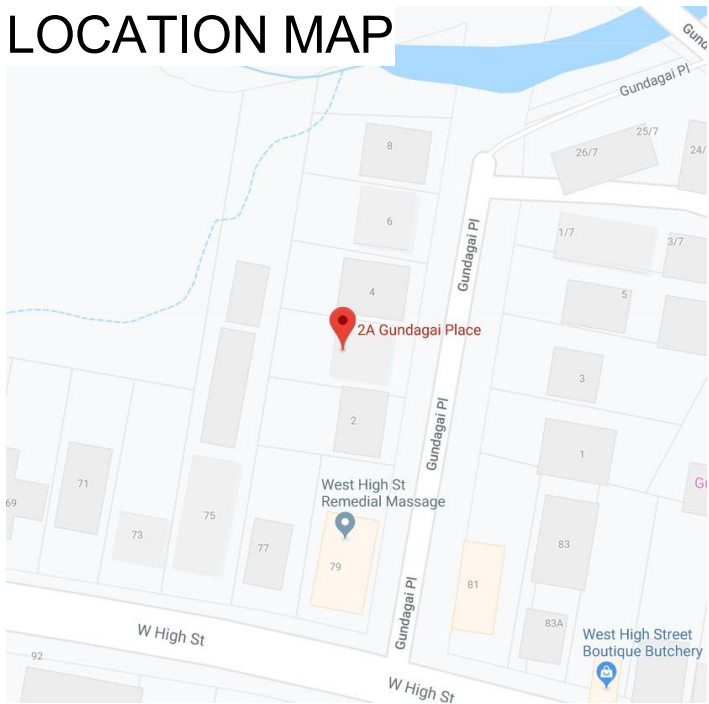


PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR FOR MR GEORGE KARAM DEVELOPMENT APPLICATION

LOCATION MAP



Schedule of amendments:	
1.	Site Analysis Plan added
2.	Entry sequence reconfigured
3.	Car park reconfigured
4.	Bins relocated
5.	1 room removed on ground level
6.	Driveway reconfigured to single lane
7.	Ground floor layout changes
8.	Deck deleted from side setback
9.	Lift introduced
10.	First floor layout changes
11.	Step in floor level introduced on first floor
12.	Roof redesigned
13.	Bedroom windows as highlight windows with privacy screens
14.	Front façade redesigned
15.	Communal rm windows screened.
16.	Streetscape analysis added
17.	Boundary elevations added
18.	Fence detail added
19.	Privacy screen detail added
20.	Shadow analysis shown hourly
21.	Views from the sun analysis added
22.	Internal solar access analysis added
23.	3D illustrations added

SHEET SCHEDULE	
SHEET	TITLE
000	COVER PAGE
1	LEP CONTROLS
2	SITE CONTEXT
3	SITE ANALYSIS PLAN
4	SITE PLAN
5	FLOOR PLANS
6	ELEVATIONS
7	ELEVATIONS FROM NEIGHBOURS
8	SECTIONS
9	DETAILS
10	SHADOWS - JUN
11	VIEWS FROM THE SUN
12	VIEWS FROM THE SUN
13	INTERNAL SHADOW ANALYSIS
14	INTERNAL SHADOW ANALYSIS
15	3D PERSPECTIVES
16	3D PERSPECTIVES
17	MATERIALS & FINISHES

		Member Australian Institute of Architects	
issue k:	20/04/2021	issue i:	22/03/2021
issue j:	Additional comments	issue h:	S34 changes
issue l:	SOFAC changes	issue g:	DA - Add info - COS & parking
issue m:	DA - Add info - COS & parking	issue f:	DA - Additional information - Manager
issue n:	DA - Deferral	issue e:	DA - Deferral
issue o:	Development Application	issue d:	Client Changes
issue p:	Client Changes	issue c:	Client Changes
issue q:	Client Changes	issue b:	Client Changes
issue r:	Client Sketch	issue a:	Client Sketch

drawing: COVER PAGE		project: PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR	
client: MR GEORGE KARAM		scale: as shown	
drawn: E.K.		date: APR 21	
checked: J.E.		sheet size: A3	
		Council	
		ref: 2019-138	
		CHCC	

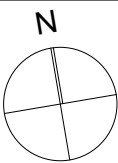
J000

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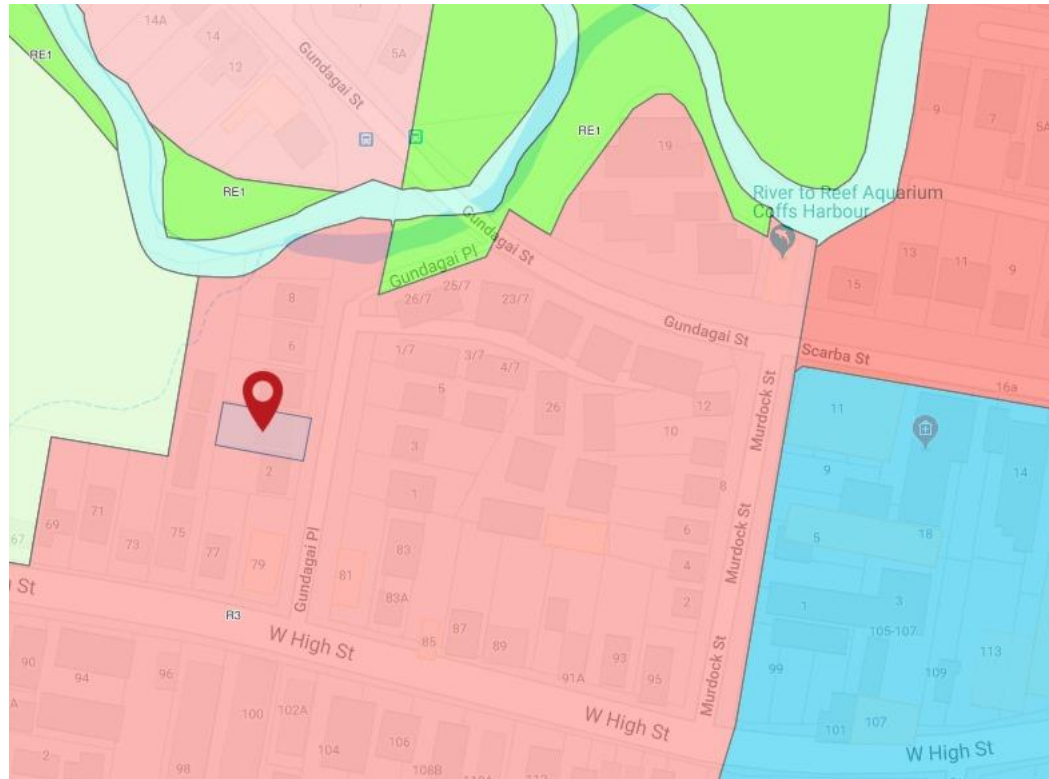


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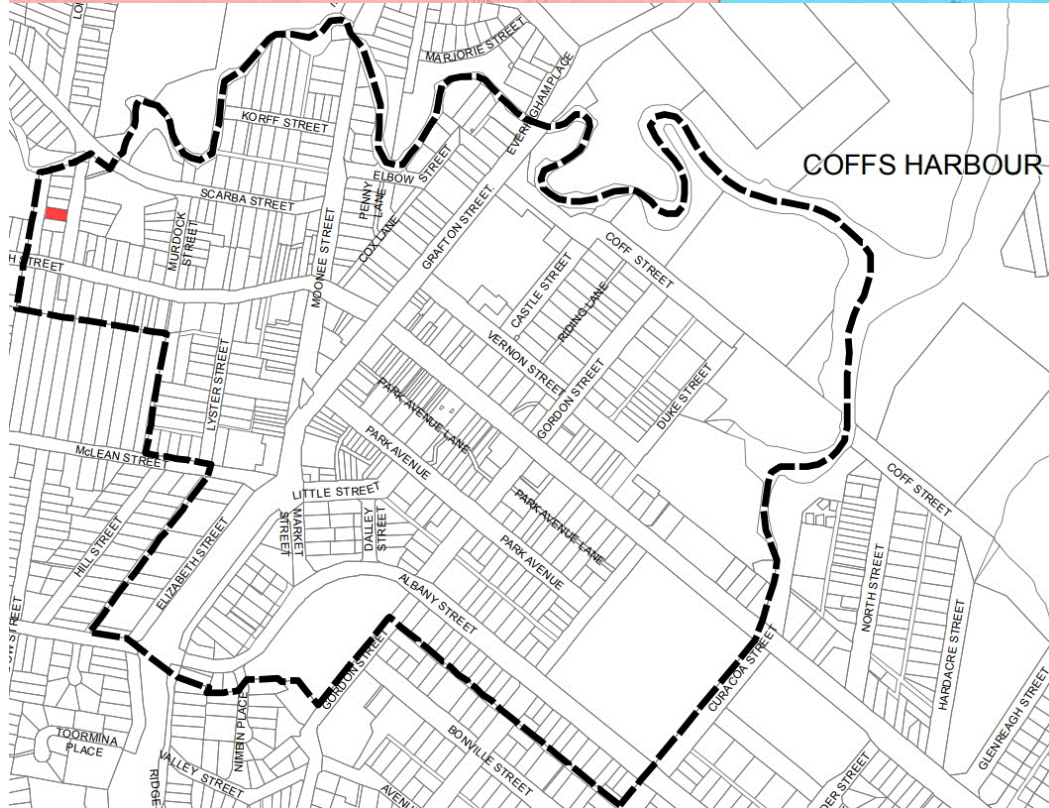
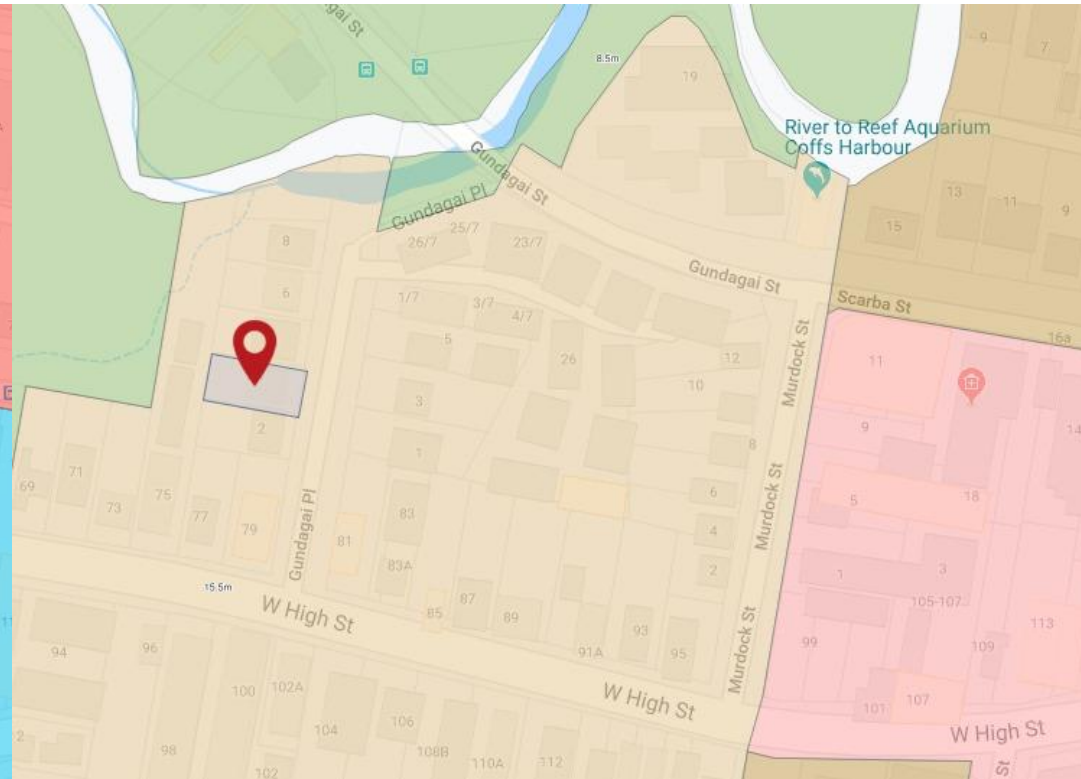
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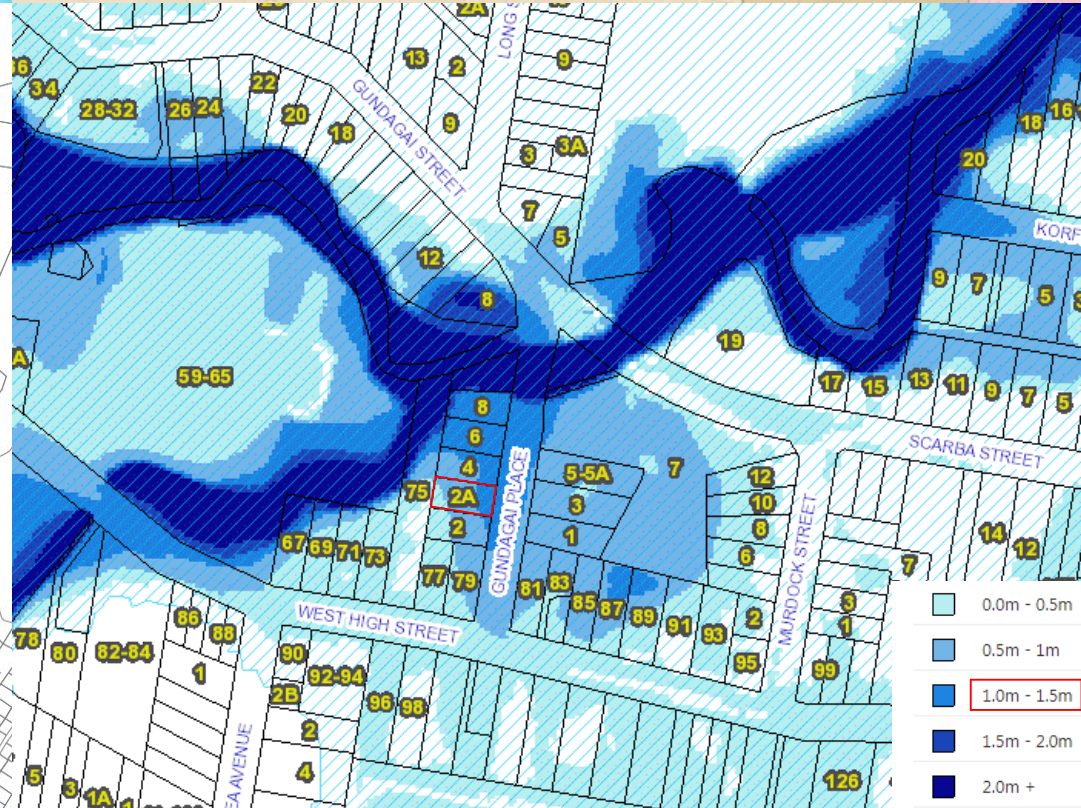
ZONING - R3



HEIGHT - max 15.5m



COFFS HARBOUR CBD AREA



COFFS CREEK FLOOD MAP

* BUSHFIRE / HERITAGE / HABITAT AND VEGETATION CONSTRAINTS NOT APPLICABLE AS PER COFFS HARBOUR LEP MAPS

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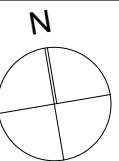
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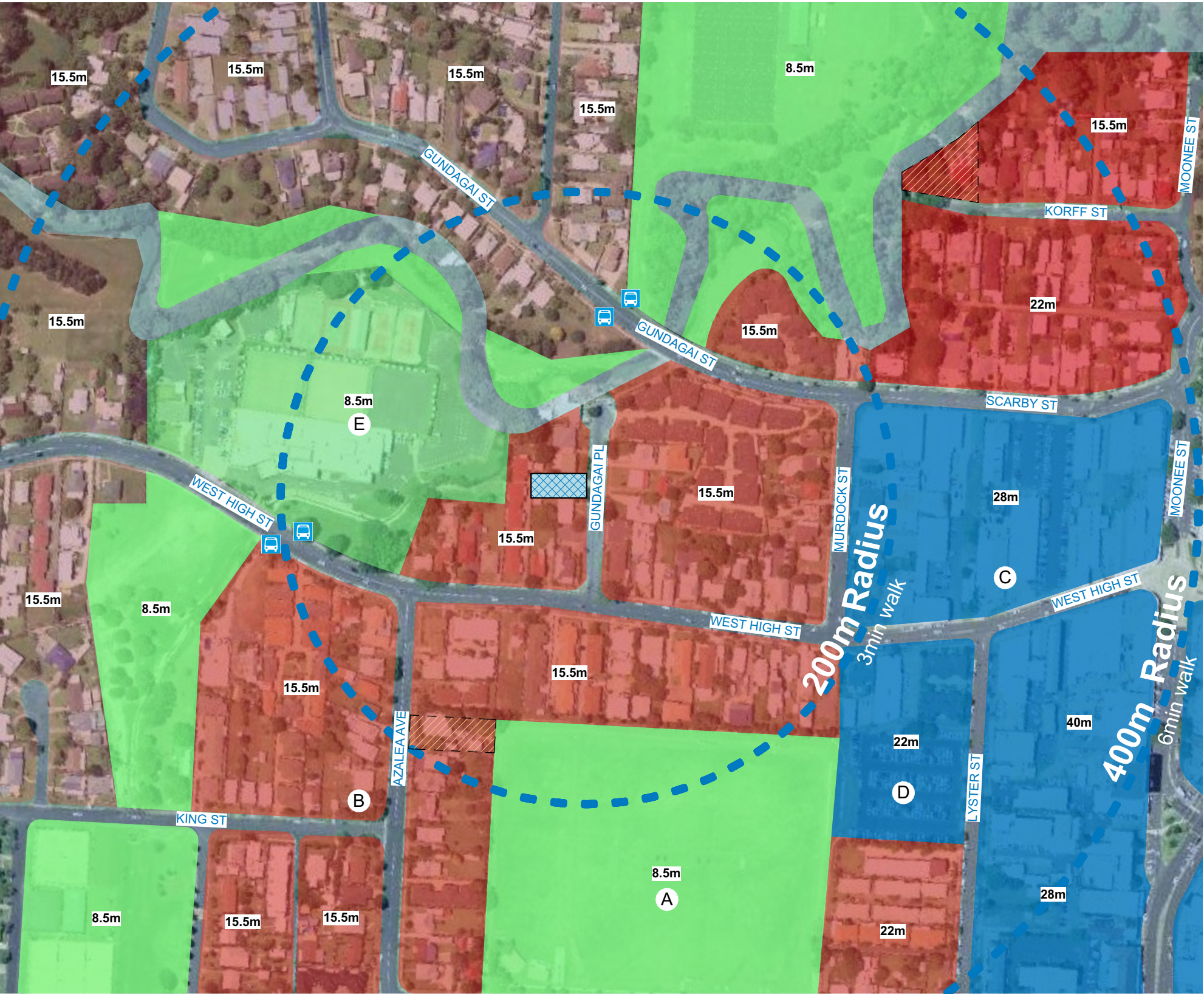
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SITE CONTEXT ANALYSIS

1:3000



LANDMARKS

- A Coffs Harbour City Lions FC Park
- B Midcoast Family Day Care
- C Coffs Central Medical Centre
- D Lyster St Car Park
- E Key Employment
- Bus Stop

Dundas Train Station

Pedestrian links

Proposed development

- DA for boarding homes
- Sites being developed

ZONING

- RE1 Public Recreation
- RE2 Private Recreation
- W1 Natural Waterways
- B3 Neighbourhood Centre
- E2 Environmental Conservation
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- Heritage

17m Max Height of Building



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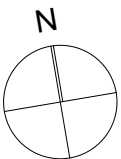
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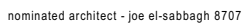
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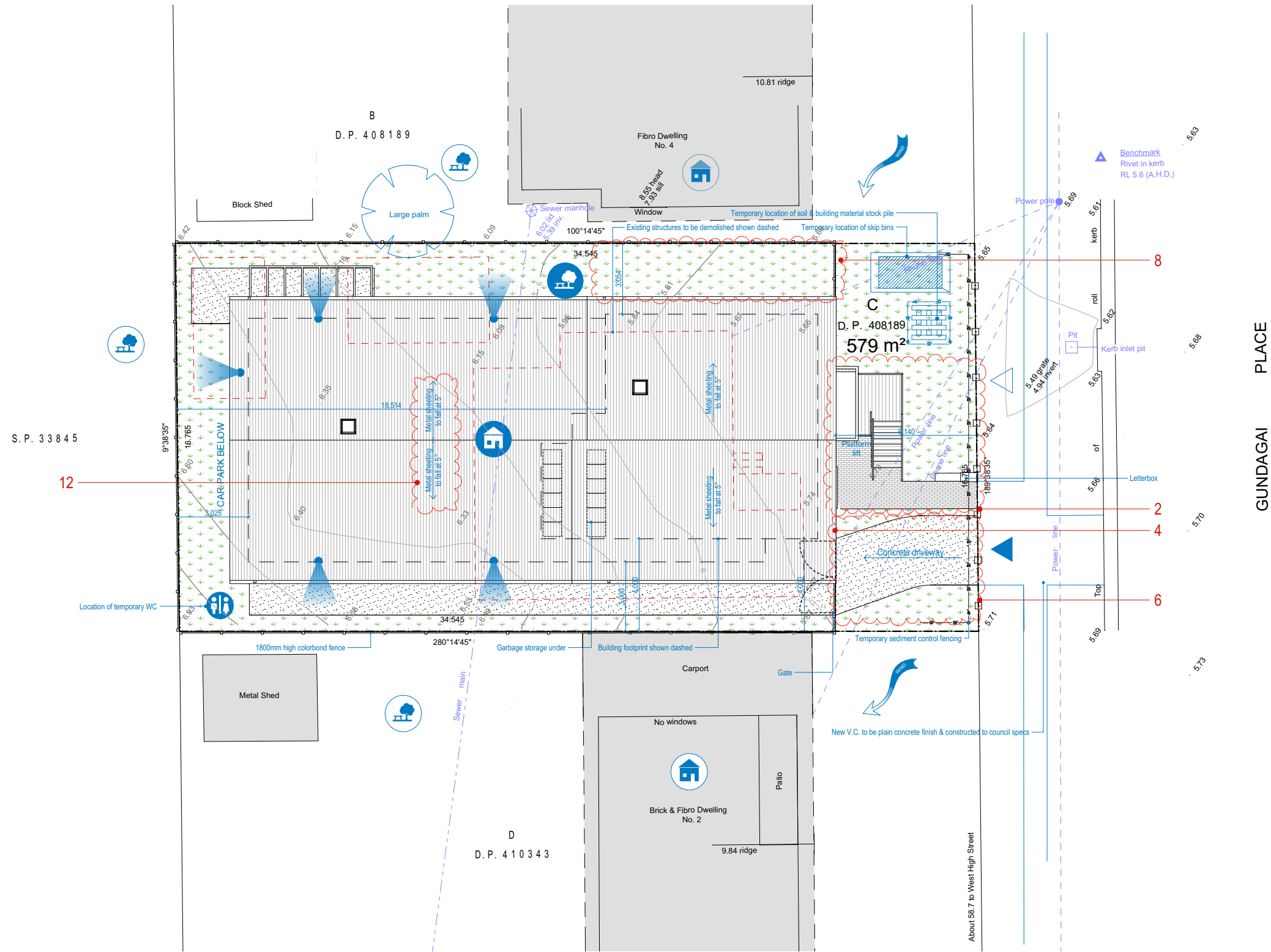
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project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR			
client:	MR GEORGE KARAM			
drawn:	E.K.	scale: as shown	sheet size: A3	Council
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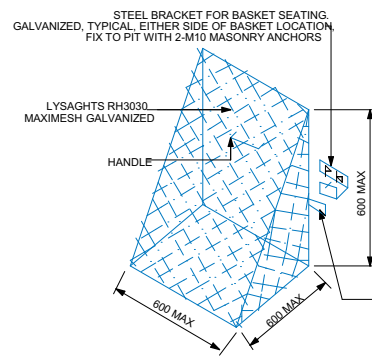
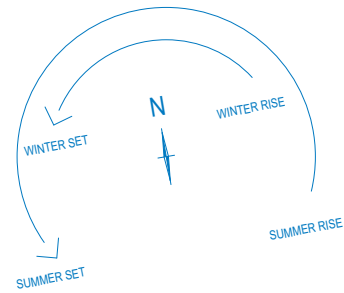
ROOF / SITE PLAN

1:200

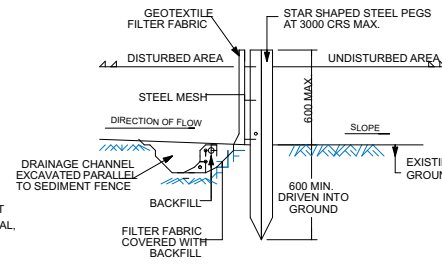


GUNDAGAI PLACE

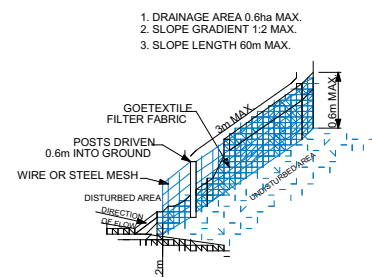
- PROPOSED SITE BOUNDARY
- EXISTING STRUCTURES TO BE DEMOLISHED
- SILT FENCING
- TEMPORARY CONSTRUCTION FENCE
- POTENTIAL NOISE SOURCE
- TREES TO BE REMOVED
- TREES TO BE RETAINED
- STREET ACCESS
- VEHICLE ACCESS
- PREVAILING WINDS
- POTENTIAL OVERLOOKING
- PROPOSED BUILDING
- NEIGHBOURING PROPERTIES
- PRIVATE OPEN SPACE
- NEIGHBOURING PRIVATE OPEN SPACE



TRASH SCREEN DETAIL
N.T.S.



TYPICAL SEDIMENT FENCE SECTION
N.T.S.



SEDIMENT FENCE
N.T.S.

issue k:	20/04/2021
issue j:	22/03/2021
issue i:	04/03/2021
issue h:	07/10/2020
issue g:	10/06/2020
issue f:	22/11/2019
issue e:	31/07/2019
issue d:	18/06/2019
issue c:	06/06/2019
issue b:	04/06/2019
issue a:	04/06/2019

drawing:	SITE PLAN
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
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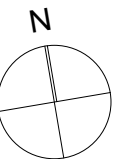
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ARCHITECTS

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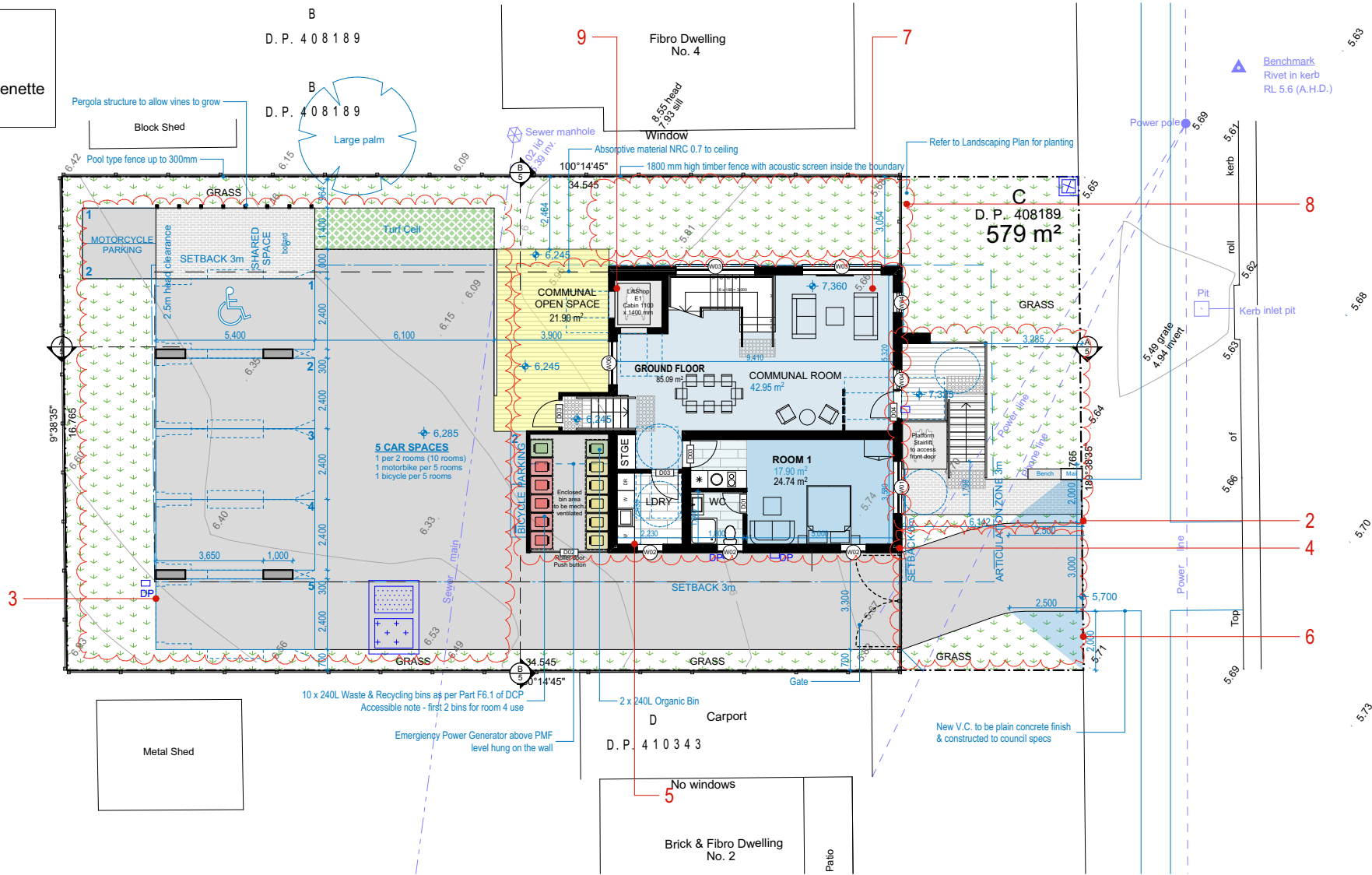


LEGEND - accommodation size:

0.00 m² - Room gross floor area

0.00 m² - Room gross floor area incl. bathroom and kitchenette

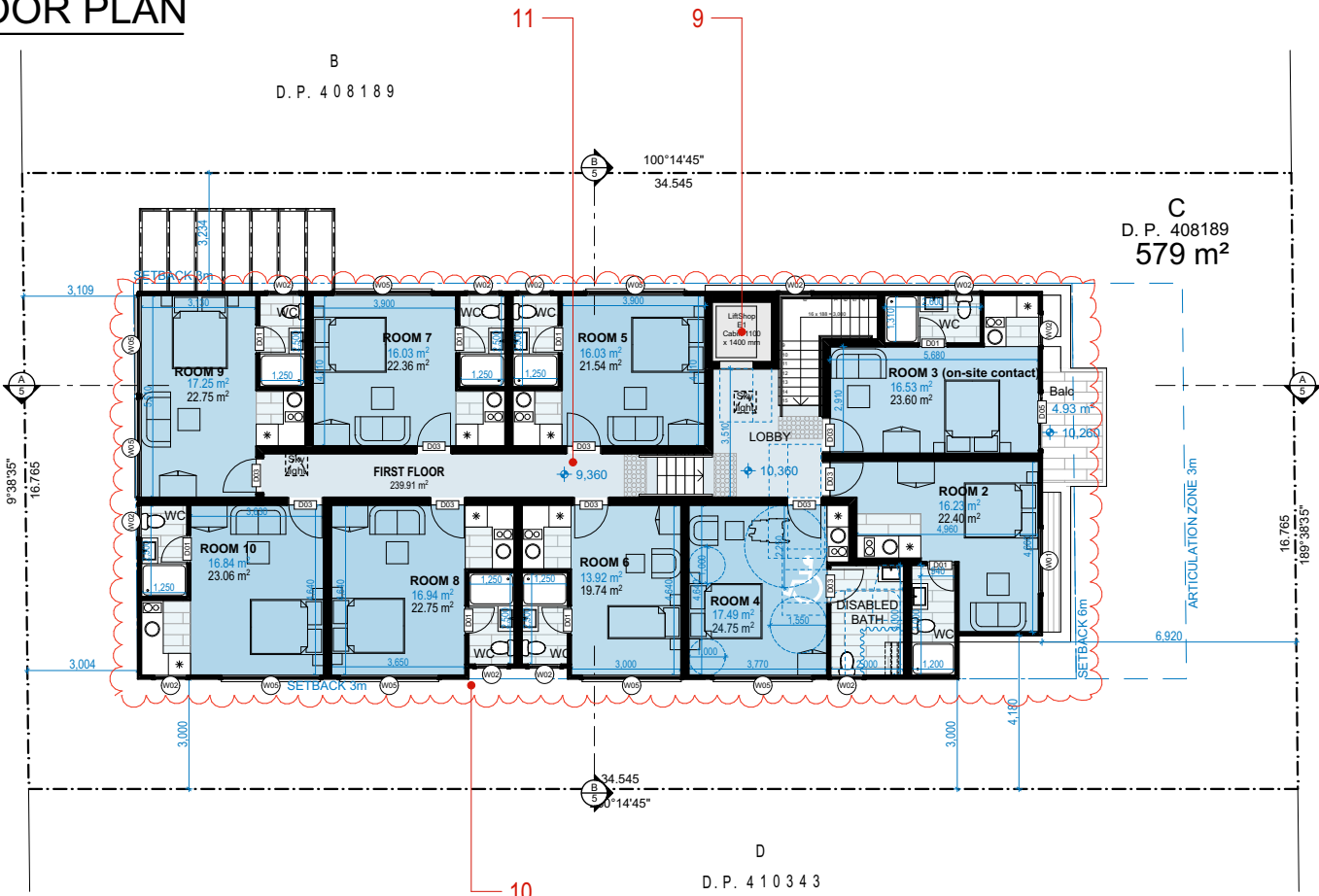
S. P. 33845



GROUND FLOOR PLAN

1:200

S. P. 33845



FIRST FLOOR PLAN

1:200



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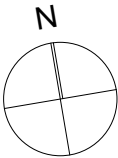
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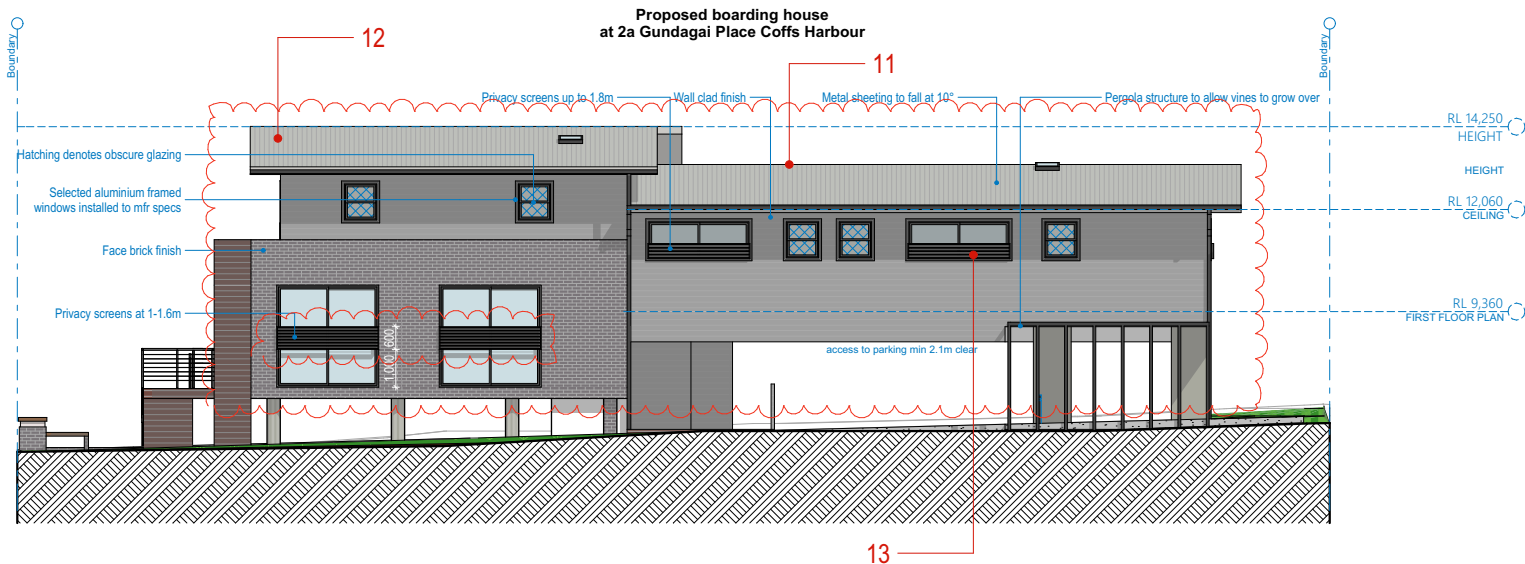
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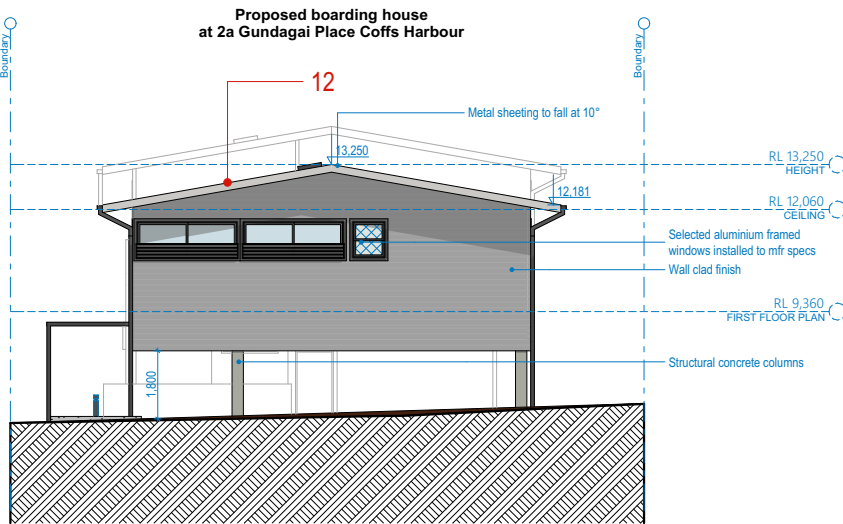
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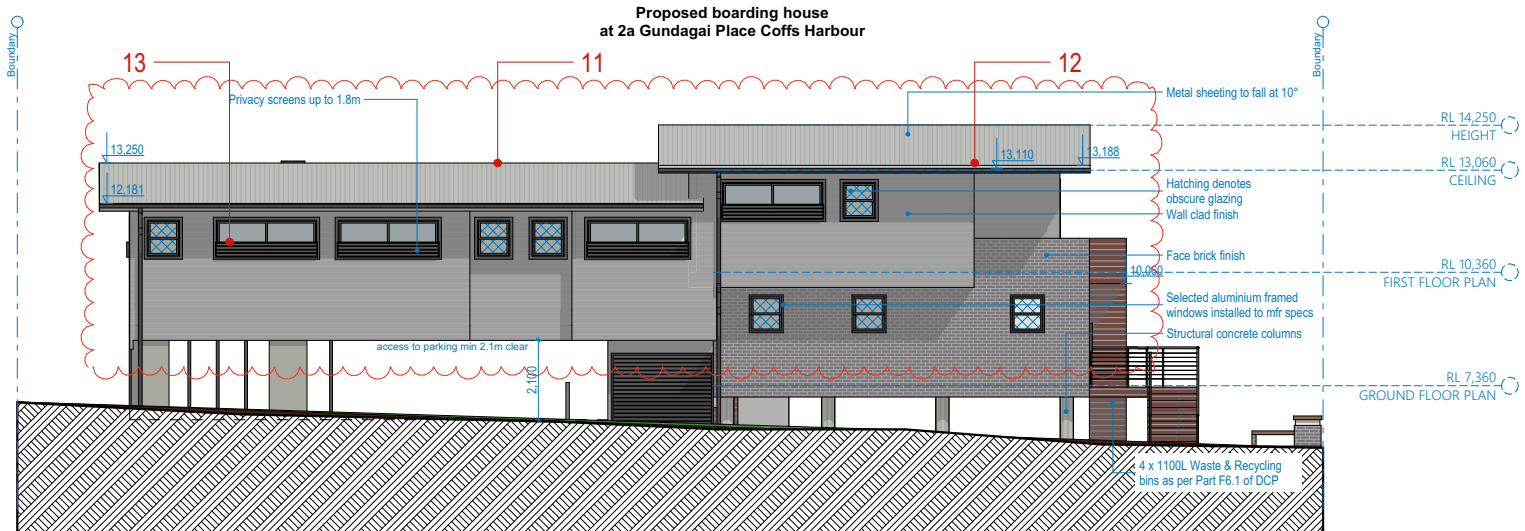




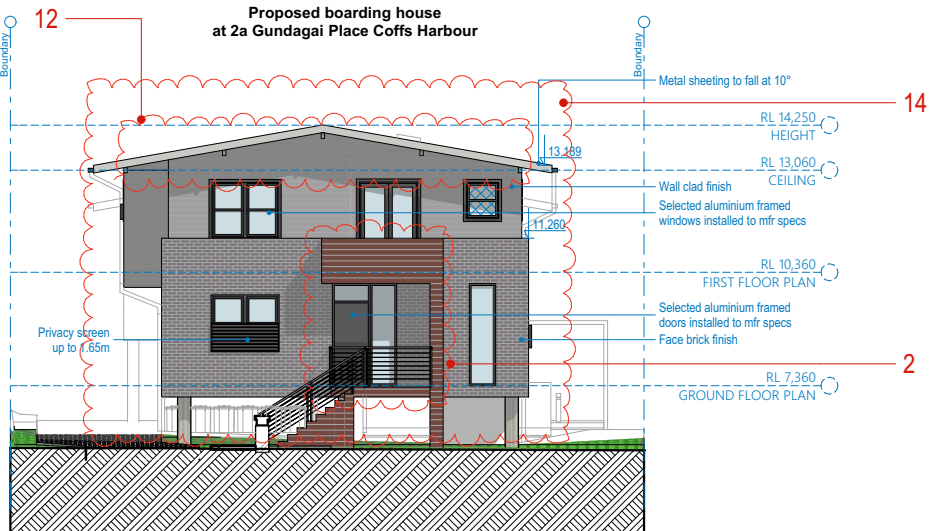
NORTH ELEVATION
1:200



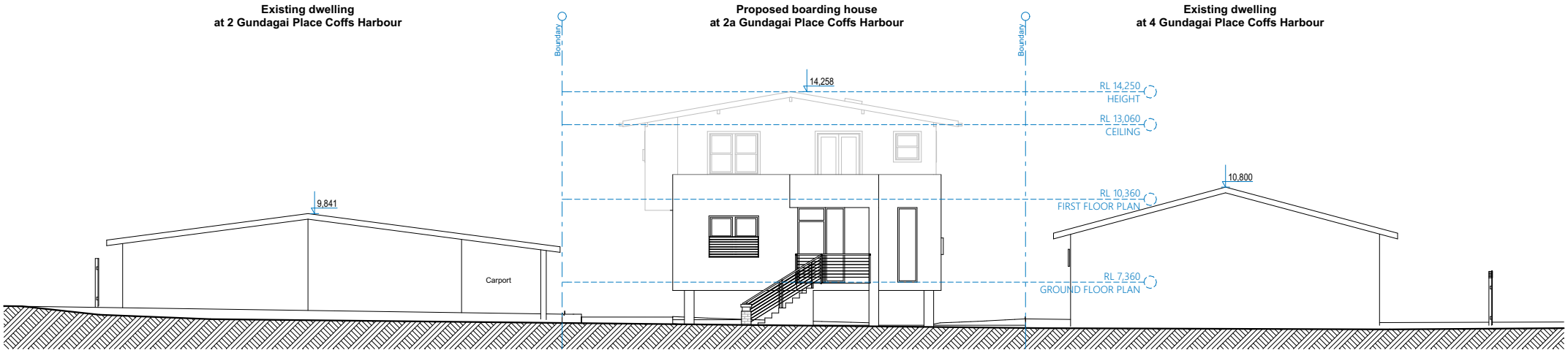
WEST ELEVATION
1:200



SOUTH ELEVATION
1:200



EAST ELEVATION
1:200

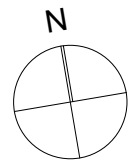


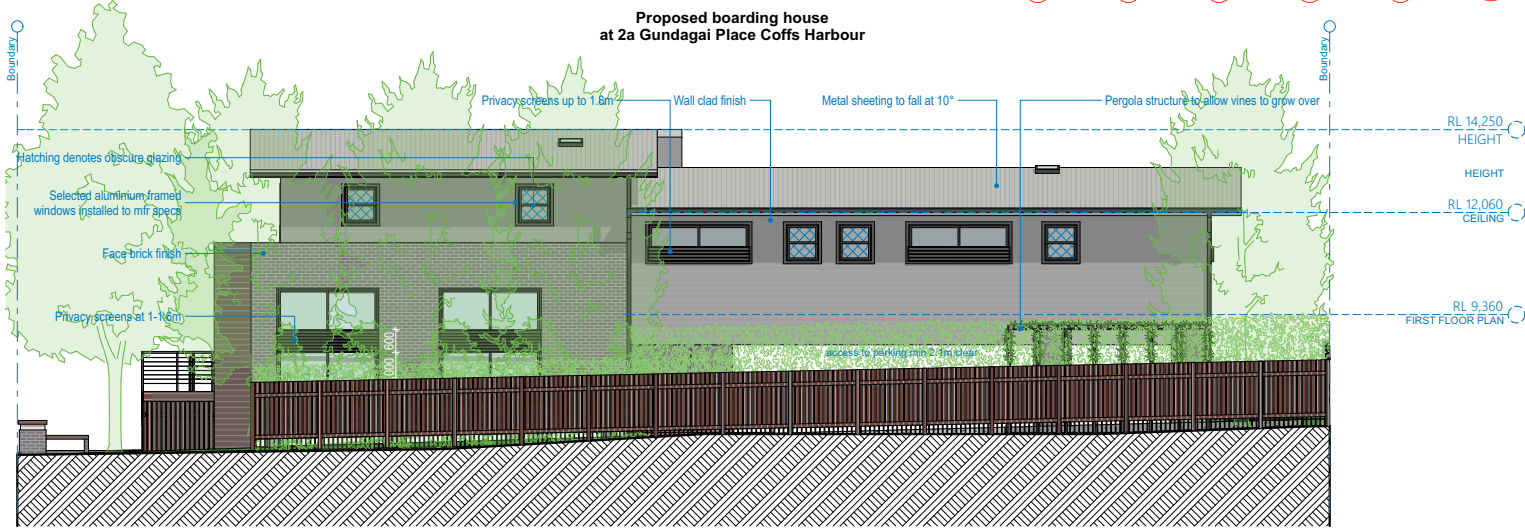
EAST STREETSCAPE
1:200

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drawing:	ELEVATIONS
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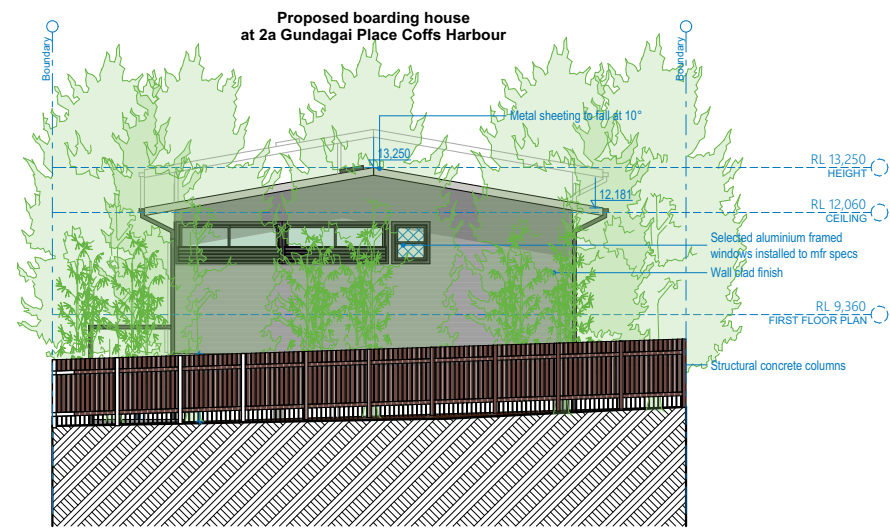
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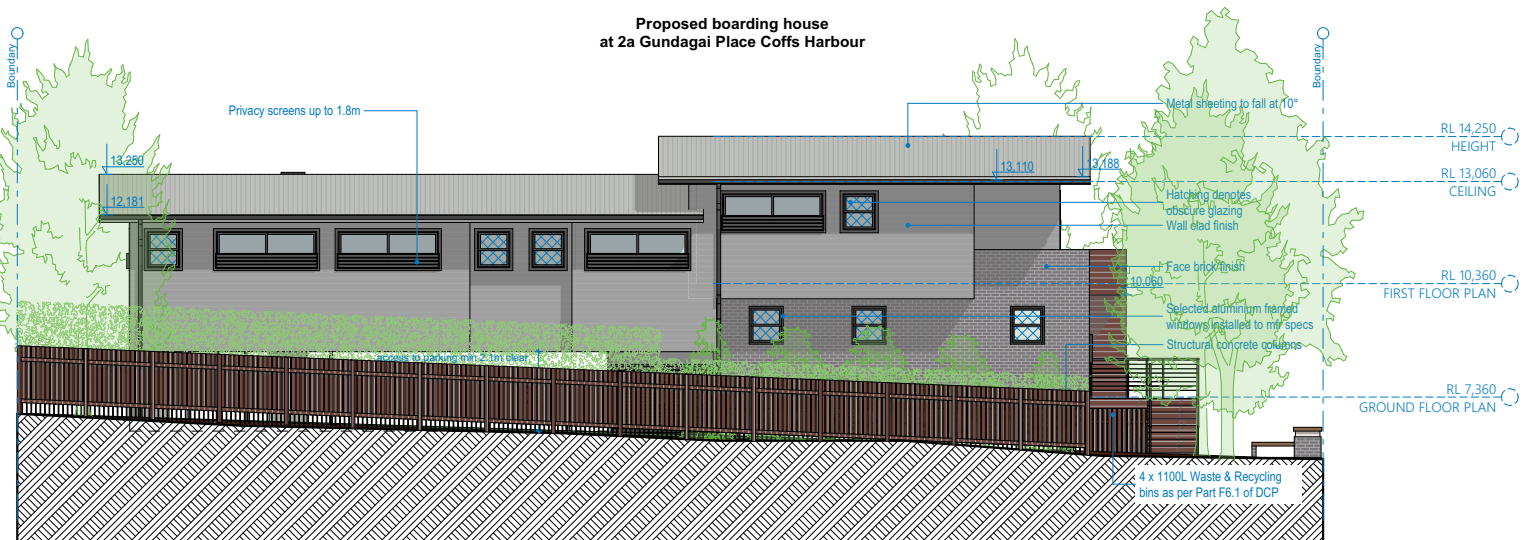
NORTH ELEVATION

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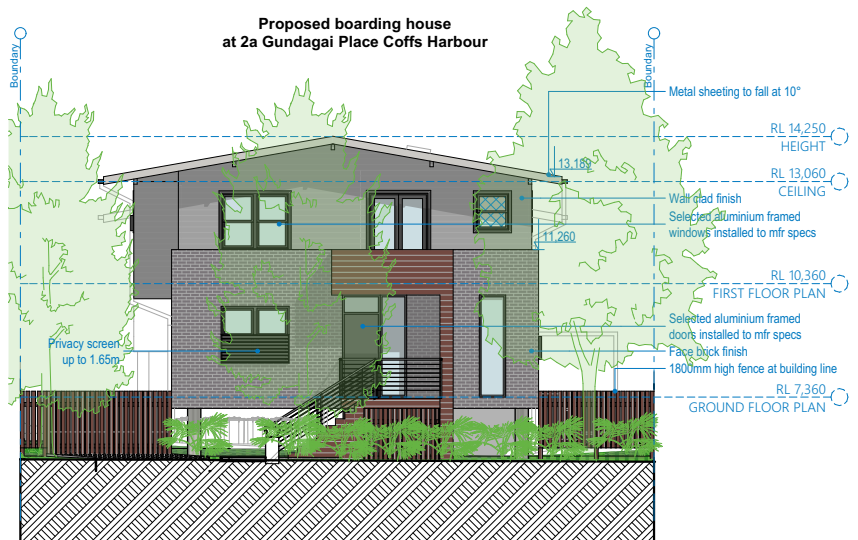
WEST ELEVATION

1:200



SOUTH ELEVATION

1:200



EAST ELEVATION

1:200

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drawing:	ELEVATIONS FROM NEIGHBOURS
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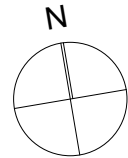
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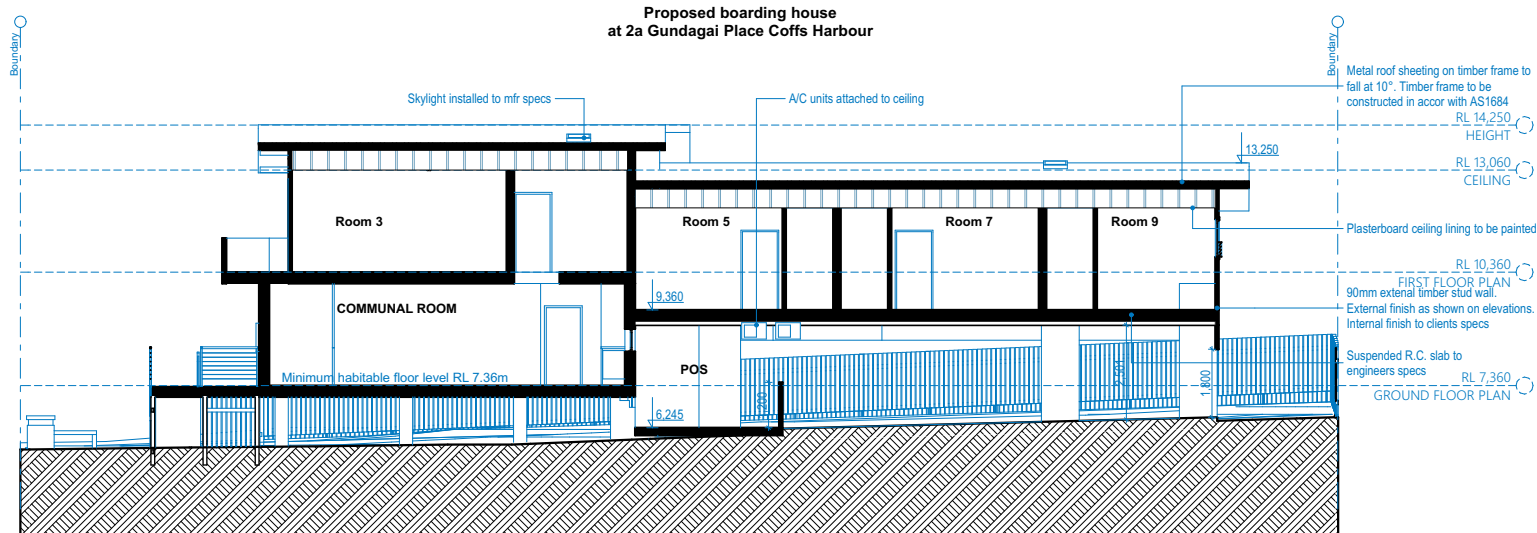
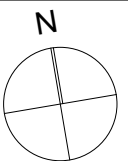
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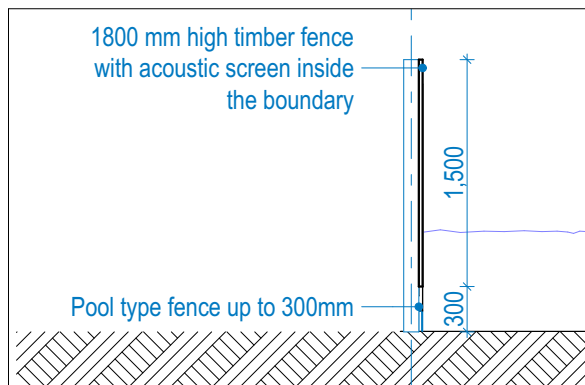


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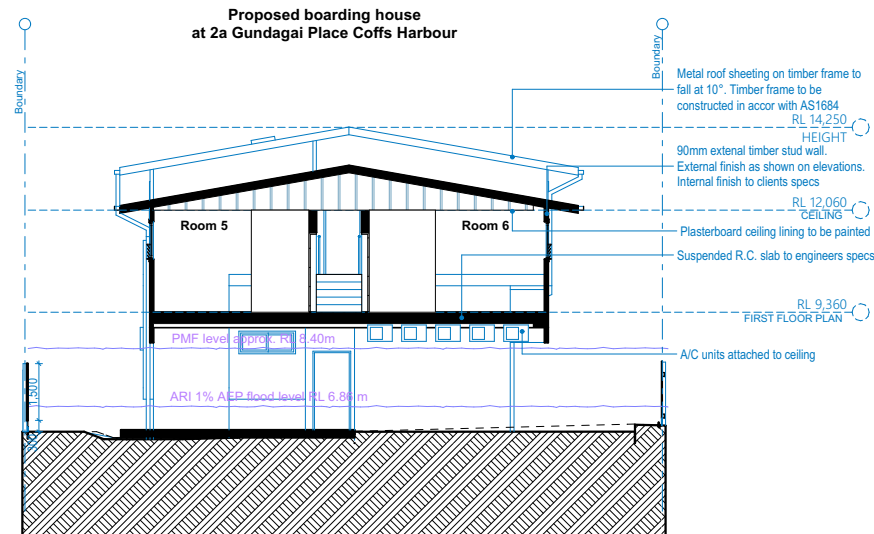
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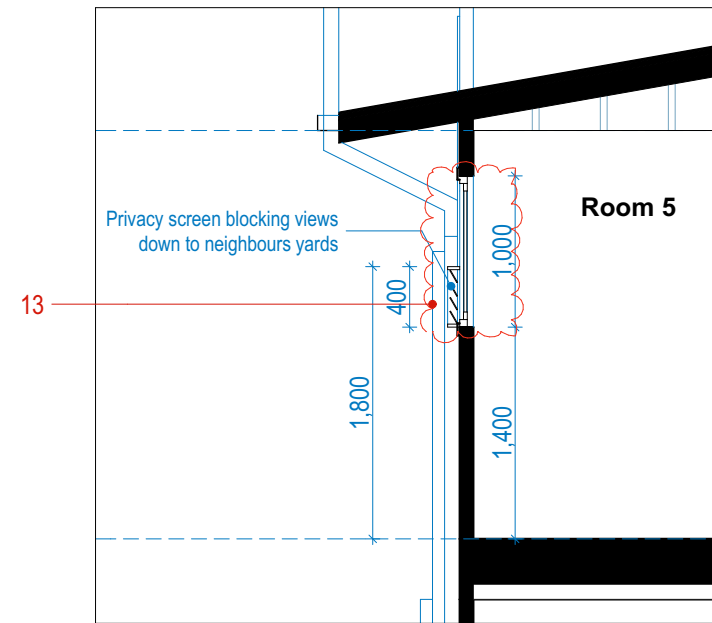
SECTION A
1:200



SECTION B - Fence detail
1:50



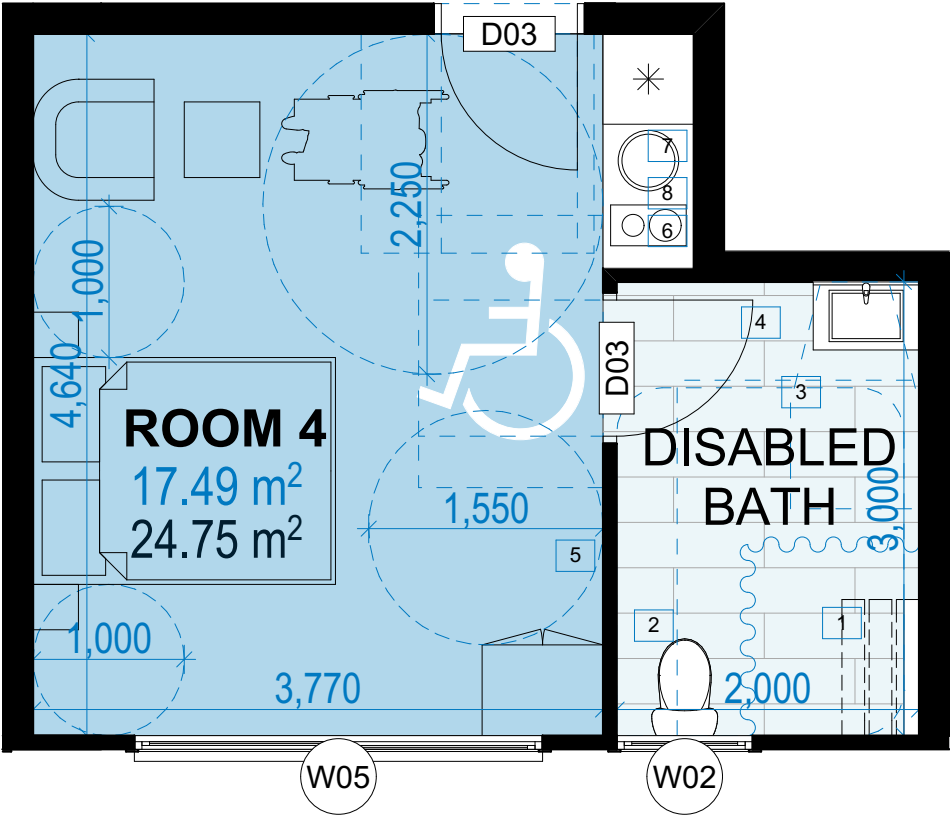
SECTION B
1:200



SECTION B - Screen detail
1:50



8.5 m HEIGHT PLANE



ACCESSIBLE ROOM DETAIL
1:50

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SINGLE SWING DOOR	2,070	720			9
D02	ROLLER DOOR	2,100	2,700			1
D03	SINGLE SWING DOOR	2,070	920			13
D04	SINGLE SWING DOOR W/SIDELIGHT	2,200	920			1
D05	SLIDING DOOR	2,400	1,570			1

WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	DOUBLE HUNG WINDOW	900	1,800	1,500			2
W02	DOUBLE HUNG WINDOW (OBSCURE)	1,400	900	1,000			14
W03	SLIDING WINDOW	0	2,700	2,700			2
W04	FIXED WINDOW	0	700	2,700			2
W05	SLIDING WINDOW	1,400	2,700	1,000			8
W06	SLIDING WINDOW	900	1,500	600			1

- 1

DOWNWARD FOLDING SEAT
- 2

USE CURTAIN TO PREVENT WATER SPLASHING - NO HOB
- 3

DOUBLE GPO BESIDE MIRROR
- 4

VERTICALLY ADJUSTABLE WASH BASIN WITH SPACE UNDER FOR WHEELCHAIR ACCESS. USE LEVER TYPE HANDLE FOR TAPS
- 5

APPLY NON SLIPPERY FLOOR FINISH TO BATHROOM FLOOR
- 6

HEIGHT ADJUSTABLE HOTPLATE WITH WHEELCHAIR ACCESS UNDER
- 7

HEIGHT ADJUSTABLE SINK WITH WHEELCHAIR ACCESS UNDER
- 8

HEIGHT ADJUSTABLE BENCHTOP WITH WHEELCHAIR ACCESS

ANCILLARY ITEMS.
*Switches located 900-1100 mm above floor in line with door handles.
*GPOs located not less then 600mm above floor
*Electrical distribution board located inside housing unit

LIVING & DINING RM.
*Minimum of 4 GPOs
*Telephone adjacent to GPOs
*Telephone outlet location between kitchen & living space, adjacent to GPOs
*Two TV antenna outlets to GPOs (positioned so viewing from kitchen & dining is achievable)

MAIN BED RM.
*Two double GPOs on the wall where bedhead is likely to be
*Minimum of one GPO on opposite wall
*Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)
*TV antenna point and double GPO on opposite wall to bedhead
*2-way light switches one located above bedhead.1000 mm high above floor

SITE DATA	
SITE AREA	579.00 m²
DWELLING	
Ground Floor Area	85.09
First Floor Area	239.91
Total	325
FSR	1 = 0.561

COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	Compliance
Site Area (m²)R3	na	579.00	YES
Site Coverage (max 50%)	289.5	109	YES
Street Frontage Setback	6m	6m	YES
Side Setback	3m	3m	YES
Rear Setback	3m	3m	YES
Building Height	max 22m	8.5m	YES
Communal Living room	If boarding Has 5 or more Boarding rooms	10 rooms proposed - 1 Communal Rooms provided	YES
Solar Access	Communal living rooms minimum 3 hours direct sunlight 9:00am to 3:00pm mid winter	Common room receiving min 3 hrs of direct sunlight linked to open courtyard	YES
Min. Landscape	Landscaping of front setback area compatible with streetscape	Proposed courtyard fencing and landscaping compatible with streetscape	YES
Private Open Space	Min 20m²; min dimension 3m	All rooms have access to shared open courtyard and garden 21.9m2 (min dim 3m)	YES
Parking	0.5 spaces/ 10 rooms = 5	5	YES
Parking (Motor cycle) / (Bicycle)	Minimum 1 space bicycle and 1 space motorcycle for every 5 boarding rooms	2 - Motorcycles 2 - Bicycles	YES

LEVEL	ROOM	ROOM GROSS FLOOR AREA (including bathroom & kitchen)	SINGLE BED = 12m² min (max 25m2)	DOUBLE BED = 16m2 min (max 25m2)
GRND	1	24.74		17.9
FIRST	2	22.4	13.17	16.23
	3	23.6		16.53
	4	24.75		17.49
	5	21.54		16.03
	6	19.74		13.92
	7	22.36		16.03
	8	22.79		16.94
	9	22.75		17.25
	10	23.06		16.84
TOTAL ROOMS:		11	1	10
TOTAL LODGERS:		21	1	20

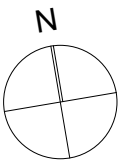
		Member Australian Institute of Architects	
issue k:	20/04/2021	issue l:	22/03/2021
issue i:	Additional comments	issue h:	S34 changes
issue j:	SOFAC changes	issue g:	DA - Add info - COS & parking
issue e:	DA - Additional information -Manager	issue f:	DA - Additional information -Manager
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drawing: DETAILS		project: PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR		client: MR GEORGE KARAM		drawn: E.K.		checked: J.E.	
						scale: as shown		date: APR21	
						sheet size: A3		Council	
						ref: 2019-138		CHCC	

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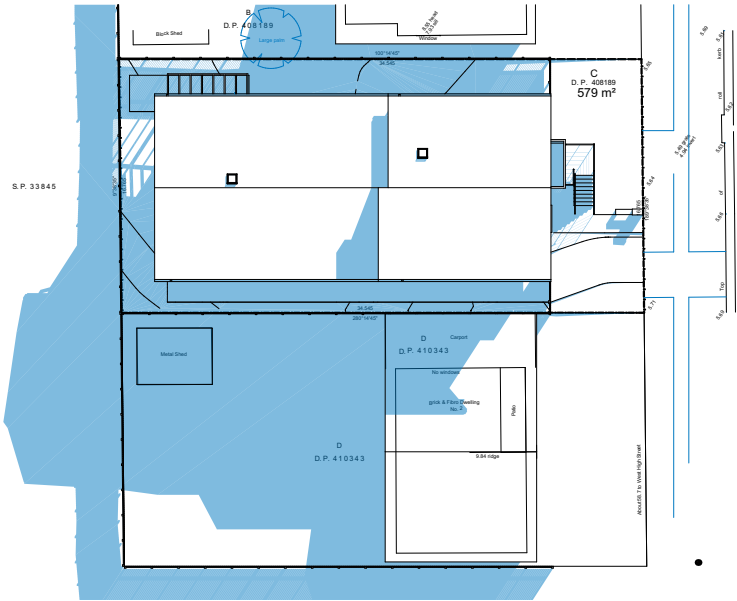


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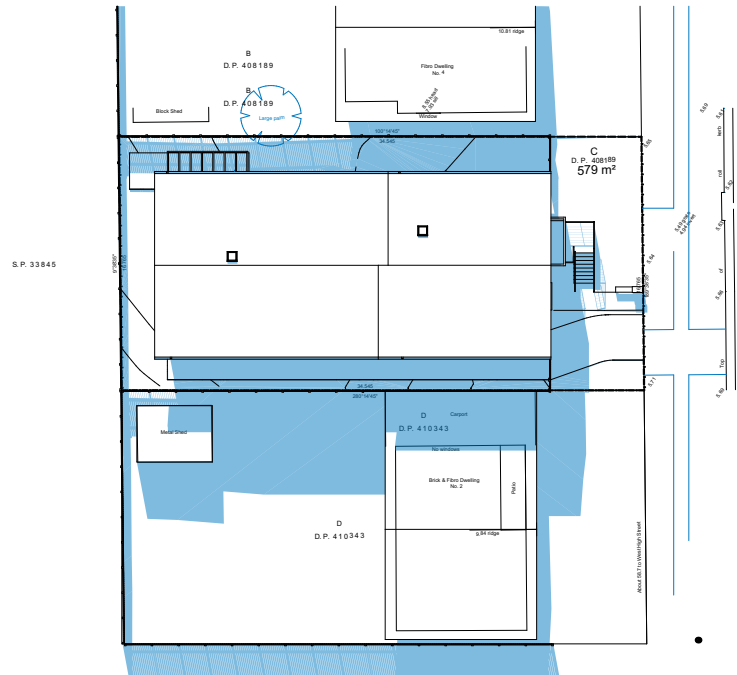


SHADOW ANALYSIS PLANS

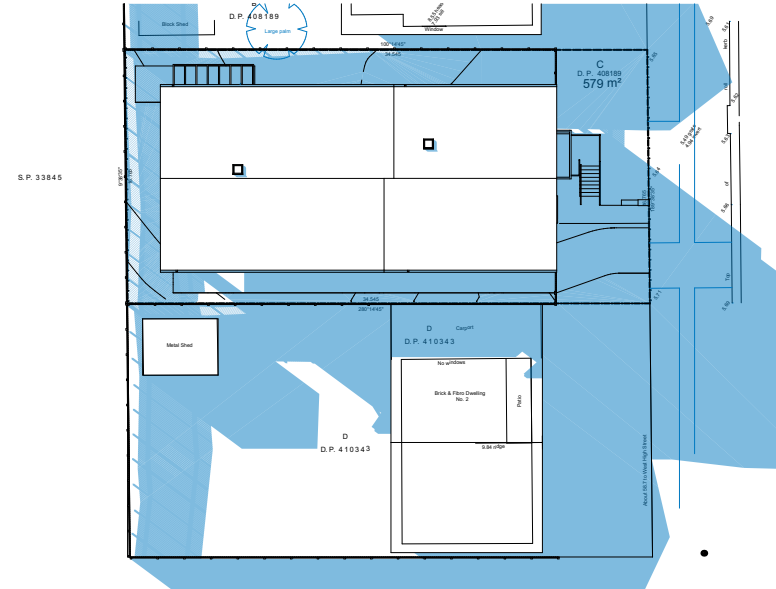
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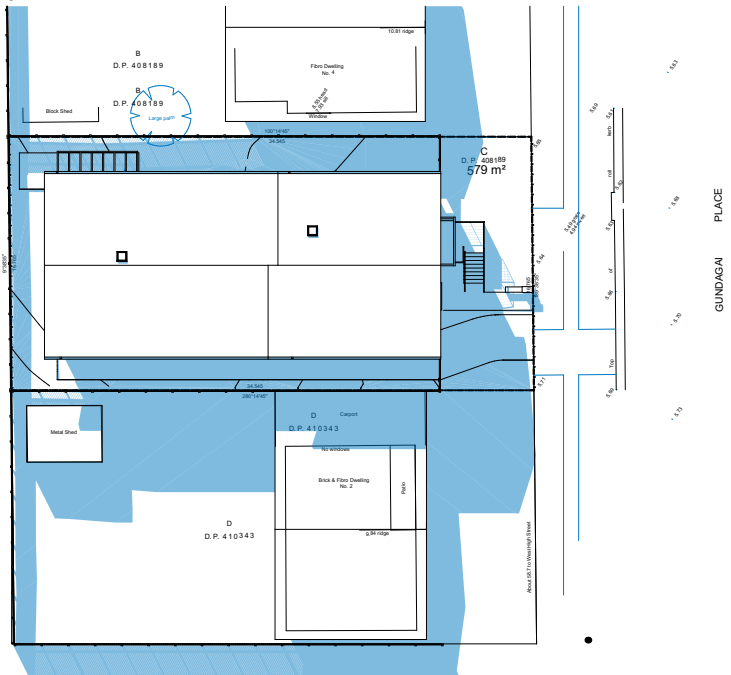


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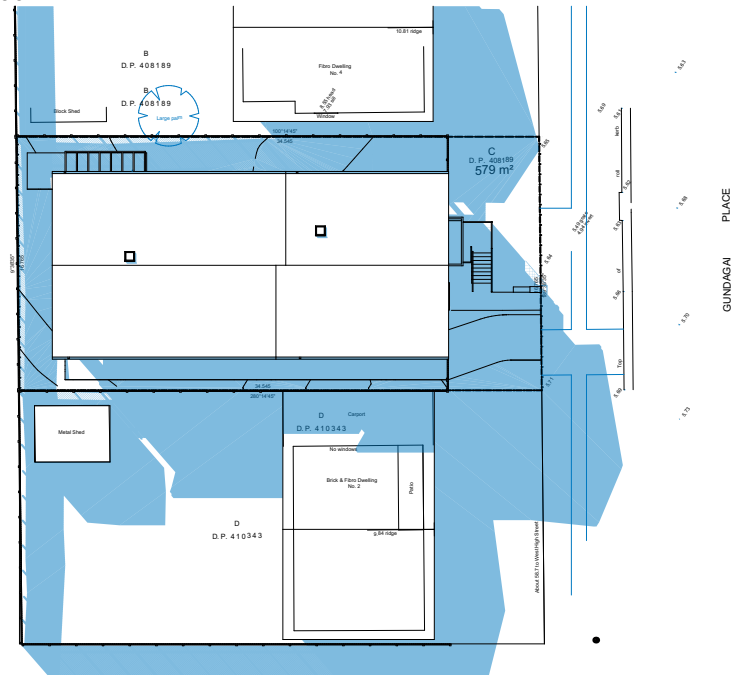
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Jun-21-10am
1:500



Jun-21-1pm
1:500

Jun-21-11am
1:500



Jun-21-2pm
1:500



issue k:	20/04/2021
issue j:	Additional comments
issue i:	22/03/2021
issue h:	S34 changes
issue g:	04/03/2021
issue f:	SOFAC changes
issue e:	07/10/2020
issue d:	DA - Add info - COS & parking
issue c:	10/06/2020
issue b:	Additional information -Manager
issue a:	22/11/2019
issue z:	DA Deferral
issue y:	31/07/2019
issue x:	Development Application
issue w:	18/06/2019
issue v:	Client Changes
issue u:	06/06/2019
issue t:	Issue b: Client Changes
issue s:	Issue a: Client Sketch
issue r:	04/06/2019

drawing:	SHADOWS - JUN
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
drawn:	E.K.
checked:	J.E.
scale:	as shown
date:	APR21
sheet size:	A3
Council	CHCC

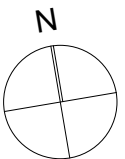
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SHADOW ANALYSIS - VIEWS FROM THE SUN

21st of June

21

- Communal room solar access
- Neighbour's solar access



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issue a:	Client Sketch

drawing:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR	sheet size:	A3	Council
project:	MR GEORGE KARAM	scale:	as shown	CHCC
client:	E.K.	date:	APR21	
drawn:	J.E.			
checked:				

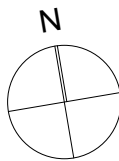
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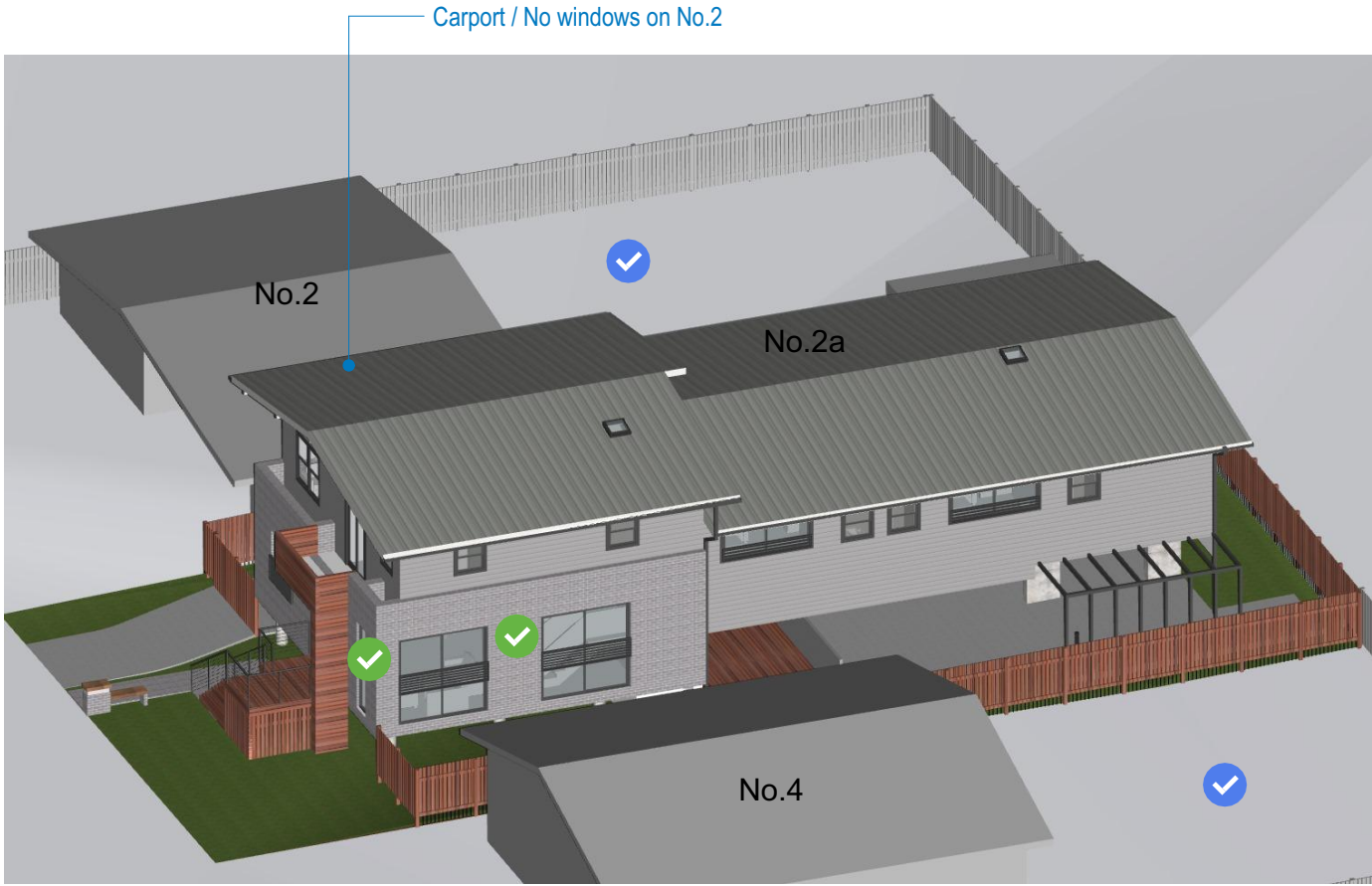


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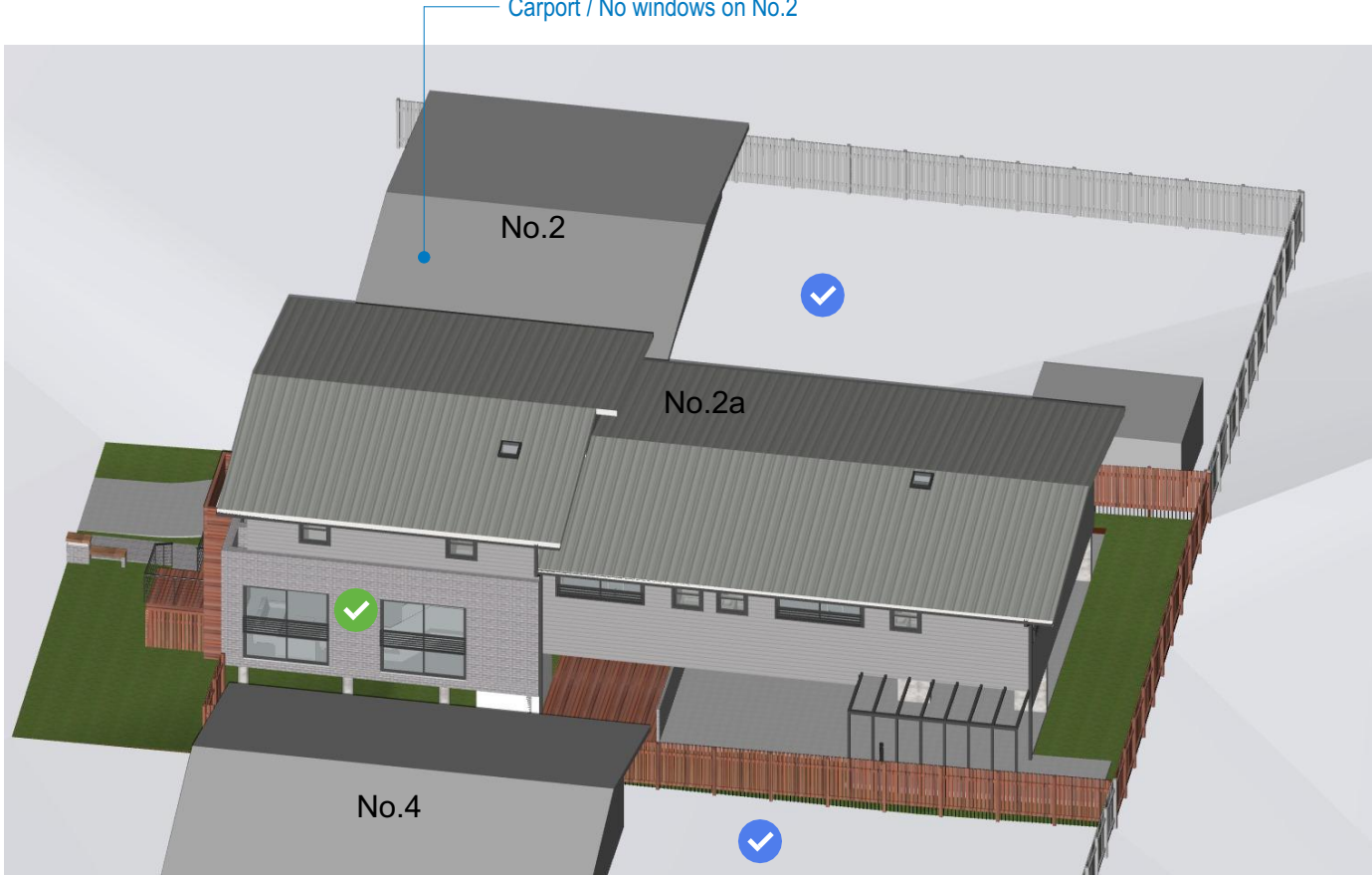
9AM



10AM



11AM



12PM

* Note - Every surface seen receives solar access on nominated hour

SHADOW ANALYSIS - VIEWS FROM THE SUN

21st of June

- Communal room solar access
- Neighbour's solar access



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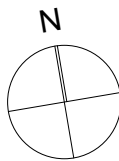
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1PM



2PM



3PM

* Note - Every surface seen receives solar access on nominated hour

SHADOW ANALYSIS - INTERNAL SOLAR ACCESS

21st of June



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issue b:	Client Changes
issue a:	Client Sketch

drawing:	INTERNAL SHADOW ANALYSIS
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
drawn:	E.K.
checked:	J.E.
scale:	as shown
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ref:	2019-138
Council	CHCC

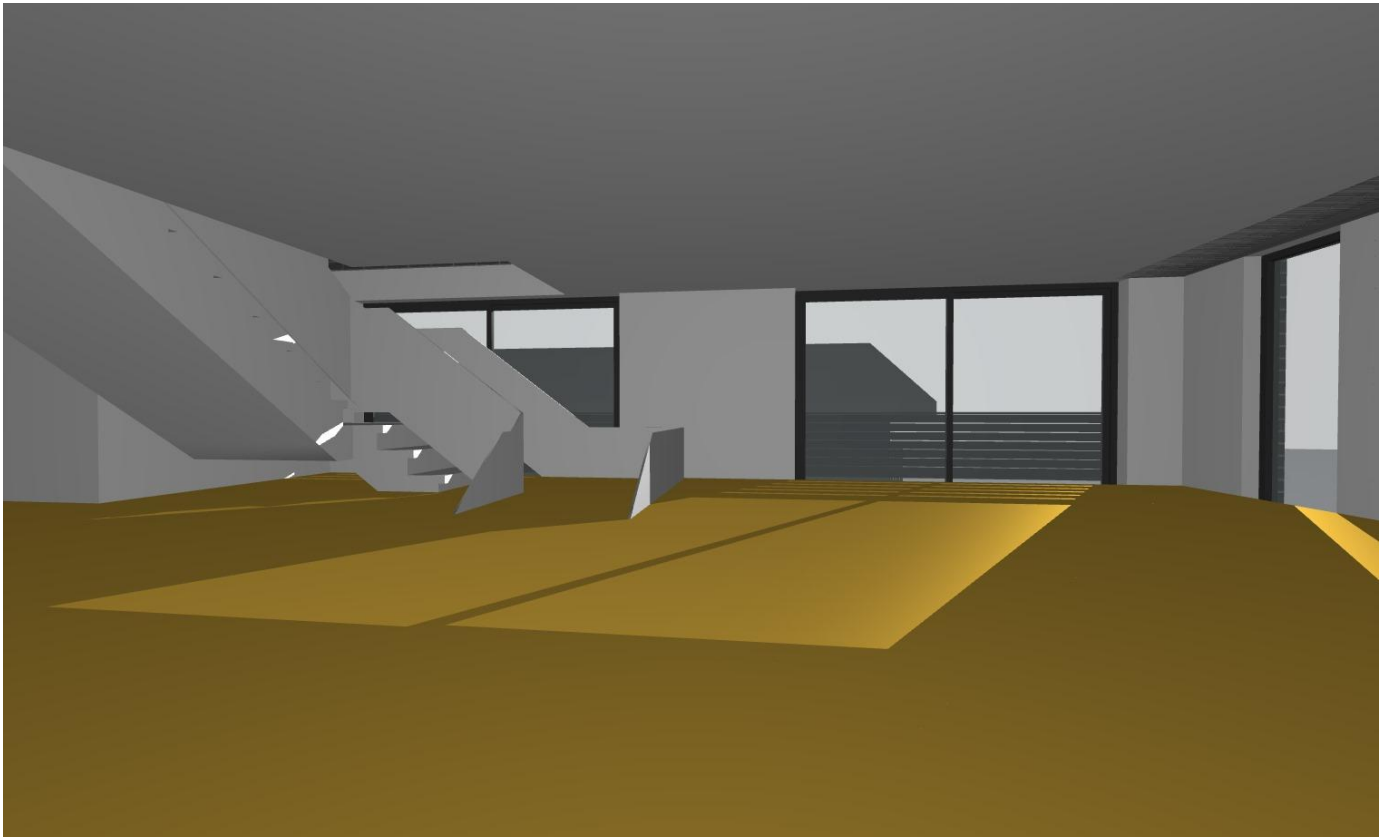
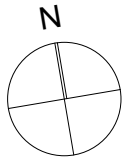
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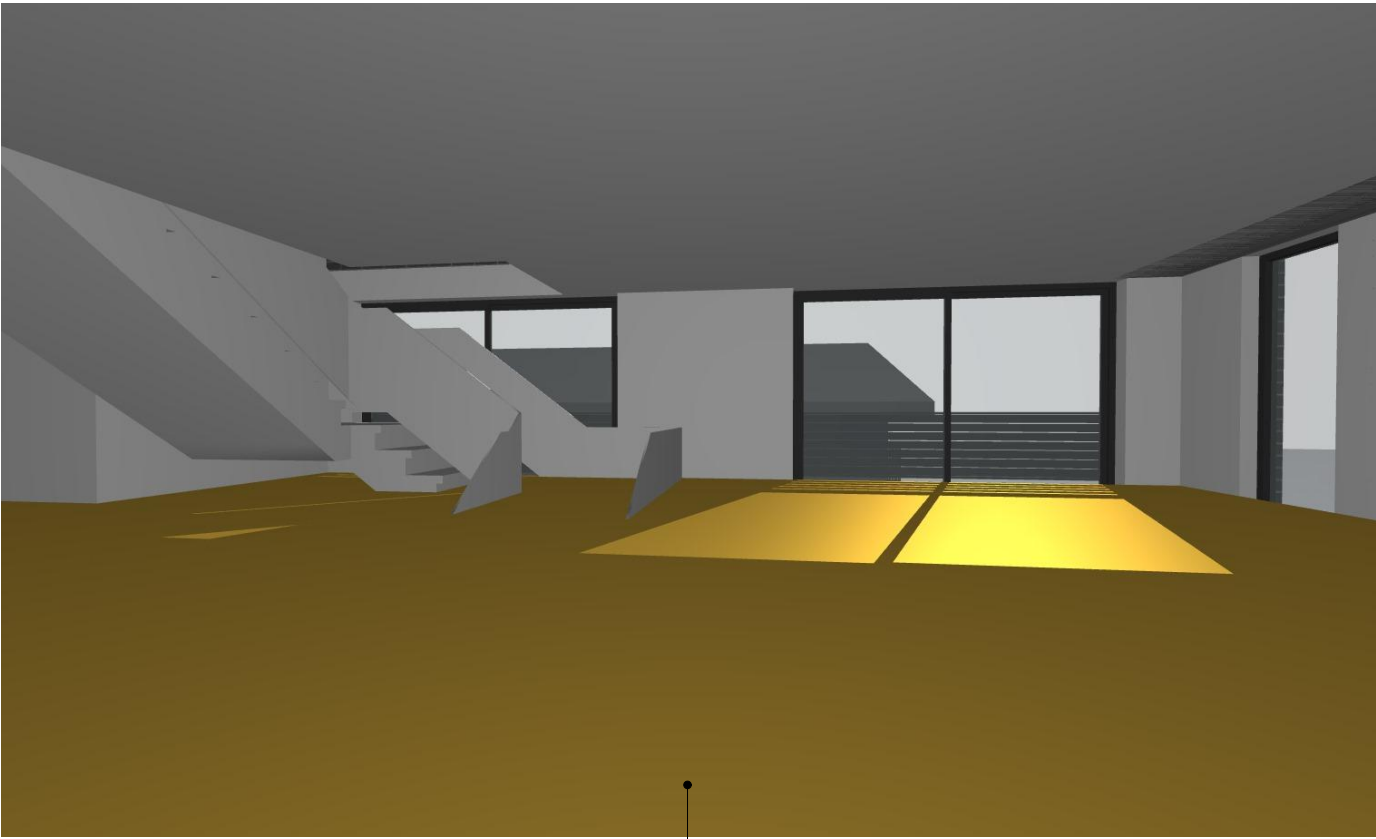
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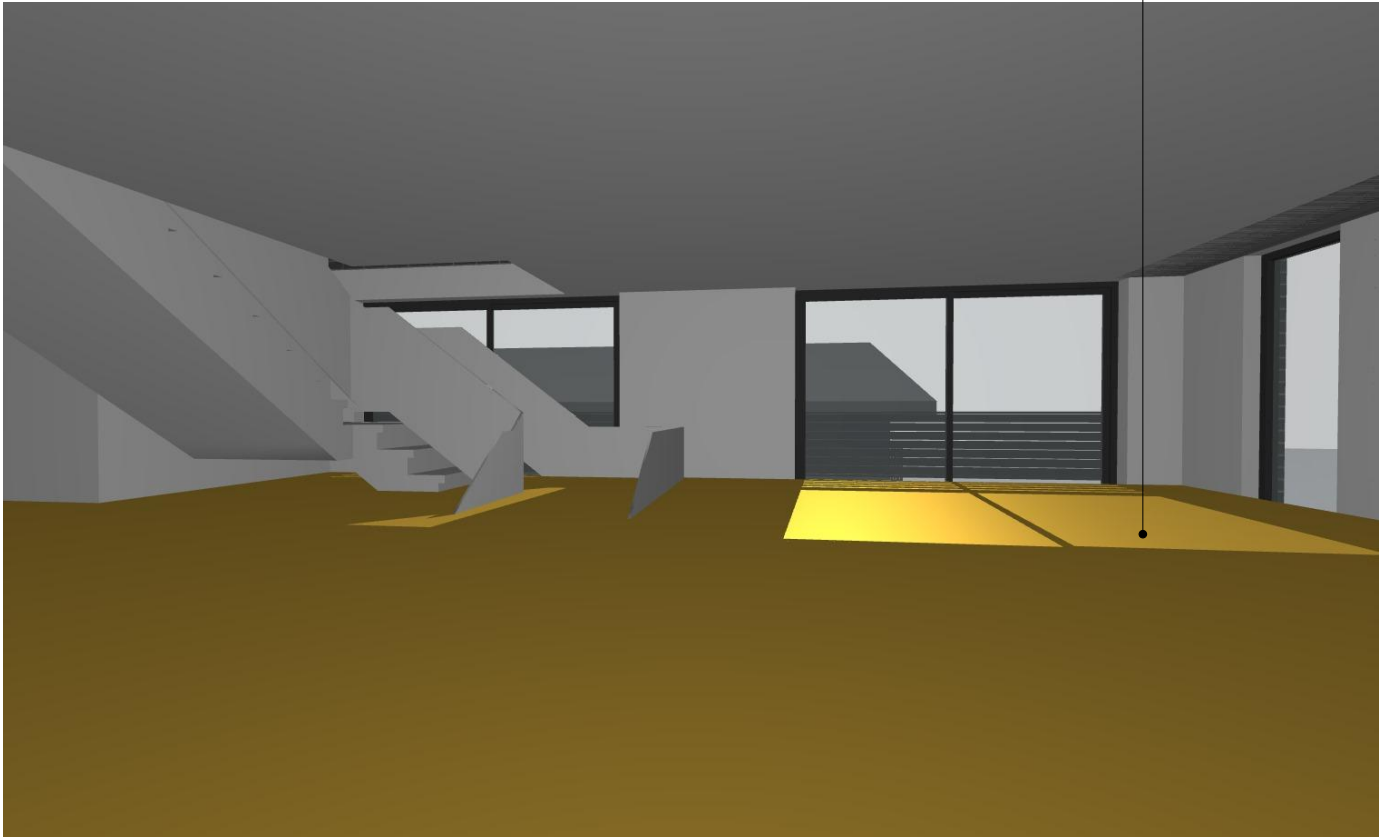
9 AM

Direct solar access to 1 meter height plane

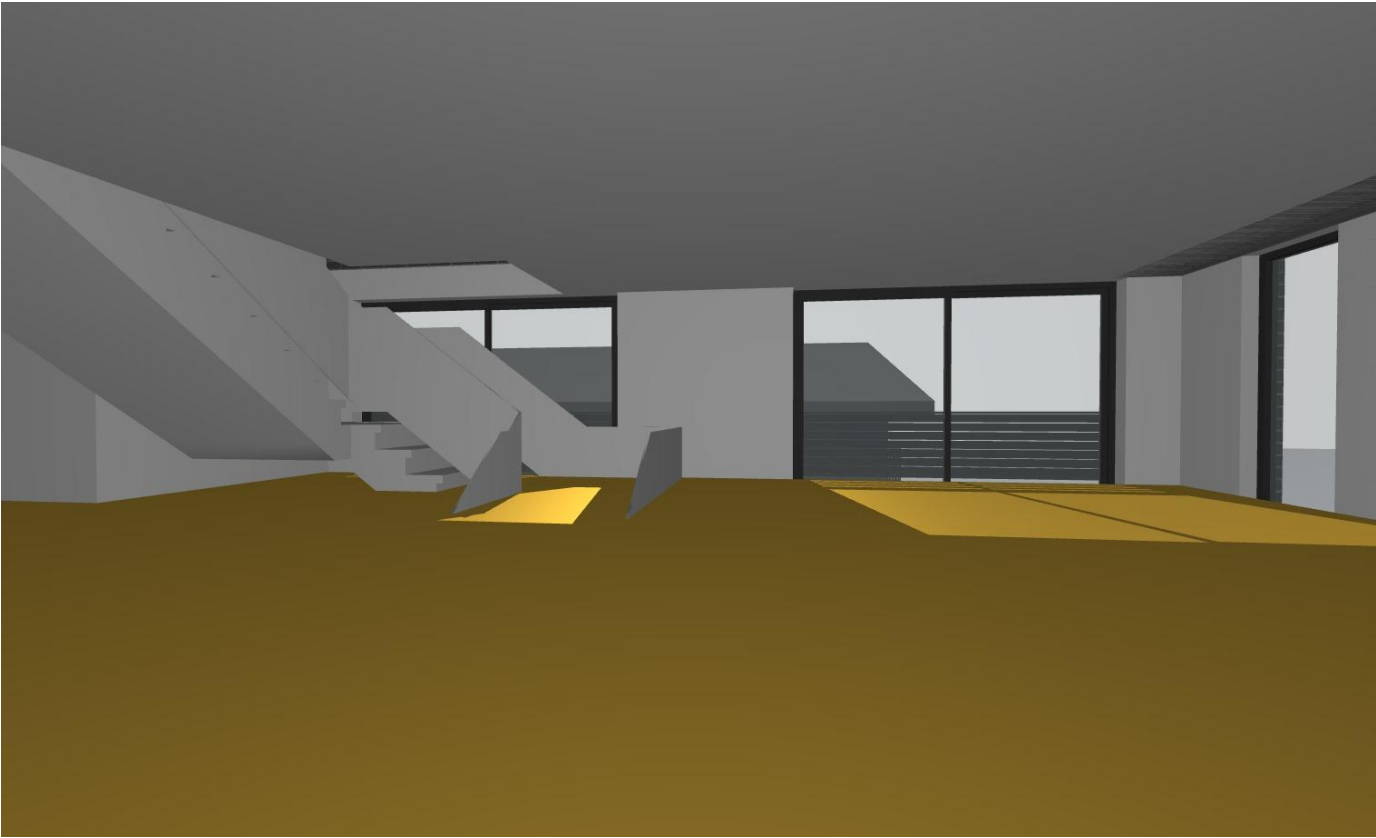


10 AM

1 meter height plane



11 AM



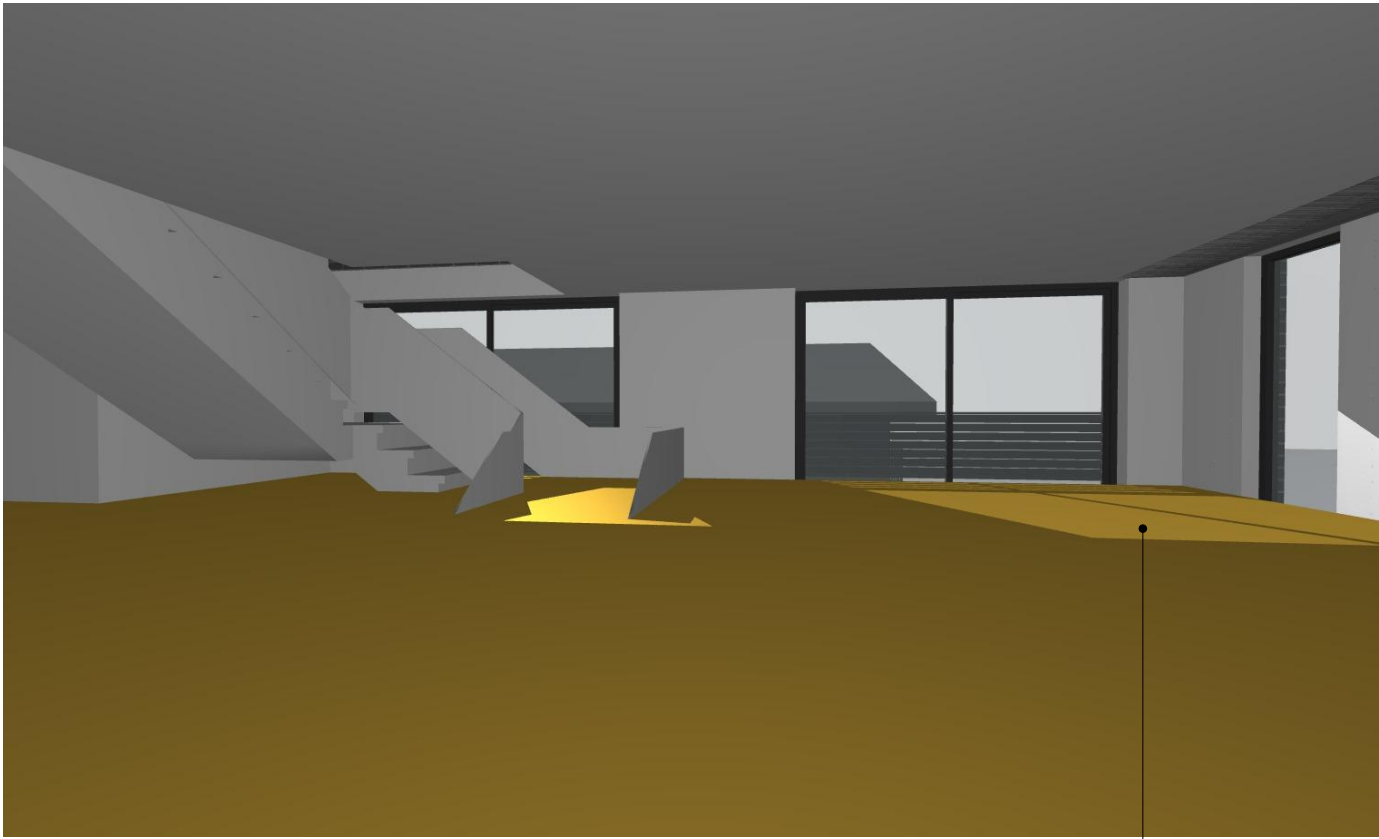
12 PM

SHADOW ANALYSIS - INTERNAL SOLAR ACCESS

21st of June

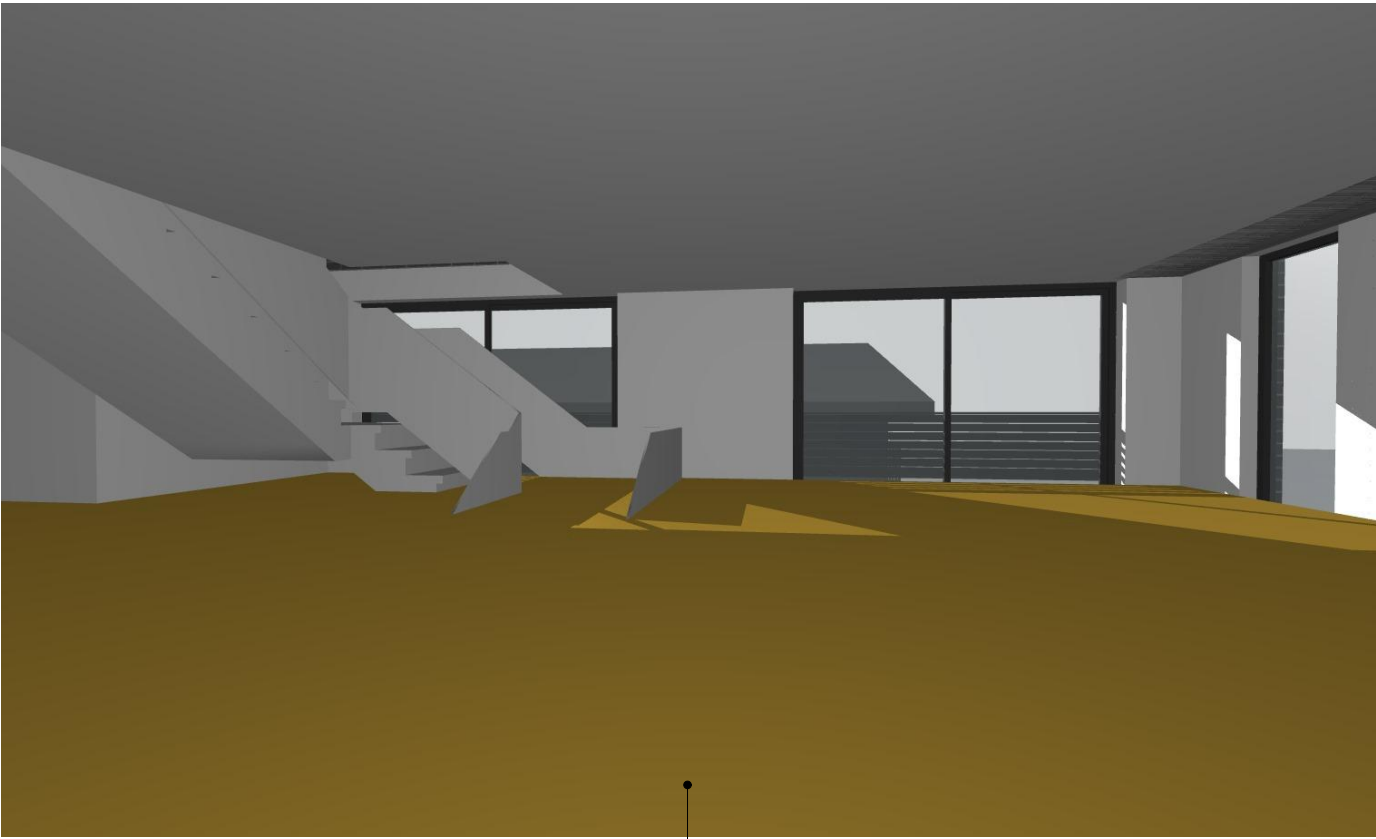


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issue a:	Client Sketch



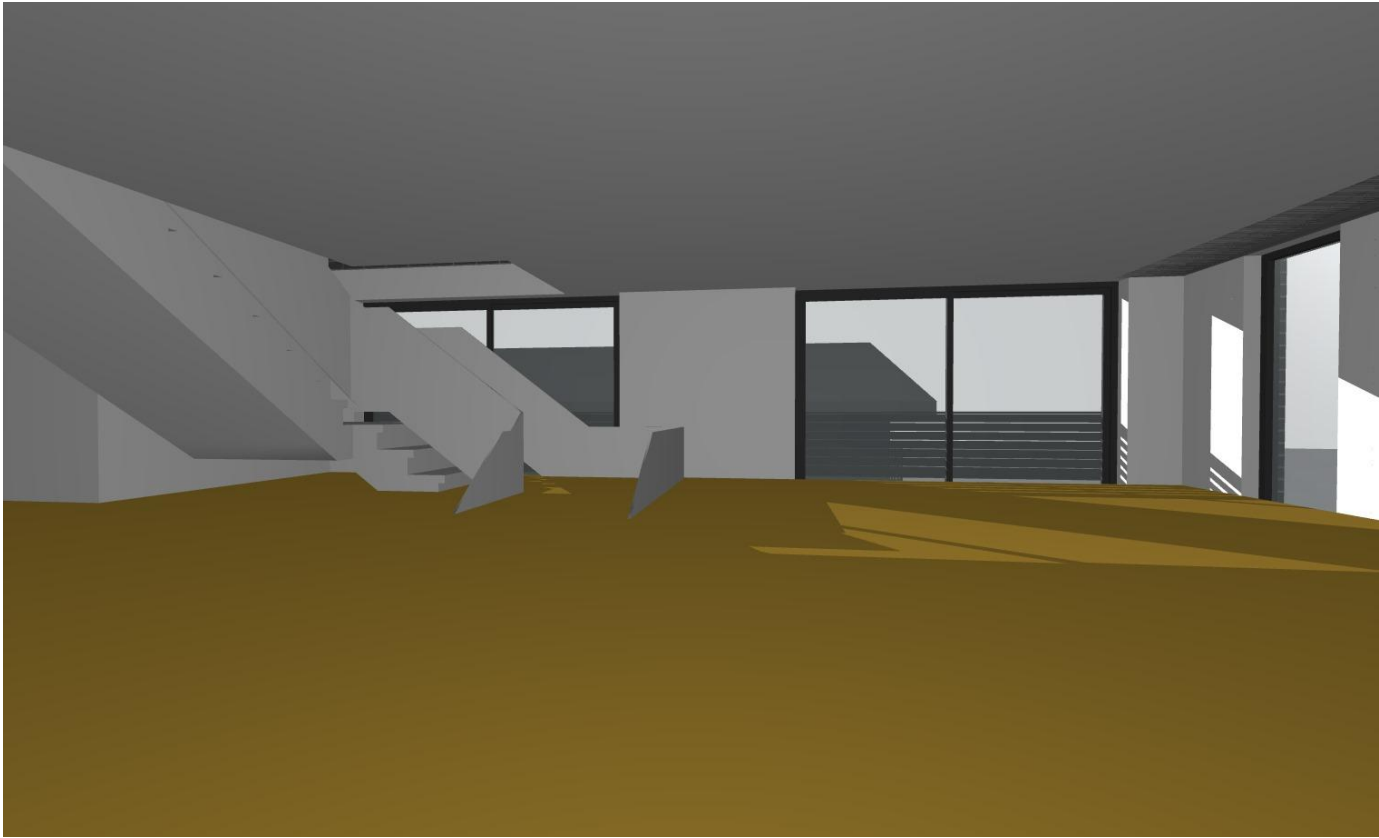
1 PM

Direct solar access to 1 meter height plane



2 PM

1 meter height plane



3 PM

drawing:	INTERNAL SHADOW ANALYSIS
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
drawn:	E.K.
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scale:	as shown
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Council	CHCC

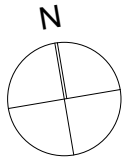
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View from South East



View from North West

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drawing:	3D PERSPECTIVES
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
drawn:	E.K.
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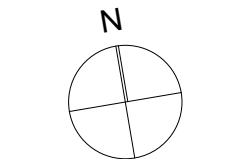
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View from North East



View from South West

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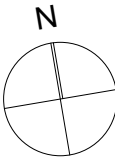
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SCHEDULE OF MATERIALS & FINISHES

@ 2A GUNDAGAI PL COFFS HARBOUR

DEVELOPMENT APPLICATION



EXTERNAL BRICK WALLS
FACE BRICK - PGH OLYMPUS



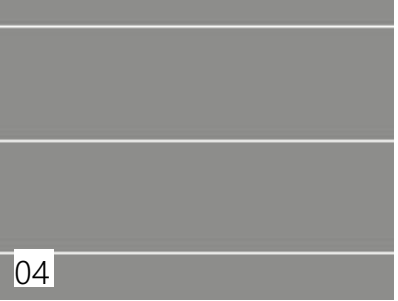
SCREENS & BALUSTRADES
POWDERCOATED - CB MONUMENT



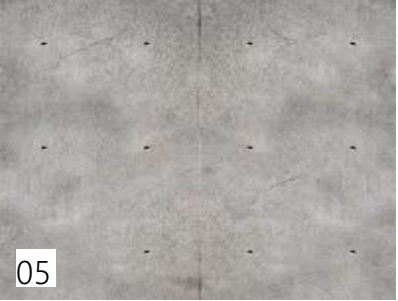
PORTICO,DECK AND FENCE
TIMBER LOOK COMPOSITE



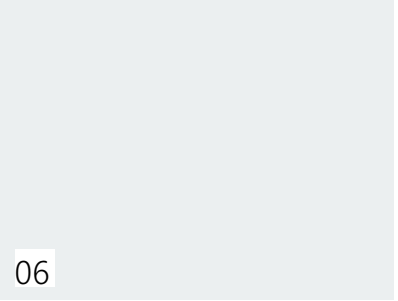
EXTERNAL CLADDING 02
WEATHERTEX SMOOTH 150mm



EXTERNAL FINISH
POURED CONCRETE FINISH



FASCIA & SOFFIT
PAINTED - DULUX WHITE ON WHITE



DRIVEWAY
CHARCOAL CONCRETE



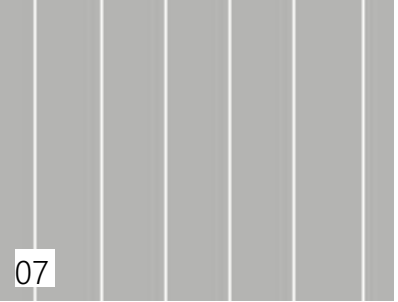
BALUSTRADE & GUTTERS
ALUMINIUM - COLORBOND MONUMENT



DOORS & WINDOWS
ALUMINIUM - COLORBOND MONUMENT



ROOF MATERIAL
METAL SHEETING - COLORBOND SHALE GREY



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drawing:	MATERIALS & FINISHES
project:	PROPOSED NEW GENERATION BOARDING HOUSE @ 2A GUNDAGAI PL COFFS HARBOUR
client:	MR GEORGE KARAM
drawn:	E.K.
checked:	J.E.
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