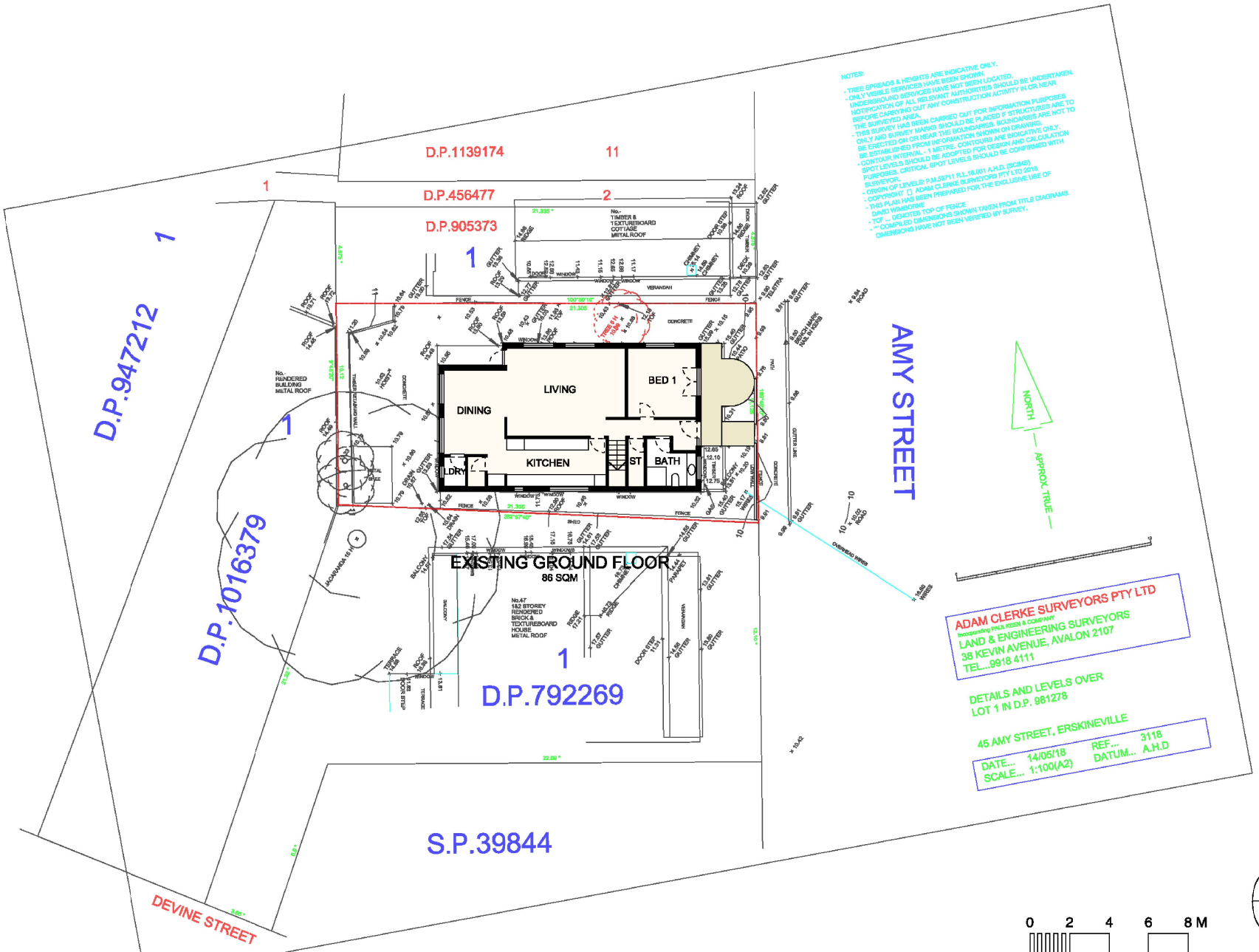
Attachment B

Selected Drawings



CRACKNELL & LONERGAN ARCHITECTS PTY LTD
ABN 55 100 940 501
Nominated Architect: Peter J Lonergan
NSW Architects Registration No. 5983
156A CHURCH STREET
NEWTOWN NSW 2042
PHONE +61 2 95501224
email@cracknelllonergan.com.au

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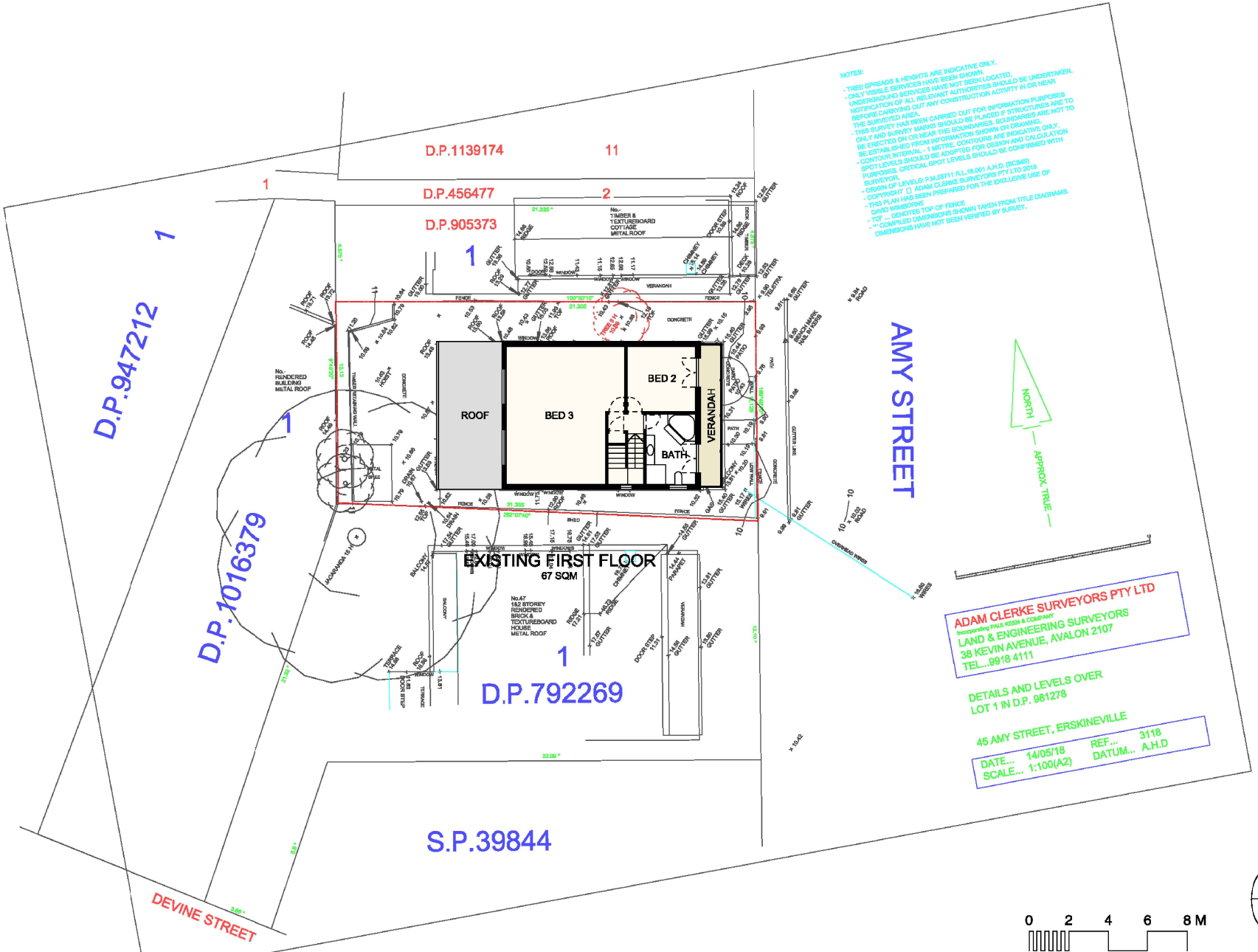
22/08/19	DA-C DA AMENDMENT	19/12/19	DA-H DA AMENDMENT (RESPONCE TO COUNCILS EMAIL 19/12/99)
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	EXISTING GROUND FLOOR PLAN
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 001
ISSUE H



65

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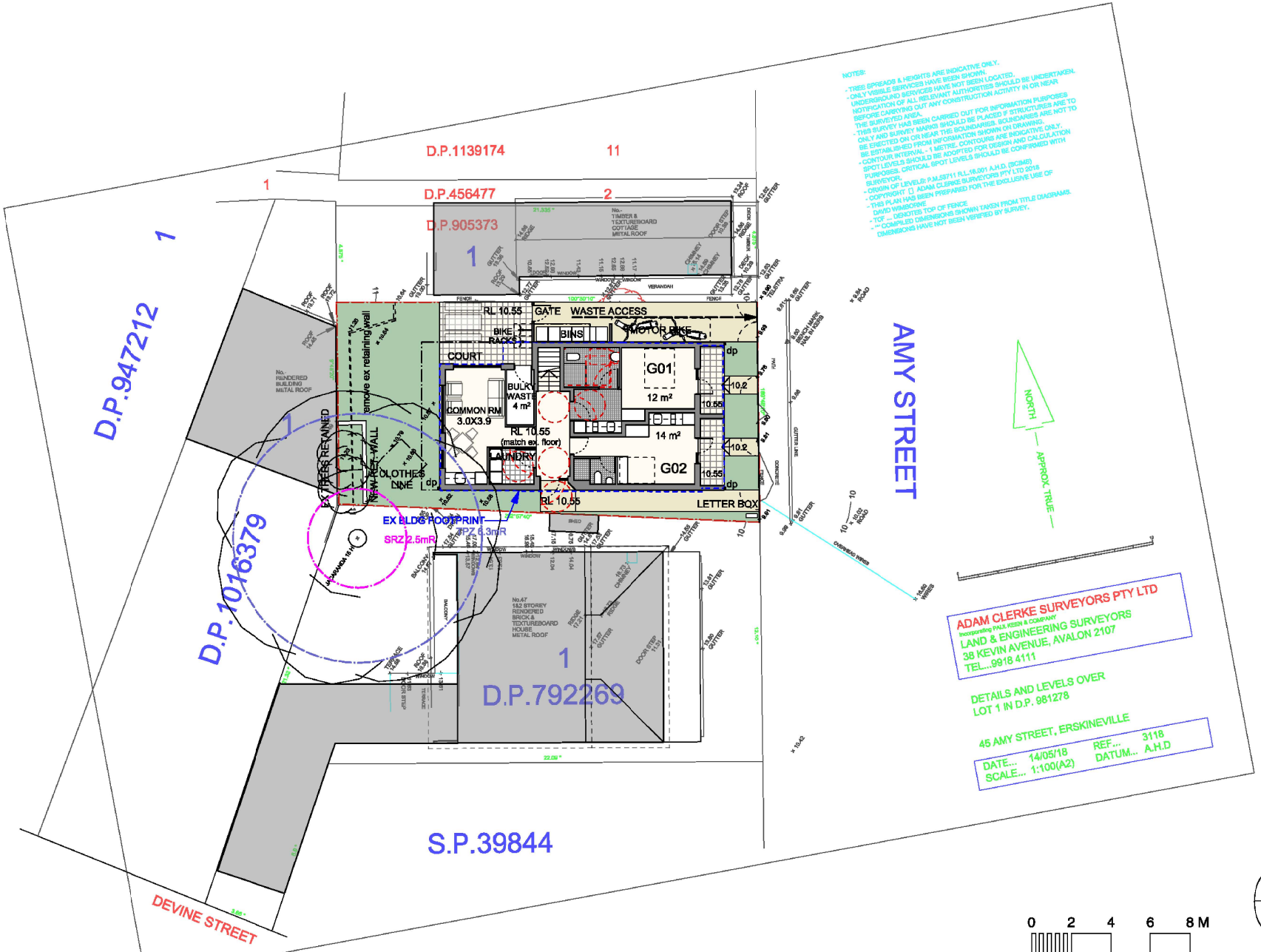
22/08/19	DA-C DA AMENDMENT	19/12/19	DA-H DA AMENDMENT (RESPONCE TO COUNCILS EMAIL 19/12/99)	PROJECT	ARHSEPP (new generation boarding house)
08/11/19	DA-D DA AMENDMENT			ADDRESS	45 AMY STREET ERSKINEVILLE
13/12/19	DA-E DA AMENDMENT			CLIENT	MR DAVID J WIMBORNE
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)			SCALE	1:200 @ A3, 1:100 @ A1
				DATE	MAY/2018

DA 002

ISSUE H



99

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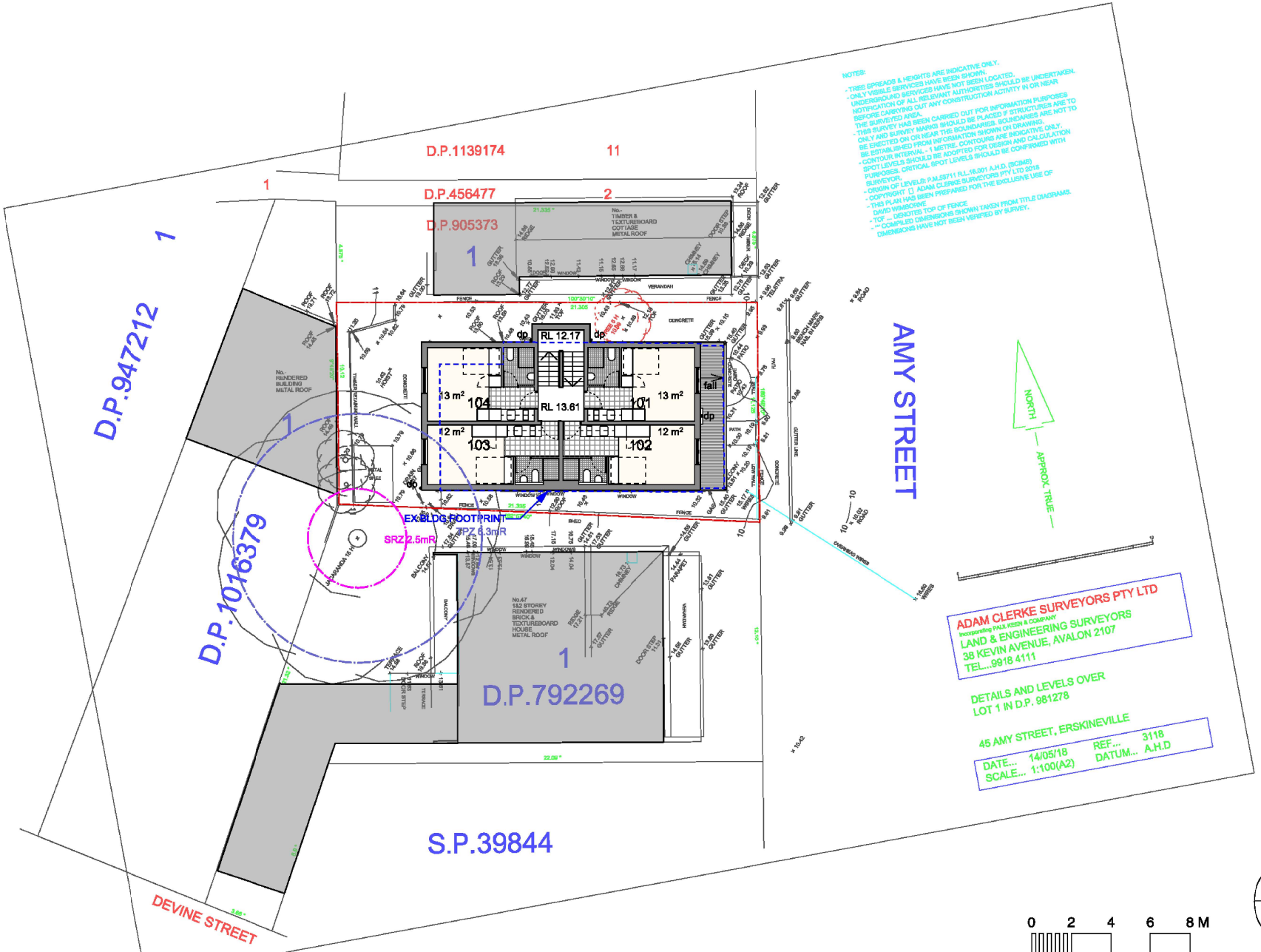
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	GROUND FLOOR PLAN
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 101

ISSUE H



67

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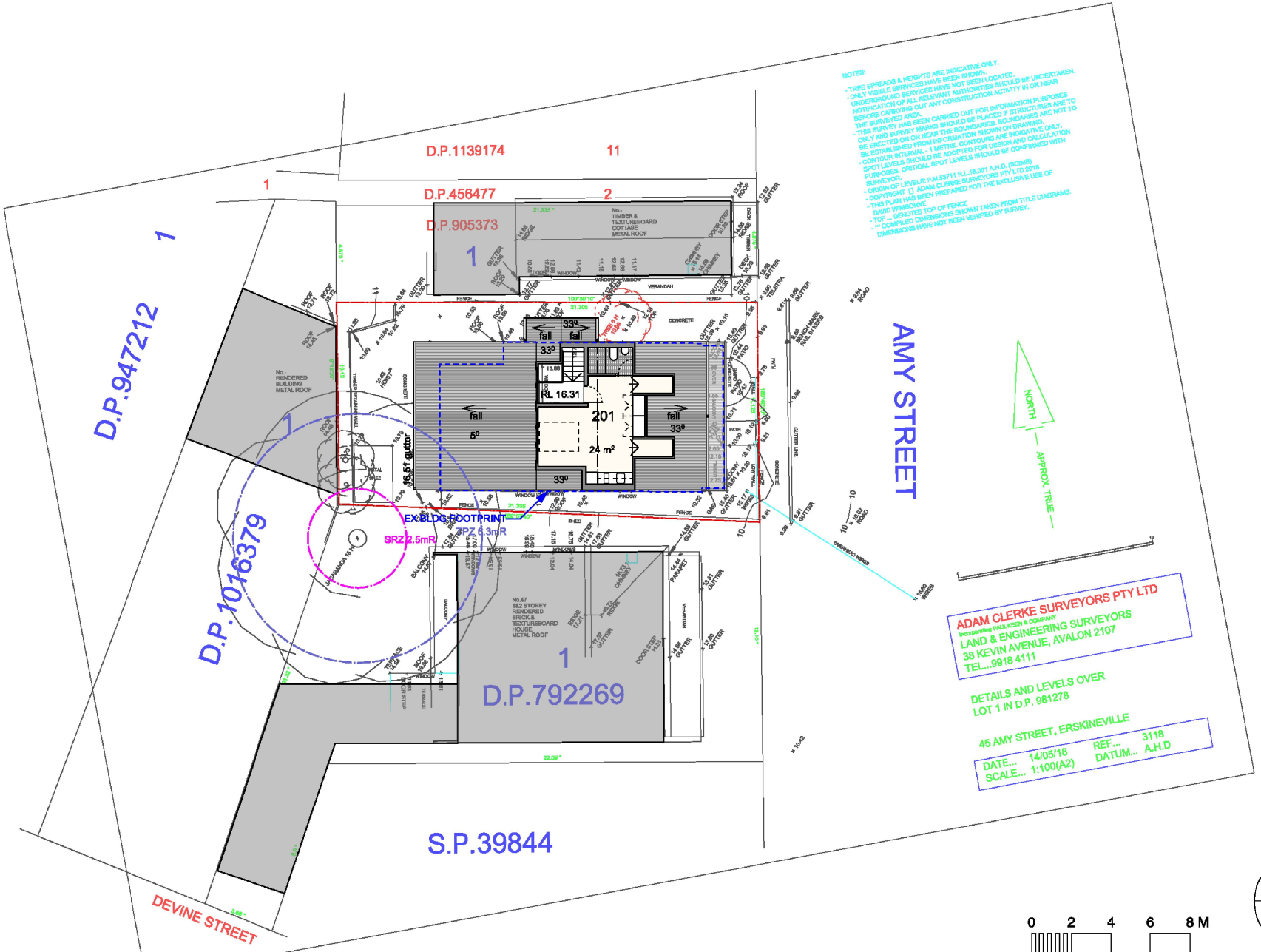
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	FIRST FLOOR PLAN
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 102

ISSUE H



89

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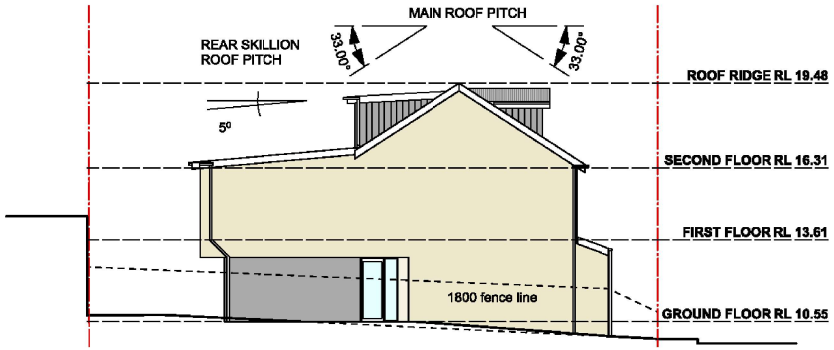
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

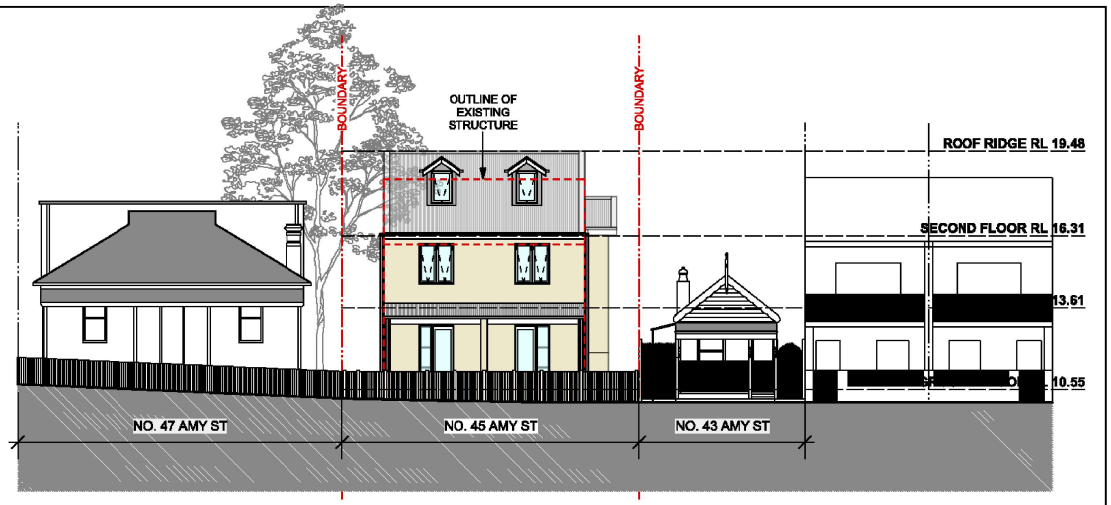
TITLE	SECOND FLOOR PLAN
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 103

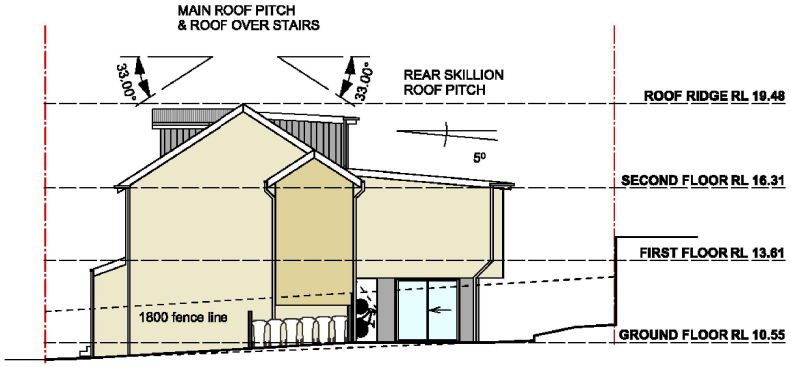
ISSUE H



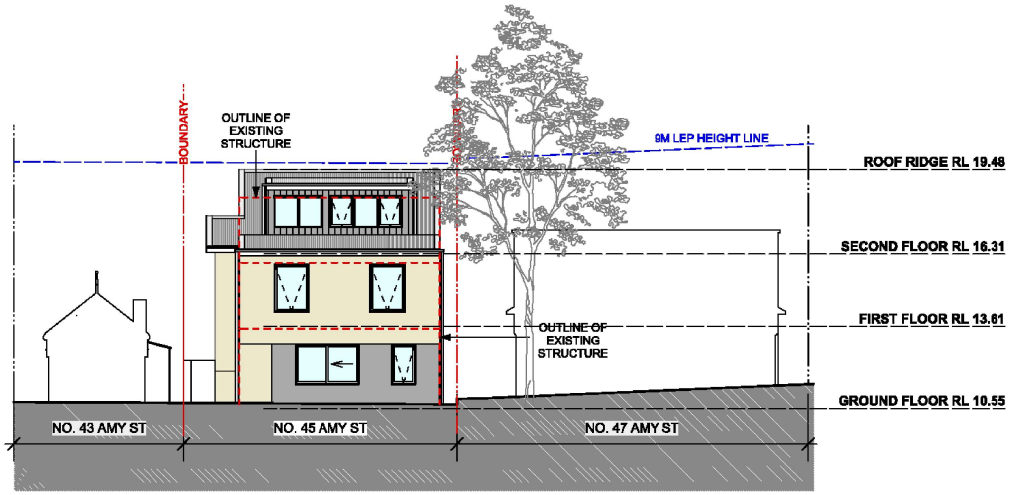
SOUTHERN ELEVATION



EASTERN ELEVATION (AMY STREET)



NORTHERN ELEVATION



WESTERN ELEVATION (REAR)

0 2 4 6 8 M

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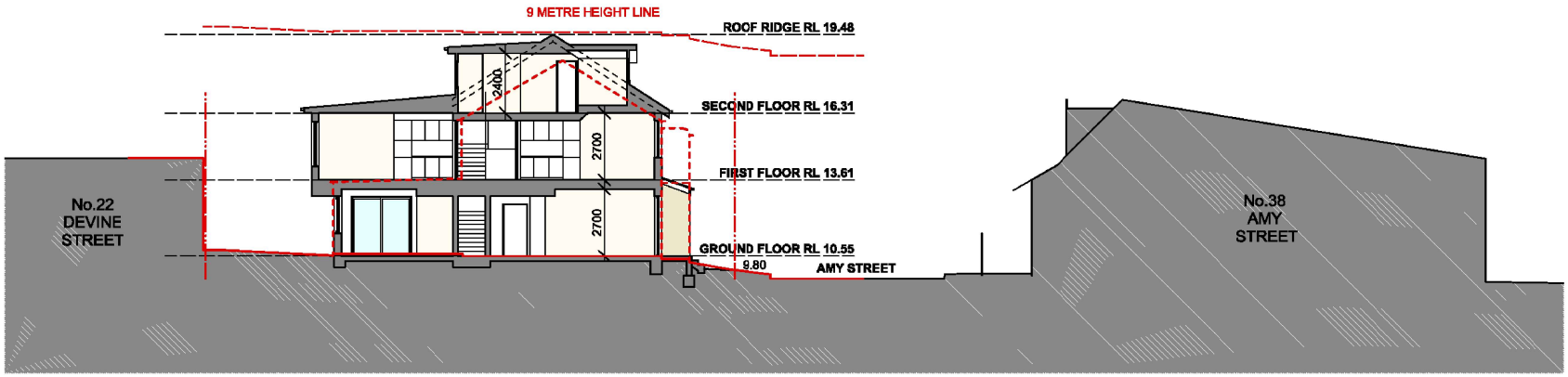
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	ELEVATIONS
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 201

ISSUE H



LONG SECTION

SHORT SECTION

0 2 4 6 8 M

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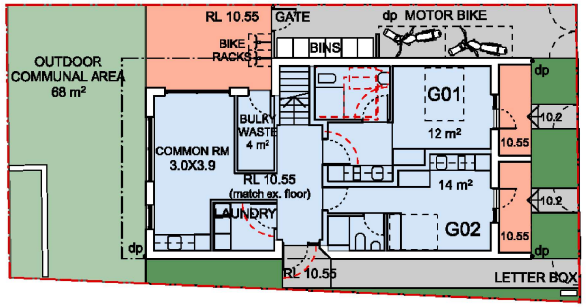
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

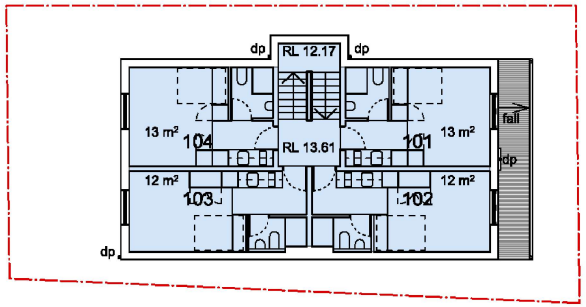
TITLE	SECTIONS
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 301

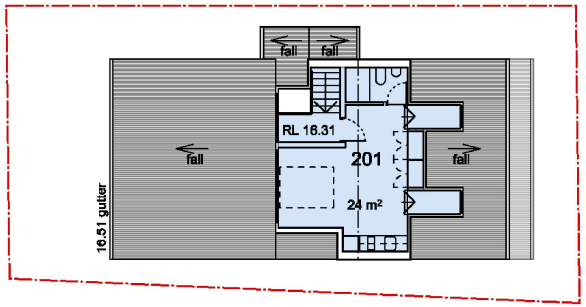
ISSUE H



GROUND FLOOR PLAN

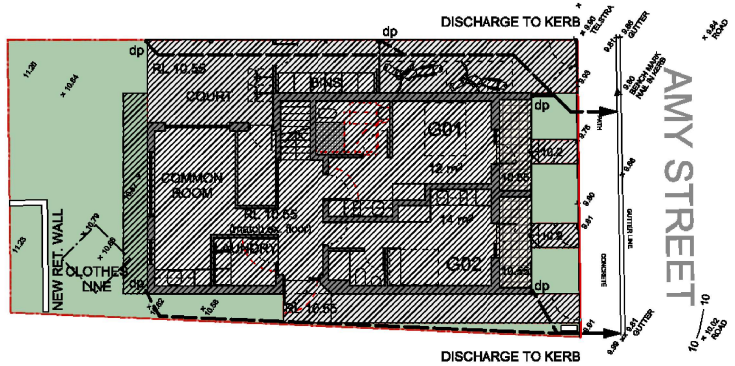


FIRST FLOOR PLAN



ATTIC FLOOR PLAN

71



PROPOSED DRAINAGE PLAN

EXISTING HARD SURFACE (INCL.ROOF) = 162 m²

EXISTING PERMIABLE SURFACE (GARDEN) = 72 m²

SUMMARY AREA CALCULATIONS

Balcony/Terrace = 23.07 m²

Hard Surface = 38.89 m²

Deep Soil & Landscaped Area = 71.56 m²

Total Landscaped Area = 133.52 m² (58.75%)

Total Gross Floor Area = 210.75 m²

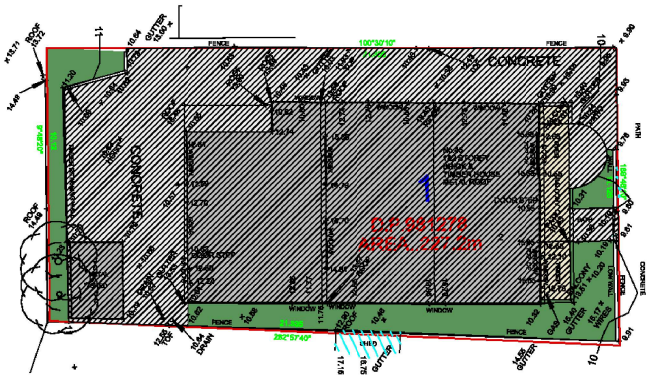
Site Area = 227.25 m²

FSR = 0.93:1

PERMISSIBLE FSR = 1.25:1(284.06m²)

WITH SEPPARH BONUS FSR 1.75:1(397.69m²)

ROOM TYPE	ROOM SIZE	ROOMS	OCCUPANT	P.O.S	NOTE
ADAPTABLE	12 m2	G01	1	4 m2	EASTERN ASPECT
TYPE 1 EAST	14 m2	GO2	2	4 m2	EASTERN ASPECT
TYPE 2 EAST	13 m2	101	1		EASTERN ASPECT
TYPE 3 EAST	12 m2	102	1		EASTERN ASPECT
TYPE 2 WEST	13 m2	103	1		WESTERN ASPECT
TYPE 3 WEST	12 m2	104	1		WESTERN ASPECT
ATTIC	24 m2	201	2		WEST & EAST ASPECT
COMMON RM	17.5 m2		NA		NORTH WESTERN
TOTAL			8		



EXISTING SURFACE CONDITION

EXISTING HARD SURFACE (INCL.ROOF) = 190 m²

EXISTING PERMIABLE SURFACE (GARDEN) = 34 m²

0 2 4 6 8 M

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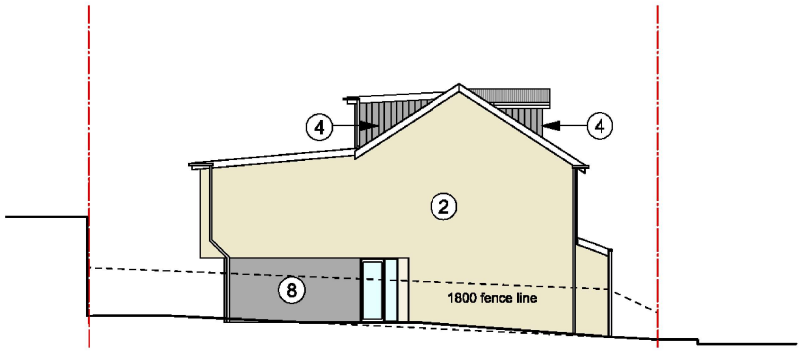
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

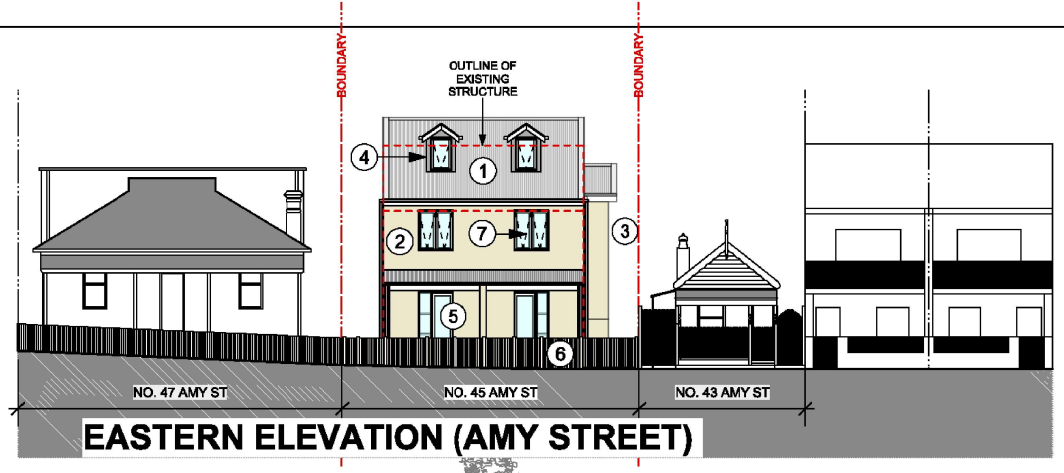
TITLE	AREAS SCHEDULE & DRAINAGE PLAN
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 401

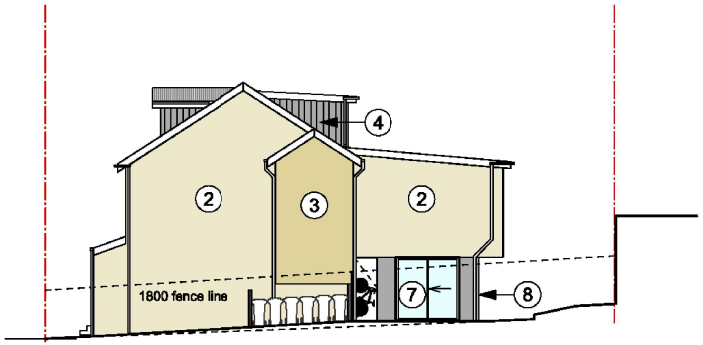
ISSUE H



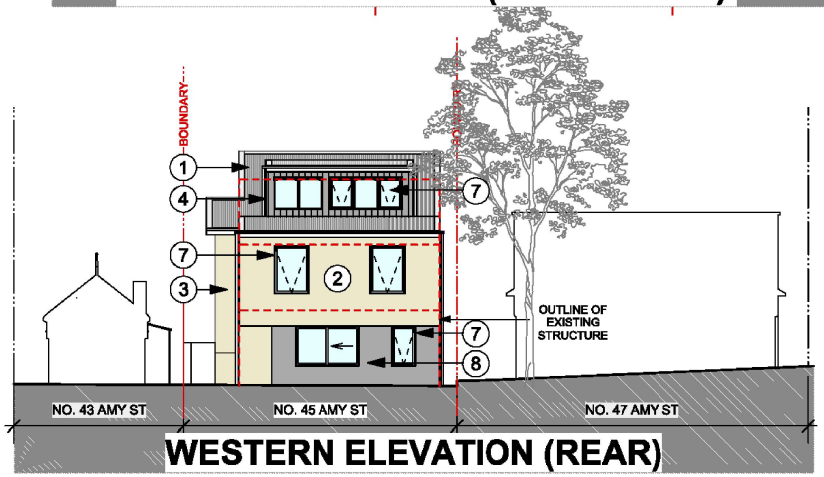
SOUTHERN ELEVATION



EASTERN ELEVATION (AMY STREET)

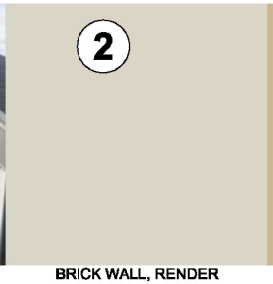


NORTHERN ELEVATION

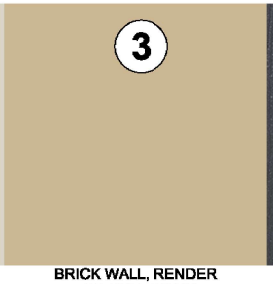


WESTERN ELEVATION (REAR)

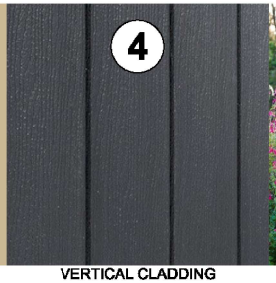
COLORBOND CORRUGATED
METAL ROOF
C23 WOODLAND GREY



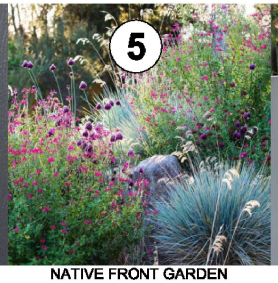
BRICK WALL, RENDER
COLOUR DULUX
LIMED WHITE W A168



BRICK WALL, RENDER
COLOUR DULUX
BALSA STONE A188



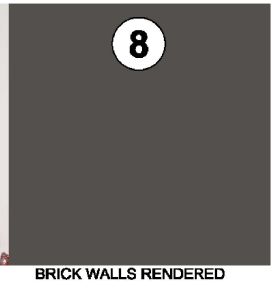
VERTICAL CLADDING
DORMER WINDOWS
"AXON" BY JAMES HARDIE
DULUX "WAYWARD GREY" SG6B8



NATIVE FRONT GARDEN

TIMBER PICKET FENCE

ALUMINIUM WINDOW & DOORS
POWDER COAT BY DURALLOY
"MONUMENT" SATIN 2729067S
(ALL GLAZING TO BE CLEAR)



BRICK WALLS RENDERED
@ REAR BASE OF BUILDING
DULUX "WAYWARD GREY" SG6B8

0 2 4 6 8 M

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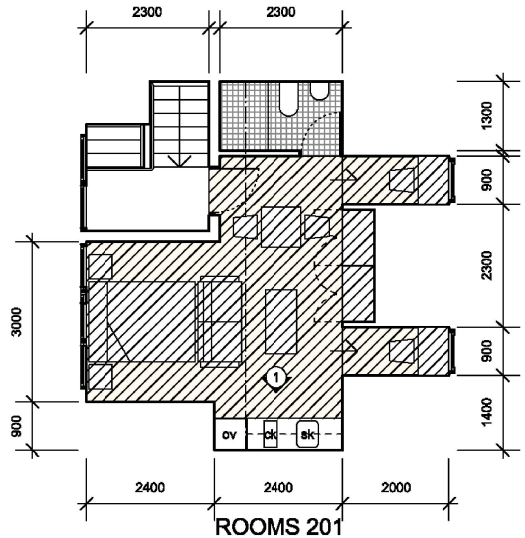
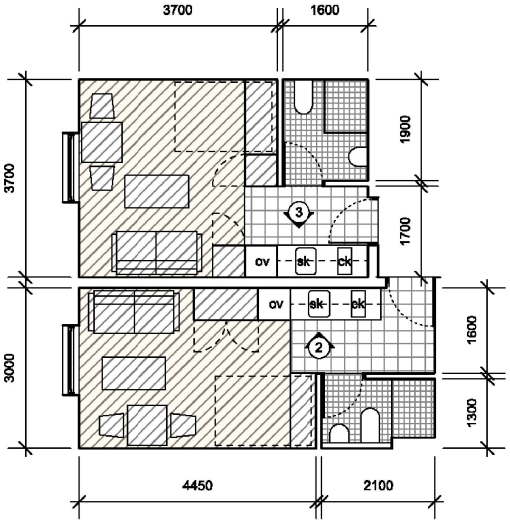
TITLE	MATERIALS & FINISHES
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:200 @ A3, 1:100 @ A1
DATE	MAY/2018

DA 501
ISSUE H



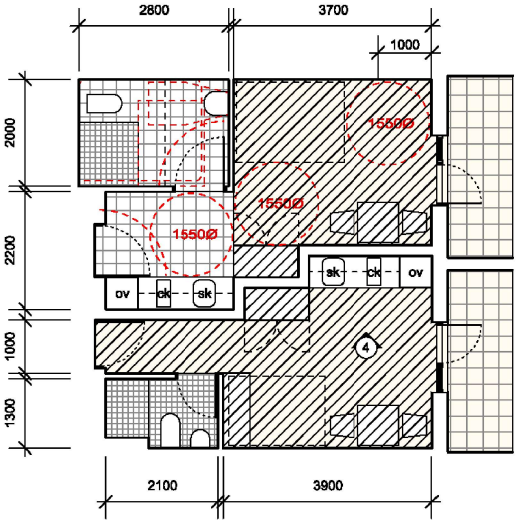
ROOMS 201

ROOM SIZE = 12.7 m²
HATCHED AREA
INDICATES ROOM
SIZE PER SEPPARH
DEFINITION



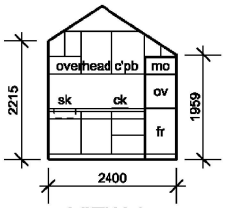
ROOMS 103 &104
101 & 102 (mirrored)

ROOM SIZE = 12.3 m²
HATCHED AREA
INDICATES ROOM
SIZE PER SEPPARH
DEFINITION



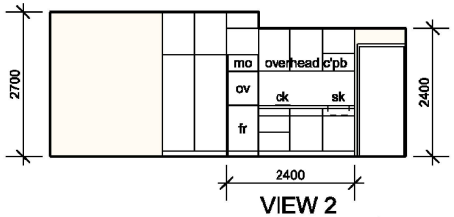
ROOMS 01 &02

ROOM SIZE = 23.8 m²
HATCHED AREA
INDICATES ROOM
SIZE PER SEPPARH
DEFINITION

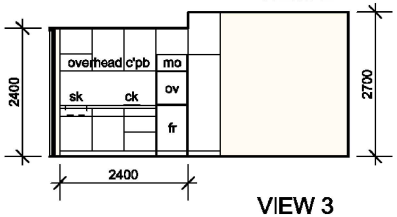


VIEW 1

ROOM SIZE = 12.2 m²
HATCHED AREA
INDICATES ROOM
SIZE PER SEPPARH
DEFINITION

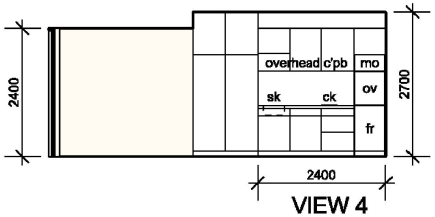


VIEW 2

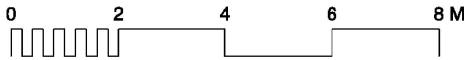


VIEW 3

ROOM SIZE = 14 m²
HATCHED AREA
INDICATES ROOM
SIZE PER SEPPARH
DEFINITION



VIEW 4



CRACKNELL & LONERGAN ARCHITECTS PTY LTD
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NOTES:

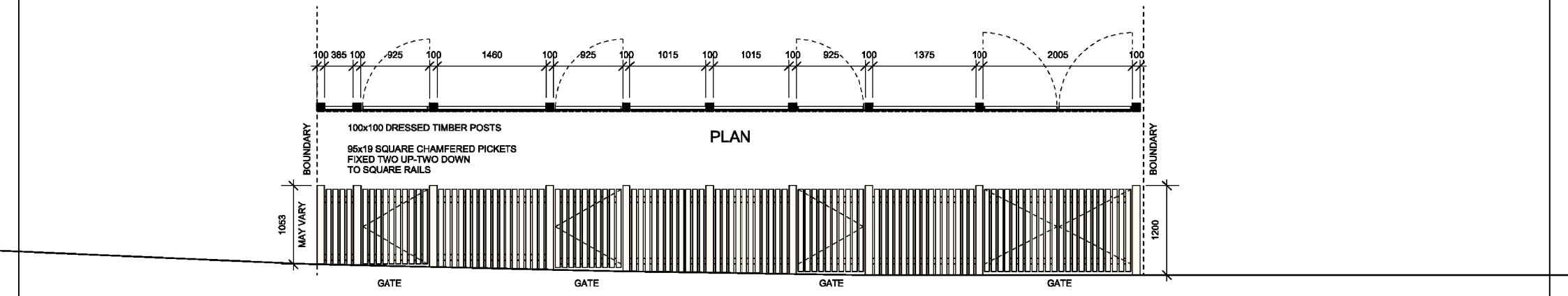
- FOR DA PURPOSES ONLY.
- NOT FOR CONSTRUCTION

- Drawings to be read in conjunction with other Consultants drawings and reports.
- All survey information and proposed building and finished surface levels shown are based on levels obtained from Surveyors drawing.

DATE	ISSUE / REVISION	DATE	ISSUE / REVISION
01/07/19	DA-B DEVELOPMENT APPLICATION	17/12/19	DA-G DA AMENDMENT (RESPONCE TO COUNCILS EMAIL)
22/08/19	DA-C DA AMENDMENT	19/12/19	DA-H DA AMENDMENT (RESPONCE TO COUNCILS EMAIL 19/12/99)
08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	DETAILED ROOM PLANS
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:100 @ A3, 1:50 @ A1
DATE	MAY/2018

DA 502
ISSUE H



ELEVATION

0 1 2 3 4 M

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08/11/19	DA-D DA AMENDMENT		
13/12/19	DA-E DA AMENDMENT		
16/12/19	DA-F DA AMENDMENT (ROOF PITCH NOTED)		

TITLE	PICKET FENCE DETAIL
PROJECT	ARHSEPP (new generation boarding house)
ADDRESS	45 AMY STREET ERSKINEVILLE
CLIENT	MR DAVID J WIMBORNE
SCALE	1:100 @ A3, 1:50 @ A1
DATE	MAY/2018

DA 601
ISSUE H