

Proposed Mixed Use Development  
310-312 King Georges Rd, Beverly Hills

**BASIX CERTIFICATE COMPLIANCE :**  
The works shall comply with the following requirements of Basix Certificate (Cert. No. 1092138M\_03)

**BCA COMPLIANCE**  
**All building works are to comply with the following provisions of the BCA (volume 2):**

- PART 3.1Site preparation
- Part 3.1.1Earthworks - method of excavation and fill
- Part 3.1.2Surface, subsoil and stormwater drainage
- Part 3.1.3Termite risk management including AS3661.1
- PART 3.2Footings and slabs including AS2870
- Part 3.2.3Concrete and reinforcing
- Part 3.2.5Footing and slab construction
- PART 3.3Masonry construction including AS3700
- Part 3.3.1Unreinforced Masonry
- Part 3.3.2Reinforced Masonry
- Part 3.3.3Masonry Accessories
- Part 3.3.4Weatherproofing of Masonry
- Part 3.4Framing
- Part 3.4.1Sub-floor Ventilation
- Part 3.4.2Steel Framing
- Part 3.4.3Timber Framing
- Part 3.4.4Structural Steel Members
- Part 3.5Roof and Wall Cladding
- Part 3.5.1Roof cladding
- Part 3.5.2Gutters & downpipes
- Part 3.5.3Wall cladding
- Part 3.6Glazing including AS1288
- Part 3.7Fire safety
- Part 3.7.1Fire separation
- Part 3.7.2Smoke alarms including AS3786
- Part 3.7.3Heating appliances
- Part 3.7.4Bushfire areas
- Part 3.7.5Alpine areas
- Part 3.8Health and amenity
- Part 3.8.1Wet areas
- Part 3.8.2Minimum room heights
- Part 3.8.3Required facilities & sanitary door installation
- Part 3.8.4Light: natural and artificial
- Part 3.8.5Ventilation
- Part 3.8.6Sound insulation
- Part 3.8Safe movement and access
- Part 3.9.1Stair construction
- Part 3.9.2Balustrades and other barriers
- Part 3.9.3Swimming pool access including AS1926
- Part 3.9.4Swimming pool water recirculation systems

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - 310-312 King Georges Road, 14 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	1	19.9	0.0	0.0	0.0
6	1	23.0	0.0	0.0	0.0
11	1	24.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	1	22.5	0.0	0.0	0.0
7	1	24.9	0.0	0.0	0.0
12	1	20.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	1	20.5	0.0	0.0	0.0
8	1	21.1	0.0	0.0	0.0
13	1	18.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4	1	22.5	0.0	0.0	0.0
9	1	22.5	0.0	0.0	0.0
14	1	19.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
5	1	20.4	0.0	0.0	0.0
10	1	20.5	0.0	0.0	0.0

The tables below describe the dwellings and common areas within the project

Common areas of unit building - 310-312 King Georges Road

Common area	Floor area (m²)
Basement Carpark	305.1
Ground Floor MSB	4.7
Level 2 Communal Room	26.9

Common area	Floor area (m²)
Lift car (No.1)	-
Ground Floor Storage	26.9
Ground Floor Lobby/Stairs	63.0

Common area	Floor area (m²)
Bin Area	8.7
Ground Floor Bathroom	5.6
Level 1 Lobby/Stairs	38.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - 310-312 King Georges Road

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water

(ii) Energy

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - 310-312 King Georges Road

(a) Dwellings

(i) Water
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.
(e) The applicant must install: <div>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</div> <div>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</div>
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).
(g) The pool or spa must be located as specified in the table.
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
None	-	-	-	-	-	-	-	-	

(ii) Energy
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <div>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</div> <div>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</div>
(h) The applicant must install in the dwelling: <div>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</div> <div>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</div> <div>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</div>
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".

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	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 3 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	yes	-	-	-	no	yes

(iii) Thermal Comfort

- (a) The development will be a Class 3 building.  
The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1.

(b) Common areas and central systems/facilities

(i) Water
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

(ii) Energy
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

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The works shall comply with the following requirements of Basix Certificate (Cert. No. 1092138M\_03)

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Bin Area	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Ground Floor MSB	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground Floor Storage	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground Floor Bathroom	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
Level 2 Communal Room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground Floor Lobby/Stairs	no mechanical ventilation	-	fluorescent	motion sensors	No
Level 1 Lobby/Stairs	no mechanical ventilation	-	fluorescent	motion sensors	No
Level 2 Lobby/Stairs	no mechanical ventilation	-	fluorescent	motion sensors	No

(ii) Energy
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Central energy systems	Type	Specification
Lift (No. 1)	hydraulic	Number of levels (including basement): 4

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

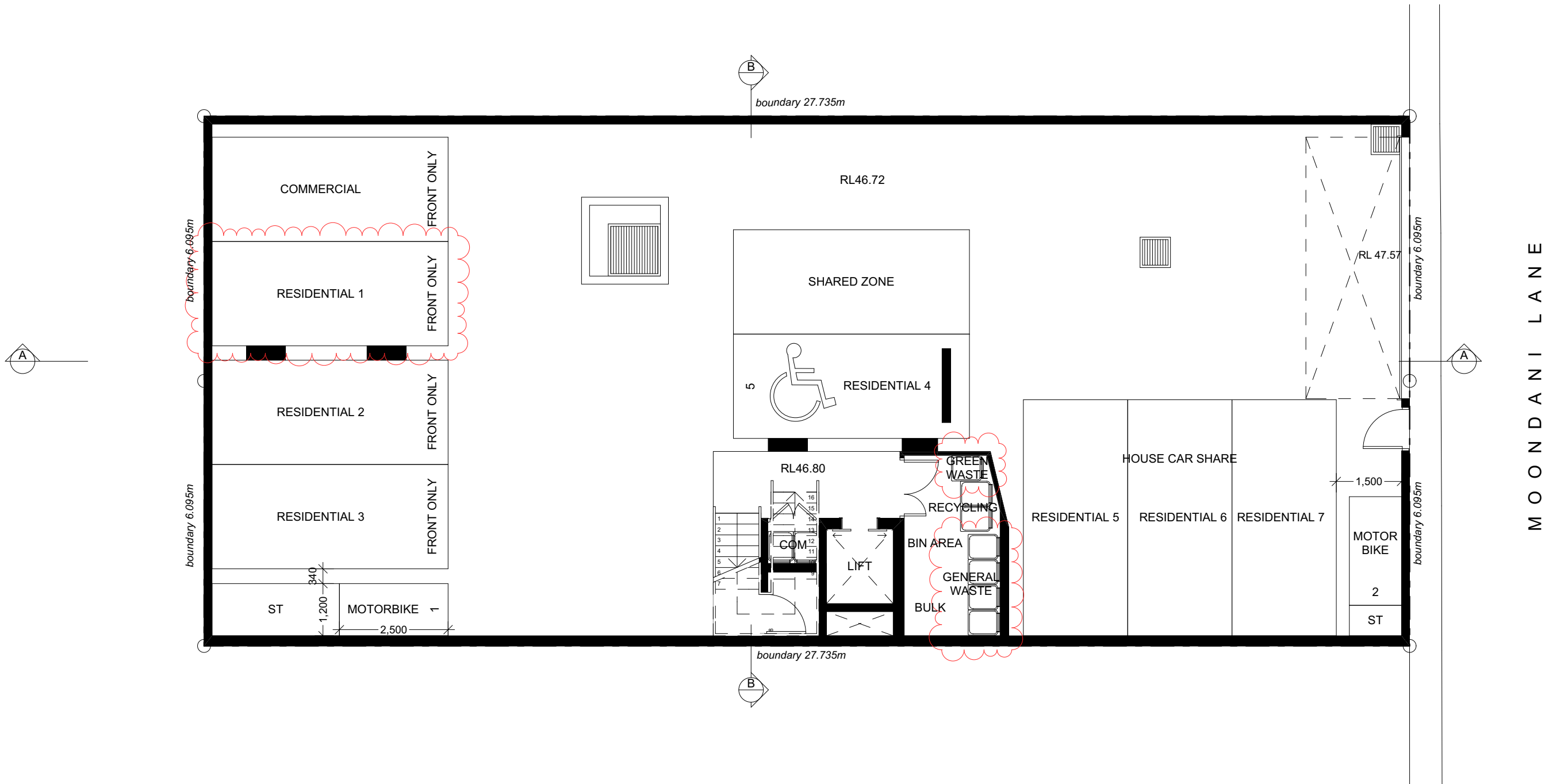
(b) Common areas and central systems/facilities

(i) Water
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 3.0 peak kW

ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

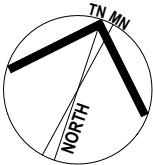


**Proposed Lower Ground Floor Plan**  
SCALE 1:100



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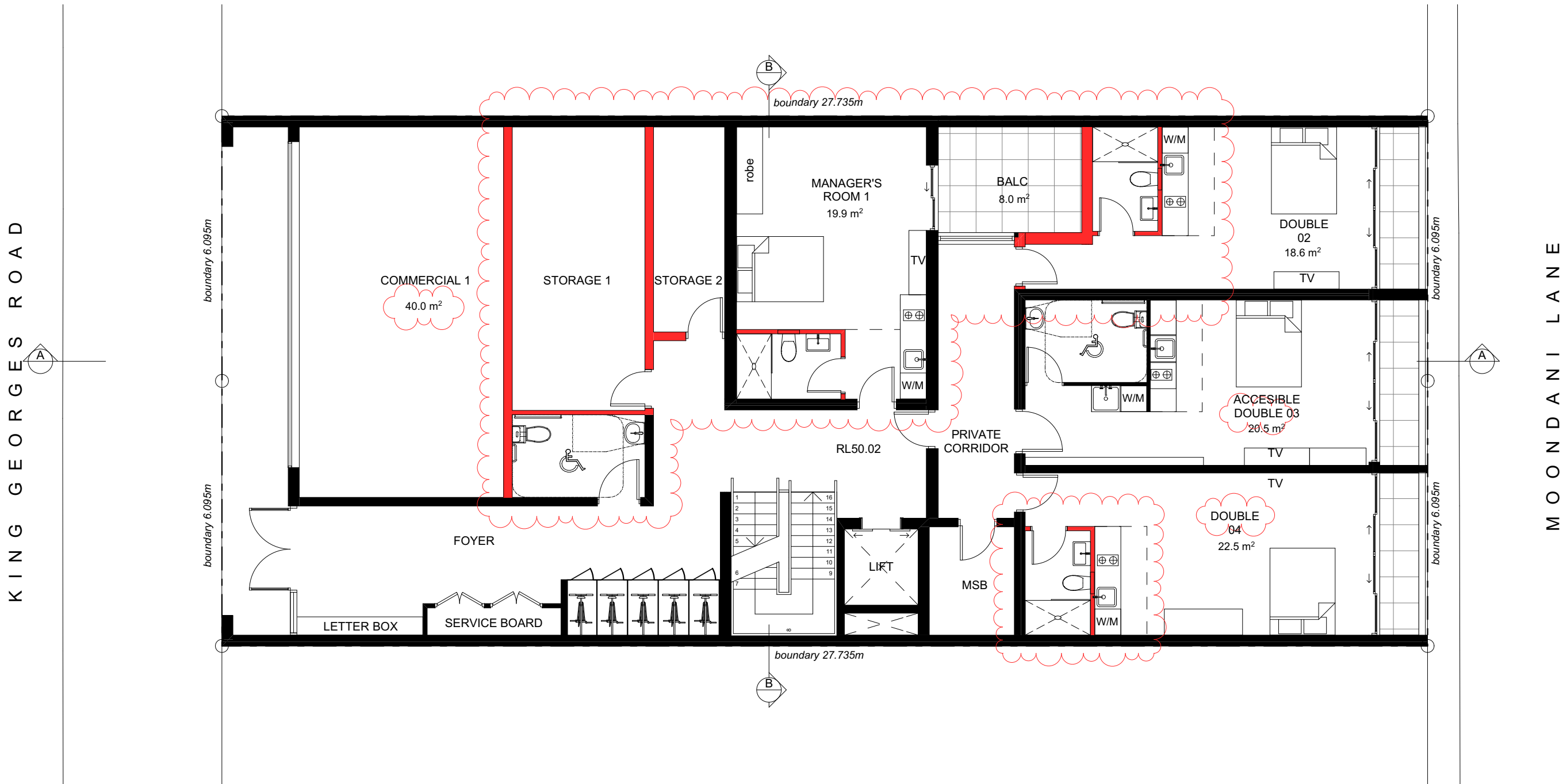


ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

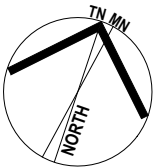
PROJECT:	SHEET TITLE:
Proposed Mixed Use Development 310-312 King Georges Rd, Beverly Hills	Proposed Lower Ground Floor Plan

CLIENT:	SCALE:	SHEET SIZE:	DWG NO:	REVISION:
310 King Georges PTY LTD	1:100 @ A3 DRAWN: SL	A3	DA02.1	a



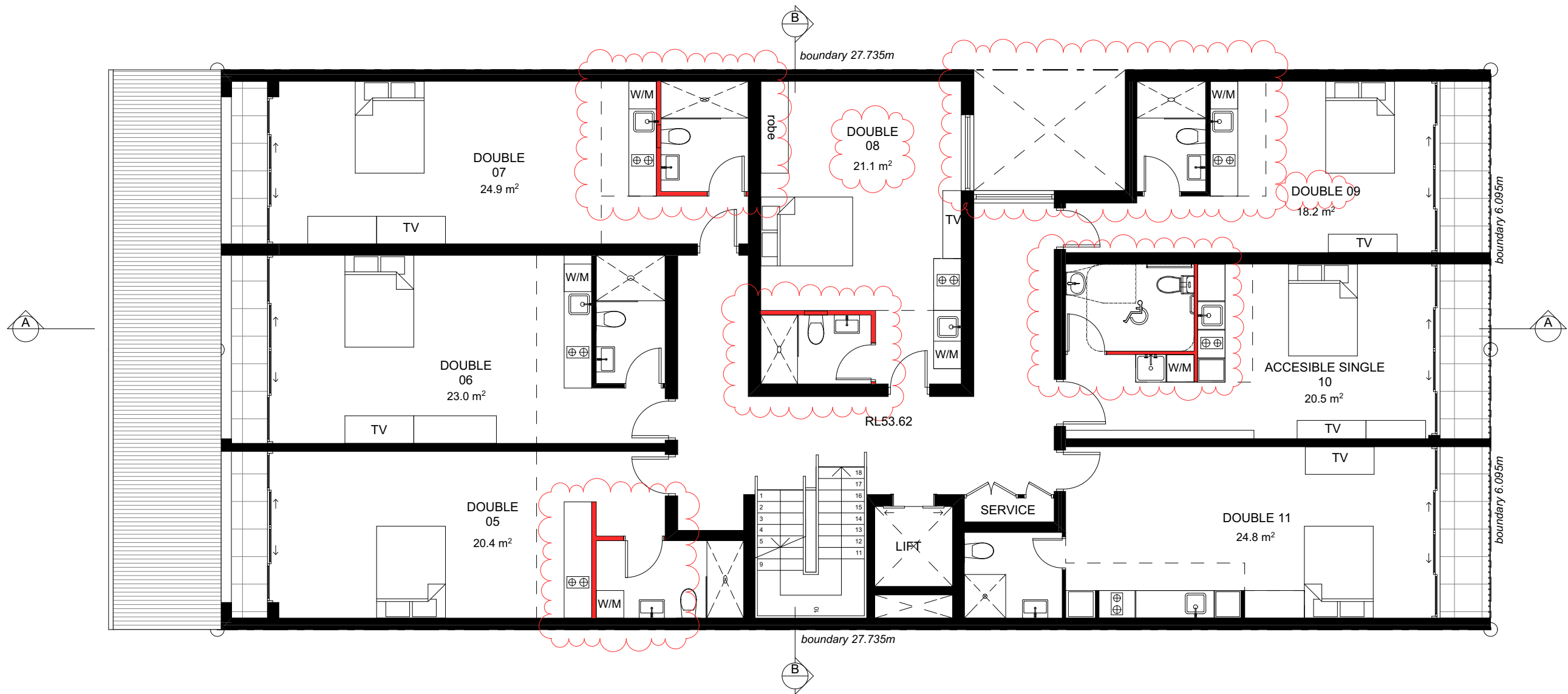


**Proposed Ground Floor Plan**  
SCALE 1:100

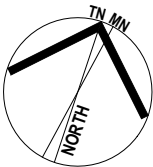


ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

PROJECT:	SHEET TITLE:		
Proposed Mixed Use Development 310-312 King Georges Rd, Beverly Hills	Proposed Ground Floor Plan		
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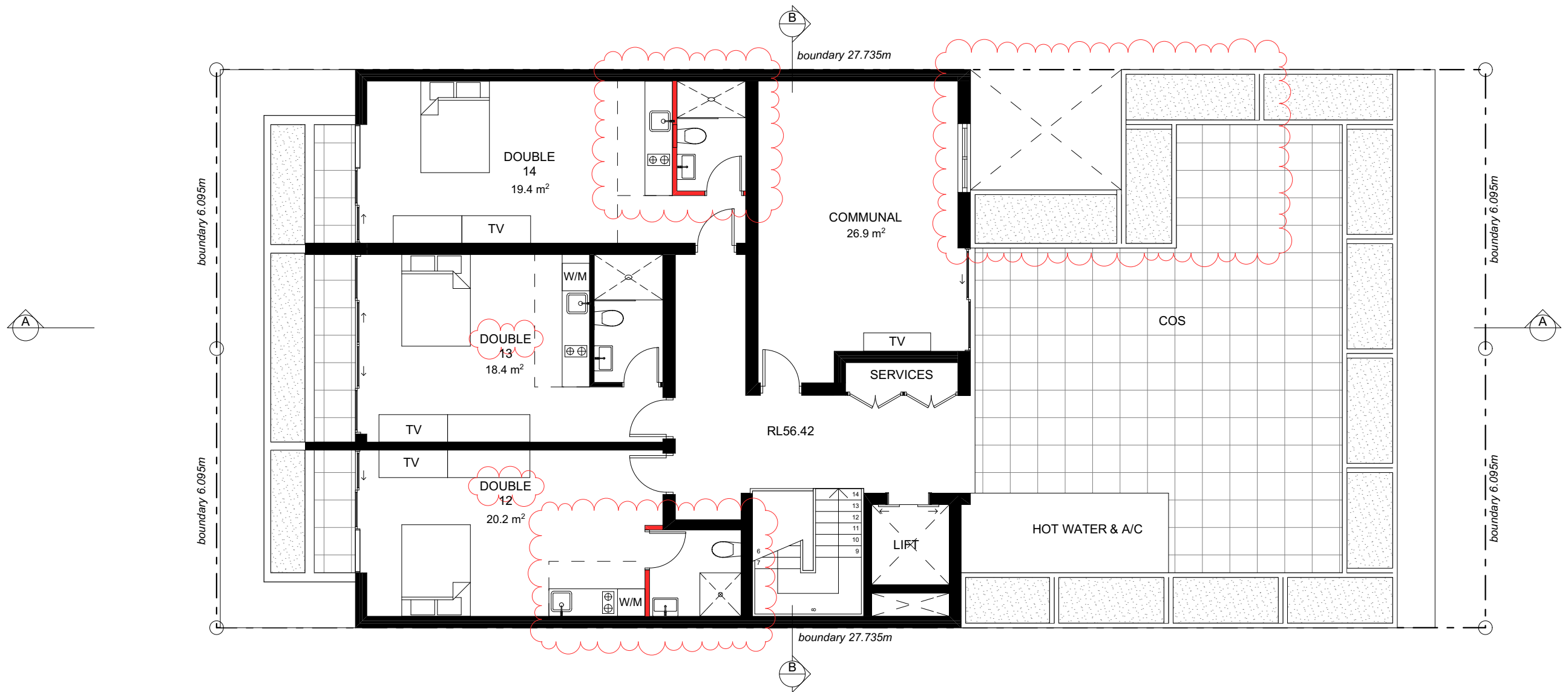


**Proposed First Floor Plan**  
SCALE 1:100



ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

PROJECT:	SHEET TITLE:		
Proposed Mixed Use Development 310-312 King Georges Rd, Beverly Hills	Proposed First Floor Plan		
CLIENT: 310 King Georges PTY LTD	SCALE: 1:100 @ A3 DRAWN: SL	SHEET SIZE: DWG NO: A3 DA02.3	REVISION: a



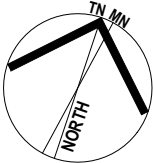
# Proposed Second Floor Plan

SCALE 1:100



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A	30.08.2022	Issue for s4.55 Submission

PROJECT:  
**Proposed Mixed Use Development**  
310-312 King Georges Rd, Beverly Hills

SHEET TITLE:  
**Proposed Second Floor Plan**

CLIENT:  
**310 King Georges PTY LTD**

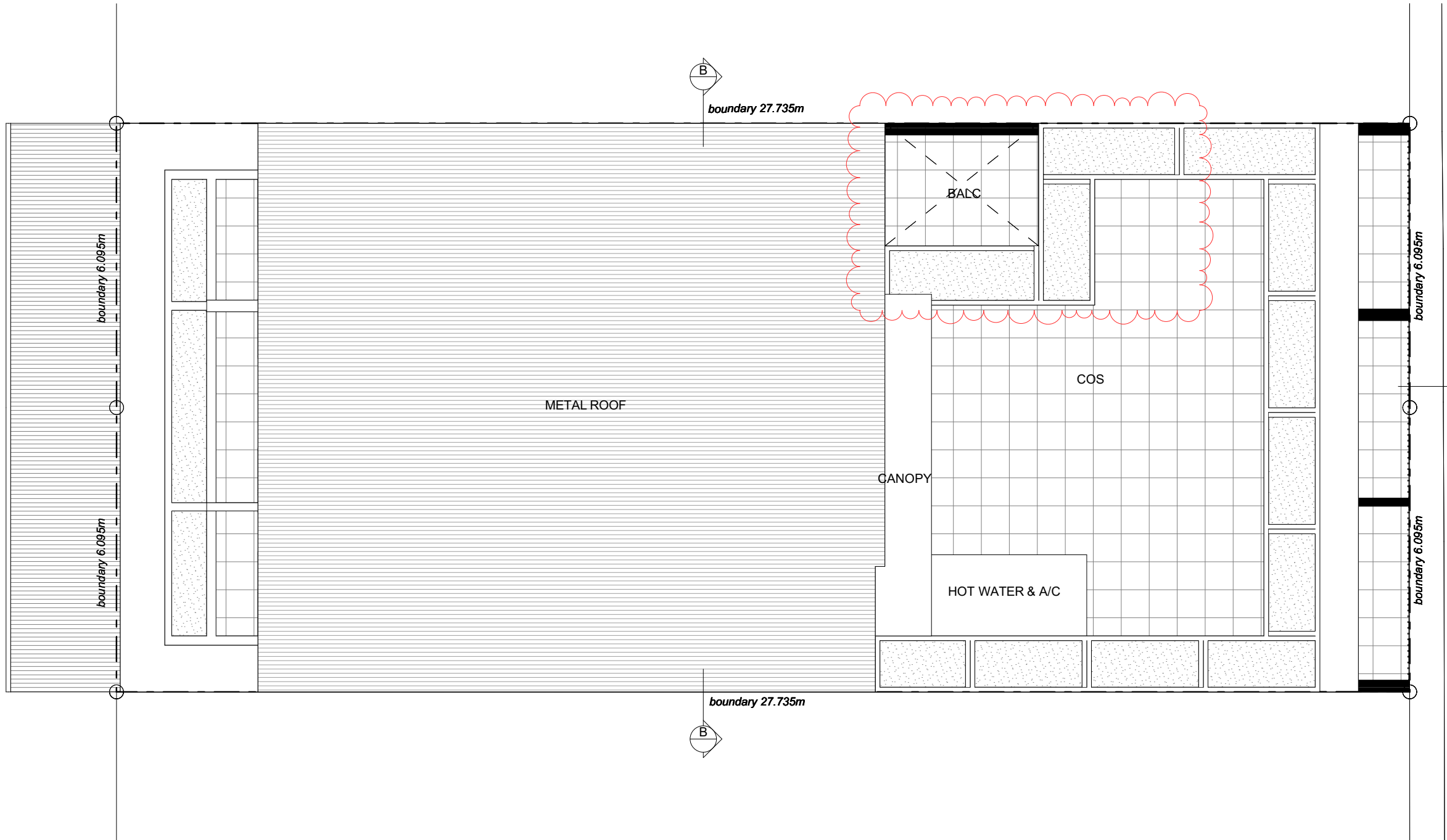
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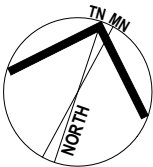


KING GEORGES ROAD

MOONDANI LANE



**Roof & Site Plan**  
SCALE 1:100

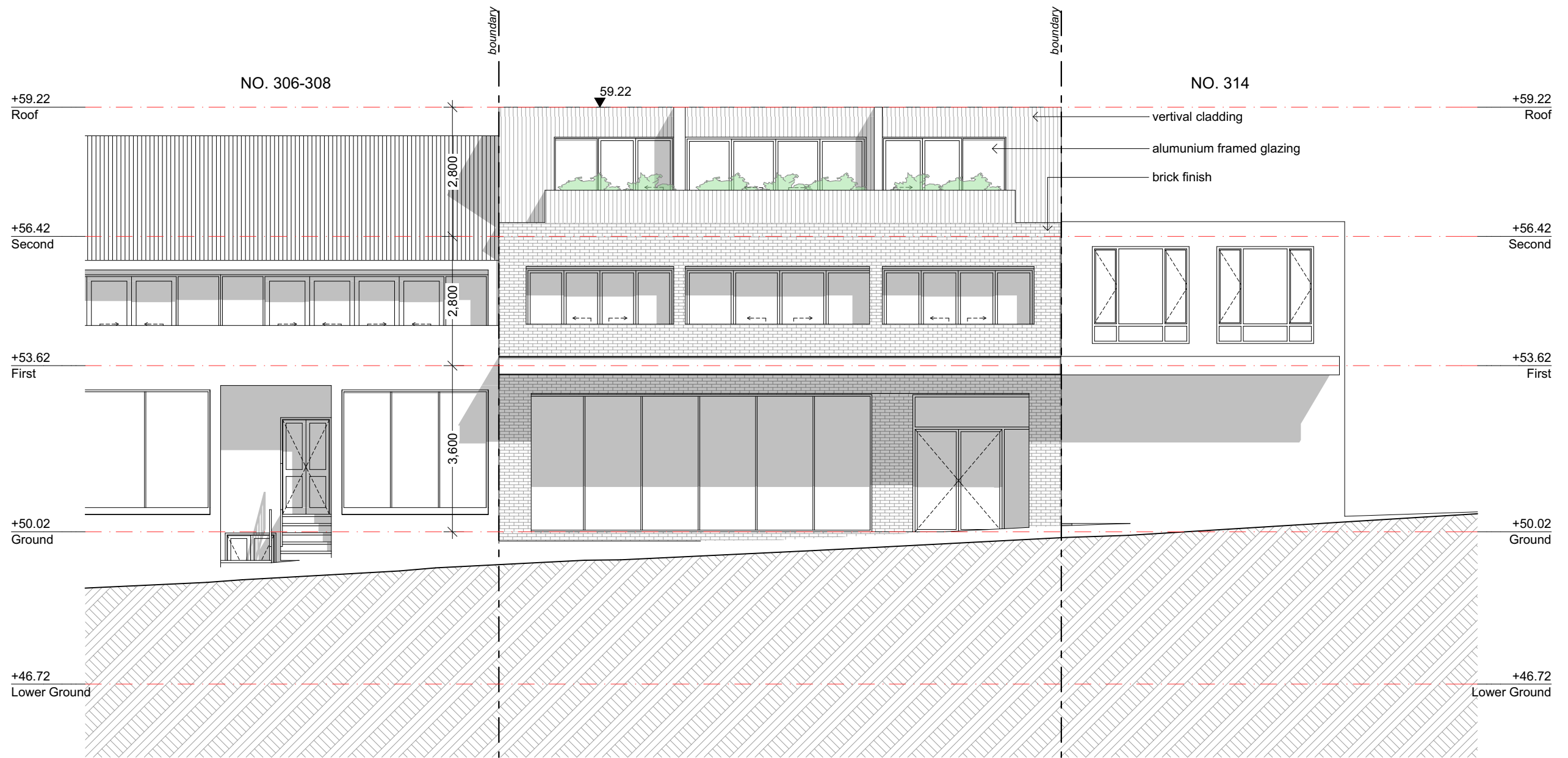


ISSUE	DATE	DESCRIPTION
A	30.08.2022	Issue for s4.55 Submission

PROJECT: **Proposed Mixed Use Development**  
310-312 King Georges Rd, Beverly Hills

CLIENT: **310 King Georges PTY LTD**

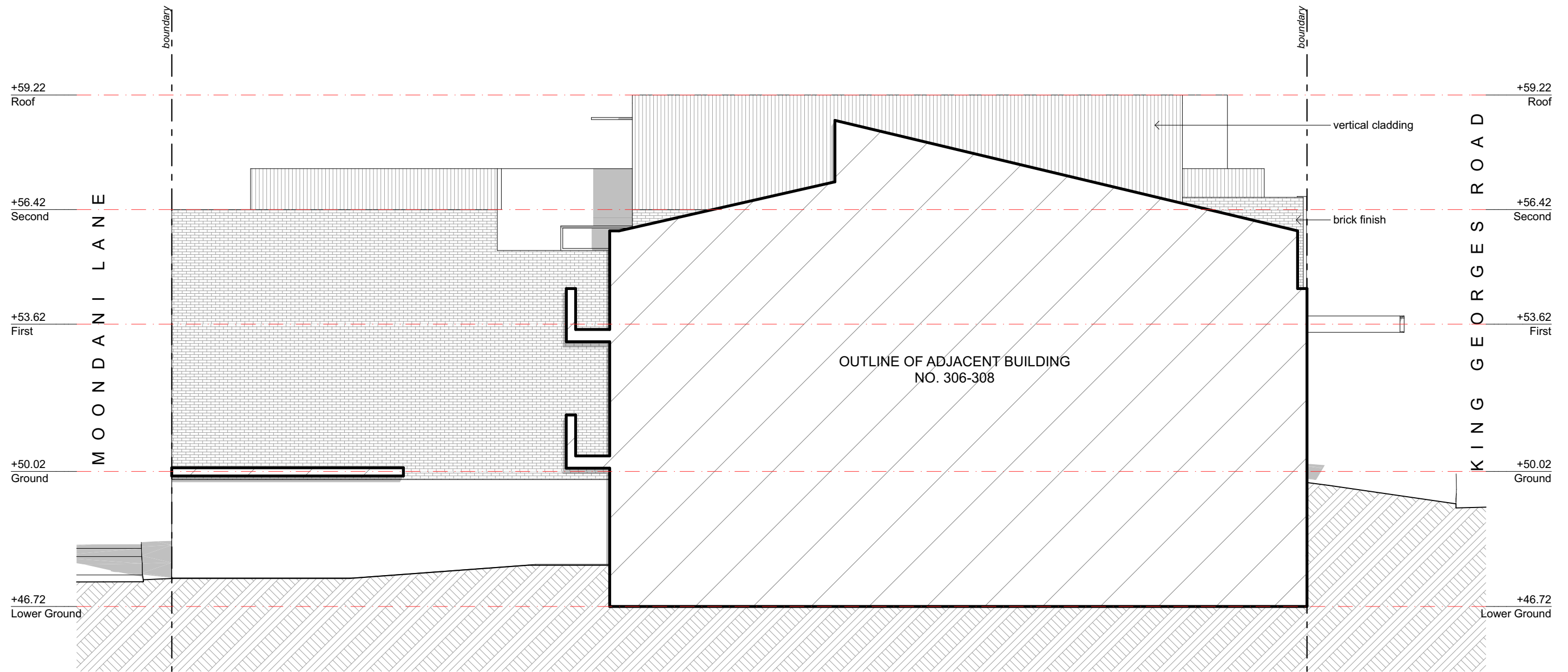
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REVISION: **a**



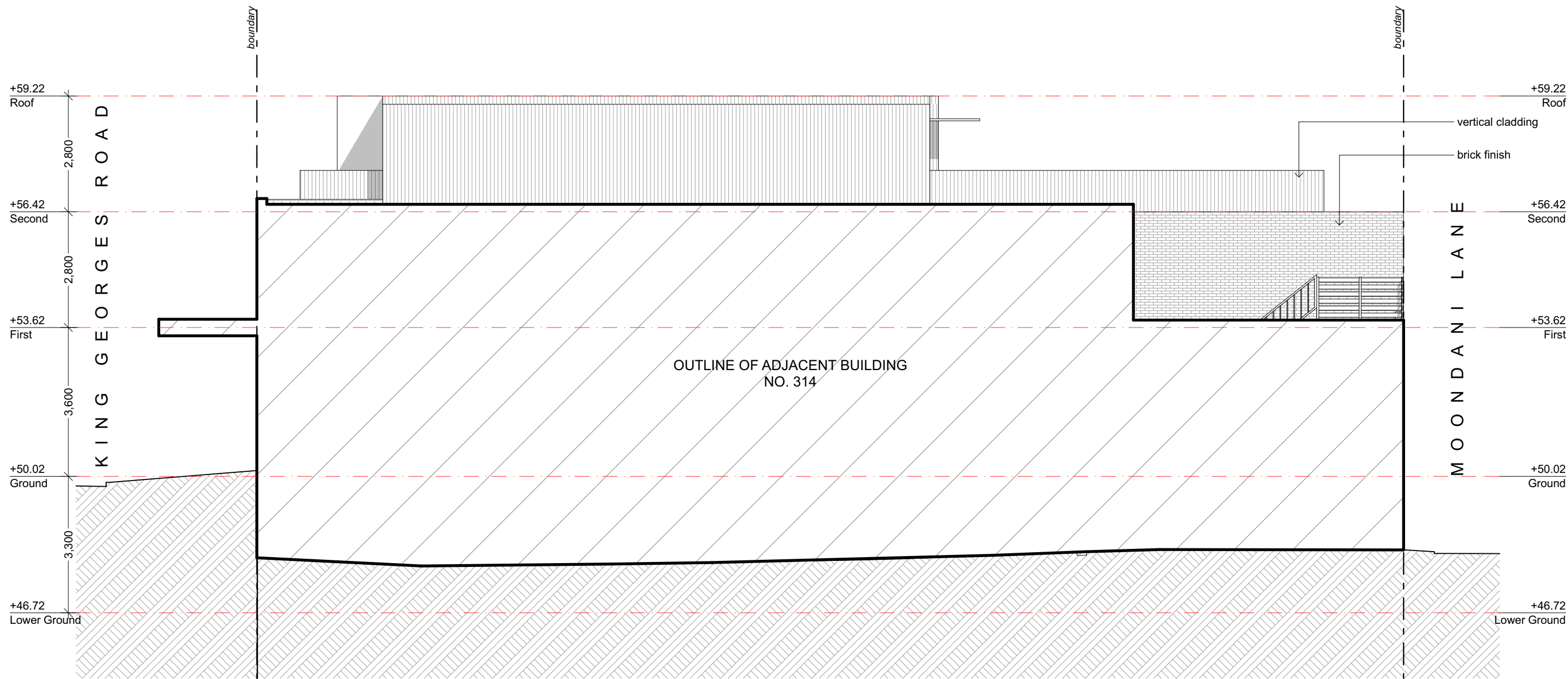
**West Elevation (King Georges Road)**  
SCALE 1:100



**East Elevation (Moondani Lane)**  
SCALE 1:100



**North Elevation**  
SCALE 1:100



**South Elevation**  
SCALE 1:100



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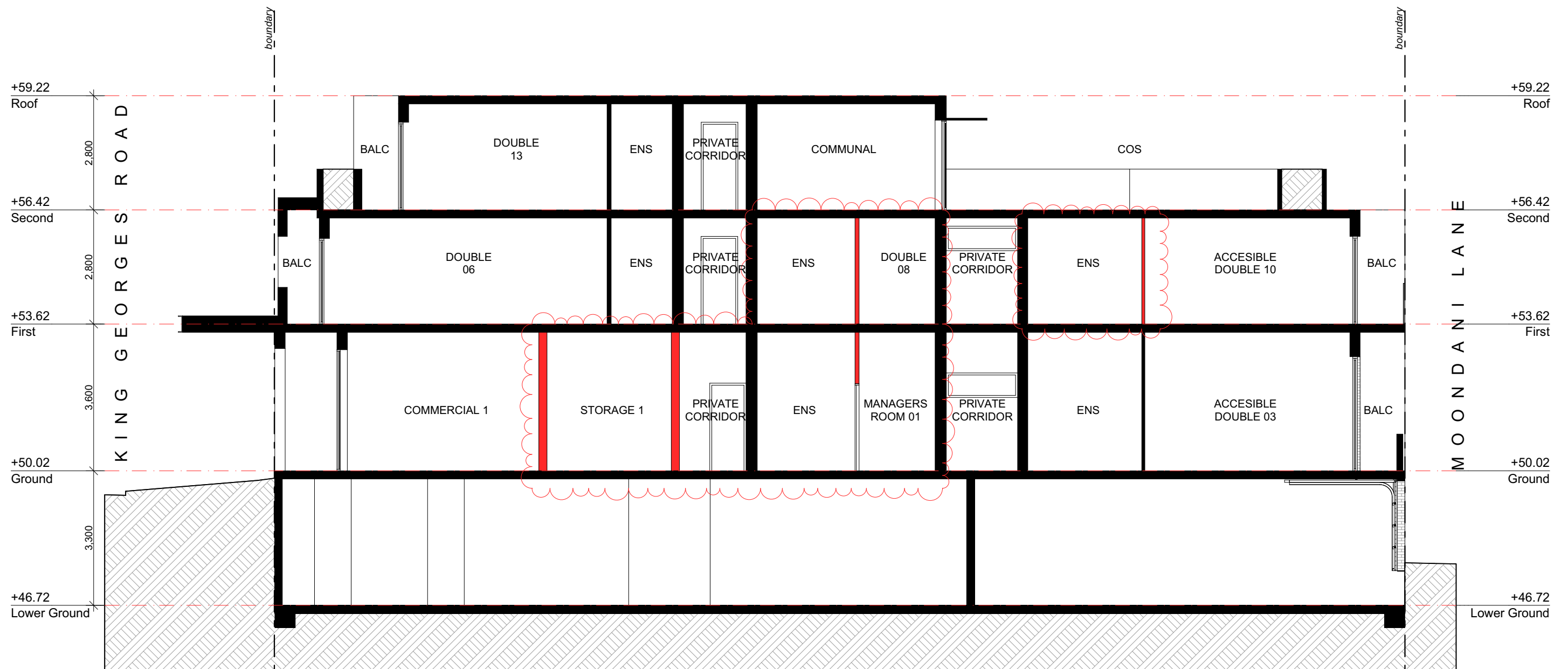
PROJECT:  
**Proposed Mixed Use Development**  
310-312 King Georges Rd, Beverly Hills

SHEET TITLE:  
**South Elevation**

CLIENT:  
**310 King Georges PTY LTD**

SCALE: 1:100 @ A3  
DRAWN: SL

SHEET SIZE: DWG NO: REVISION:  
**A3 DA03.4 a**

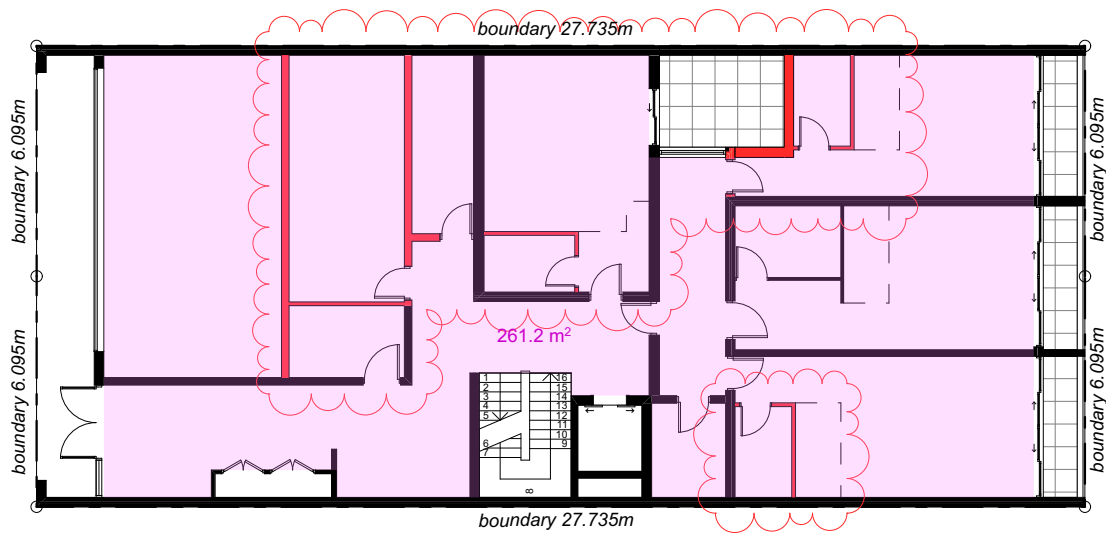


**Section A-A**  
SCALE 1:100

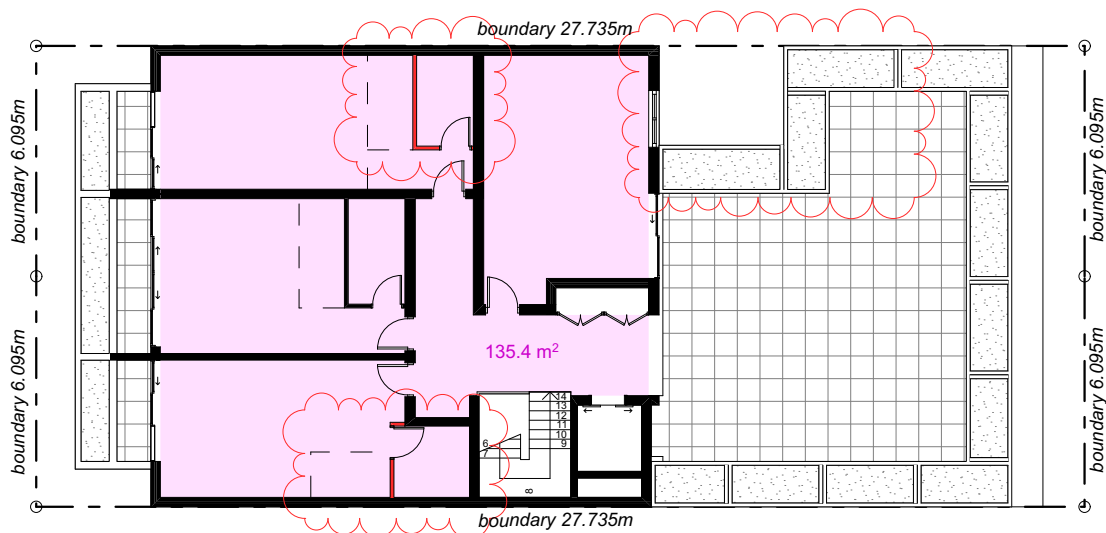




**Section B-B**  
SCALE 1:100

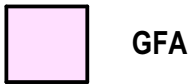


**Areas - Ground Floor**  
SCALE 1:200



**Areas - Second Floor**  
SCALE 1:200

**Legend:**



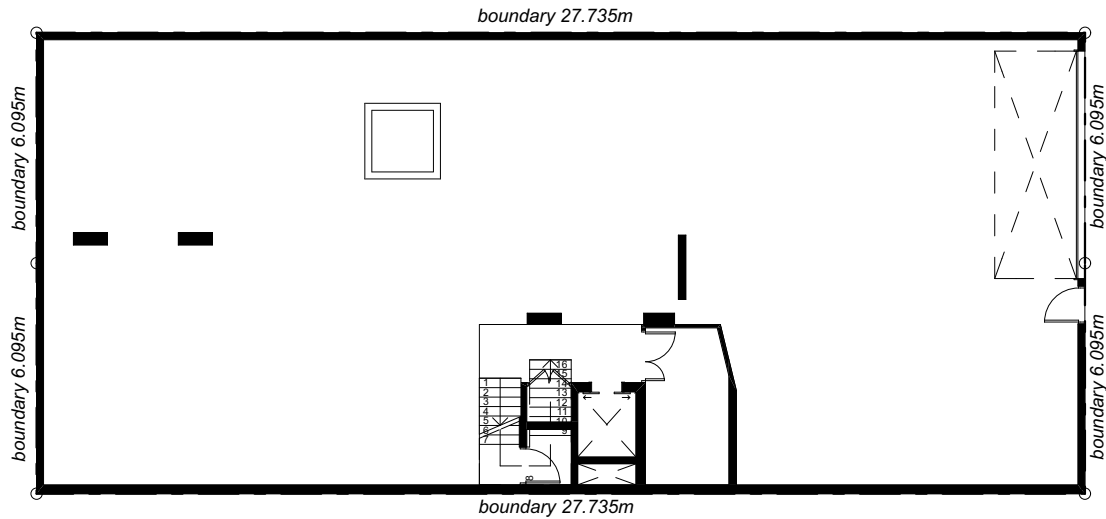
Site Area 338m<sup>2</sup>

**Gross Floor Area**

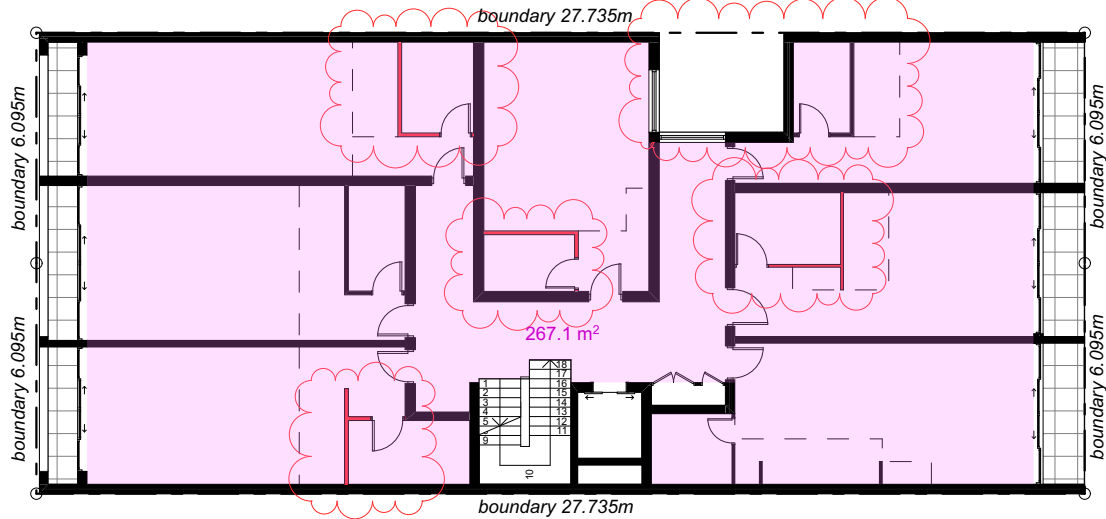
Maximum FSR 2:1  
Maximum GFA 338m<sup>2</sup>

Ground	261.2m <sup>2</sup>
First	267.1m <sup>2</sup>
Second	135.4m <sup>2</sup>
Total	663.7m <sup>2</sup>

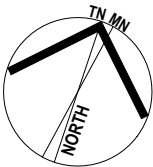
Proposed FSR 1.96:1

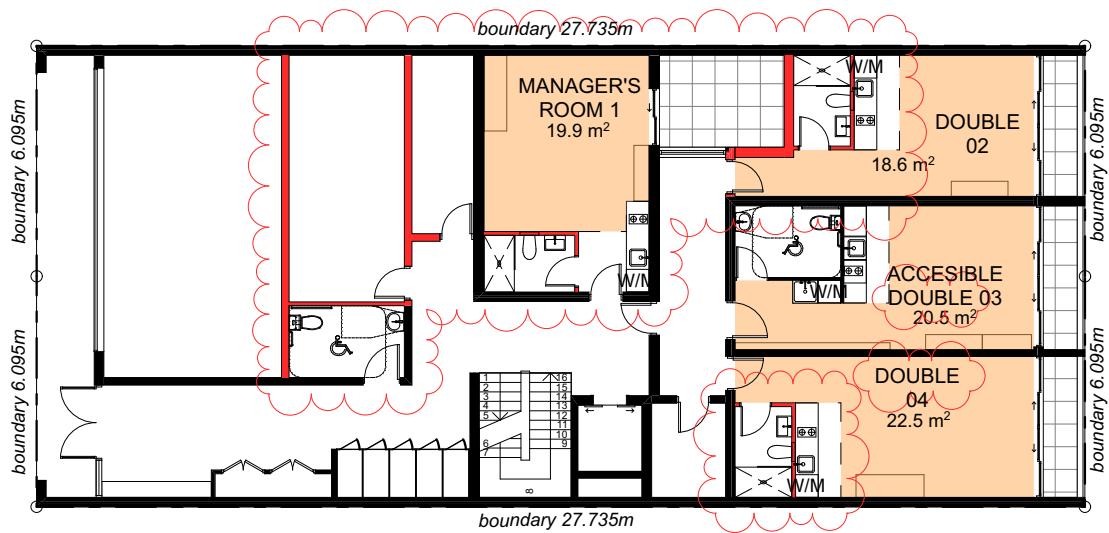


**Areas - Lower Ground Floor**  
SCALE 1:200

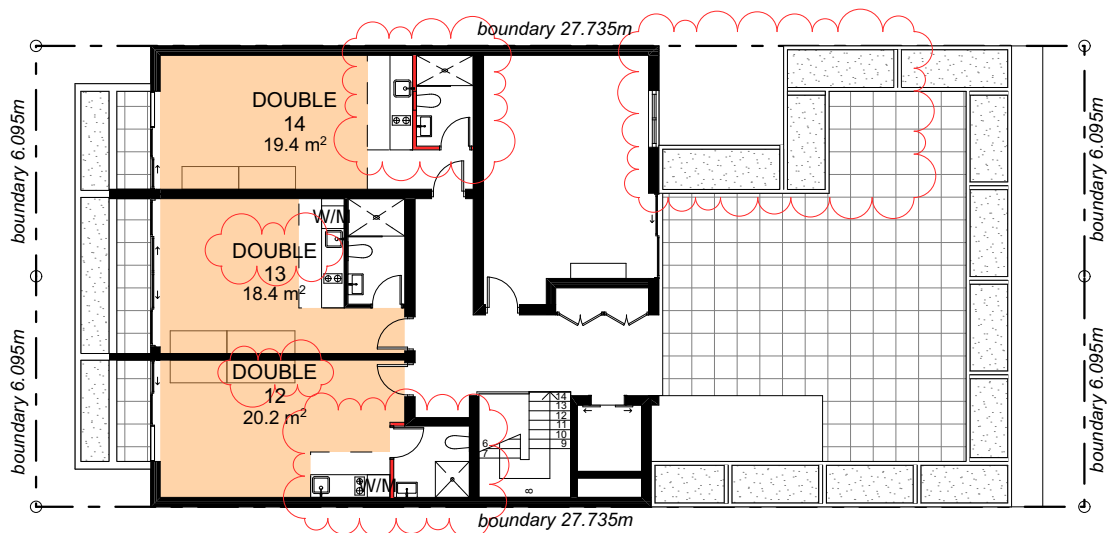


**Areas - First Floor**  
SCALE 1:200





Room Areas - Ground Floor  
SCALE 1:200

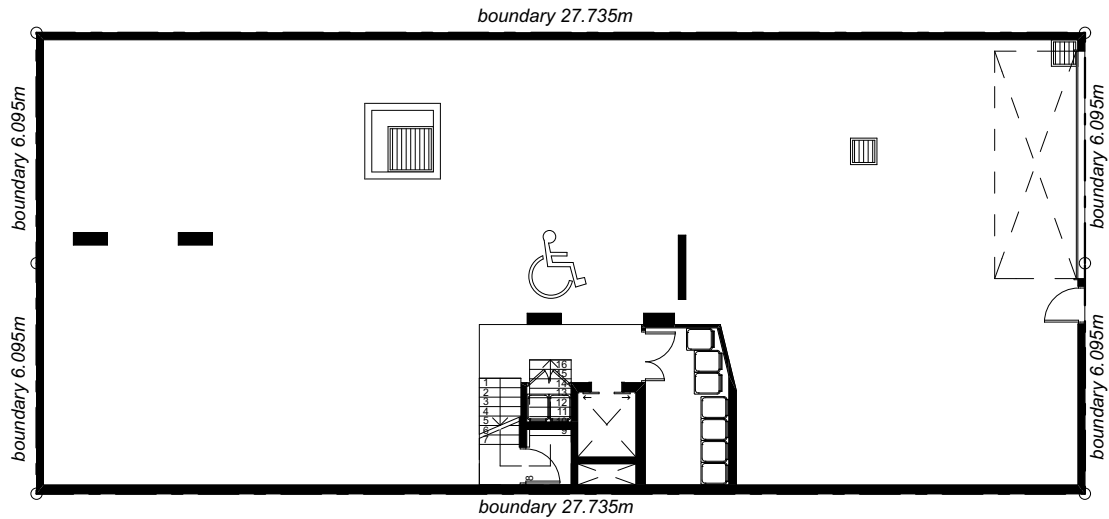


Room Areas - Second Floor  
SCALE 1:200

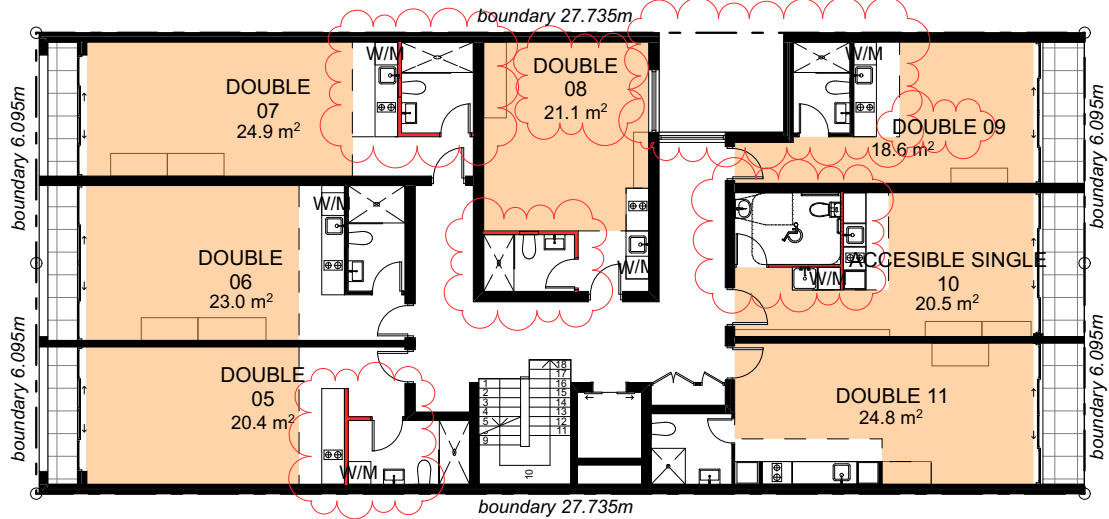
Legend:



Room No.	Area (m <sup>2</sup> )	Lodgers
Manager 1	19.9m <sup>2</sup>	1
Double 2	18.6m <sup>2</sup>	2
Accessible double 3	20.5m <sup>2</sup>	2
Double 4	22.5m <sup>2</sup>	2
Double 5	20.4m <sup>2</sup>	2
Double 6	23m <sup>2</sup>	2
Double 7	24.9m <sup>2</sup>	2
Double 8	21.1m <sup>2</sup>	2
Double 9	18.6m <sup>2</sup>	2
Accessible single 10	20.5m <sup>2</sup>	1
Double 11	24.8m <sup>2</sup>	2
Double 12	20.2m <sup>2</sup>	2
Double 13	18.4m <sup>2</sup>	2
Double 14	19.4m <sup>2</sup>	2
	292.8m <sup>2</sup>	26 occupants



Room Areas - Lower Ground Floor  
SCALE 1:200



Room Areas - First Floor  
SCALE 1:200

