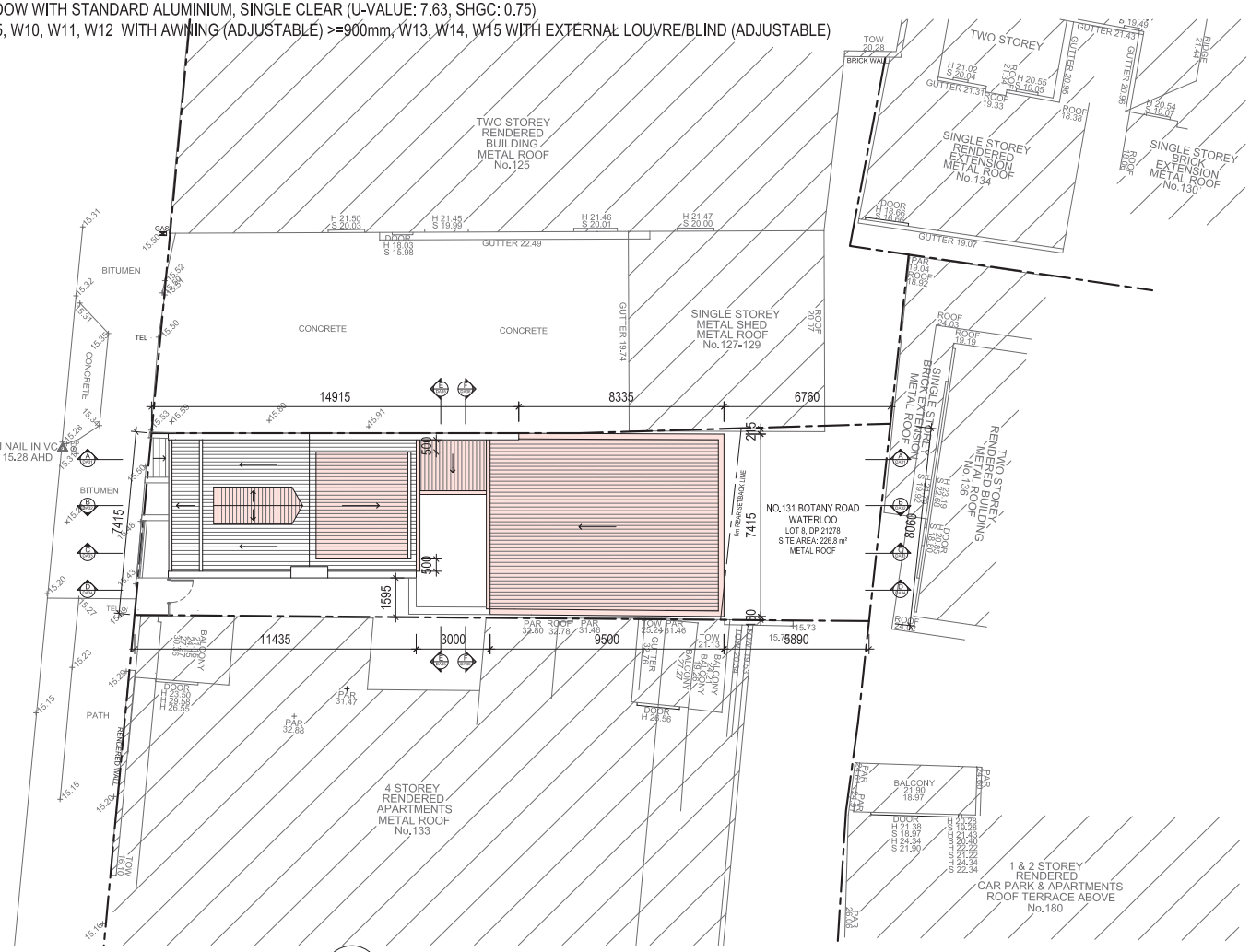
Attachment B

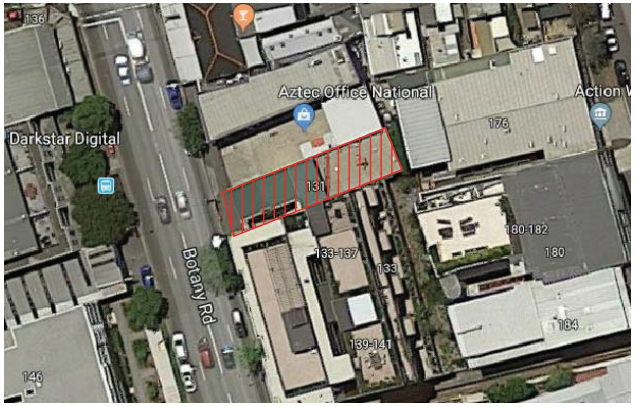
Selected Drawings

BASIX NOTE:

- MUST INSTALL SOLAR (GAS-BOOSTED) SYSTEM THAT IS ELIGIBLE TO CREATE RENEWABLE ENERGY CERTIFICATE UNDER THE (COMMONWEALTH) RENEWABLE ENERGY (ELECTRICITY) REGULATIONS 2001 (INCORPORATING AMENDMENT REGULATIONS 2005 (NO.2)).
- MUST INSTALL MIN.40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LED LAMPS.
- MUST ENSURE NEW OR ALTERED SHOWERHEADS, TOILETS AND TAPS TO MIN. 3 STAR WATER RATING.
- CONCRETE SLAB ON GROUND FLOOR: INSULATION NOT REQUIRED
- FLOOR ABOVE EXISTING DWELLING OR BUILDING: INSULATION NOT REQUIRED
- EXTERNAL WALL: CAVITY BRICK: INSULATION NOT REQUIRED
- EXTERNAL WALL: OTHER/UNDECIDED: MIN. R1.70 INSULATION
- FLAT CEILING, PITCHED ROOF: CEILING: MIN. R2.5 INSULATION, ROOF: FOIL/SARKING, MEDIUM (SOLAR ABSORPTANCE 0.475-0.70)
- RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED, CEILING WITH MIN. R2.5 INSULATION, ROOF: FOIL/SARKING, MEDIUM (SOLAR ABSORPTANCE 0.475-0.70)
- ALL WINDOW WITH STANDARD ALUMINIUM, SINGLE CLEAR (U-VALUE: 7.63, SHGC: 0.75)
- W04, W05, W10, W11, W12 WITH AWNING (ADJUSTABLE) >=900mm, W13, W14, W15 WITH EXTERNAL LOUVRE/BLIND (ADJUSTABLE)



2 SITE PLAN
1:200 @ A3



1 LOCATION PLAN
NTS @ A3

SCHEDULE OF COMPLIANCE

SITE AREA: 226.8m²

GROUND FLOOR AREA: 110.2m²
FIRST FLOOR AREA: 111.2m²
ATTIC FLOOR AREA: 26.7m²
TOTAL GFA: 248.1m²

ITEM	DCP PERMISSIBLE	PROVIDED	COMPLIANCE
FSR	1.5 + BONUS 0.5 = 2 : 1 = 453.6m²	248.1m² = 1.09 : 1	YES
BUILDING HEIGHT	15m	10.3m (KEEP EXISTING)	YES
ROOM SIZE	Min 12 + 2.9 = 14.9m² (SINGLE WITH ENSUITE)	Min 21.4m²	YES
ROOM SIZE	Min 12 + 2.9 + 2 = 16.9m² (SINGLE + ENSUITE + KITCHENETTE)	Min 17.2m²	YES
ROOM SIZE	Min 16 + 2.9 + 2 + 1.1 = 22m² (DOUBLE + ENSUITE + LAUNDRY + KITCHENTTE)	35.5m²	YES
COMMUNAL LIVING	1.25m² X 7 OCCUPANT = 8.75m²	14.2m²	YES
COMMUNAL KITCHEN	1.2m² X 1 OCCUPANT = 1.2m²	8.4m²	YES
COMMUNAL OUTDOOR	Min 20m²	48.8m²	YES
BEDROOM WITH PRIVATE OPEN SPACE	Min 6 ROOMS X 30% = 1.8 ROOMS	2 ROOMS	YES
CARPARK	DCP: NOT REQUIRED SEPP: 0.5 X 11 = 5.5	NOT PROVIDED	ACCEPTABLE
BIKE / MOTORBIKE PARKING	SEPP: 7/5 = 1.4 (BIKE) 7/5 = 1.4 (MOTORBIKE)	3 (BIKE) NIL (MOTORBIKE)	ACCEPTABLE

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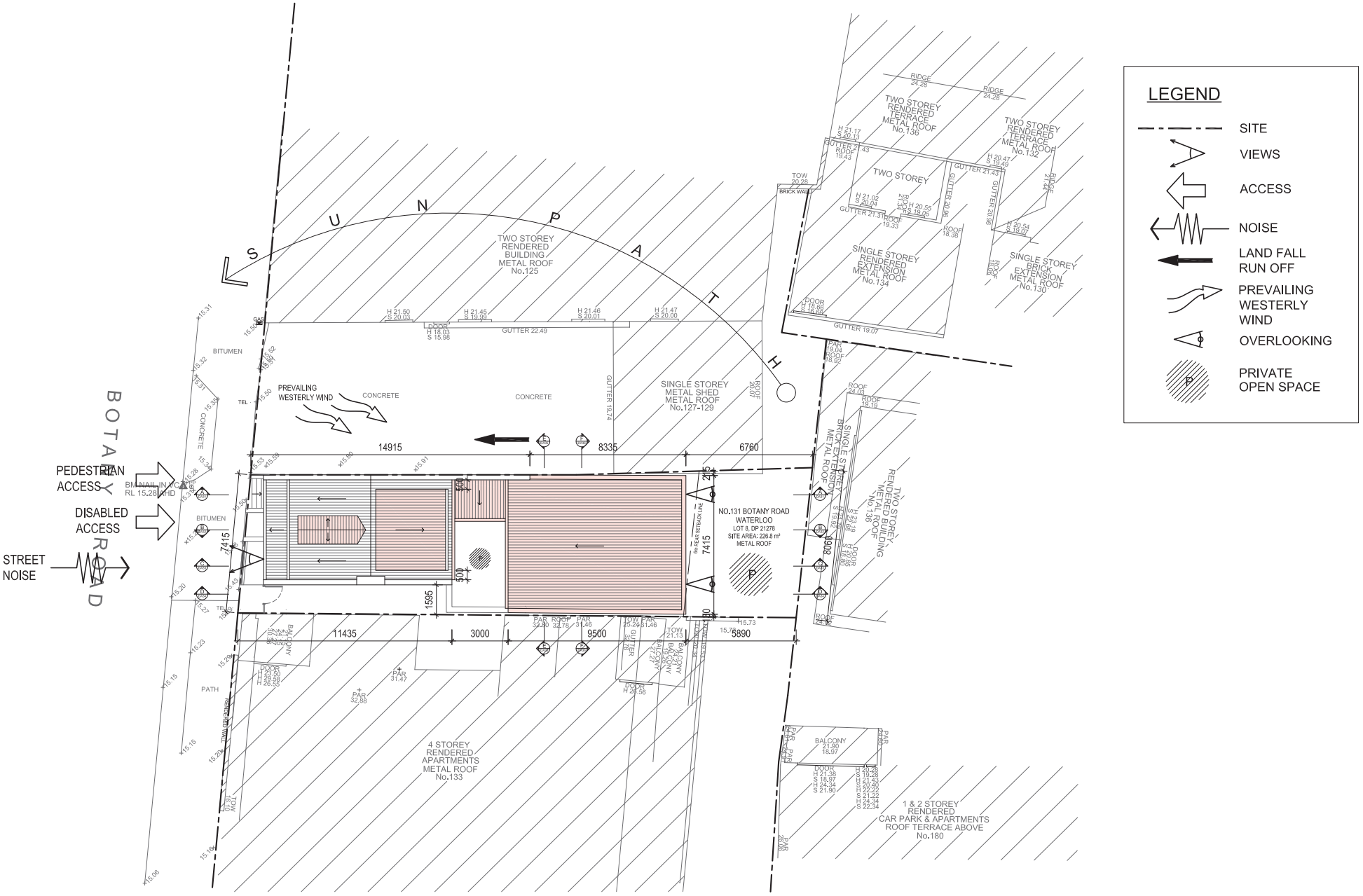
A	PRE-DA	PH	28.10.19				
B	DEVELOPMENT APPLICATION	PH	24.08.20				
C	DA AMENDMENT	PH	25.01.21				

N

PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT
ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: SITE PLAN
DRAWN BY: PH
CHECKED BY: PH
SCALE: 1 : 200 @ A3
DRAWING NUMBER: DA 01
ISSUE: C



1 SITE ANALYSIS PLAN
1:200 @ A3

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

TITLE: SITE ANALYSIS PLAN

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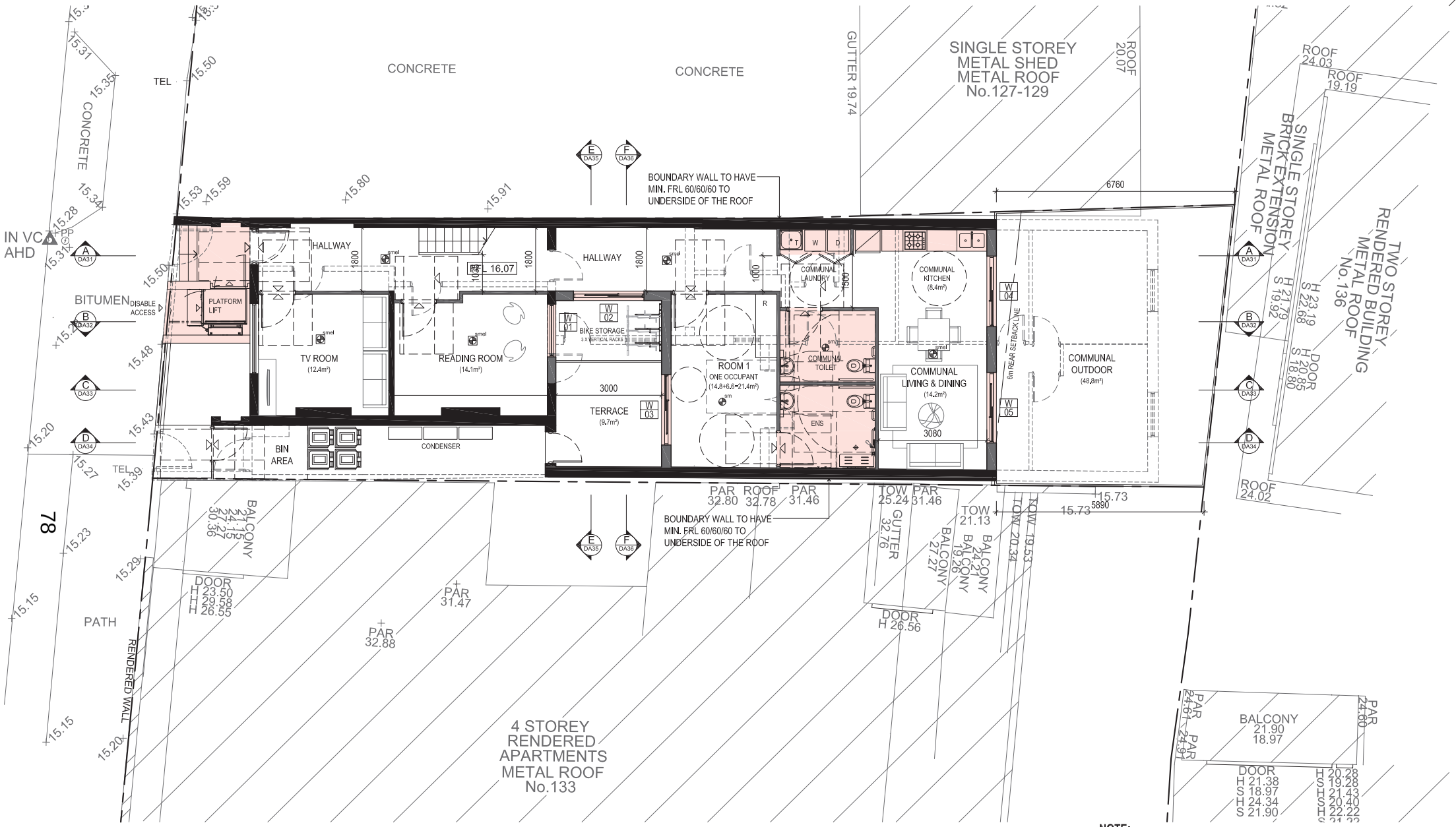
SCALE: 1 : 200 @ A3

DRAWING NUMBER: DA 02

ISSUE: C



EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

1 GROUND FLOOR PLAN
1:100 @ A3

sm INTERCONNECTED SMOKE ALARM (NCC 3.7.5.2(d))

smel SMOKE ALARM WITH EVACUATION LIGHTING (NCC 3.7.5.6(b)(i))

NOTE:
- ALL HINGE DOORS TO SANITARY FACILITIES TO HAVE LIFT OF HINGES
- BOUNDARY WALL TO HAVE MIN. FRL 60/60/60 TO UNDERSIDE OF THE ROOF

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

TITLE: GROUND FLOOR PLAN

DRAWN BY: PH
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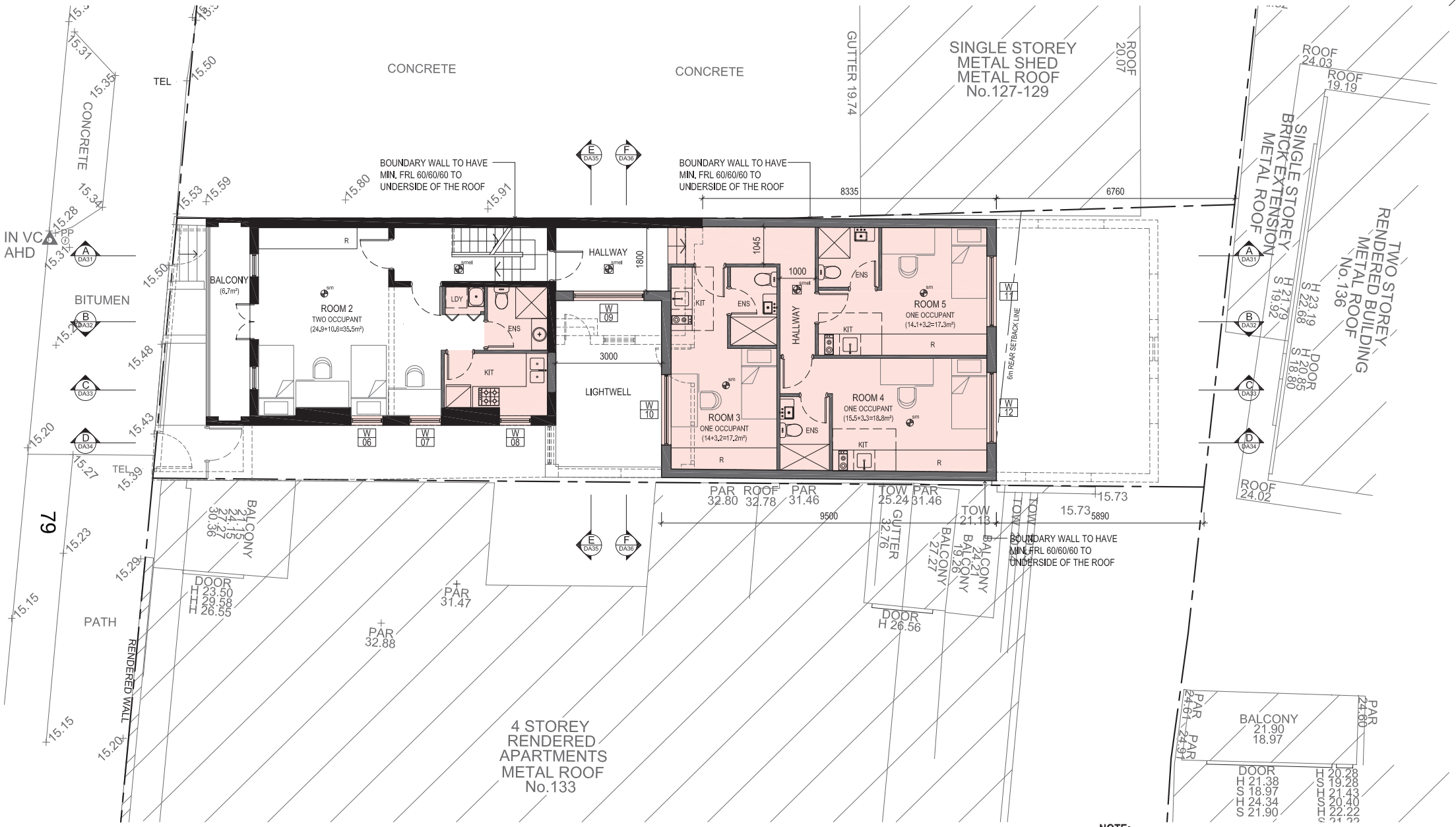
SCALE: 1 : 100 @ A3

DRAWING NUMBER: DA 11

ISSUE: C



EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

1 FIRST FLOOR PLAN
1:100 @ A3

sm INTERCONNECTED SMOKE ALARM (NCC 3.7.5.2(d))

smel SMOKE ALARM WITH EVACUATION LIGHTING (NCC 3.7.5.6(b)(i))

NOTE:
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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

TITLE: FIRST FLOOR PLAN

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SCALE: 1 : 100 @ A3

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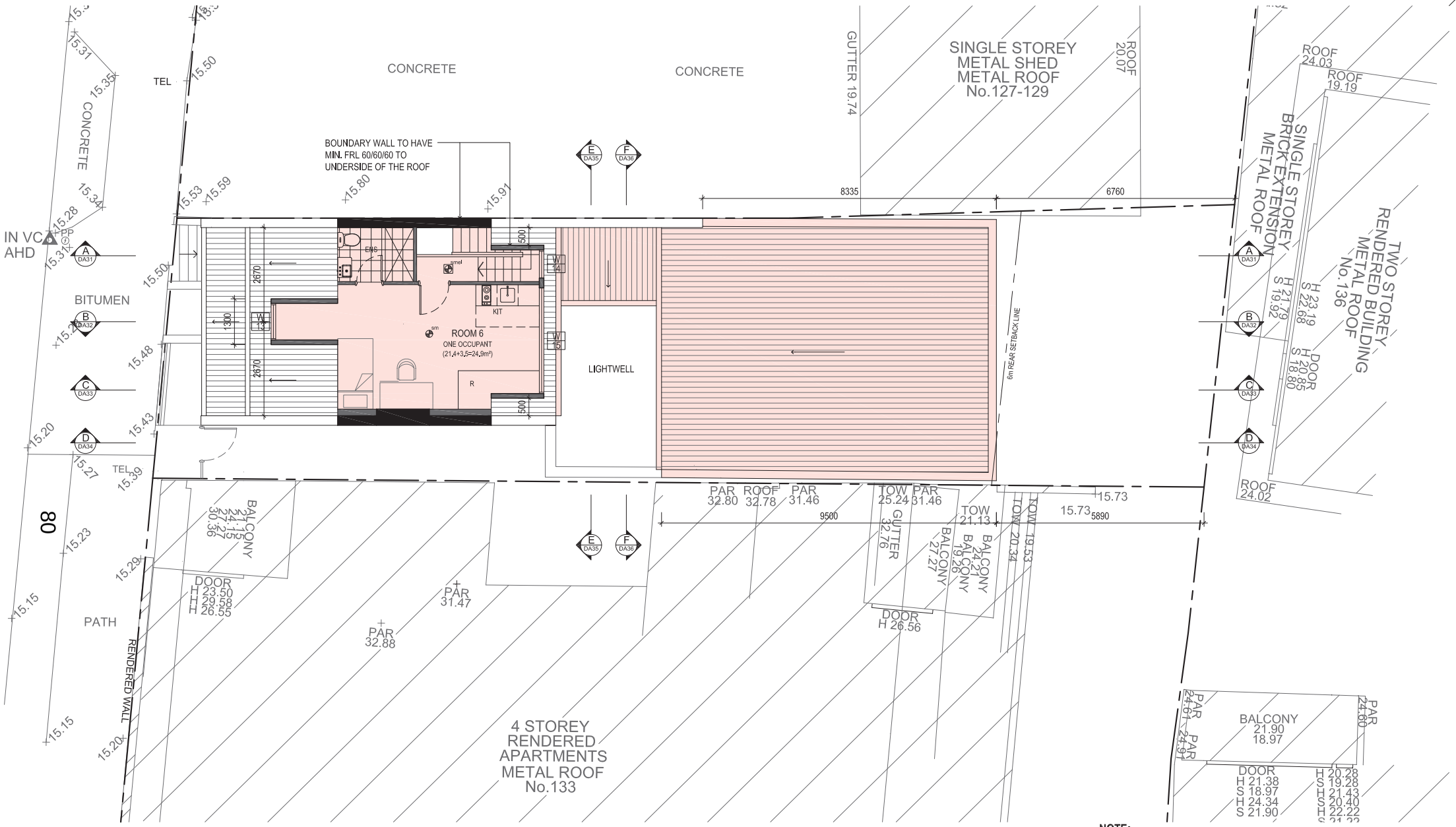
ISSUE: C



EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

1 ATTIC FLOOR PLAN
1:100 @ A3

sm INTERCONNECTED SMOKE ALARM (NCC 3.7.5.2(d))

smel SMOKE ALARM WITH EVACUATION LIGHTING (NCC 3.7.5.6(b)(i))

NOTE:
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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

TITLE: ATTIC FLOOR PLAN

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SCALE: 1 : 100 @ A3

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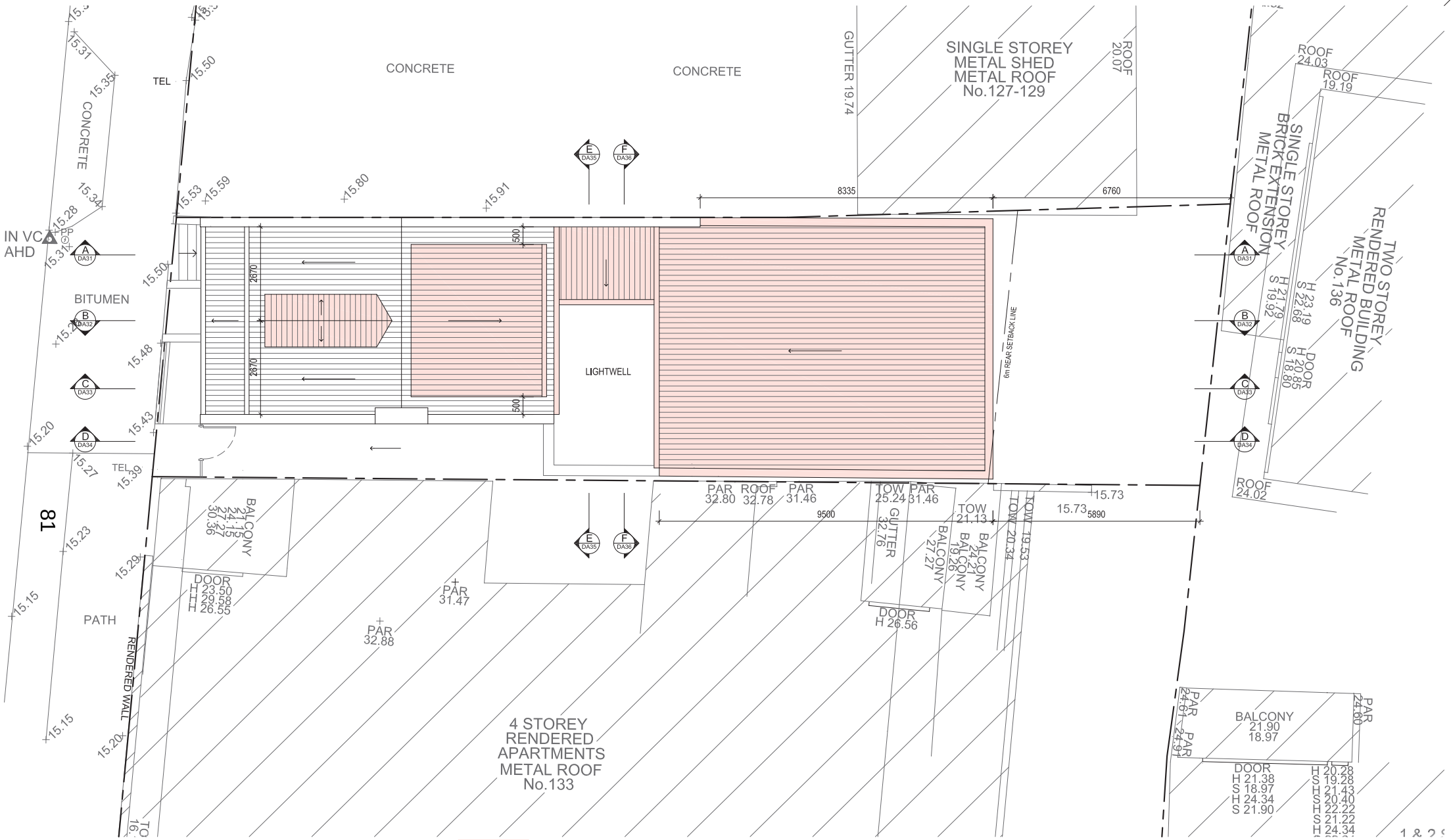
ISSUE: C



EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

1 ROOF PLAN
1:100 @ A3

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PROJECT NUMBER: 1720

CLIENT: IVY LIANG

TITLE: ROOF PLAN

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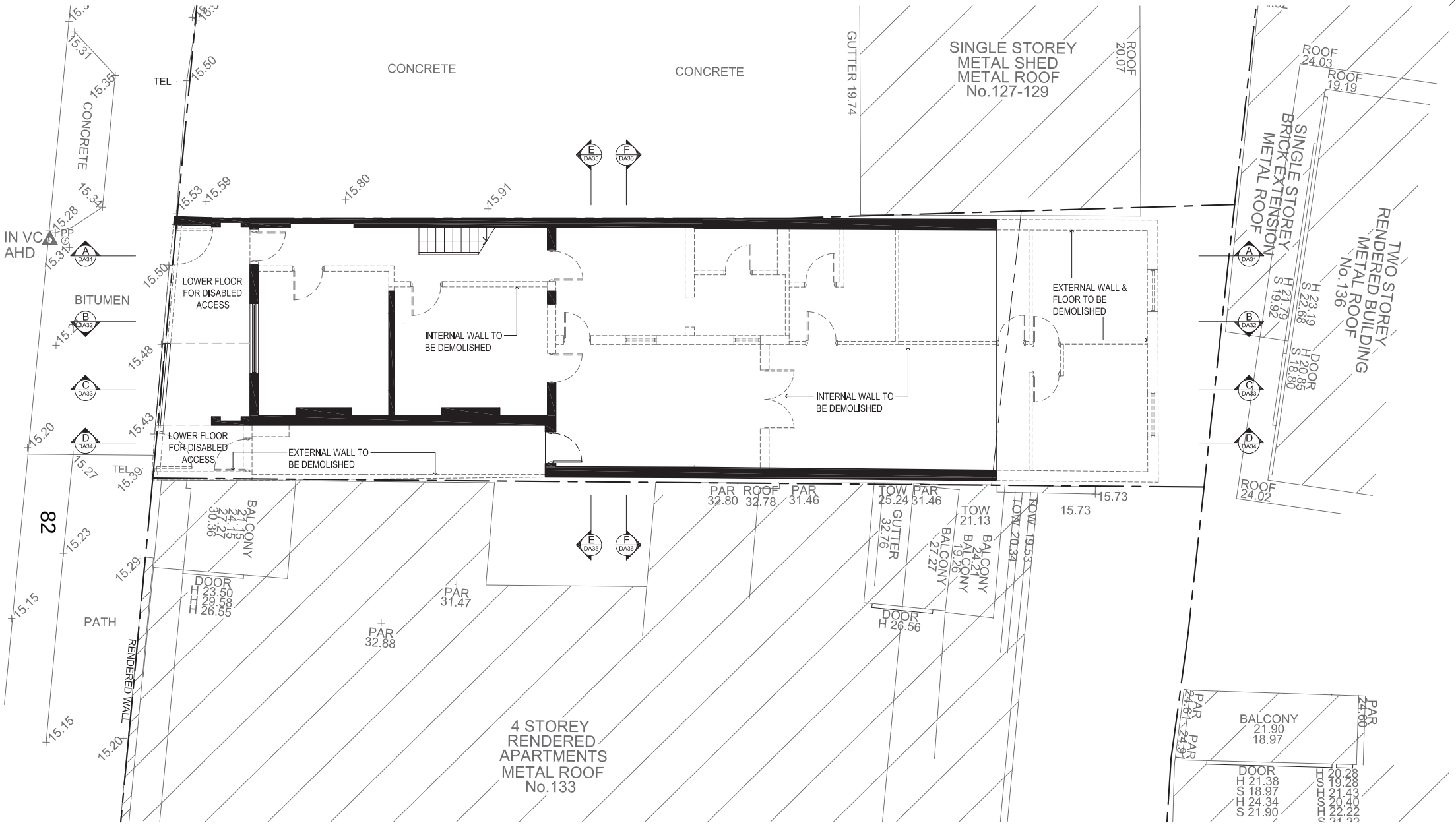

EXISTING STRUCTURE

DEMOLITION WORKS

1 GROUND FLOOR DEMOLITION PLAN
1:100 @ A3

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TITLE: GROUND FLOOR DEMOLITION PLAN
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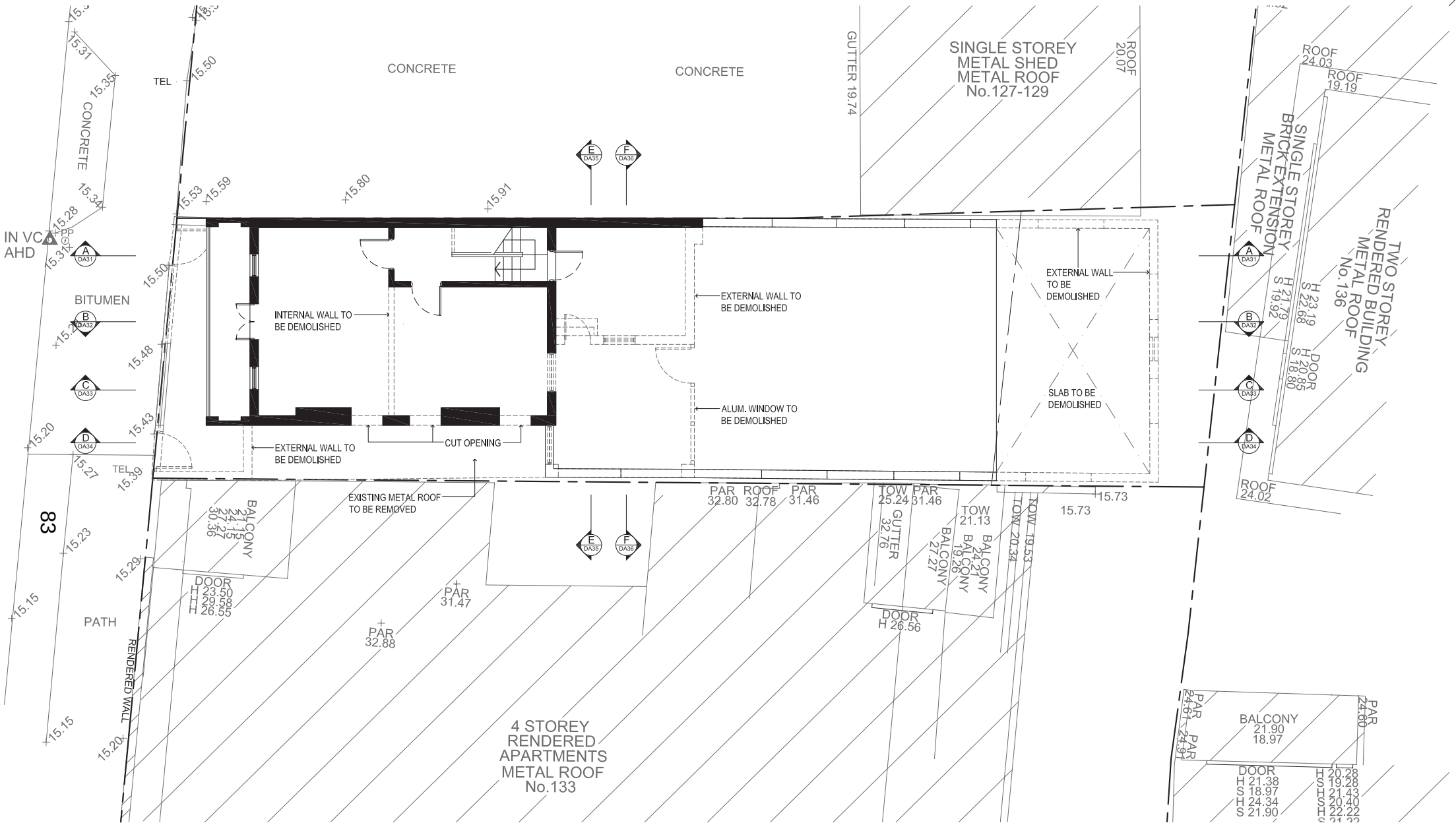
ISSUE: C



1 FIRST FLOOR DEMOLITION PLAN
1:100 @ A3

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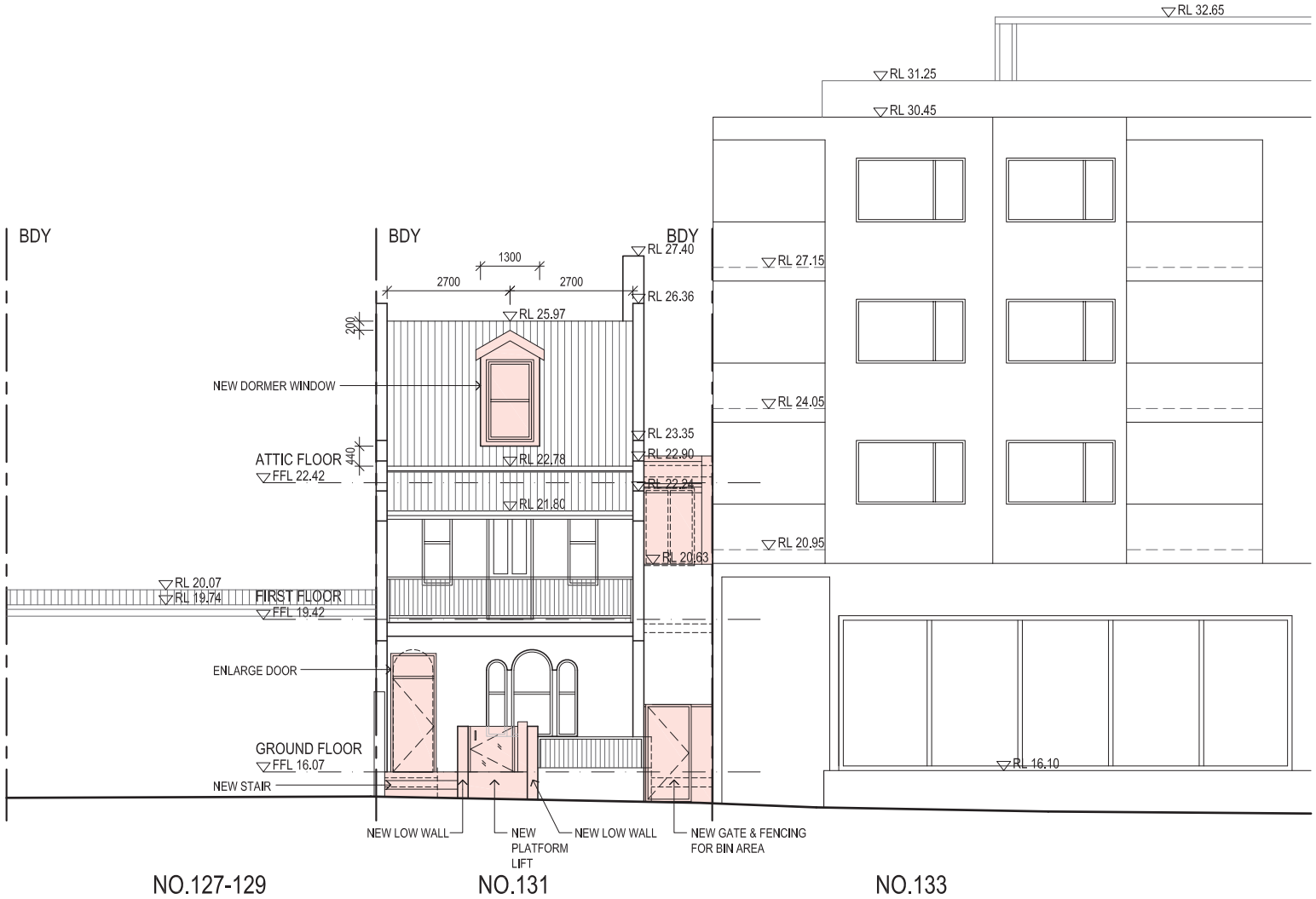

NEW WORKS

1 WEST ELEVATION
1:100 @ A3

84

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PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT
ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: WEST ELEVATION
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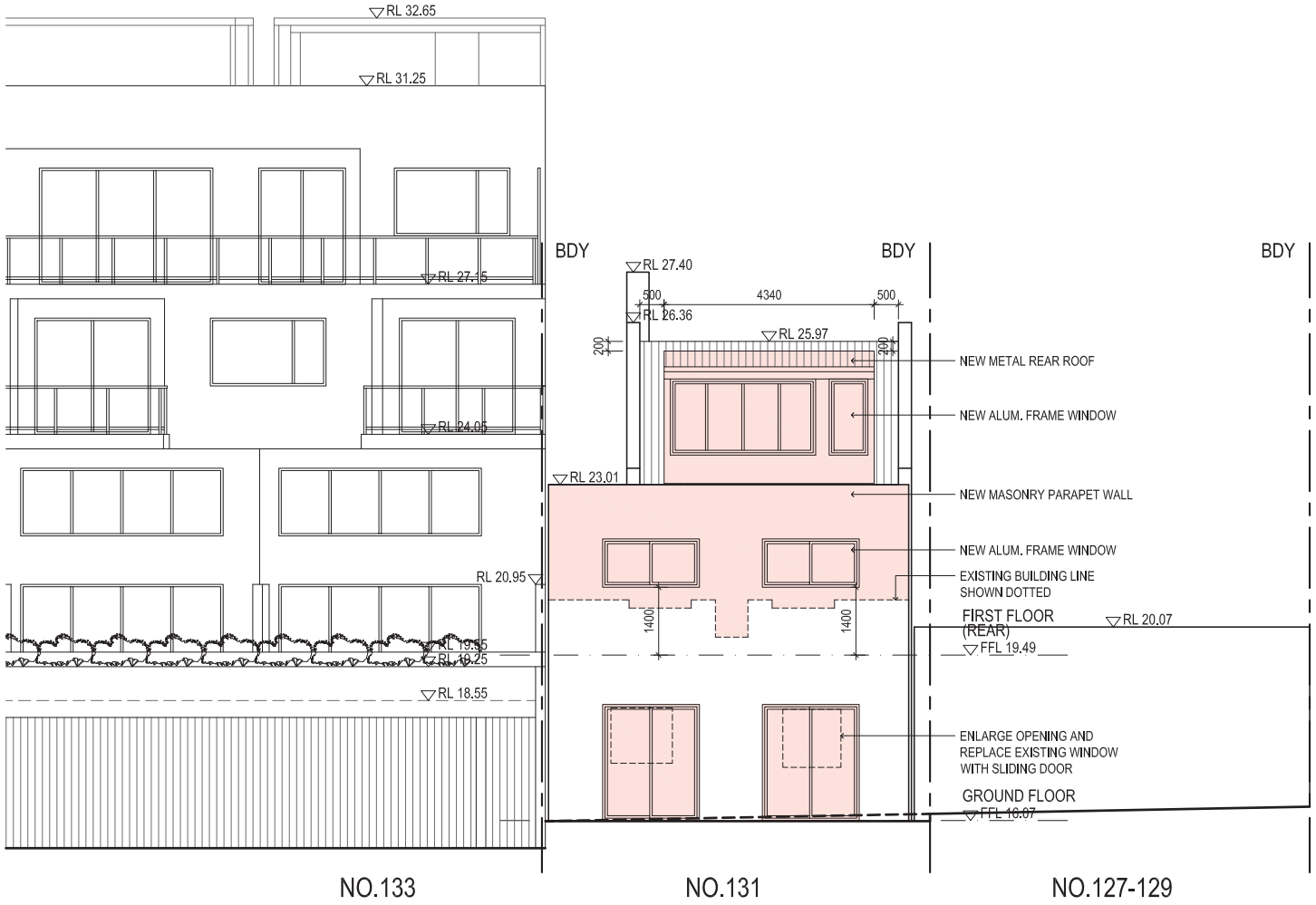
DRAWING NUMBER: DA 21
ISSUE: C



NEW WORKS

1 EAST ELEVATION
1:100 @ A3

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PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: EAST ELEVATION
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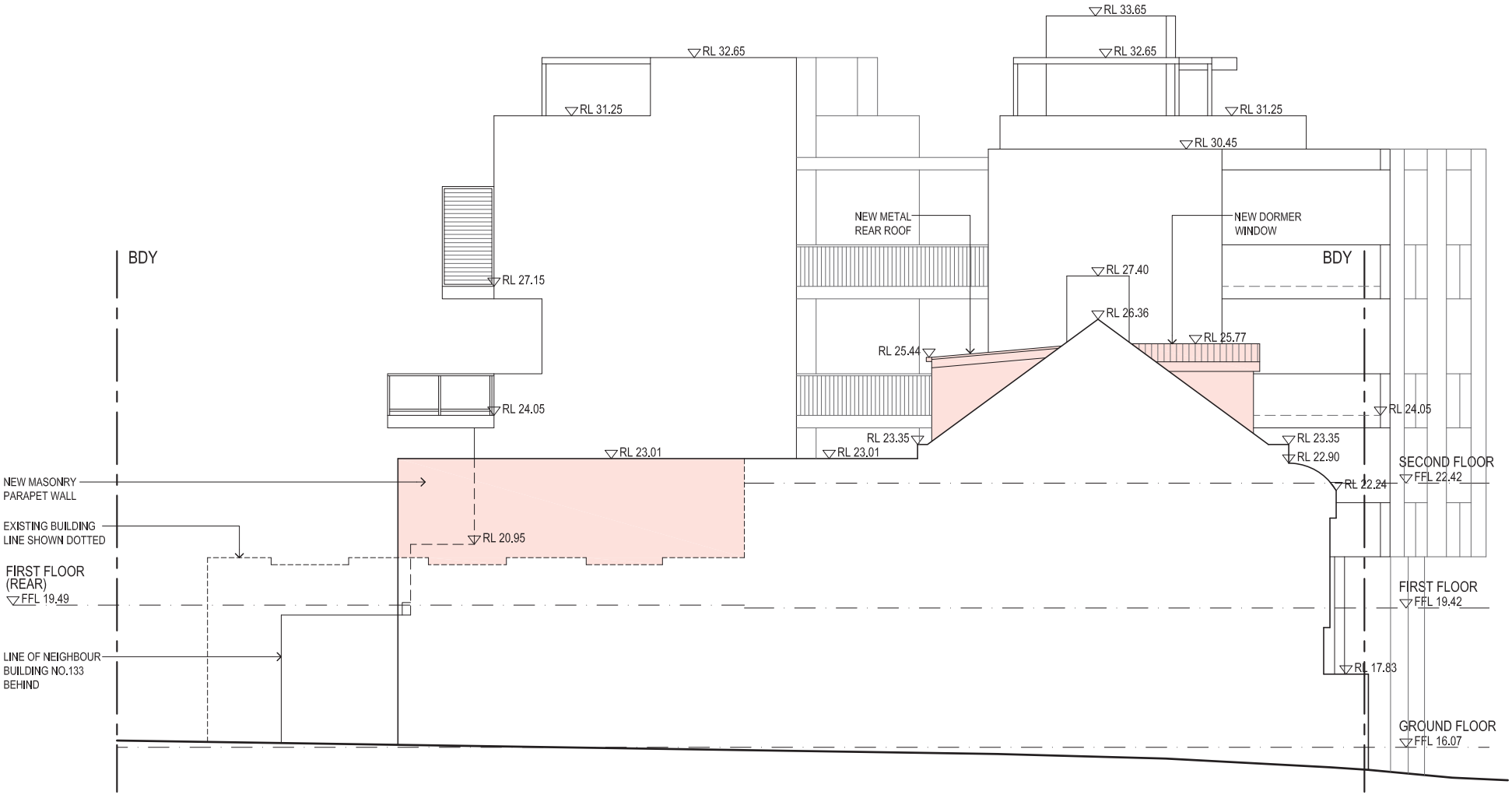
ISSUE: C



1 NORTH ELEVATION
1:100 @ A3

NEW WORKS

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: NORTH ELEVATION
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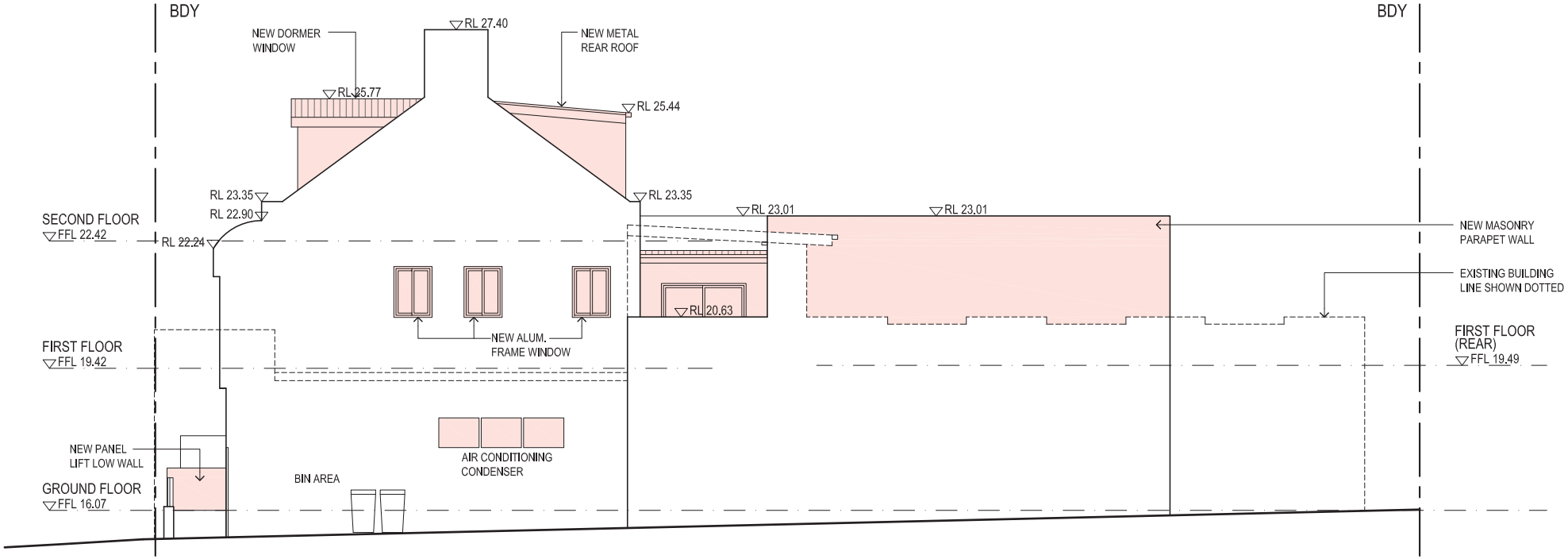
ISSUE: C



1 SOUTH ELEVATION
1:100 @ A3

NEW WORKS

87

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CLIENT: IVY LIANG

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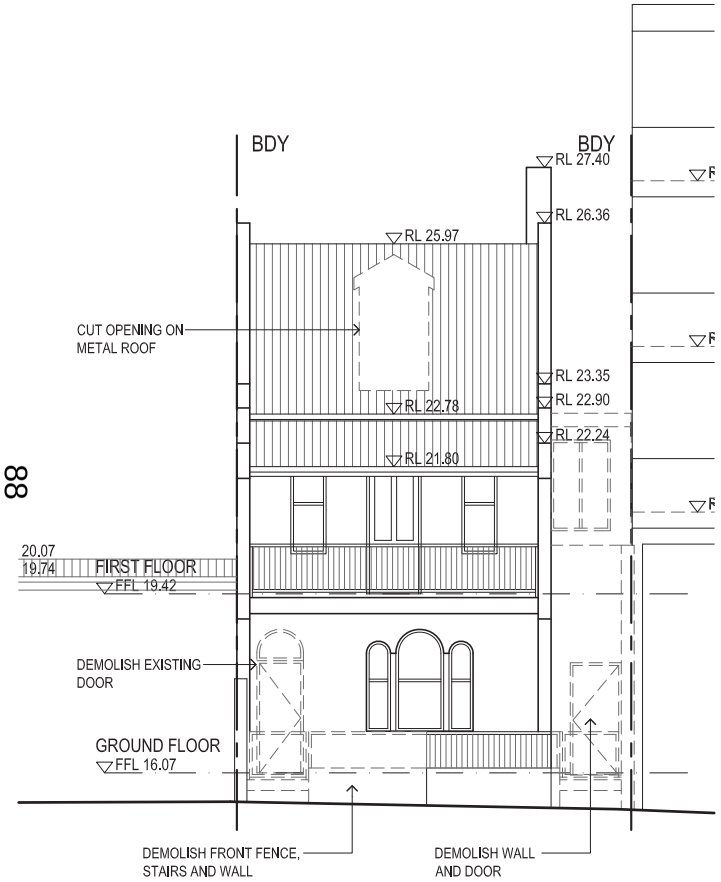
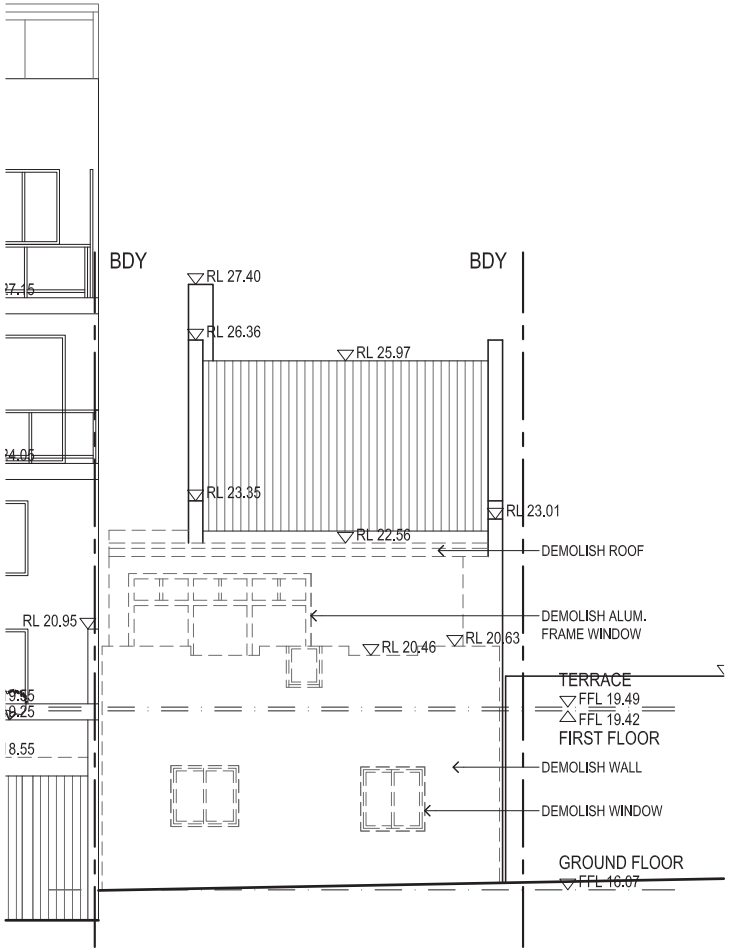
ISSUE: C



1 DEMOLITION WEST ELEVATION
1:100 @ A3

DEMOLITION
WORKS



2 DEMOLITION EAST ELEVATION
1:100 @ A3

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A	PRE-DA	PH	28.10.19				
B	DEVELOPMENT APPLICATION	PH	24.08.20				
C	DA AMENDMENT	PH	25.01.21				

PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT

ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

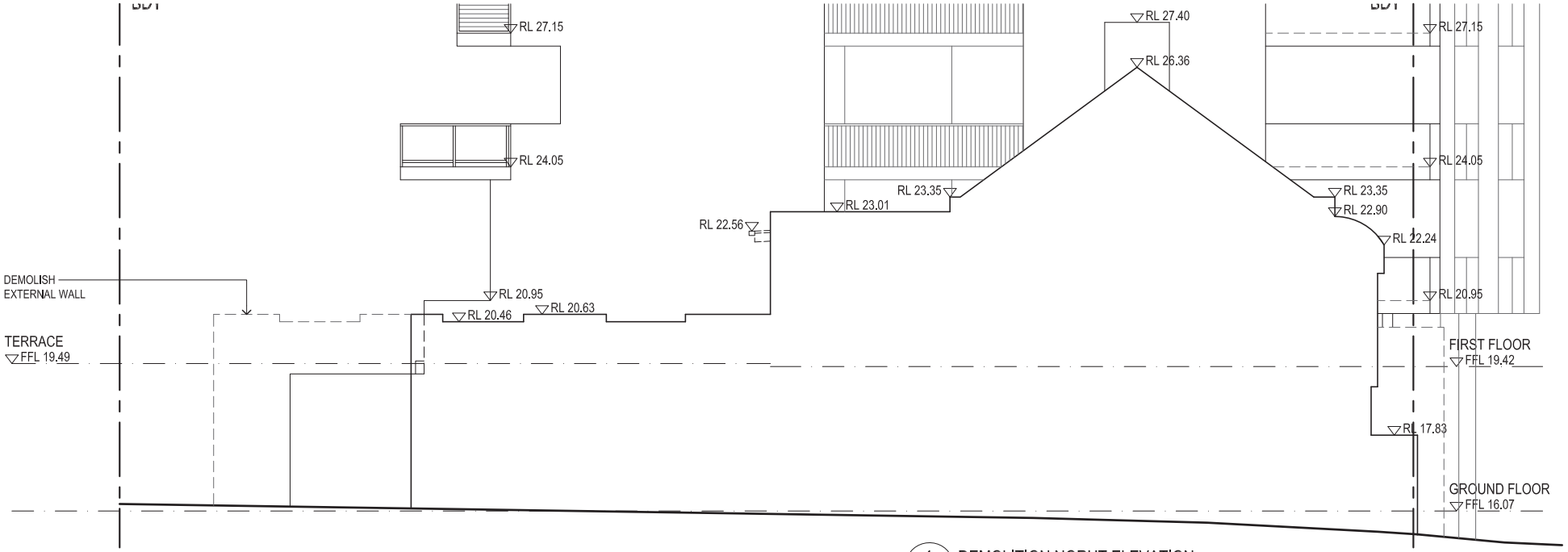
TITLE: DEMOLITION ELEVATIONS

DRAWN BY: PH
CHECKED BY: PH

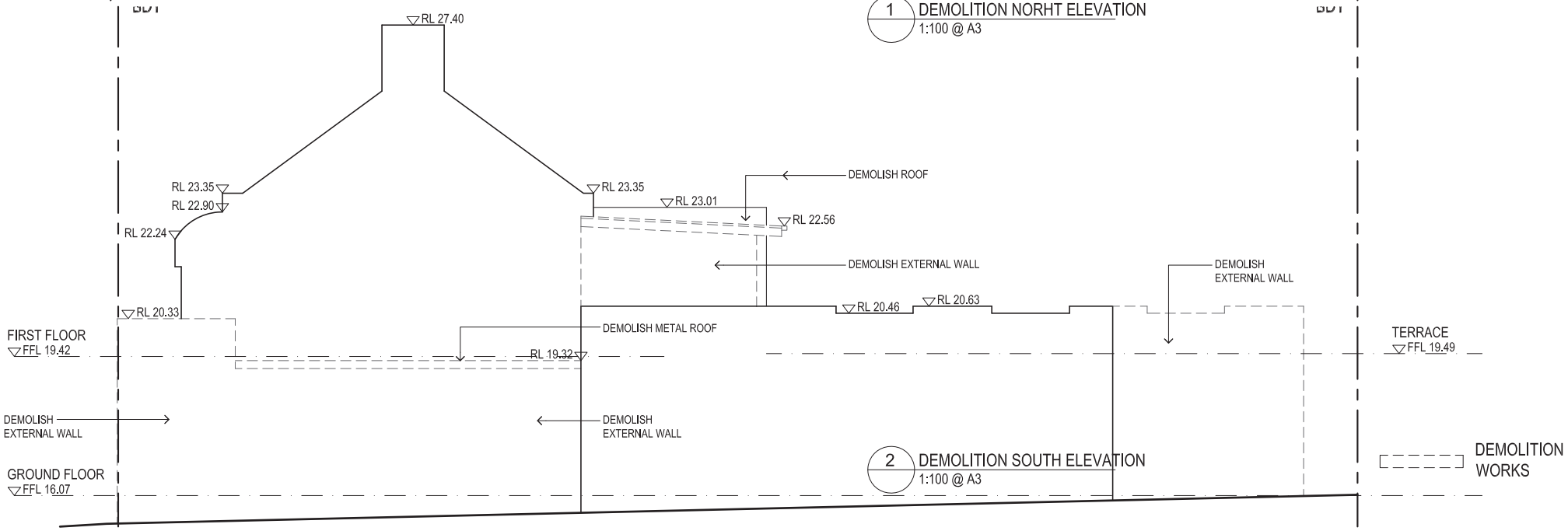
SCALE: 1 : 100 @ A3

DRAWING NUMBER: DA 25

ISSUE: C



1 DEMOLITION NORHT ELEVATION
1:100 @ A3



2 DEMOLITION SOUTH ELEVATION
1:100 @ A3

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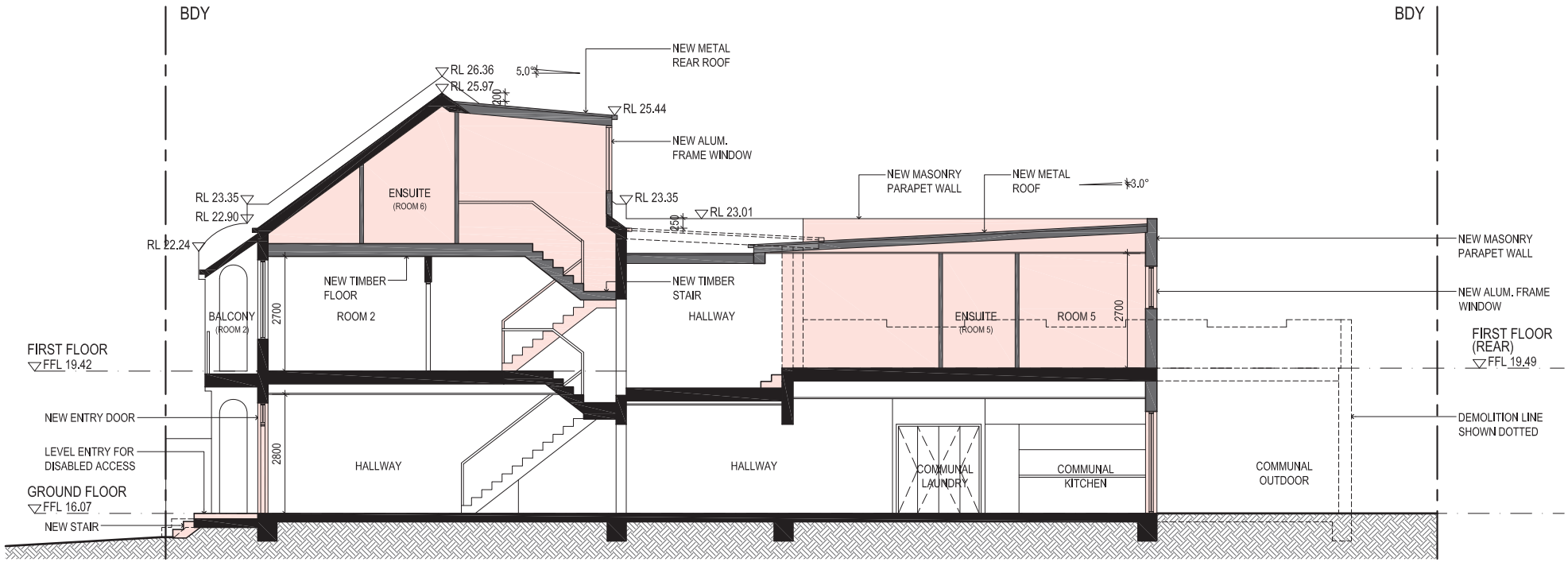
PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT
ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: DEMOLITION NORTH & SOUTH ELEVATIONS
DRAWN BY: PH
CHECKED BY: PH
SCALE: 1 : 100 @ A3
DRAWING NUMBER: DA 26
ISSUE: C



1 SECTION AA
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT

ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION AA

DRAWN BY: PH
CHECKED BY: PH

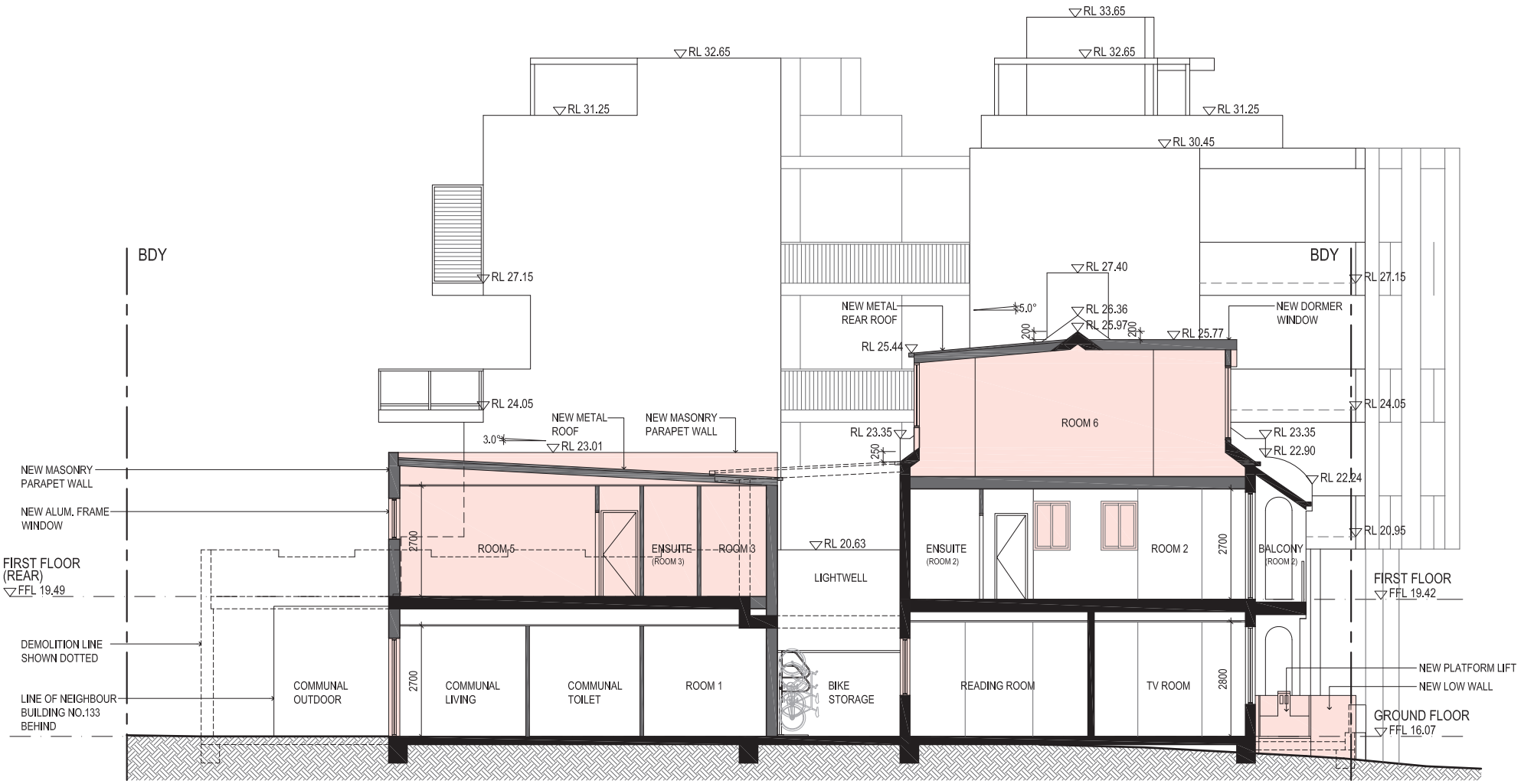
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 31

ISSUE: C



1 SECTION BB
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT

ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION BB

DRAWN BY: PH
CHECKED BY: PH

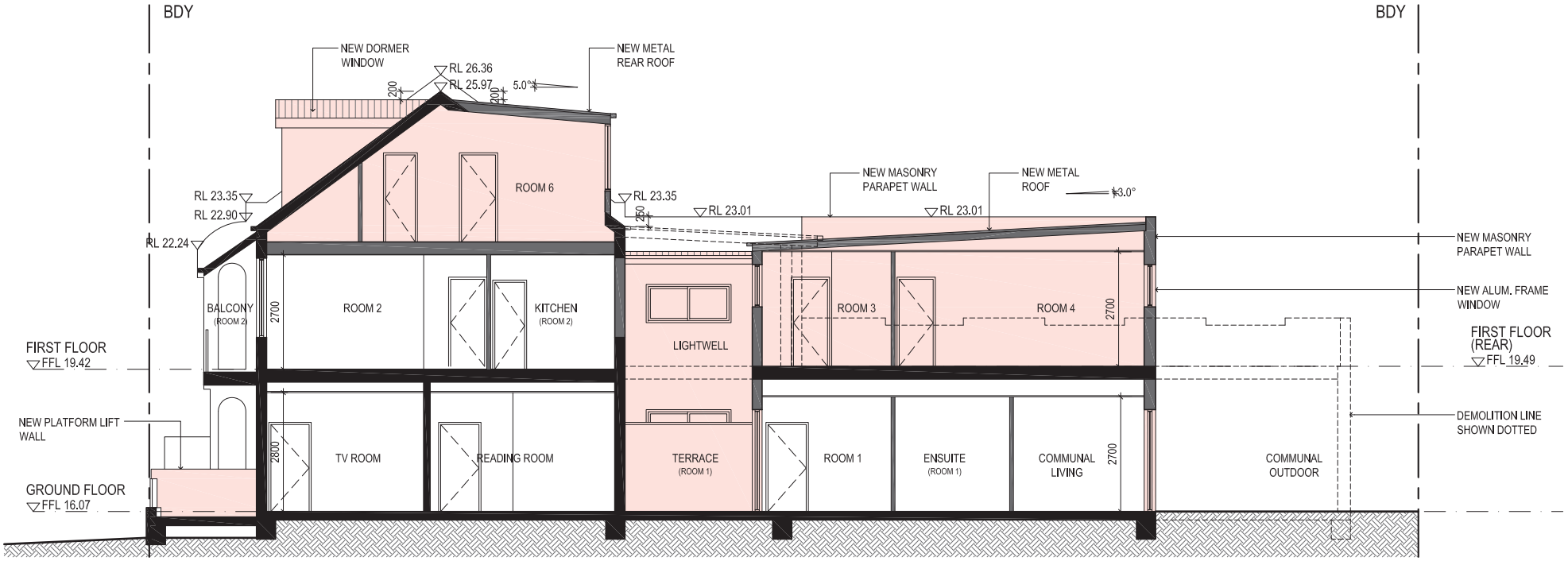
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 32

ISSUE: C



1 SECTION CC
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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PROJECT: PROPOSE BOARDING HOUSE DEVELOPMENT

ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION CC

DRAWN BY: PH
CHECKED BY: PH

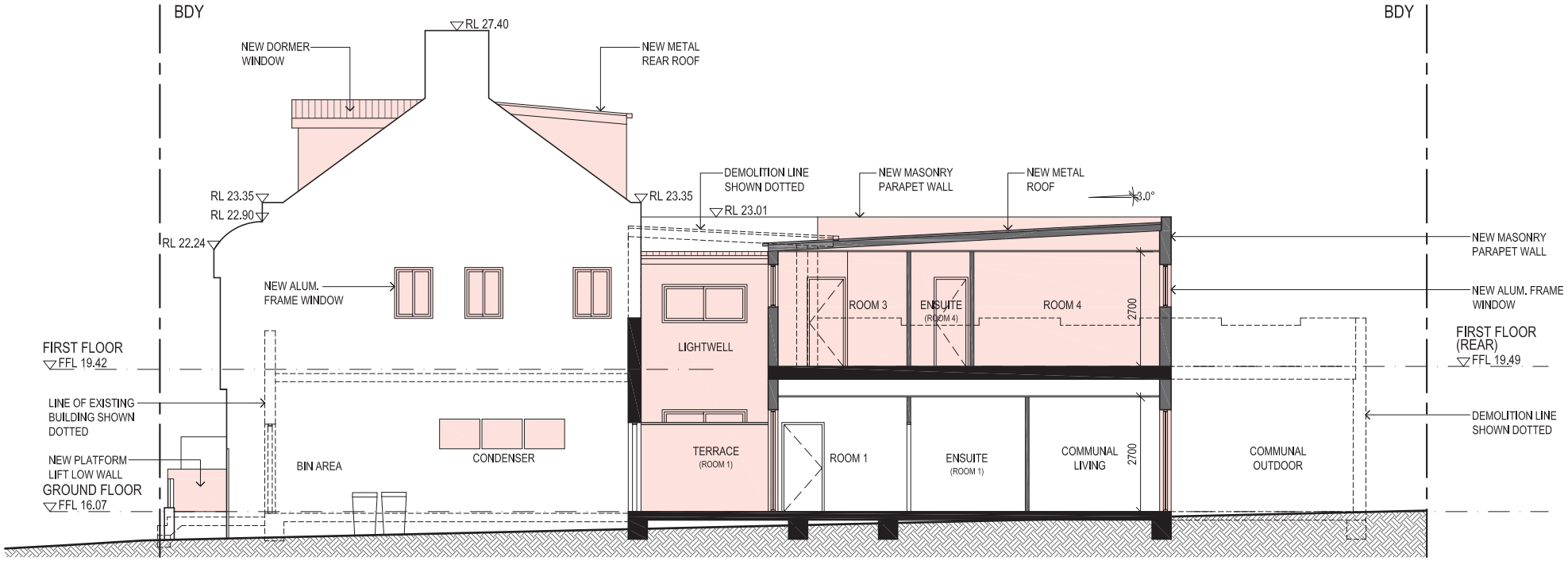
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 33

ISSUE: C



1 SECTION DD
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION DD

DRAWN BY: PH
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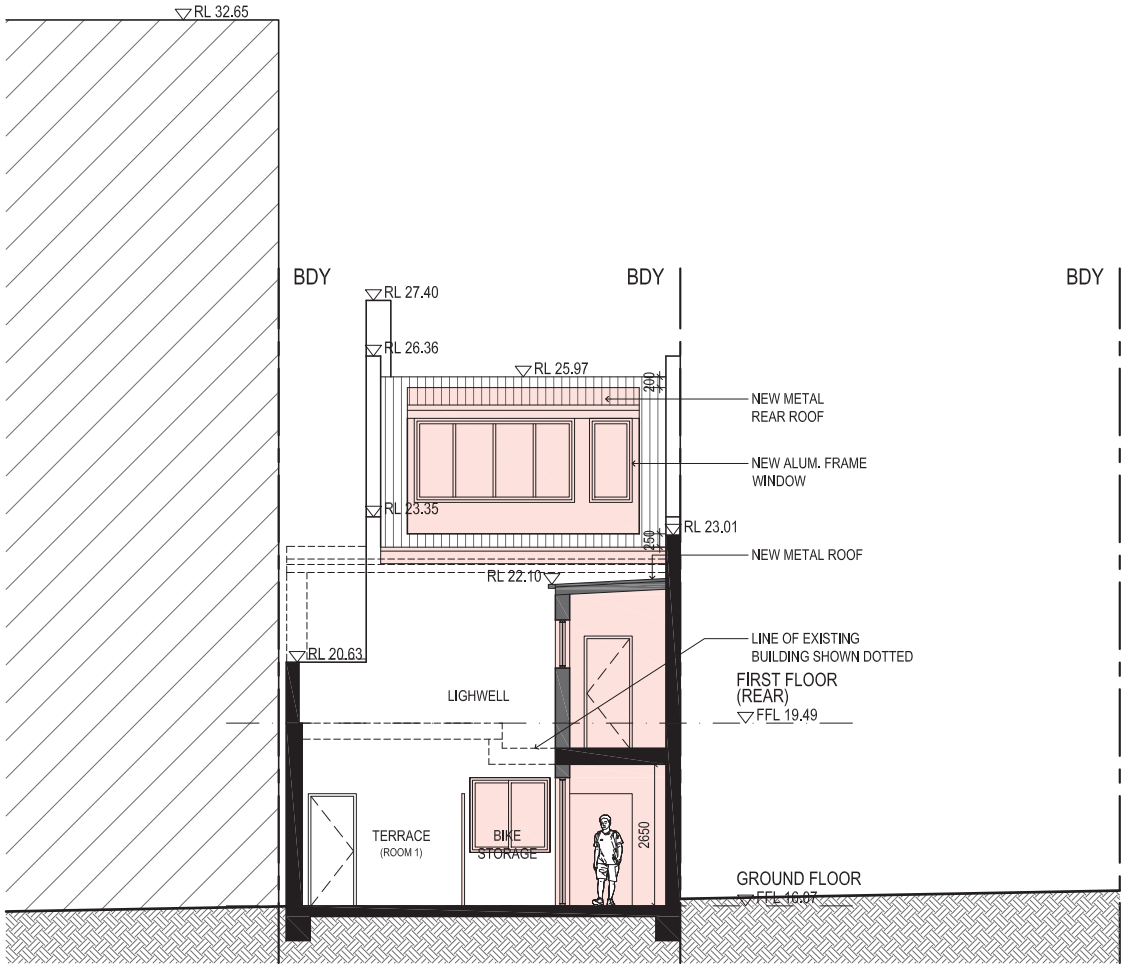
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 34

ISSUE: C



1 SECTION EE
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION EE

DRAWN BY: PH
CHECKED BY: PH

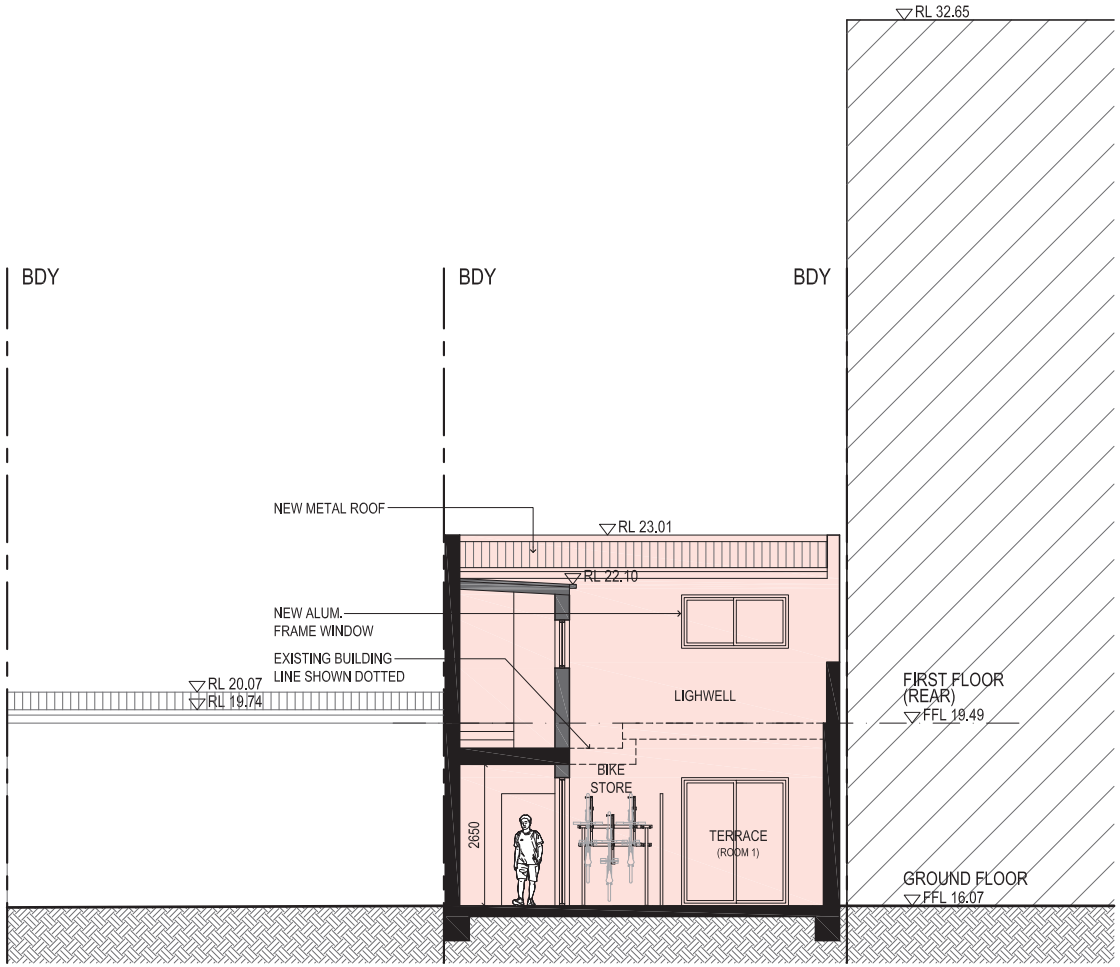
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 35

ISSUE: C



1 SECTION FF
1:100 @ A3

EXISTING STRUCTURE

NEW STRUCTURE

NEW WORKS

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: SECTION FF

DRAWN BY: PH
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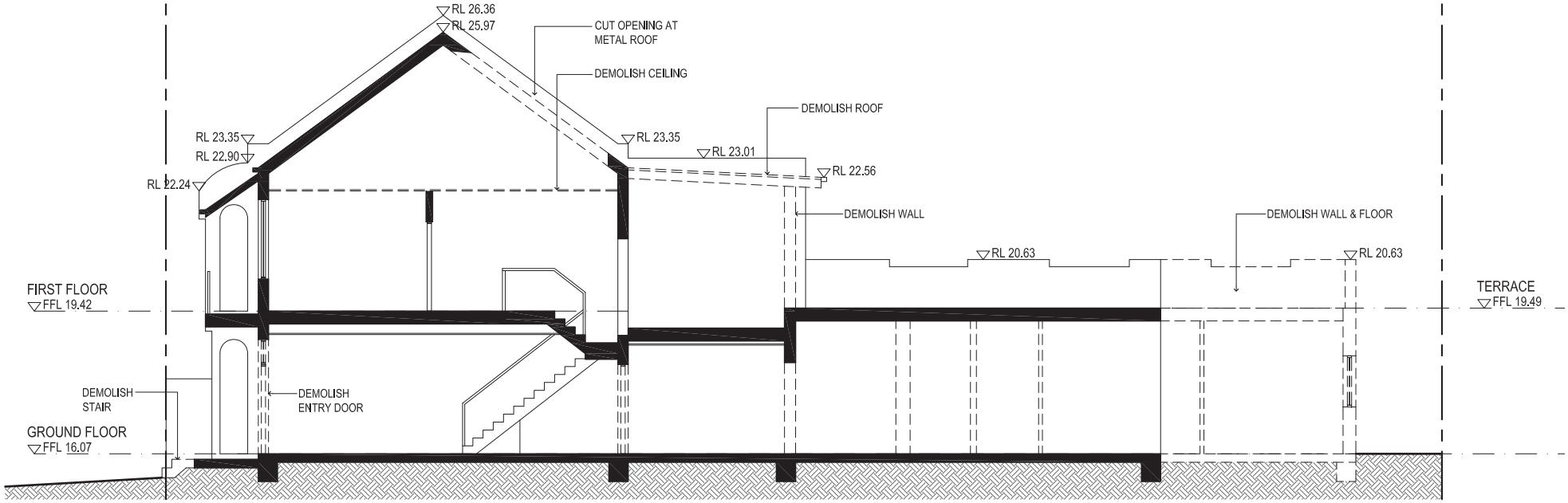
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 36

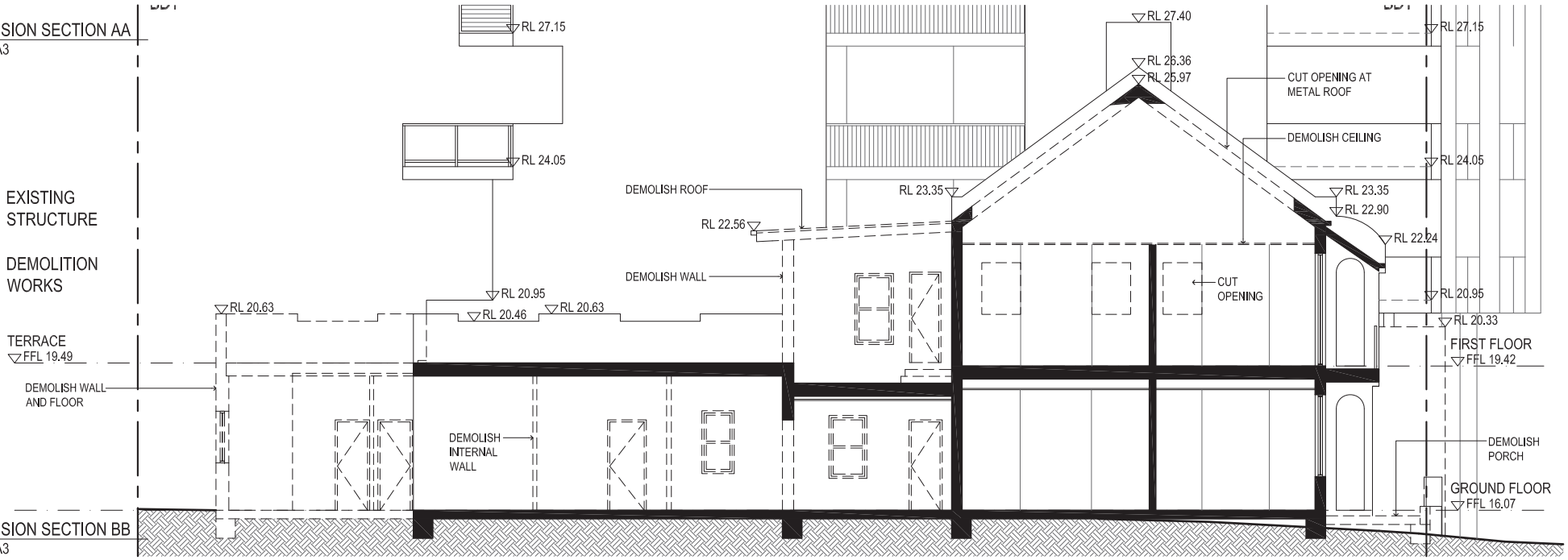
ISSUE: C



1 DEMOLISION SECTION AA
1:100 @ A3

EXISTING STRUCTURE

DEMOLITION WORKS



2 DEMOLISION SECTION BB
1:100 @ A3

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ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: DEMOLITION SECTION AA & BB

DRAWN BY: PH
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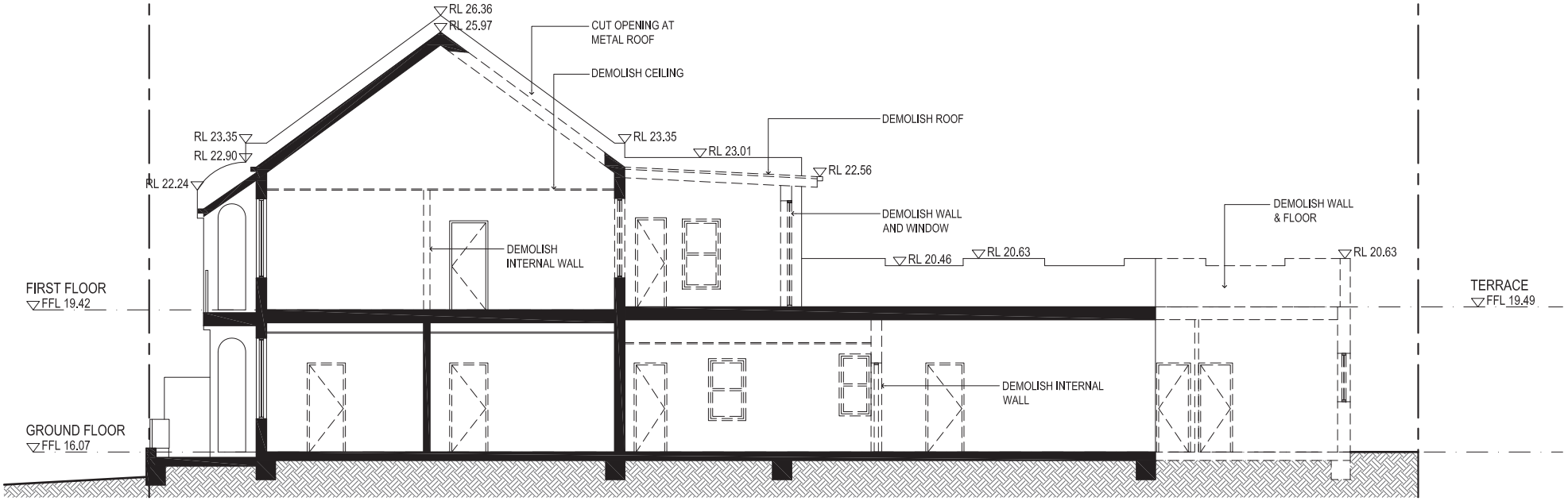
SCALE: 1 : 100 @ A3

PROJECT NUMBER: 1720

CLIENT: IVY LIANG

DRAWING NUMBER: DA 37

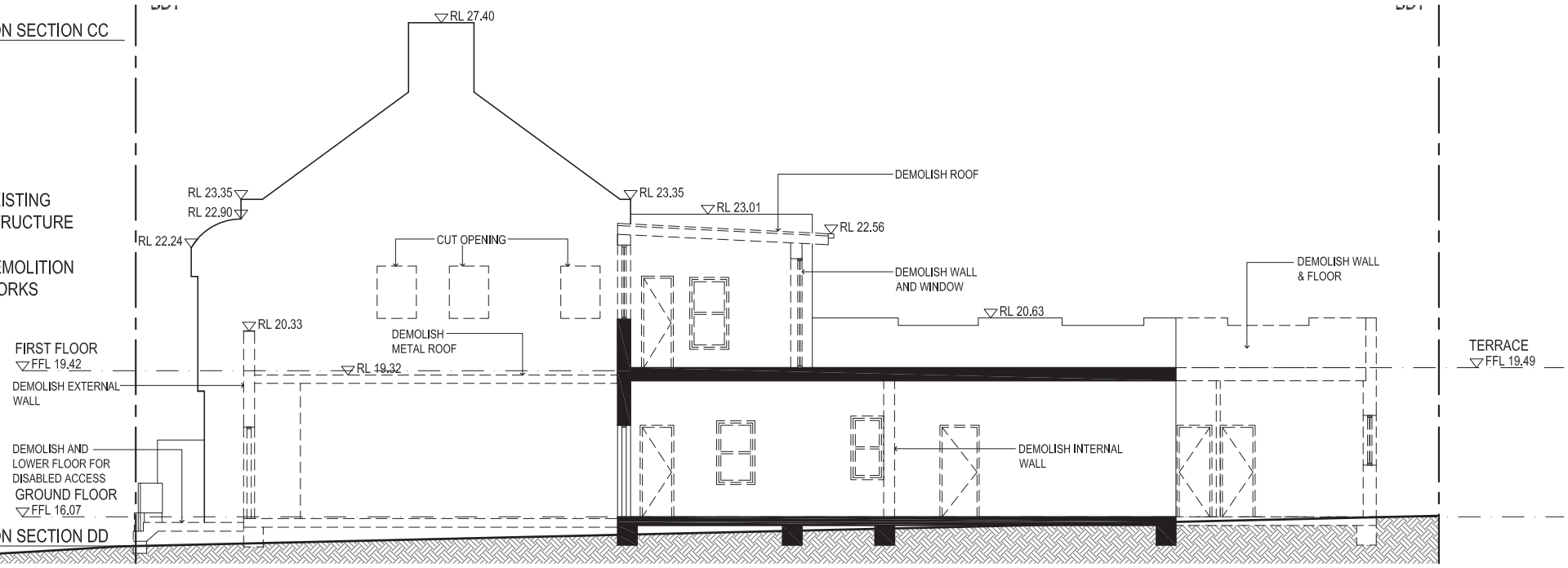
ISSUE: C



1 DEMOLISION SECTION CC
1:100 @ A3

EXISTING STRUCTURE

DEMOLITION WORKS



2 DEMOLISION SECTION DD
1:100 @ A3

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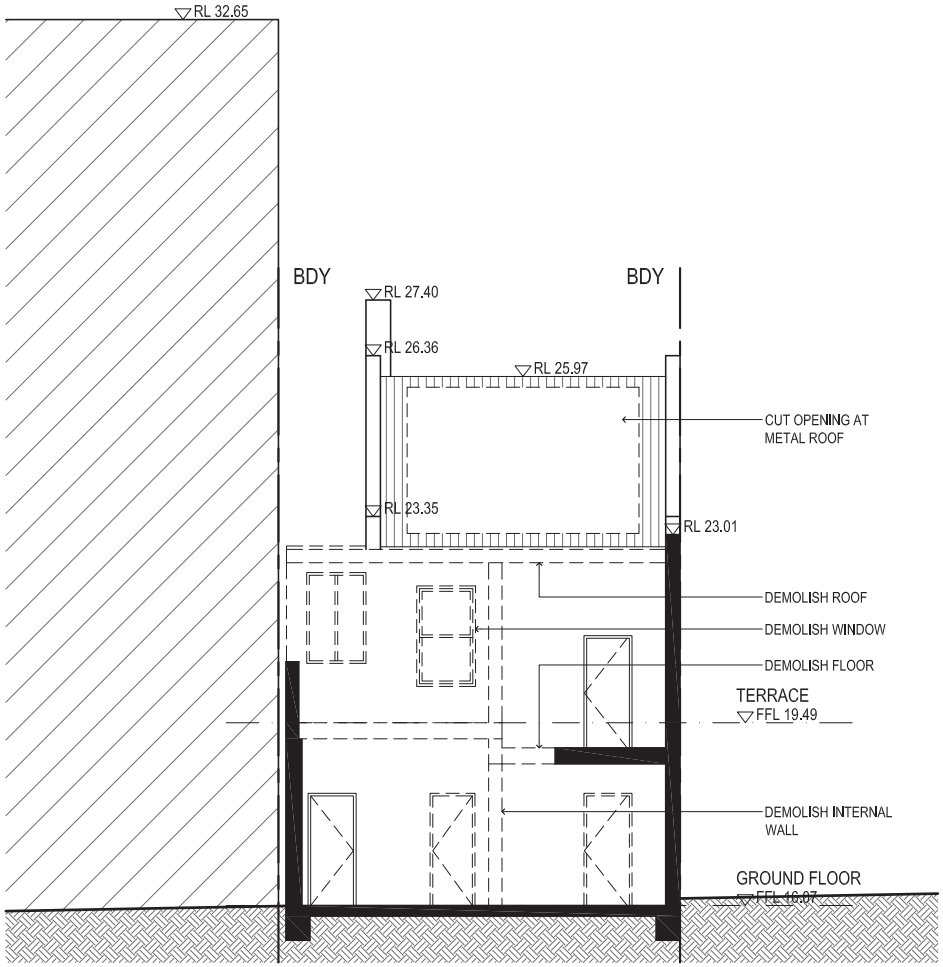
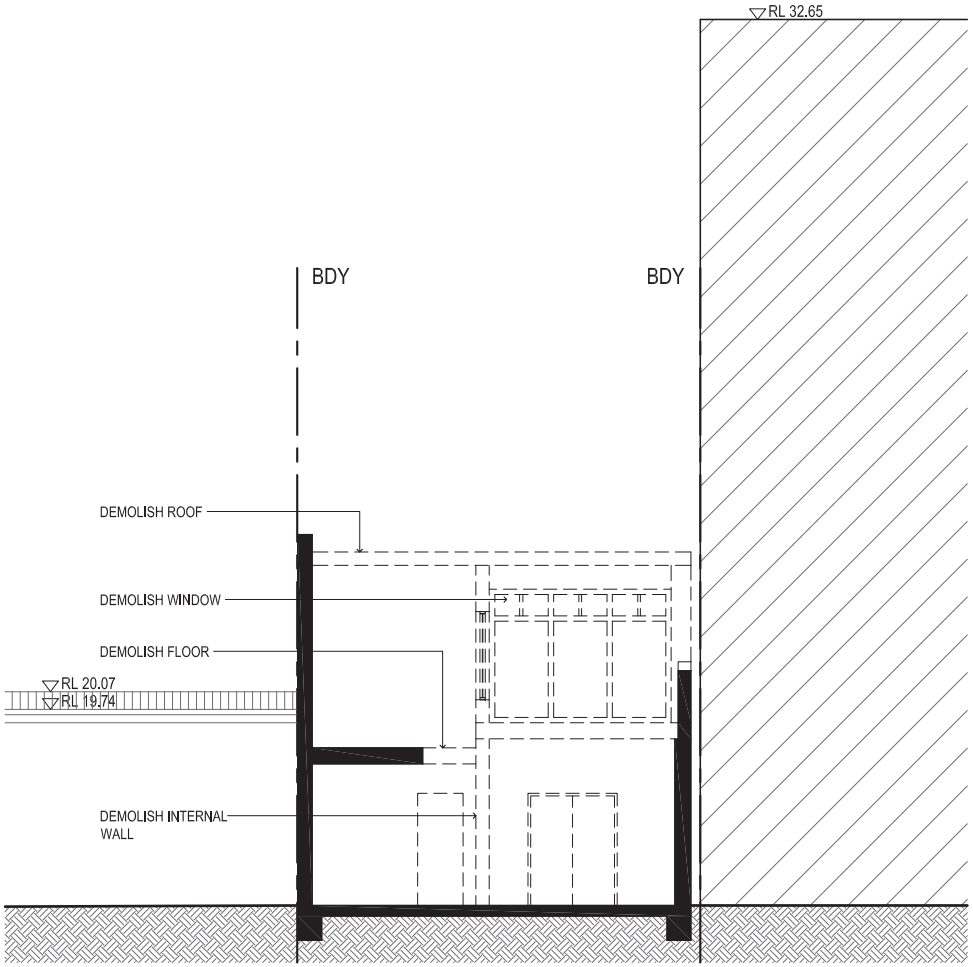
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: DEMOLITION SECTION CC & DD
DRAWN BY: PH
CHECKED BY: PH
SCALE: 1 : 100 @ A3
DRAWING NUMBER: DA 38
ISSUE: C



1 DEMOLISION SECTION EE
1:100 @ A3



2 DEMOLISION SECTION FF
1:100 @ A3

EXISTING STRUCTURE

DEMOLITION WORKS

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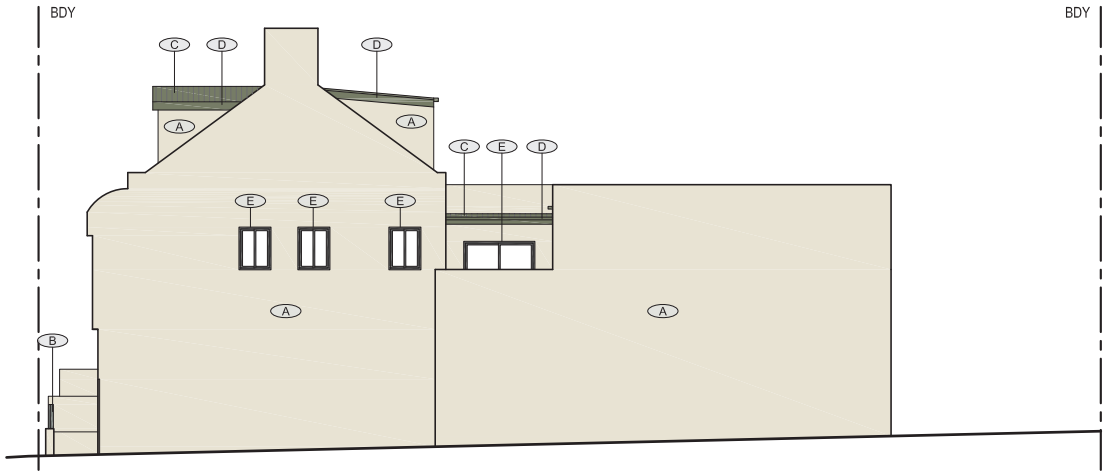
ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017

TITLE: DEMOLITION SECTION EE & FF

DRAWN BY: PH
CHECKED BY: PH
SCALE: 1 : 100 @ A3

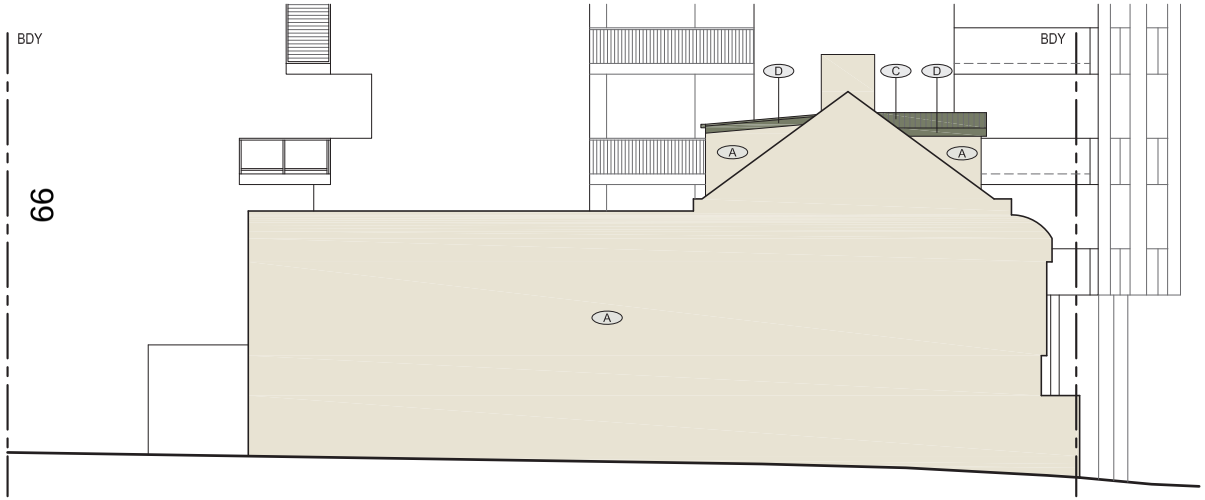
PROJECT NUMBER: 1720
CLIENT: IVY LIANG
DRAWING NUMBER: DA 39
ISSUE: C



1 SOUTH ELEVATION
1:150 @ A3

2 EAST ELEVATION
1:150 @ A3

3 INTERNAL EAST ELEVATION
1:150 @ A3



4 NORTH ELEVATION
1:150 @ A3

5 WEST ELEVATION
1:150 @ A3

6 INTERNAL WEST ELEVATION
1:150 @ A3

SCHEDULE OF FINISHES

A WALL PAINT
(MATCH EXISTING)

COMPANY: **DULUX**
COLOUR: **WHITE DUNE**
CODE: **SW1D6**

B BALUSTRADE PAINT
(FRONT FACADE)
(MATCH EXISTING)

COMPANY: **DULUX**
COLOUR: **WISTOW**
CODE: **SG5E4**

C METAL ROOF
(MATCH EXISTING)

COMPANY: **COLORBOND**
PROFILE: **CUSTOM ORB**
COLOUR: **PALE EUCALYPT**
CODE: **C5**

D GUTTER, FASCIA
& DOWNPIPE
(MATCH EXISTING)

COMPANY: **COLORBOND**
COLOUR: **PALE EUCALYPT**
CODE: **C5**

E WINDOW & DOOR FRAME

COMPANY: **COLORBOND**
COLOUR: **BASALT**
CODE: **90E7723Z**

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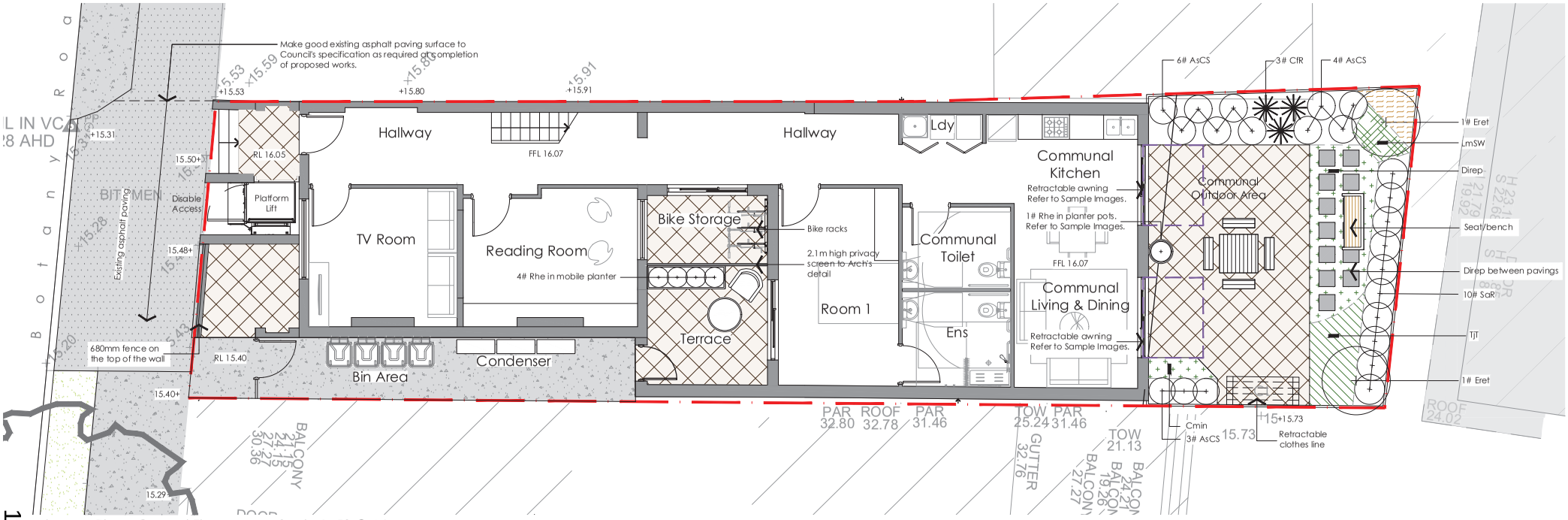
ADDRESS: 131 BOTANY ROAD, WATERLOO NSW 2017
PROJECT NUMBER: 1720
CLIENT: IVY LIANG

TITLE: SCHEDULE OF FINISHES
DRAWN BY: PH
CHECKED BY: PH
SCALE: 1 : 150 @ A3
DRAWING NUMBER: DA 91
ISSUE: C



100 Landscape Plan - Ground Floor Scale 1: 50 @ A1

COMMUNAL OUTDOOR AREA CALCULATION

Site Area	48.8 m2	100%
Built-Upon Area	24.1 m2	49%
Proposed Soft Landscape Area	24.7 m2	51%

Legend

- Site Boundary
- Existing trees to be retained
- New tree planting (refer to proposed plant schedule)
- New shrub planting (refer to proposed plant schedule)
- New ground cover planting (refer to proposed plant schedule)
- Concrete surface
- Proposed accent plants
- New tile paving
- Design levels (RL 19.56)
- Mulch surface
- Outline of retractable awning
- Bitumen surface

Proposed Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	PO	WR	TOTAL No.
TREES & ACCENT PLANTS							
Eret	*Elaeocarpus reticulatus*	Blueberry Ash	75 Litre	7m	N	*	2
Rhe	*Rhapis excelsa*	Lady Palm	300mm	2.0m	E	**	5
SCREEN & BARRIER SHRUBS							
AsCS	*Acmena smithii 'Cherry Surprise' (Low Hedg*	Cherry Surprise Lilly Pilly	200mm	1.5m	N	*	13
SoR	*Syzygium australe 'Resilience'*	Resilience Lilly Pilly	200mm	2.5-3.5m	N	*	10
GROUND COVERS							
Cmin	*Clivea miniata*	Kaffir Lily	200mm	400mm	E	**	
Direp	*Dichondra repens*	Kidney Weed	100mm	50mm	E	**	
LmSW	*Liriope muscari 'Stripey White'*	Liriope Stripy White	150mm	350mm	E	**	
TjT	*Trachelospsermum jasminoides Tricolor*	Variegated Star Jasmin	150mm	300mm	E	**	
ACCENT PLANT				**LENGTH**			
CfR	*Cordyline fruticosum 'Rubrum'*	Red Ti Plant	200mm	2m	E	**	3

NOTE

WR	Sydney Water - Drop Rating
PO	Plant Origin N: Native E: Exotic

Landscape Architect reserves the right to substitute plant species due to availability at time of construction

Sample Images

Sample of mobile planter with Lady Palm planting.

Rhapix excelsa (Rhe)
Lady Palm

Sample of retractable awning

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Scale:
METRES 0 1 2.5 5
1: 50 at A1
1: 100 at A3

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT ANY WORK OR SHOP DRAWING BEING UNDERTAKEN.

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Rev.	Revision Description	Issue Date
E	DA	03-02-2021
D	DA	02-02-2021
C	DA	24-09-2020
B	DA	15-09-2020
A	DA	09-09-2020

North Point:

Client: Ivy Liang

Project: Proposed Boarding House
131 Botany Road, Waterloo

Dwg Title: Landscape Plan
Dwg No: LP01
Proj. No: 131BR/DA/LP
Drawn: YW/NK
Checked: JC
Date: 03-02-2021