76 HOBART STREET ST. MARYS PROPOSED BOARDING HOUSE

CALCULATIONS

SITE DETAILS 76 Hobart Street, St. Marys Lot 2 / DP 514876 Site Area

773.6m²

COMPLIANCE

CATEGORY		REQUIREMENT	PROPOSAL	CONTENTS
Zoning		R3 Medium Density Residential		PAGE NO.
FSR		N/A	434m2	0001
Max Height		8.5m	2 Storeys	0002
Landscaping		40% 309.44min ²	282m2, (37%)	0003
Deep Soil		18m ²	195m2	0004
				0005
Parking		.5 SPACES PER ROOM		0006
		= 8 Spaces REQ.	8 Spaces provided	0007
		4 Motorcycle Spaces REQ.	4 Spaces provided	0008
		Bicycles Spaces REQ TBA	10 Bicycles Spaces provided	0009
		· · · ·		0010
GROSS FLOOR AREA				0011
NAME	AREA (m2)			1001
GFA: GF	124			1002
GFA: FF	306			1003
				2001
TOTAL GFA				2002
	AREA (m2)			3001
	430			4001
				4002
CALCULATION - LANE	SCAPE			4003
NAME		AREA	(m2)	4004
			118	-
FRONT LANDSCAF				

AREA (m2)

219

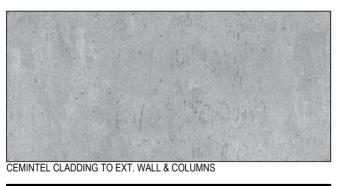
MATERIALS & FINISHES SCHEDULE	

CALCULATION - DEEP SOIL

NAME

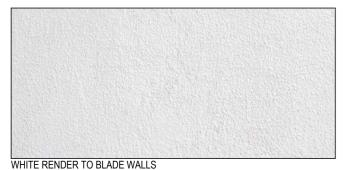
DEEP SOIL







FACEBRICK - PGH - SANDSTONE TO EXT. WALLS



Document Set ID: 9733736 Version: 1, Version Date: 14/09/2021 COLORBOND MONUMENT - WINDOW/DOOR FRAMES, WINDOW HOODS, ALUMINIUM LOUVRES & AWNING

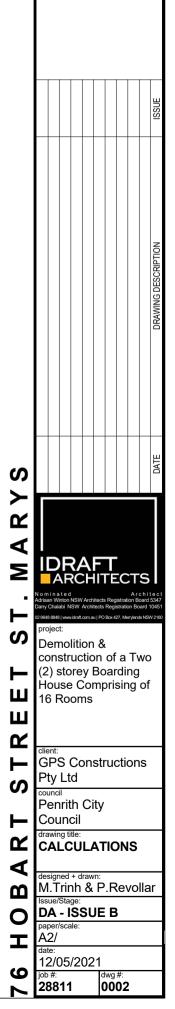
CONCRETE SLAB (EDGE ONLY) + COLUMNS - BLACK RENDER

All	work	to	be	ca	arrie	d	out	in
acc	ordance	wit	h BC	А,	AS	&	Cou	incil
con	ditions.							
C		b = -			0	i		

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site in accordance to the turnet position front garden tap on meter. Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with miniumum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

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DRAWING DESCRIPTION
PERSPECTIVE
CALCULATIONS
CALCULATION DIAGRAMS
BASIX COMMITMENTS
SITE ANALYSIS
SITE ANALYSIS ZONING
SITE CONTEXT ANALYSIS
DEMOLITION PLAN
SEDIMENTATION CONTROL PLAN
SITE PLAN
SHADOW DIAGRAM & STREETSCAPE
GROUND FLOOR PLAN
FIRST FLOOR PLAN
ROOF PLAN
NORTH & SOUTH ELEVATIONS
EAST & WEST ELEVATIONS
SECTION A-A & B-B
ADAPTABLE PLAN
EVACUATION PLAN
DETAILS

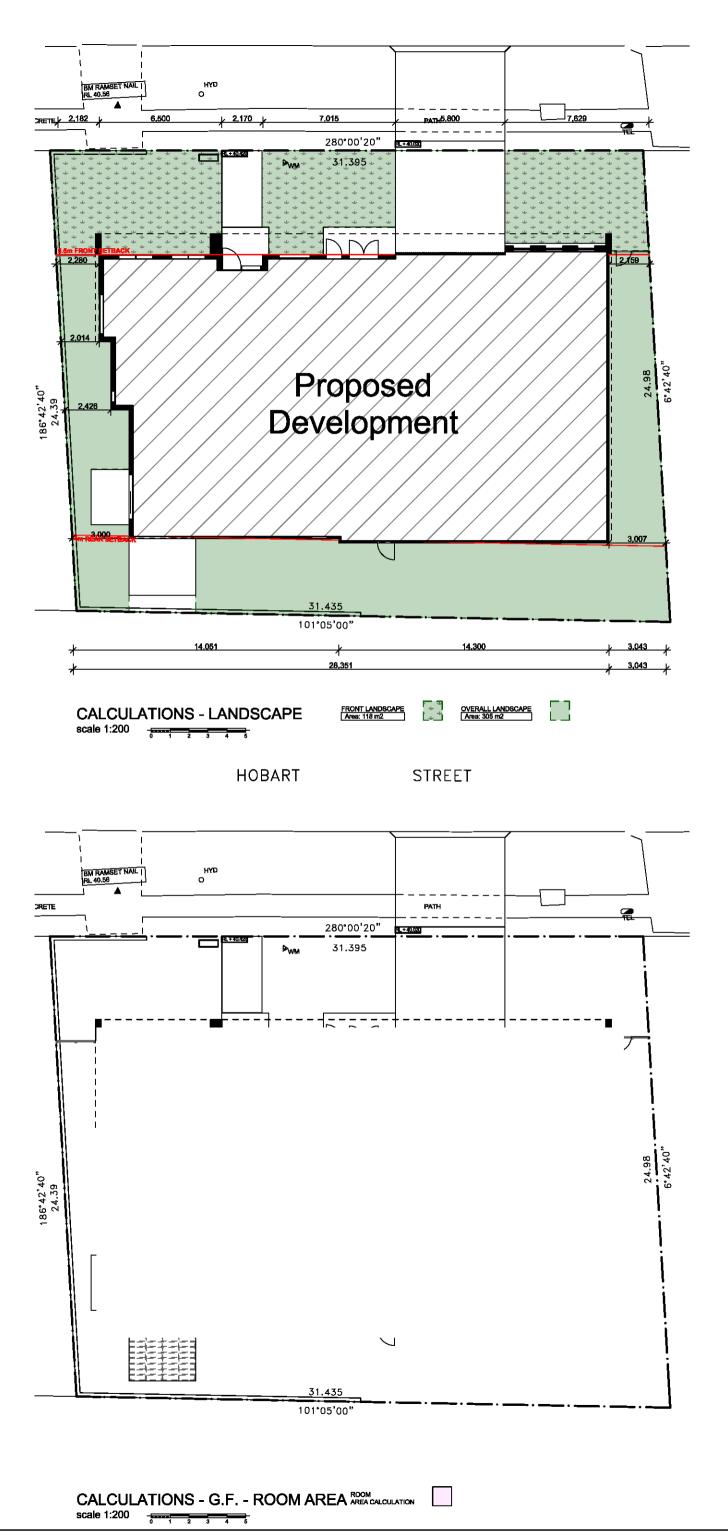
ROOM SCHEDULE			
ROOM	TYPE	AREA (m2)	LEVEL
COMMON ROOM	N/A	33	GROUND FLOOR
ROOM 01	SINGLE	15	GROUND FLOOR
ROOM 02	SINGLE	15	GROUND FLOOR
ROOM 03	SINGLE	12	FIRST FLOOR
ROOM 04	SINGLE	12	FIRST FLOOR
ROOM 05	SINGLE	12	FIRST FLOOR
ROOM 06	SINGLE	12	FIRST FLOOR
ROOM 07	SINGLE	12	FIRST FLOOR
ROOM 08	SINGLE	12	FIRST FLOOR
ROOM 09	SINGLE	13	FIRST FLOOR
ROOM 10	SINGLE	12	FIRST FLOOR
ROOM 11	SINGLE	12	FIRST FLOOR
ROOM 12	SINGLE	12	FIRST FLOOR
ROOM 13	SINGLE	12	FIRST FLOOR
ROOM 14	SINGLE	12	FIRST FLOOR
ROOM 15	SINGLE	12	FIRST FLOOR
ROOM 16	SINGLE	12	FIRST FLOOR

75 HOBART ST. RE-DEVELOPMENT

DETAILS

HOBART





Document Set ID: 9733736 Version: 1, Version Date: 14/09/2021

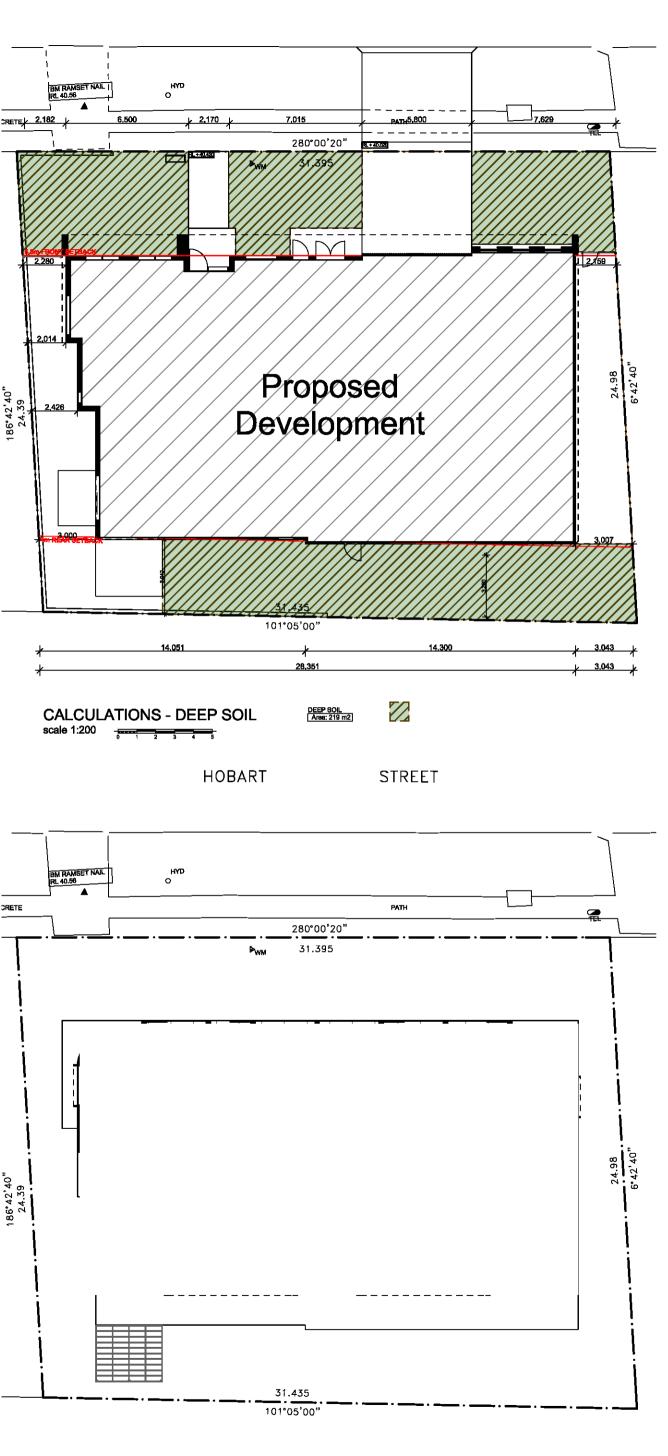


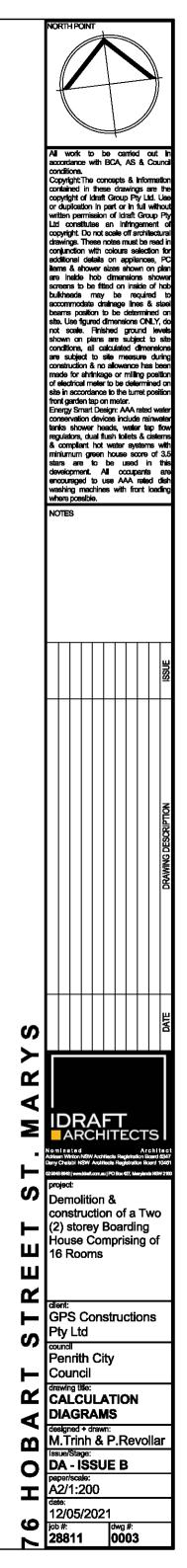
42'40

186'

CRETE

186°42'40" 24.39





scale 1:200

Schedule of BASIX commitments				Common areas and central systems/facilities	Common area lighting	
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develo development certificate issued, for the proposed development, that BASIX commitments be complied with.	pment conser	nt granted, or comp	olying	ater Show on DA plans bases check Car park area pomechanical ventilation efficiency measure lighting compact fluorescent	al Lighting efficiency measure time clock and motion	Lighting control system/BMS No
1. Commitments for Residential flat buildings - 76 Hobart				If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that	sensors	No
(a) Dwellings				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	time clock and motion	No
(i) Water	Show on	Show on CC/CDC	C Certifier	specified in the table and 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 control of the pool or spa in the control of the pool or spa in the control of the pool of the pool of spa in the control of the pool of the pool of spa in the control of the pool of the p	daylight sensor and motion	n No
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below	DA plans		check	table.	daylight sensor and motion	No No
(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)				A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. 4. Commitments for common areas and central systems/facilities for the developme	sensor)
is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).				(h) Common areas and central system listed in the table so that the system is connigured as specified in the 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.		 	~	The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		
(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.		 	~	(i) Water	DA plans p	Show on CC/CDC Certifie plans & specs check
 (e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in 				mon area Showerheads rating Toilets rating Taps rating Clothes washers rating (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common item must meet the specifications listed for it in the table. mmon no common facility no common facility 6 star 4.5 star		✓ ✓
the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant		×.	× 1	(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) s Central systems" column of the table below. In each case, the system must be sized, be configured, and be configured, and be configured and be		✓ ✓
e) must connect the hot water diversion tank to all toilets in the dwelling. (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	+ .		· ·	nergy Show on CC/CDC Certifier (C A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool	r spa 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).				DA plans plans & specs check table. If, in carrying out the development, the applicant installs a ventilation system to service a common area specified 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.		
(q) The pool or spa must be located as 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. (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified	in the table.	
(b) 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)			-	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.		
any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. Fixtures Appliances Individual po	pol	Individ	dual spa	The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each		
Dwelling All All toilet All All HW All All All dish- Volume Pool Pool	Pool	Volume Spa	a Spa	case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. Common area Showerheads rating Toilets rating Taps rating Cooling Heating Artificial lighting Natural lighting Common area Showerheads rating Toilets rating Taps rating	Clothes washers rat	iting
no. shower- flushing kitchen bathroom recirculation clothes washers (max volume) cover location volume)	n shaded	l (max cov volume)	ver shaded	ling living areas bedroom areas bedroom areas bedrooms living areas bedrooms No. of bedrooms N	4.5 star	
All 4 star (> 4 star 6 star 6 star no	-		-	&/or &/or toilets toilets toilets (ii) Energy	Show on S	Show on CC/CDC Certifie
L/min)				1-phase airconditioning - 1-phase airconditioning - 1 (dedicated)	DA plans pl	alans & specs check
				5 star 5 star 6 (a) find carrying but the development, the applicant instans a ventualion system to service a common area specified in the development, the applicant instans a ventual of system to service a common area specified in the development, the applicant instans a ventual of system to service a common area specified in the development, the applicant instans a ventual of system to service a common area specified in the development, the applicant instans a ventual of system to service a common area specified in the development, the applicant instans a ventual of system to service a common area specified in the development, the applicant instans a ventual of specified in the development, the applicant instans a ventual of specified in the development, the applicant instans a ventual of specified in the development, the applicant instans a ventual of specified in the development, the applicant instans a ventual of specified in the development, the applicant instans a ventual of specified in the development of the type specified for that common area, and must meet the efficient specified.		~ ~
Dwelling no. Alternative water supply systems Size Configuration Landscape connection Toile connection	et Laund	ndry Pool	Spa top-up	1-phase - 1-phase - 1 -phase - 1 -phase 1 (dedicated) (dedicat	sure specified.	· ·
None -	-		-	ings 5 star 5 star (average (average zone) (average zone) (average zone) (bit S also instant a centralised instant a centrelised instant a centralised instant a		
(ii) Energy	Show on	Show on CC/CDC	C Certifier	Central energy systems Type Specification		•
	DA plans		check	Individual pool Individual spa Appliances & other efficiency measures Appliances & other efficiency measures Appliances & other efficiency measures Alternative energy supply Photovoltaic system Rated electrical output (min): 7.0 peak Appliances & other efficiency measures Alternative energy supply Alter	N	
 (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. 	v.	~	~	system system cooktop/oven ventilated vasher dryer sheltered outdoor or unsheltered space space cooktop.		
 (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. 		~	~	Image: Constraint of the second structure of th		
(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		 	 Image: A set of the set of the	reference as is given to that dwelling, building or common area in this certificate. 3. This note applies if the proposed development involves the erection of a building for both residential and non-reside		
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.				Thermal Comfort Show on DA plans DA pla	n area" of a building or the develop	pment, apply only to that part
(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 the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial the table below (but only to the extent specified for that room or area).		_	~	4. If this certificate lists a central system as a commitment for a owening or building, and that system will also service system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building.	y other dwelling or building within g).	h the development, then that
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				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. 6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with	the requirements of all applicable	regulatory authorities. NOTE:
fluorescent lighting or light emitting diode (LED) lighting. (ii) Energy	Show on	Show on CC/CDC	C Certifier	NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible human consumption in areas with potable water supply.		
(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	DA plans		check	ater Show on CC/CDC Certifier Legend		
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.		 ✓ 		If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that		
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:				item must meet the specifications listed for it in the table. 1. Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying development is serviced by) the alternative water supply system(s) specified in the development application is to be lodged for the proposed development).	ne development application for the	e proposed development (if a
(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 (b) install the sustain applicant the applicant provide the specified of the table below.		 		"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.	and specifications accompanying	the application for a construct
(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.		 ✓ 		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.	ng been fulfilled. (Note: a certifying	authority must not issue an
 (h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the 				A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.	unless it is satisfied that each of th	he commitments whose fulfilm
table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of		1		The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		
the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		× .	· · ·	The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well						
ventilated".		∨		mon area Showerheads rating Toilets rating Taps rating Clothes washers rating		
Hot water Bathroom ventilation system Kitchen ventilation system		Laundry ventilation s	evetom	ommon acility no common facility 6 star 4.5 star		
Dwelling Hot water Each bathroom Operation control Each kitchen Operation control			ation control			
no. 3 gas instantaneous 5.5 no mechanical - individual fan, ducted manual switch on/of	ff natural ven	entilation -		Show on DA plans Show on plans & specs C/CDC check		
star ventilation (ie. natural) to façade or roof All other gas instantaneous 5.5 individual fan, ducted interlocked to light individual fan, ducted manual switch on/of	only, or no			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		
dwellings star to façade or roof to façade or roof	only, or no	o laundry	Vatural lighting	specified. In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area		
Cooling Heating	Each	All No	Natural lighting o. of Main	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.		
Cooling Heating Artificial lighting Dwelling living areas bedroom No. of No. of Each All		hallways bat	athrooms kitche	The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each		
Dwelling living areas bedroom living areas bedroom No. of No. of Each All no. areas bedrooms bedrooms living &/or kitchen bathroom	ns/ laundry	&/c		case the system or fixture must be of the type, and meet the specifications, listed for it is the table		
Dwelling living areas no.bedroom areasliving areas living areasbedroom areasNo. of bedrooms &/or studyNo. of living &/or dining roomsEach kitchenAll bathroom toilets31-phase-1-phase-11yesyes	yes	toil yes 1	ilets no	case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.		
Dwelling no. living areas bedroom areas living areas bedroom areas No. of bedrooms areas No. of bedrooms areas No. of living &/or study Each kitchen dining rooms All bathroom toilets 3 1-phase airconditioning 5 star - 1-phase airconditioning 5 star - 1 (dedicated) 1 (dedicated) yes (dedicated) yes	yes	toil yes 1	ilets	case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.		
Dwelling no.living areas areasbedroom areasNo. of bedrooms areasNo. of bedrooms bedrooms &/or studyNo. of living &/or dining roomsEach kitchenAll bathroom toilets31-phase airconditioning 5 star (average zone)-1-phase airconditioning 5 star (average zone)-1 (dedicated)No. of bedrooms aironditioning toiletsAll bathroom toilets	d) (dedicated)	d) yes 1	ilets no	case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.		
Dwelling no.living areas areasbedroom areasNo. of bedroom areasNo. of bedrooms &/or studyNo. of living &/or dining roomsEach kitchenAll bathroom toilets31-phase airconditioning 5 star (average)-1-phase airconditioning 5 star (average)-1 (dedicated)1 (dedicated)Yes (dedicated)Yes (dedicated)Yes (dedicated)	d) yes (dedicated)	yes 1 (dedicated) yes 0	ilets	case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.		

	Individual po	ool	Individual s	ра		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	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	no	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	~	~	~

Document Set ID: 9733736									
Version: 1, Version Date: 14/09/2021									

										DRAWING DESCRIPTION
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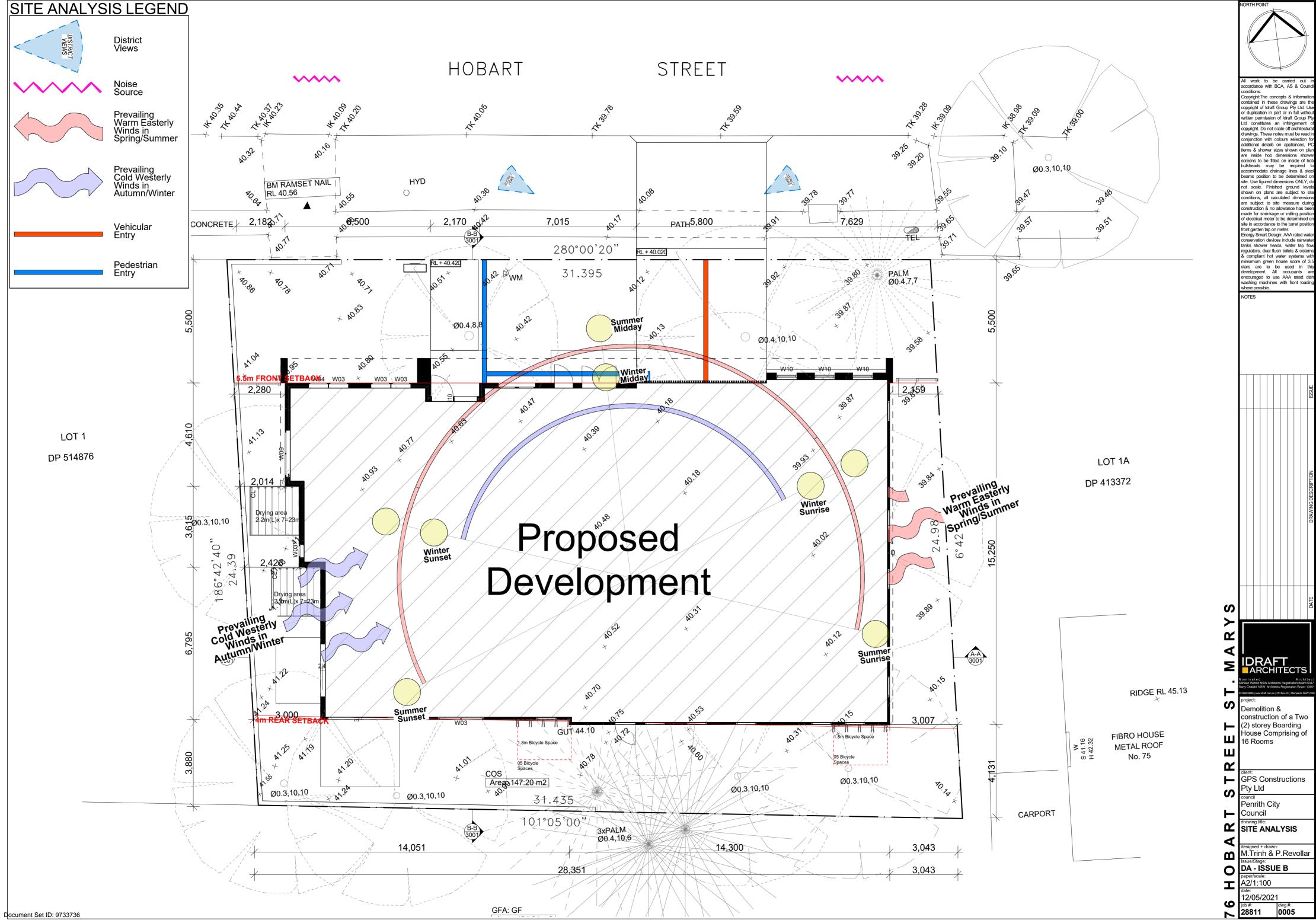
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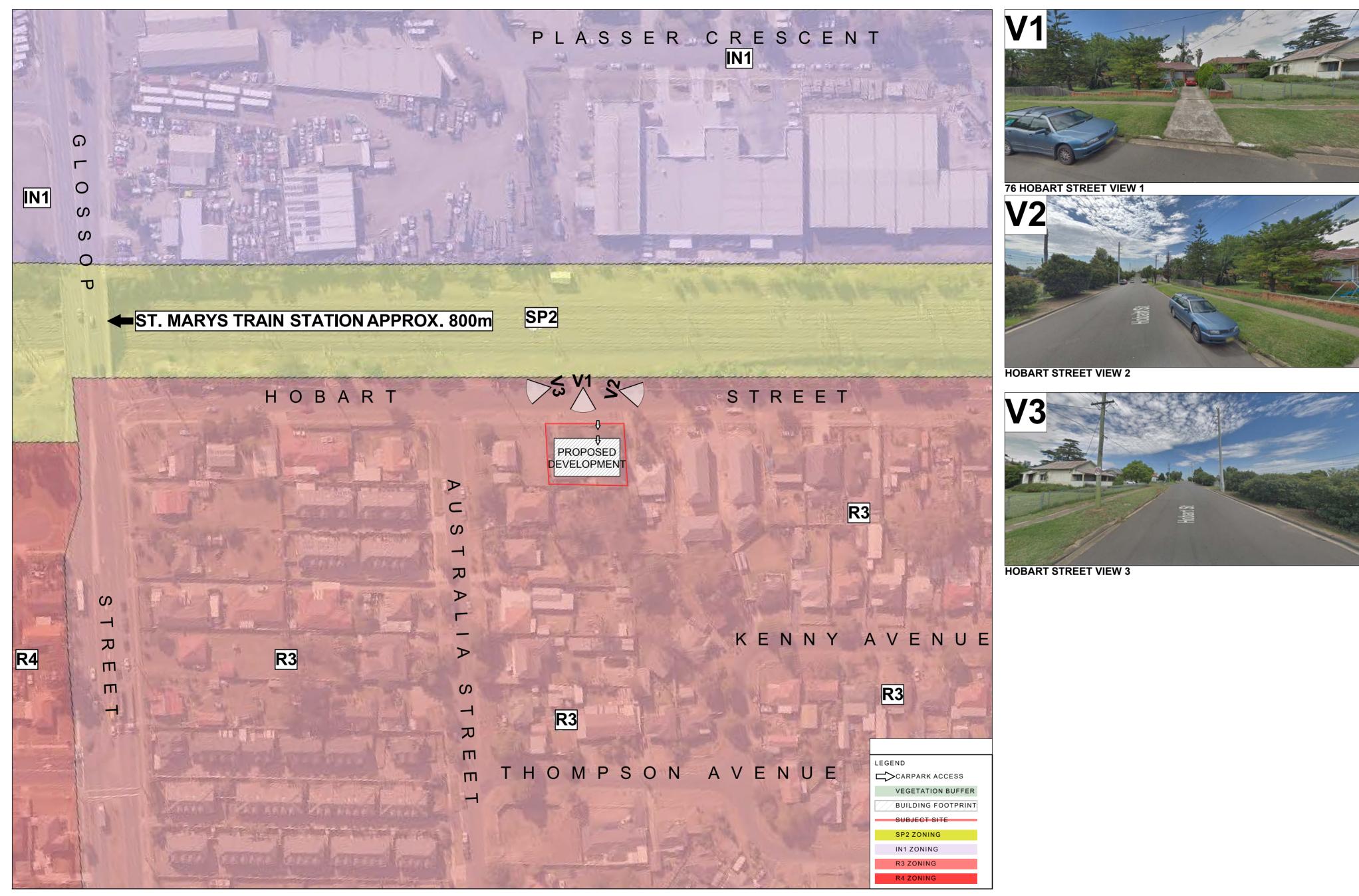
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NOTES

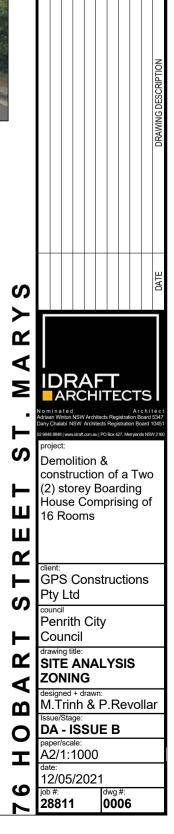












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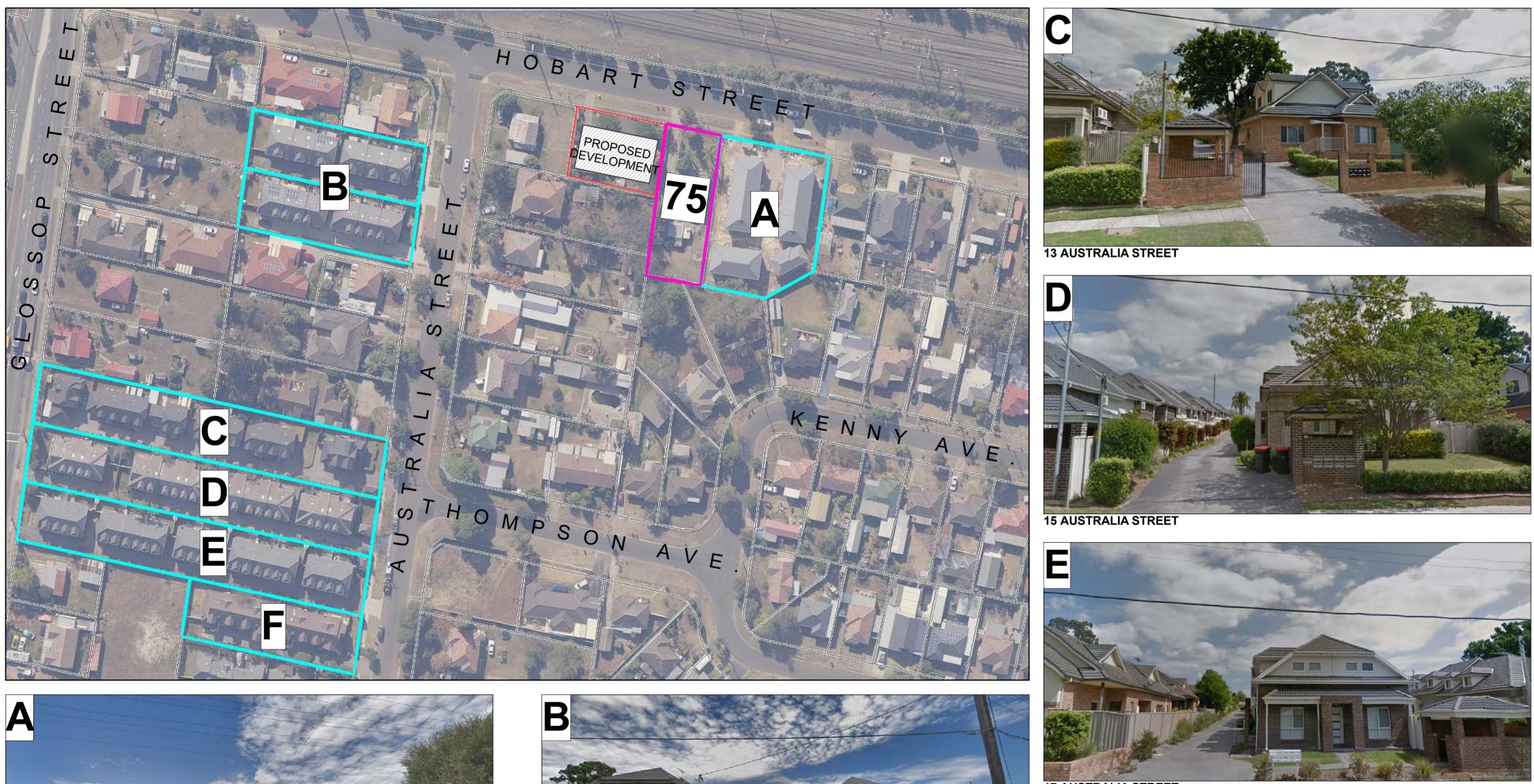
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injunction with colours selection

conjunction with colours selection fo additional details on appliances, PC items & shower sizes shown on plat are inside hob dimensions showe screens to be fitted on inside of hob bulkheads may be required the accommodate drainage lines & stee beams position to be determined or site. Use figured dimensions ONLY, d not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has beer made for shinkage or milling position of electrical meter to be determined or site in accordance to the turret position front garden tap on meter.

The introduction of the uniter position front garden tap on meter. Energy Smart Design: AAA rated wate conservation devices include rainwate tanks shower heads, water tap floo regulators, dual flush toilets & cistern: & compliant hot water systems witt minimum green house score of 3.

niumum green house score o stars are to be used in t development. All occupants a encouraged to use AAA rated d washing machines with front load where possible.







73-74 HOBART STREET

NOTE

75 HOBART STREET

MULTI DWELLING HOUSING DEVELOPMENTS

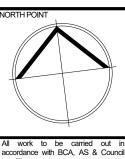
Document Set ID: 9733736 Version: 1, Version Date: 14/09/2021



17 AUSTRALIA STREET

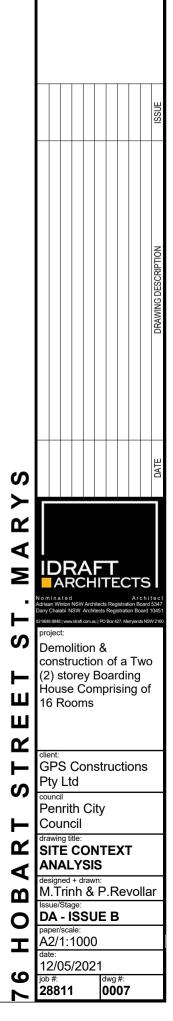


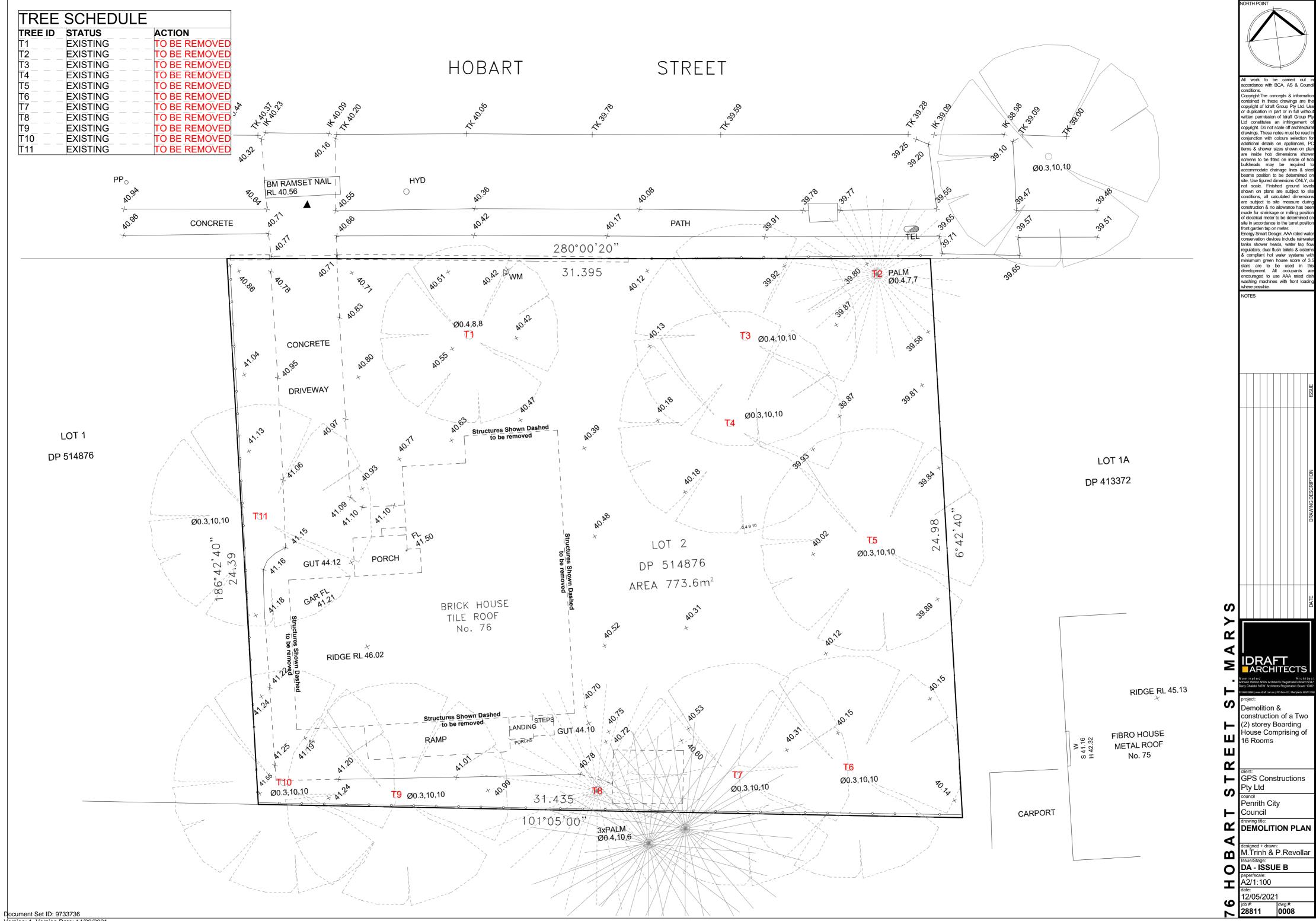
19 AUSTRALIA STREET

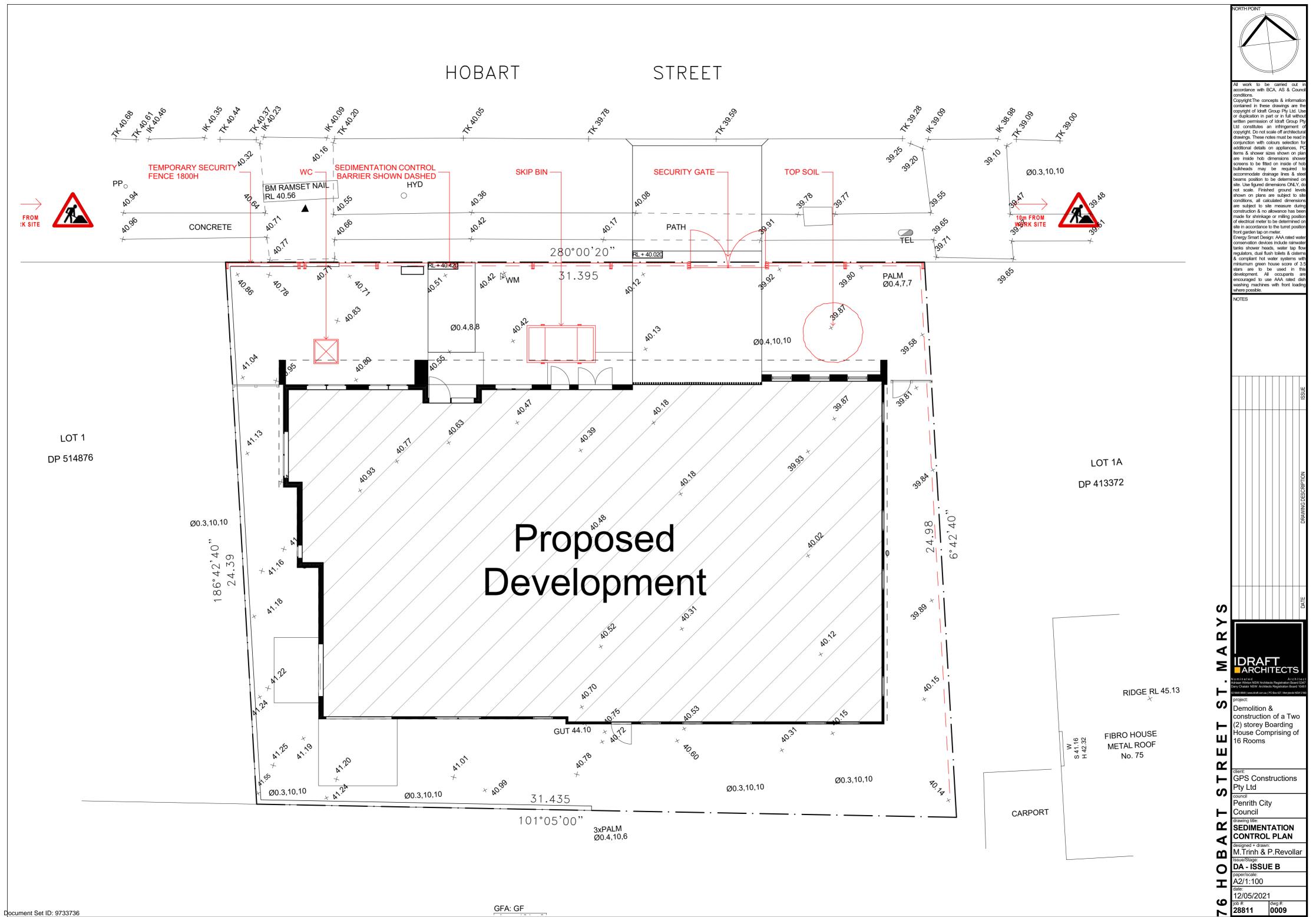


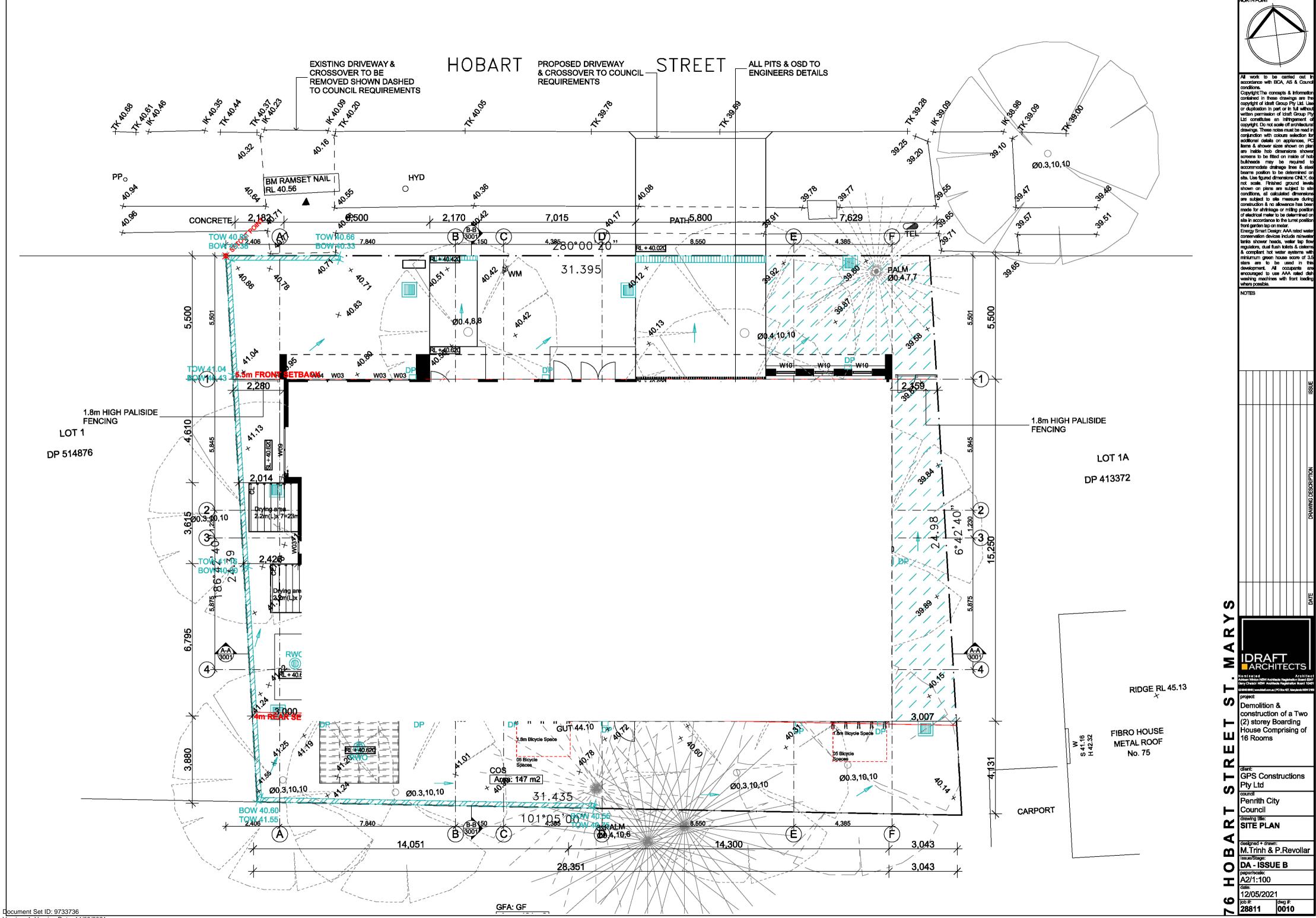
All work to be carried out in accordance with BCA, AS & Council conditions. Copyright: The concepts & information contained in these drawings are the copyright of Idraft Group Pty Ltd. Use or duplication in part or in full without written permission of Idraft Group Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances, PC items & shower sizes shown on plan are inside hob dimensions shower screens to be fitted on inside of hob ulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the turret position front garden tap on meter. Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow wegulators, dual flush tollets & cisterns & compliant hot water systems with miniumum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dimensions washing machines with front loading where possible.

OTES



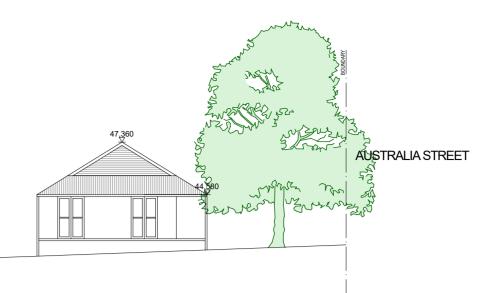








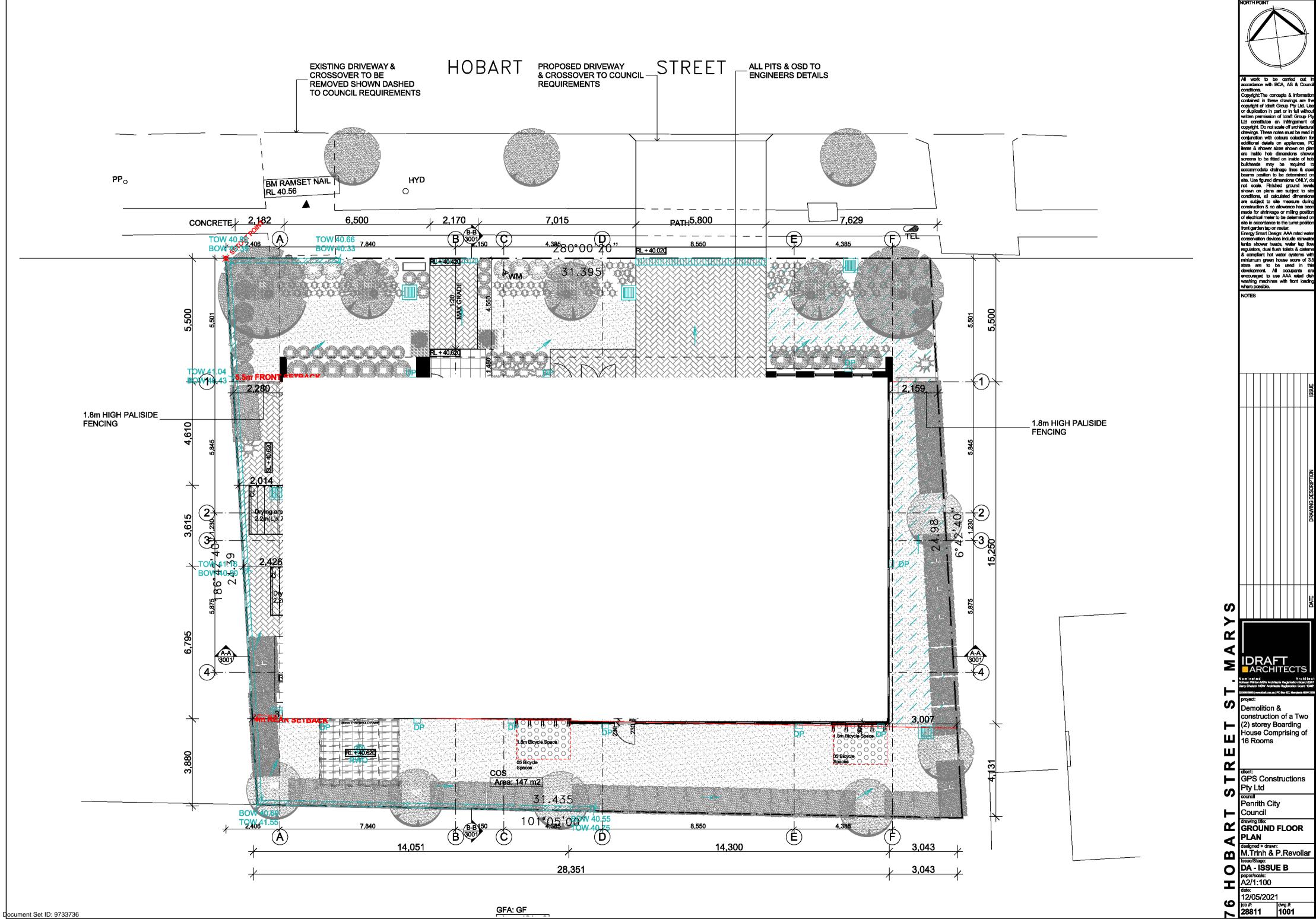
STREET HOBART LOT 1 DP 514876 RIDGE RL 47.36 Proposed Development 10 + 12 SHADOW ANALYSIS



2 AUSTRALIA STREET

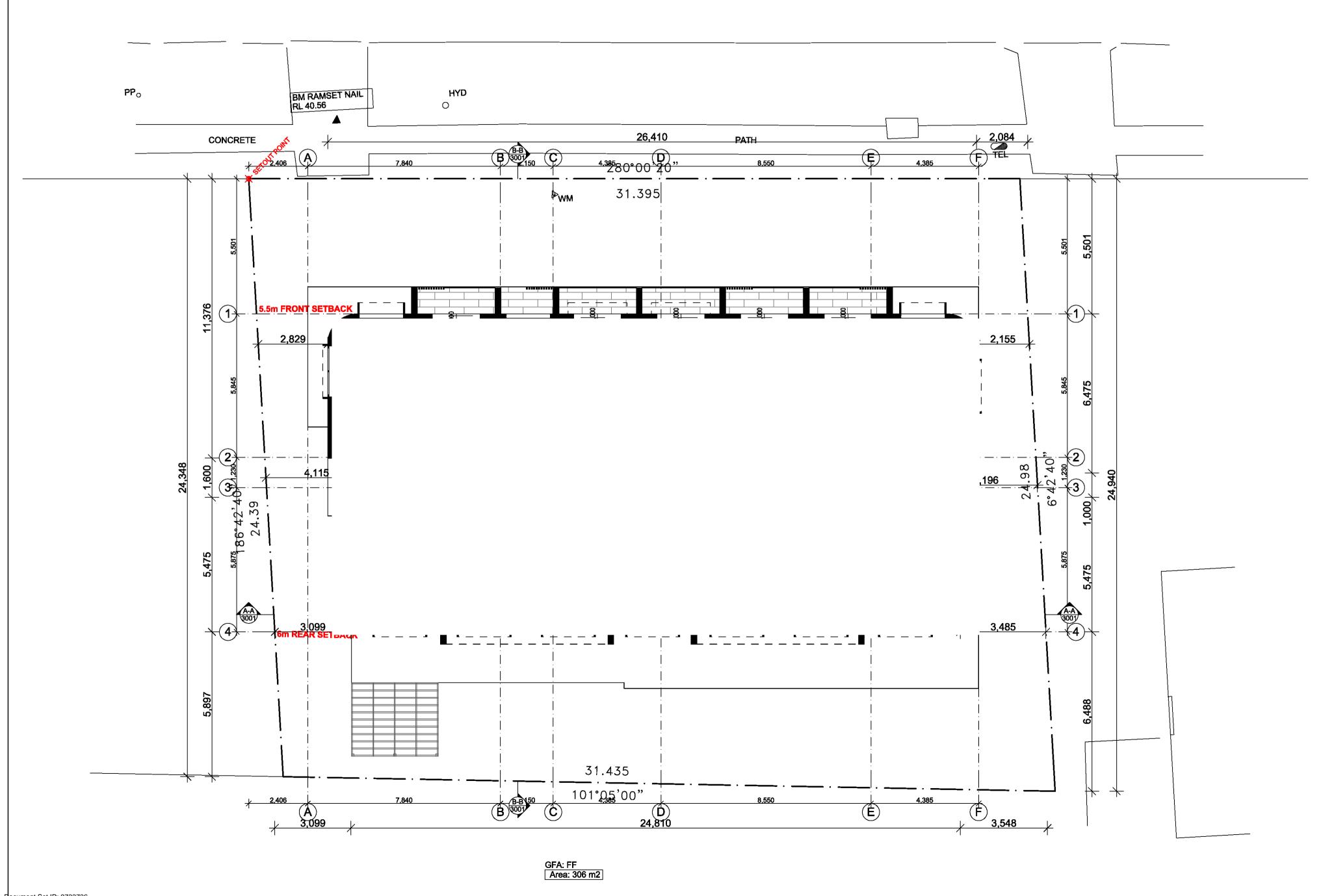


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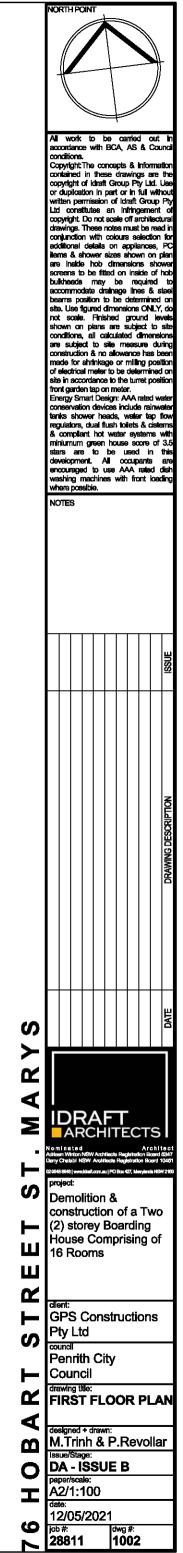


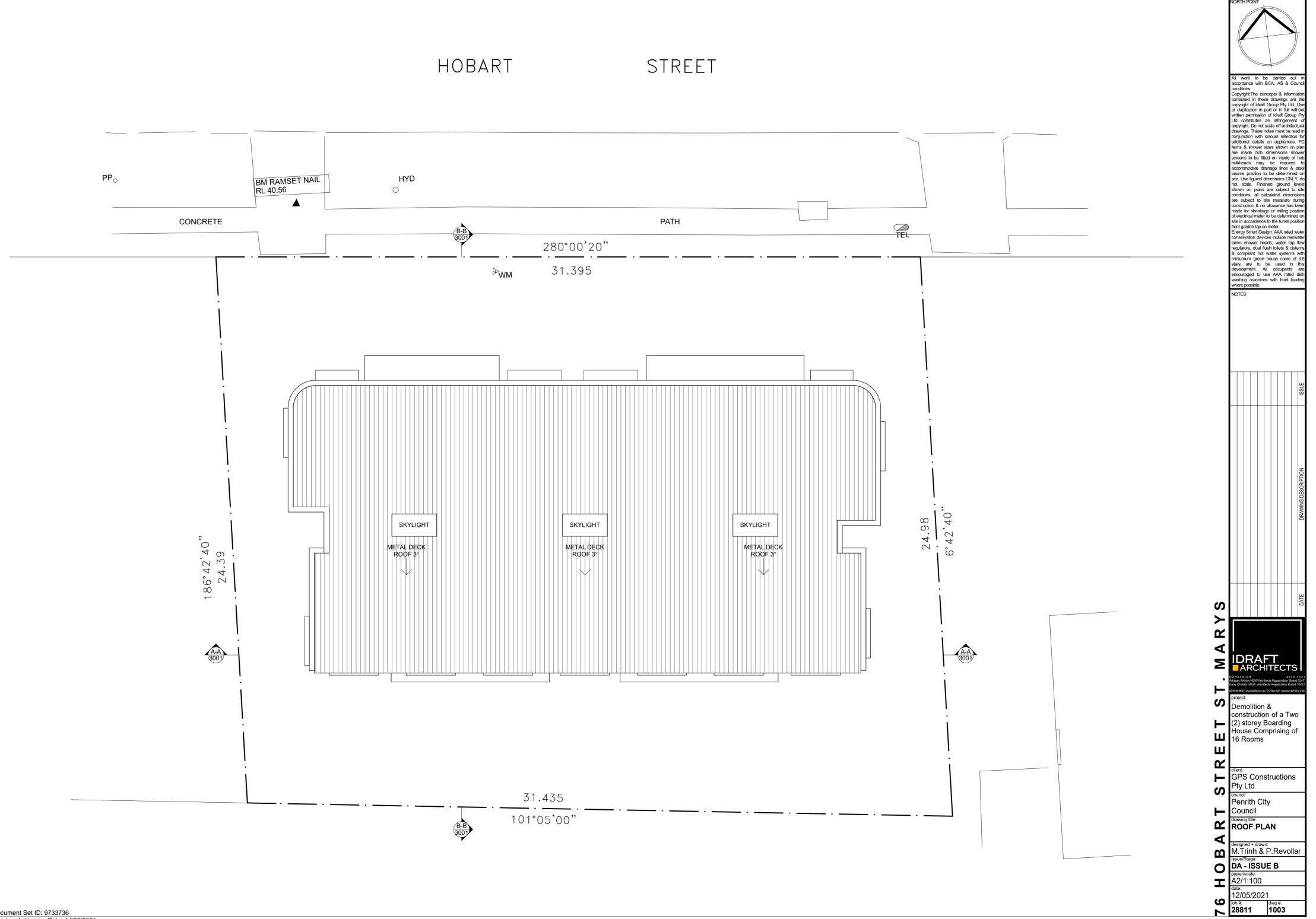
HOBART

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MATERIALS & FINISHES SCHEDULE

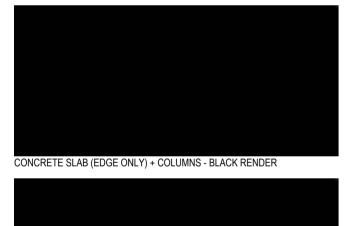




WHITE RENDER TO BLADE WALLS

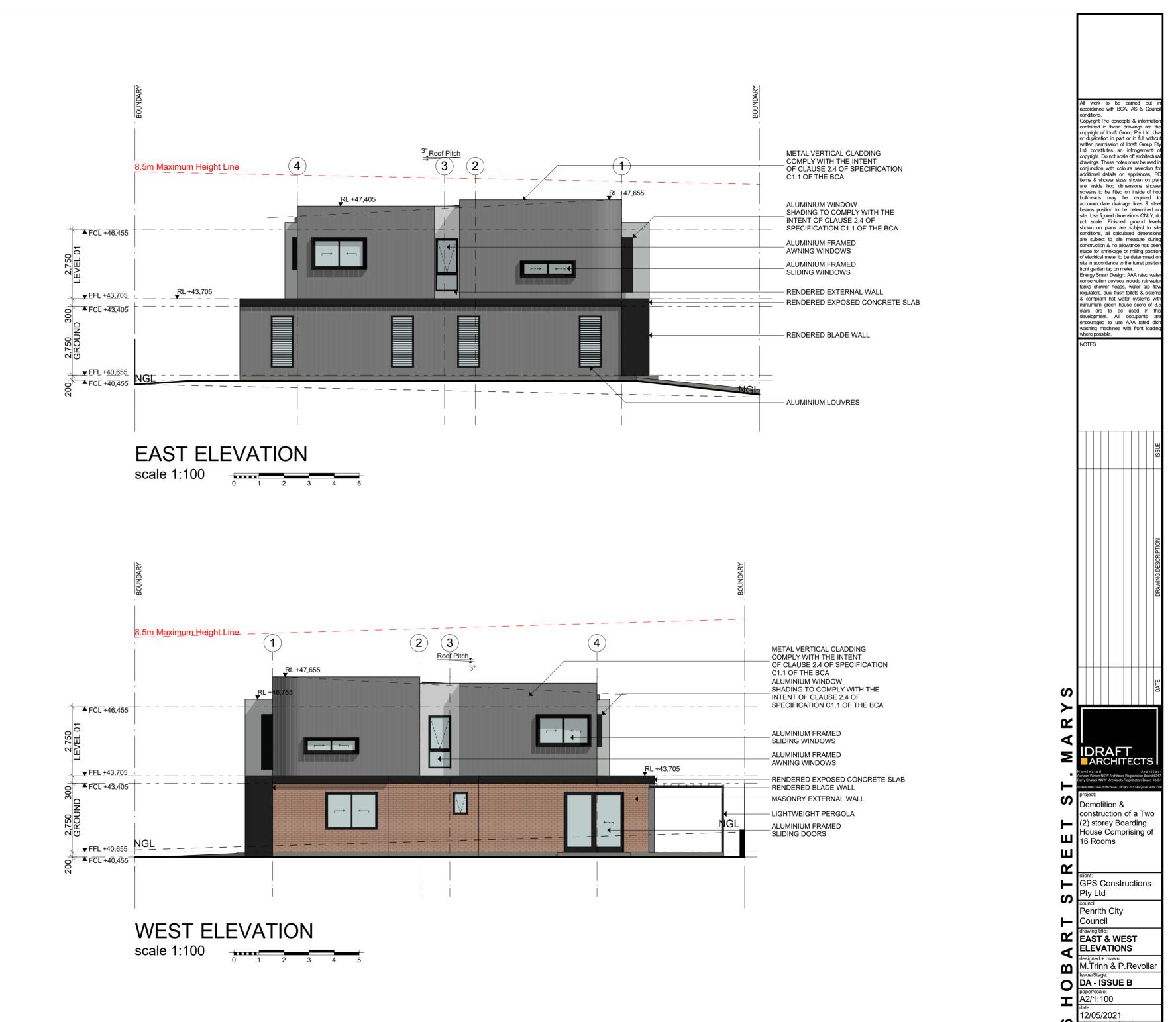


CEMINTEL CLADDING TO EXT. WALL & COLUMNS

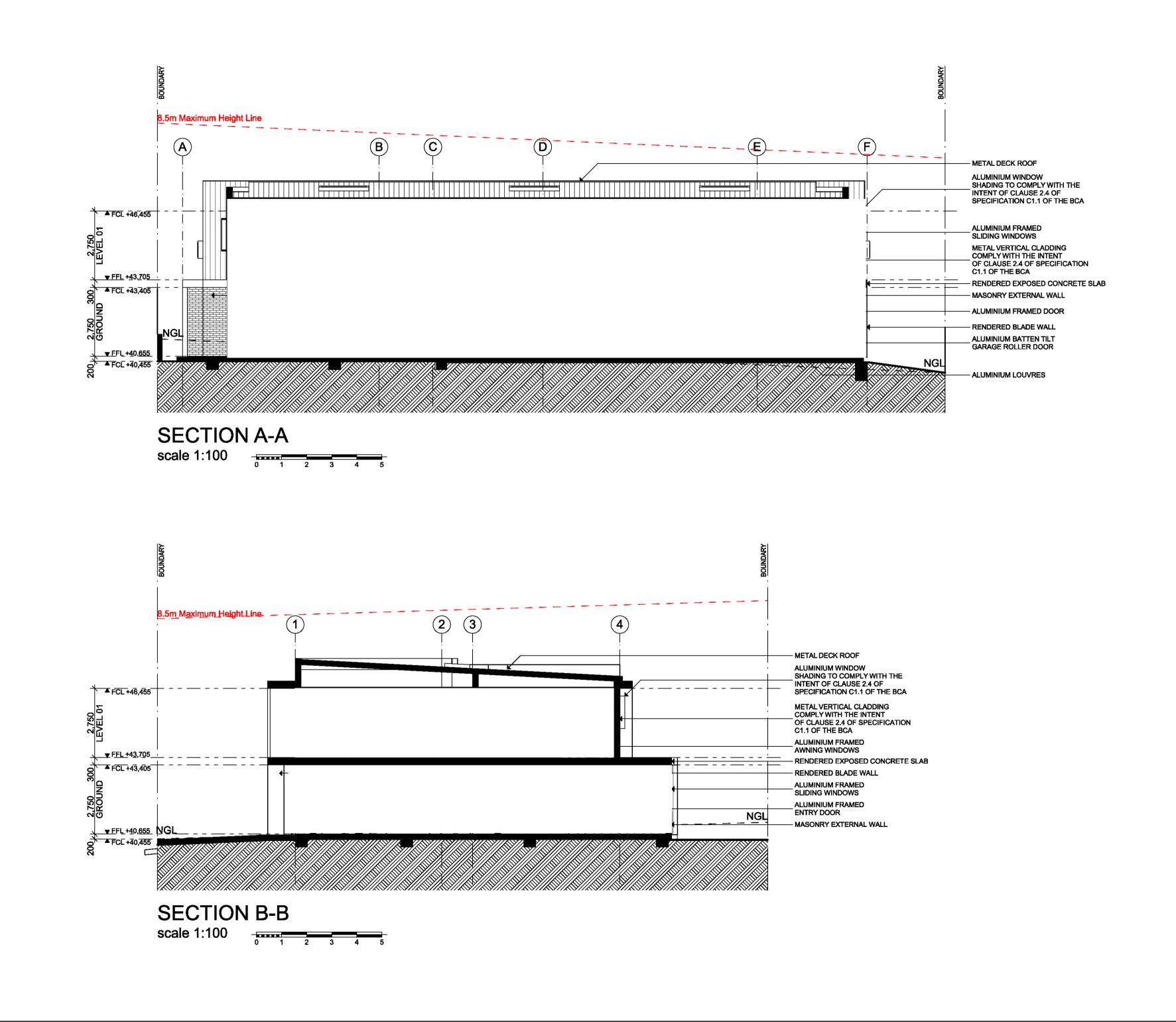


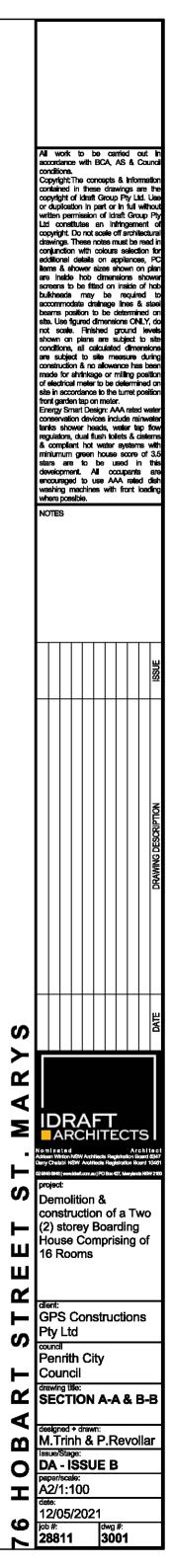


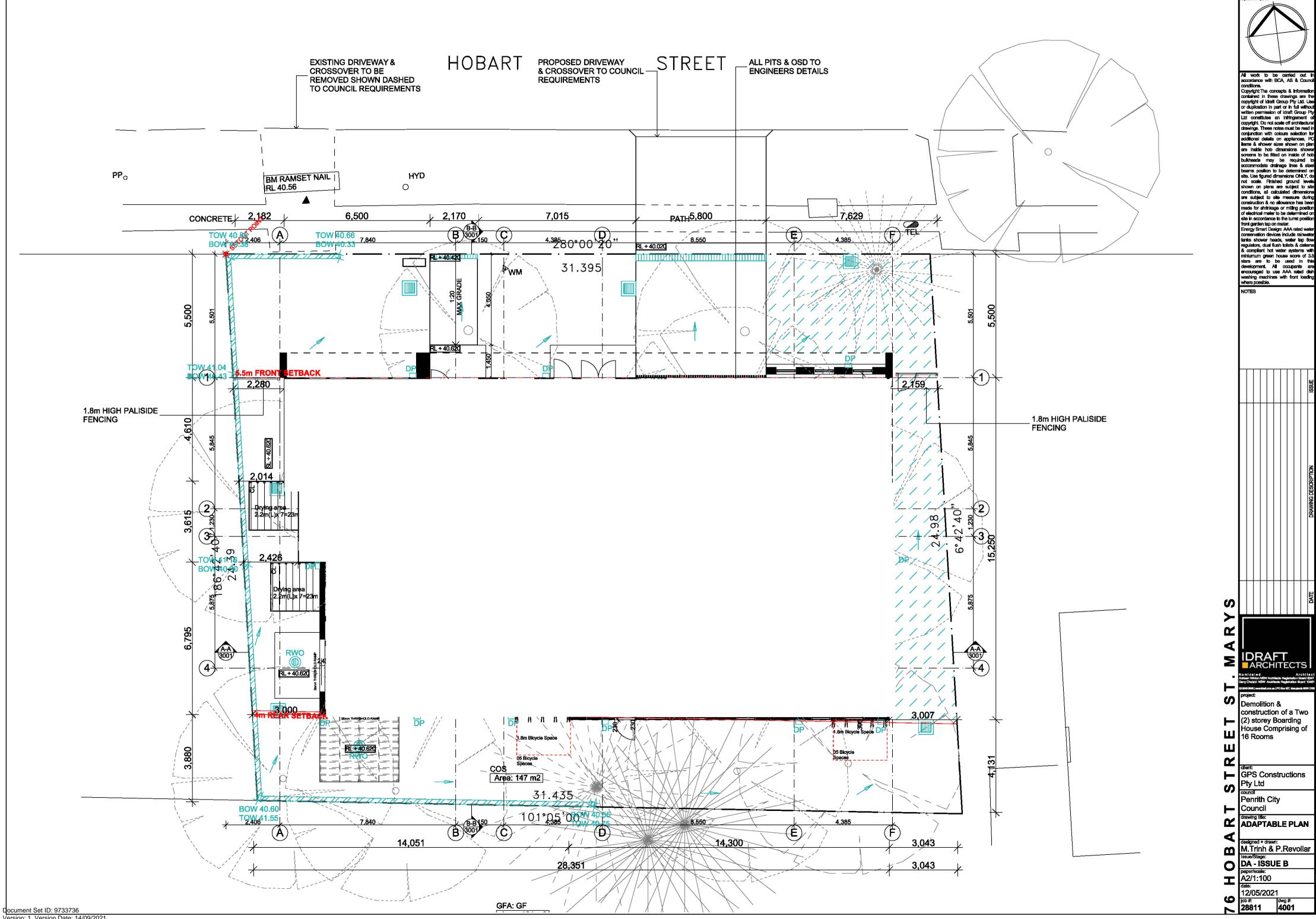
COLORBOND MONUMENT - WINDOW/DOOR FRAMES, WINDOW HOODS, ALUMINIUM LOUVRES & AWNING

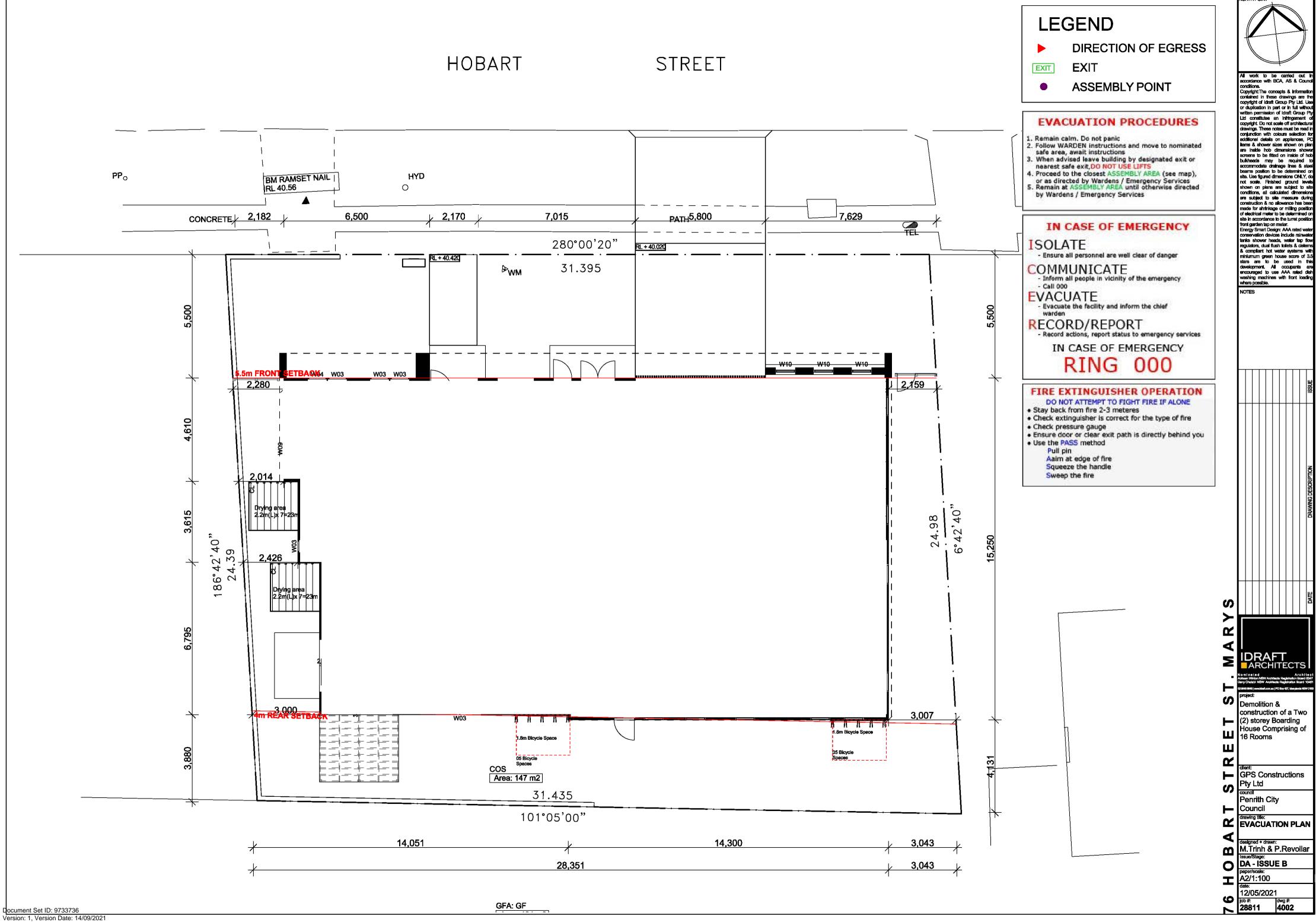


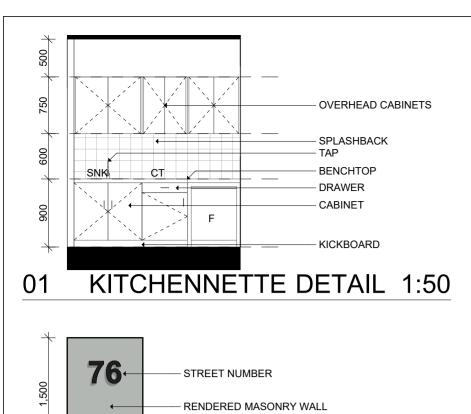
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