

NEW GENERATION BOARDING HOME

2 THE CIRCLE, NARRAWEENA, NSW

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

ID	NAME	SCALE	REVISION
DA00	COVER SHEET	NA	2
DA01	SITE ANALYSIS	1:200	1
DA02	SITE/ROOF PLAN	1:200	2
DA03	GROUND FLOOR PLAN	1:200	3
DA04	FIRST FLOOR PLAN	1:200	2
DA05	SOUTH ELEVATION	1:200	3
DA06	EAST ELEVATION	1:200	2
DA07	NORTH ELEVATION	1:200	1
DA08	WEST ELEVATION	1:200	2
DA09	SECTION A	1:200	2
DA10	SECTION B	1:200	1
DA11	SECTION C	1:200	1
DA12	COMPLIANCE TABLE	NA	1
DA13	SHADOW DIAGRAMS 1	1:500	1
DA14	SHADOW DIAGRAMS 2	1:500	1
DA15	MATERIALS BOARD	NA	1

CONSULTANTS

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BASIX CERTIFICATE

DEVELOPMENT APPLICATION COMMITMENTS FOR
RESIDENTIAL FLAT BUILDINGS - BUILDING 1

WATER
(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
(E+G) NO POOLS OR SPAS ARE PART OF THIS DEVELOPMENT
APPLICATION
(H) ALL DWELLINGS TO HAVE SHOWER HEADS 4 STAR (>4.5
BUT <=6 L/MIN) RATING. ALL TOILET FLUSHING SYSTEMS,
KITCHEN TAPS + BATHROOM TAPS TO HAVE 4 STAR RATING.
EACH SYSTEM IS TO BE CONFIGURED TO COLLECT RUN-OFF
FROM THE AREAS SPECIFIED AND TO DIVERT OVERFLOW AS
SPECIFIED.

ENERGY
(B) ALL DWELLINGS TO HAVE CENTRAL HOT WATER SYSTEM 1.
EACH BATHROOM TO HAVE INDIVIDUAL FAN, DUCTED TO
FACADE OR ROOF WITH MANUAL SWITCH ON/OFF. EACH
KITCHEN TO HAVE INDIVIDUAL FAN, DUCTED TO FACADE OR
ROOF WITH MANUAL SWITCH ON/OFF. LAUNDRY TO HAVE
NATURAL VENTILATION ONLY OR NO LAUNDRY.
(F) ALL DWELLINGS TO HAVE DEDICATED ARTIFICIAL LIGHTING
IN BEDROOM/STUDY, LIVING/DINING ROOMS, KITCHEN,
BATHROOMS/TOILETS + HALLWAYS.

THERMAL COMFORT
(A) THE DEVELOPMENT WILL BE A CLASS 3 BUILDING

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER
(B) ALL TAPS AND CLOTHES WASHERS IN COMMON AREA S TO
HAVE 3 STAR RATING. CENTRAL WATER TANK - RAINWATER
OR STORMWATER TO COLLECT RUN-OFF FROM AT LEAST 170
SQUARE METERS OF ROOF AREA OF BUILDINGS IN THE
DEVELOPMENT. CONNECTION TO ALLOW FOR IRRIGATION OF
379 SQUARE METERS OF COMMON LANDSCAPED AREA ON
THE SITE + CAR WASHING IN 7 CAR WASHING BAYS ON THE
SITE
(C) NO SWIMMING POOL OR SPA IS PART OF THIS
DEVELOPMENT APPLICATION

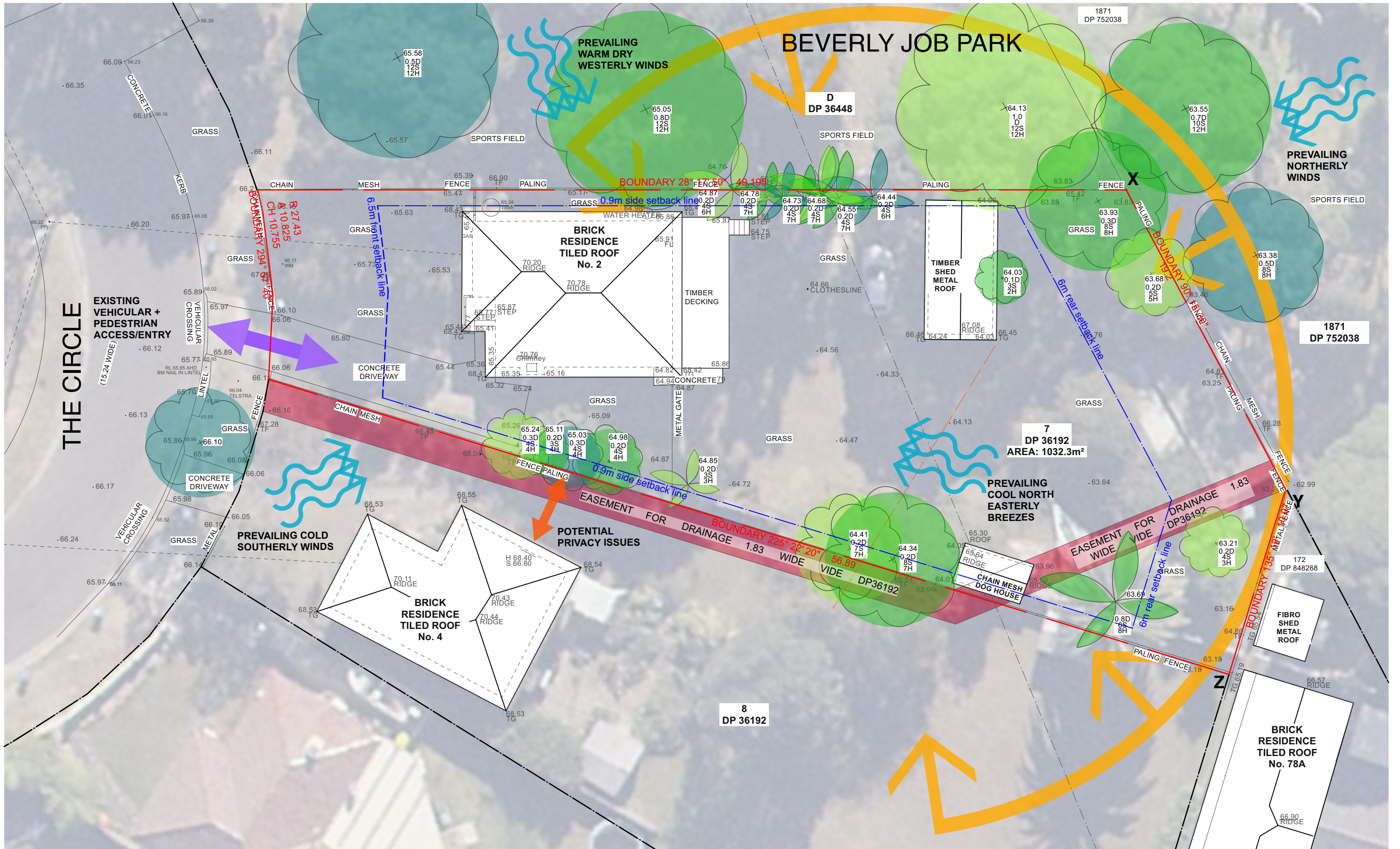
ENERGY
(C) BINS AND COMMON SPACE TO HAVE NO MECHANICAL
VENTILATION. LAUNDRY TO HAVE VENTILATION (SUPPLY +
EXHAUST) WITH TIME CLOCK OR BMS CONTROLLED. BINS,
COMMON SPACE AND LAUNDRY TO HAVE LIGHT-EMITTING
DIODE AS PRIMARY ARTIFICIAL LIGHTING WITH MANUAL
ON/OFF AND NO LIGHTING CONTROL SYSTEM/BMS. CENTRAL
HOT WATER SYSTEM TO BE GAS INSTANTANEOUS, PIPING
INSULATION (RINGMAIN + SUPPLY RISERS): (B) PIPING
INTERNAL TO BUILDING: R1.0 (~38MM). ALTERNATIVE ENERGY
SUPPLY TO BE PHOTOVOLTAIC SYSTEM WITH RATED
ELECTRICAL OUTPUT (MIN): 2.9 PEAK KW.

MATERIAL LEGEND

BWS	brickwork screen
BTH	bathroom
C	concrete
FC	fibre cement
G	garden bed
HWU	hot water unit
K	kitchen
PD	permeable driveway
PAV	paving
PV	photovoltaic cells
T	terrace
TF	timber fence
MB	metal balustrade
MR	metal roof

SITE LOCATION PLAN





existing vehicular crossing to be removed shown dashed in blue, new driveway crossing shown in grey to be 1m from council asset. new parking bay incorporated into driveway to be 5.5m wide and 6m long as per councils traffic eng. recommendation

existing front fence to be removed. new 1200mm high open timber front fence, set back 500mm from front boundary

existing fence to be removed. new 1800mm high side + rear boundary fence

outline of building over shown dashed

DP 36448
BEVERLY JOB PARK

new rainwater tank under common area as per BASIX requirements, refer hydraulic engineer drawings

refer landscape architects drawings for landscape plan and all planting specification

NOTE:
Bin store comprised of parts **A + B**
A: 5505mm frontage (9 bins)
B: 2630mm frontage (4 bins)
Total A + B: 8135mm (13 bins)

GROUND FLOOR PLAN 1:200

LEGEND								
BWS	brickwork screen	HWU	hot water unit	T	terrace	demolition	low joinery	
BTH	bathroom	K	kitchen	TF	timber fence	new works	full height joinery	
C	concrete	PD	permeable driveway	MB	metal balustrade			
FC	fibre cement	PAV	paving	MR	metal roof			
G	garden bed	PV	photovoltaic cells					
PROJECT			ISSUE:			DATE		
PROPOSED NEW GENERATION BOARDING HOME			1 19/03/2021			18/07/2022		
2 THE CIRCLE, NARRAWEENA, NSW			2 31/05/2021			PROJECT NO. 2016		
			3 18/07/2022			SCALE 1:200 @ A3		
						DRAWN BY NM/LT		
						DRAWING TITLE		
						GROUND FLOOR PLAN		
						DRAWING NO.		
						DA03		
						ISSUE:		
						3		

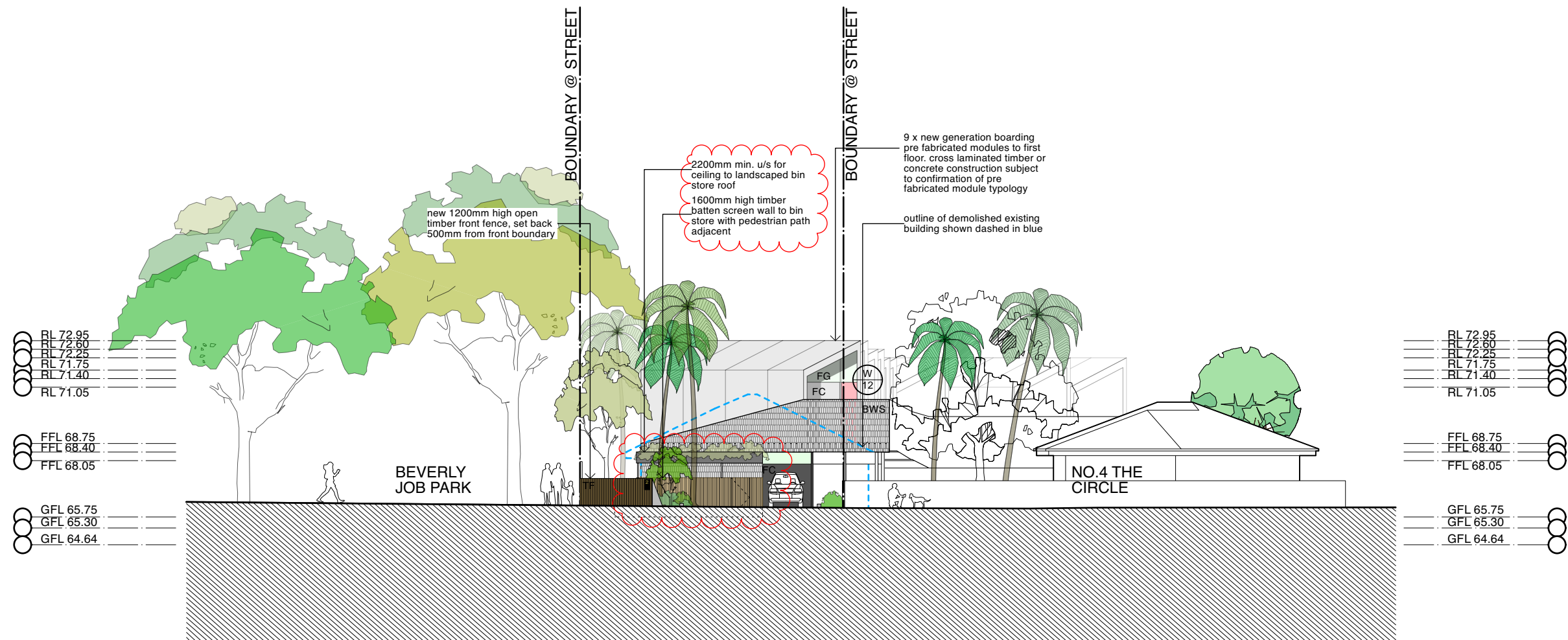
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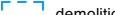

FIRST FLOOR PLAN 1:200

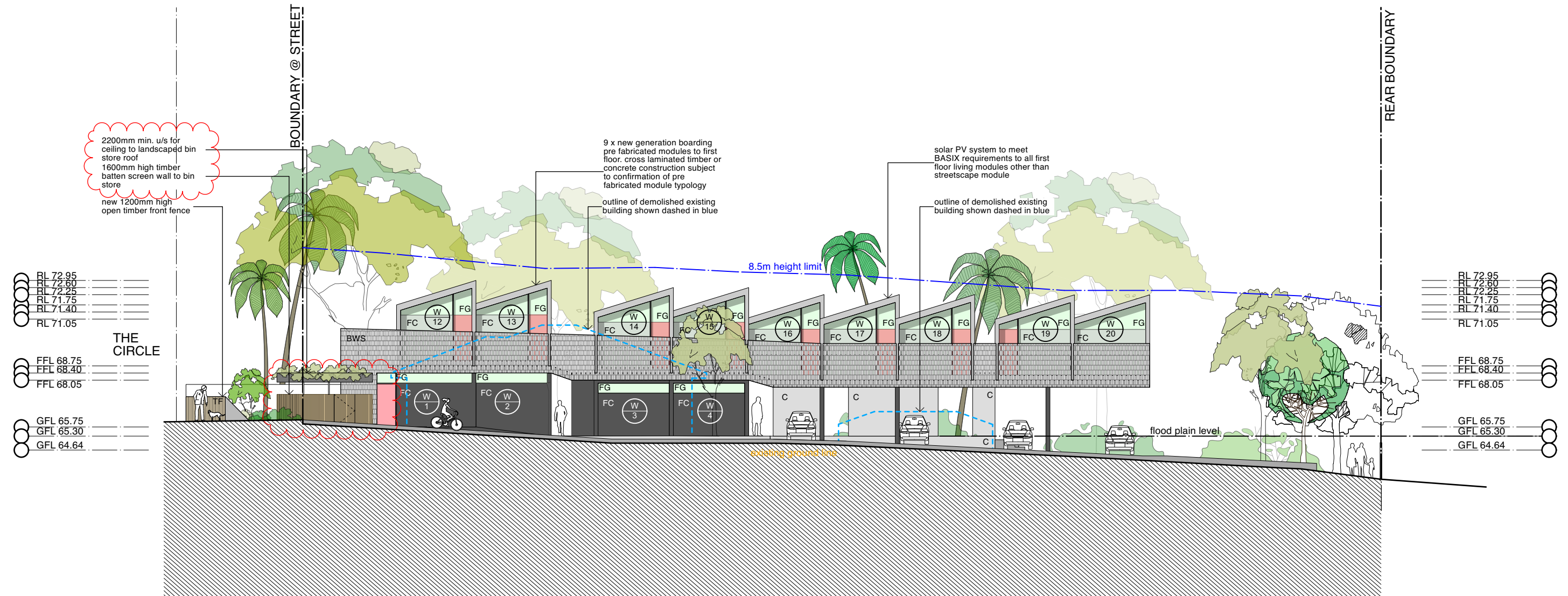
LEGEND		brickwork screen		HWU	hot water unit	T	terrace	demolition	low joinery
BWS	bathroom	K	kitchen	TF	timber fence	MB	metal balustrade	new works	full height joinery
BTH	concrete	PD	permeable driveway	MR	metal roof				
C	fibre cement	PAV	paving						
FC	garden bed	PV	photovoltaic cells						
G									

PROJECT	ISSUE:	DATE	PROJECT NO.	DRAWING TITLE	DRAWING NO.	ISSUE:
PROPOSED NEW GENERATION BOARDING HOME	1 19/03/2021	18/07/2022	2016	FIRST FLOOR PLAN	DA04	2
2 THE CIRCLE, NARRAWEENA, NSW	2 18/07/2022	FOR DA	SCALE			
		FOR L&E	DRAWN BY			

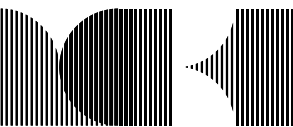


SOUTH ELEVATION (STREETSCAPE) 1:200

LEGEND		brickwork screen		HWU	hot water unit					demolition		low joinery			
BWS	bathroom	K	kitchen	T	terrace					new works		full height joinery			
BTH	concrete	PD	permeable driveway	TF	timber fence										
C	fibre cement	PAV	paving	MB	metal balustrade										
FC	garden bed	PV	photovoltaic cells	MR	metal roof										
G															
		PROJECT PROPOSED NEW GENERATION BOARDING HOME 2 THE CIRCLE, NARRAWEENA, NSW			ISSUE: 1 19/03/2021 FOR DA 2 31/05/2021 FOR PANEL 3 18/07/2022 FOR L&E		DATE PROJECT NO. 18/07/2022 SCALE 2016 DRAWN BY 1:200 @ A3 NM/LT		DRAWING TITLE SOUTH ELEVATION (STREETSCAPE)			DRAWING NO. DA05		ISSUE: 3	



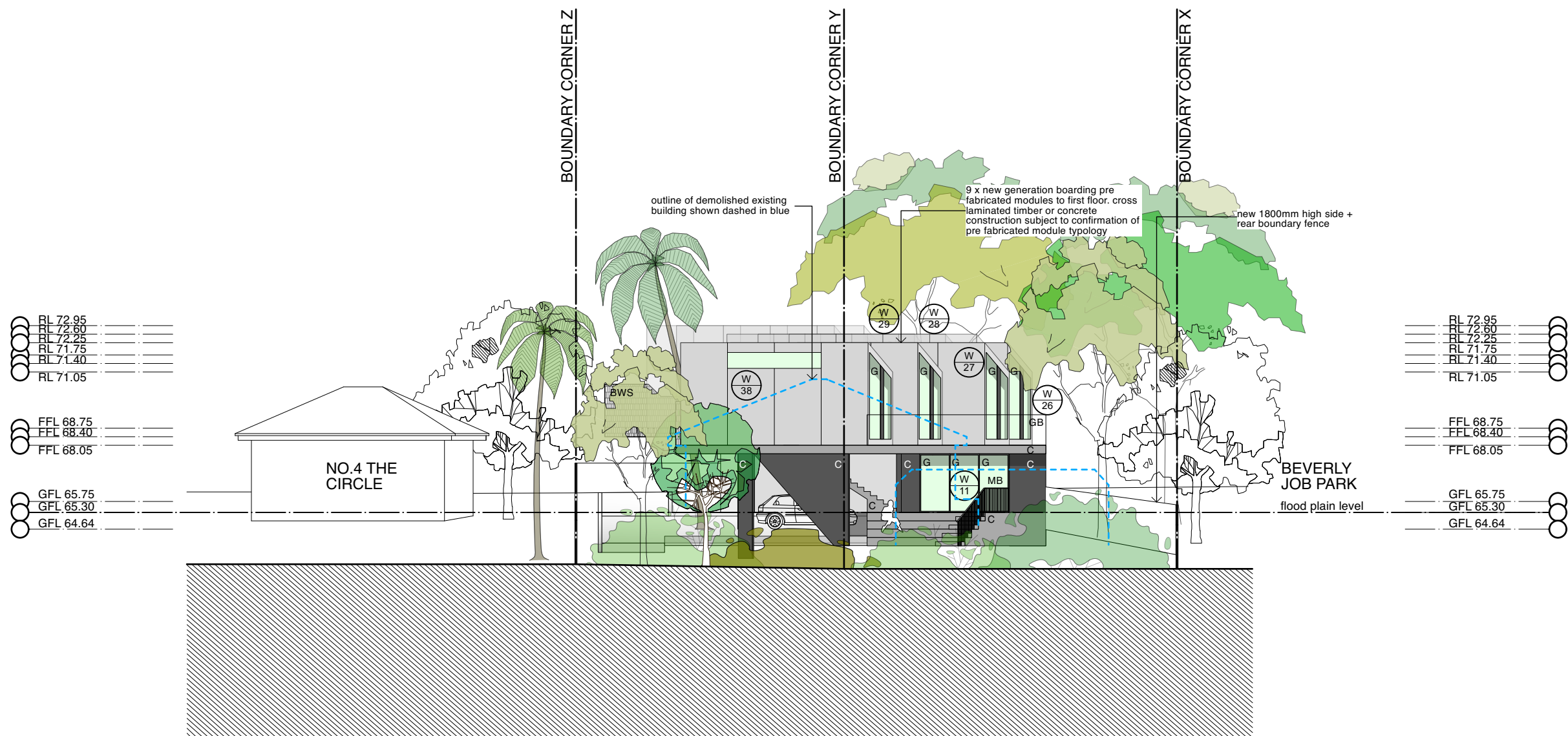
EAST ELEVATION 1:200



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LEGEND									
BWS	brickwork screen	HWU	hot water unit	T	terrace	demolition	low joinery		
BTH	bathroom	K	kitchen	TF	timber fence	new works	full height joinery		
C	concrete	PD	permeable driveway	MB	metal balustrade				
FC	fibre cement	PAV	paving	MR	metal roof				
G	garden bed	PV	photovoltaic cells						

PROJECT	ISSUE:	DATE	DRAWING TITLE	DRAWING NO.	ISSUE:
PROPOSED NEW GENERATION BOARDING HOME	1 19/03/2021 FOR DA	18/07/2022	EAST ELEVATION	DA06	2
2 THE CIRCLE, NARRAWEENA, NSW	2 18/07/2022 FOR L&E	PROJECT NO. 2016			
		SCALE 1:200 @ A3			
		DRAWN BY NM/LT			



NORTH ELEVATION 1:200

<div><div><div>LEGEND</div><div><div><div>BWS</div><div>brickwork screen</div></div><div><div>BTH</div><div>bathroom</div></div><div><div>C</div><div>concrete</div></div><div><div>FC</div><div>fibre cement</div></div><div><div>G</div><div>garden bed</div></div><div><div>HWU</div><div>hot water unit</div></div><div><div>K</div><div>kitchen</div></div><div><div>PD</div><div>permeable driveway</div></div><div><div>PAV</div><div>paving</div></div><div><div>PV</div><div>photovoltaic cells</div></div><div><div>T</div><div>terrace</div></div><div><div>TF</div><div>timber fence</div></div><div><div>MB</div><div>metal balustrade</div></div><div><div>MR</div><div>metal roof</div></div><div><div><div></div><div>demolition</div></div><div><div></div><div>new works</div></div><div><div></div><div>low joinery</div></div><div><div></div><div>full height joinery</div></div></div></div></div></div>										
<div><div>PROJECT</div><div>PROPOSED NEW GENERATION BOARDING HOME</div><div>2 THE CIRCLE, NARRAWEENA, NSW</div></div>		<div><div>ISSUE:</div><div>119/03/2021FOR DA</div></div>		<div><div>DATE</div><div>PROJECT NO.</div><div>SCALE</div><div>DRAWN BY</div><div>12/01/2021</div><div>2016</div><div>1:200 @ A3</div><div>NM</div></div>		<div><div>DRAWING TITLE</div><div>NORTH ELEVATION</div></div>		<div><div>DRAWING NO.</div><div>DA07</div></div>		<div><div>ISSUE:</div><div>1</div></div>







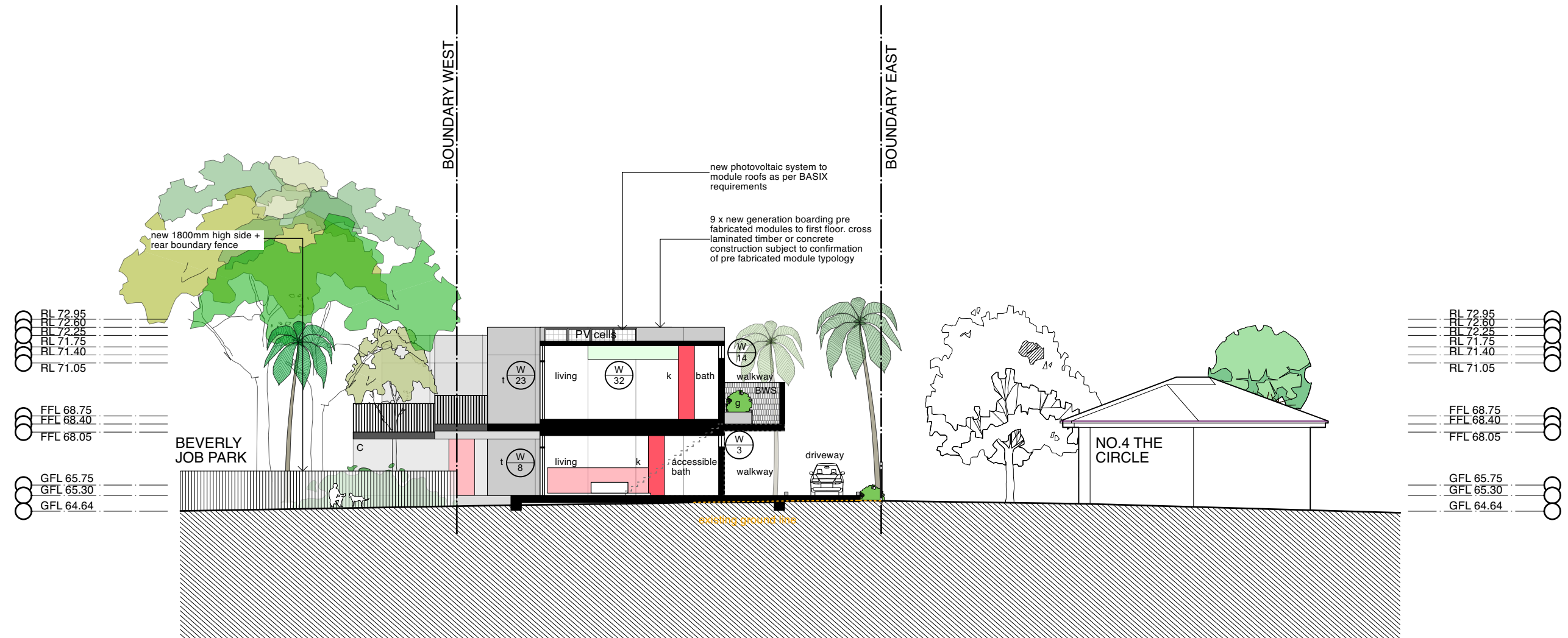
WEST ELEVATION 1:200

LEGEND					
BWS	brickwork screen	HWU	hot water unit	T	terrace
BTH	bathroom	K	kitchen	TF	timber fence
C	concrete	PD	permeable driveway	MB	metal balustrade
FC	fibre cement	PAV	paving	MR	metal roof
G	garden bed	PV	photovoltaic cells		
				demolition	low joinery
				new works	full height joinery
PROJECT				DATE	
PROPOSED NEW GENERATION BOARDING HOME				18/07/2022	
2 THE CIRCLE, NARRAWEENA, NSW				PROJECT NO. 2016	
				SCALE 1:200 @ A3	
				DRAWN BY NM/LT	
ISSUE:				DRAWING TITLE	
1 19/03/2021 FOR DA				WEST ELEVATION	
2 18/07/2022 FOR L&E				DRAWING NO.	
				DA08	
				ISSUE:	
				2	







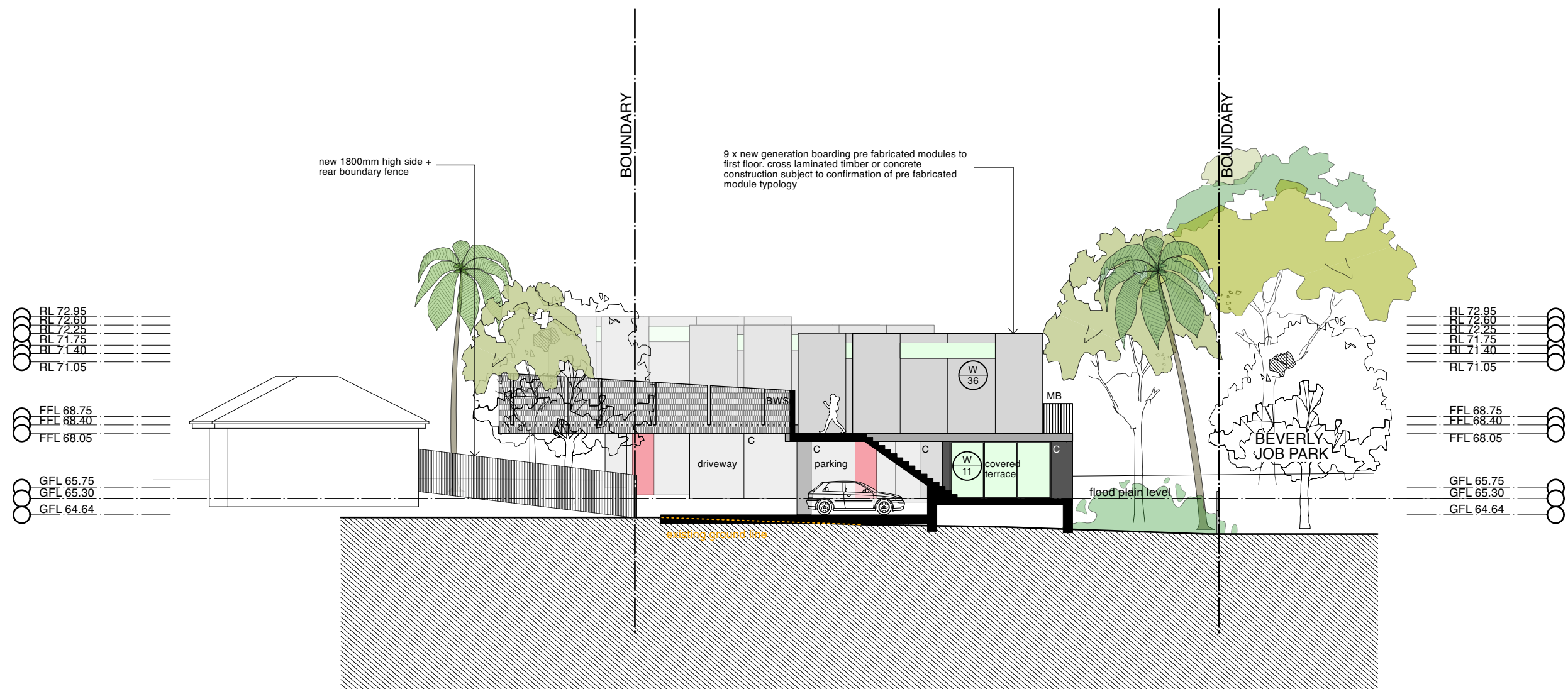
SECTION A 1:200

LEGEND									
BWS	brickwork screen	HWU	hot water unit	T	terrace		demolition		low joinery
BTH	bathroom	K	kitchen	TF	timber fence		new works		full height joinery
C	concrete	PD	permeable driveway	MB	metal balustrade				
FC	fibre cement	PAV	paving	MR	metal roof				
G	garden bed	PV	photovoltaic cells						
PROJECT PROPOSED NEW GENERATION BOARDING HOME 2 THE CIRCLE, NARRAWEENA, NSW				ISSUE: 1 19/03/2021 FOR DA 2 18/07/2022 FOR L&E		DATE PROJECT NO. 18/07/2022 SCALE 2016 DRAWN BY 1:200 @ A3 NM/LT		DRAWING TITLE SECTION A	
								DRAWING NO. DA09	
								ISSUE: 2	



SECTION B 1:200

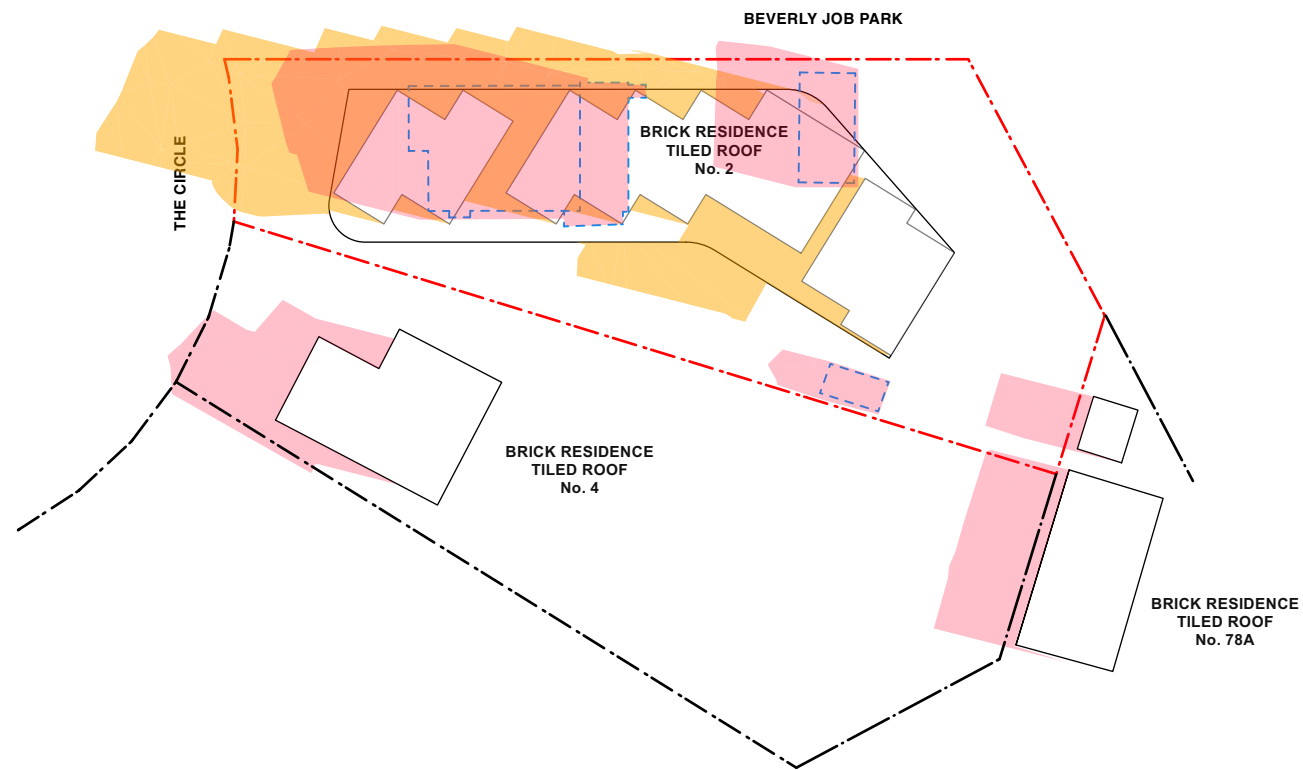
LEGEND											
BWS	brickwork screen	HWU	hot water unit				demolition		low joinery		
BTH	bathroom	K	kitchen	T	terrace		new works		full height joinery		
C	concrete	PD	permeable driveway	TF	timber fence						
FC	fibre cement	PAV	paving	MB	metal balustrade						
G	garden bed	PV	photovoltaic cells	MR	metal roof						
PROJECT PROPOSED NEW GENERATION BOARDING HOME 2 THE CIRCLE, NARRAWEENA, NSW				ISSUE: 1 19/03/2021 FOR DA		DATE PROJECT NO. 12/01/2021 SCALE 2016 DRAWN BY 1:200 @ A3 NM		DRAWING TITLE SECTION B		DRAWING NO. DA10	ISSUE: 1



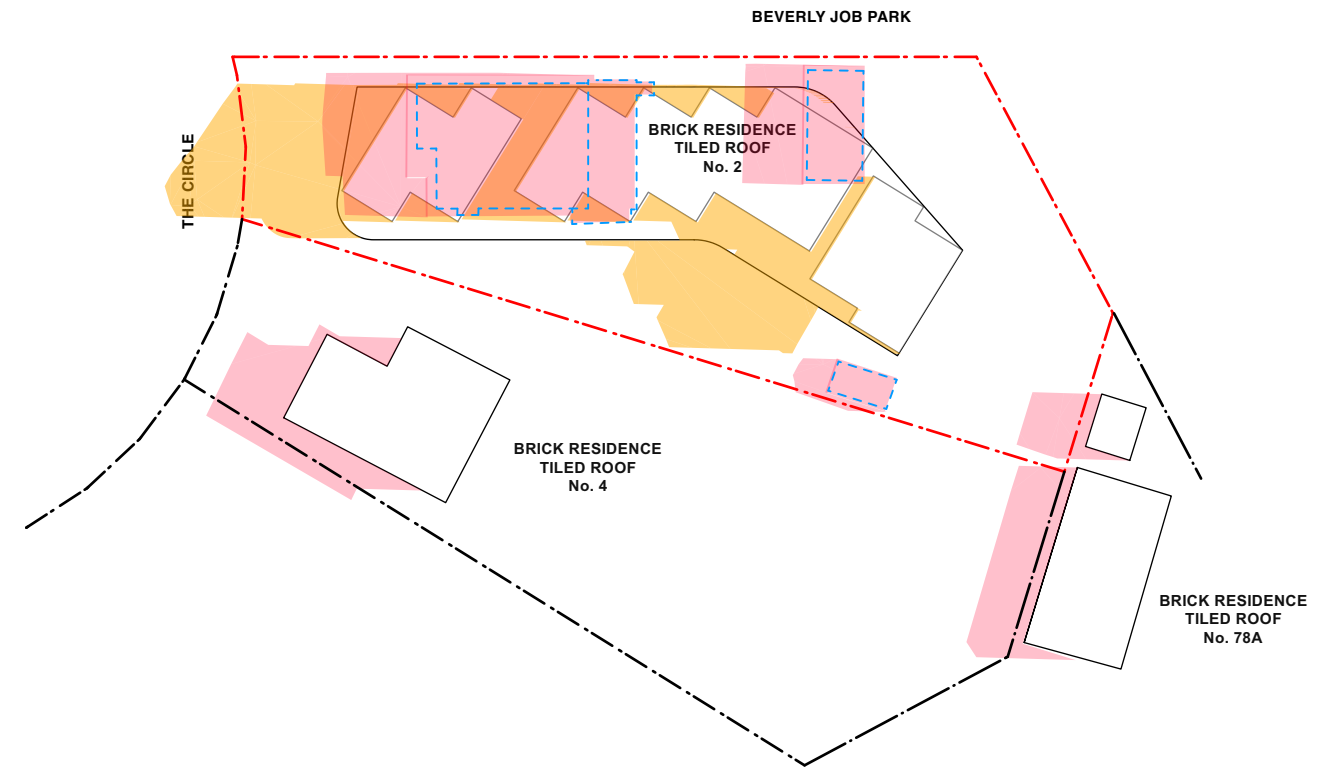
SECTION C 1:200

LEGEND					
BWS	brickwork screen	HWU	hot water unit	demolition	low joinery
BTH	bathroom	K	kitchen	new works	full height joinery
C	concrete	PD	permeable driveway		
FC	fibre cement	PAV	paving		
G	garden bed	PV	photovoltaic cells		
		T	terrace		
		TF	timber fence		
		MB	metal balustrade		
		MR	metal roof		
PROJECT				DATE	
PROPOSED NEW GENERATION BOARDING HOME				12/01/2021	
2 THE CIRCLE, NARRAWEENA, NSW				PROJECT NO. 2016	
				SCALE 1:200 @ A3	
				DRAWN BY NM	
ISSUE: 1 19/03/2021 FOR DA				DRAWING TITLE	
				SECTION C	
				DRAWING NO.	
				DA11	
				ISSUE:	
				1	

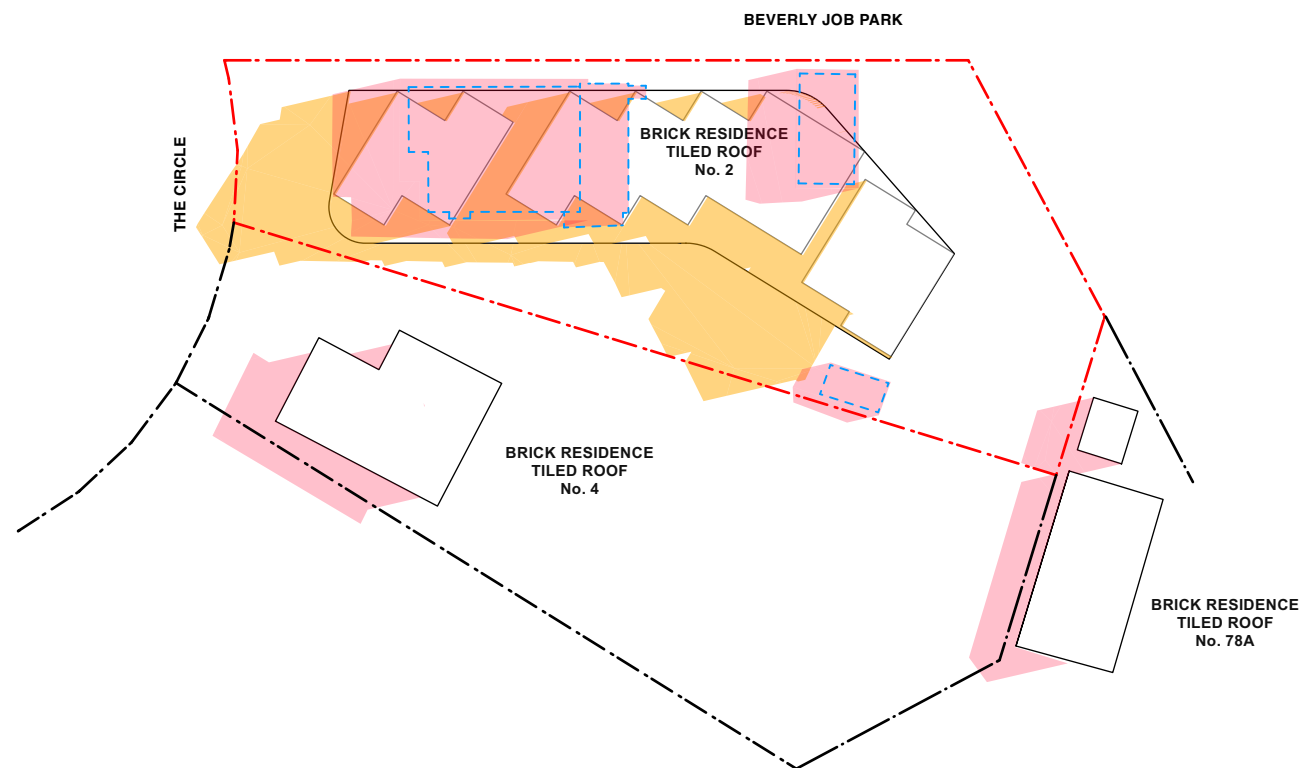
SITE INFORMATION				
ADDRESS	2 THE CIRCLE, NARRAWEENA			
SITE AREA	1032m2			
LOT	LOT 7 DP36192			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	12 BOARDING ROOMS (PLUS 1 MANAGERS RESIDENCE)			
IF THE DEVELOPMENT COMPLIES WITH THE BELOW STANDARDS, THEY CANNOT BE USED AS MEANS TO REFUSE				
	AUTHORITY	CONTROL	PROPOSED	COMPLIES OR NOT
HEIGHT	WARRINGAH LEP	8.5m	8.5m	COMPLIES
PARKING	SEPP ARH	0.5 CARS PER ROOM 1 PER EMPLOYEE 0.2 MOTORBIKES PER ROOM 0.2 BICYCLES PER ROOM	0.5x12 = 6 CARS 1 CAR MANAGER 0.2x12 = 3 MOTORBIKES 0.2x12 = 3 BICYCLES	COMPLIES
SOLAR ACCESS	SEPP ARH	3 HOURS BETWEEN 9AM - 3PM TO COMMUNAL AREA	>3 HOURS	COMPLIES
PRIVATE OPEN SPACE	SEPP ARH	20m2 COMMUNAL	>20m2 COMMUNAL	COMPLIES
ACCOMMODATION SIZE	SEPP ARH	12m2 SINGLE LODGER 16m2 ALL OTHER CASES	20.2m2 STANDARD 20.1 MANAGER 15.3m2 ACCESSIBLE	COMPLIES
THE BELOW CONTROLS ARE NOT REQUIRED AS SEPP AHR OVERRIDES THE DCP. HOWEVER WE HAVE INCLUDED THE BELOW TO SHOW WE HAVE ALSO MADE EVERY EFFORT TO MEET LOCAL GUIDELINES				
FRONT SETBACK	WARRINGAH DCP	6.5m	>6.5m	COMPLIES
REAR SETBACK	WARRINGAH DCP	6m	>6m	COMPLIES
SIDE SETBACK 1 (EAST)	WARRINGAH DCP	0.9m	0.9m	COMPLIES
SIDE SETBACK 2 (WEST)	WARRINGAH DCP	0.9m	2m	COMPLIES
LANDSCAPED OPEN SPACE	WARRINGAH DCP	40% OF SITE AREA 412m2	347.98m2 =33.7% SITE	NON COMPLIANCE
SIDE ENVELOPE	WARRINGAH DCP	4m	-	NON COMPLIANCE



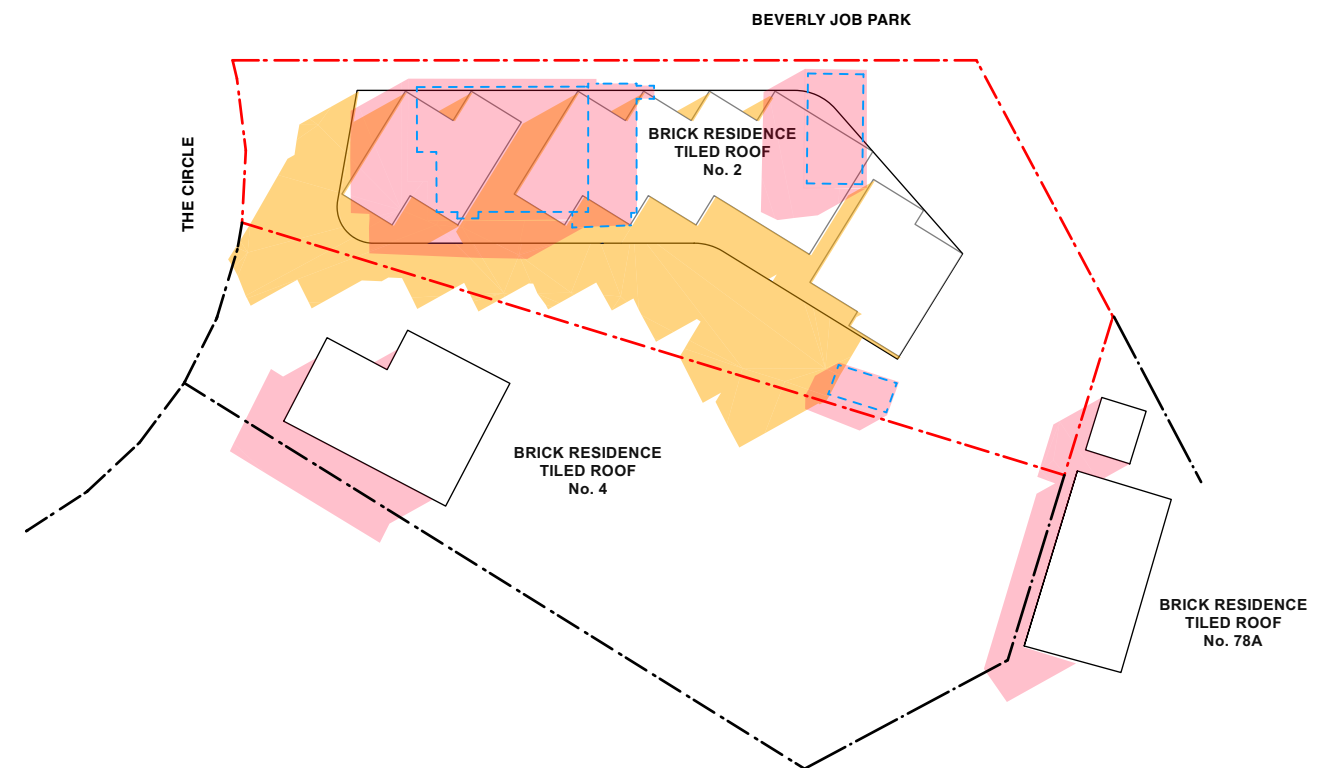
9am 21st June 2021 shadow diagram



10am 21st June 2021 shadow diagram



11am 21st June 2021 shadow diagram

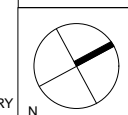


12pm 21st June 2021 shadow diagram

LEGEND

new shadows

existing shadows



PROJECT
PROPOSED NEW GENERATION BOARDING HOME
 2 THE CIRCLE, NARRAWEENA, NSW

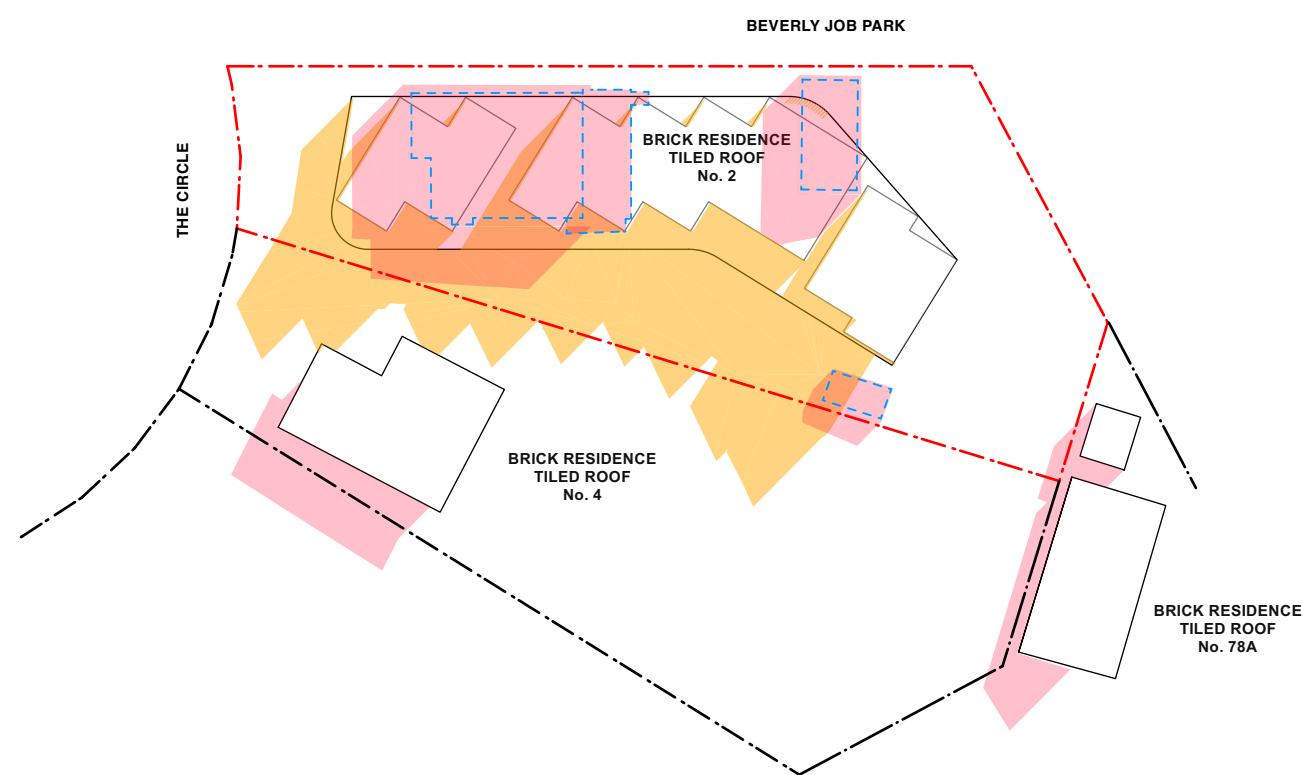
ISSUE:
 1 19/03/2021 FOR DA

DATE
12/01/2021
 PROJECT NO. **2016**
 SCALE **1:500 @ A3**
 DRAWN BY **NM**

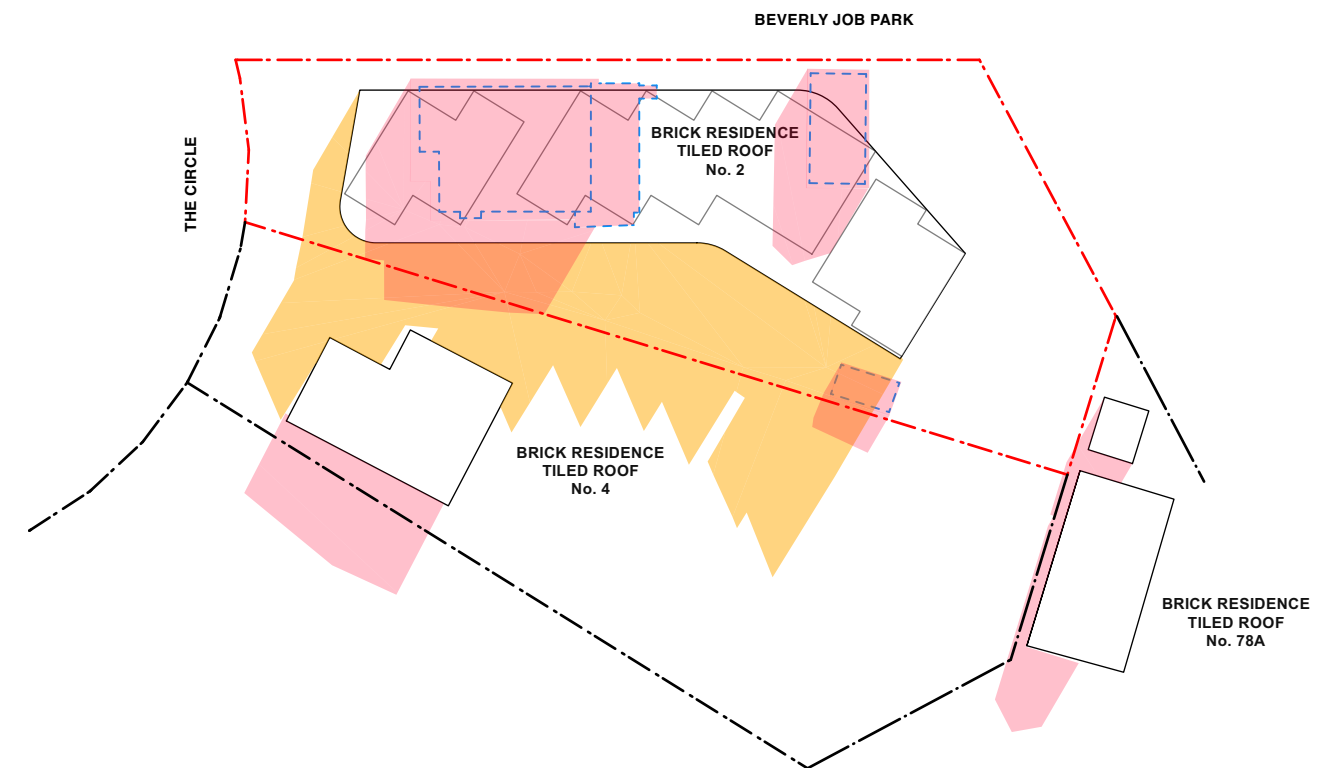
DRAWING TITLE
SHADOW DIAGRAMS 1

DRAWING NO.
DA13

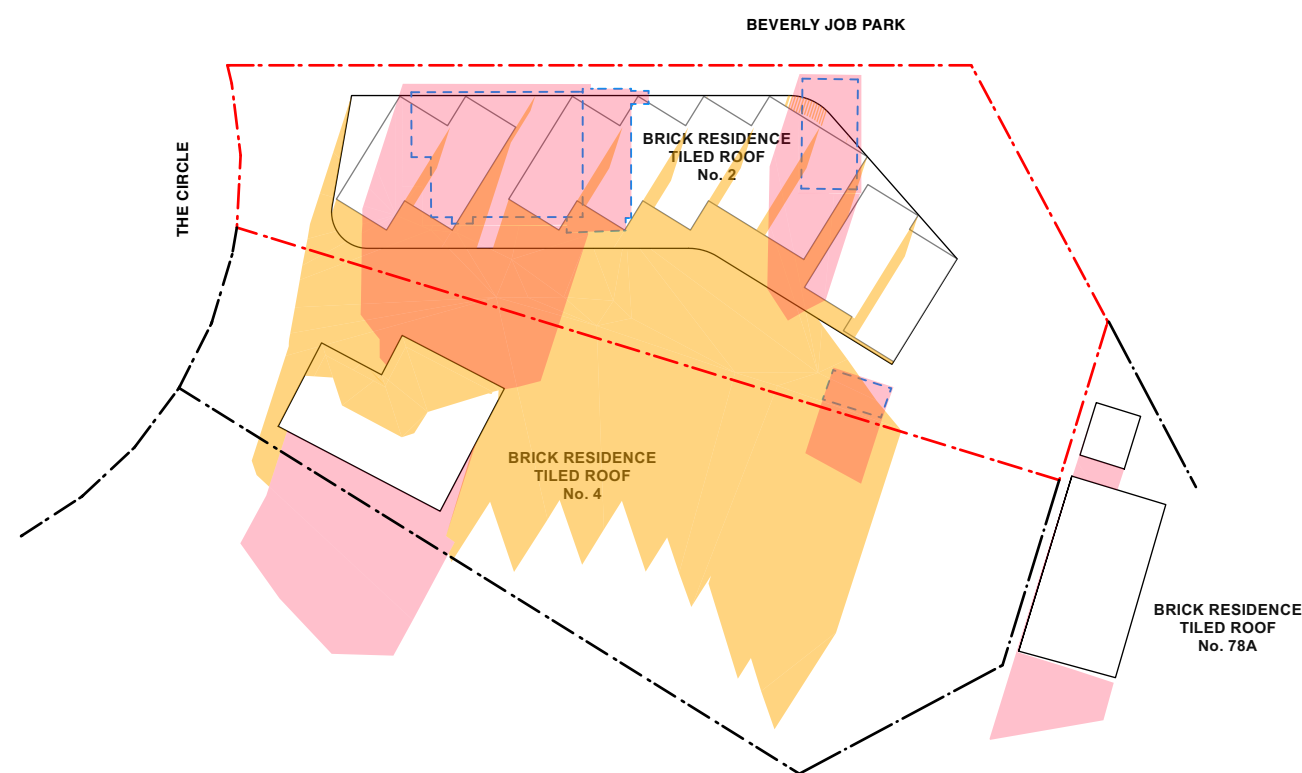
ISSUE:
1



1pm 21st June 2021 shadow diagram

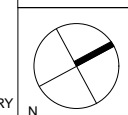


2pm 21st June 2021 shadow diagram



3pm 21st June 2021 shadow diagram

LEGEND	
	new shadows
	existing shadows



PROJECT
PROPOSED NEW GENERATION BOARDING HOME
 2 THE CIRCLE, NARRAWEENA, NSW

ISSUE:
 1 19/03/2021 FOR DA

DATE
12/01/2021
 PROJECT NO. **2016**
 SCALE **1:500 @ A3**
 DRAWN BY **NM**

DRAWING TITLE
SHADOW DIAGRAMS 2

DRAWING NO.
DA14

ISSUE:
1



MR metal roof sheet (subject to confirmation of pre fabricated module typology)



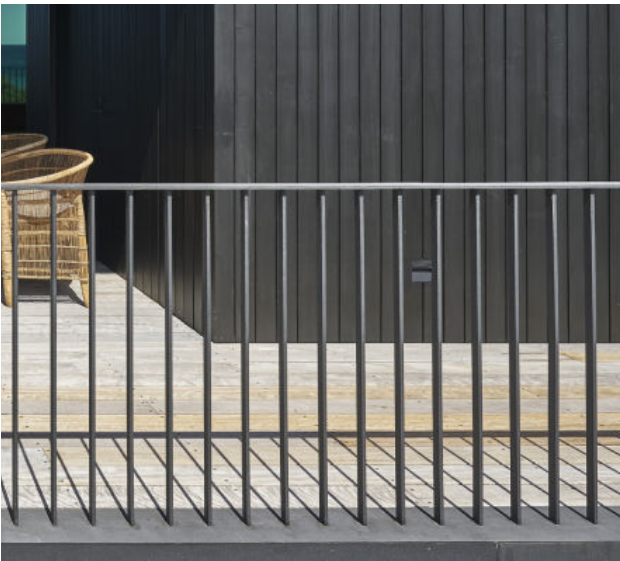
BWS hit and miss brickwork screen painted white



FC compressed fibre cement sheet



C concrete



MB steel balustrade



TF open style timber boundary fence

	PROJECT PROPOSED NEW GENERATION BOARDING HOME 2 THE CIRCLE, NARRAWEENA, NSW	ISSUE: 1 19/03/2021 FOR DA	DATE PROJECT NO. 2016 SCALE 1:200 @ A3 DRAWN BY NM	DRAWING TITLE MATERIALS BOARD	DRAWING NO. DA15	ISSUE: 1
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