

NEW GENERATION BOARDING HOUSE

21-22 BURNHAM CLOSE
THORNTON NSW
ZOE MAY PTY LTD

Plan Changes from 23/11/20 to date, without prejudice:

- Removed two second story boarding rooms and reconfigured upper floor access.
- Reduced available car spaces in the covered parking area.
- Additional accessible car space added to front carpark.
- Removed pond/water feature from the eastern end of development.
- Reconfigured external waste storage area and added optional waste storage area to the covered car park.
- Updated plans to match BCA & Bushfire Report requirements (e.g. door swings & water hydrant booster)
- Add BASIX commitments.
- Show typical room solar access Northern and Southern aspect
- Add additional shadow diagrams.
- Add tree protection zones to Site Analysis Plan.
- Move the first floor of the south western end of the building towards Burnham Close to increase the setback to the boarding room wall at that end to 5m.
- Redesign south western end of building to maintain solar access to the kitchen window of the neighbouring dwelling No. 20 Burnham Close, including:
 - Removing boarding rooms
 - Addition of communal roof space
 - Add shadow comparison to show solar access is maintained
- Relocate the communal living area and boarding room 26.
- Add utility room to car park.
- Reconfigure Car Parking due to design changes to include a total of 30 car parking spaces and 7 motorcycle spaces, consisting of:
 - 2 x Accessible Car Parking Spaces
 - 1 x Manager Car Space
 - 1 x Small Car Parking Spaces
 - 3 x Visitor Car parking Spaces
 - 1 x Electric Car Charging Car Space
 - 22 x Other Car Spaces
 - 7 x motorcycle Spaces
- Move the accessible car parking spaces to maintain minimal impact to TPZ of tree 2 and tree 3.
- Relocate additional waste storage area.
- Relocate and extend the external waste storage enclosure.
- Reduce waste by (as a result of reduced number of boarding rooms)
 - 3 x Red Bins
 - 3 x Yellow Bins
 - 1 x Green Bin
- Add retaining wall to accessible car park area due to retention of tree 2 and tree 3.
- Relocate mailboxes to reduce impact on retained trees and maintain pedestrian access.
- Add fixed angled louvred screens to selected balconies to improve visual privacy to neighbouring residence.
- Add external stair to west end of building.
- Move mailboxes 1200mm further off boundary.
- Add concrete path to waste storage and clothesline.
- Add 1m deep planter box to first floor at south western end of building.
- Add proposed fence specification note to page 23.

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18	SHADOW COMPARISON I	A3 (P)
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20	SHADOW COMPARISON III	A3 (P)
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22	LOT CONSOLIDATION PLAN	A3 (P)
23	COLOURS AND FINISHES	A3 (P)
24	BASIX	A3 (P)



Association of Building Sustainability Assessors



PROFESSIONAL

PO Box 138
Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
ABN 71 257 223 323

Written dimensions to take preference over scale

DATE	ISSUE	ISSUED FOR	DRAWN
09.11.20	J	ADDITIONAL ROOM	NW
13.11.20	J	RFI	NW
23.11.20	K	REVISED RFI	NW
25.03.21	L	INFO ACCESSIBLE CAR SPACE	NW
30.08.21	M	FOR REVIEW	NW
13.09.21	N	ADD REVISED BASIX	NW
28.09.21	O	ADDITIONAL BIN STORAGE	NW
07.10.21	P	REVISE SHADOW DIAGRAMS	NW
21.10.21	Q	ADDITIONAL SHADOW DIAGRAMS	NW
04.11.21	R	ADD SERVICE AREA LINE & AMEND MANAGERS DOOR	NW
18.11.21	S	MAJOR DESIGN AMENDMENTS	NW
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06.12.21	W	MINOR NOTATION AMENDMENTS	NW
07.12.21	X	REMOVE BR FROM SOUTH END	NW

Lot 11 &12 #21 & 22 Burnham Close,
Thornton DP 246016

CLIENT: ZOE MAY PTY LTD

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1 OF 24
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BURNHAM CLOSE PERSPECTIVE



TAYLOR AVENUE PERSPECTIVE

PERSPECTIVES



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PO Box 138
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2 OF 24

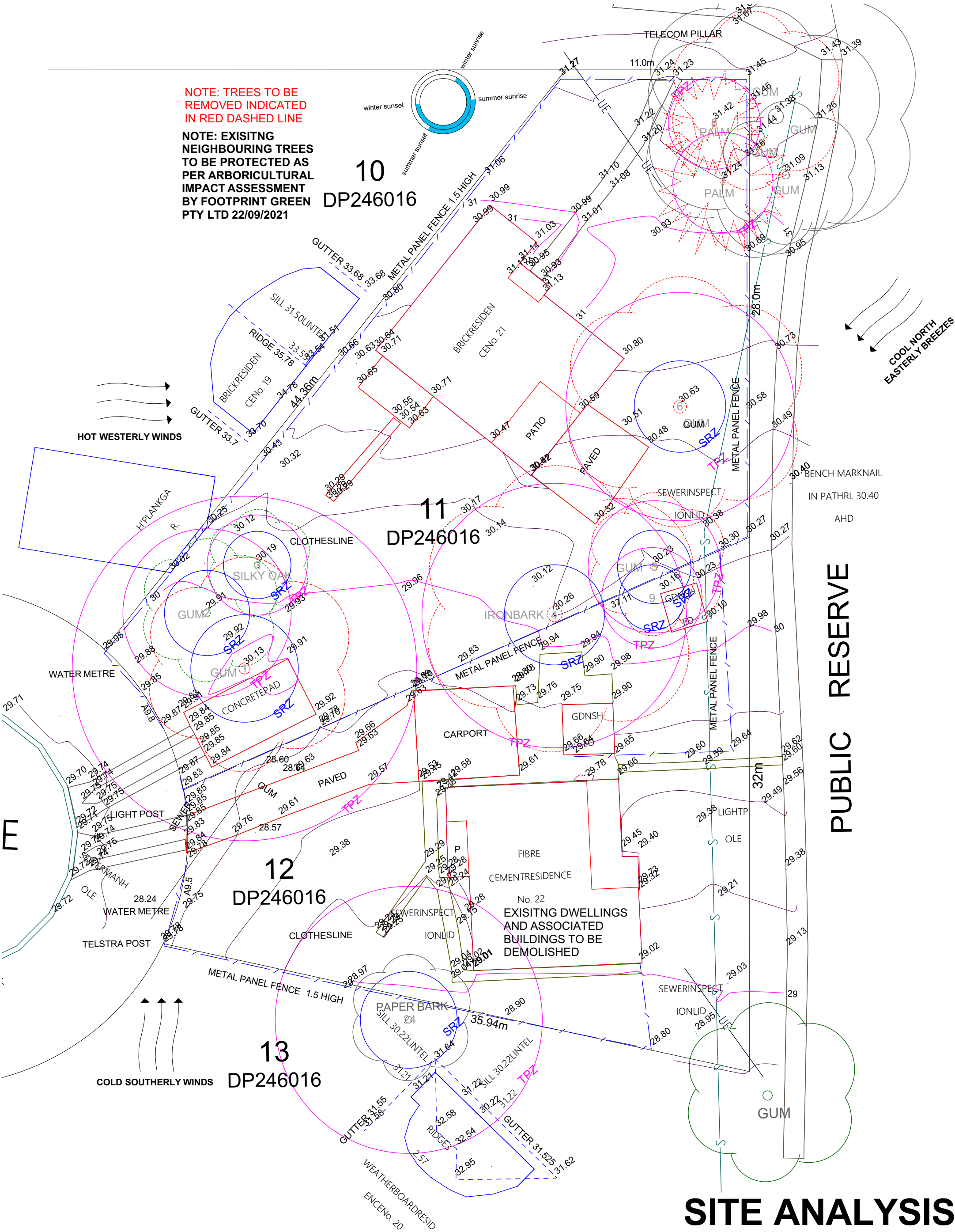
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SITE ANALYSIS

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PO Box 138, Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
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SITE COVERAGE

BUILDING 812.11m²
DRIVEWAY 142.93m²
PATHS 90.47m²
BIN ENCLOSURE 18.29m²
1063.80m²

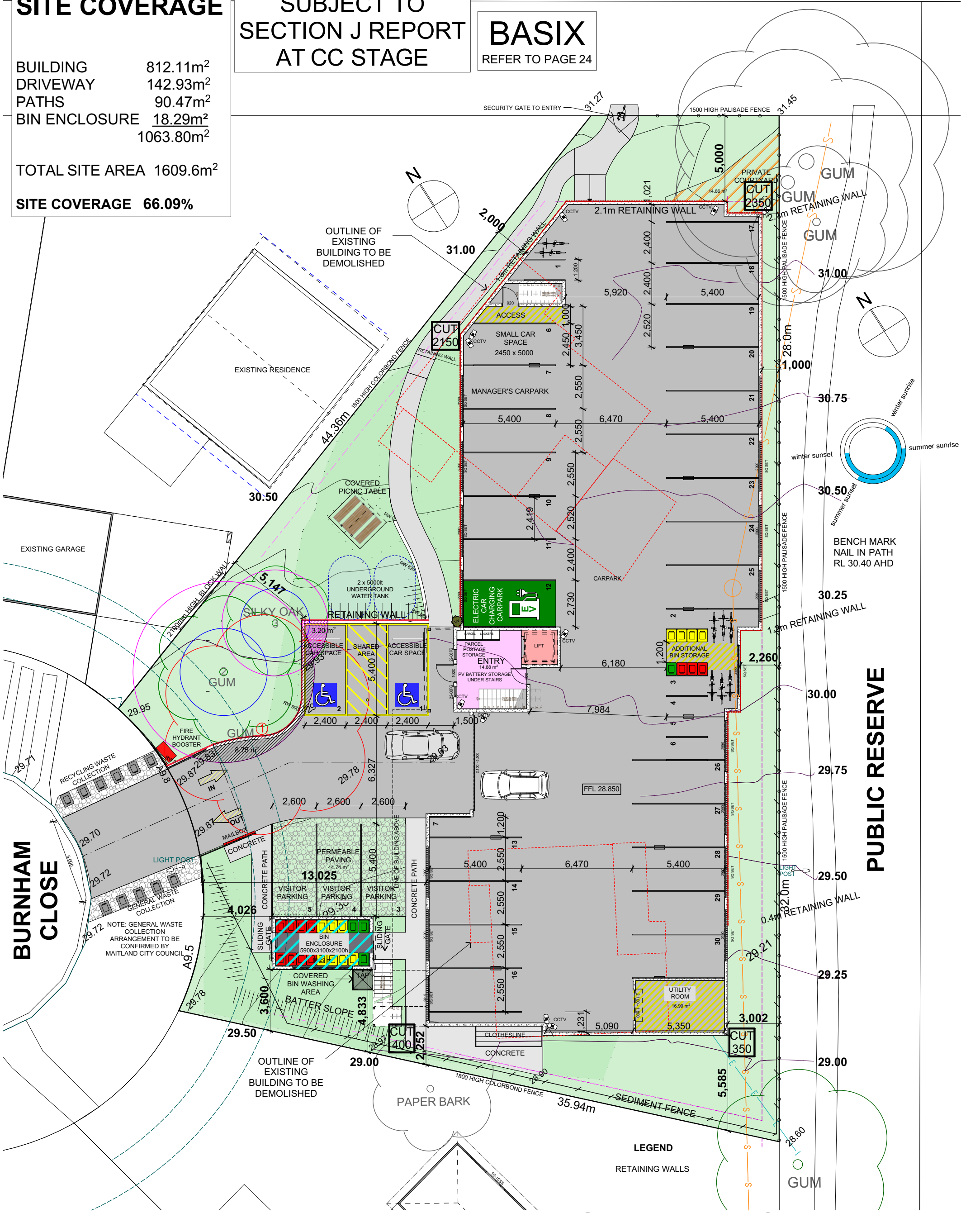
TOTAL SITE AREA 1609.6m²

SITE COVERAGE 66.09%

SUBJECT TO
SECTION J REPORT
AT CC STAGE

BASIX
REFER TO PAGE 24

TAYLOR AVENUE



SITE PLAN ~ CARPARK PLAN

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30.08.21	4	FOR REVIEW	NW
22.09.21	5	FOR REVIEW	NW
27.09.21	6	FOR REVIEW	NW
07.10.21	7	REVIEW SHADOW DIAGRAMS	NW
21.10.21	8	ADDITIONAL SHADOW DIAGRAMS	NW
18.11.21	9	MAJOR DESIGN AMENDMENTS	NW
18.11.21	10	ISSUE FOR CONSULTANTS	NW
25.11.21	11	AMEND CAR PARKING & BALCONY LOCATION	NW
06.12.21	12	MINOR NOTATION AMENDMENTS	NW
07.12.21	13	REMOVE REFLECTOR LIGHT	NW

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PO Box 138
Cessnock NSW 2325

P 02 4991 1855
F 02 4991 1850

info@sheerdesigns.com.au
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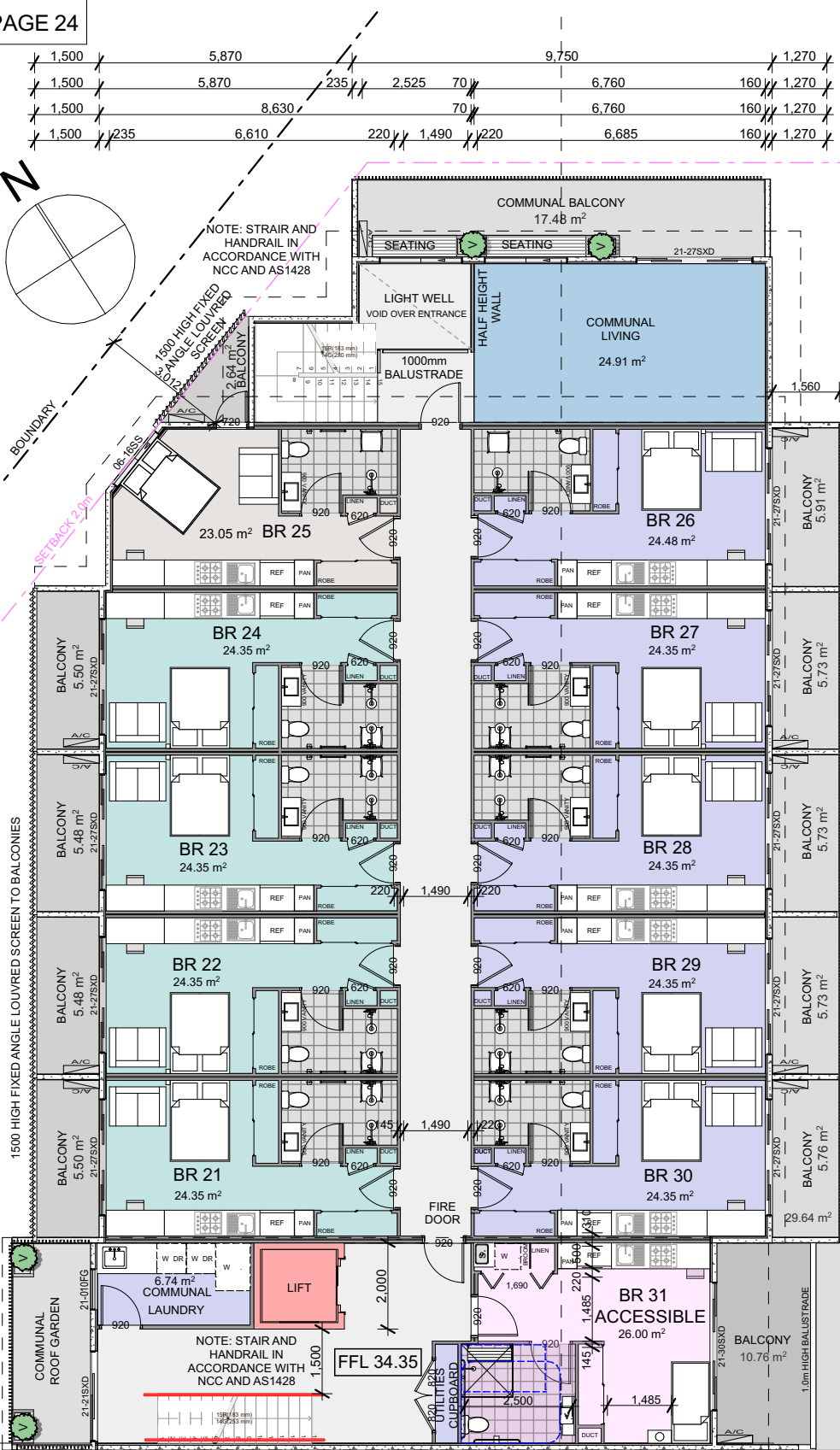
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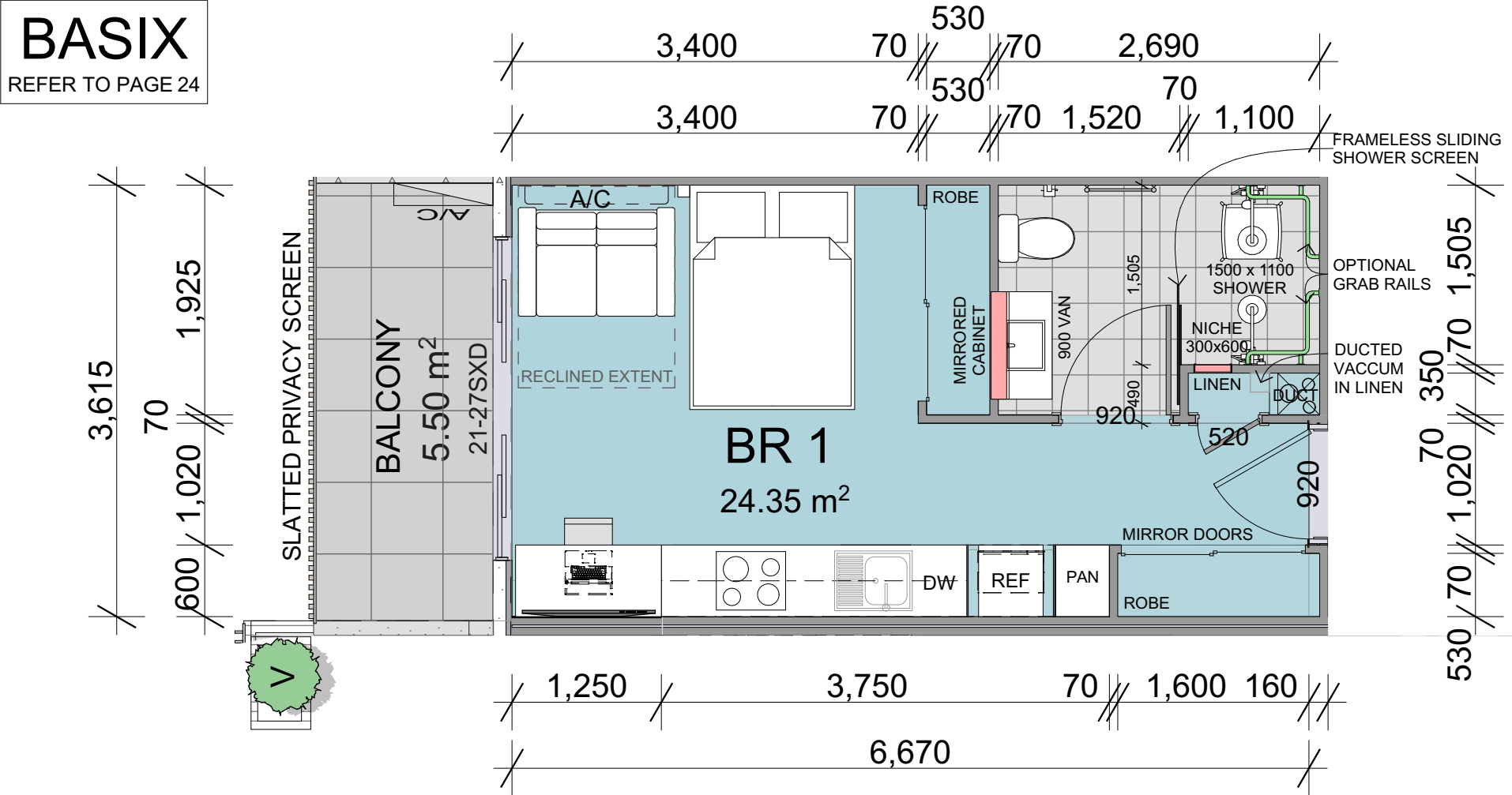
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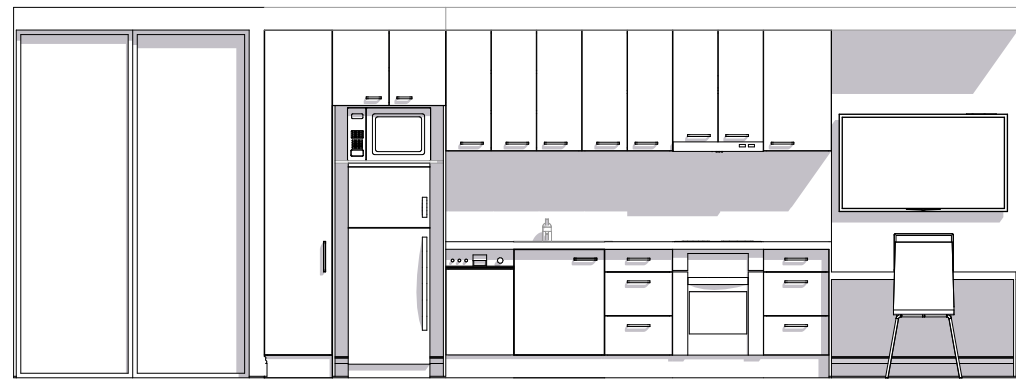
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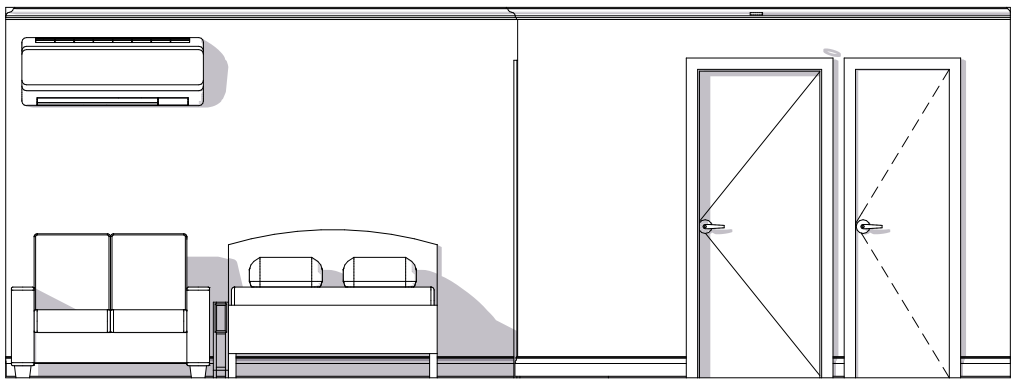
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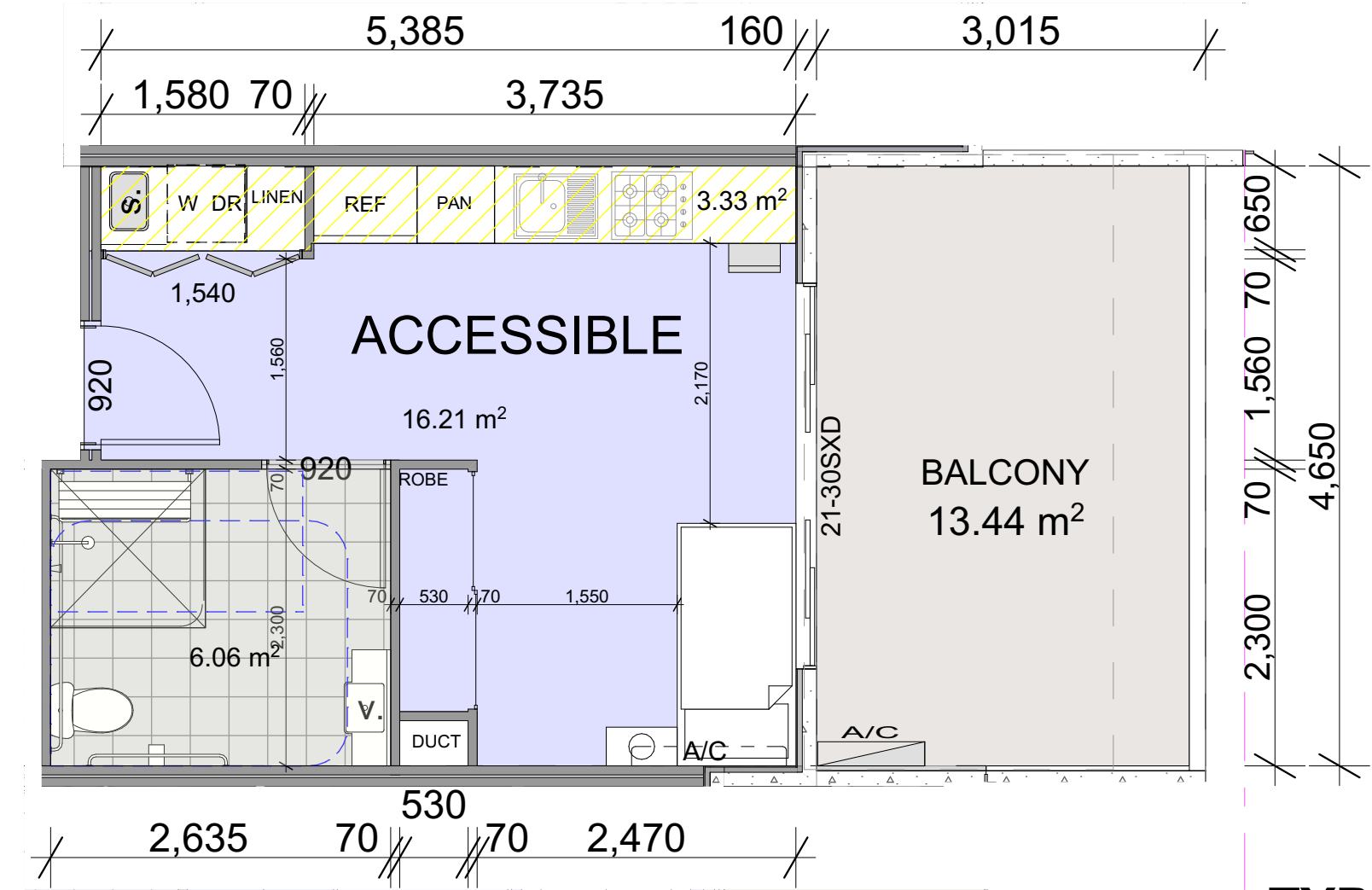
1. TYPICAL UNIT PLAN 1:50



INTERNAL ELEVATION I 1:50



INTERNAL ELEVATION II 1:50



1. ACCESSIBLE UNIT PLAN 1:50

NOTE:
ACCESSIBLE
UNITS TO
COMPLY WITH
AS1428.1 AND
AS4299

TYPICAL ROOM PLAN



INTERIOR PERSPECTIVE



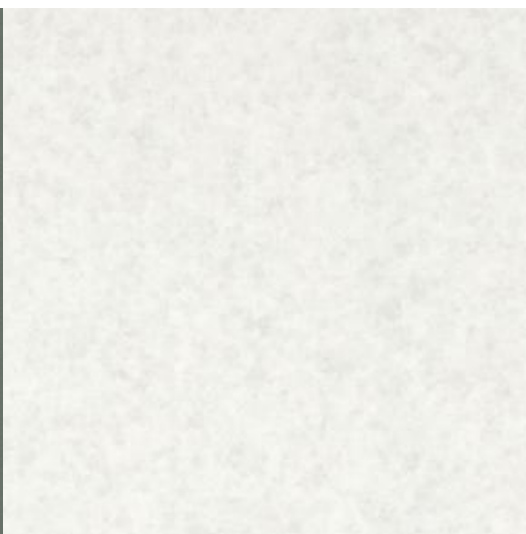
INTERIOR PERSPECTIVE



TIMBER LOOK LAMINATE



GREEN SLATE LAMINATE



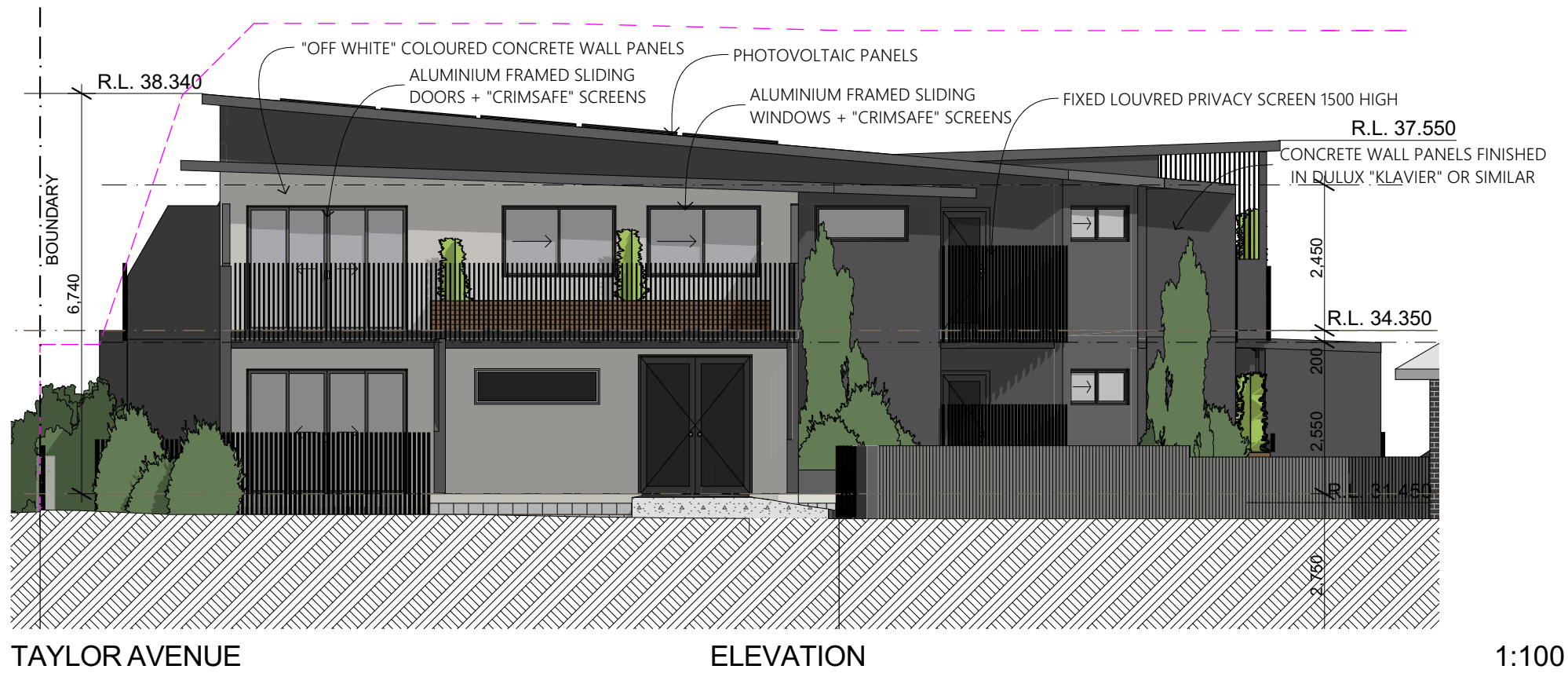
STONE LOOK LAMINATE



KITKAT WHITE TILE

ROOM PERSPECTIVES

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ARTICULATION JOINTS IN ACCORDANCE WITH AS3700



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CLIENT: ZOE MAY PTY LTD

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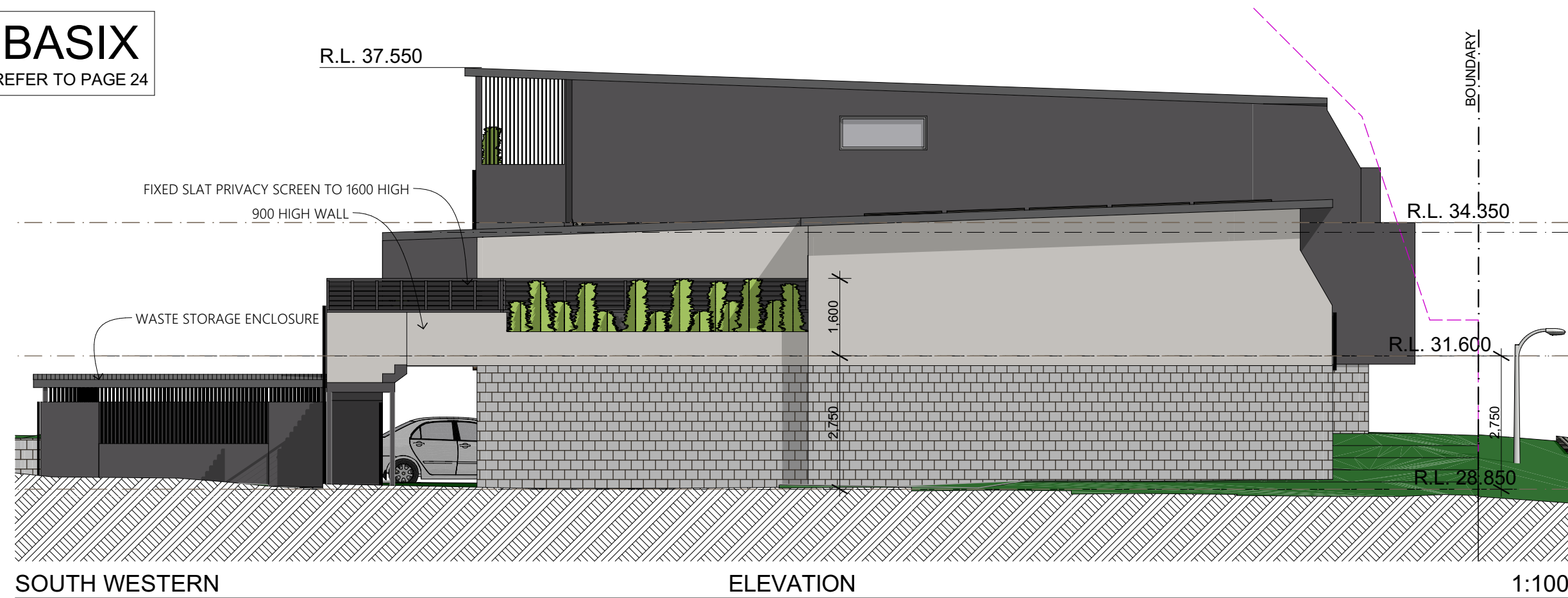
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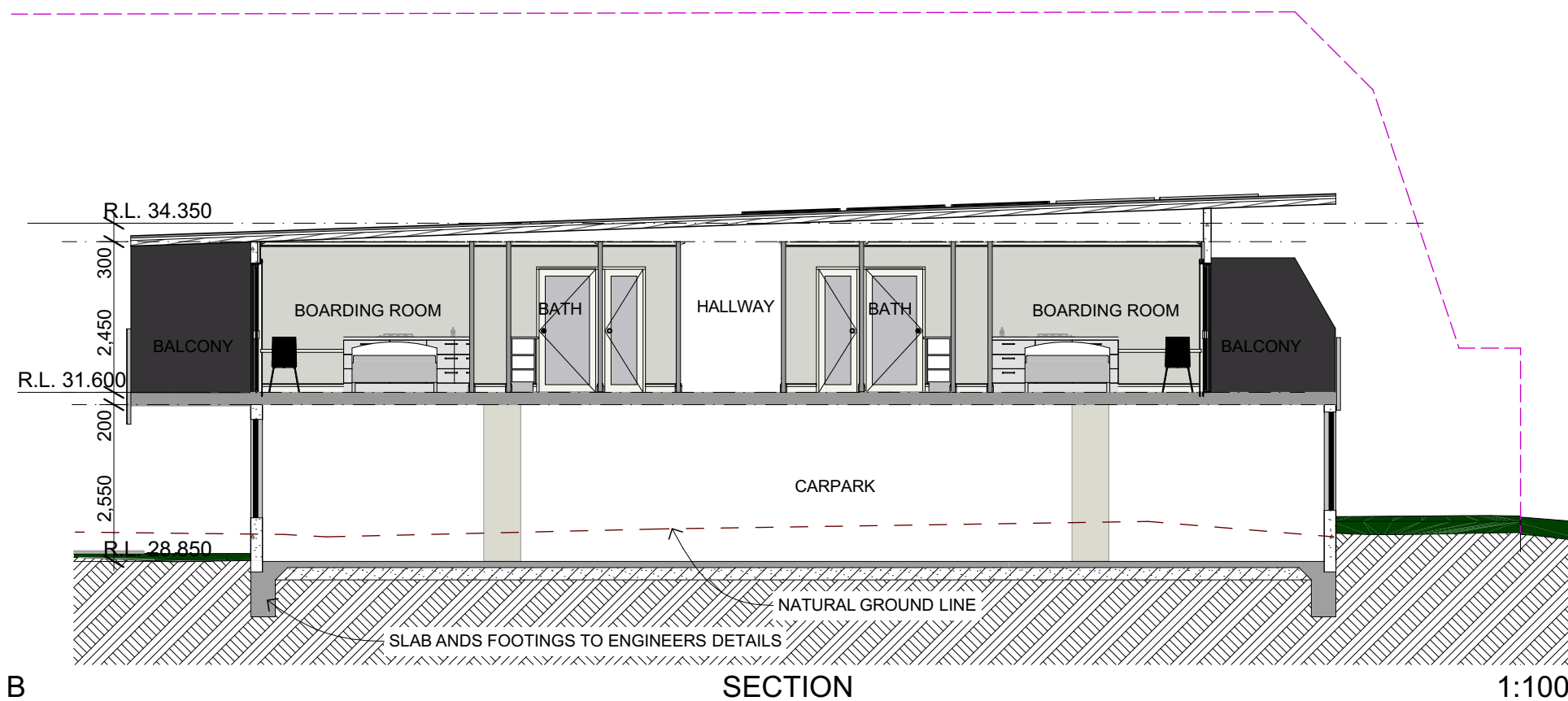
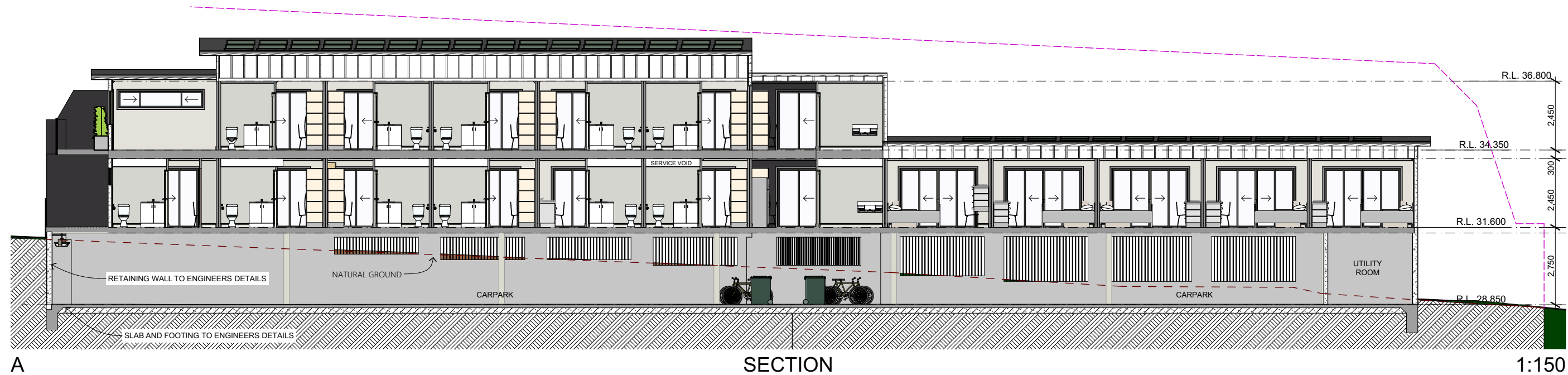
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ELEVATIONS II



- NOTE:**
- THE BUILDER SHALL CHECK ALL DIMENSIONS AND VERIFY ERRORS AND OMISSION WITH THE DESIGNER. DO NOT SCALE.
 - ALL CONCRETE WORKS CONSTRUCTED IN ACCORDANCE WITH AS2870-2011
 - ALL TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2-2010
 - ALL STEEL FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS3923-1993
 - TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1-2014
 - STORMWATER IN ACCORDANCE WITH HYDRAULIC PLAN BY MARLINE BUILDING SERVICES ENGINEERS REF. (JOB No. 10468)

BASIX
REFER TO PAGE 24

**SUBJECT TO
SECTION J REPORT
AT CC STAGE**

SECTIONS

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SCALE: 1:100, 1:150

DATE: 8/12/2021

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11 OF 24

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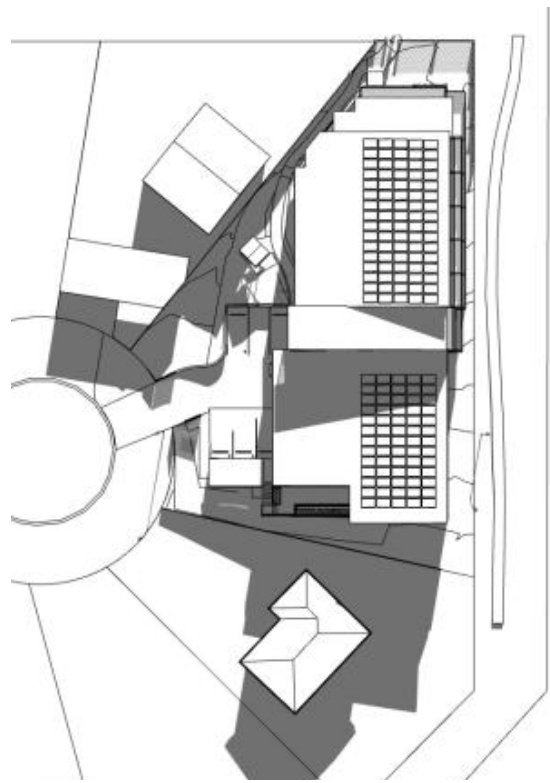
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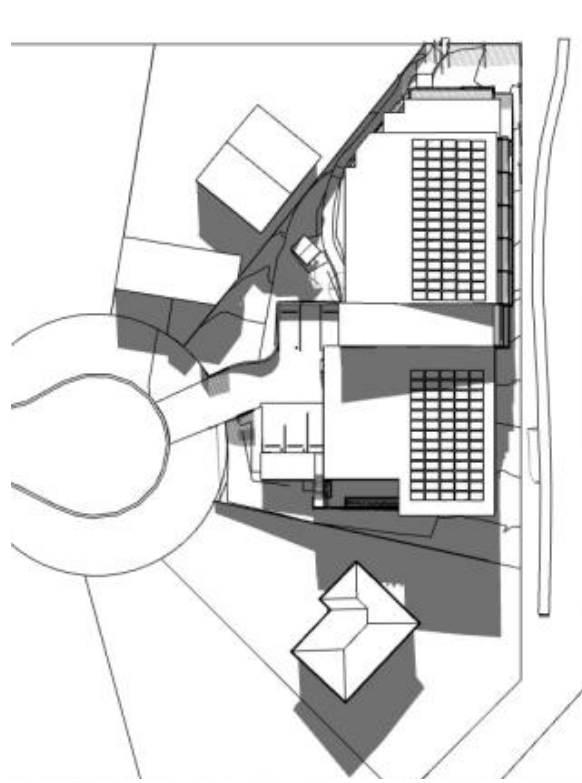
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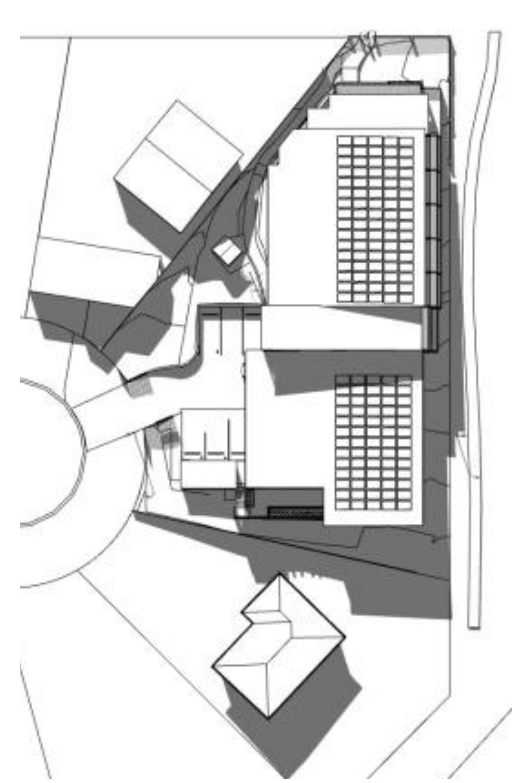
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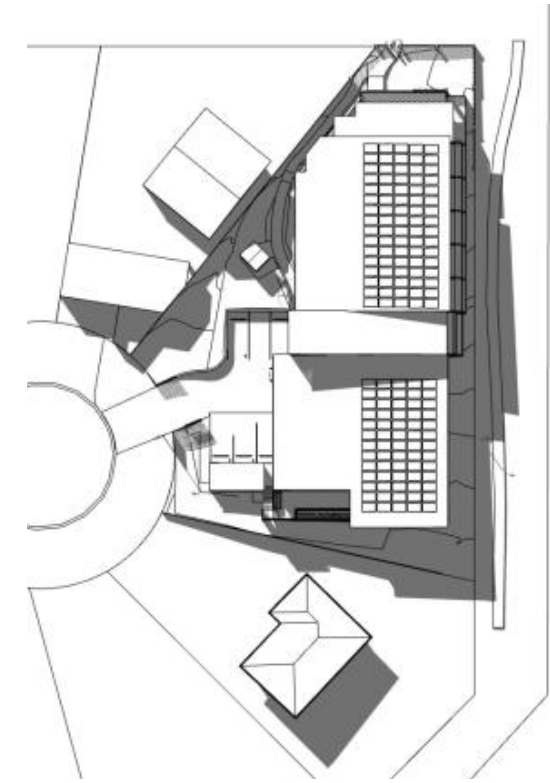
9AM 21st JUNE



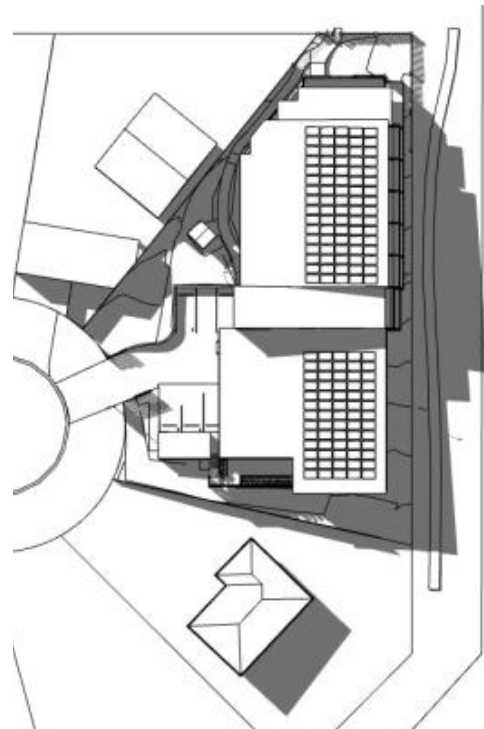
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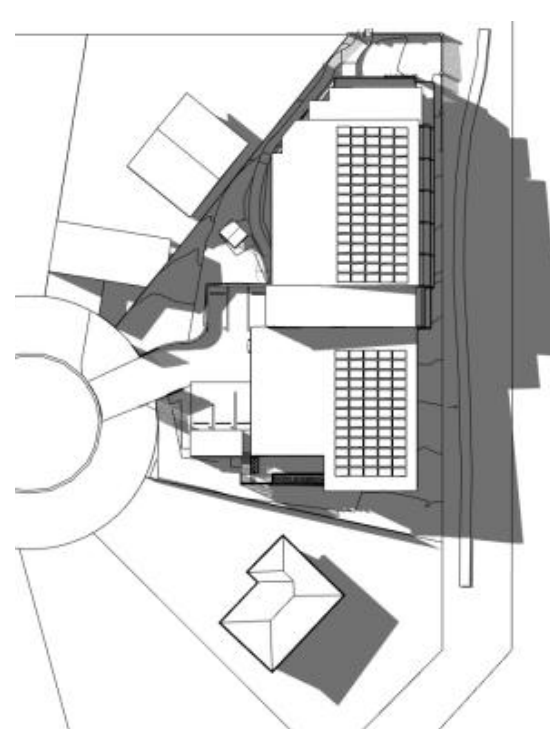
11AM 21st JUNE



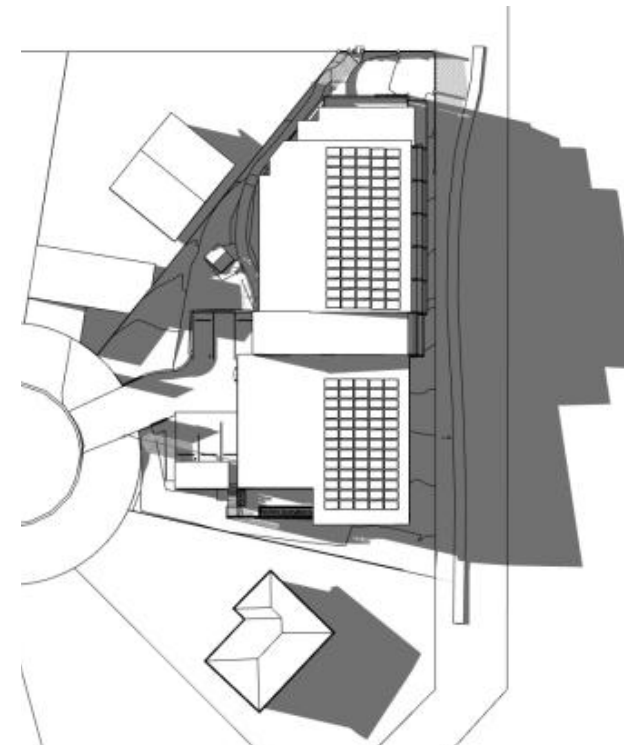
12 NOON 21st JUNE



1PM 21 JUNE



2PM 21 JUNE



3PM 21st JUNE

SHADOW DIAGRAM I



PO Box 138
Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
ABN 71 257 223 323

Written dimensions to take preference over scale

DATE	ISSUE	ISSUED FOR	DRAWN
09.11.20	I	ADDITIONAL ROOM	NW
13.11.20	J	RFI	NW
23.11.20	K	REVISED RFI	NW
25.03.21	L	INFO ACCESSIBLE CAR SPACE	NW
30.08.21	M	FOR REVIEW	NW
13.09.21	N	ADD REVISED BASIX	NW
28.09.21	O	ADDITIONAL BIN STORAGE	NW
07.10.21	P	REVISE SHADOW DIAGRAMS	NW
21.10.21	Q	ADDITIONAL SHADOW DIAGRAMS	NW
04.11.21	R	ADD SERVICE AREA LINE & AMEND MANAGERS DOOR	NW
18.11.21	S	MAJOR DESIGN AMENDMENTS	NW
19.11.21	T	ISSUE FOR CONSULTANTS	NW
23.11.21	U	ADD STAIR TO WEST	NW
25.11.21	V	AMEND CAR PARKING & MAILBOX LOCATION	NW
06.12.21	W	MINOR NOTATION AMENDMENTS	NW
07.12.21	X	REMOVE BR FROM SOUTH END	NW

Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016

CLIENT: ZOE MAY PTY LTD

1:322.58, 1:250,
1:344.83

DATE: 8/12/2021

DRAWN: Karen

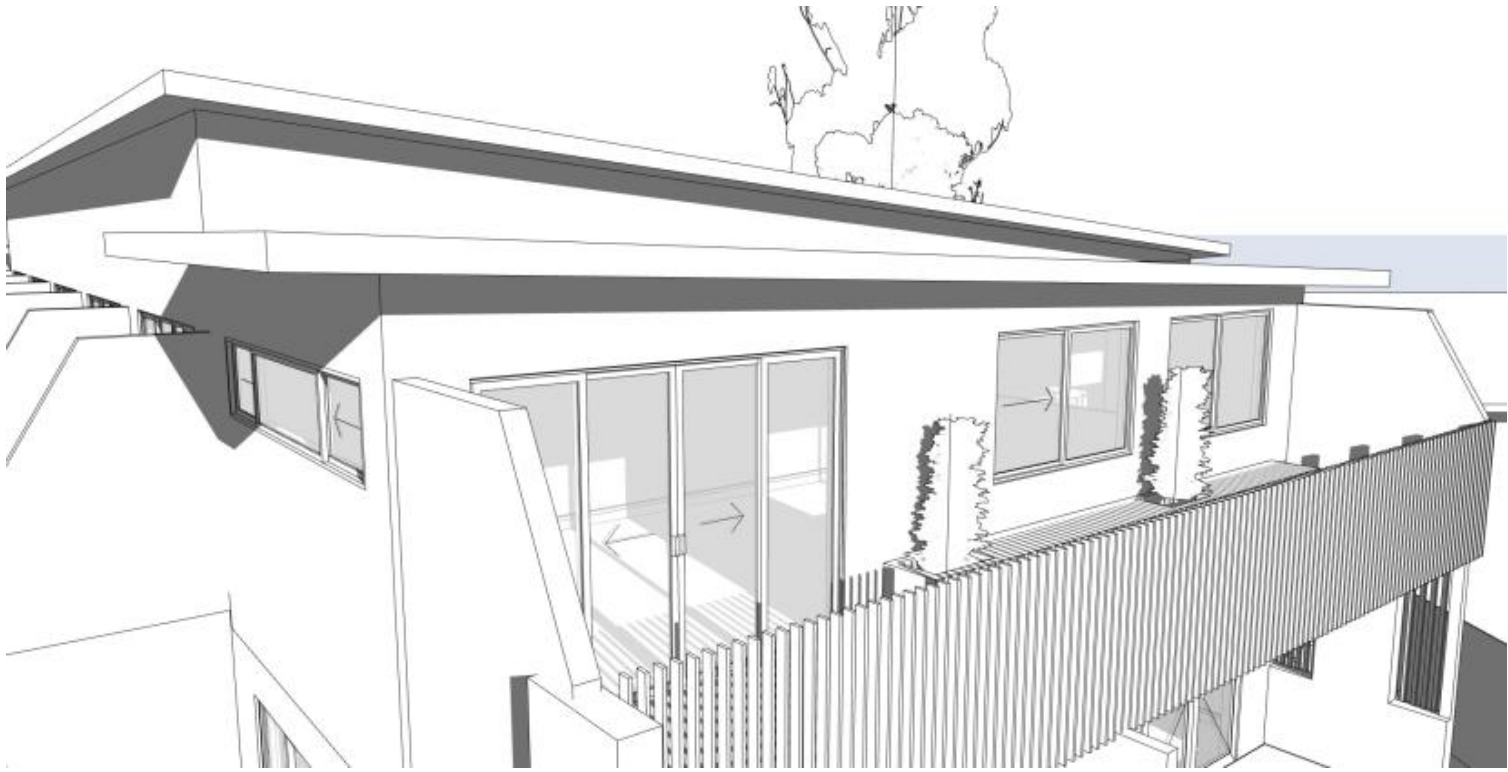
SHEET No:
13 OF 24

JOB NUMBER

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21 JUNE

9AM COMMON ROOM



21 JUNE

12 NOON COMMON ROOM



21 JUNE

3PM COMMON ROOM

SHADOW DIAGRAM II

Written dimensions to take preference over scale



ABSA
Association of Building
Sustainability Assessors



GreenSmart
PROFESSIONAL

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P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
ACN 151 574 686
ABN 84 151 574 686

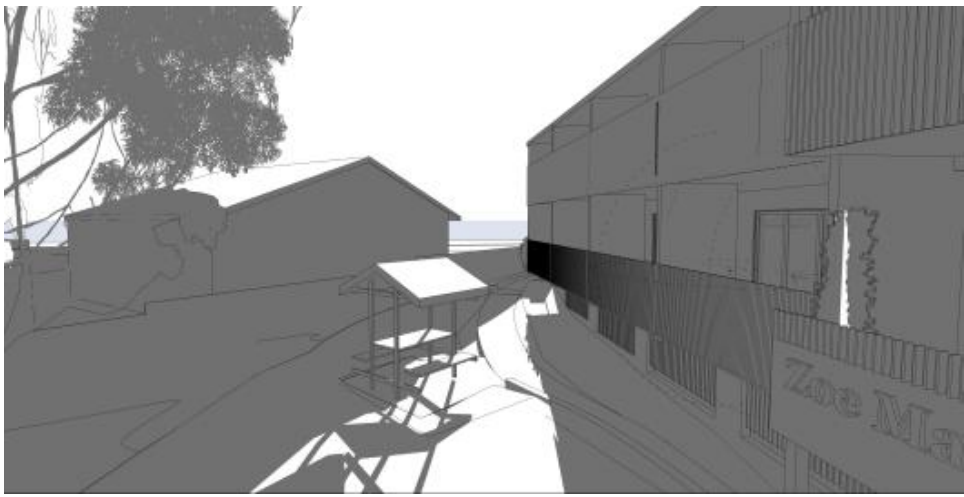
DATE	ISSUE	ISSUED FOR	DRAWN
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13.11.20	K	REVISED RFI	NW
23.11.20	L	INFO ACCESSIBLE CAR SPACE	NW
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23.11.21	V	AMEND CAR PARKING & MAILBOX LOCATION	NW
25.11.21	W	MINOR NOTATION AMENDMENTS	NW
06.12.21	X	REMOVE BR FROM SOUTH END	NW
07.12.21			NW

Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016
CLIENT: ZOE MAY PTY LTD

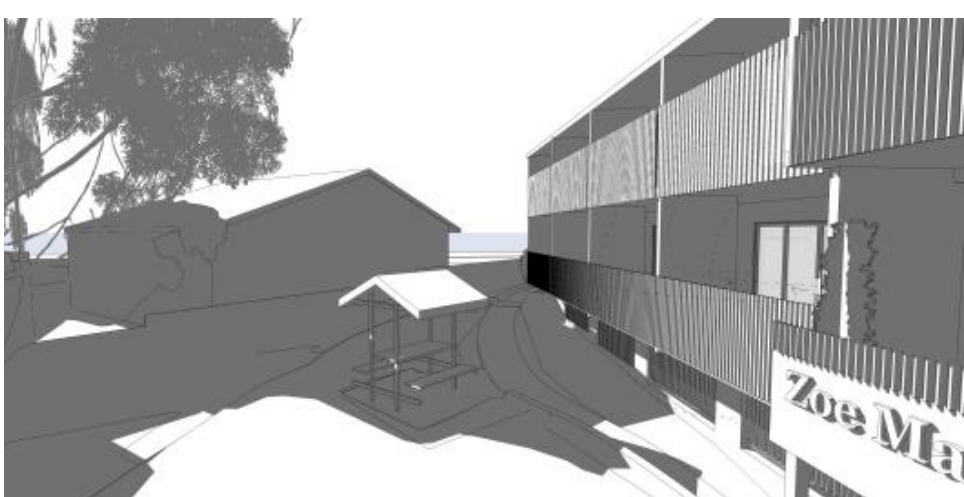
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DATE: 8/12/2021
DRAWN: Karen
SHEET No:
14 OF 24
JOB NUMBER



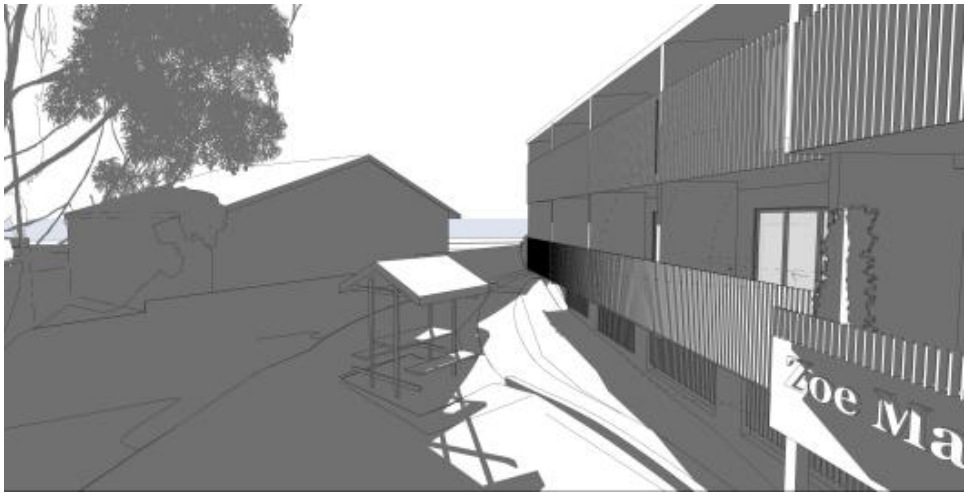
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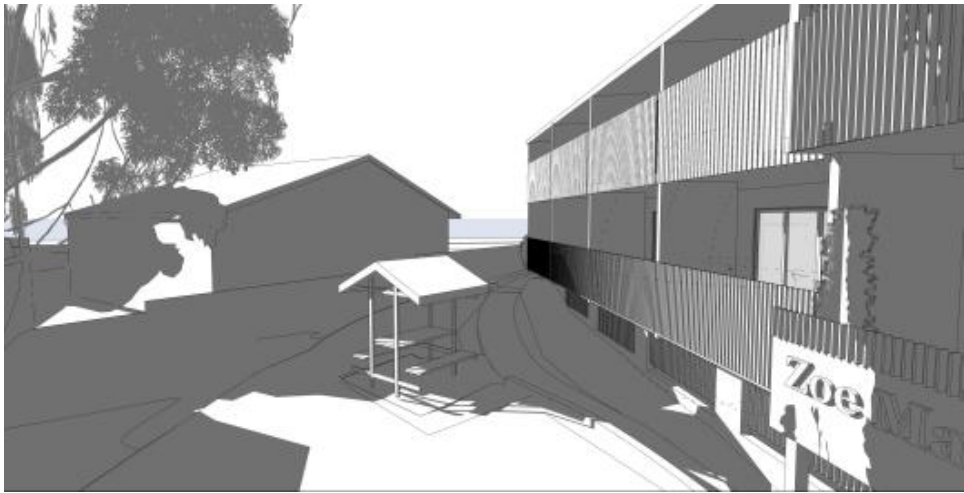
21 JUNE COMMON OUTDOOR AREA 9AM



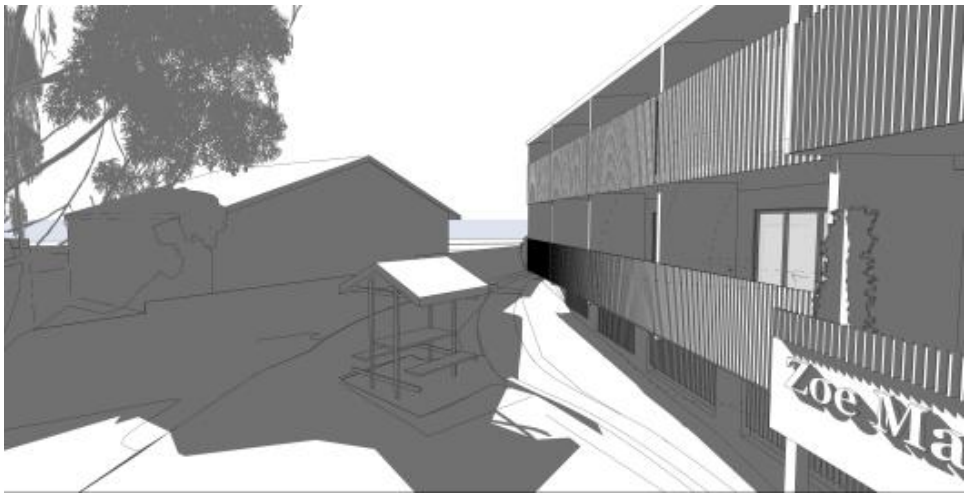
21 JUNE COMMON OUTDOOR AREA 1PM



21 JUNE COMMON OUTDOOR AREA 10AM



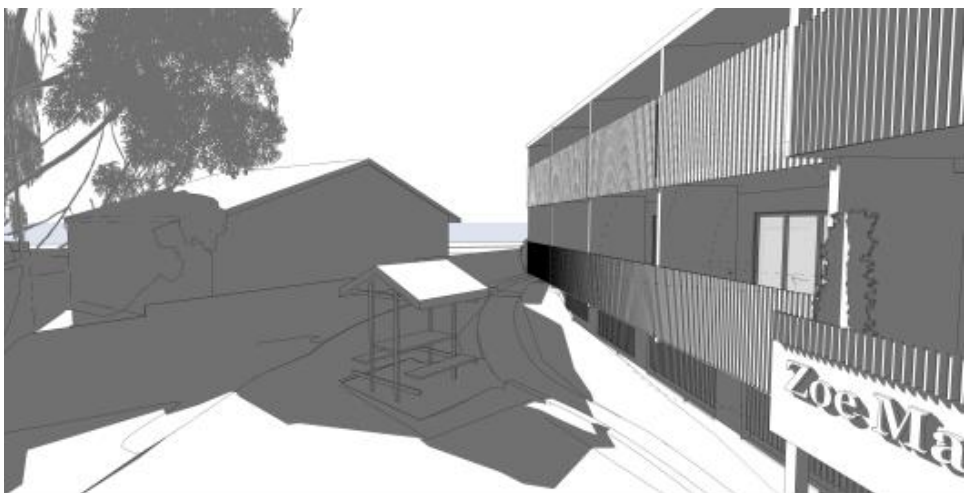
21 JUNE COMMON OUTDOOR AREA 2PM



21 JUNE COMMON OUTDOOR AREA 11AM

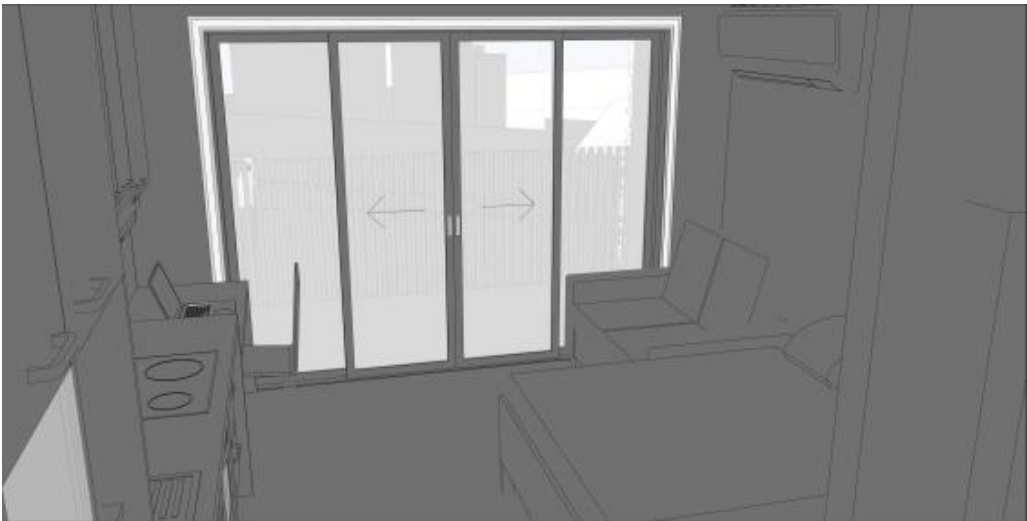


21 JUNE COMMON OUTDOOR AREA 3PM

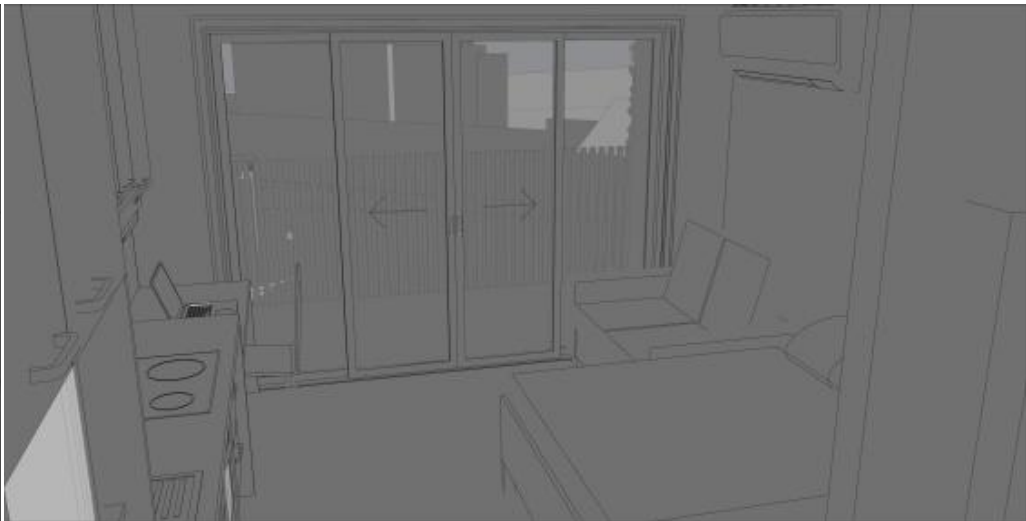


21 JUNE COMMON OUTDOOR AREA 12NOON

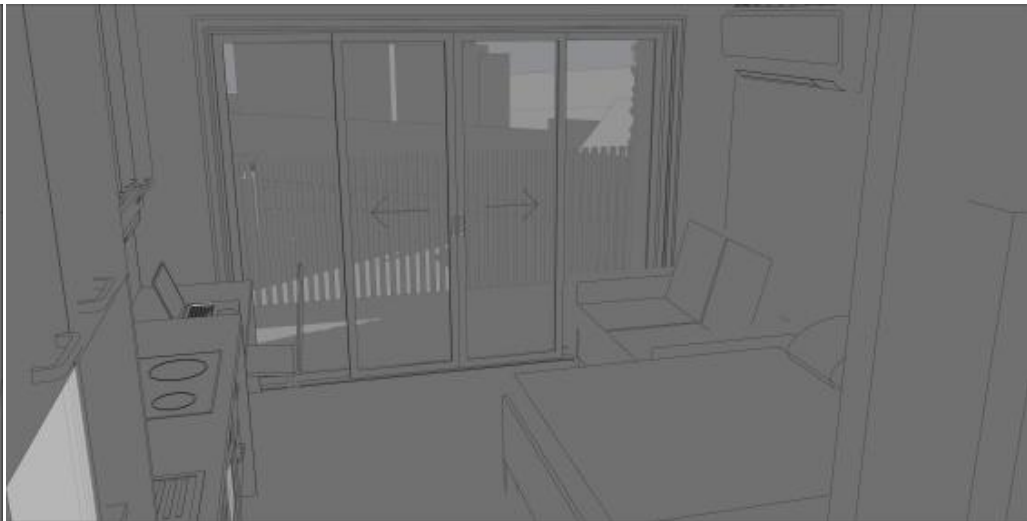
SHADOW DIAGRAM III



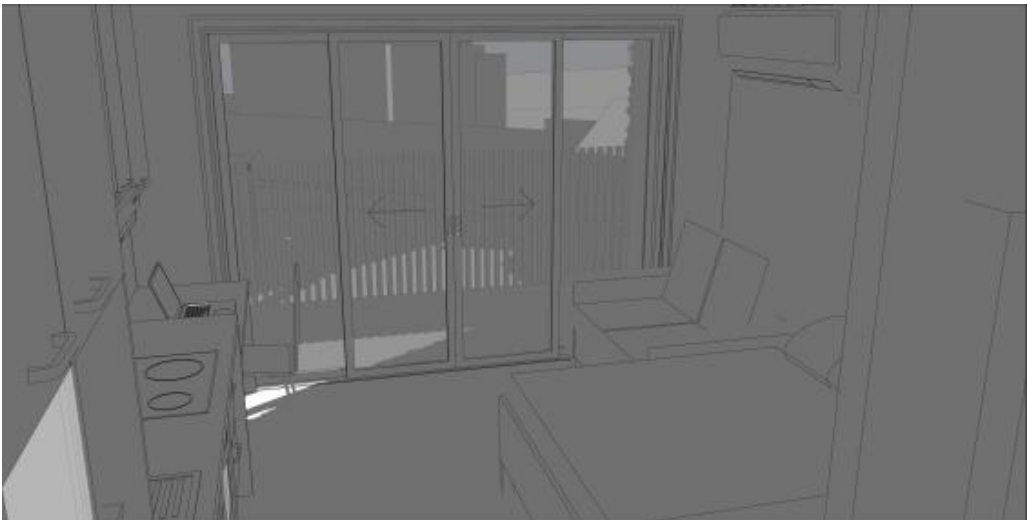
21st JUNE 9am TYPICAL ROOM



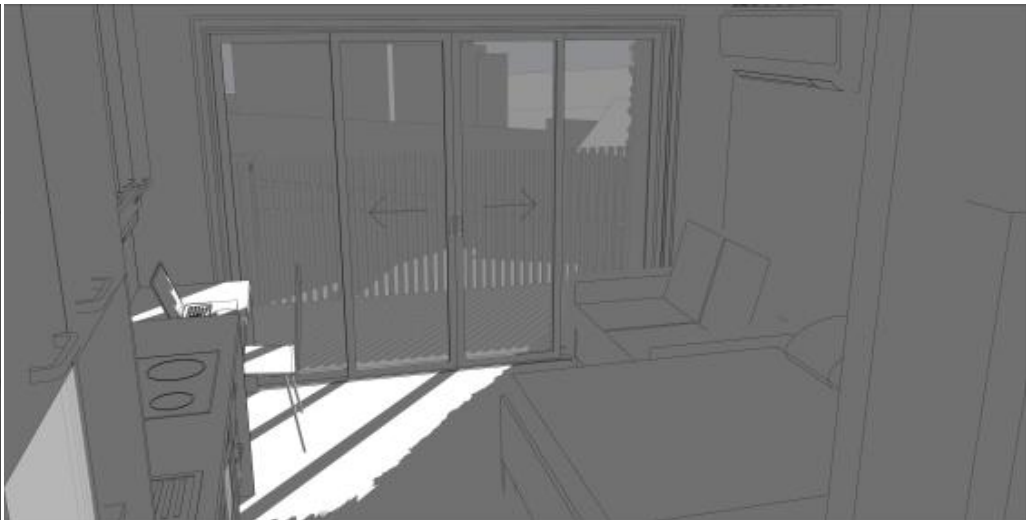
21st JUNE 10am TYPICAL ROOM



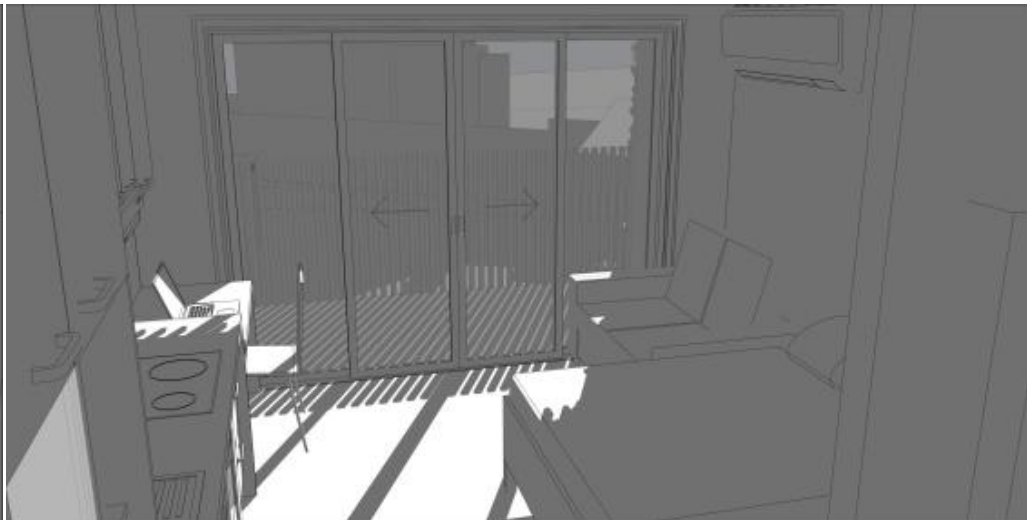
21st JUNE 11am TYPICAL ROOM



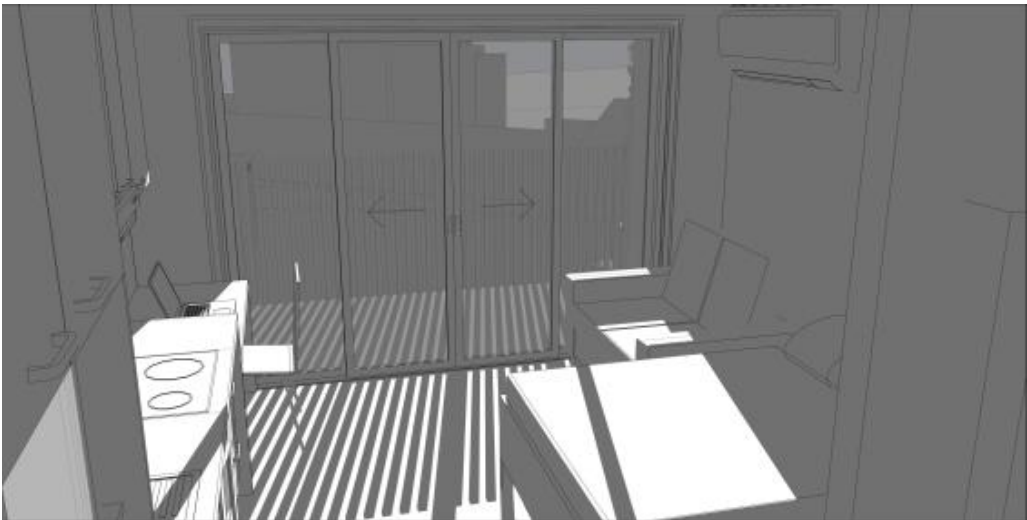
21st JUNE 12noon TYPICAL ROOM



21st JUNE 1pm TYPICAL ROOM



21st JUNE 2pm TYPICAL ROOM



21st JUNE 3pm TYPICAL ROOM

SOLAR ACCESS - NORTHERN ASPECT



PO Box 138
Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
ABN 71 257 223 323

Written dimensions to take preference over scale

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19.11.21	T	ISSUE FOR CONSULTANTS	NW
23.11.21	U	ADD STAIR TO WEST	NW
25.11.21	V	AMEND CAR PARKING & MAILBOX LOCATION	NW
08.12.21	W	MINOR NOTATION AMENDMENTS	NW
07.12.21	X	REMOVE BR FROM SOUTH END	NW

Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016

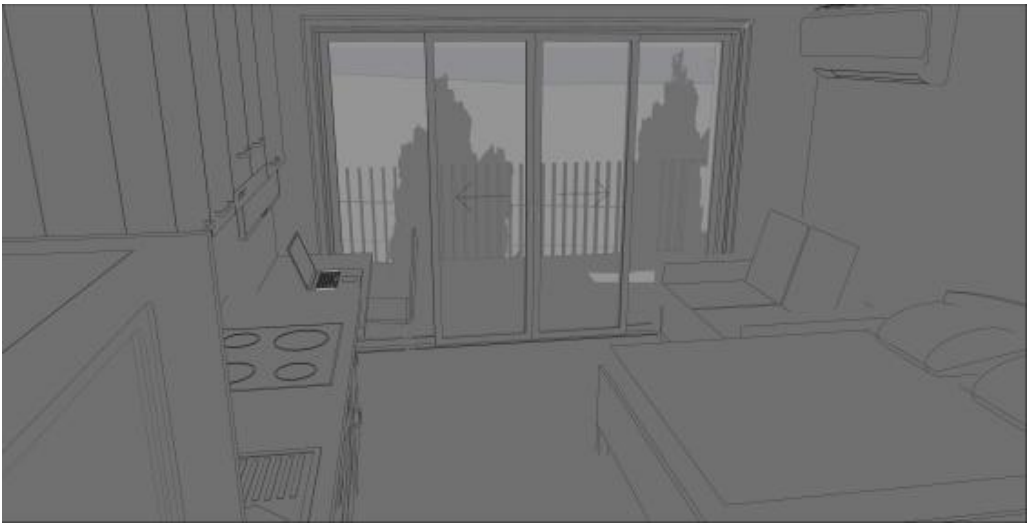
CLIENT: ZOE MAY PTY LTD

SCALE: 1:5.88
DATE: 8/12/2021
DRAWN: Karen
SHEET No:
16 OF 24
JOB NUMBER

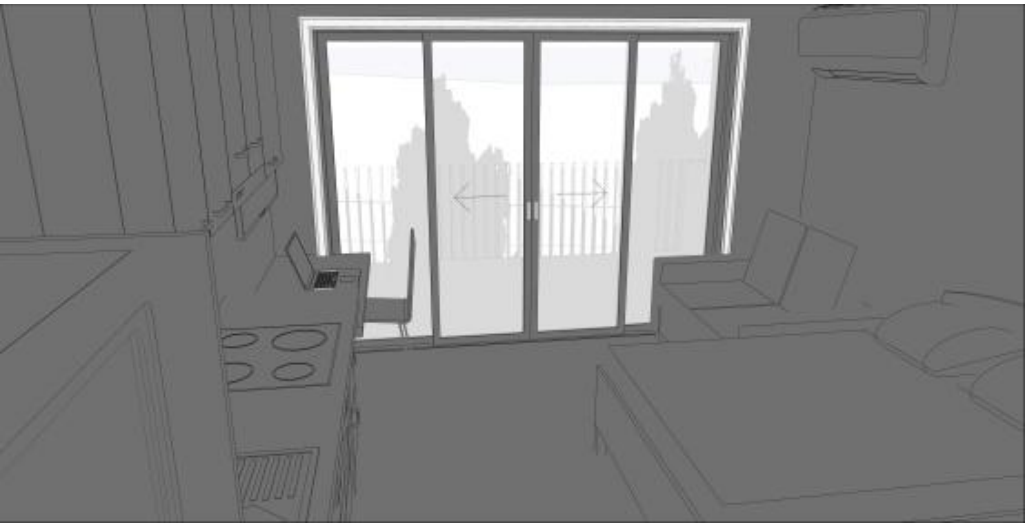
SD21BURN ©

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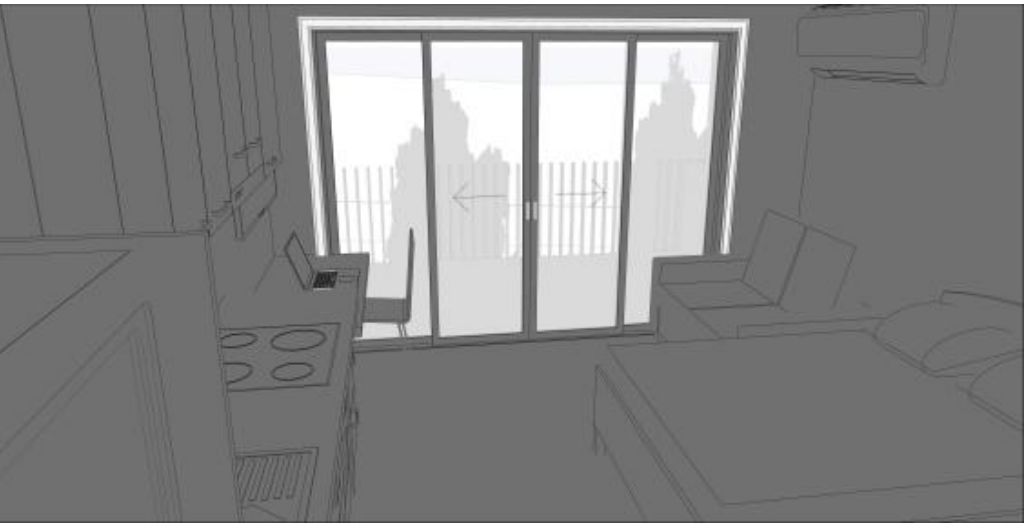
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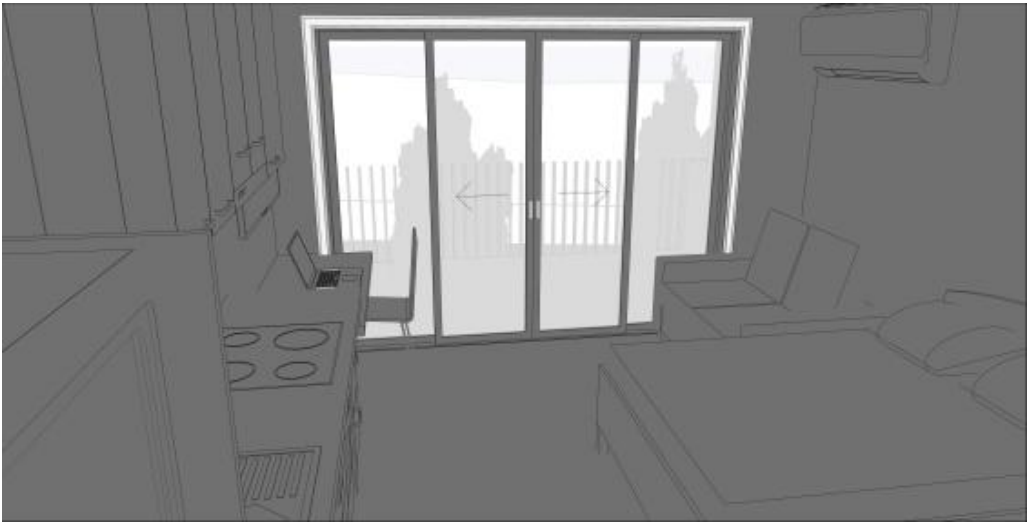
21st JUNE SOUTH 9am TYPICAL ROOM



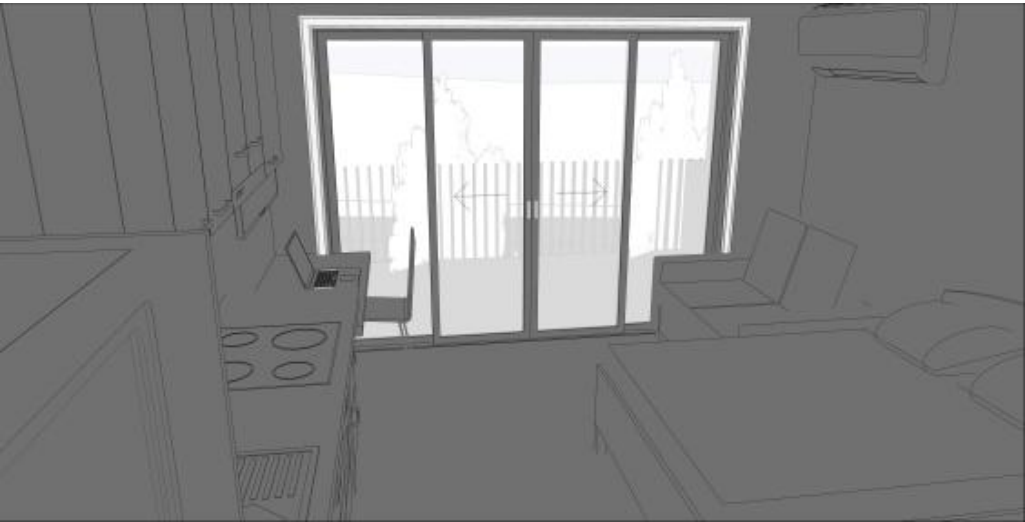
21st JUNE SOUTH 10am TYPICAL ROOM



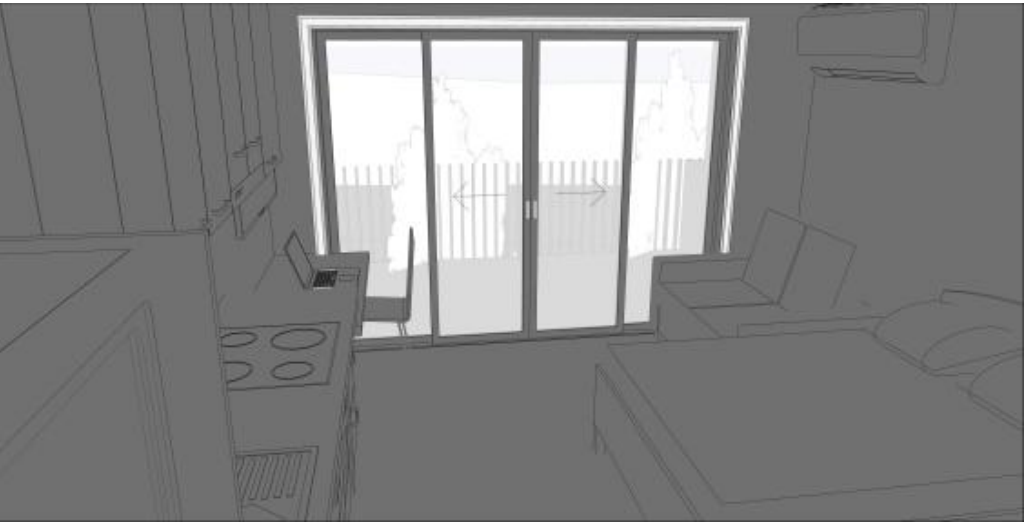
21st JUNE SOUTH 11am TYPICAL ROOM



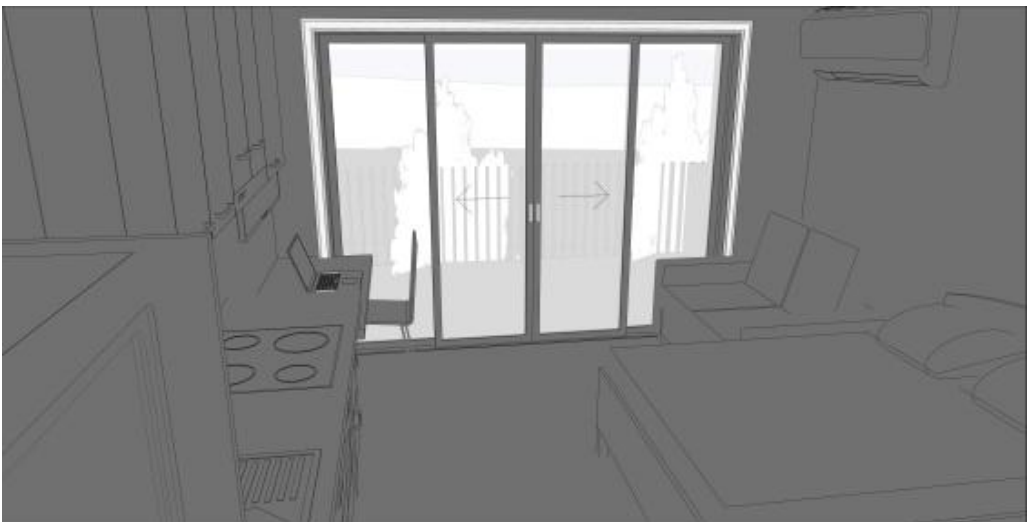
21st JUNE SOUTH 12 noon TYPICAL ROOM



21st JUNE SOUTH 1pm TYPICAL ROOM

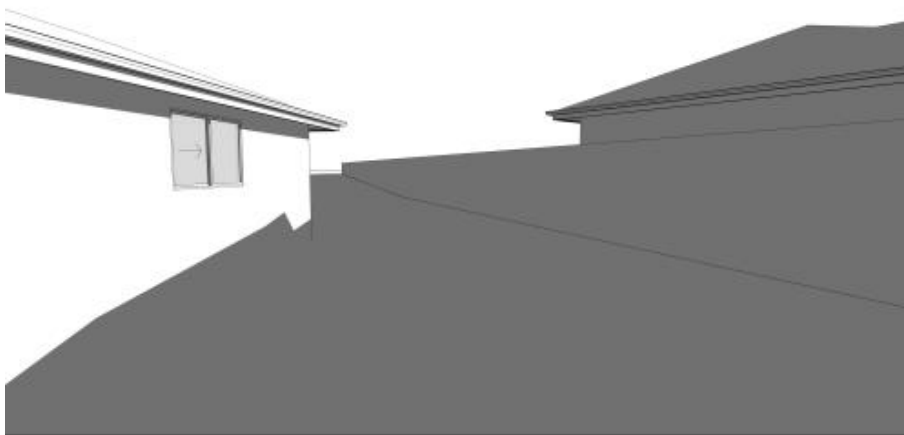


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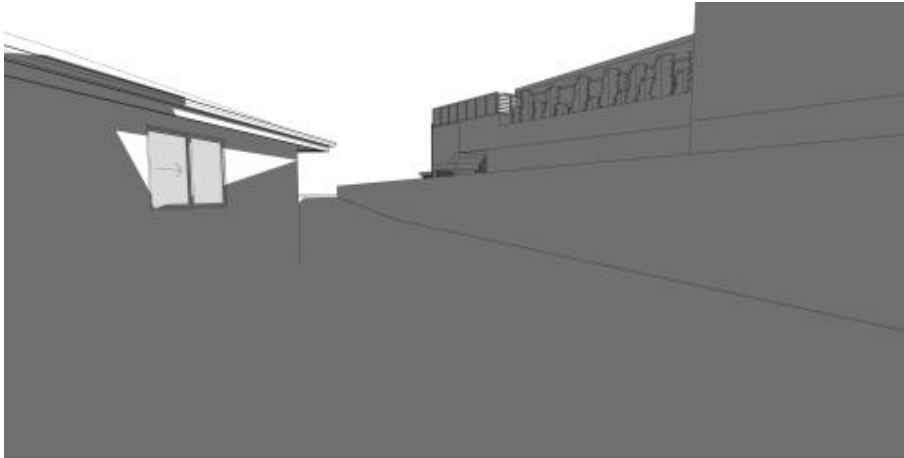


21st JUNE SOUTH 3pm TYPICAL ROOM

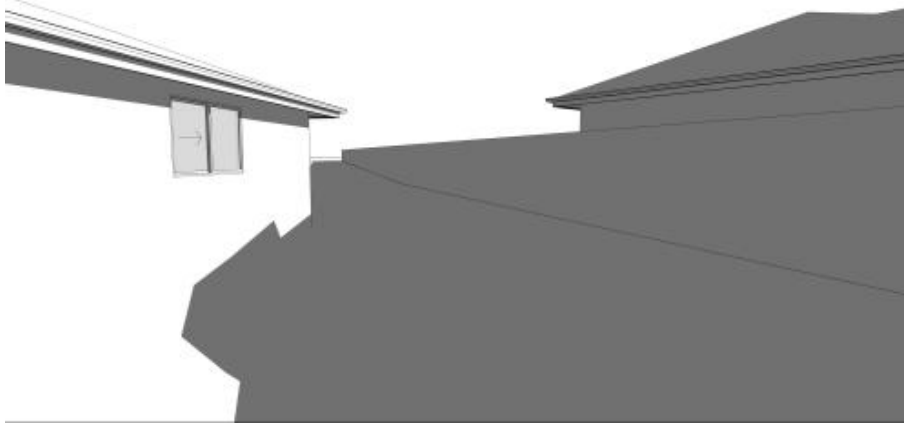
SOLAR ACCESS - SOUTHERN ASPECT



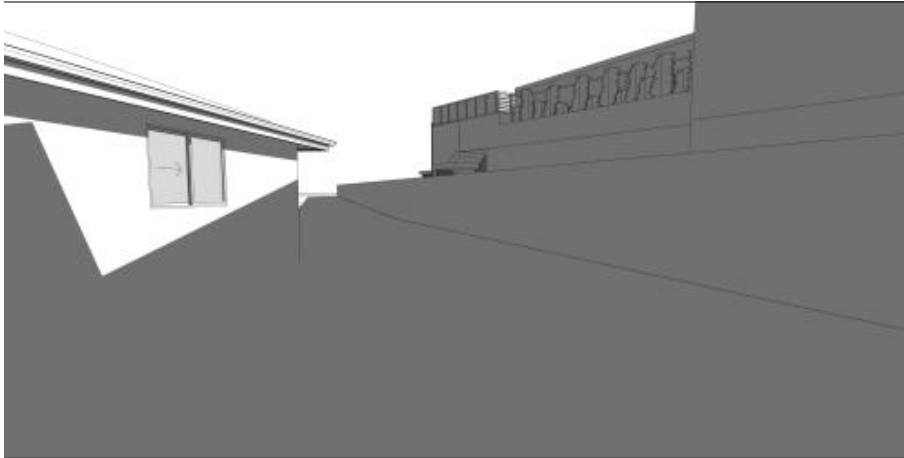
SD21BURN EXISTING 21 JUNE 9.00AM



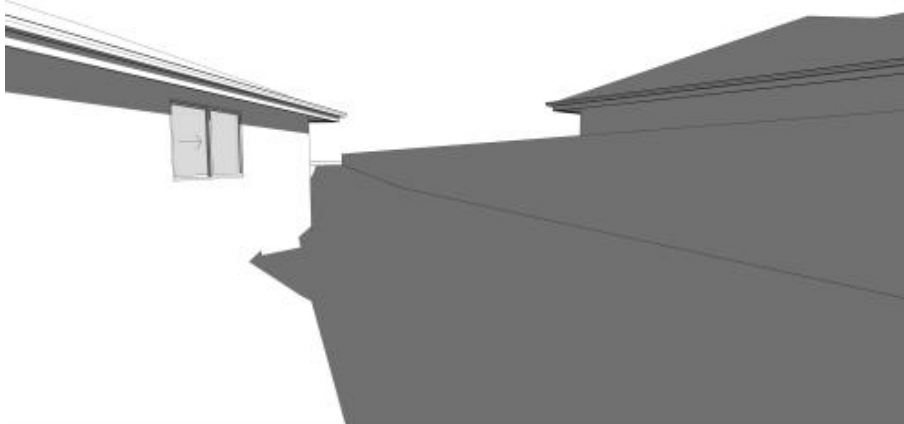
SD21BURN PROPOSED 21 JUNE 9.00AM



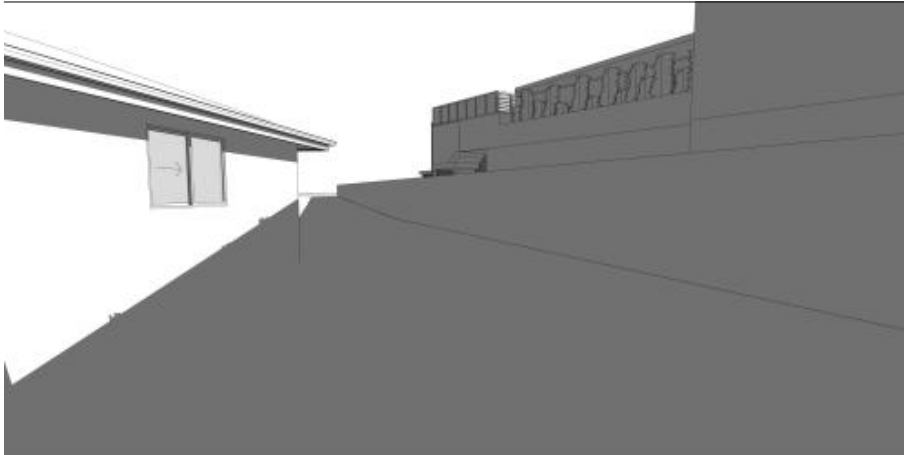
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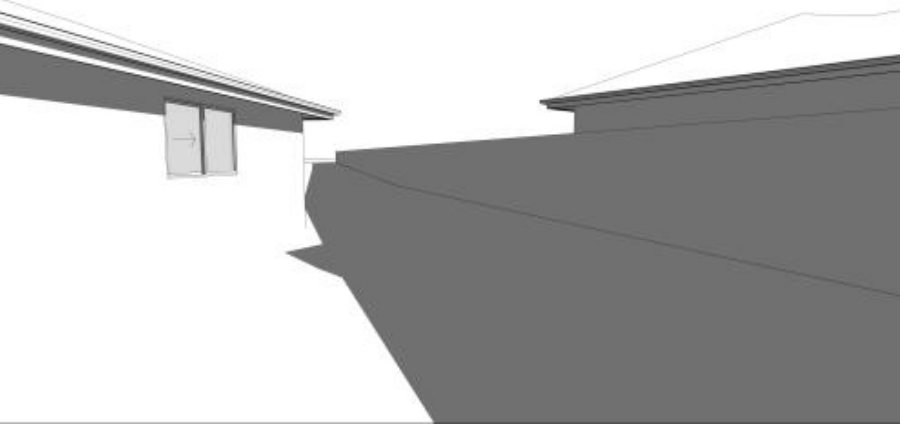
SD21BURN PROPOSED 21 JUNE 9.15AM



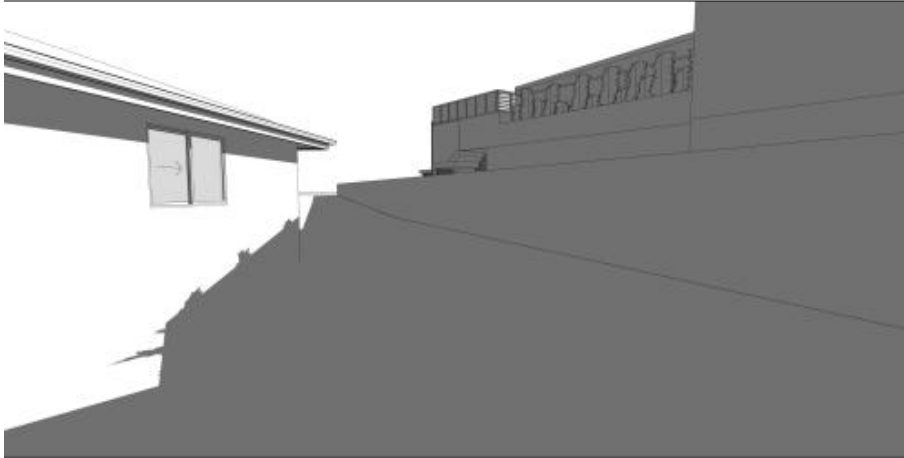
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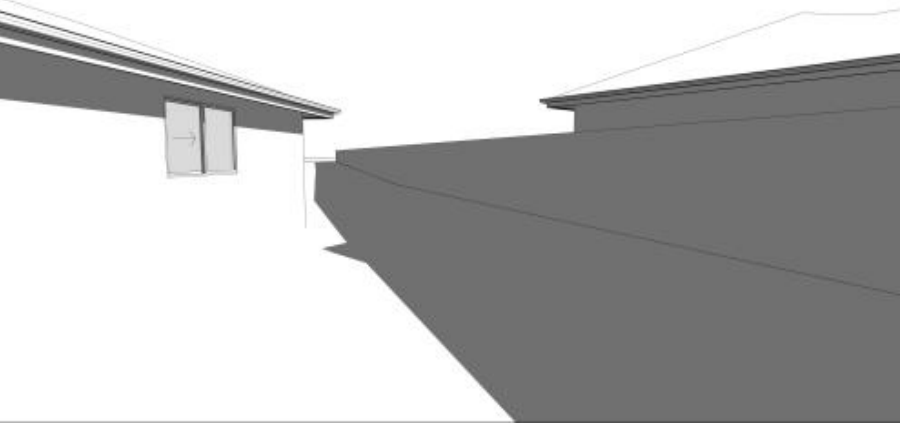
SD21BURN PROPOSED 21 JUNE 9.30AM



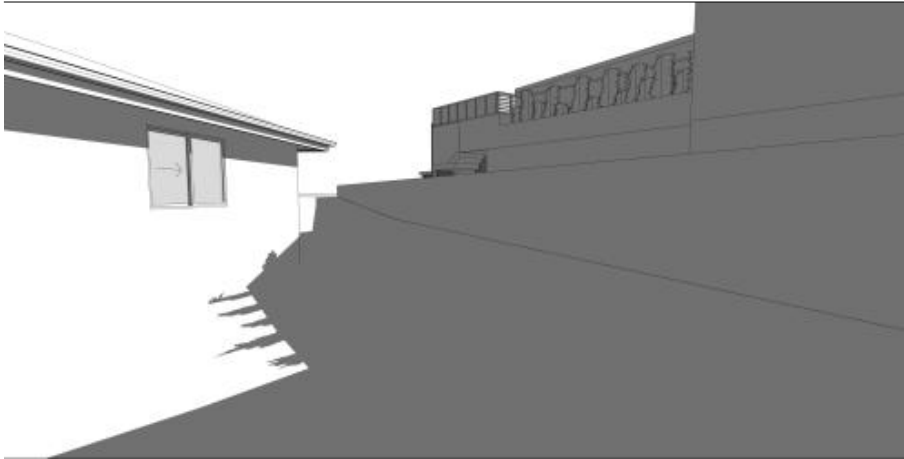
SD21BURN EXISTING 21 JUNE 9.45AM



SD21BURN PROPOSED 21 JUNE 9.45AM



SD21BURN EXISTING 21 JUNE 10.00AM



SD21BURN PROPOSED 21 JUNE 10.00AM

NOTE: COMPARISON SHOWING SOLAR ACCESS TO NEIGHBOURING KITCHEN WINDOW AT No. 20 BURNHAM CLOSE

SHADOW COMPARISON I

Written dimensions to take preference over scale



PO Box 138, Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
info@sheerdesigns.com.au
www.sheerdesigns.com.au
ACN 151 574 686
ABN 84 151 574 686



DATE	ISSUE	ISSUED FOR	DRAWN
09.11.20	I	ADDITIONAL ROOM	NW
13.11.20	J	RFI	NW
23.11.20	K	REVISED RFI	NW
25.03.21	L	INFO ACCESSIBLE CAR SPACE	NW
30.08.21	M	FOR REVIEW	NW
13.09.21	N	ADD REVISED BASIX	NW
28.09.21	O	ADDITIONAL BIN STORAGE	NW
07.10.21	P	REVISE SHADOW DIAGRAMS	NW
21.10.21	Q	ADDITIONAL SHADOW DIAGRAMS	NW
04.11.21	R	ADD SERVICE AREA LINE & AMEND MANAGERS DOOR	NW
18.11.21	S	MAJOR DESIGN AMENDMENTS	NW
19.11.21	T	ISSUE FOR CONSULTANTS	NW
23.11.21	U	ADD STAIR TO WEST	NW
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06.12.21	W	MINOR NOTATION AMENDMENTS	NW
07.12.21	X	REMOVE BR FROM SOUTH END	NW

Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016
CLIENT: ZOE MAY PTY LTD

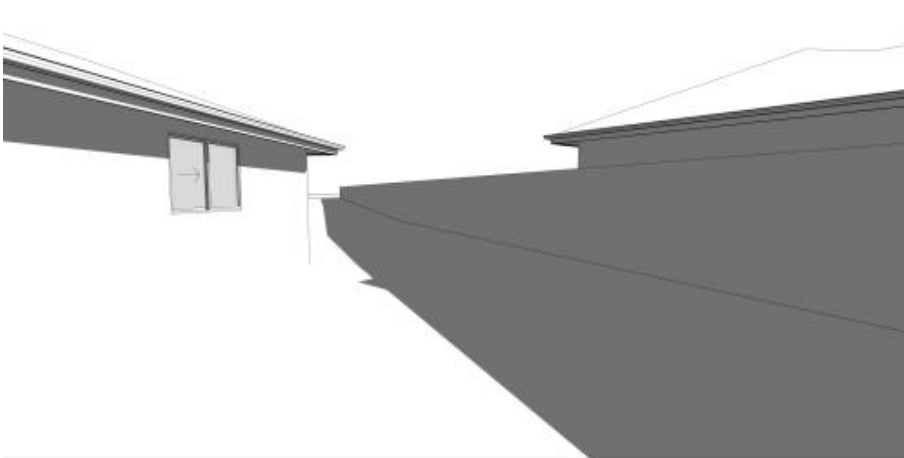
SCALE: 1:6.67
DATE: 8/12/2021
DRAWN: Karen
SHEET No: 18 OF 24
JOB NUMBER

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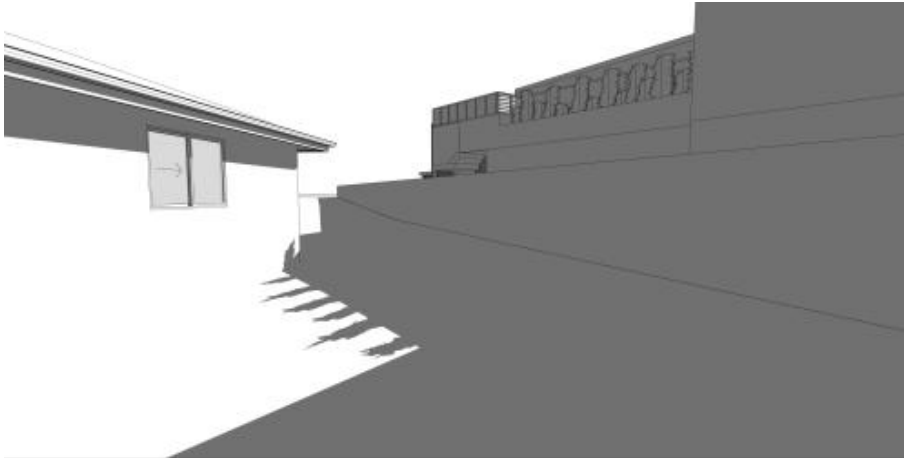
planning and drafting solutions

sheer designs

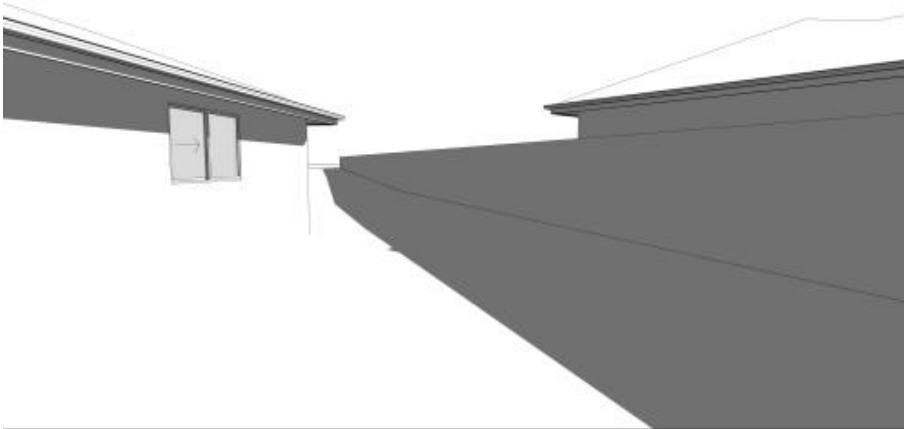
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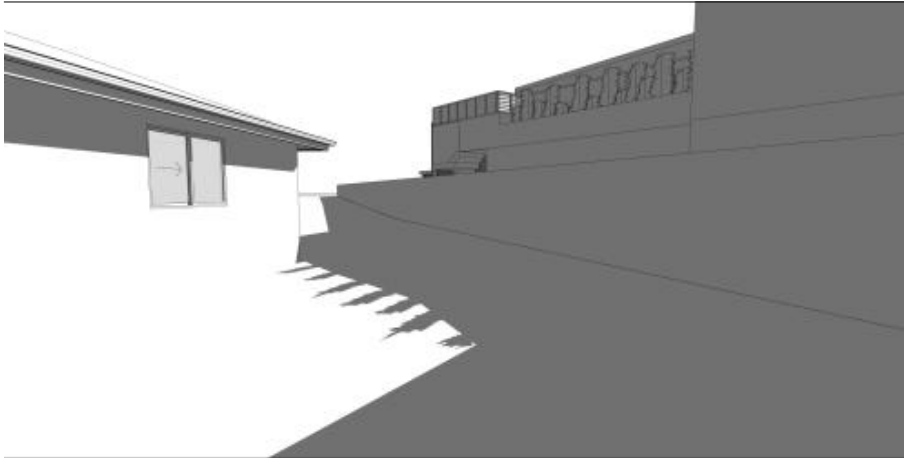
SD21BURN EXISTING 21 JUNE 10.15AM



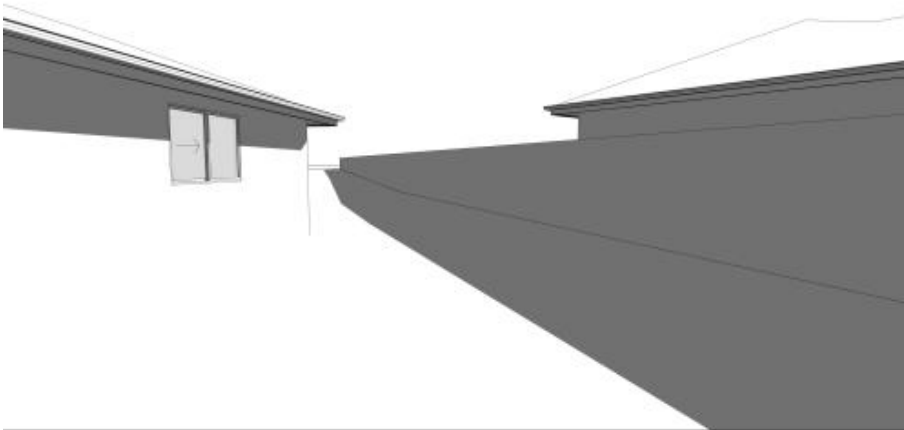
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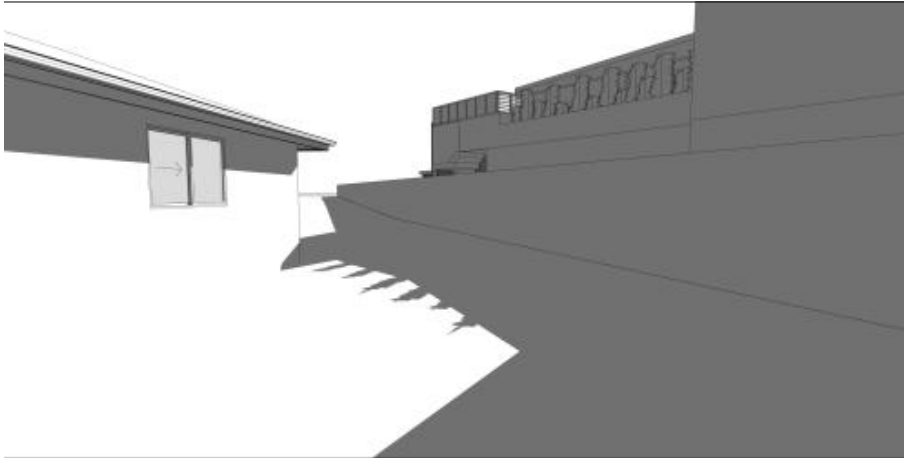
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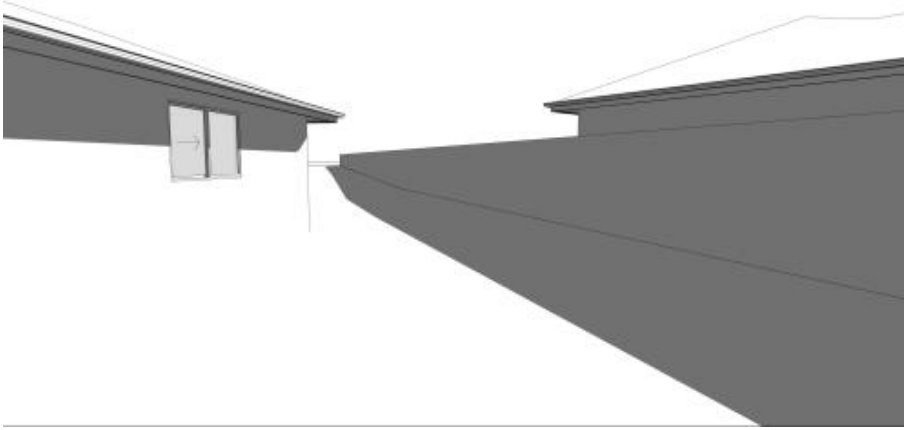
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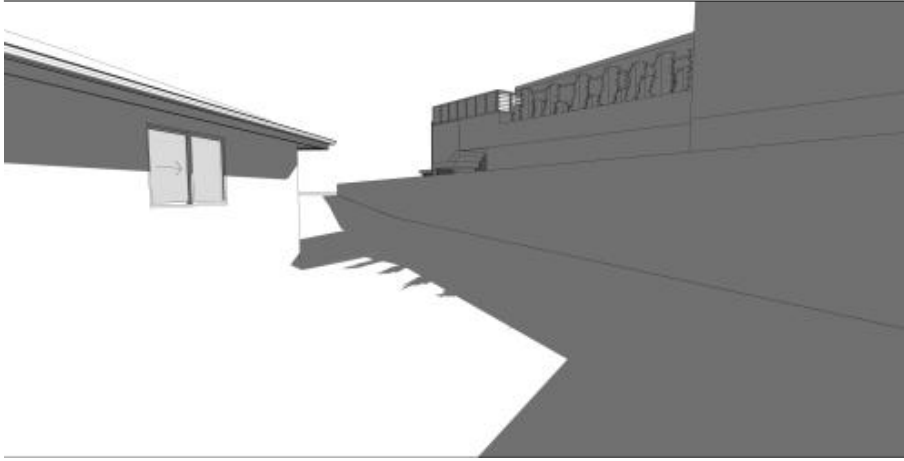
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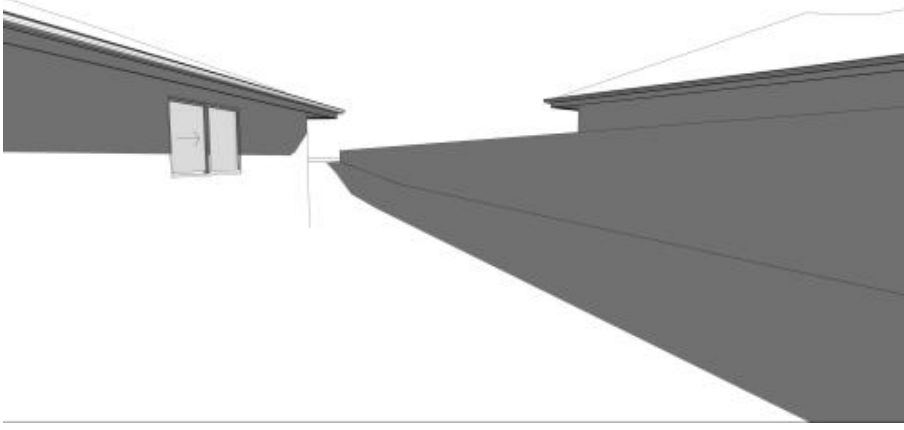
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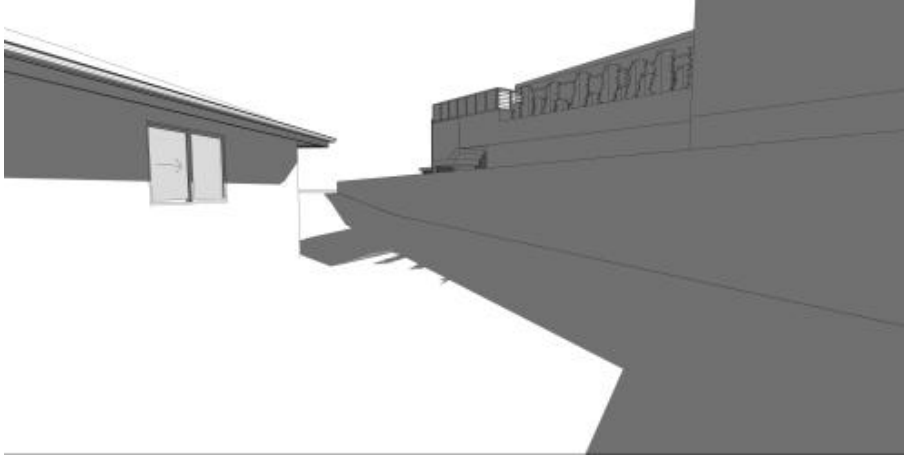
SD21BURN EXISTING 21 JUNE 11.00AM



SD21BURN PROPOSED 21 JUNE 11.00AM



SD21BURN EXISTING 21 JUNE 11.15AM



SD21BURN PROPOSED 21 JUNE 11.15AM

NOTE: COMPARISON SHOWING SOLAR ACCESS TO NEIGHBOURING KITCHEN WINDOW AT No. 20 BURNHAM CLOSE

SHADOW COMPARISON II

Written dimensions to take preference over scale



PO Box 138, Cessnock NSW 2325
P 02 4991 1855
F 02 4991 1850
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ACN 151 574 686
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DATE	ISSUE	ISSUED FOR	DRAWN
09.11.20	I	ADDITIONAL ROOM	NW
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Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016
CLIENT: ZOE MAY PTY LTD

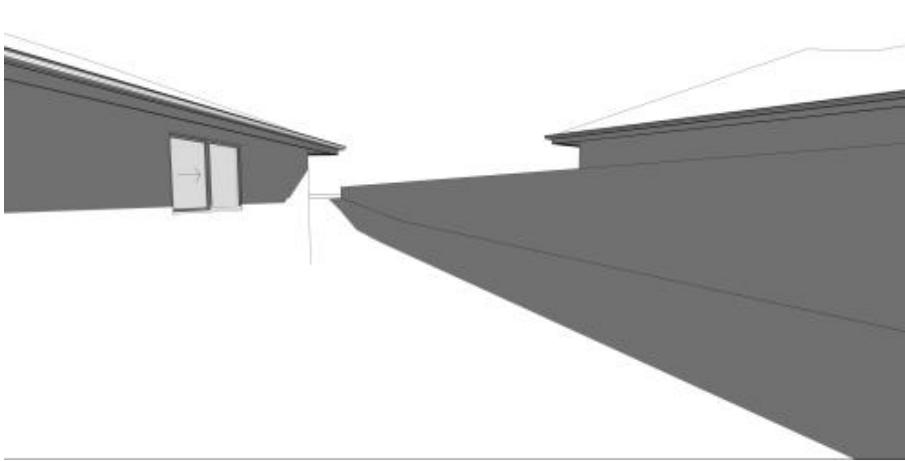
SCALE: 1:6.67
DATE: 8/12/2021
DRAWN: Karen
SHEET No: 19 OF 24
JOB NUMBER

SD21BURN ©

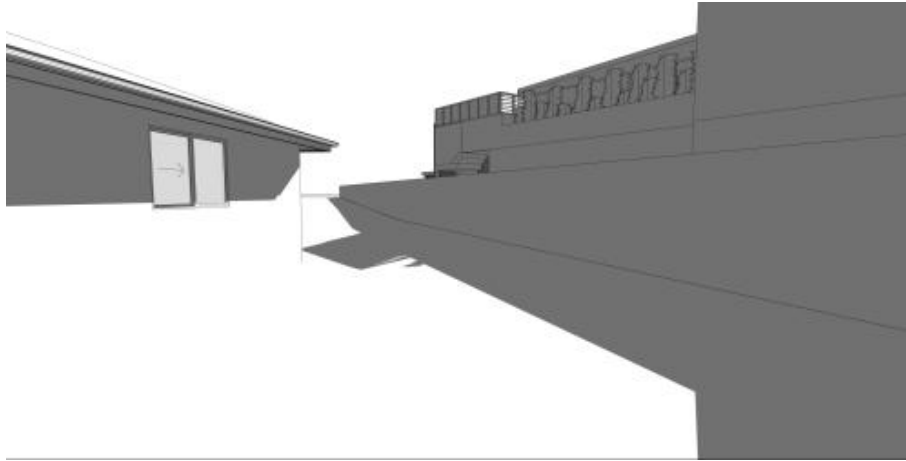
planning and drafting solutions



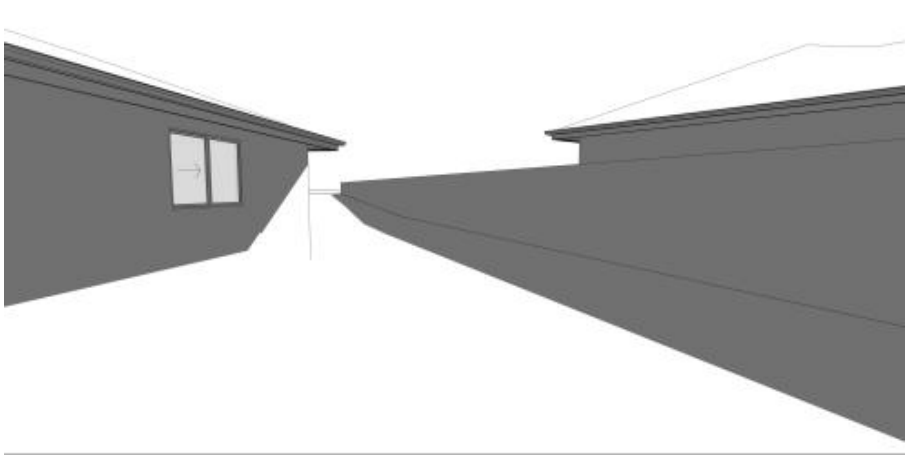
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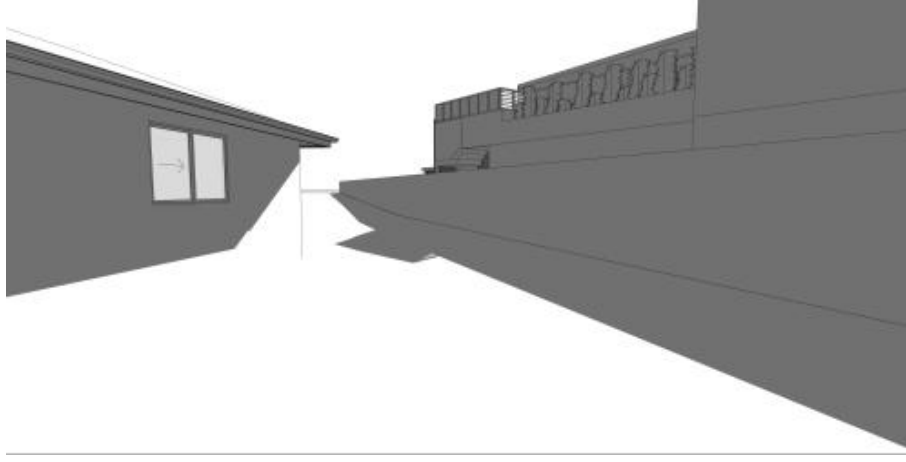
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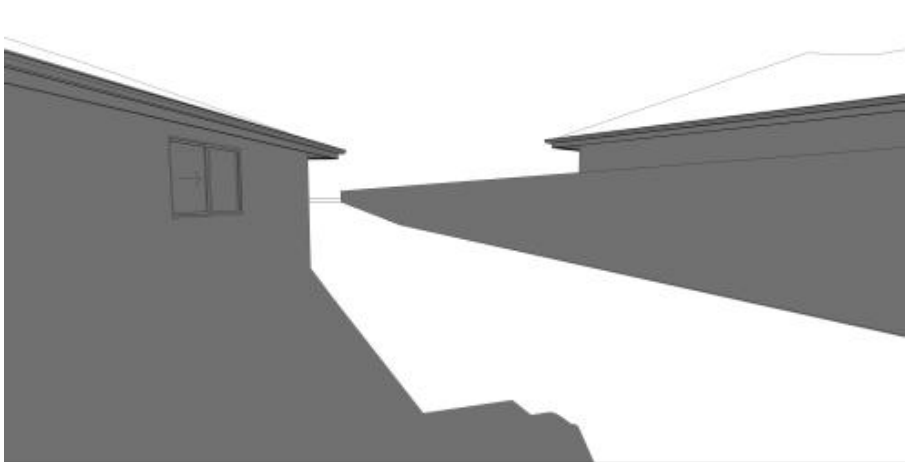
SD21BURN PROPOSED 21 JUNE 11.30AM



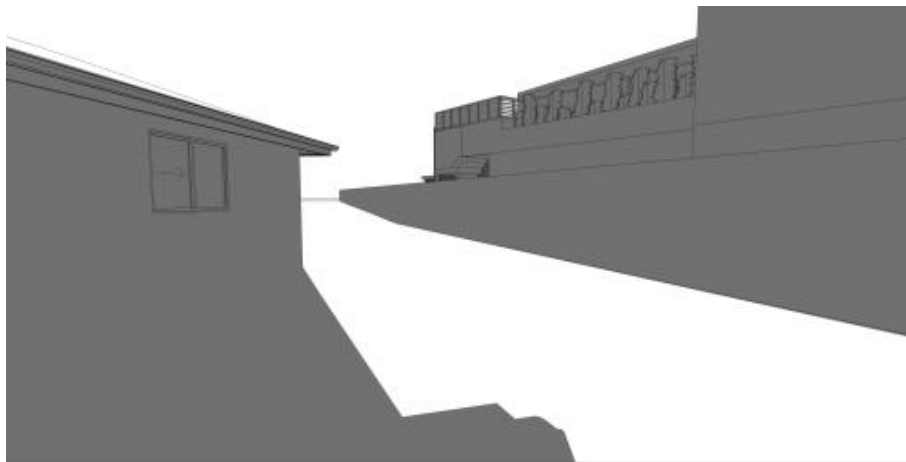
SD21BURN EXISTING 21 JUNE 12.00NOON



SD21BURN PROPOSED 21 JUNE 12.00 NOON



SD21BURN EXISTING 21 JUNE 3.00PM



SD21BURN PROPOSED 21 JUNE 3.00PM

NOTE: COMPARISON SHOWING SOLAR ACCESS TO
NEIGHBOURING KITCHEN WINDOW AT No. 20 BURNHAM CLOSE

SHADOW COMPARISON III

Written dimensions to take preference over scale



PO Box 138, Cessnock NSW 2325
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07.10.21	P	REVISE SHADOW DIAGRAMS	NW
21.10.21	Q	ADDITIONAL SHADOW DIAGRAMS	NW
04.11.21	R	ADD SERVICE AREA LINE & AMEND MANAGERS DOOR	NW
18.11.21	S	MAJOR DESIGN AMENDMENTS	NW
19.11.21	T	ISSUE FOR CONSULTANTS	NW
23.11.21	U	ADD STAIR TO WEST	NW
25.11.21	V	AMEND CAR PARKING & MAILBOX LOCATION	NW
06.12.21	W	MINOR NOTATION AMENDMENTS	NW
07.12.21	X	REMOVE BR FROM SOUTH END	NW

Lot 11 & 12 #21 & 22 Burnham Close,
Thornton DP 246016
CLIENT: ZOE MAY PTY LTD

SCALE: 1:6.67
DATE: 8/12/2021
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SHEET No: 20 OF 24
JOB NUMBER

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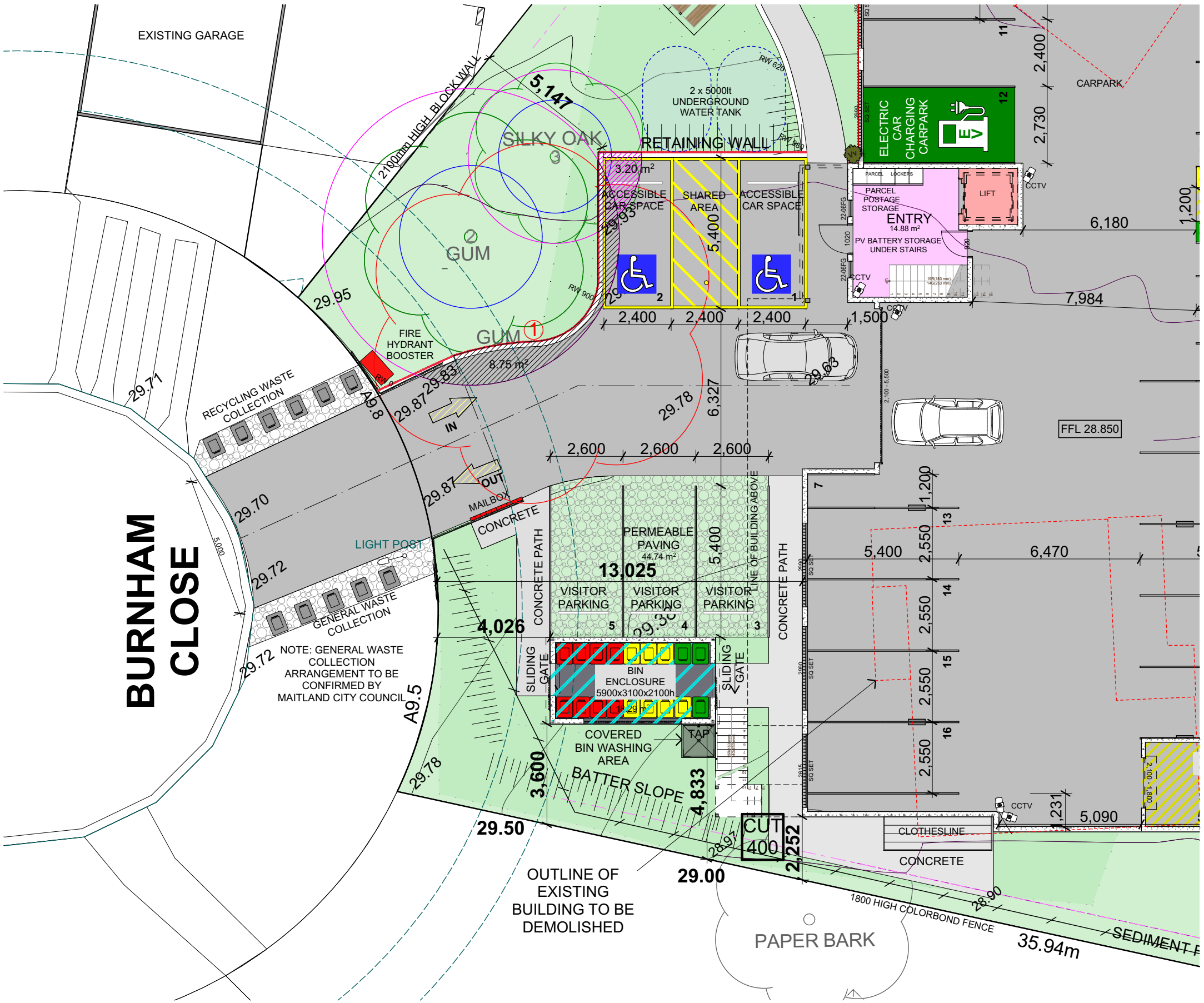
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DRIVEWAY PROFILE

LENGTH OF DRIVEWAY PROFILE									
			BOUNDARY				KERB LINE		
CARPARK FFL 28.85			TOS-28.743						
			4.05%		7.0%		2.5%		
23.416	29.625	28.85	29.457	29.578	29.803	29.803	00.00		DESIGN
			29.85	29.87	29.803	29.803	29.70		NATURAL
			8.45	6.715	3.50		0.45	00.00	CHAINAGE



DRIVEWAY PLAN

Written dimensions to take preference over scale

PO Box 138, Cessnock NSW 2325

P 02 4991 1855

F 02 4991 1850

info@sheerdesigns.com.au

www.sheerdesigns.com.au

ACN 151 574 686

ABN 84 151 574 686

ABSA
Association of Building Sustainability Assessors

GreenSmart
PROFESSIONAL

DATE	ISSUE	ISSUED FOR	DRAWN
09.11.20	J	ADDITIONAL ROOM	NW
13.11.20	K	REVISED RFI	NW
23.11.20	L	INFO ACCESSIBLE CAR SPACE	NW
25.03.21	M	FOR REVIEW	NW
30.08.21	N	ADD REVISED BASIX	NW
13.09.21	O	ADDITIONAL BIN STORAGE	NW
28.09.21	P	REVISE SHADOW DIAGRAMS	NW
07.10.21	Q	ADDITIONAL SHADOW DIAGRAMS	NW
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25.11.21	W	MINOR NOTATION AMENDMENTS	NW
06.12.21	X	REMOVE BR FROM SOUTH END	NW
07.12.21			NW

Lot 11 & 12 #21 & 22 Burnham Close,

Thornton DP 246016

CLIENT: ZOE MAY PTY LTD

SCALE: 1:100, 1:150, 1:150

DATE: 8/12/2021

DRAWN: Karen

SHEET No: 21 OF 24

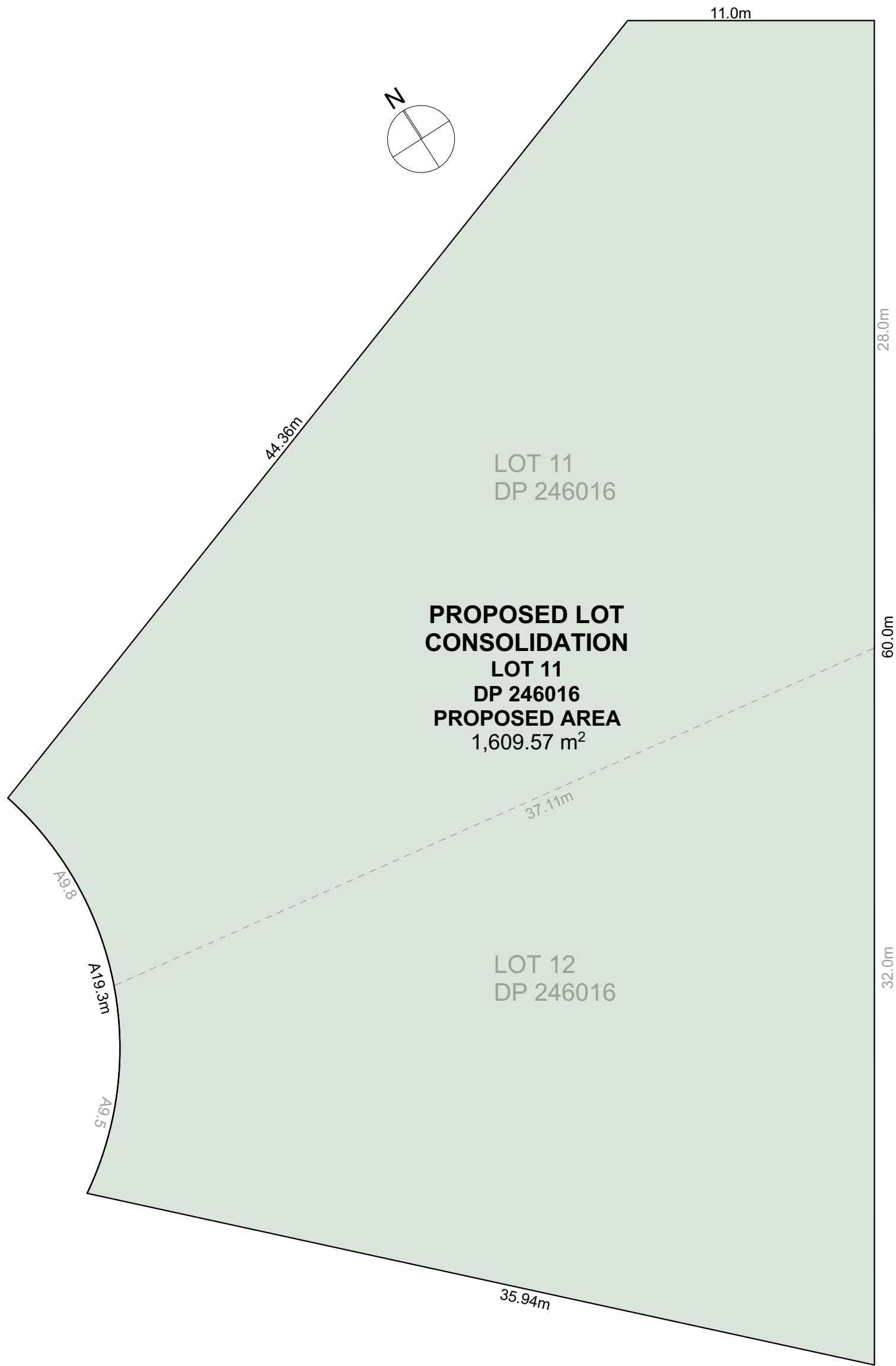
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NOTE: BOUNDARIES ARE
SUBJECT TO FINAL SURVEY



LOT CONSOLIDATION PLAN

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ABSA

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HLA GreenSmart

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P 02 4991 1855

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Lot 11 & 12 #21 & 22 Burnham Close,

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DATE: 8/12/2021

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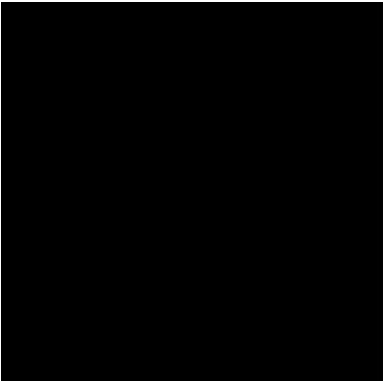
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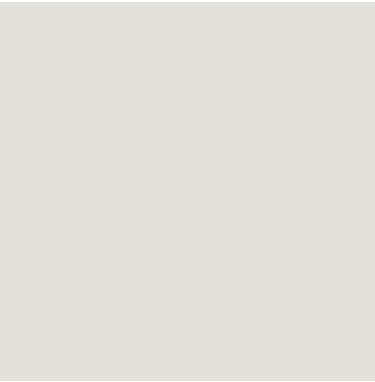
BURNHAM CLOSE PERSPECTIVE



BLADE PRIVACY FENCE



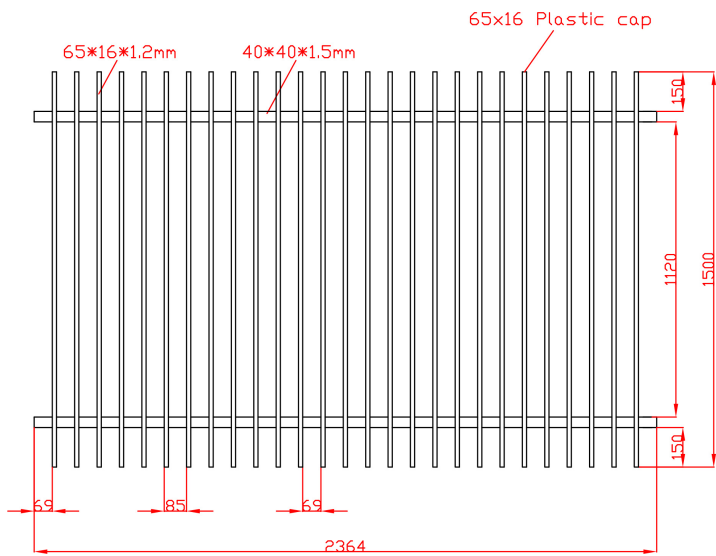
DOORS & WINDOWS



WALLS



BLADE WALLS



BLADE FENCE SPECIFICATION



INTERIOR PERSPECTIVE



CABINETRY



CABINETRY



BENCH TOP



SPALSHBACK TILE

COLOURS AND FINISHES

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1:1.25
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JOB NUMBER
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SUBJECT TO SECTION J REPORT AT CC STAGE

BASIX Commitments Summary	1068551M-04
Boarding House	

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.

Water Commitments

FIXTURES must be installed to a minimum rating of:

Showerhead	4 STARS 6.0<= 7.5L/min	Toilet flushing system	4 STARS
Kitchen taps	4 STARS	Basin taps	4 STARS

Rainwater tank

Rainwater tank storage of	10,000 litres	Rain collection off at least roof area of	785m ²
Rainwater tank connected to:	Toilets		
	Cold water for clothes washing		
	At least one out door tap		

Energy Commitments

Hot Water	Gas instantaneous 6 Stars			
Cooling System	LIVING	1 phase A/C 6 STAR	BEDROOM	1 phase A/C 6 STAR
Heating System	LIVING	1 phase A/C 6 STAR	BEDROOM	1 phase A/C 6 STAR
Ventilation	BATHROOM	individual fan	ducted to facade	manual on/timer off
	KITCHEN	individual fan	ducted to facade	manual on/timer off
	LAUNDRY	see certificate	ducted to facade	manual on/timer off

Artificial Lighting must be light by fluorescent or light emitting diode (LED) and where marked "dedicated" only fluorescent or light emitting diode (LED) lamps will be accepted

Bedroom / study	Dedicated	Living / dining	Dedicated
Kitchen	Dedicated	Laundry	-
Hallways	Dedicated		

Natural lighting

Kitchen must have natural lighting via a window and / or skylight

Other gas cooktop & gas oven
indoor clothesline
well ventilated fridge
4 star dishwasher
50.0kW Photovoltaic system

BASIX

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