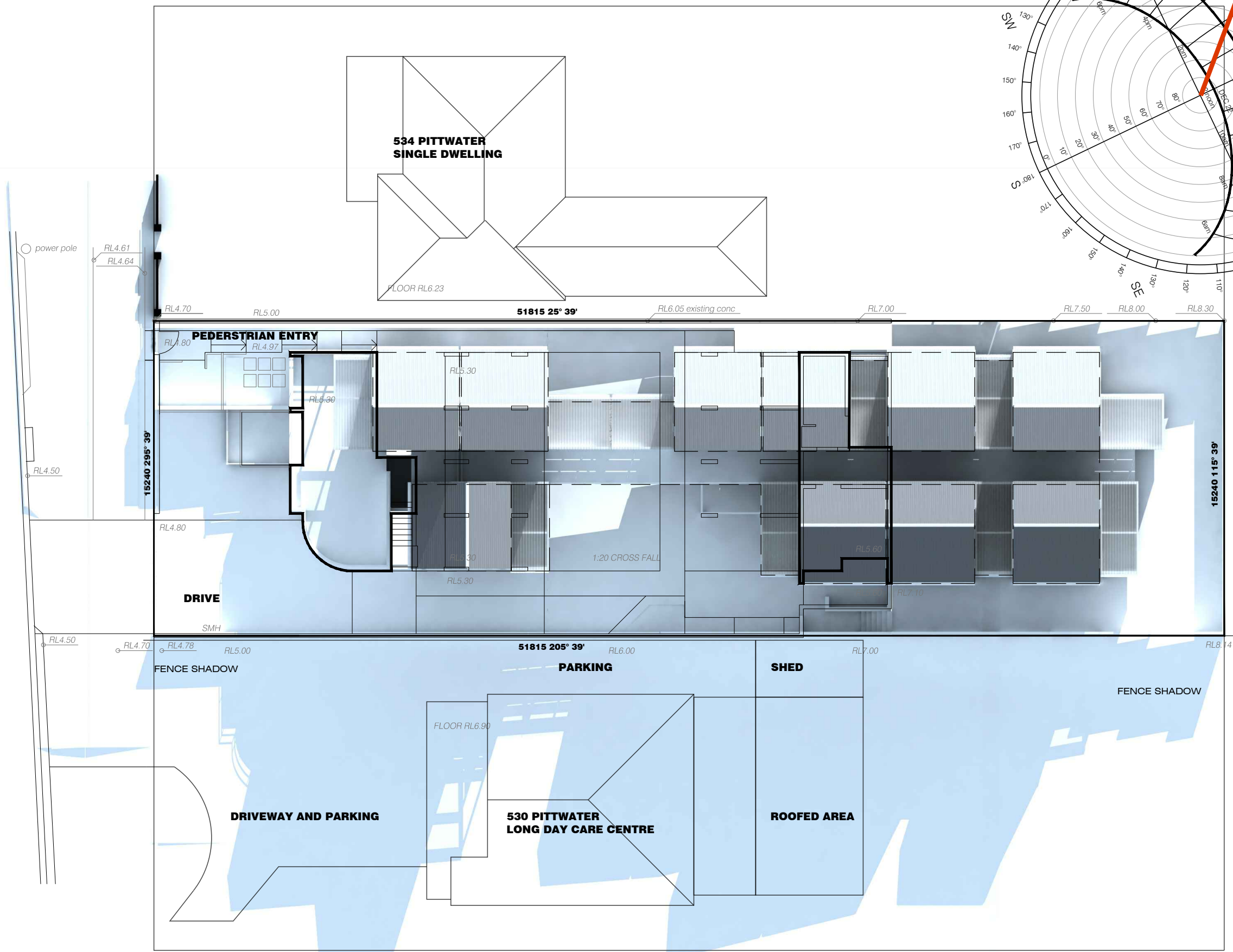
PITTWATER ROAD



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

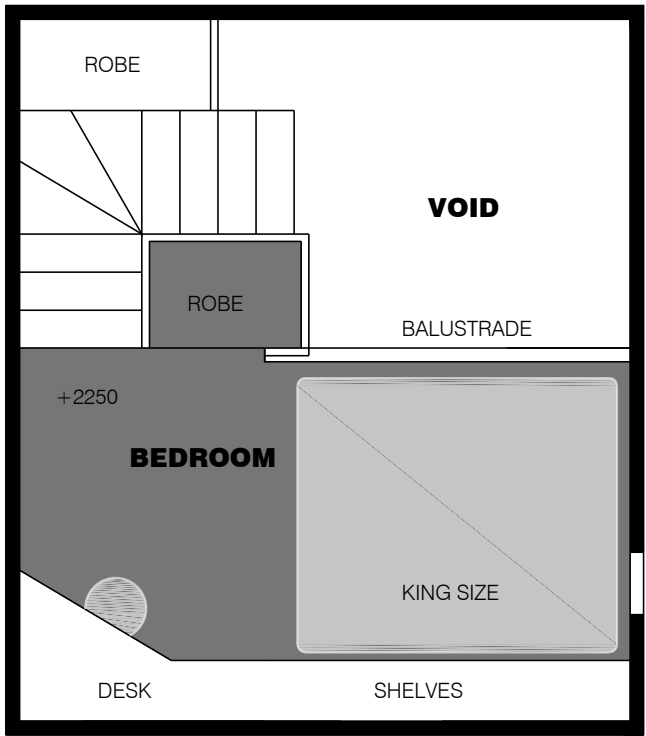
SHADOW DIAGRAM 12 NOON

PITTWATER ROAD



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

SHADOW DIAGRAM 3.00PM



ROOF OVER
TERRACE

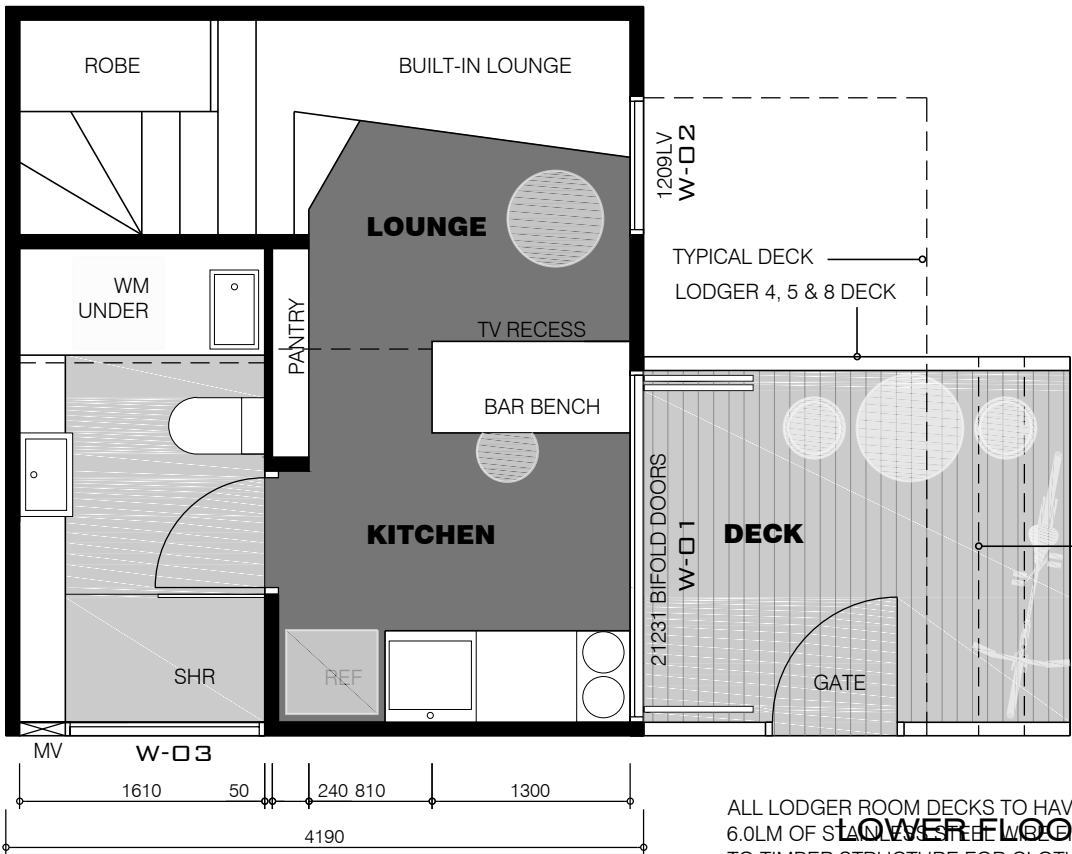
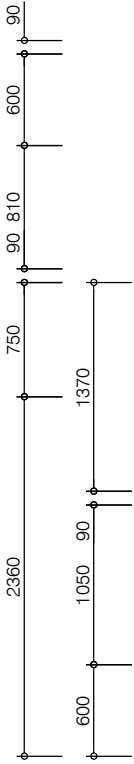
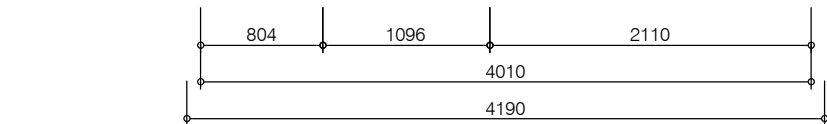
WINDOW SCHEDULE

ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W-01	BIFOLD DOOR	HD-HD-HD	2100	2300	CLR	N
W-02	LOUVRE	LV	1200	900	CLR	Y
W-03	FIXED VENTED	AWNING	300	1200	TX	Y
W-04	LOUVRE	LV	1200	400	CLR	Y

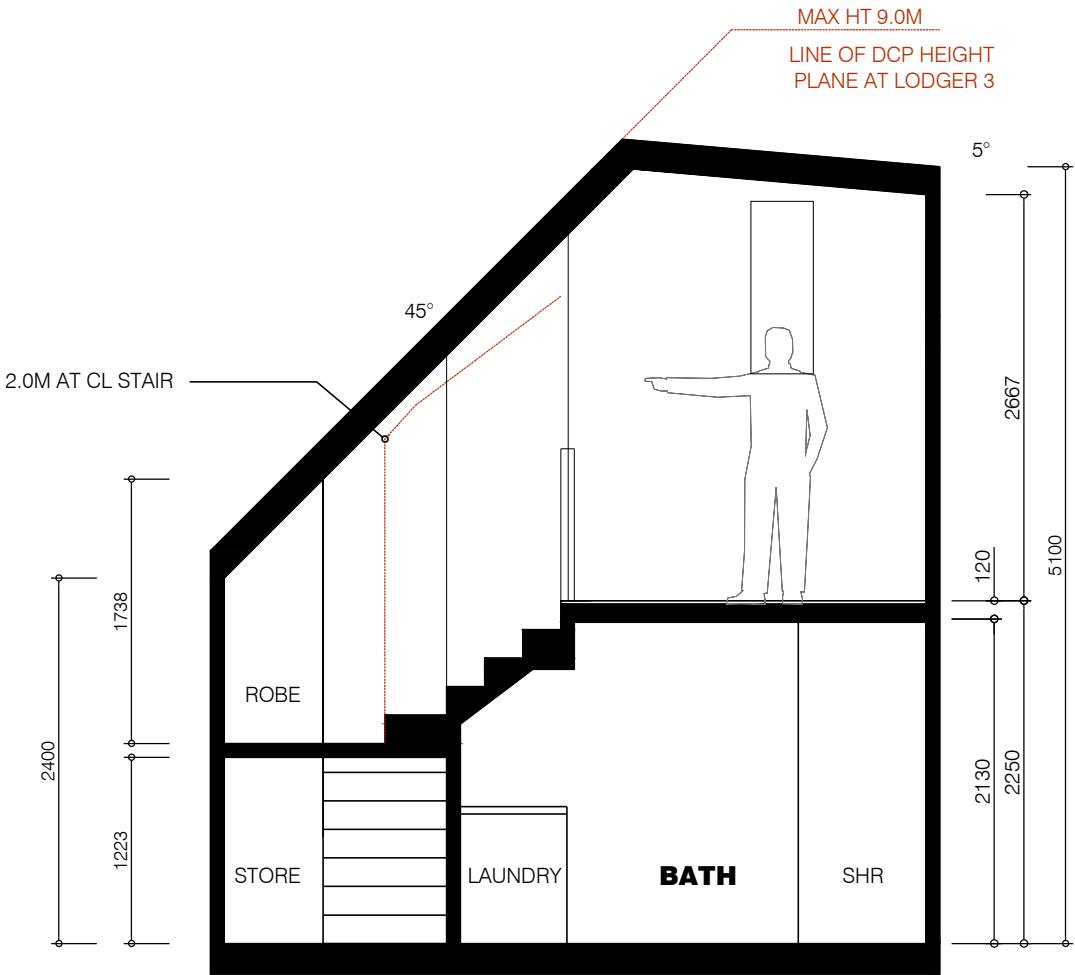
AREAS

LOWER FLOOR	18.5
UPPER FLOOR	10.5
TOTAL(GFA)	29.0
KIT-BATH	9.0
BALANCE	19.0

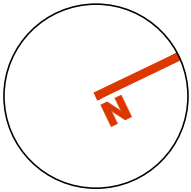
UPPER FLOOR



ALL LODGER ROOM DECKS TO HAVE MIN
6.0LM OF STAIRCASE WOOD
TO TIMBER STRUCTURE FOR CLOTHES
DRYING

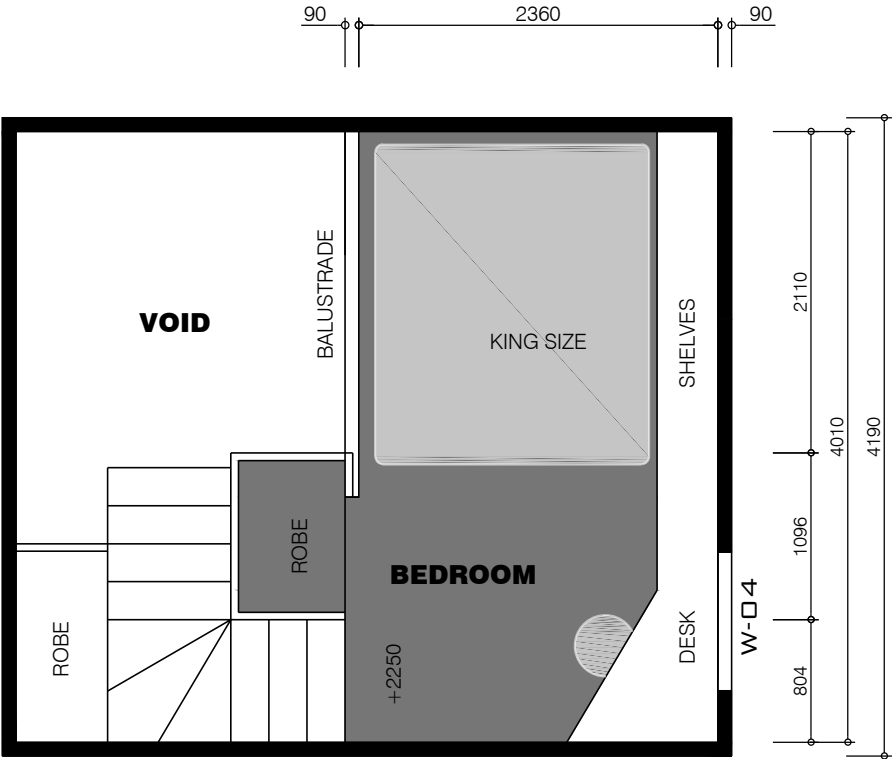
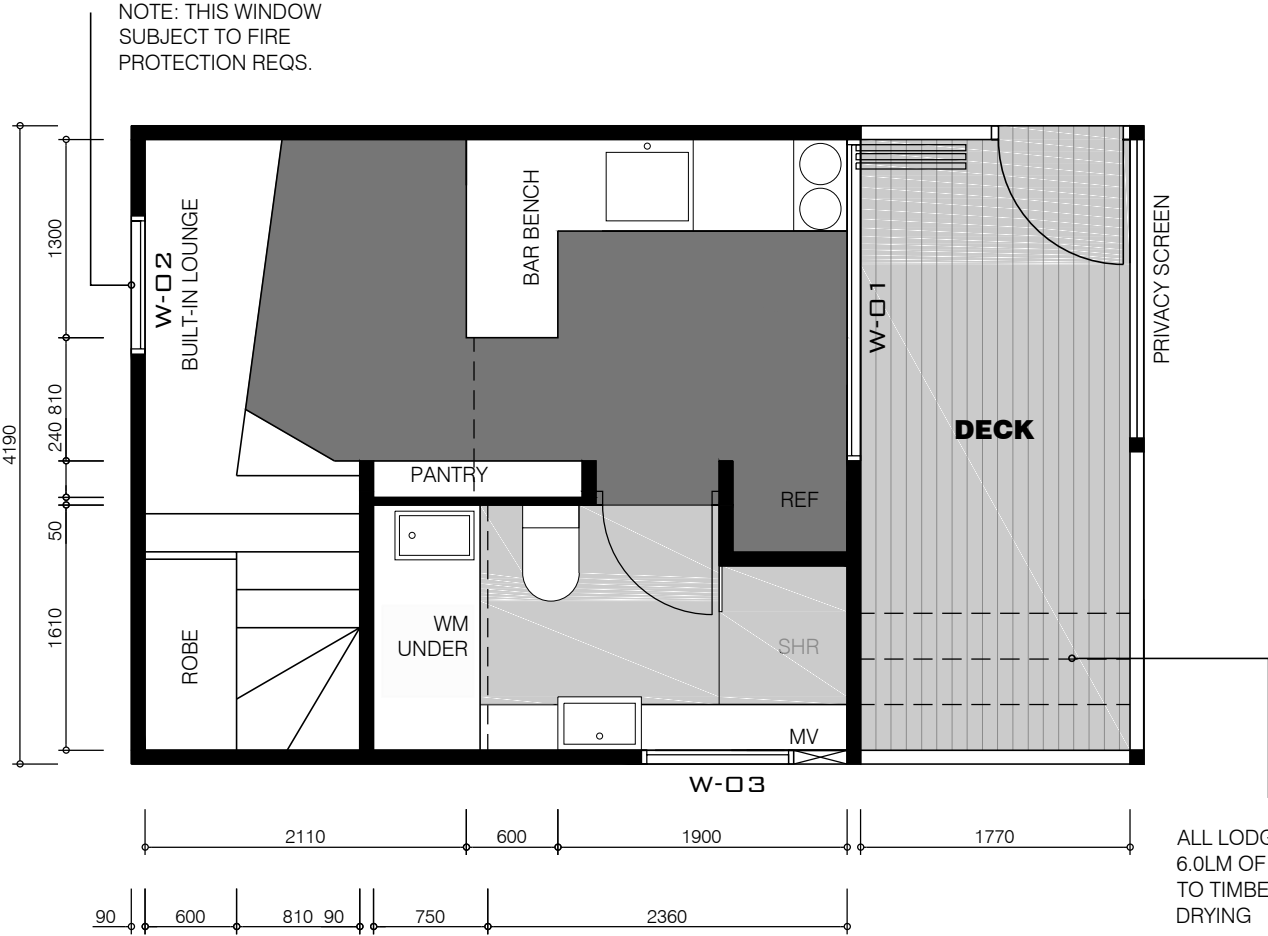


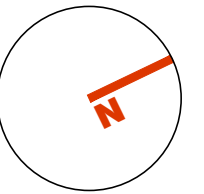
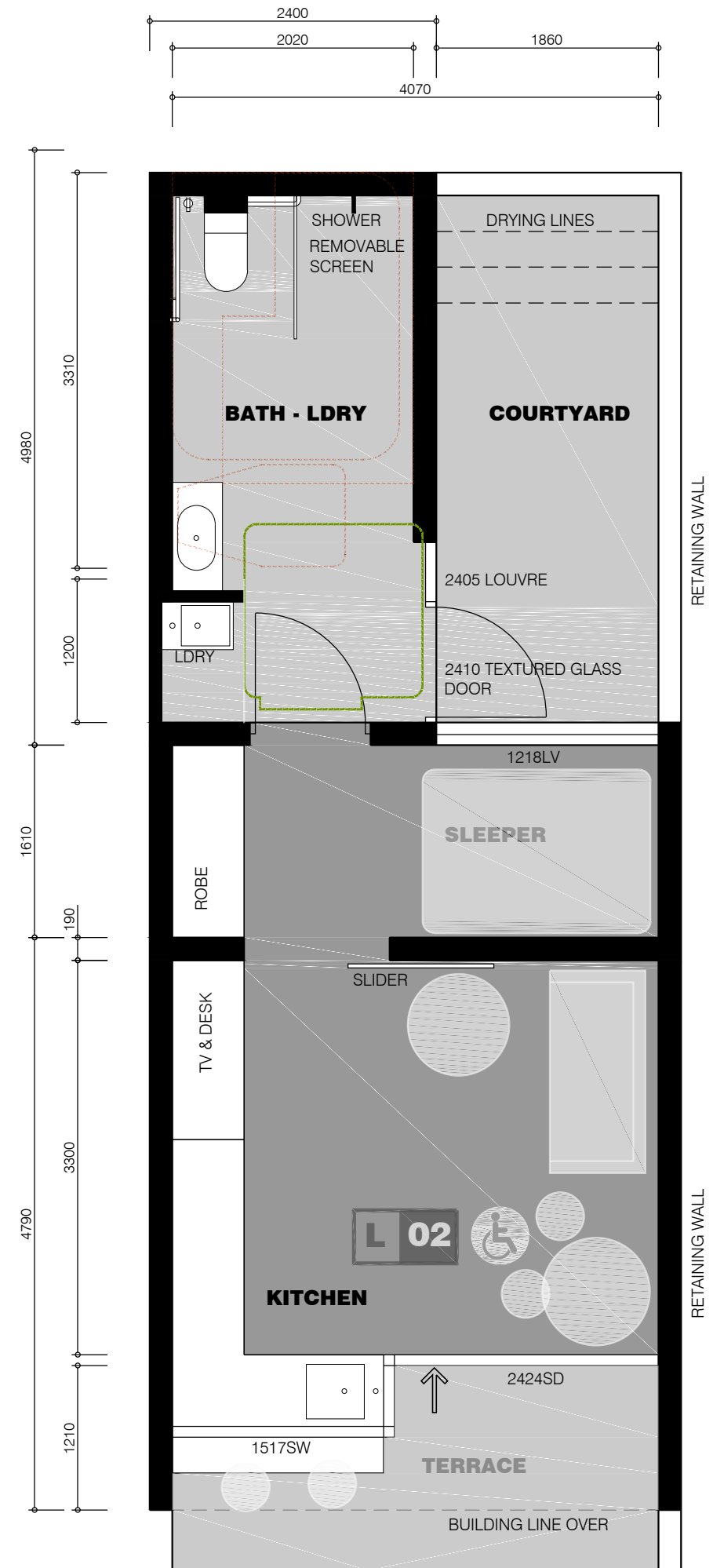
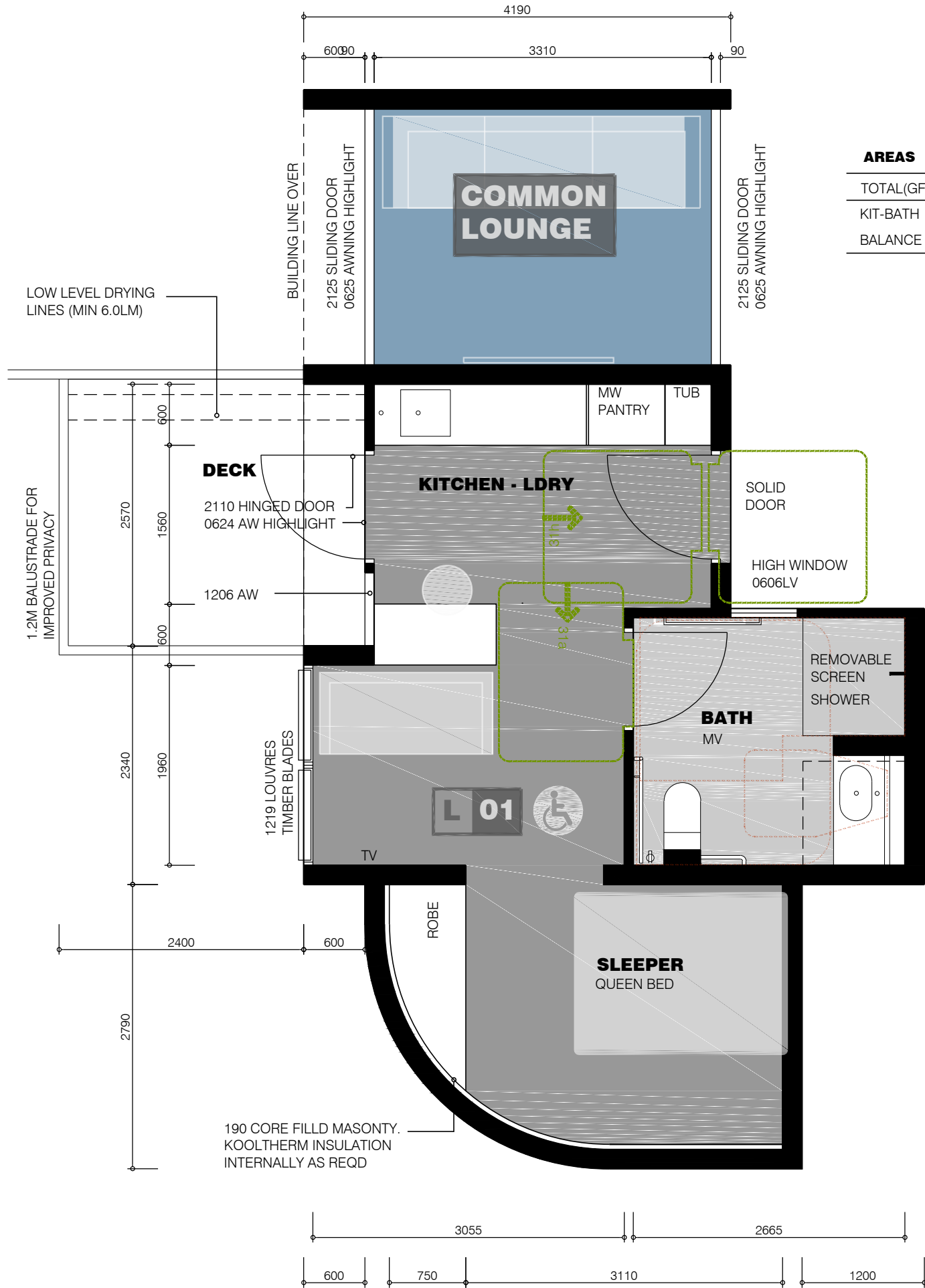
DETAILED TYPICAL LODGER

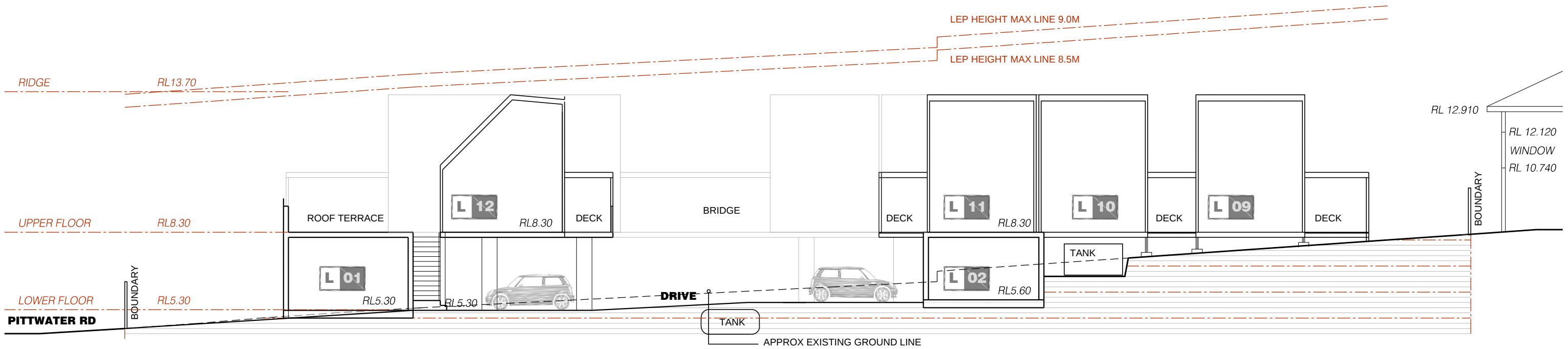


WINDOW SCHEDULE

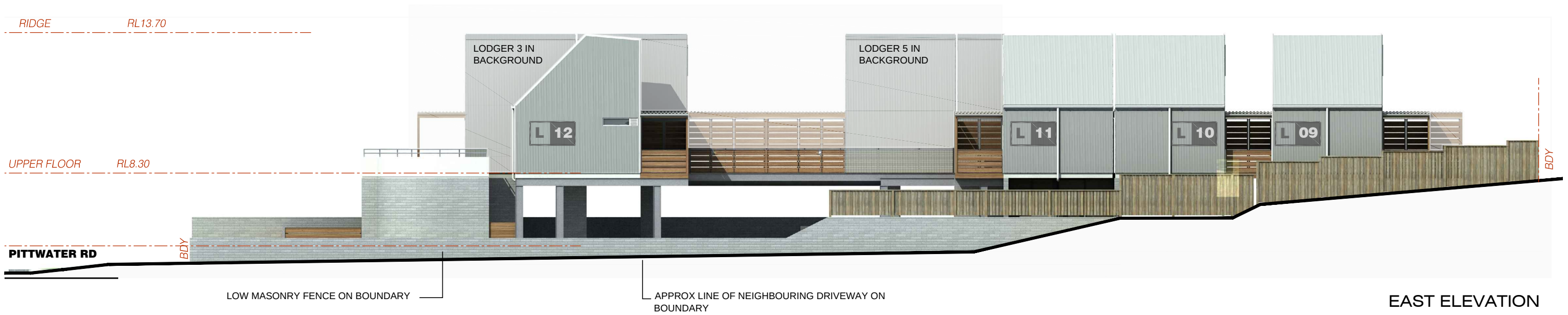
ID	TYPE	CONFIG	NOM HT	NOM W	GLASS	SCREEN
W-01	BIFOLD DOOR	HD-HD-HD	2100	2100	CLR	N
W-02	LOUVRE	LV	1200	900	CLR	Y
W-03	AWNING	FL	300	1000	TX	Y
W-04	LOUVRE	LV	1200	900	CLR	Y



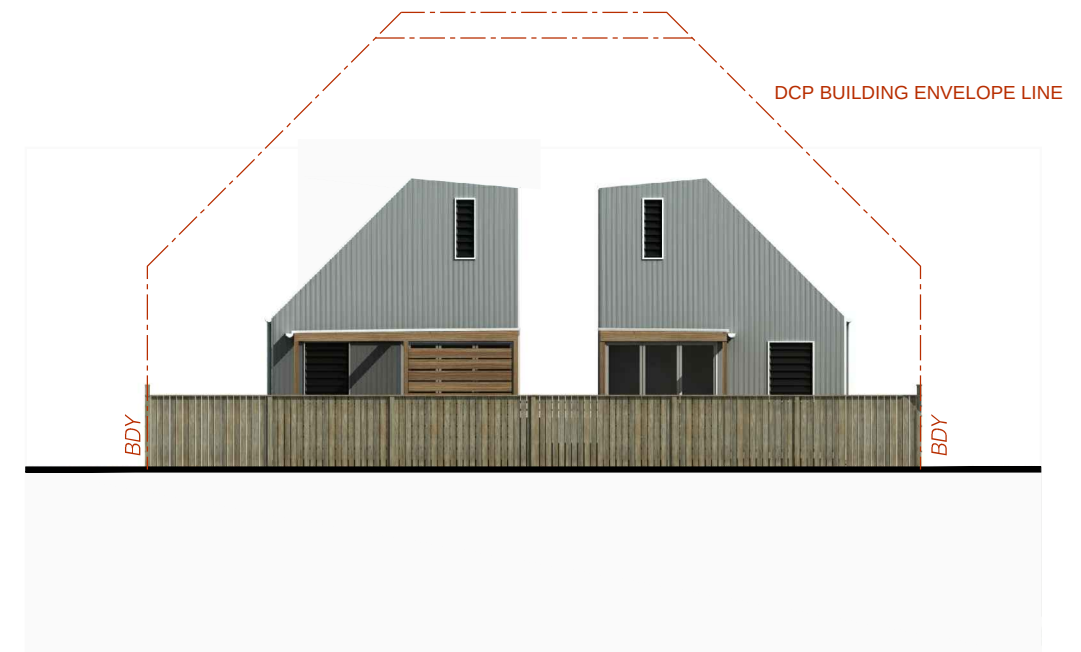
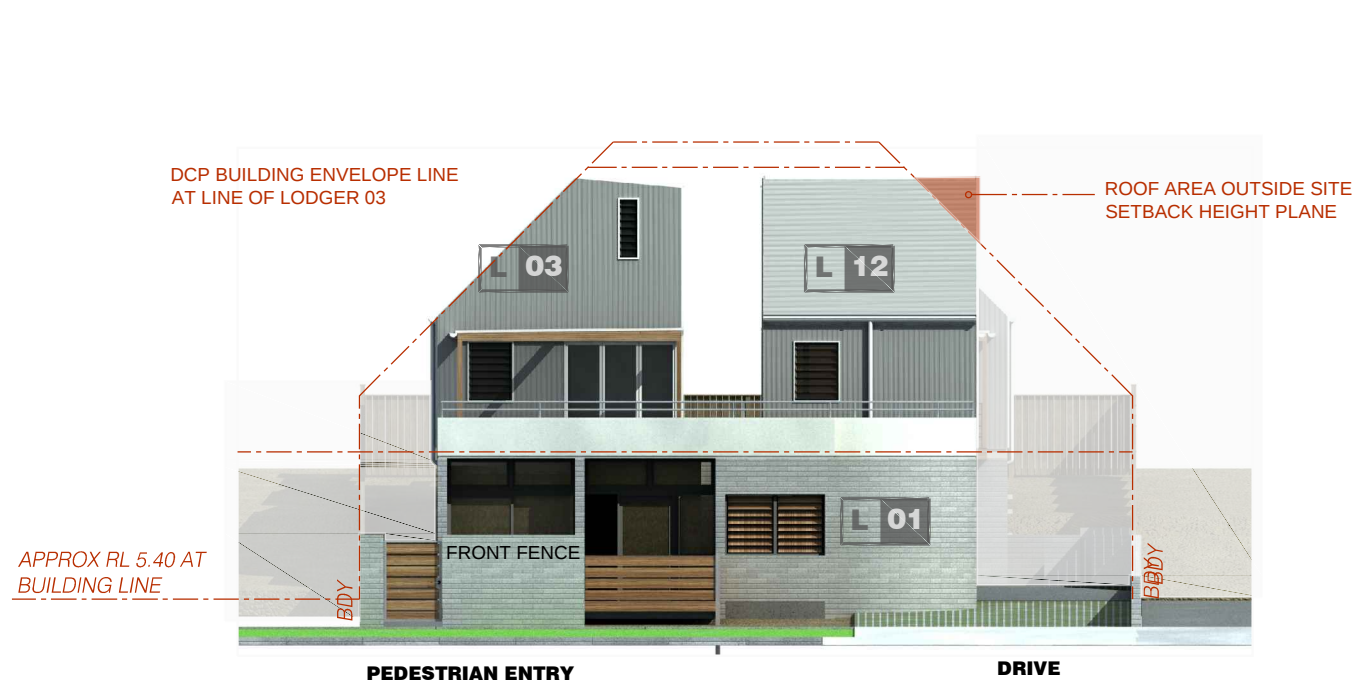




SITE SECTION



EAST ELEVATION



SOUTH ELEVATION (PITTWATER)

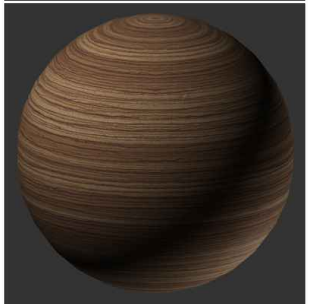
NORTH ELEVATION (REAR)



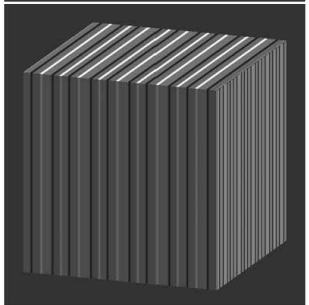
PERSPECTIVE VIEW



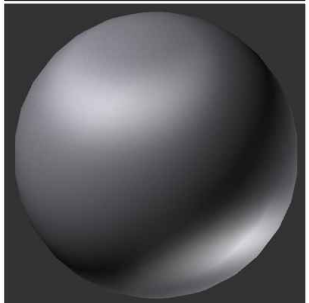
MASONRY
HALF HEIGHT CONCRETE
BLOCK. BEIGE - GREY



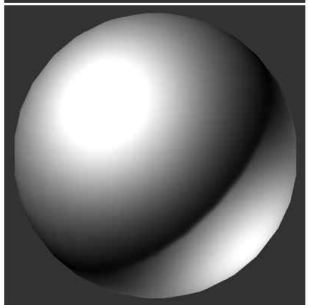
TIMBER
SELECTED AUSTRALIAN
HARDWOOD TO SILVER.
CLADDING, BALUSTRADES,
SCREENS & DECKS



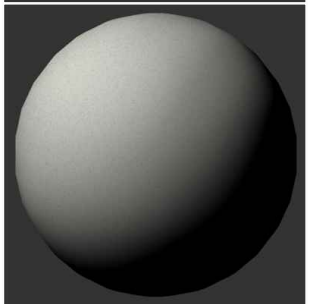
PROFILED STEEL
COLORBOND PROFILED STEEL
ZINCALUME.
CLADDING & ROOFING



GALVANISED STEEL
STRUCTURAL STEEL



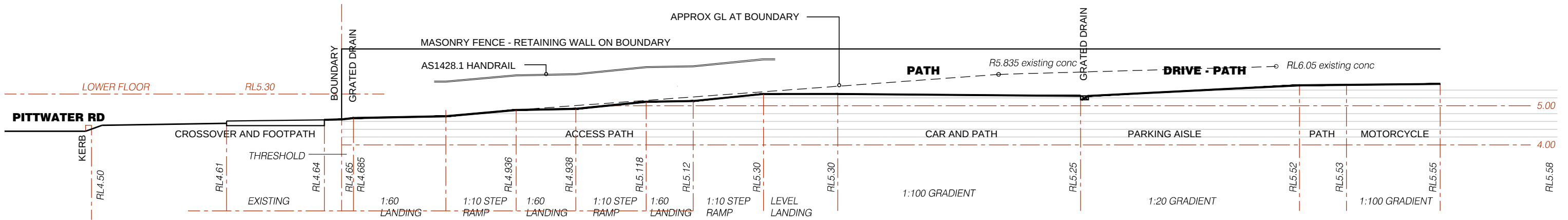
ALUMINIUM
ANNODISED ALUMINIUM
WINDOW FRAMES



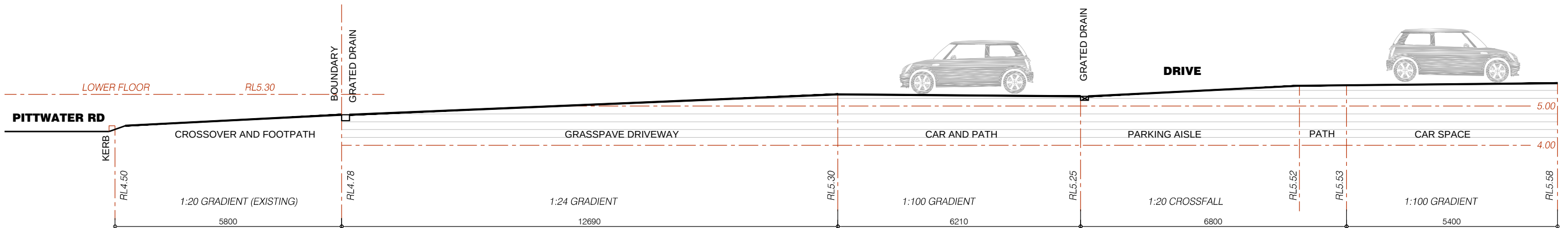
RENDERED CONCRETE
WHITE SAND / CEMENT RENDER

UPPER FLOOR MASONRY
UPSTANDS

EXTERNAL FINISHES



DETAILED SECTION - ENTRY PATH



DETAILED SECTION -DRIVEWAY AND CROSSOVER

SITE PARTICULARS

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

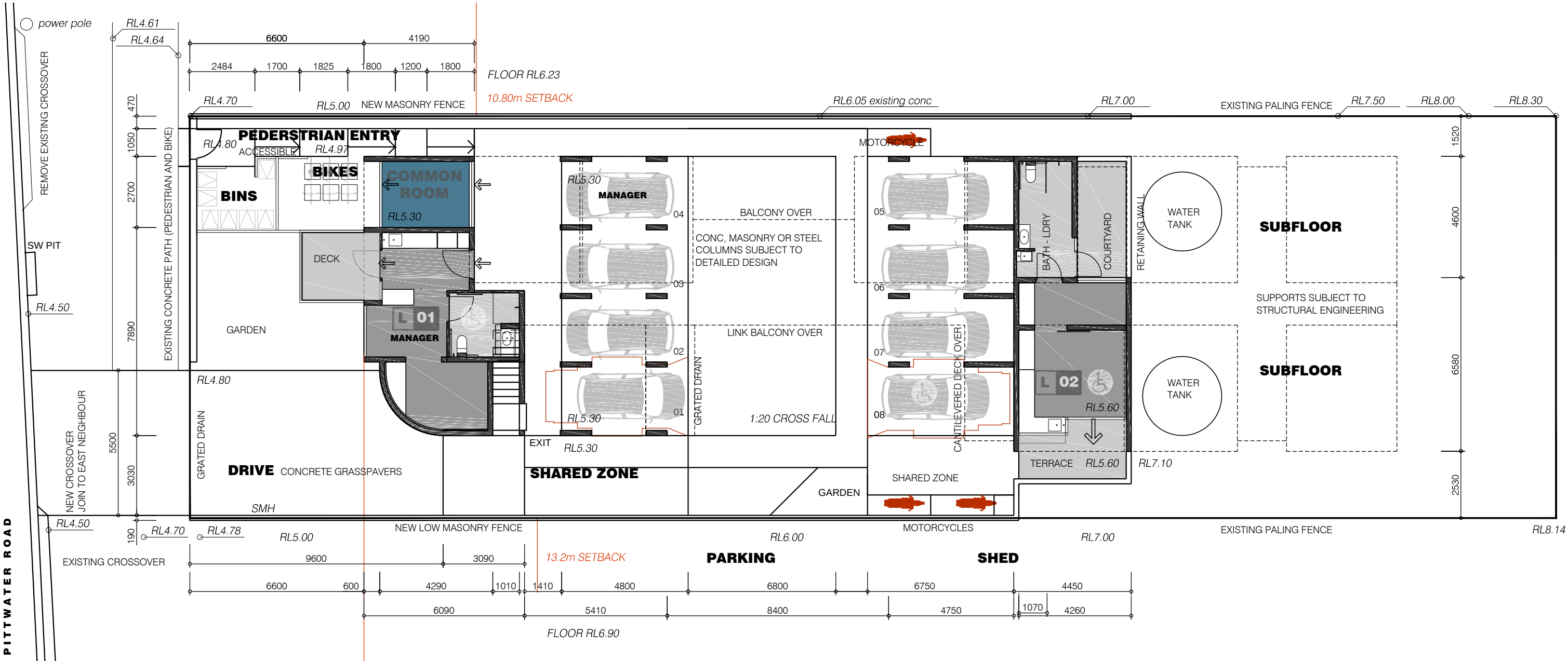
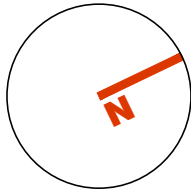
DEVELOPMENT SUMMARY

12 ROOM NEW GENERATION BOARDING HOUSE UNDER THE AHSEPP

DEVELOPMENT SUMMARY - GFA

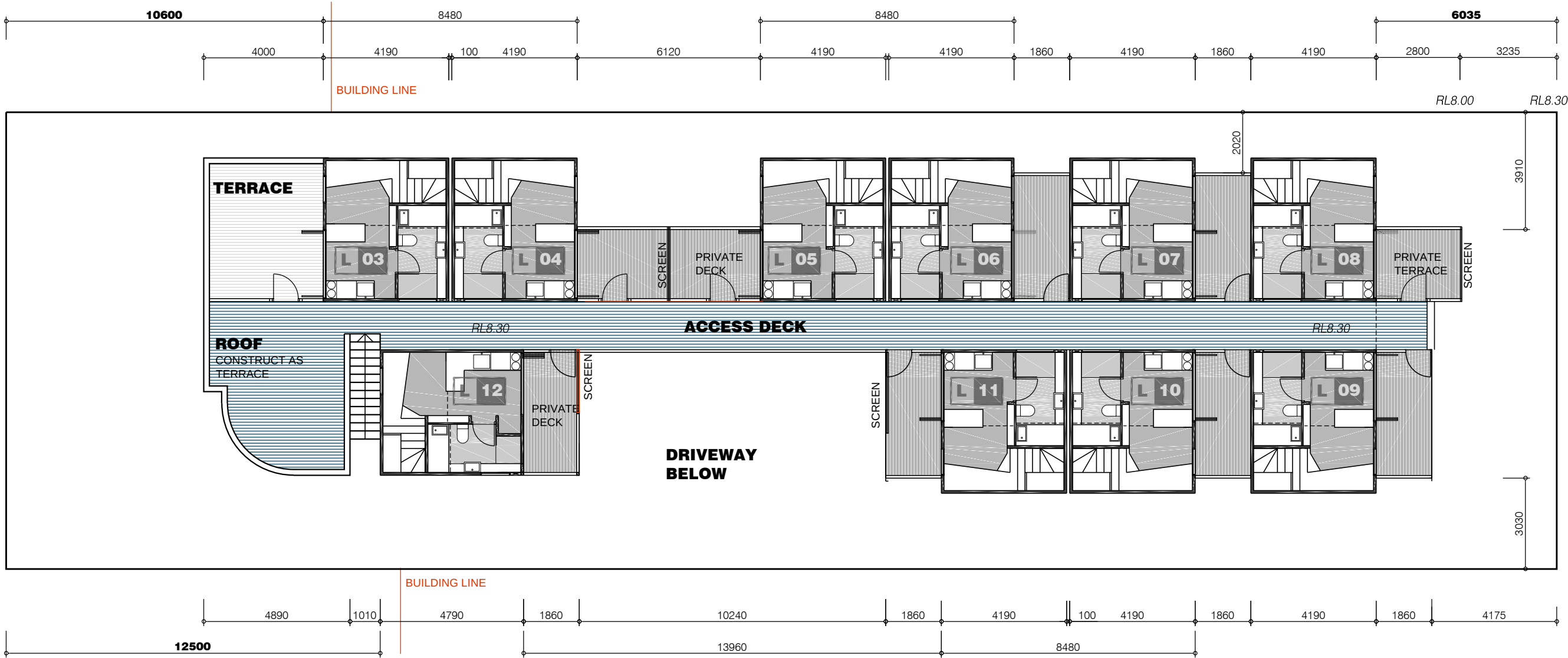
ROOM	QTY	GFA	TOTAL GFA
COMMON	1	9	9
LODGER 1	1	29	29
LODGER 2	1	32	32
LODGER 3-12	10	29	290
TOTAL			360

SITE AREA	790
FSR	0.46: 1



LOWER FLOOR PLAN

April 2020	MANAGERS UNIT ONLY	BSA Reference: 15683
Building Sustainability Assessments		
enquiries@buildingsustainability.net.au		
Ph: (02) 4962 3439		
www.buildingsustainability.net.au		
Important Note		
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.		
Thermal Performance Specifications (does not apply to garage)		
External Wall Construction	Added Insulation	
190mm Core Filled Concrete Block + stud + plasterboard	R2.7	
Lightweight		
Internal Wall Construction	Added Insulation	
Plasterboard on studs	None	
190mm Core Filled Concrete Block	None	
190mm Core Filled Concrete Block (Party walls)	None	
Ceiling Construction	Added Insulation	
Plasterboard	R5.0 to ceilings adjacent to decks above	
Roof Construction	Added Insulation	
Concrete	None	
Floor Construction	Added Insulation	
Concrete	None	
Windows	Glass and frame type	U Value SHGC Range Area sq m
Performance glazing (Type A)	3.50 0.42 - 0.52	As drawn
Performance glazing (Type B)	3.50 0.58 - 0.70	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors		
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers		
Skylights	Glass and frame type	U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified		
is lower and the SHGC is within the range specified		
External Window Shading	(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn		
Ceiling Penetrations	(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.		



UPPER FLOOR PLAN

KEY

	CATCHMENT - UPPER ROOF DIRECTED TO TANKS	290M2
	CATCHMENT - UPPER LEVEL FLOORS DIRECTED TO STREET	50M2
	GROUND LEVEL HARDSCAPE (INCLUDES HARDSCAPE UNDER UPPER LEVEL DECKS) DIRECTED TO DETENTION TANKS	120M2
	GROUND LEVEL HARDSCAPE DIRECTED TO STREET	20M2
	CATCHMENT - GRASSPAVE - EXCESS RUN-OFF DIRECTED TO STREET & PITS	80M2
	3900L POLY SQUAT TANK (Ø2200 X 1400h) 7.8KL 5000L UNDERGROUND TANK (2300 X 2900 X 950) 10KL	17.8KL

STORMWATER STRATEGY

ROOF WATER RETENTION.
ROOF WATER FROM UPPER ROOF LODGERS 5-11 DIRECTED
TO UNDER FLOOR TANKS . OVERFLOW TO DETENTION AN
STREET

RETENTION - RAINWATER USE:
AS A BASIX REQUIREMENT 1KL PER LODGER (12KL) FOR
GARDEN USE. SINGLE COMMON PUMP SERVICING ALL
GARDEN TAPS.

ON-SITE DETENTION
UPPER ROOF LODGER 3-4 & 12 AND GROUND LEVEL
HARDSCAPE DIRECTED TO UNDERGROUND DETENTION
TANKS. SLOW RELEASE AND OVERFLOW DIRECTED TO
EXISTING PIT ON 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.

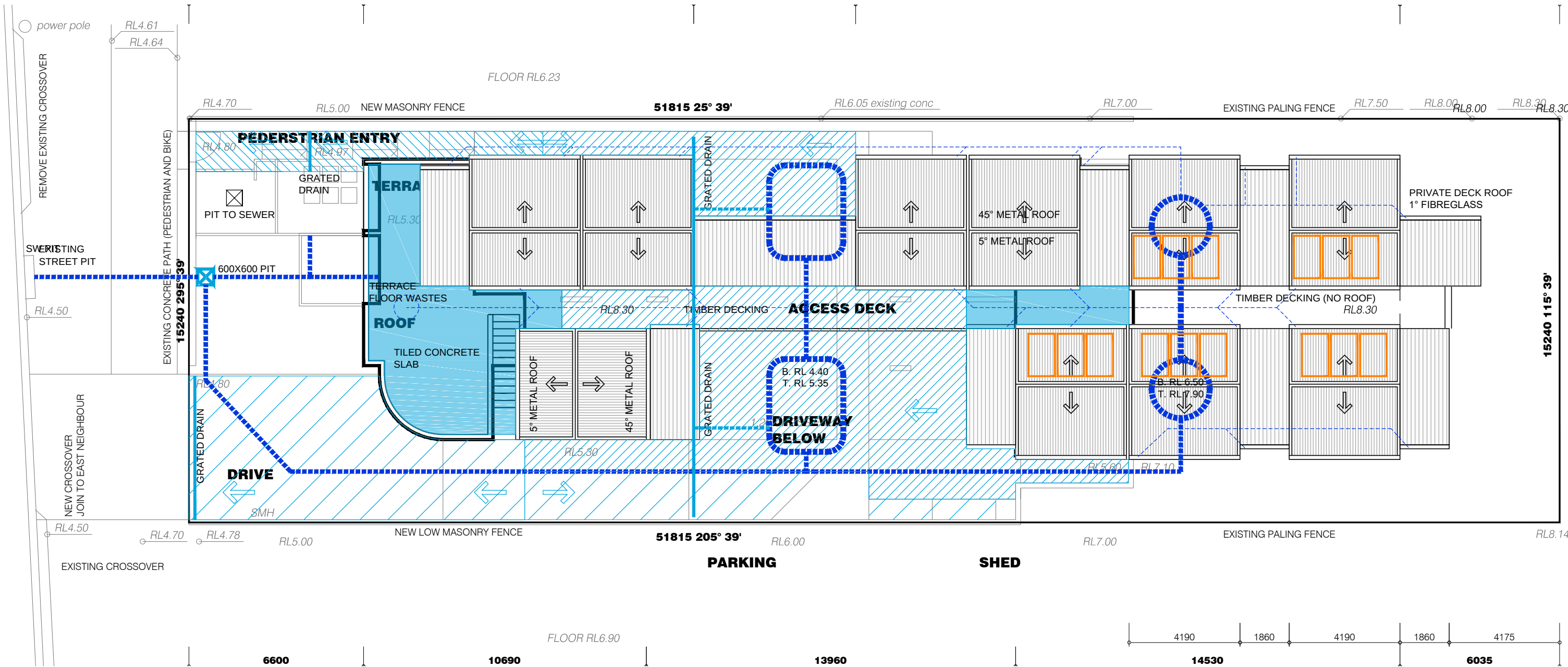
STORMWATER CALCS

SITE AREA	790m2
TOTAL ROOF AREA DIRECTED TO TANKS	290m2
ROOF AREA DIRECTED TO STREET	50m2
TOTAL TANK CAPACITY	17,800L
CAPACITY - PRIVATE USE (BASIX)	7,800L
CAPACITY - (DETENTION)	10,000
STORAGE RATIO	16m2/KL

SOLAR GENERATION

 NOM 1650X1000 300-400W SOLAR PANEL . 15
PANELS SHOWN

PRVIDE INVERTER OR USE MICRO-INVERTER
PANELS. GRID CONNECT NETT FEED SYSTEM.



ROOF PLAN AND STORMWATER CONCEPT

GRASSES, GROUND COVERS & CREEPERS

CATEGORY	BOTANICAL	COMMON	NOTES
01	TURF	BUFFALO	CUT UP AND USE IN GRASSPAVERS
02	CLUMPING GRASSES & EDGE PLANTING & GROUND COVERS	MAT RUSH + VARIATIES	ALL PATH AND GARDEN EDGES - FRONT BOUNDARY
		FLAX LILY	
		ROYAL MANTLE	
		GOLD CLUSTER	

HEDGE PLANTING

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

SHRUBS AND SCREEN PLANTING

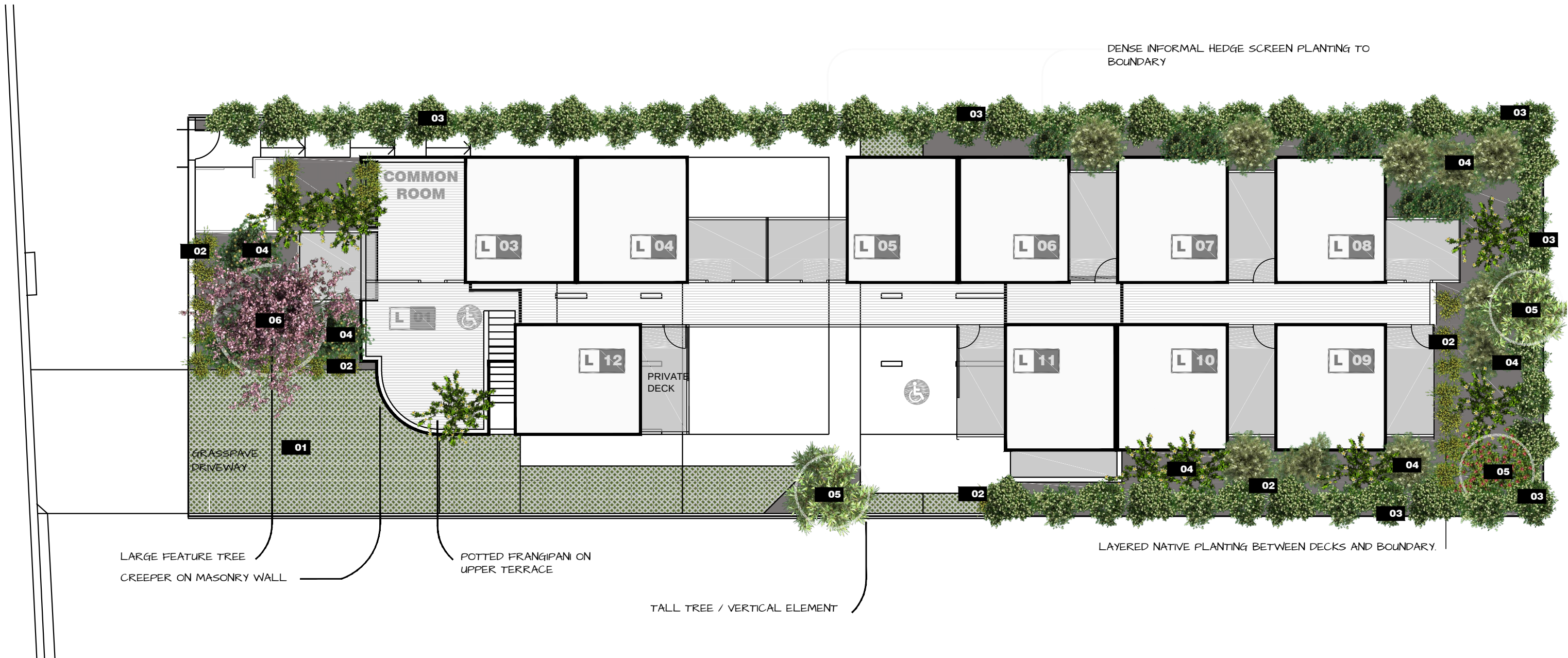
CATEGORY	BOTANICAL	COMMON	NOTES
04	SHRUBS & SCREEN PLANTING 2-3M	BANKSIA ERICIFOLIA	SCREEN PLANTING BETWEEN BUILDINGS AND SIDE BOUNDARIES AND LAYERED PLANTING TO DEEP SOIL ZONES
		ACACIA FLORIBUNDA	
		ACACIA LONGIFOLIA	
		CALLIATEMON PACHYPHYLLUS	
		GREVILLEA BANKS + VAR	
		LEPTOSPERMUM LIVERSIDGEI	
		HEATH BANKSIA	
		WHITE SALLY WATTLE	
		BEACH SALLY WATTLE	
		CRIMSON BOTTLEBROSH	
		BANKS GREVILLEA + OTHERS	
		LEMON SCENTED TEA TREE	

TREES

05	MEDIUM TREES (6-10M)	CUPANIOPSIS ANACARDIOIDES	TUCKAROO	ADJACENT TO PEDESTRIAN ENTRY POINTS
		EUCALYPTUS FICIFOLIA	RED FLOWERING GUM	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.

SURFACES

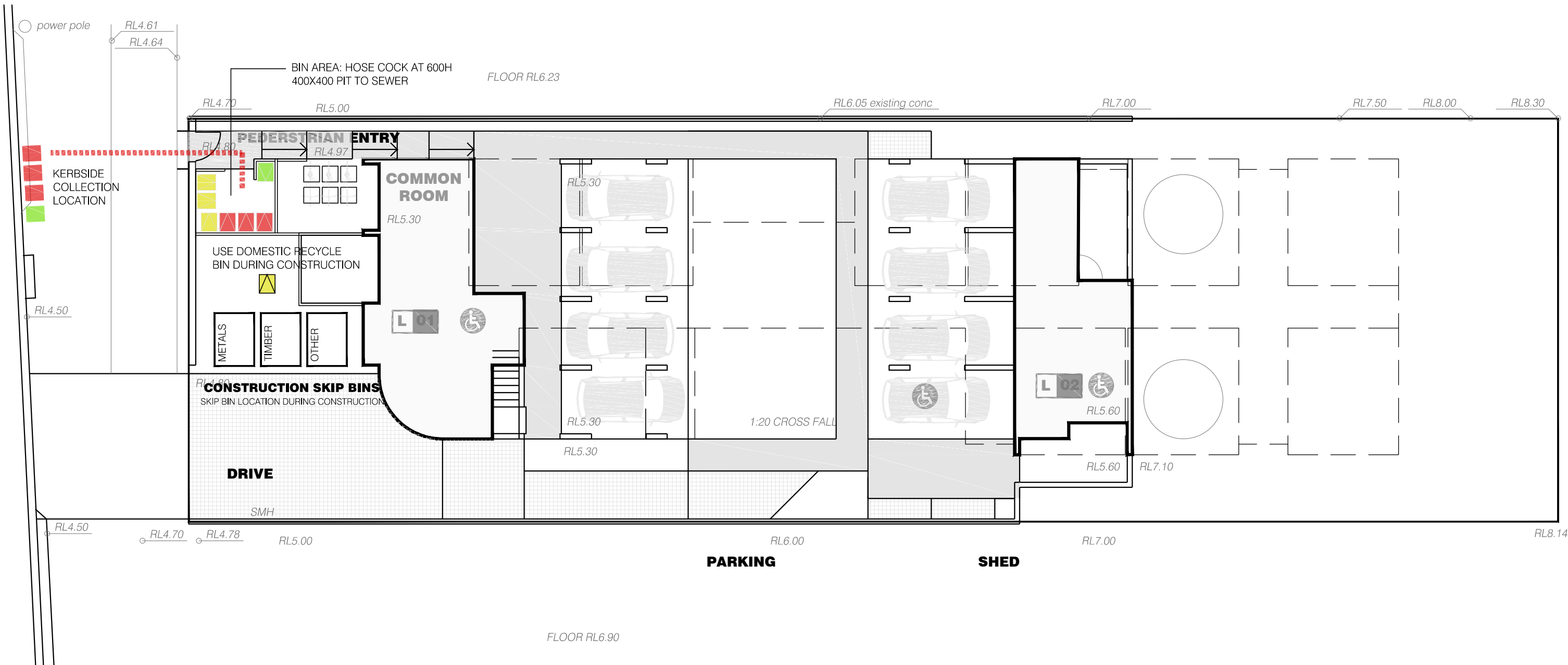
DRIVE - GRASSPAVE	100 DEEP CONCRETE GRASSPAVER
DRIVE	STANDARD GREY CONCRETE
PATHS	COLOURED CONCRETE WITH STAMPED COBBLE OR PAVER PATTERN
GARDENS	MIN 100MM THICK LOCAL NATIVE MULCH



BIN CAPACITY

240L WHEELIE BINS FOR COUNCIL KERBSIDE COLLECTION

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



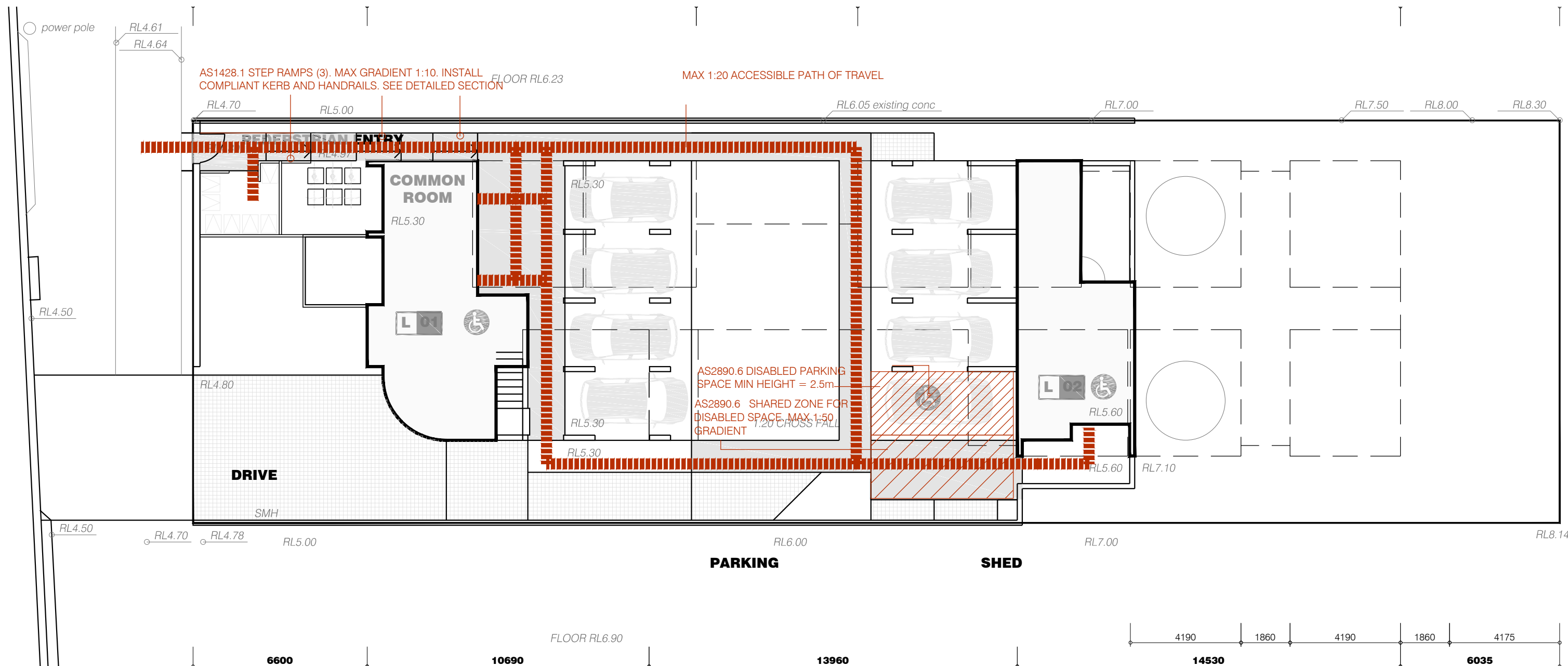
SITE WASTE MANAGEMENT PLAN (SWMP)

AS1428.1 REQUIREMENTS - SOU

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

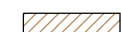
AS1428.1 COMPLIANT BATHROOM. INCLUDES ALL CIRCULATION REQUIREMENTS, FIXTURES AND FITTINGS. REINFORCED WALLS FOR RETROFIT GRAB RAILS TO SUIT OCCUPANT. REFER TO DETAILED PLANS FOR CIRCULATION TEMPLARES

AS1428.1 SLIP RESISTANT FLOORING TO KITCHEN & BATHROOM



SITE ACCESSIBILITY PLAN

KEY

	LANDSCAPED AREA	188
	PEDERSRIAN PATHS	86
	GRASSPAVE (AT 50%)	41 (83)
TOTAL		315
SITE AREA		790
PERCENTAGE		40



OPEN SPACE PLAN