

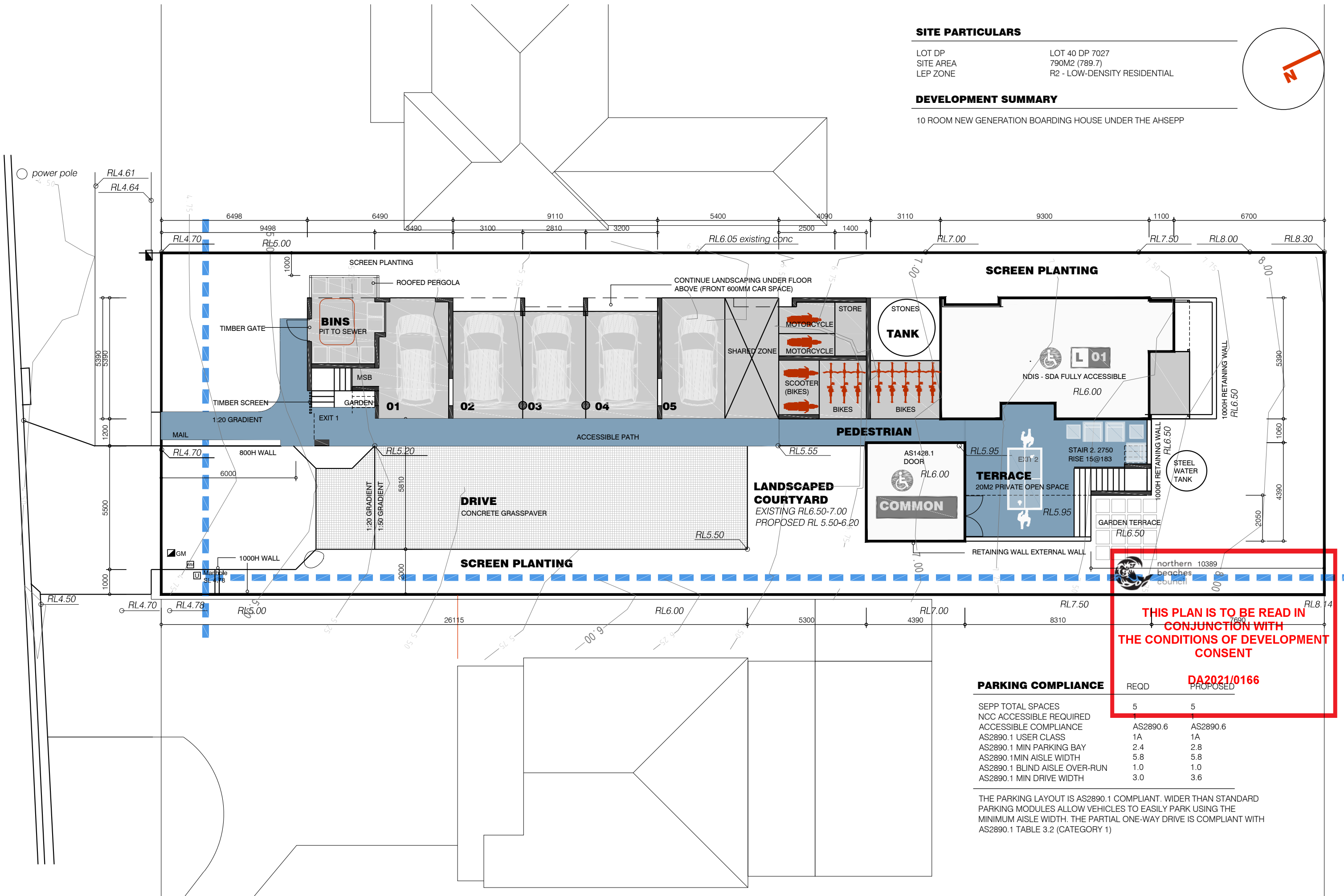
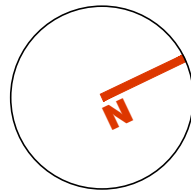
SITE PARTICULARS

LOT DP
SITE AREA
LEP ZONE

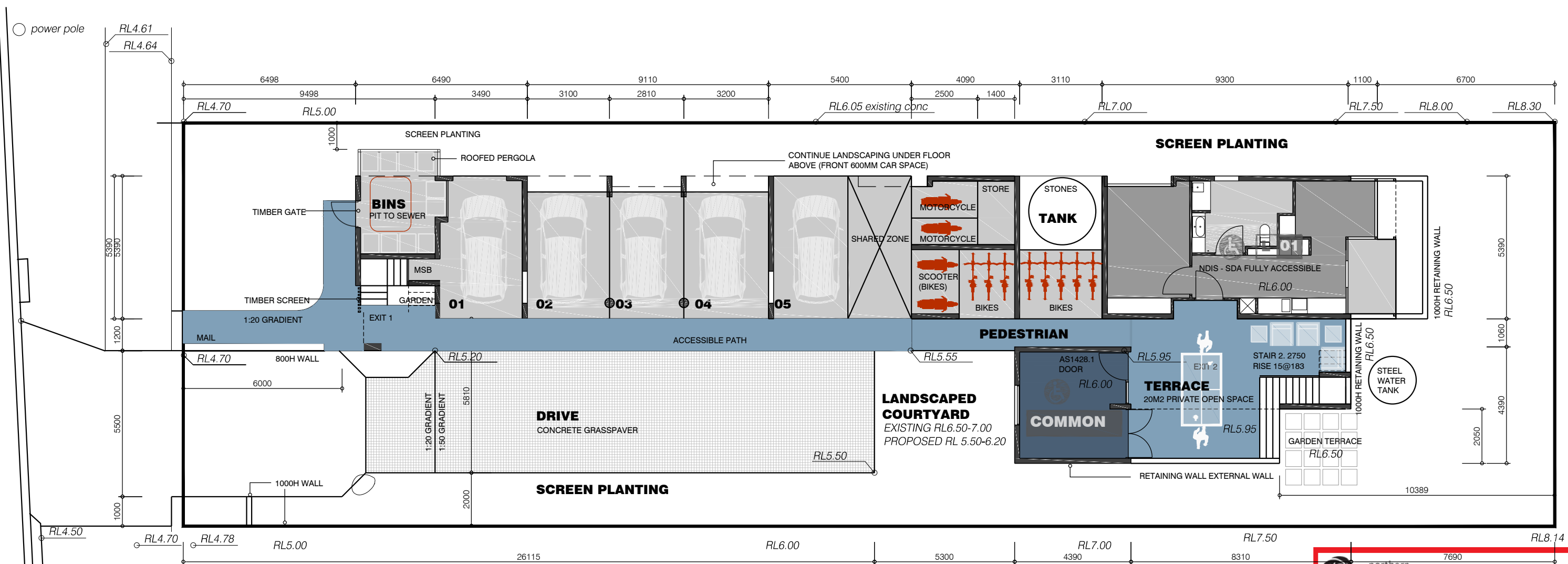
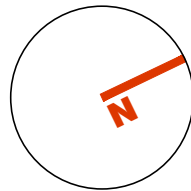
LOT 40 DP 7027
790M2 (789.7)
R2 - LOW-DENSITY RESIDENTIAL

DEVELOPMENT SUMMARY

10 ROOM NEW GENERATION BOARDING HOUSE UNDER THE AHSEPP



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



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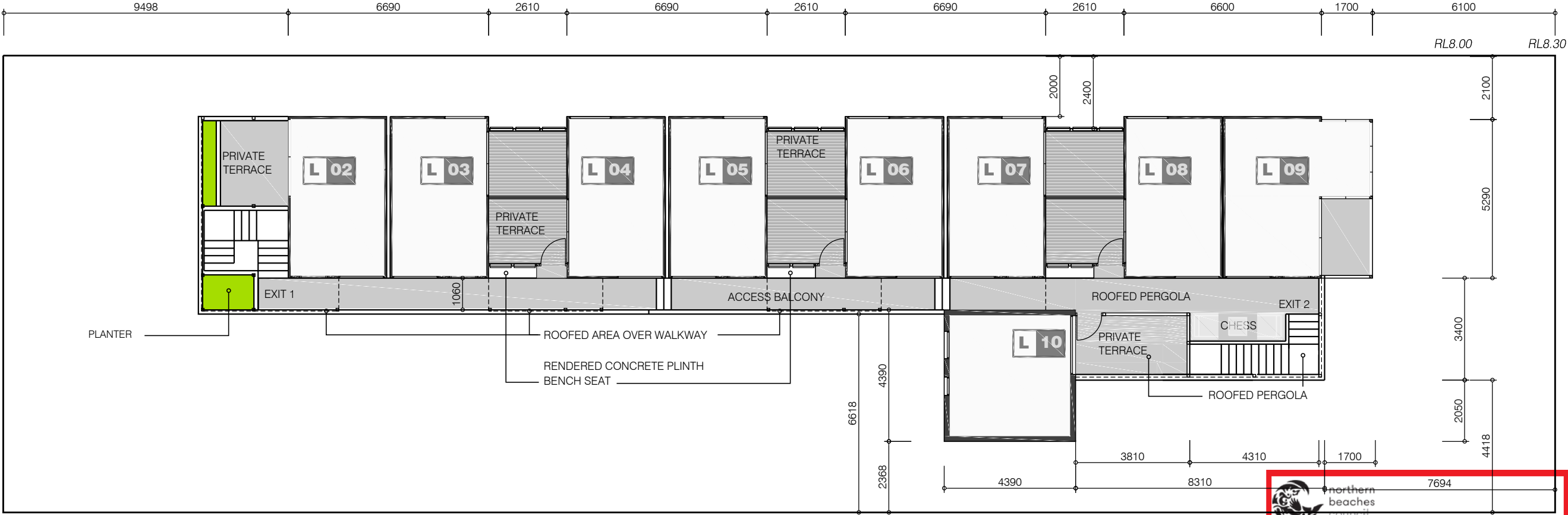
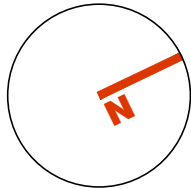
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LOWER FLOOR PLAN

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



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UPPER FLOOR PLAN



ROOF PLAN - LOFT LEVEL

	CATCHMENT - UPPER ROOF DIRECTED TO TANKS (140 REQD BASIX)	270M2
	CATCHMENT - UPPER & LOWER LEVEL TERRACES. LODGER 2 TERRACE ROOF, PATHS AND CONCRETE DRIVEWAY	80M2
	CATCHMENT - GRASSPAVE - EXCESS RUN-OFF DIRECTED TO STREET & PITS	85M2
	WATER TANKS	20KL

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

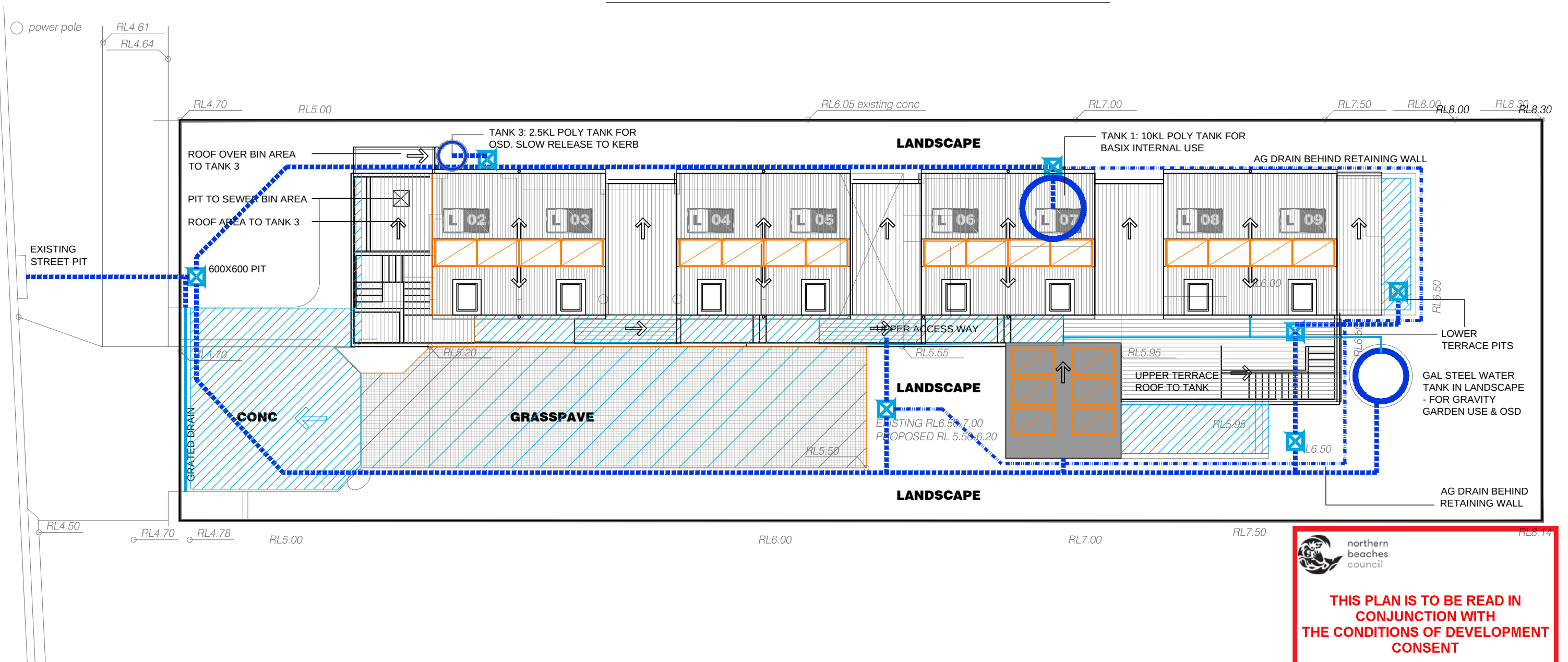
HARDSCAPE
UPPER TERRACE AND SMALL AREA OD HARDSCAPE AND EXCESS GRASSPAVE RUNOFF TO BE
COLLECTED AND DISCHARGED DIRECTLY TO STREET PIT. PATHS TO DRAIN TO ADJACENT GARDEN BEDS.

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

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

 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.

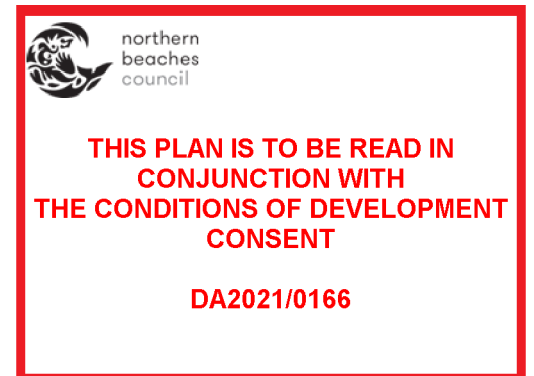
BASIX REQUIREMENT 4.5KW = 12 PANELS



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SOUTH ELEVATION (PITTWATER)



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NORTH ELEVATION (REAR)



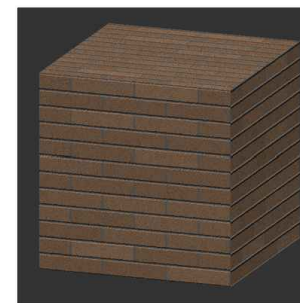
NORTH-EAST VIEW



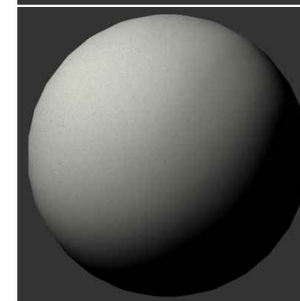
SOUTH-WEST VIEW



SOUTH-EAST VIEW

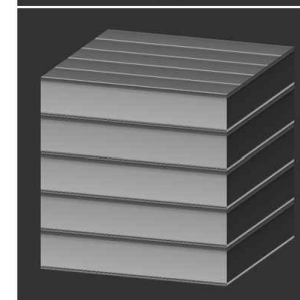


MASONTY
HALF HEIGHT CONCRETE
BLOCK. EARTH



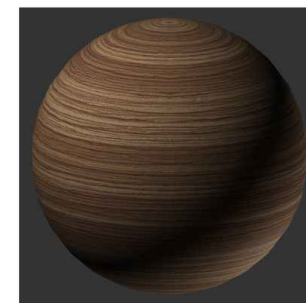
RENDERED CONCRETE
WHITE QUARTZ SAND /
CEMENT RENDER

UPPER FLOOR MASONRY
UPSTANDS



PAINTED BOARDS
OFF-WHITE
WEATHERBOARDS

UPPER FLOOR WALLS

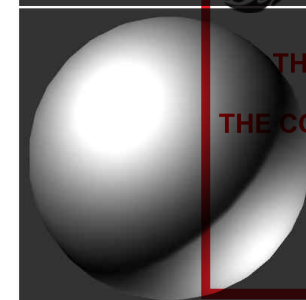


TIMBER
SELECTED AUSTRALIAN
HARDWOOD - OILED
PERGOLAS, SCREENS &
DECKS



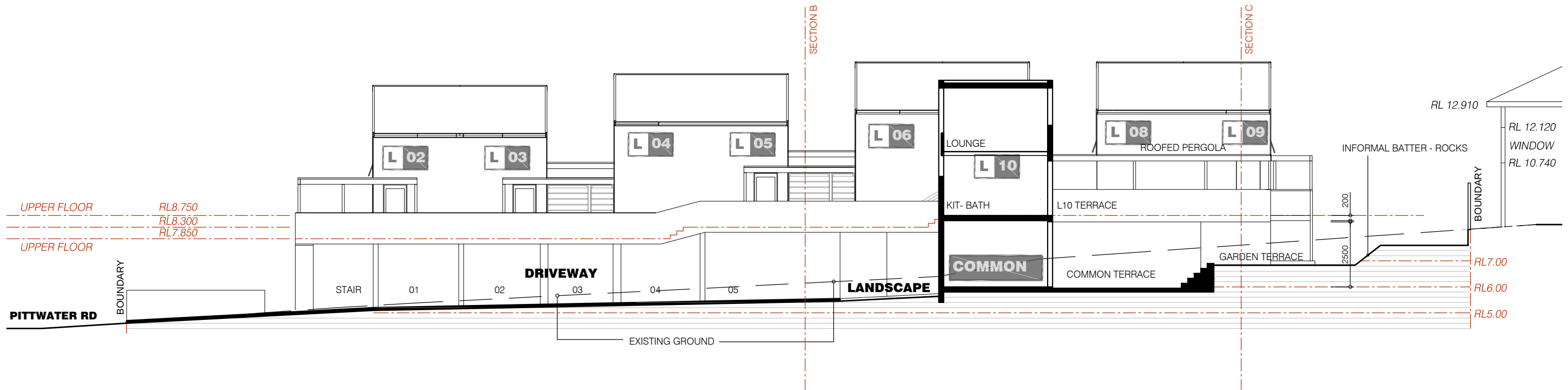
PROFILED STEEL
LIGHT GREY COLORBOND
PROFILED STEEL

ROOFING & FLASHING

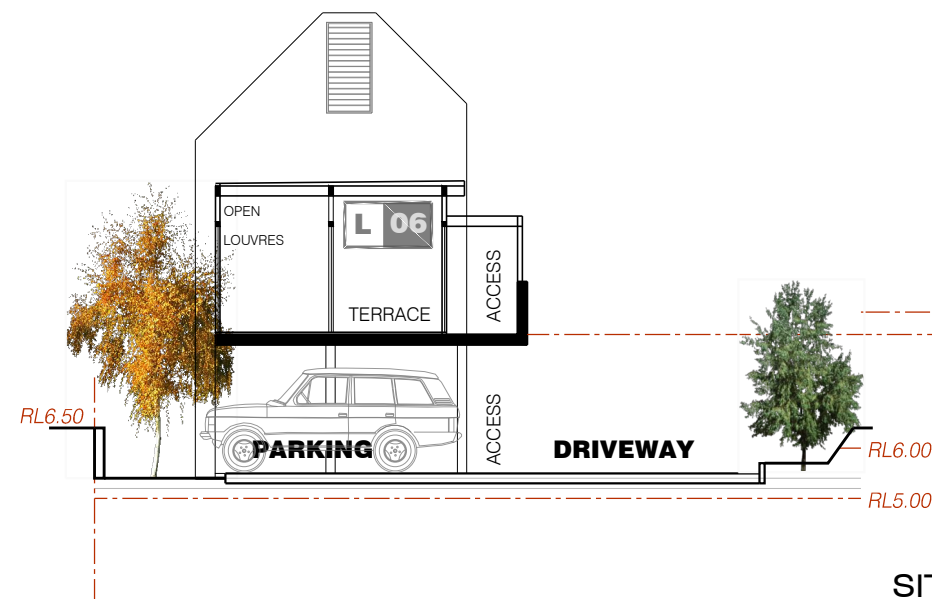


ANNOUNCED ALUMINIUM
WINDOW FRAMES
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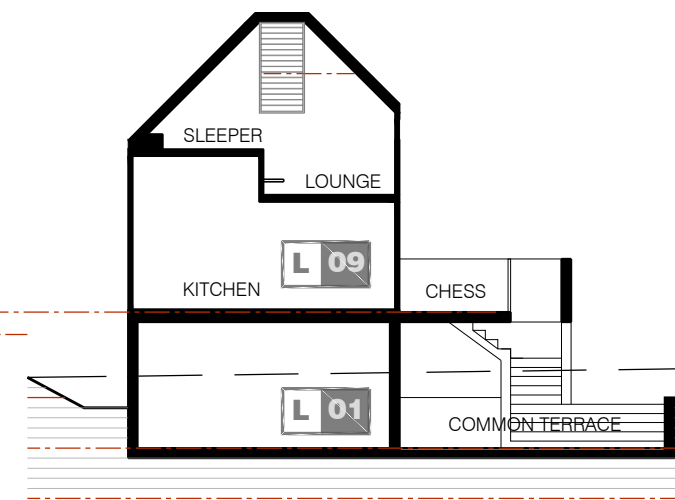
EXTERNAL FINISHES



SITE SECTION 1

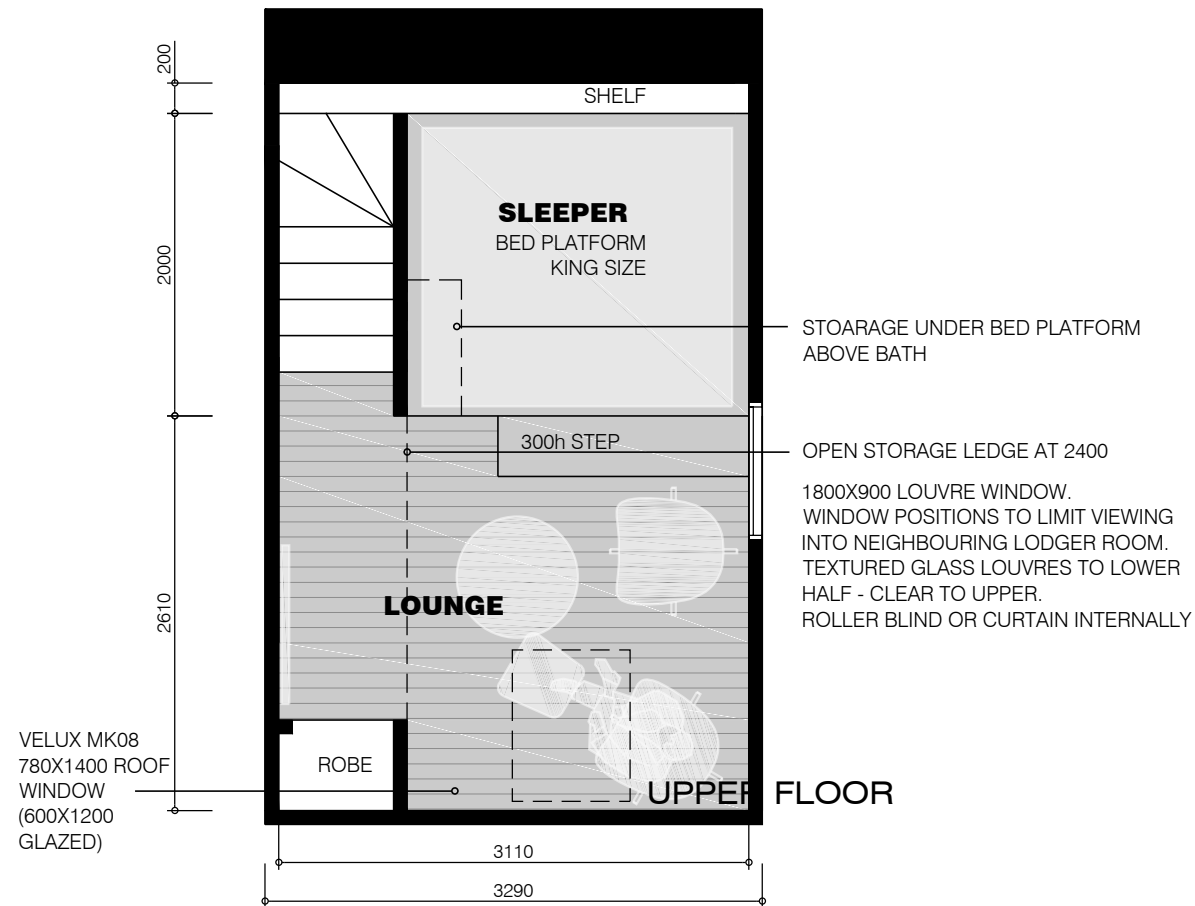


SITE SECTION 2




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 RL 7.00
 RL 6.00
 RL 5.00
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 SITE SECTION 3
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SITE SECTIONS



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

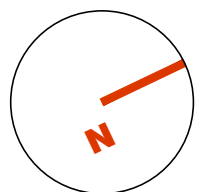
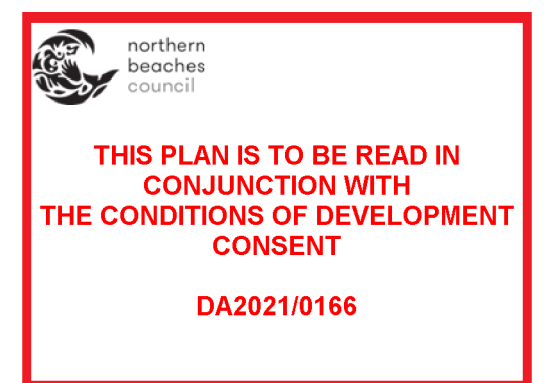
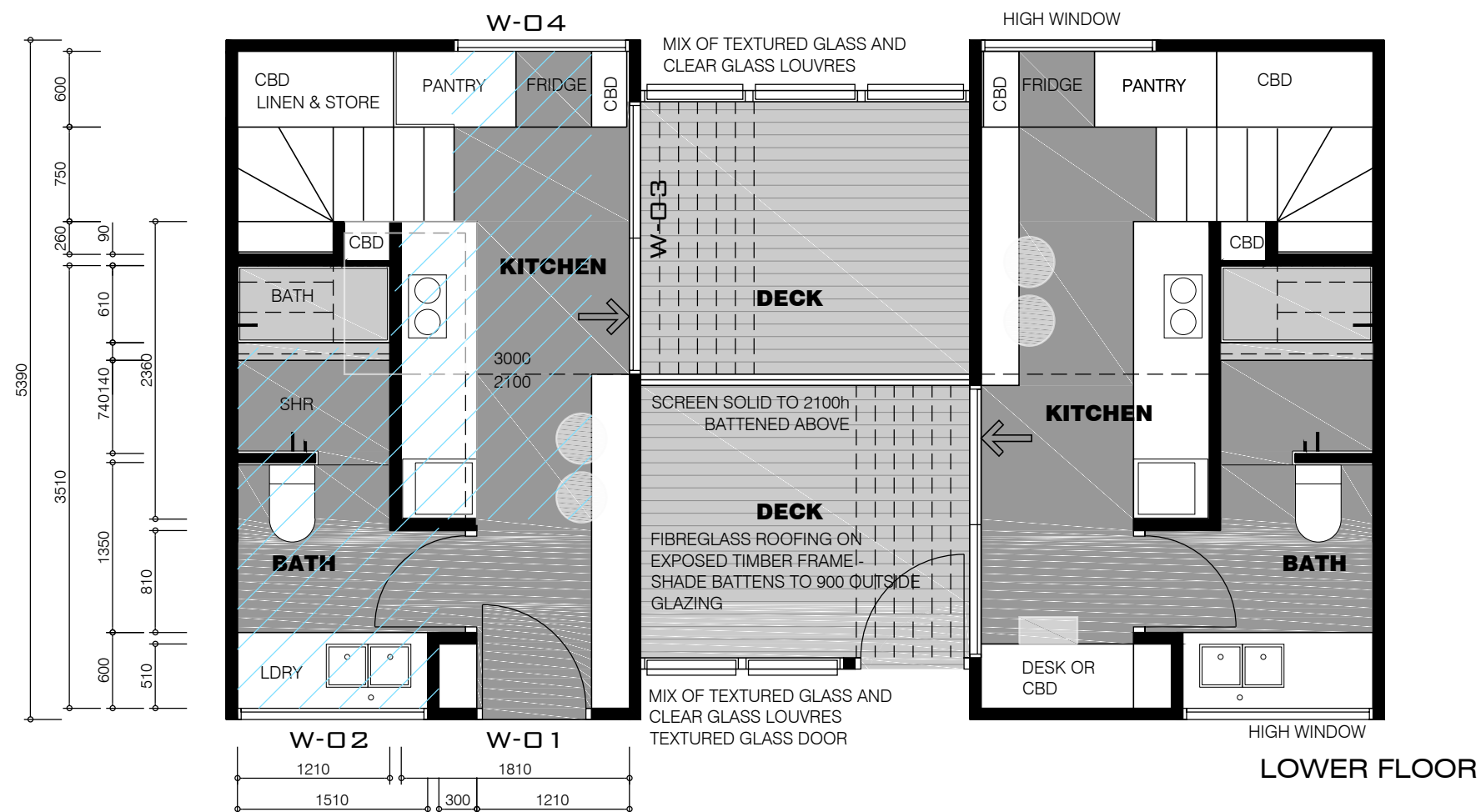
NCC CEILING HEIGHTS

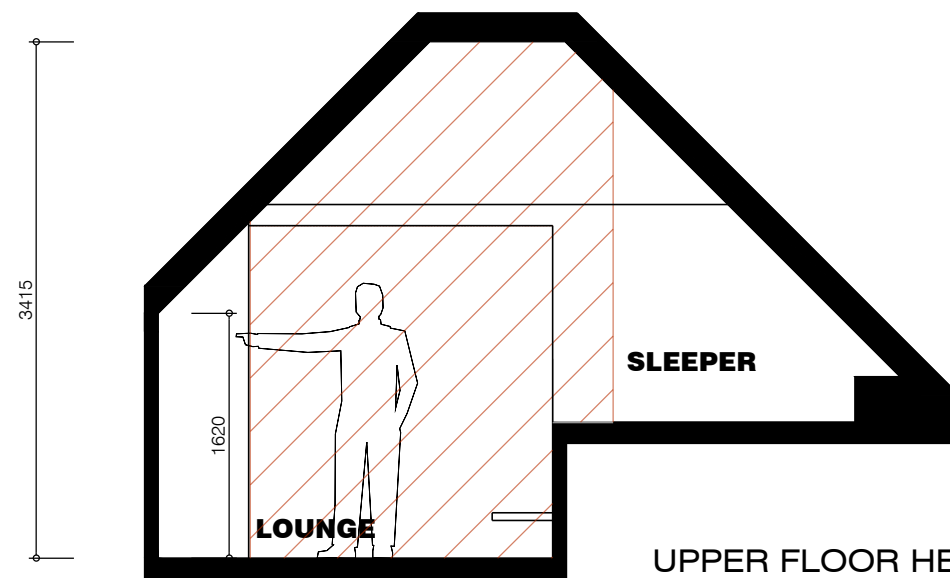
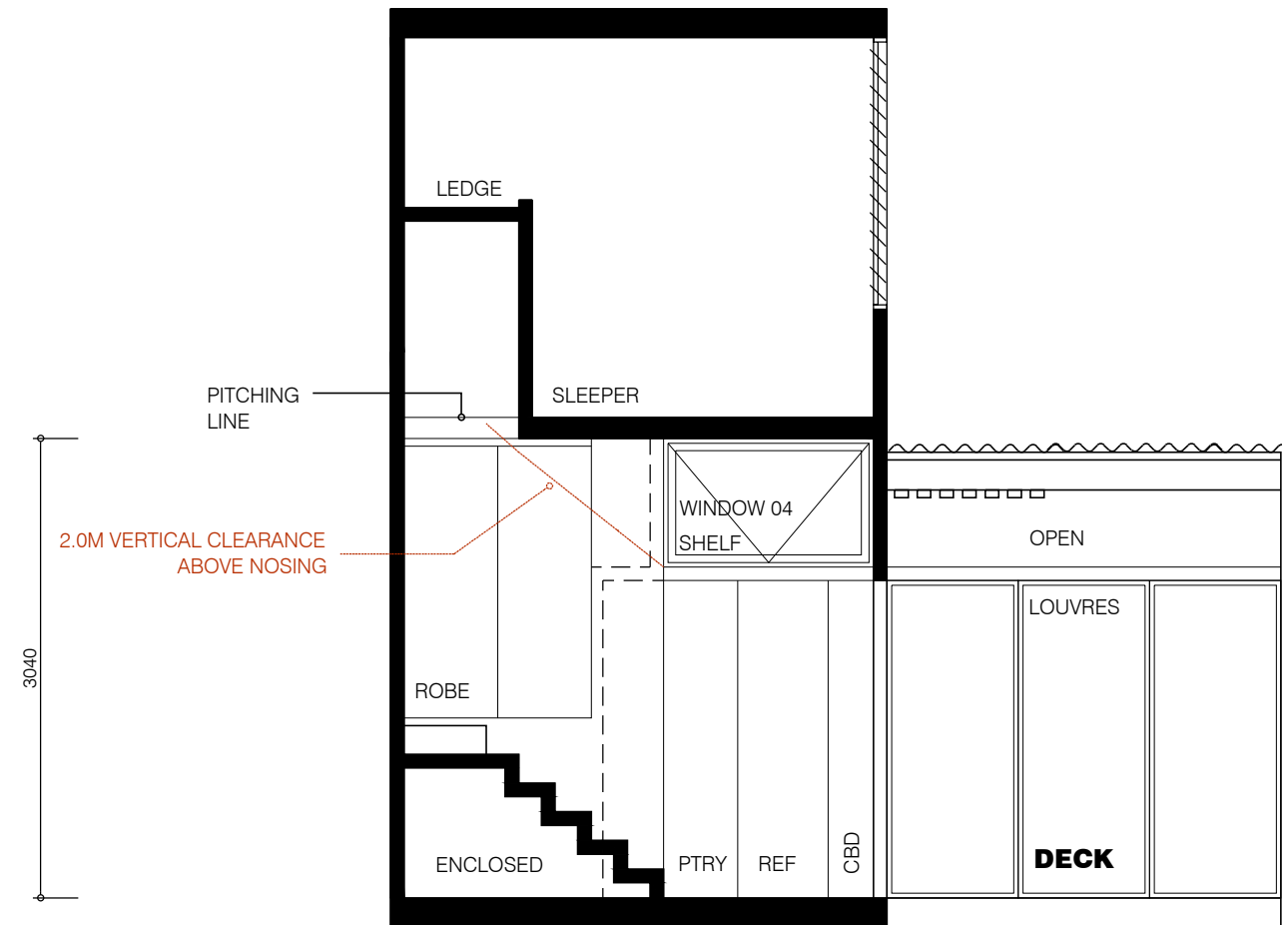
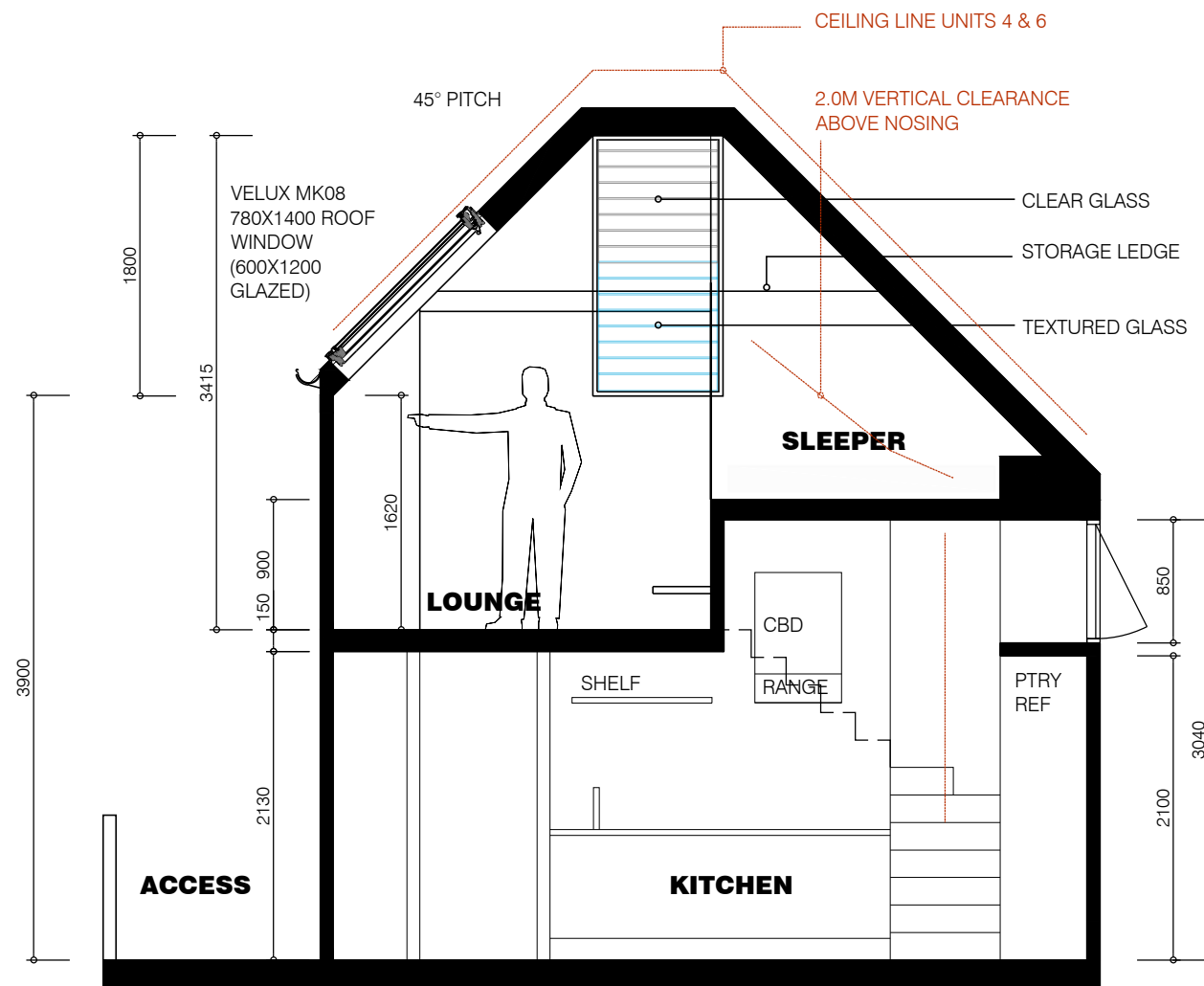
F3.1 Height of rooms and other spaces	REQD	PROPOSED
KITCHEN & BATHROOM.	2.1M	2.1M - 3.0M
ATTIC LOUNGE (RAKED CEILING)	2.2M FOR 2/3*	1.6 TO 3.4 RAKED*
STAIR	2.0M OFF NOSING	MIN 2.05M

*ACHIEVES NCC COMPLIANCE. SEE CALC DRAWING

AREAS

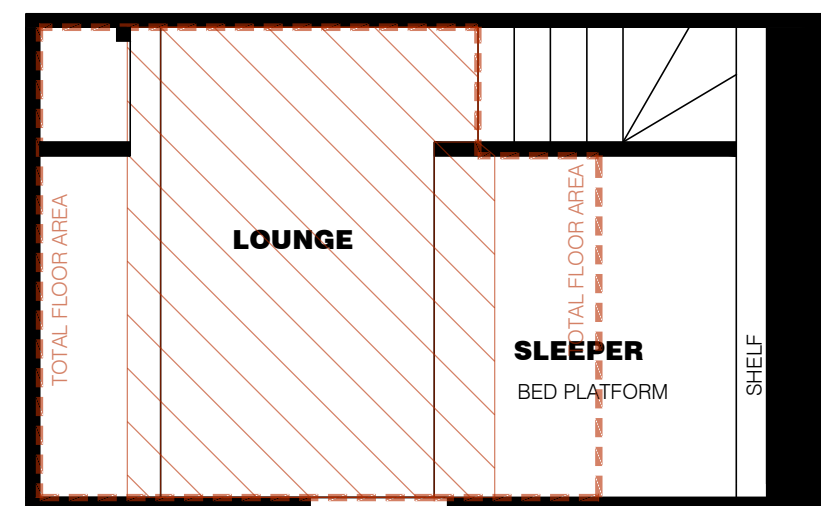
LOWER FLOOR	16
UPPER FLOOR	11
TOTAL(GFA)	27
KIT-BATH	9
BALANCE	18 (16-25 REQD)





UPPER FLOOR HEIGHT COMPLIANCE

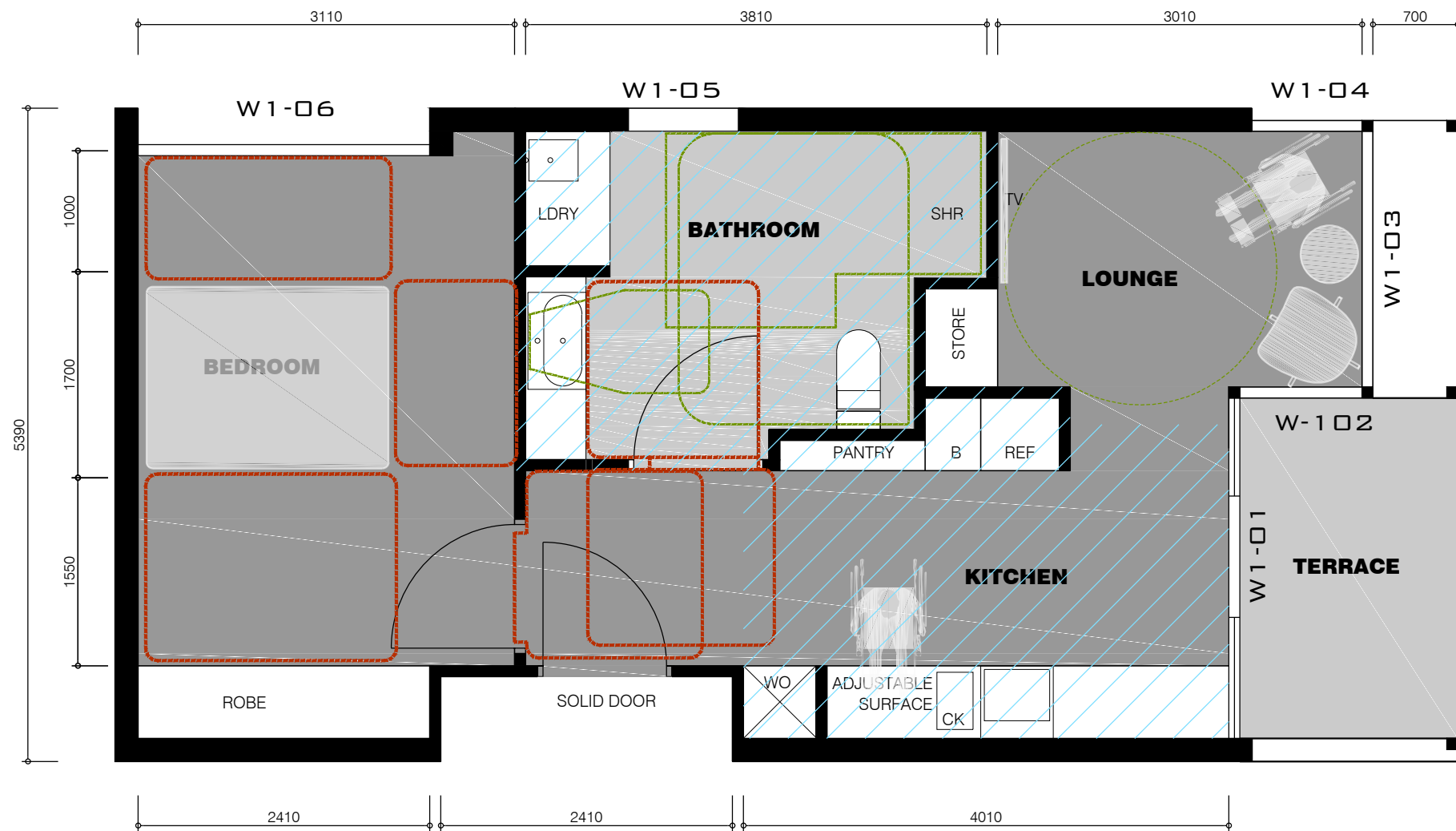
	TOTAL FLOOR AREA	10.8M2	100%
	2200 FLOOR AREA	7.5M2	69%



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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

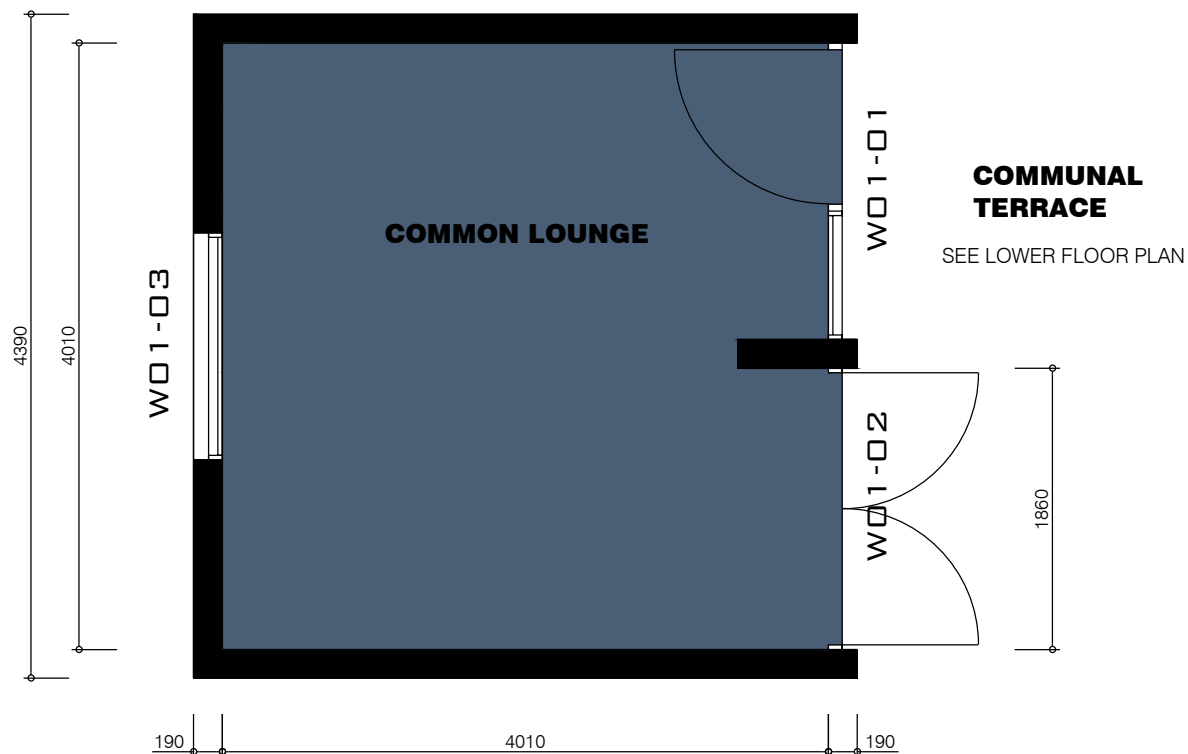
WINDOW SCHEDULE - COMMON

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	700	CLR	N
W0-03	AWNING	AW	1500	1500	CLR	Y



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DETAILED ACCESSIBLE LODGER & COMMON ROOM



LODGER 9 NOTES

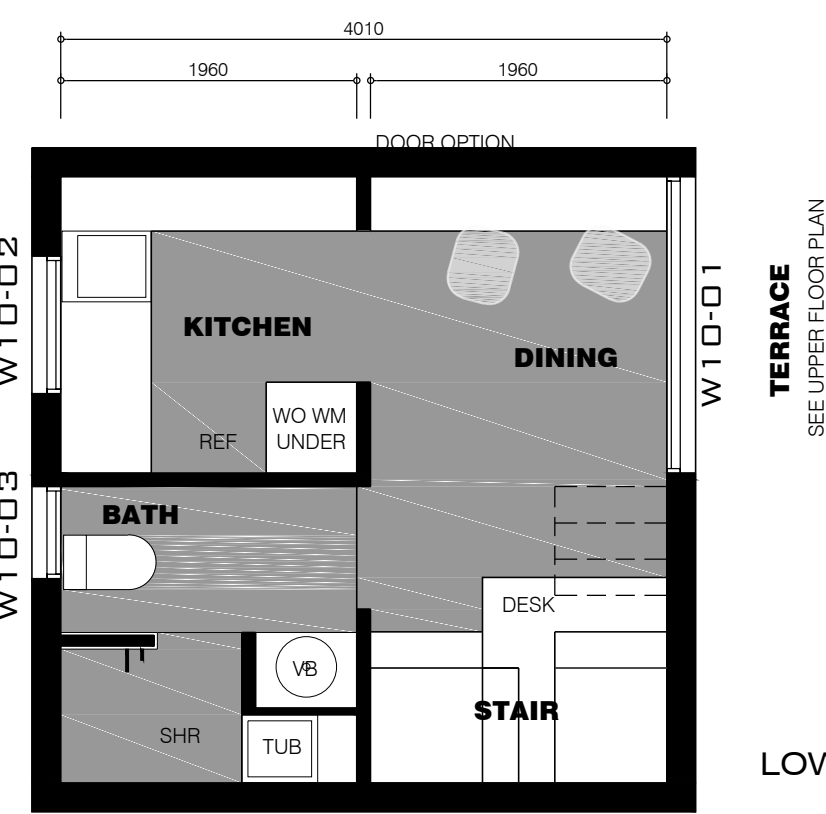
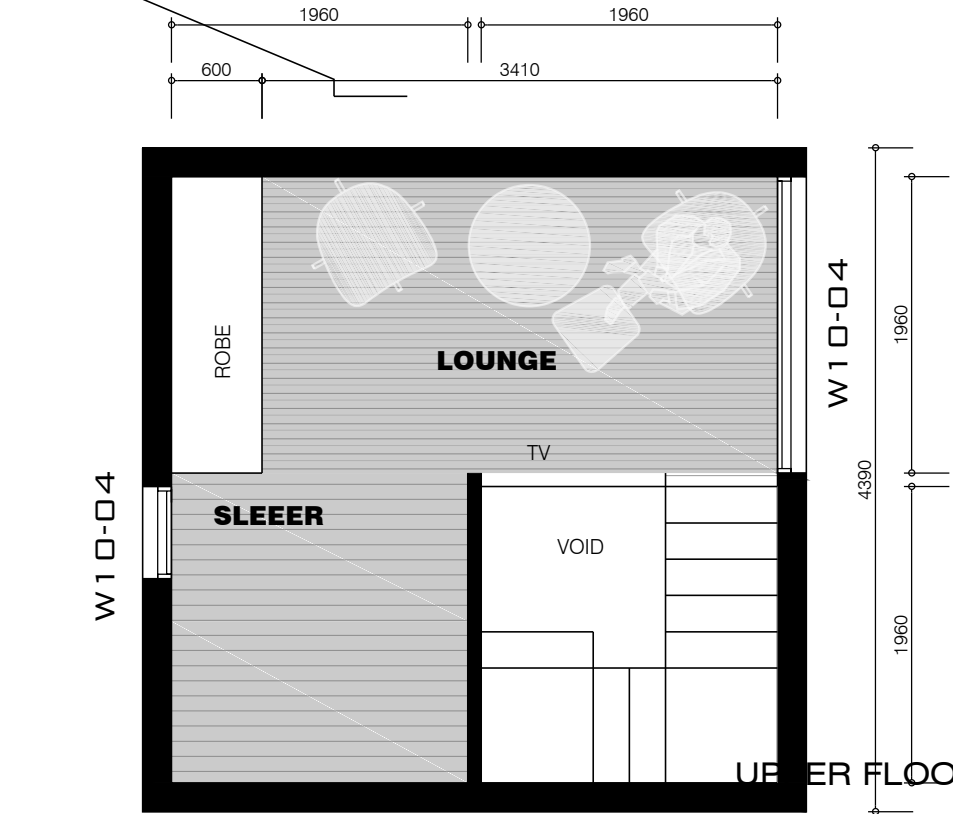
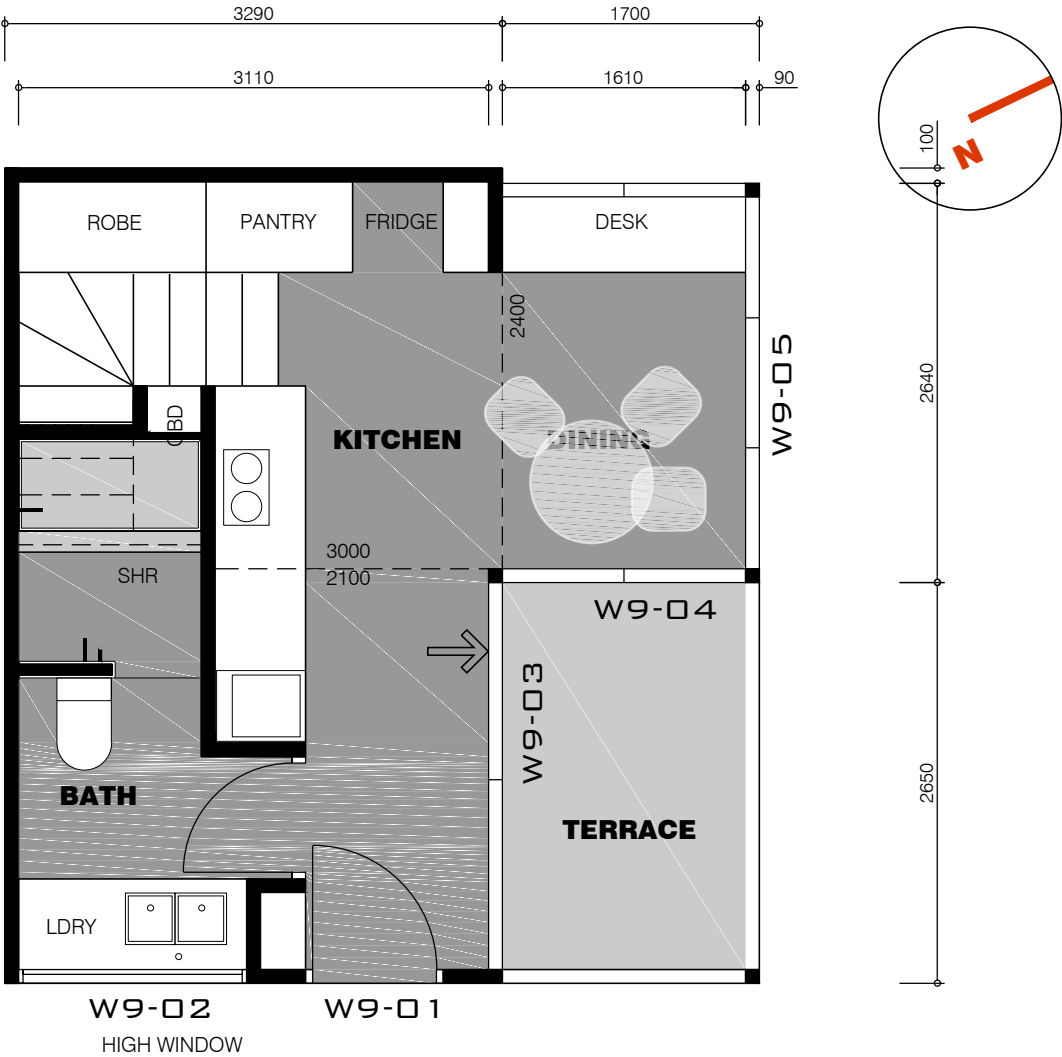
UPPER FLOOR AND KIT
& BATH AS PER TYPICAL
LODGER

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)



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	1800	2400	TX-CLR	Y
W9-09	LOUVRES	LV-LV	1500	1600	TX-CLR	Y

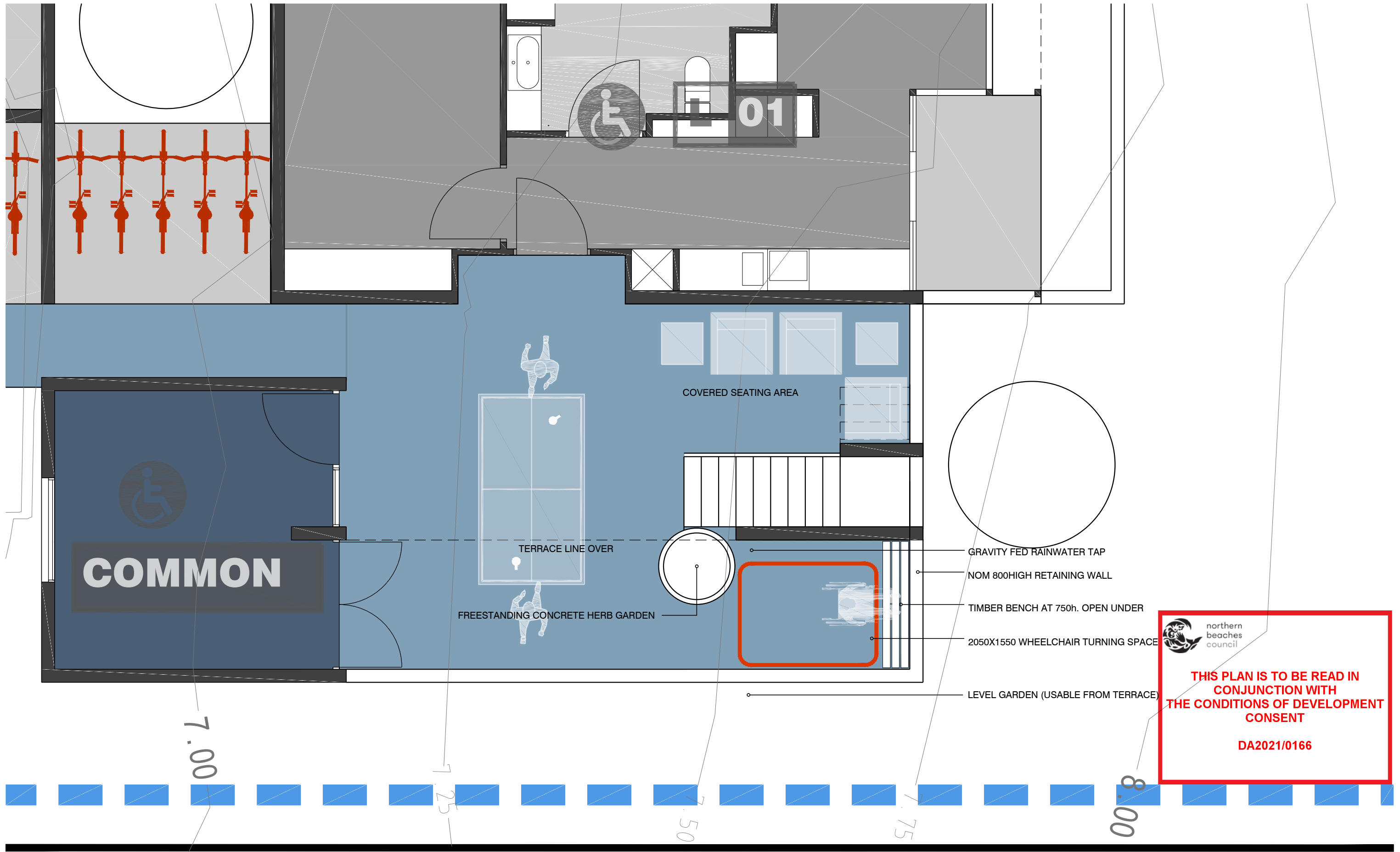
WINDOW SCHEDULE - LODGER 10

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

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DETAILED LODGER 9 - 10



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