

CONTEXT MAP



SCHWARZPLAN

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1	03/11/21	ISSUE FOR \$4.56	CH/PH
2	02/12/21	ISSUE FOR \$4.56	CH/PH

- REVISION NOTES**
- DRIVEWAY AMENDED TO SUIT RFS REQUIREMENTS FOR ACCESS TO NO.16 WYATT AV.
  - COOKTOPS ADDED TO LODGER ROOMS

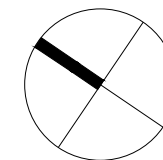
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**platform**  
ARCHITECTS

503/39 East Esplanade, Manly 2095  
p. 02 9976 6666 abn. 74602856157  
nominated architect Bride Gough Reg No. 8280

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14 WYATT AVE, BELROSE, NSW



DRAWING TITLE  
**CONTEXT MAP  
SCHWARZPLAN**

SCALE  
1:2500  
@A3

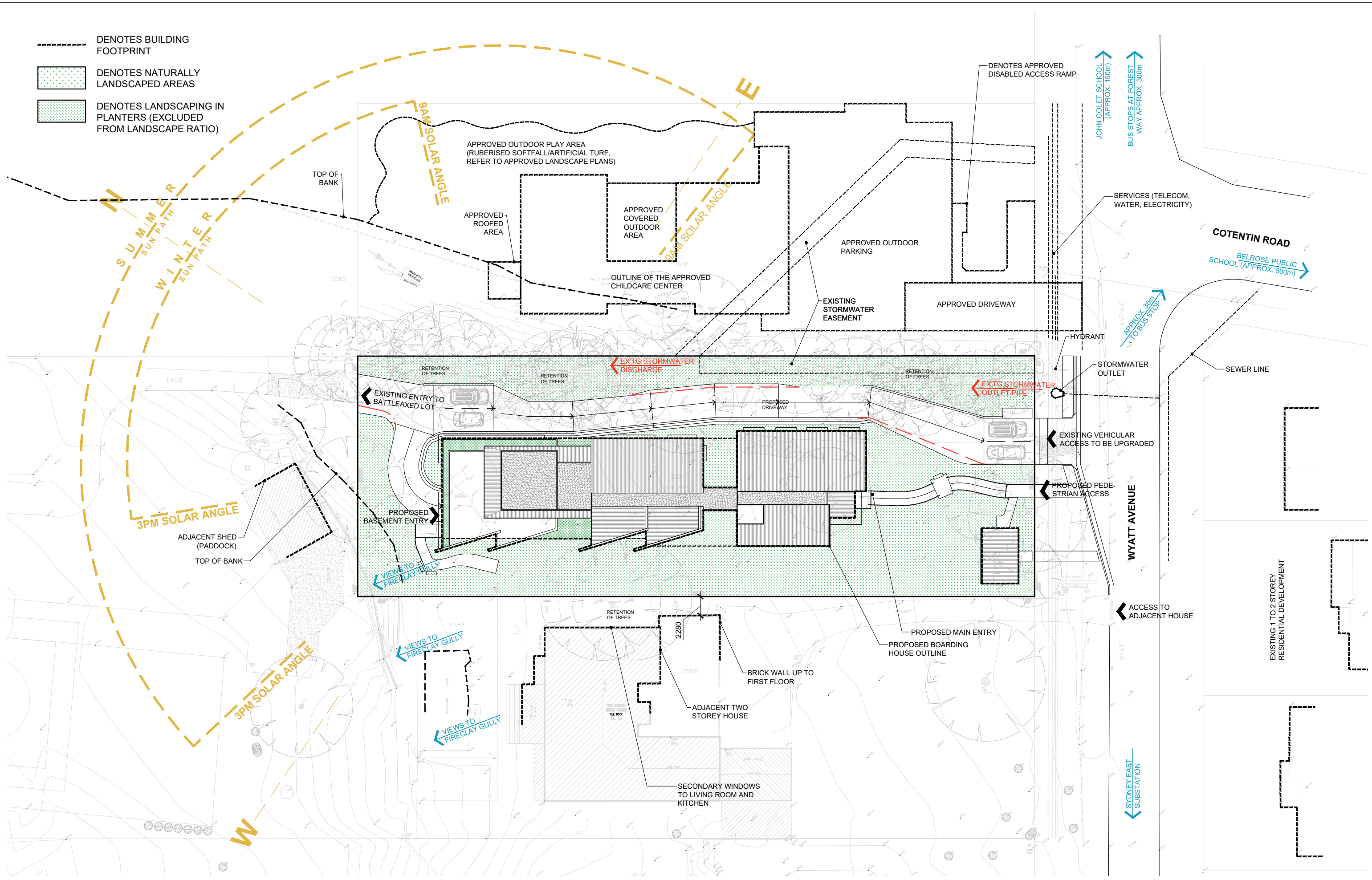
STATUS  
\$4.56

NUMBER  
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PROJECT  
WAB

REVISION  
2

- DENOTES BUILDING FOOTPRINT
- ▨ DENOTES NATURALLY LANDSCAPED AREAS
- ▨ DENOTES LANDSCAPING IN PLANTERS (EXCLUDED FROM LANDSCAPE RATIO)



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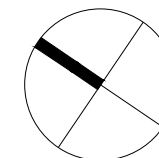
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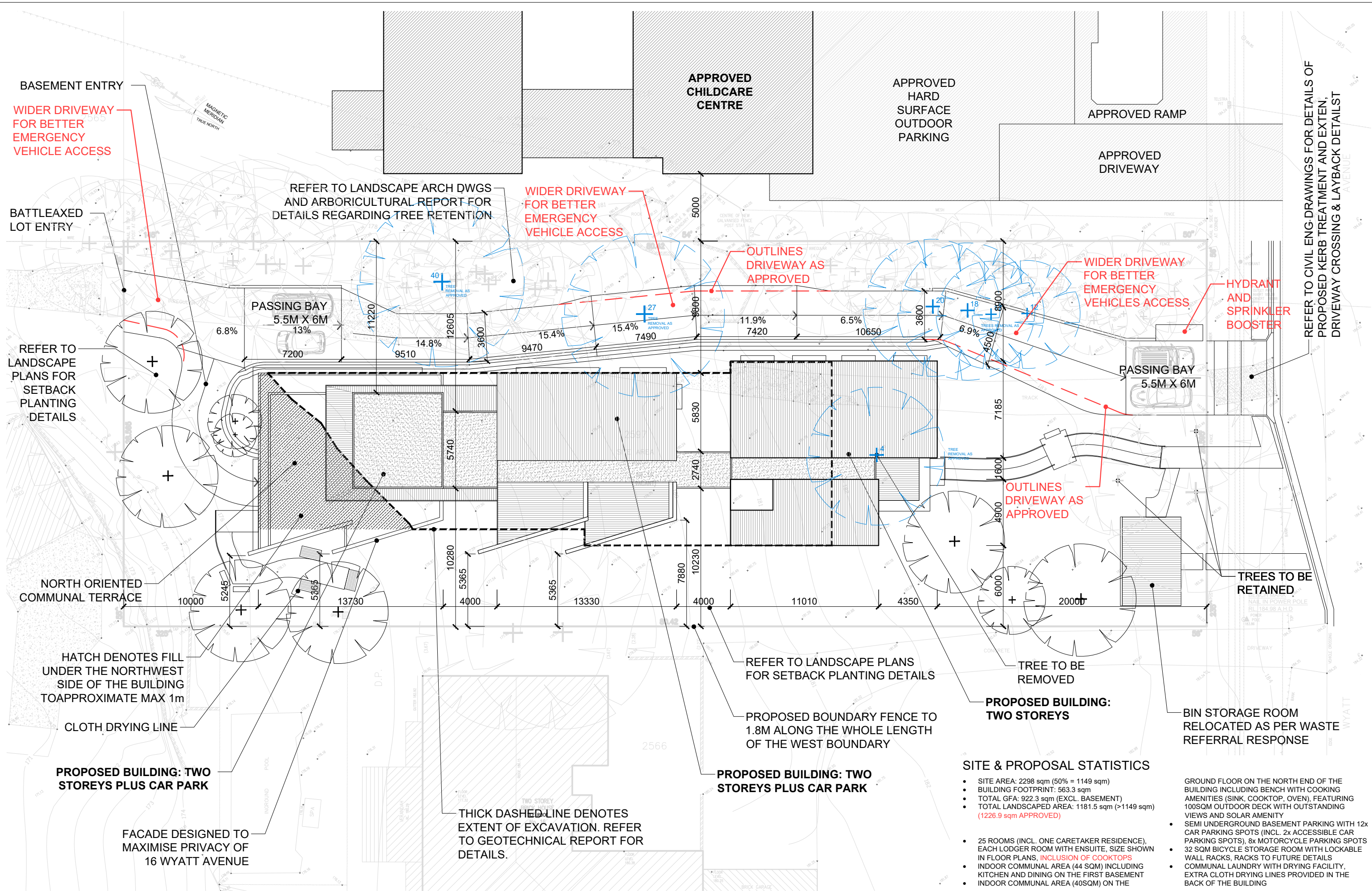


DRAWING TITLE  
**SITE ANALYSIS**

SCALE STATUS  
 1:400 @AS \$4.56

PROJECT REVISION  
**WAB 2**

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BASEMENT ENTRY  
WIDER DRIVEWAY FOR BETTER EMERGENCY VEHICLE ACCESS

BATTLEAXED LOT ENTRY

REFER TO LANDSCAPE PLANS FOR SETBACK PLANTING DETAILS

NORTH ORIENTED COMMUNAL TERRACE

HATCH DENOTES FILL UNDER THE NORTHWEST SIDE OF THE BUILDING TO APPROXIMATE MAX 1m

CLOTH DRYING LINE

PROPOSED BUILDING: TWO STOREYS PLUS CAR PARK

FACADE DESIGNED TO MAXIMISE PRIVACY OF 16 WYATT AVENUE

REFER TO LANDSCAPE ARCH DWGS AND ARBORICULTURAL REPORT FOR DETAILS REGARDING TREE RETENTION

WIDER DRIVEWAY FOR BETTER EMERGENCY VEHICLE ACCESS

OUTLINES DRIVEWAY AS APPROVED

WIDER DRIVEWAY FOR BETTER EMERGENCY VEHICLES ACCESS

HYDRANT AND SPRINKLER BOOSTER

OUTLINES DRIVEWAY AS APPROVED

TREES TO BE RETAINED

TREE TO BE REMOVED

PROPOSED BUILDING: TWO STOREYS

BIN STORAGE ROOM RELOCATED AS PER WASTE REFERRAL RESPONSE

THICK DASHED LINE DENOTES EXTENT OF EXCAVATION. REFER TO GEOTECHNICAL REPORT FOR DETAILS.

REFER TO LANDSCAPE PLANS FOR SETBACK PLANTING DETAILS

PROPOSED BOUNDARY FENCE TO 1.8M ALONG THE WHOLE LENGTH OF THE WEST BOUNDARY

PROPOSED BUILDING: TWO STOREYS PLUS CAR PARK

**SITE & PROPOSAL STATISTICS**

- SITE AREA: 2298 sqm (50% = 1149 sqm)
- BUILDING FOOTPRINT: 563.3 sqm
- TOTAL GFA: 922.3 sqm (EXCL. BASEMENT)
- TOTAL LANDSCAPED AREA: 1181.5 sqm (>1149 sqm) (1226.9 sqm APPROVED)
- 25 ROOMS (INCL. ONE CARETAKER RESIDENCE), EACH LODGER ROOM WITH ENSUITE, SIZE SHOWN IN FLOOR PLANS, INCLUSION OF COOKTOPS
- INDOOR COMMUNAL AREA (44 SQM) INCLUDING KITCHEN AND DINING ON THE FIRST BASEMENT
- INDOOR COMMUNAL AREA (40SQM) ON THE

- GROUND FLOOR ON THE NORTH END OF THE BUILDING INCLUDING BENCH WITH COOKING AMENITIES (SINK, COOKTOP, OVEN), FEATURING 100SQM OUTDOOR DECK WITH OUTSTANDING VIEWS AND SOLAR AMENITY
- SEMI UNDERGROUND BASEMENT PARKING WITH 12x CAR PARKING SPOTS (INCL. 2x ACCESSIBLE CAR PARKING SPOTS), 8x MOTORCYCLE PARKING SPOTS
- 32 SQM BICYCLE STORAGE ROOM WITH LOCKABLE WALL RACKS, RACKS TO FUTURE DETAILS
- COMMUNAL LAUNDRY WITH DRYING FACILITY, EXTRA CLOTH DRYING LINES PROVIDED IN THE BACK OF THE BUILDING

REFER TO CIVIL ENG-DRAWINGS FOR DETAILS OF PROPOSED KERB TREATMENT AND EXTENDED DRIVEWAY CROSSING & LAYBACK DETAIL

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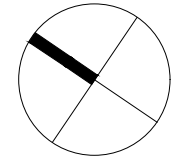
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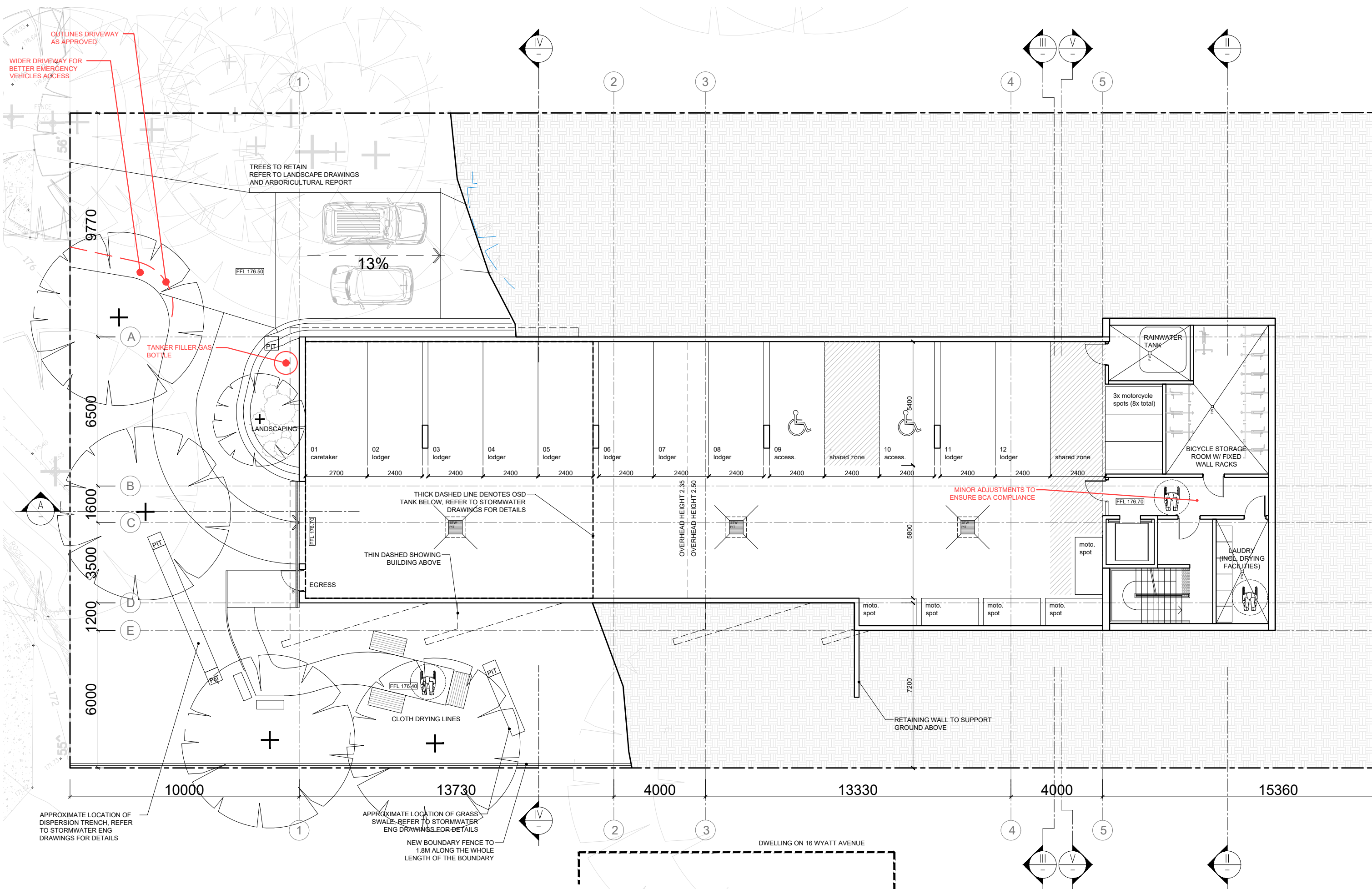
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ARCHITECTS

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p. 02 9976 6666 abn. 74602856157  
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DRAWING TITLE	SCALE	STATUS	NUMBER	REVISION	PROJECT
<b>SITE PLAN</b>	1:250 @A3	\$4.56	02	2	WAB



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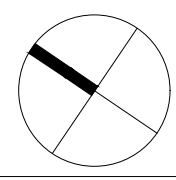
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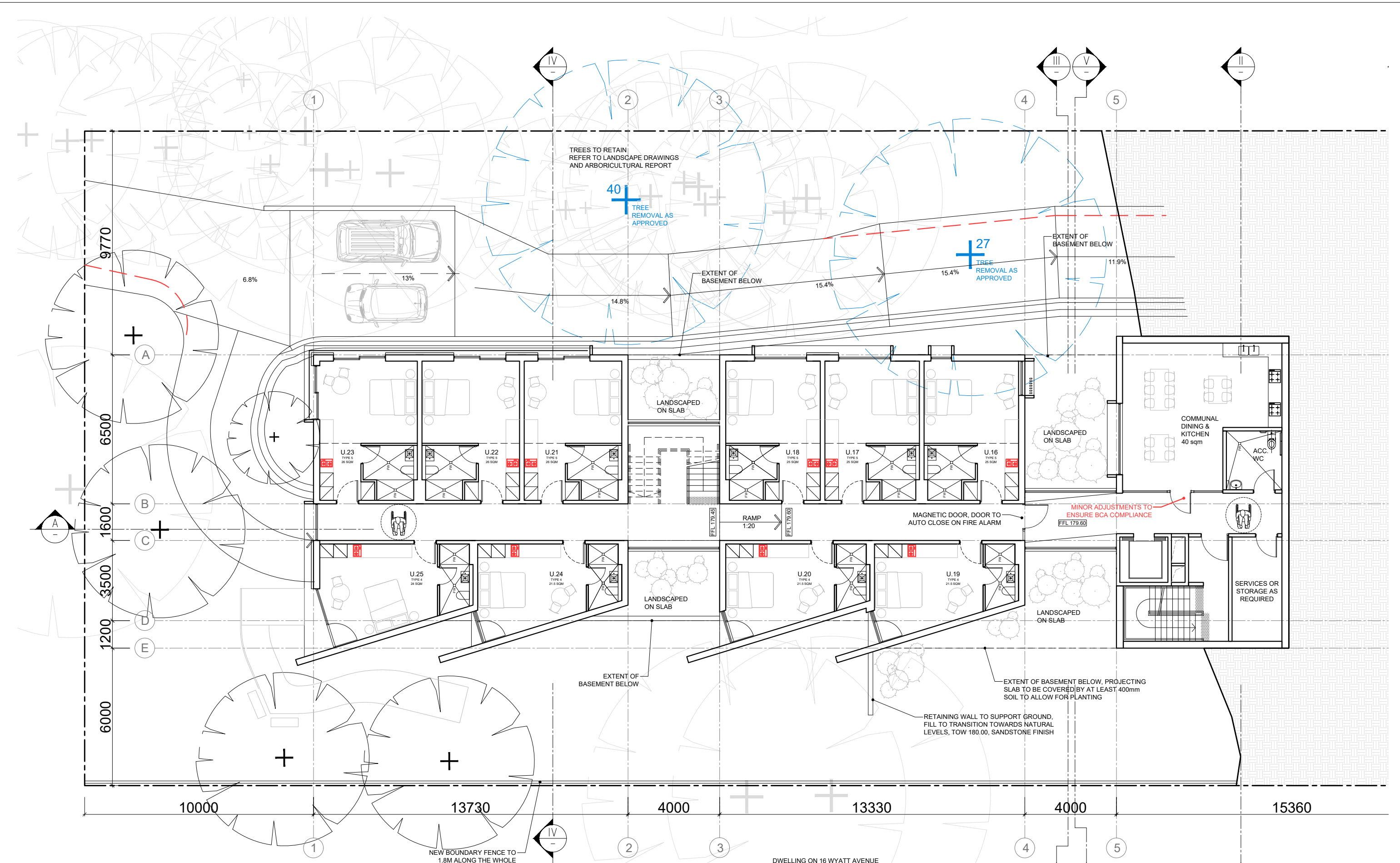
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DRAWING TITLE	PROJECT		
<b>SECOND BASEMENT PLAN</b>	<b>WAB</b>		
SCALE	STATUS	NUMBER	REVISION
1:150 @A3	\$4.56	03	2



**AMENDMENTS TO APPROVAL:**  
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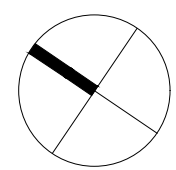
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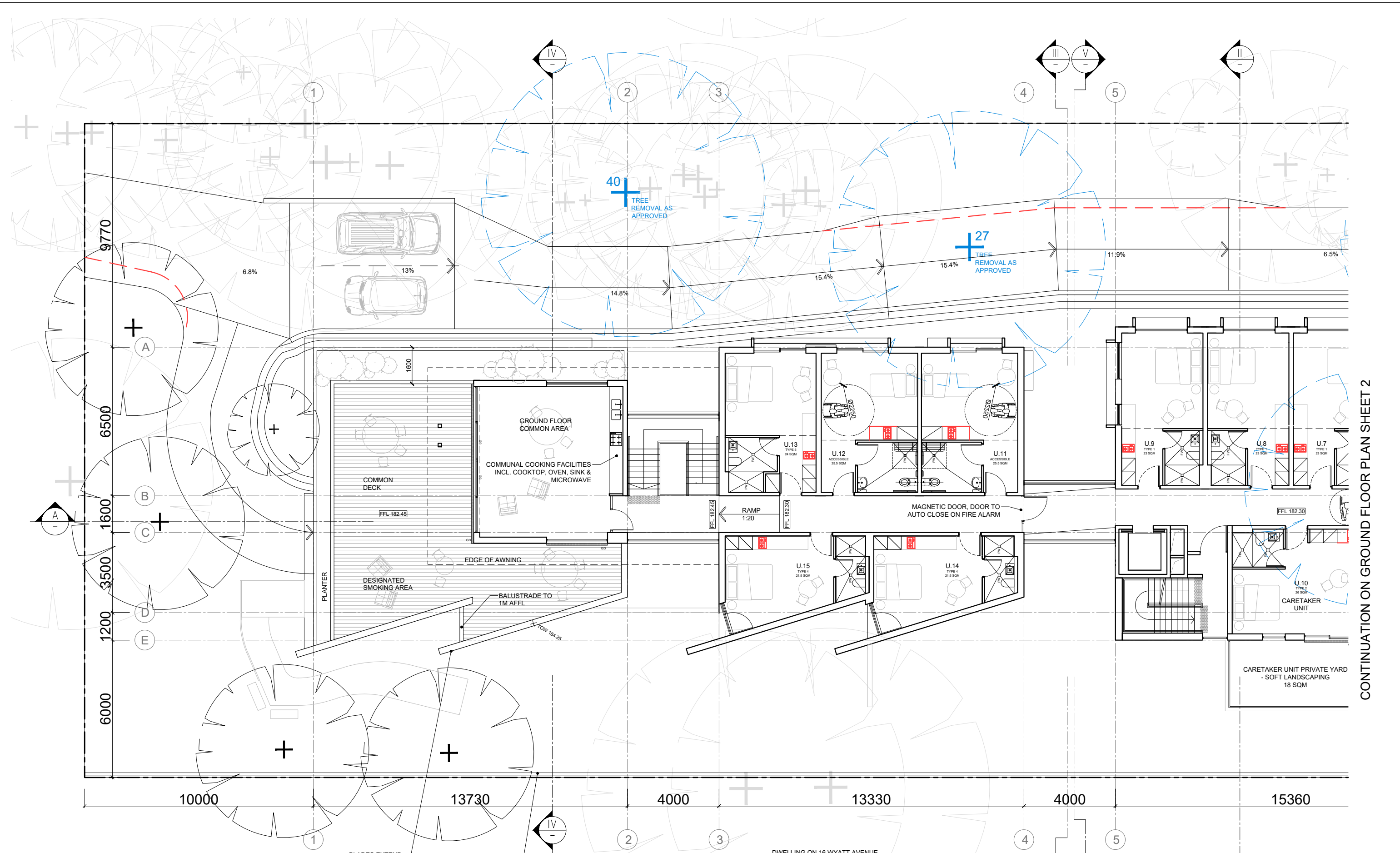
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**DRAWING TITLE**  
 FIRST BASEMENT PLAN

**SCALE** 1:150 @A3  
**STATUS** \$4.56

**PROJECT** WAB  
**REVISION** 04 2



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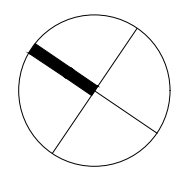
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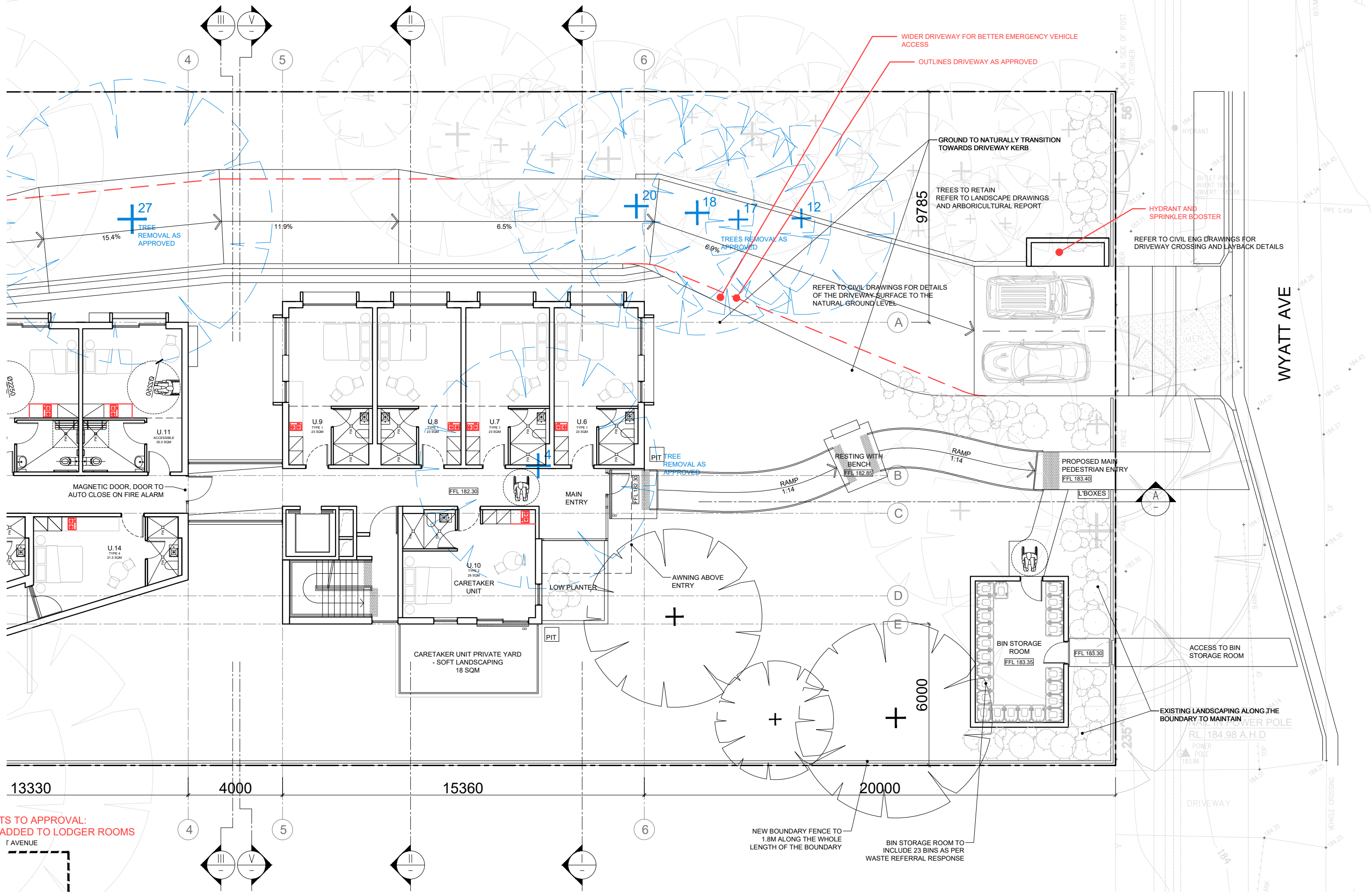
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**DRAWING TITLE**  
 GROUND FLOOR PLAN SHEET 1  
**SCALE** STATUS NUMBER REVISION  
 1:150 @AS \$4.56 05 A 2

**PROJECT**  
 WAB  
 REVISION  
 2

CONTINUATION ON GROUND FLOOR PLAN SHEET 1



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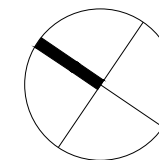
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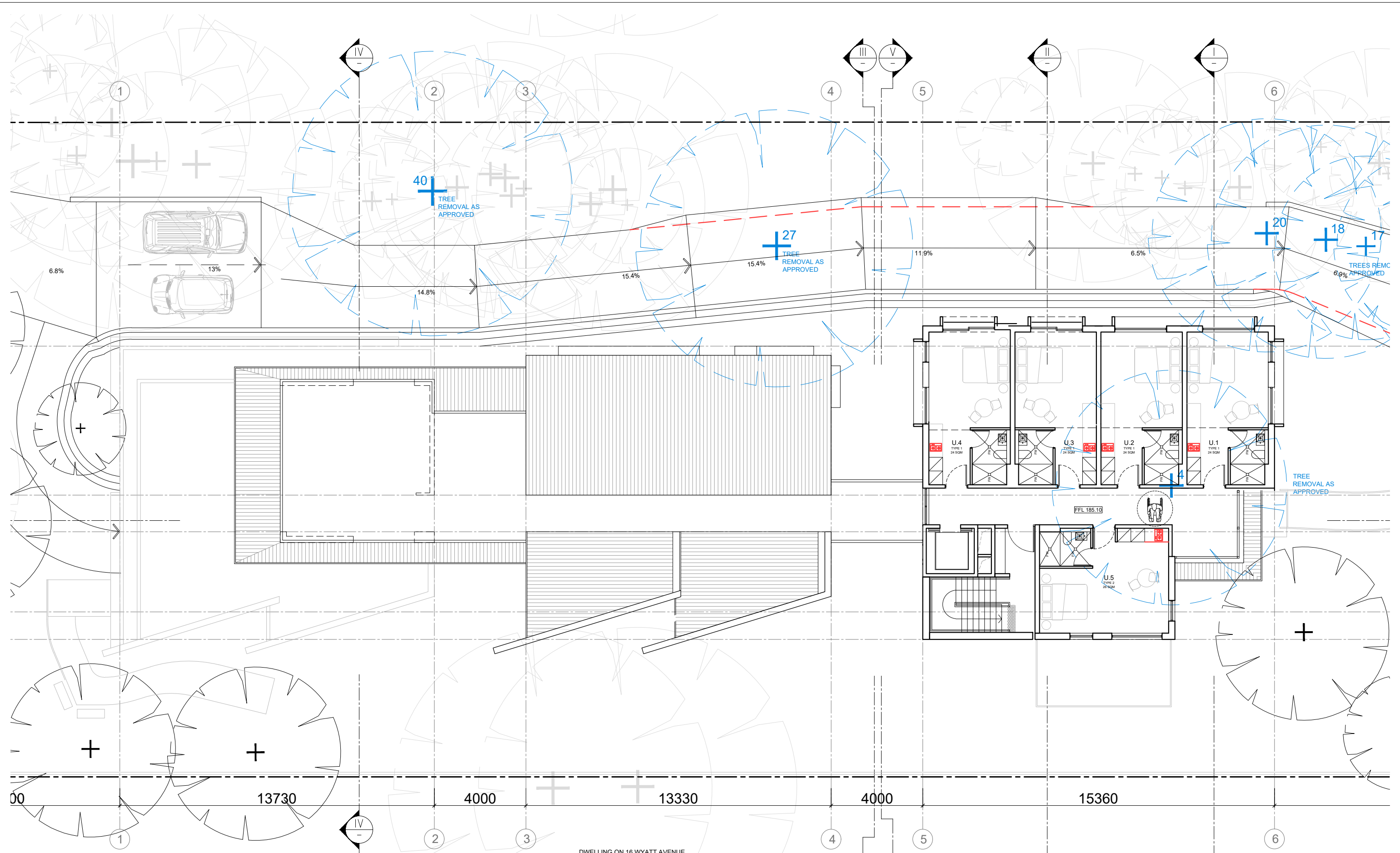
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DRAWING TITLE  
GROUND FLOOR PLAN SHEET 2

SCALE	STATUS	NUMBER	REVISION
1:150 @A3	\$4.56	05 B	2

PROJECT  
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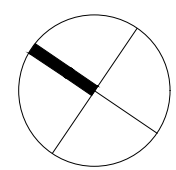
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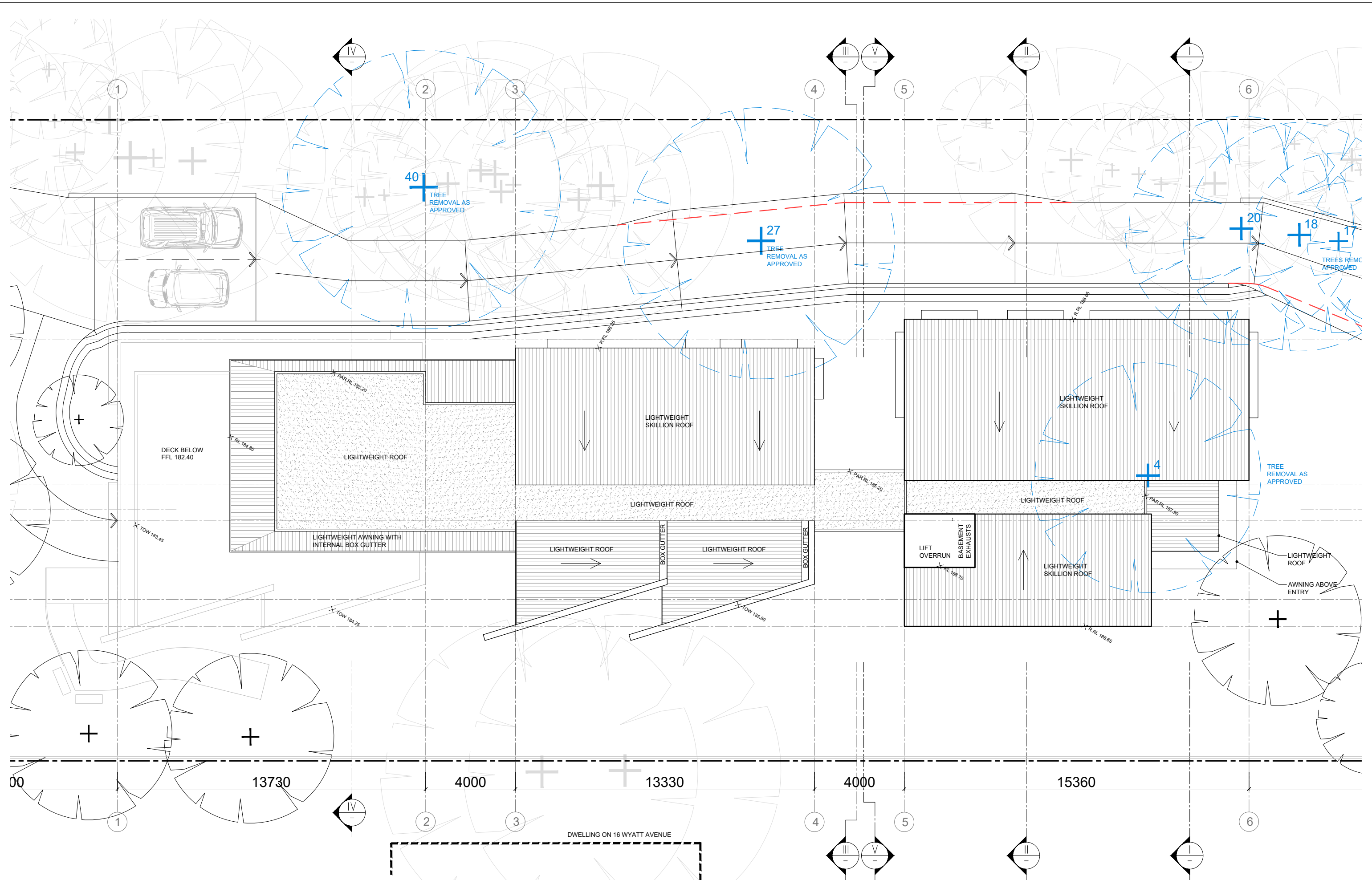
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DRAWING TITLE	STATUS	NUMBER	REVISION
<b>FIRST FLOOR PLAN</b>	s4.56	06	2

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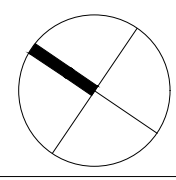
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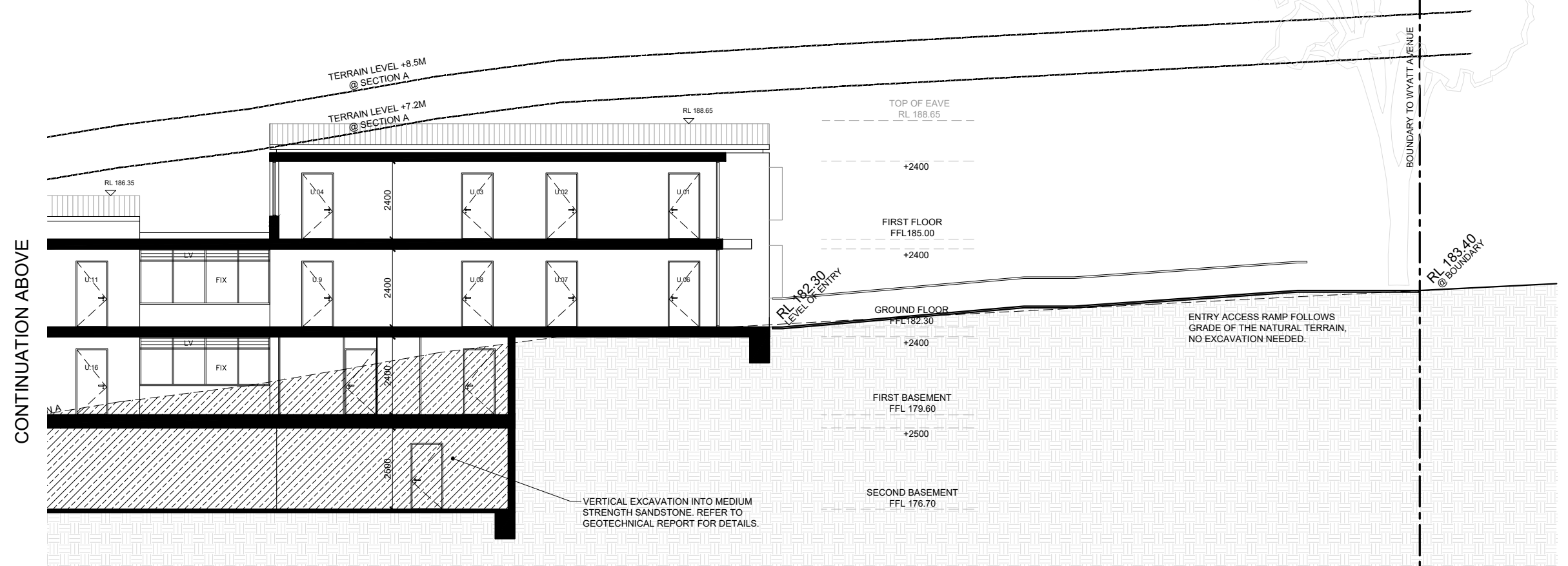
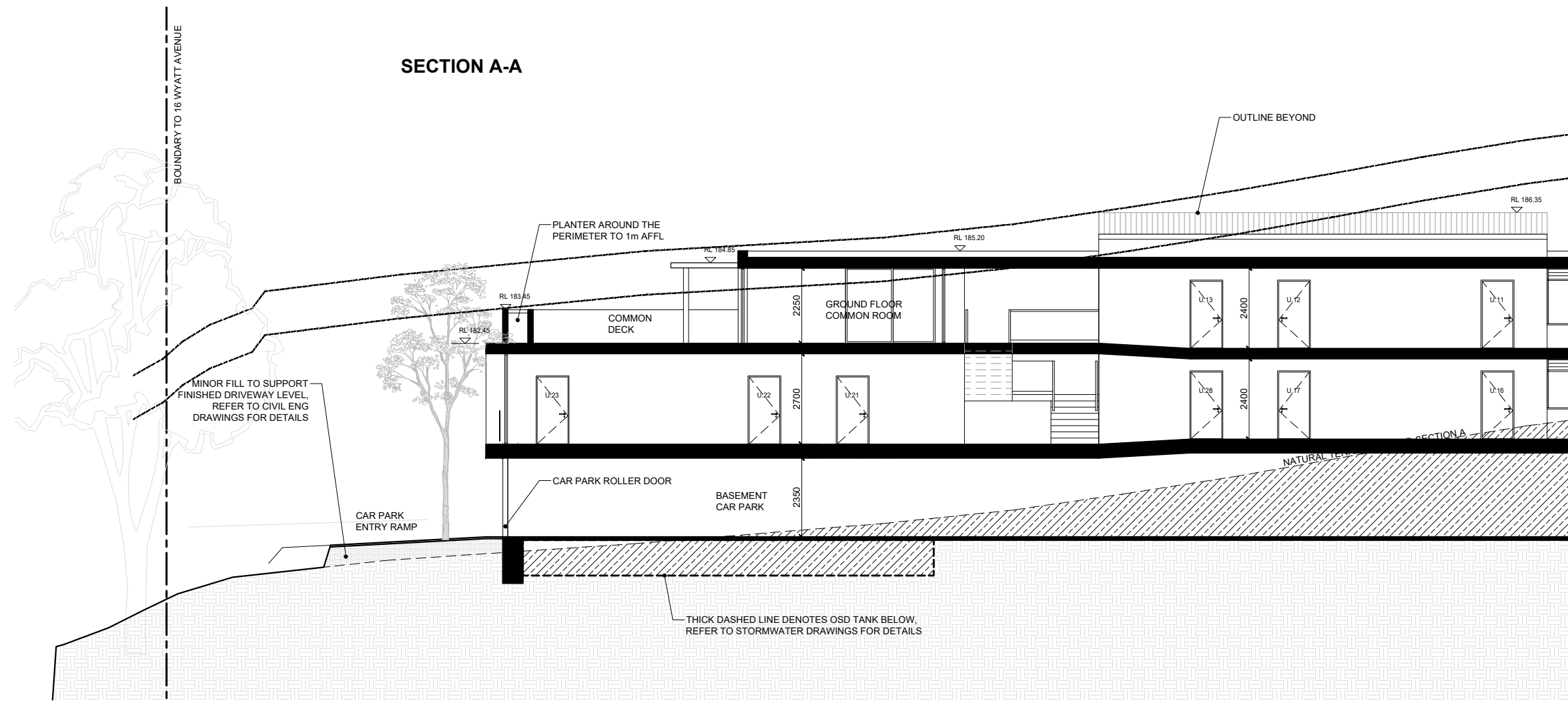
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**PROJECT**  
 WAB

# SECTION A-A



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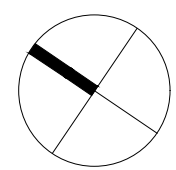
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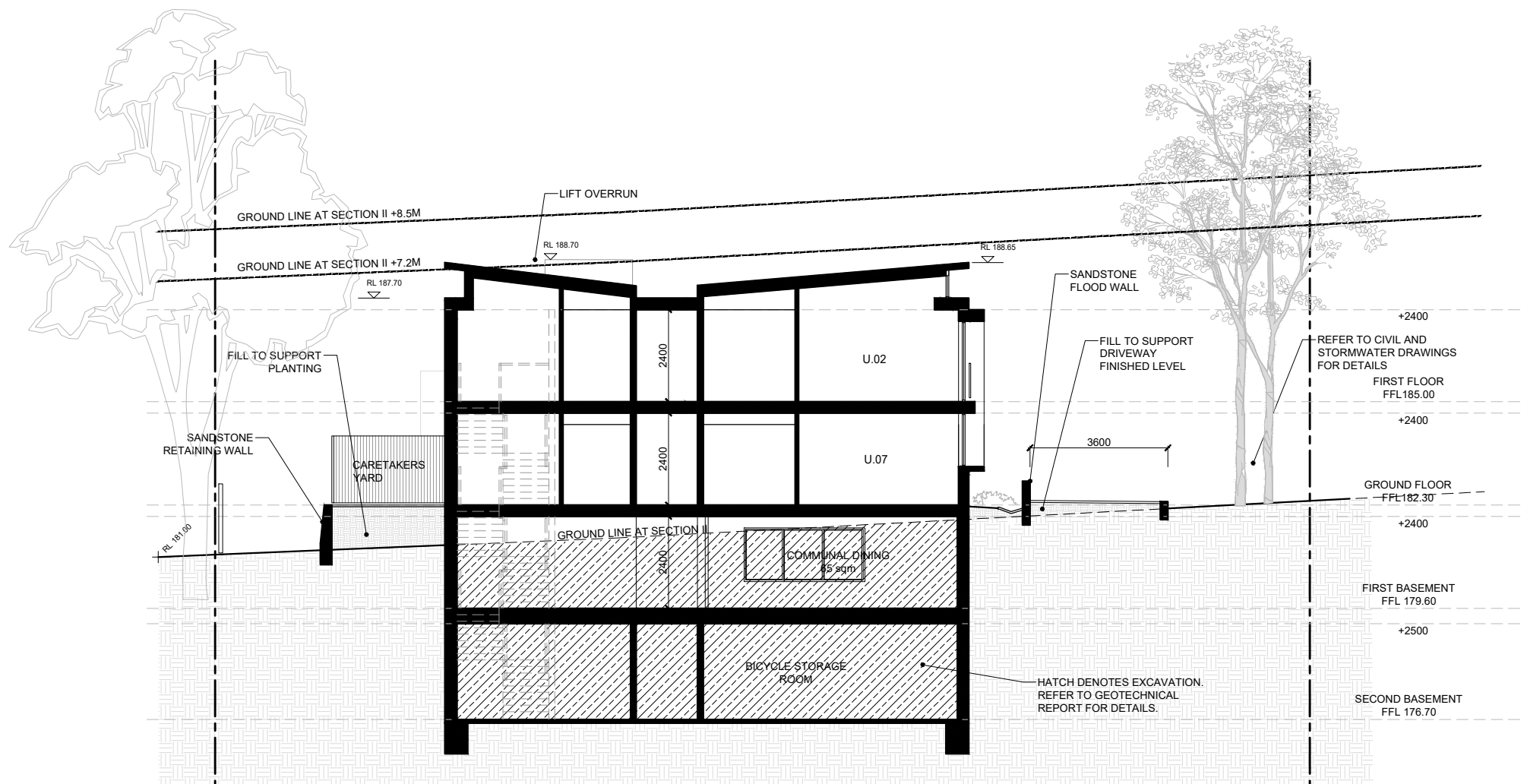
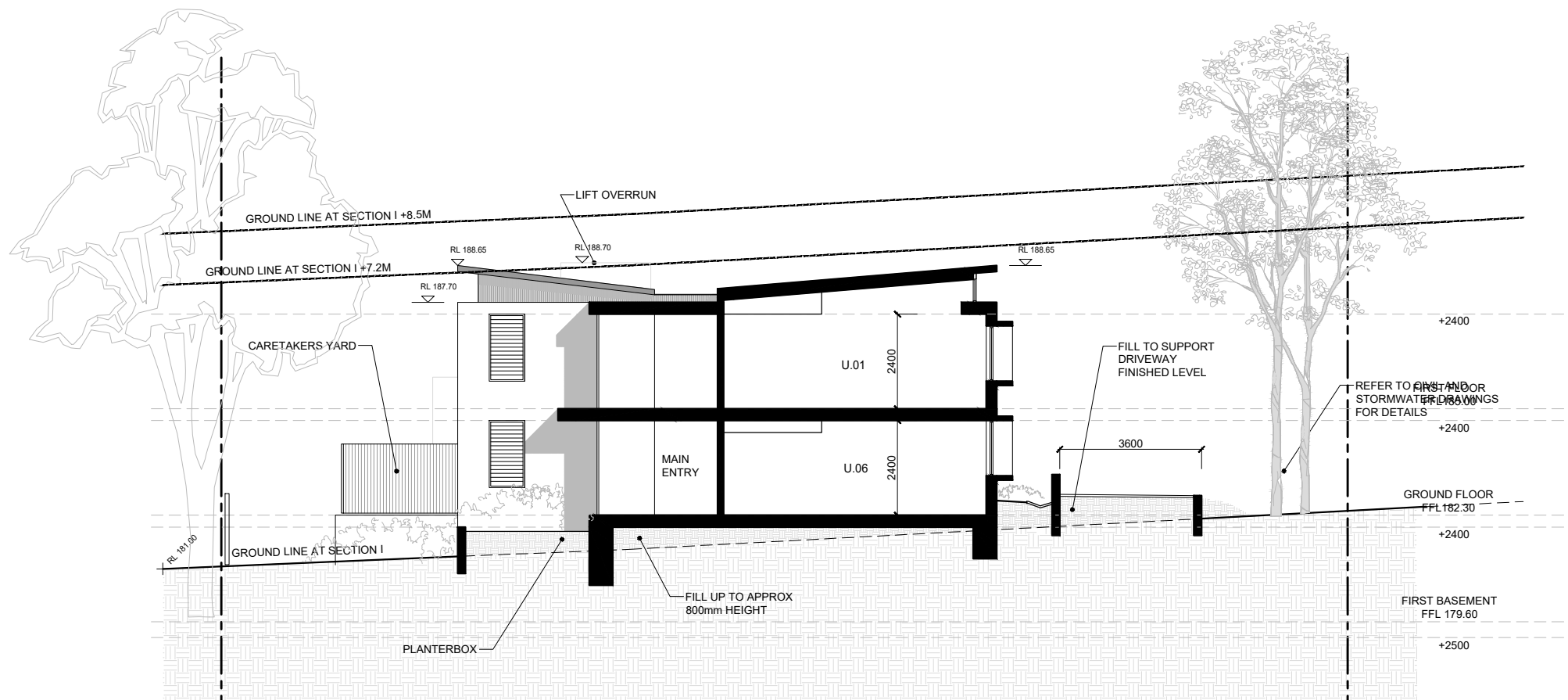
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DRAWING TITLE	STATUS	NUMBER	REVISION
SECTION A-A	s4.56	08	2

SCALE: 1:150 @A3

PROJECT: WAB



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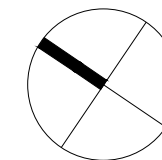
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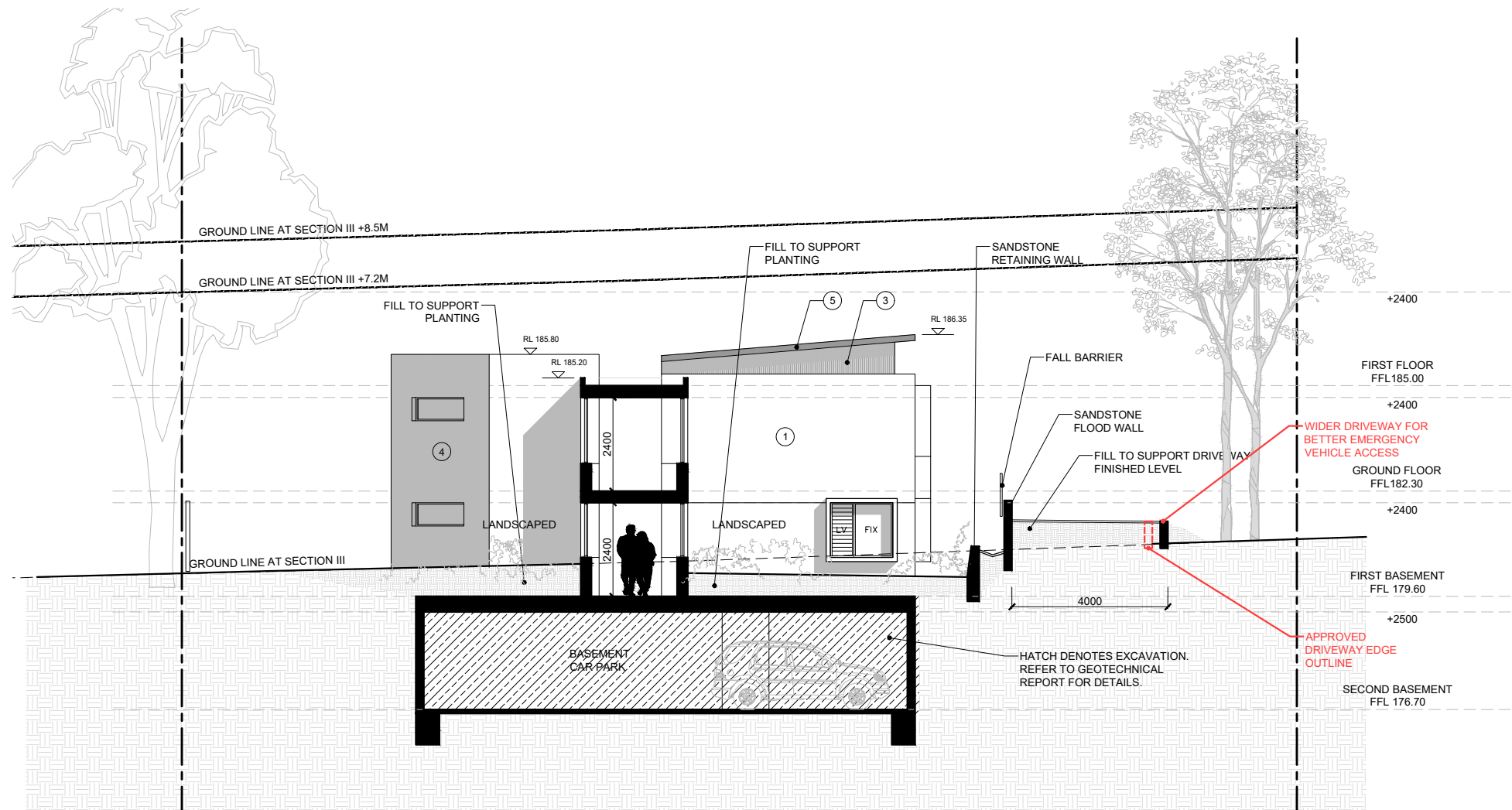
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DRAWING TITLE  
SECTIONS I-I, II-II

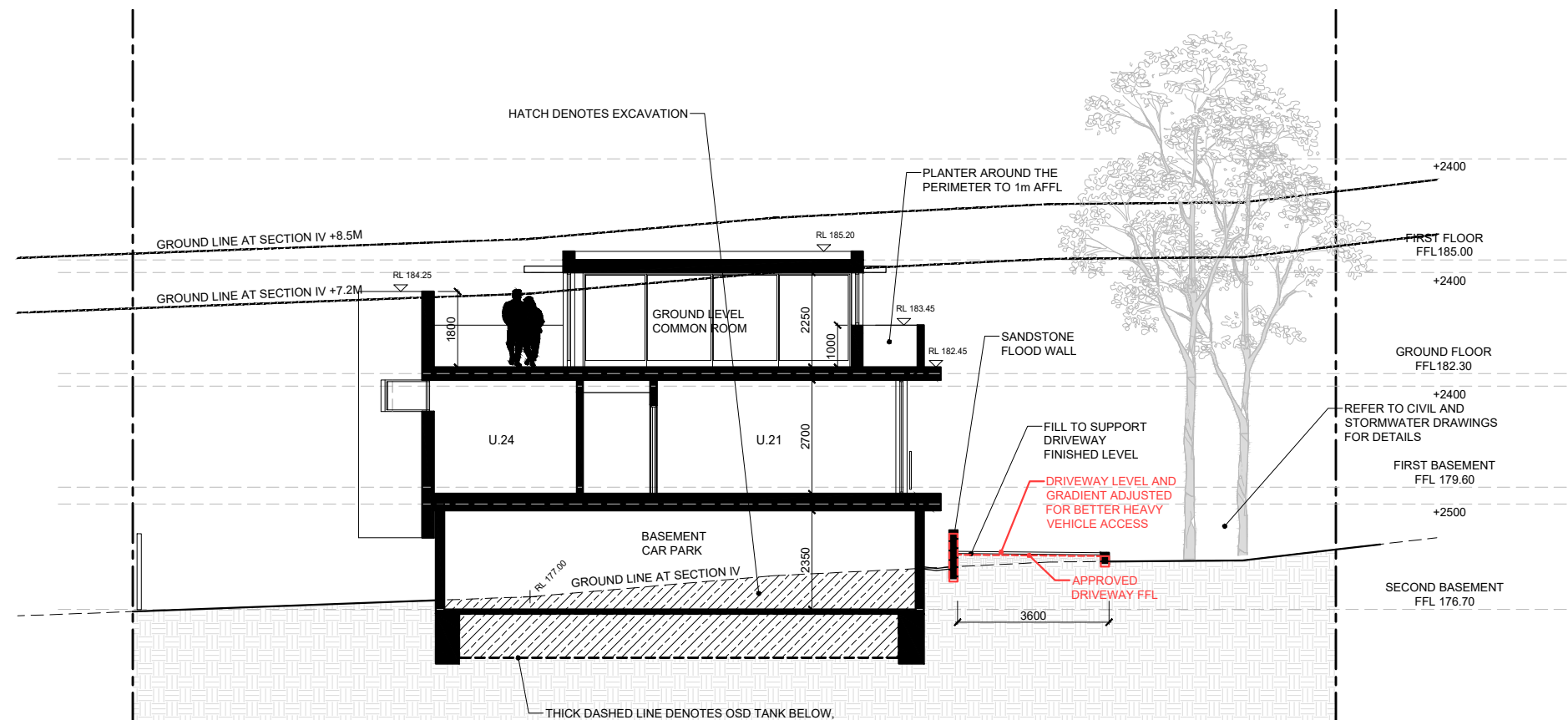
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SECTION III-III

SECTION IV-IV



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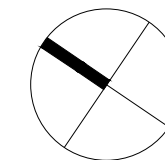
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nominated architect Bride Gough Reg No. 8280

**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**

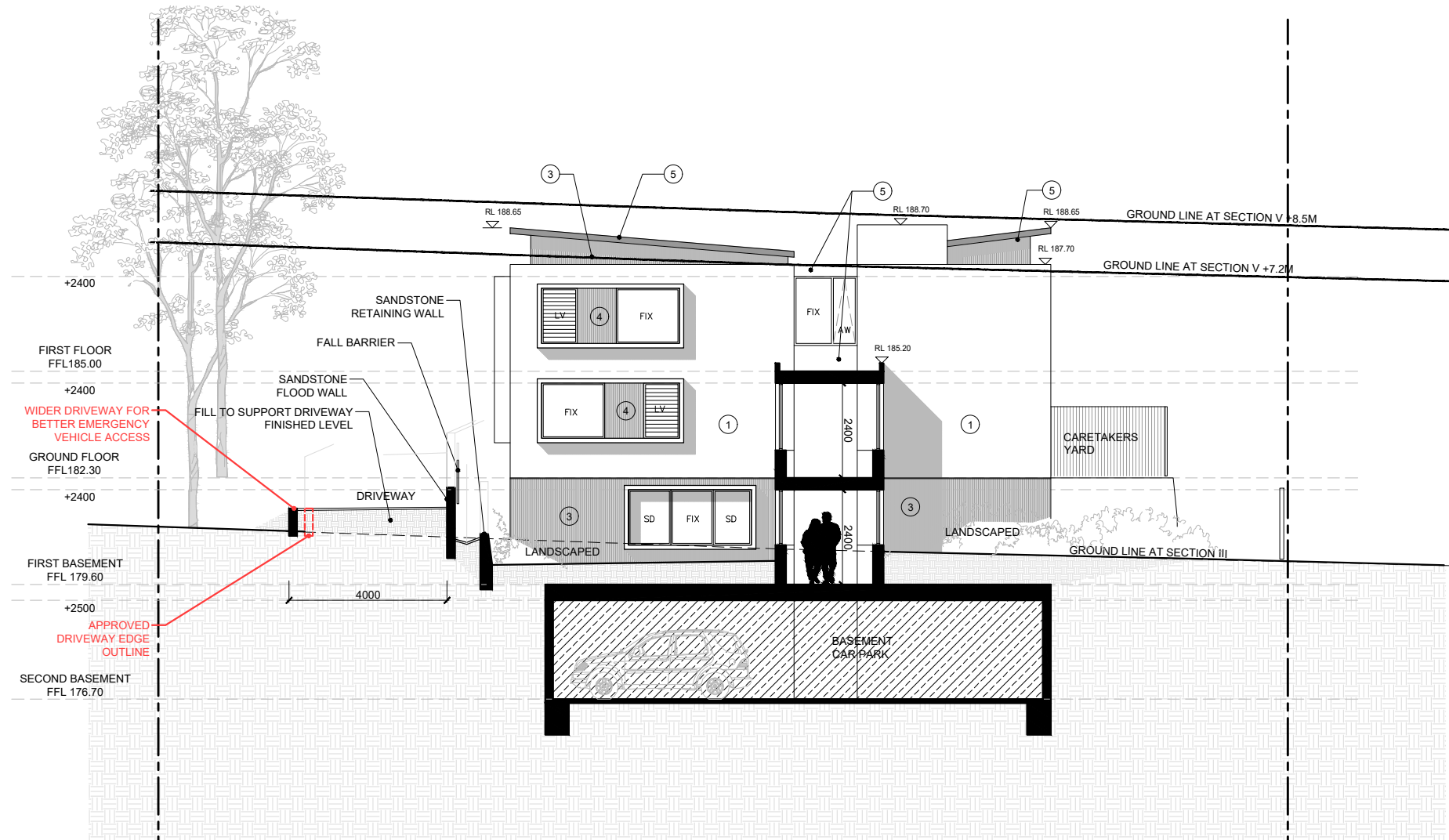
14 WYATT AVE, BELROSE, NSW



DRAWING TITLE  
**SECTIONS III-III, IV-IV**

SCALE	STATUS	NUMBER	REVISION
1:150 @A3	\$4.56	10	2

PROJECT  
**WAB**



**SECTION V-V**

**IMPORTANT NOTES:**  
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REVISION	DATE	DESCRIPTION	BY
1	03/11/21	ISSUE FOR s4.56	OH/PH
2	08/12/21	ISSUE FOR s4.56	OH/PH

**REVISION NOTES**

- DRIVEWAY AMENDED TO SUIT RFS REQUIREMENTS FOR ACCESS TO NO.16 WYATT AV.
- COOKTOPS ADDED TO LODGER ROOMS

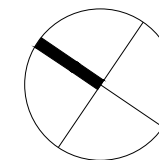
**CLIENT**  
 NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

**platform**  
 ARCHITECTS

503/39 East Esplanade, Manly 2095  
 p. 02 9976 6666 abn. 74602856157  
 nominated architect Bride Gough Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
 SECTION V-V

SCALE	STATUS	NUMBER	REVISION
1:150 @A3	s4.56	11	2

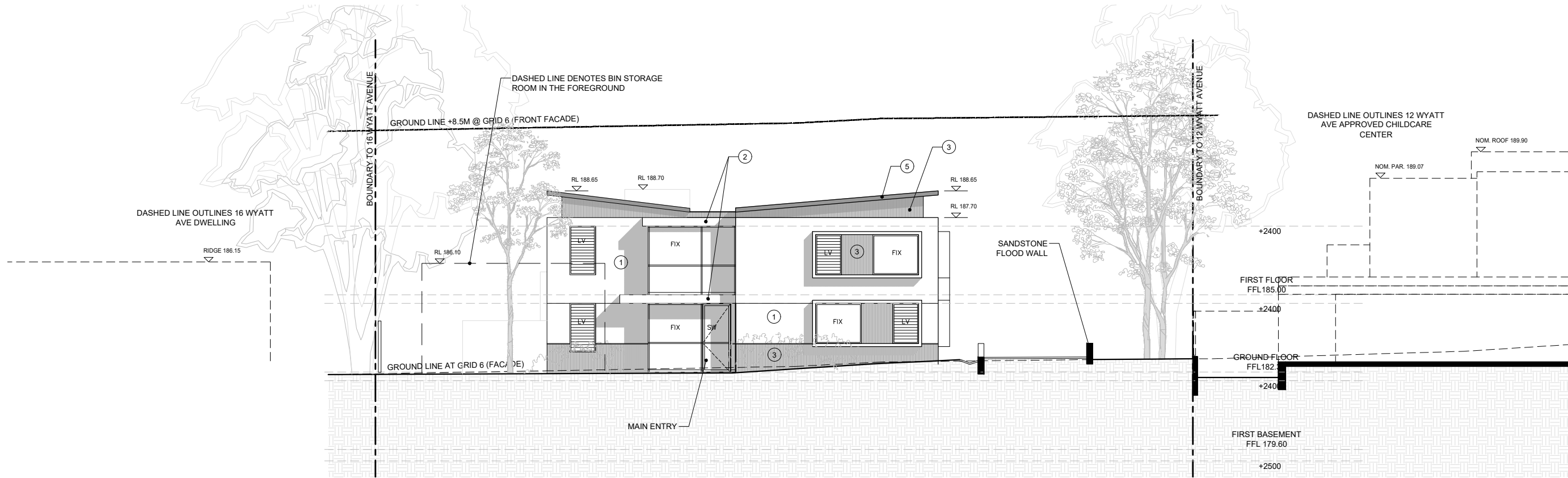
**PROJECT**  
 WAB

**LEGEND**

- FIX** FIXED GLAZING
  - SD** SLIDING DOOR
  - SW** SWING DOOR
  - AW** AWNING WINDOW
  - LV** LOUVRE WINDOW
  - (X)** EXTERNAL FINISH LABEL\*
- \*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS



**NORTH ELEVATION**



**SOUTH ELEVATION**

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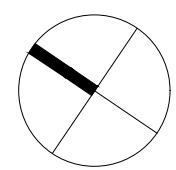
- REVISION NOTES**
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 nominated architect Brisbane Gough Reg No. 8280

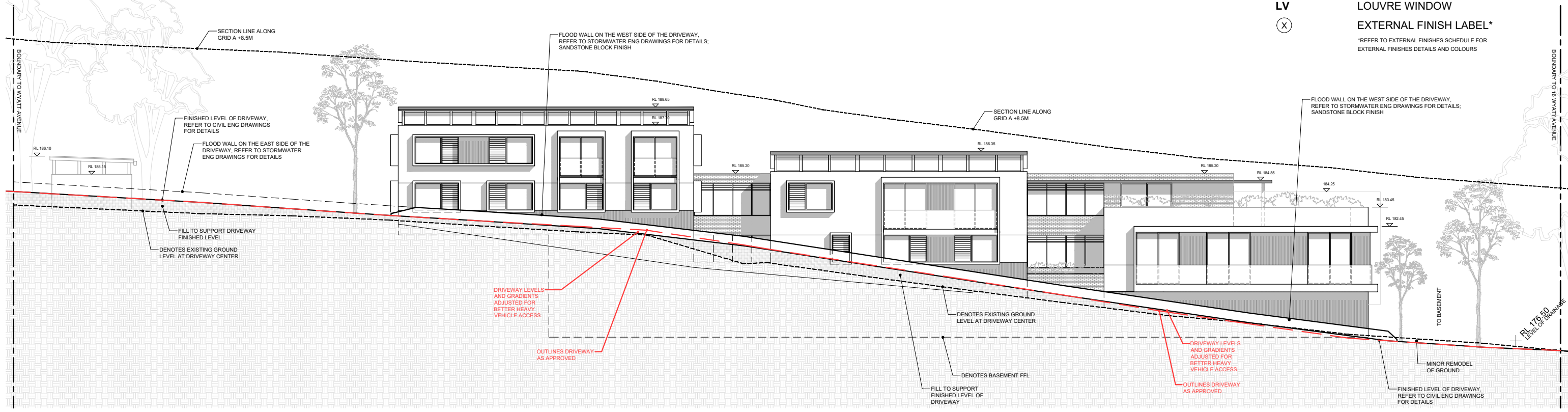
**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**  
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DRAWING TITLE  
**NORTH ELEVATION SOUTH ELEVATION**  
 SCALE STATUS NUMBER REVISION  
 1:150 @A3 \$4.56 12 2

PROJECT  
**WAB**  
 REVISION  
 2

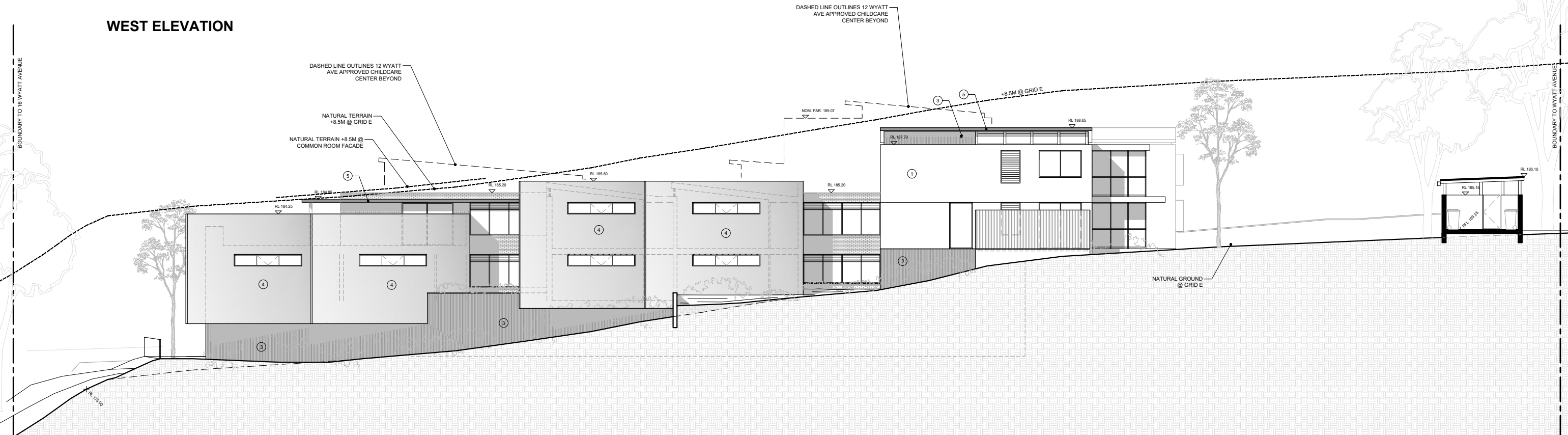
# EAST ELEVATION



## LEGEND

- FIX** FIXED GLAZING
  - SD** SLIDING DOOR
  - AW** AWNING WINDOW
  - LV** LOUVRE WINDOW
  - (X)** EXTERNAL FINISH LABEL\*
- \*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS

# WEST ELEVATION



**IMPORTANT NOTES:**  
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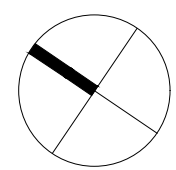
- REVISION NOTES**
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  - COOKTOPS ADDED TO LODGER ROOMS

**CLIENT**  
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**platform**  
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 nominated architect Bride Gough Reg No. 8280

**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**  
 14 WYATT AVE, BELROSE, NSW

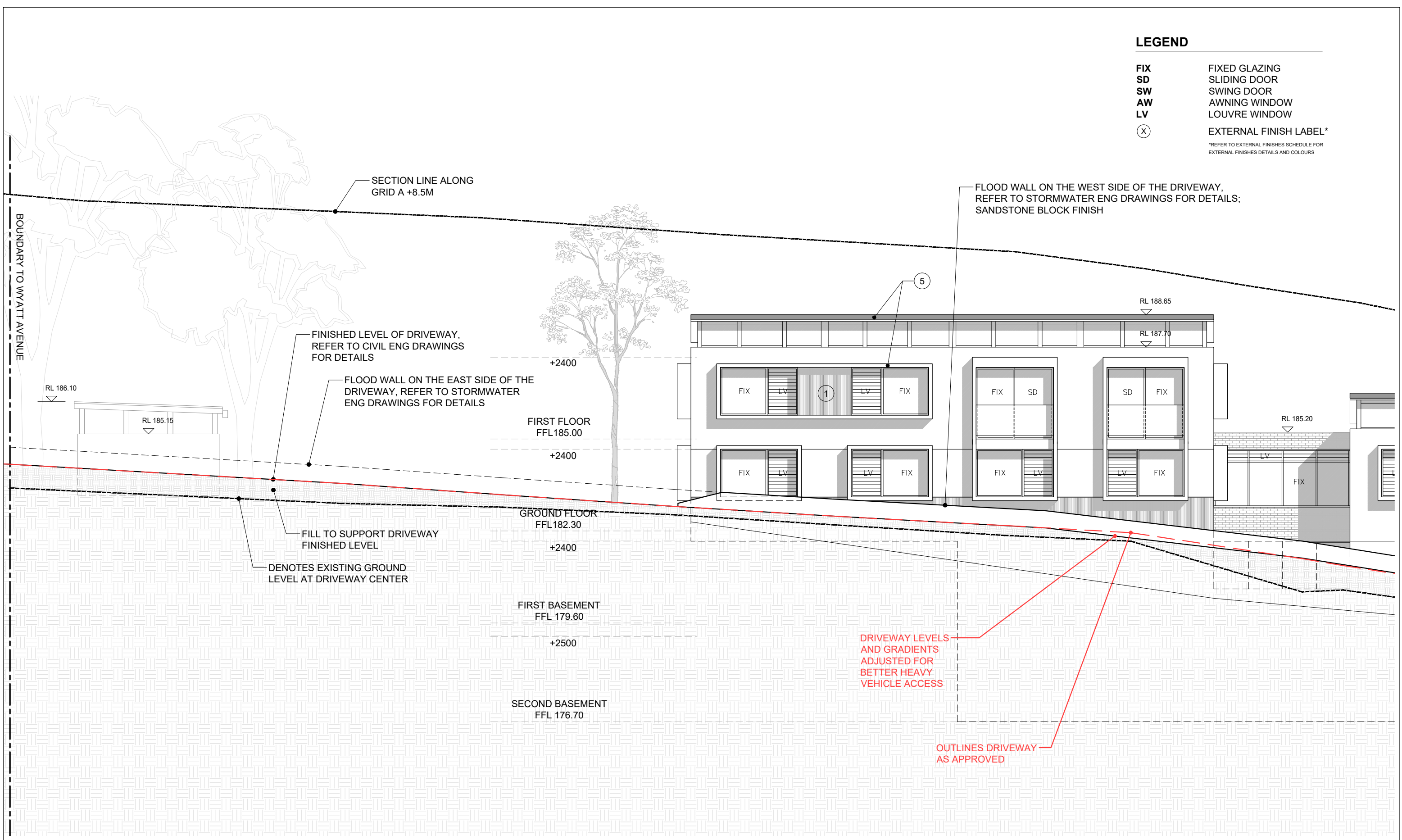


DRAWING TITLE	SCALE	STATUS	NUMBER	PROJECT	REVISION
EAST ELEVATION WEST ELEVATION	1:200 @AS	\$4.56	13	WAB	2

**LEGEND**

- FIX** FIXED GLAZING
- SD** SLIDING DOOR
- SW** SWING DOOR
- AW** AWNING WINDOW
- LV** LOUVRE WINDOW
- (X)** EXTERNAL FINISH LABEL\*

\*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS



**EAST ELEVATION**

CONTINUES ON DWG 15

**IMPORTANT NOTES:**  
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

REVISION	DATE	DESCRIPTION	BY
1	03/11/21	ISSUE FOR \$4.56	QH/PH
2	08/12/21	ISSUE FOR \$4.56	QH/PH

**REVISION NOTES**

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- COOKTOPS ADDED TO LODGER ROOMS

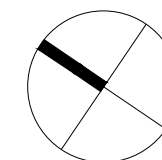
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nominated architect Bride Gough Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
EAST ELEVATION  
SHEET 1

SCALE	STATUS	NUMBER	REVISION
1:100 @AS	\$4.56	14	2

**PROJECT**  
WAB

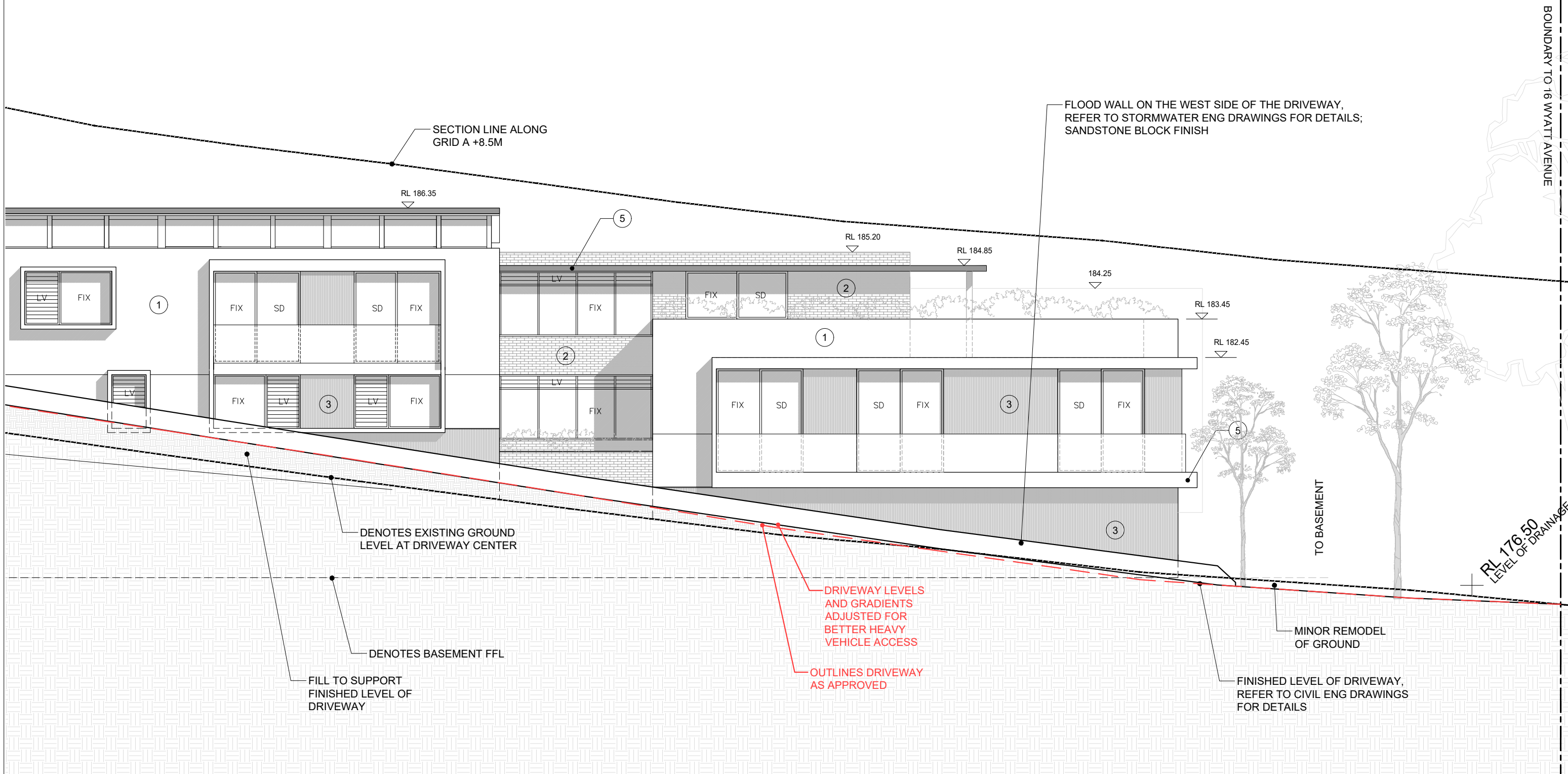
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**LEGEND**

- FIX** FIXED GLAZING
- SD** SLIDING DOOR
- SW** SWING DOOR
- AW** AWNING WINDOW
- LV** LOUVRE WINDOW
- (X)** EXTERNAL FINISH LABEL\*

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CONTINUES ON DWG 14

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2	08/12/21	ISSUE FOR \$4.56	QH/PH

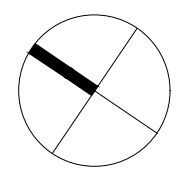
**REVISION NOTES**  
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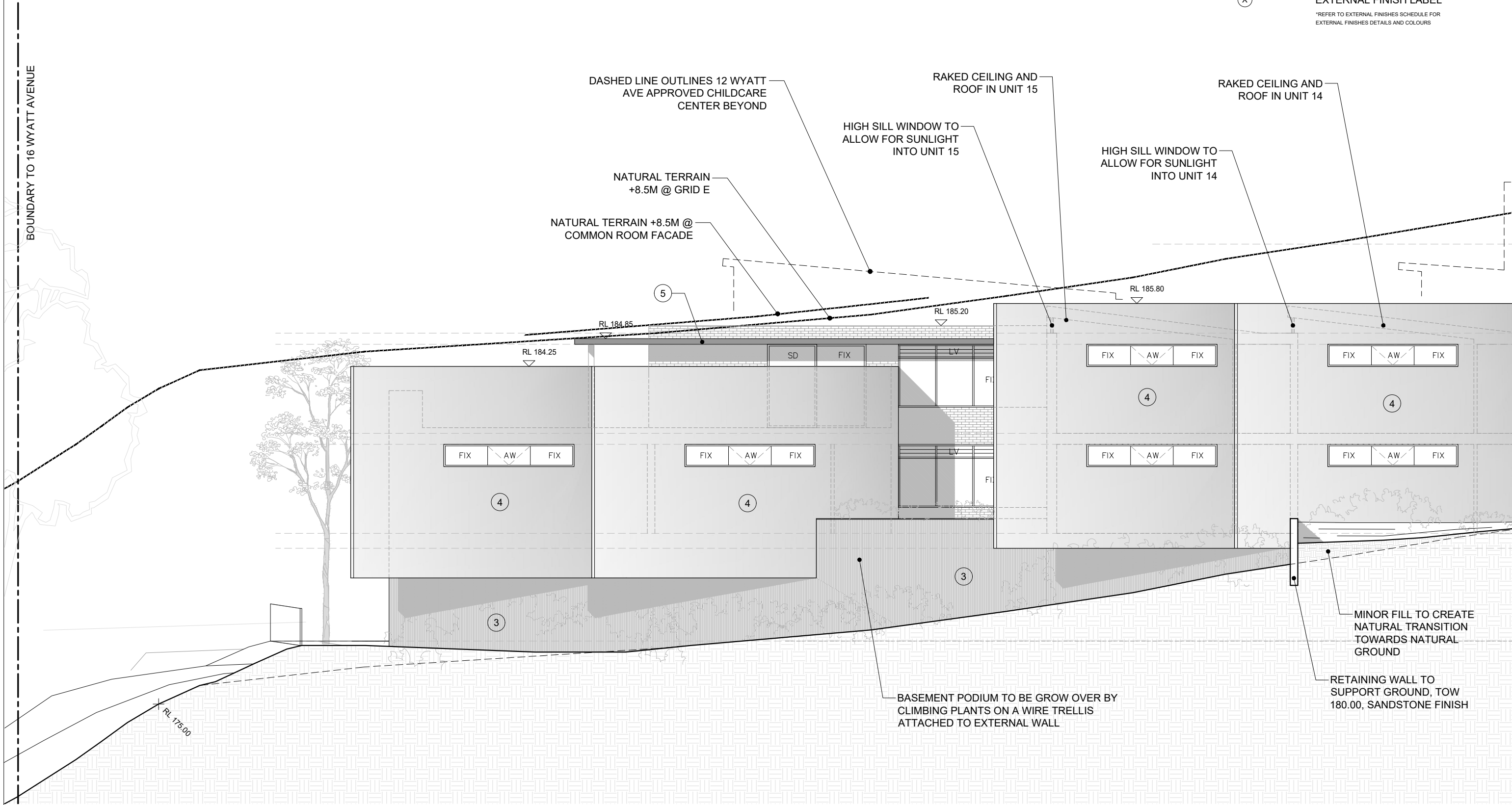
**DRAWING TITLE**  
 EAST ELEVATION SHEET 2

**SCALE** STATUS  
 1:100 \$4.56

**PROJECT** NUMBER REVISION  
 WAB 15 2

**LEGEND**

- FIX** FIXED GLAZING
  - SD** SLIDING DOOR
  - SW** SWING DOOR
  - AW** AWNING WINDOW
  - LV** LOUVRE WINDOW
  - (X)** EXTERNAL FINISH LABEL\*
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**WEST ELEVATION**

CONTINUES ON DWG 17

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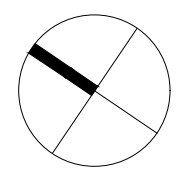
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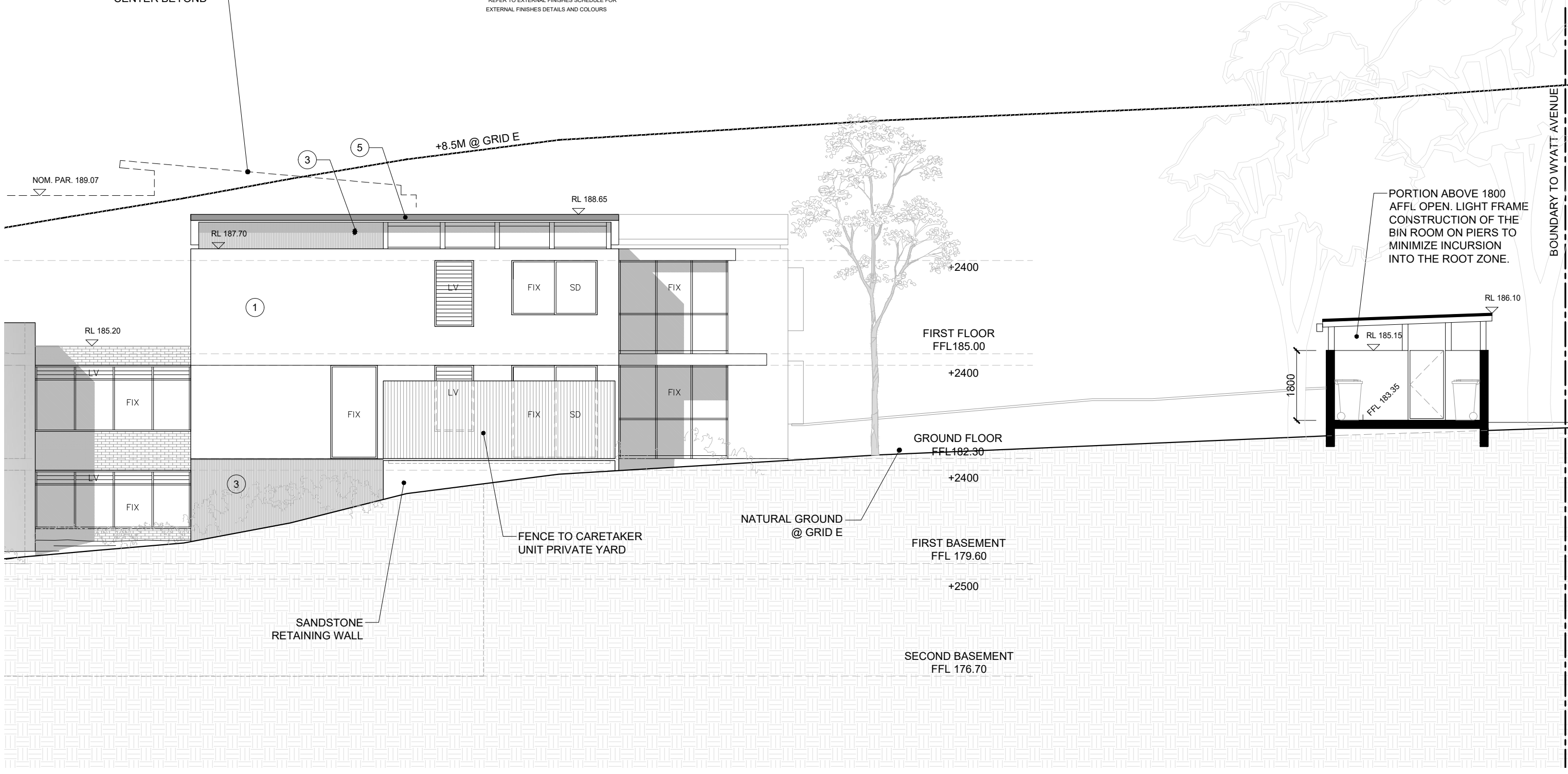
DRAWING TITLE	STATUS	NUMBER	REVISION
WEST ELEVATION SHEET 1	s4.56	16	2

SCALE: 1:100 @AS

**LEGEND**

- FIX** FIXED GLAZING
  - SD** SLIDING DOOR
  - SW** SWING DOOR
  - AW** AWNING WINDOW
  - LV** LOUVRE WINDOW
  - (X)** EXTERNAL FINISH LABEL\*
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DASHED LINE OUTLINES 12 WYATT AVE APPROVED CHILDCARE CENTER BEYOND



PORTION ABOVE 1800 AFFL OPEN. LIGHT FRAME CONSTRUCTION OF THE BIN ROOM ON PIERS TO MINIMIZE INCURSION INTO THE ROOT ZONE.

CONTINUES ON DWG 16

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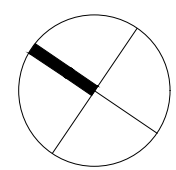
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**CLIENT**  
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NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION  
 14 WYATT AVE, BELROSE, NSW



DRAWING TITLE	STATUS	NUMBER	REVISION
WEST ELEVATION SHEET 2	s4.56	17	2

SCALE: 1:100 @AS

**PROJECT**  
 WAB



**IMPORTANT NOTES:**  
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**REVISION NOTES**

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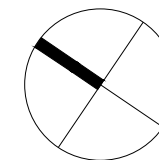
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 nominated architect Bride Gough Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
 STREET ELEVATION  
 WYATT AVENUE

SCALE  
 1:100  
 @AS

STATUS  
 s4.56

NUMBER  
 18

PROJECT  
 WAB  
 REVISION  
 2