

**APPROVED DEVELOPMENT
CONSENT PLANS**

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

N0336/09/596/1

SCANNED

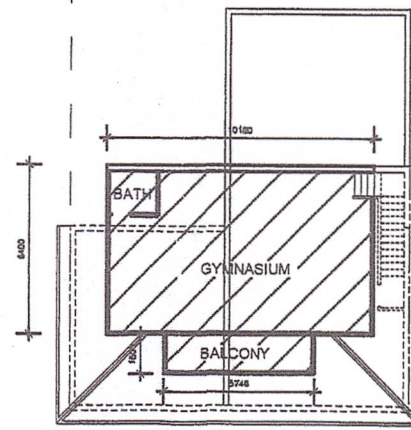
11 JUL 2016

543688.7

proposed S96 amendment to D.A. for residence at 14 Mirroul Street, Nth Narabeen with
respect to relocation of the garage building, for Mr. Mick Wykrota

ELEVATIONS SCALE 1:100 JULY 2016-07-09 DRG.NO.500/2

Marcel Weyland architect 14 Illawarra St. Mosman 2088 tel.99696219

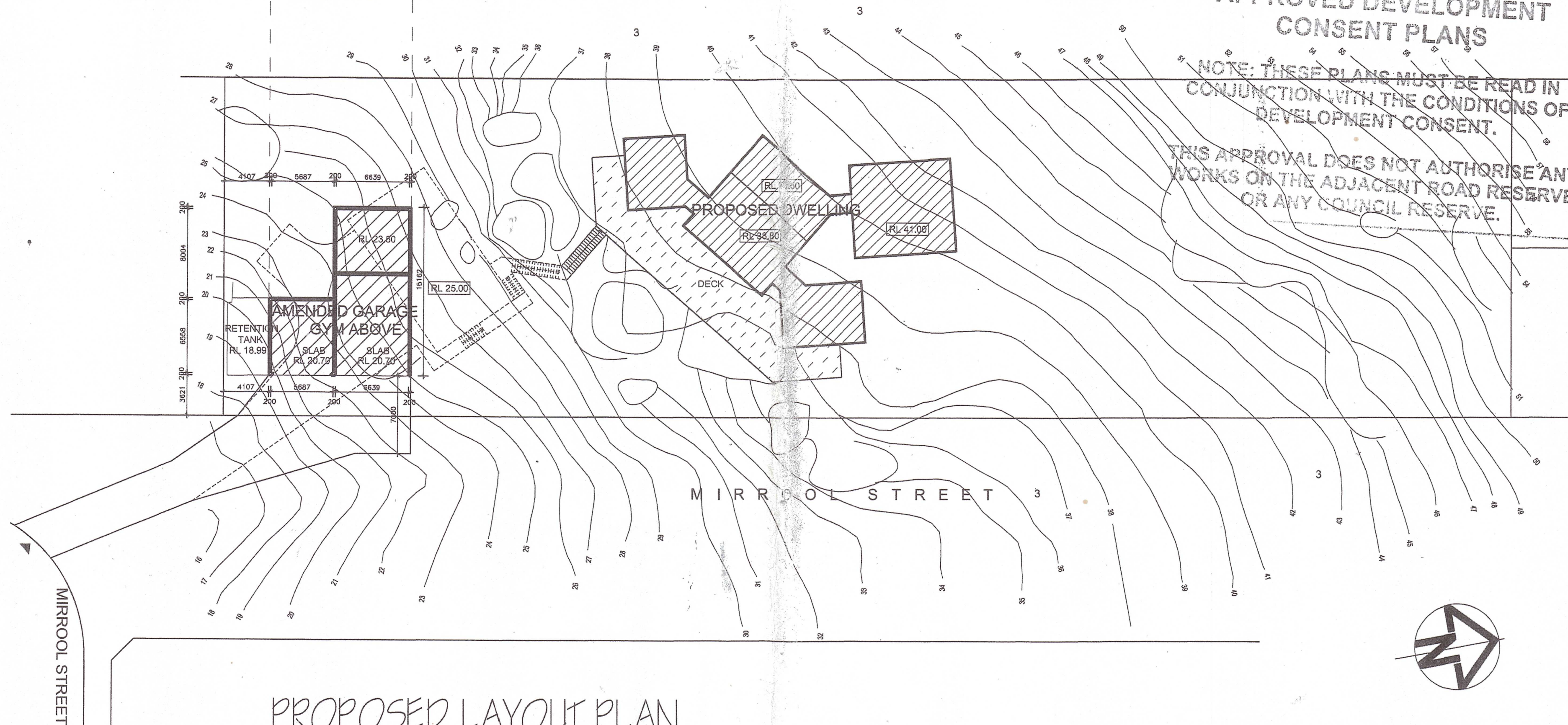


UPPER FLOOR

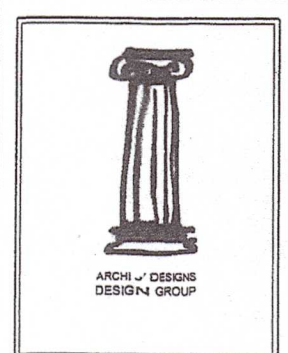
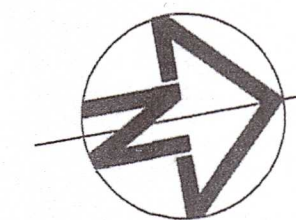
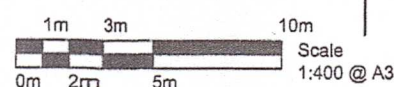
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PROPOSED LAYOUT PLAN



ARCHI J DESIGNS
ARCHITECTS * PLANNERS * INTERIOR DESIGNERS
10 BRABYN STREET EASTWOOD NSW 2122
Tel. 9802 5024 Fax. (02) 9804 8884
jay@archijay.com

GENERAL NOTES

ALL WORKS IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA & SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSION, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. ALL MEASUREMENTS ARE IN MILLIMETRES AND ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS.

ALL STRUCTURAL WORK TO ENGINEERS DETAIL DRAWINGS.

THESE DRAWINGS HAVE BEEN PREPARED BY ARCHI J DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE. NO PART OF THESE DRAWINGS ARE TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF ARCHI J DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN SHALL BE SUBMITTED BY THE PROPRIETOR TO THE LOCAL AUTHORITIES FOR APPROVAL AS REQUESTED BY THE LOCAL COUNCIL.

AMENDMENTS

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	05/2016

DEVELOPMENT APPLICATION
PITTVATER COUNCIL

CLIENT

Mr Mick Wykrota

PROJECT

Proposed Dwelling House
14 MIRROOL STREET
NORTH NARRABEEN NSW

DRAWING TITLE

PROPOSED LAYOUT

DRAWING DETAIL

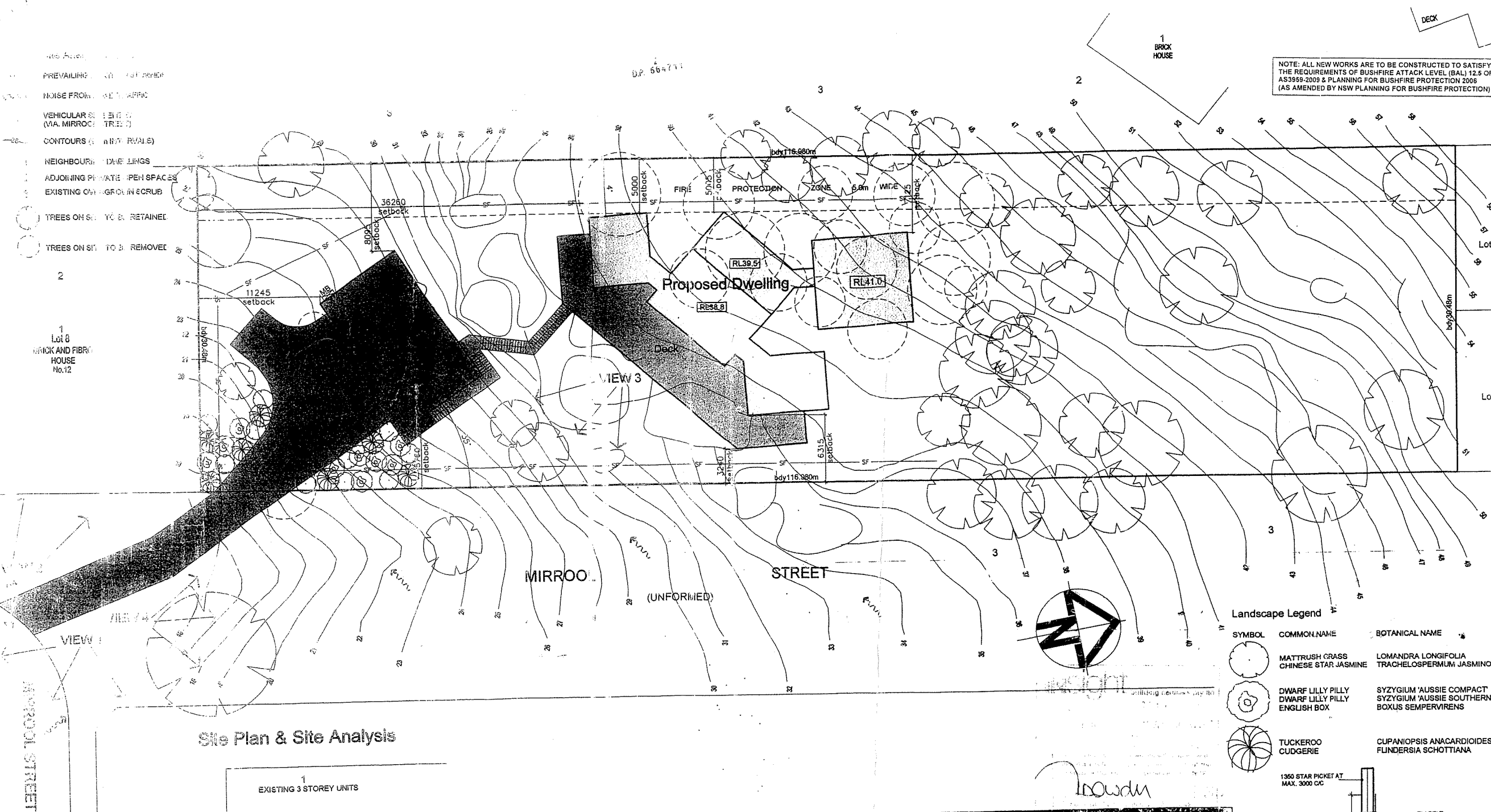
SCALE 1:400
DESIGNED BY JY
CHECKED BY TM
DATE May 2016

NORTH POINT



DRAWING No.

487/02A



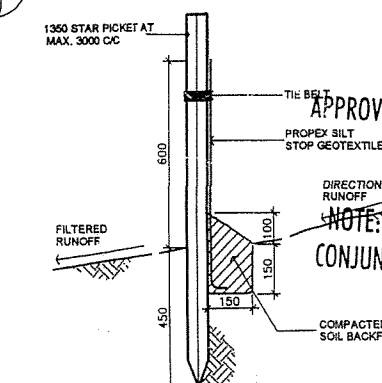
- General Notes
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE
 - DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTOURS & R.L.'S ARE IN METRES TO A.H.D.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS.
 - ALL TIMBER SIZES AND SPANS TO BE IN ACCORDANCE WITH S.A.A. LIGHT TIMBER FRAMING CODE AS 1684.2-1999
 - ALL BRACING OF ROOF AND WALL FRAMING TO SATISFY WIND SPEED DEL. GN CATEGORY IN ACCORDANCE WITH BCA AND AS 4055 TO ENGINEERS CERTIFICATION
 - ALL ROOF SARKING MATERIAL TO HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5
 - SKYLIGHTS TO COMPLY WITH BCA
 - ALL REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH ENGINEERS DETAIL DRAWINGS
 - BUILDER/ DEVELOPER TO MAINTAIN EROSION CONTROL IN ACCORDANCE WITH THE CLEAN WATERS ACT 1970
 - TERMITE TREATMENT IN ACCORDANCE WITH AS 3680 & 3680 PART 1, WITH STATUTORY PARTICULARS TO BE INDICATED ON A DURABLE NOTICE AFFIXED IN EACH UNIT LOCATED ADJACENT TO CIRCUIT BREAKER
 - SITE INFORMATION SHOWN ON THIS DRAWING HAS BEEN SUPPLIED BY OTHERS. NO RESPONSIBILITY IS TAKEN FOR ITS AUTHENTICITY OR ACCURACY. THE BUILDER SHALL VERIFY LOCATION OF SERVICES, VEGETATION AND DIMENSIONS PRIOR TO COMMENCEMENT. ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER
 - NO KNOWN EASEMENTS OR RIGHT OF WAYS
 - NO KNOWN WATERWAYS OR WATERCOURSES
 - SEWER TO BE CONNECTED TO EXISTING SYSTEM
 - STORMWATER TO BE COLLECTED AND PIPED TO COUNCIL'S STORMWATER DRAINAGE SYSTEM
 - EXISTING VEGETATION TO BE REMOVED AS NOMINATED ON SITE PLAN
 - EXTENT OF CUT AND FILL AS INDICATED ON PLAN
 - ALL WET AREAS TO BE WATERPROOFED WITH 'WET SEAL' OR EQUIVALENT WATERPROOFING SYSTEM PRIOR TO TILING
 - SD DENOTES SMOKE DETECTOR. INSTALLED IN ACCORDANCE WITH AS3786 AND B.C.A. PART 3.7.2
 - ALL ARTIFICIAL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH AS 1680

- Site Legend
- SF - APPROVED GEO-FABRIC SILT FENCE
 - 36 - CONTOURS (1.0m INTERVALS)
 - MB - METER BOX
 - (X) - EXISTING TREE TO BE REMOVED
 - (O) - EXISTING TREE TO BE RETAINED

Landscape Legend

SYMBOL	COMMON NAME	BOTANICAL NAME
(X)	MATRUSH GRASS	LOMANDRA LONGIFOLIA
(X)	CHINESE STAR JASMINE	TRACHELOSPERMUM JASMINOIDES
(O)	DWARF LILLY PILLY	SYZYGIUM 'AUSSIE COMPACT'
(O)	DWARF LILLY PILLY	SYZYGIUM 'AUSSIE SOUTHERN'
(O)	ENGLISH BOX	BOXUS SEMPERVIRENS
(X)	TUCKEROO	CUPANIOPSIS ANACARDIODES
(X)	CUDGERIE	FUNDERSIA SCHOTTIANA

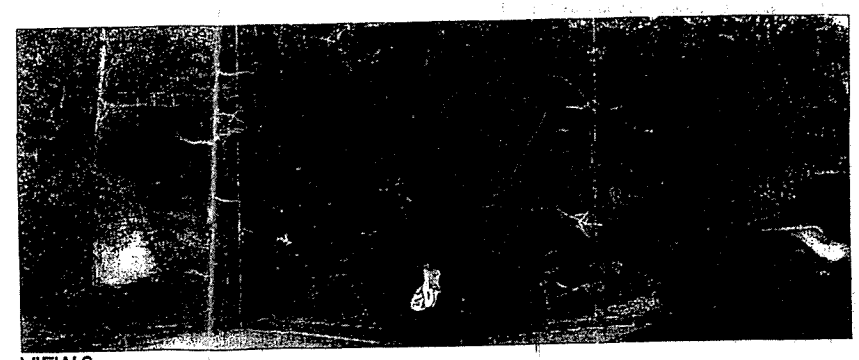
1	25.08.07	ISSUED FOR DEVELOPMENT APPLICATION
No	Date	Revision
Amendments		
Project		
Proposed Dwelling		
PITTCRATER COUNCIL		
APPROVED DEVELOPMENT CONSENT PLANS		
No. 14 Mirrool Street		
North Narrabeen		
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT		
Site Plan & Site Analysis		



Typical Section - Silt Fence



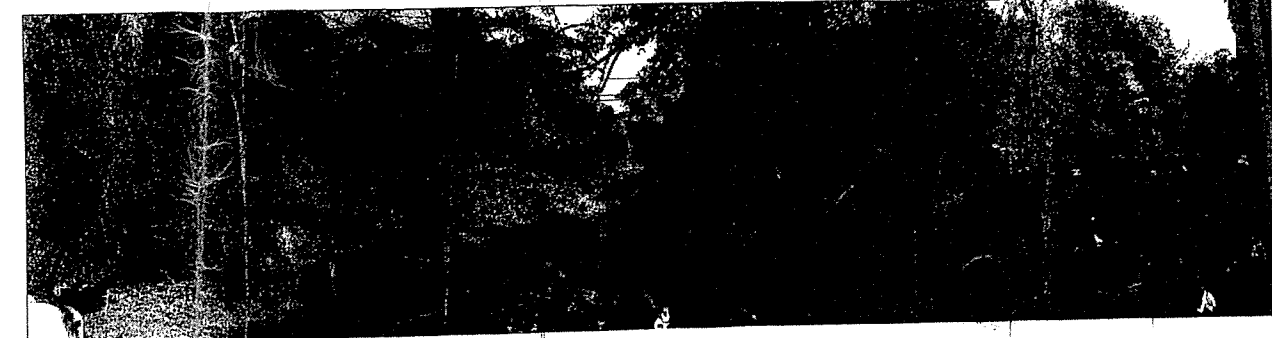
VIEW 1



VIEW 2



VIEW 3



VIEW 4

IOBIS
Building Design
Central Coast, N.S.W. Ph/Fax 0243 673133
Email: jakir@ioprima.com.au

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Designed by	JAK RIZZO		
Drawn by	JAK RIZZO		
Sheet no.	1		
Revision no.	1		
Scale	1:100		
Job no.	IOB-AL	Date	DECEMBER 2006

NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED BY NSW PLANNING FOR BUSHFIRE PROTECTION)

General Notes
REFER TO SHEET No.1

Window Schedule

W	QTY.	HEIGHT	WIDTH	REMARKS
1	1	1200	1500	SLIDER 2.4m HEAD HEIGHT
2	4	2400	900	FIXED 2.4m HEAD HEIGHT
3	1	1200	900	SLIDER 2.4m HEAD HEIGHT
4	2	2400	1500	SLIDER 2.4m HEAD HEIGHT
5	2	1800	1800	SLIDER 2.4m HEAD HEIGHT
6	1	1000	1200	SLIDER 2.1m HEAD HEIGHT
7	1	1200	1800	SLIDER 2.1m HEAD HEIGHT
8	1	1500	1500	SLIDER 2.1m HEAD HEIGHT
9	2	1800	2700	SLIDER 2.1m HEAD HEIGHT

Door Schedule

DR	QTY.	HEIGHT	WIDTH	REMARKS
1	6	2400	4200	5 PANEL SLIDING DOOR
2	1	2400	820	GLASS ENTRY DOOR









- NOTES
- 1.) WINDOW SIZES AND CODES WILL VARY DEPENDING ON MANUFACTURER
 - 2.) ALL WINDOWS/ DOORS ARE POWDERCOATED ALUMINIUM UNLESS NOTED OTHERWISE
 - 3.) ALL WINDOWS AND DOORS TO COME SUPPLIED WITH FLYSCREENS
 - 4.) SEE ELEVATIONS FOR OPERABLE SASH
 - 5.) ALL REVEALS TO SUIT BRICK VENEER UNLESS NOTED OTHERWISE

South East Elevation

BASIX SCHEDULE

Water	Sh. overhead	new or altered fixtures to be not less than 3 star rating
	To system	new or altered fixtures to be not less than 3 star rating
	Kitchen taps	new or altered fixtures to be not less than 3 star rating
	Bath taps	new or altered fixtures to be not less than 3 star rating
Rainwater tank		Install rainwater tank of at least 5000 litres
		shall collect rain runoff from at least 150sqm of roof area (excluding the area of the roof which drains to any stormwater tank or private dam)
		shall be connected to all toilets
		shall be connected to cold water tap of clothes washer
		shall be connected to at least 1 outdoor tap
Floor, walls and ceiling / roof	fr. - concrete on slab	Nil
	ex. - brick veneer	1.16 (or 1.73 including construction)
	ex. - framed	1.30 (or 1.73 including construction)
	ex. - fibre, metal clad	1.30 (or 1.73 including construction)
	ce. - flat ceiling /	ceiling: 2.5 (up), roof: foil/sarking (other specifications - unventilated, dark (solar absorptance > 0.70))
	ce. - raked ceiling /	ceiling: 2.5 (up), roof: foil/sarking (other specifications - framed, dark (solar absorptance > 0.70))
	ce. - g & r - raked ceiling /	ceiling: 2.5 (up), roof: foil/sarking (other specifications - framed, dark (solar absorptance > 0.70))
Windows	W1, W2, W3, W4, W5, W6, W7, W8 & W15	to be improved aluminum, single pyrolytic low-e (U-value: 4.45, SHGC: 0.46)
	W16 - W17 & W18	to be improved aluminum, double clear (U-value: 4.12, SHGC: 0.66)
	B1 - B2 path	within main living area
	B3 path	within Bedroom 1 (not ensuite)
	B4 path	main living to other space (not separate bathroom)
	B5 path	main living to Bedroom 1
Cross ventilation		not construct dwelling so that at least 1 ventilation opening is provided in each such room or area (if only 1 ventilation opening is mentioned for a breeze path, then that room or area must have at least 2 ventilation openings)
		2 ventilation openings must be located as follows:
		size path 1 - 4
		>3m apart and on adjacent external wall
		2 ventilation openings must meet the following specifications:
		not be more than 15 metres apart,
		be at least 1 square metre in size, and
		be in a doorway, or opening less than 1 square metres in size, located in the direct path between them

Floor Plan Legend

	FINISHED FLOOR LEVEL	
	WINDOW IDENTIFIER	
	DOOR IDENTIFIER	
TED	TO ENGINEER'S DETAILS	
SD ☼	SMOKE DETECTOR	
	NEW STUD FRAMED WALL	
	NEW BRICK VENEER WALL	
	BLOCK WALL	
	ROOF ACCESS MANHOLE	
dp	DOWNPIPE	
	METER BOX	
1	25.06.07	ISSUED FOR DEVELOPMENT APPLICATION
No	Date	Revision

Project: PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

Lot 9 DP:18515
No. 14 Mirrool Street
North Narrabeen

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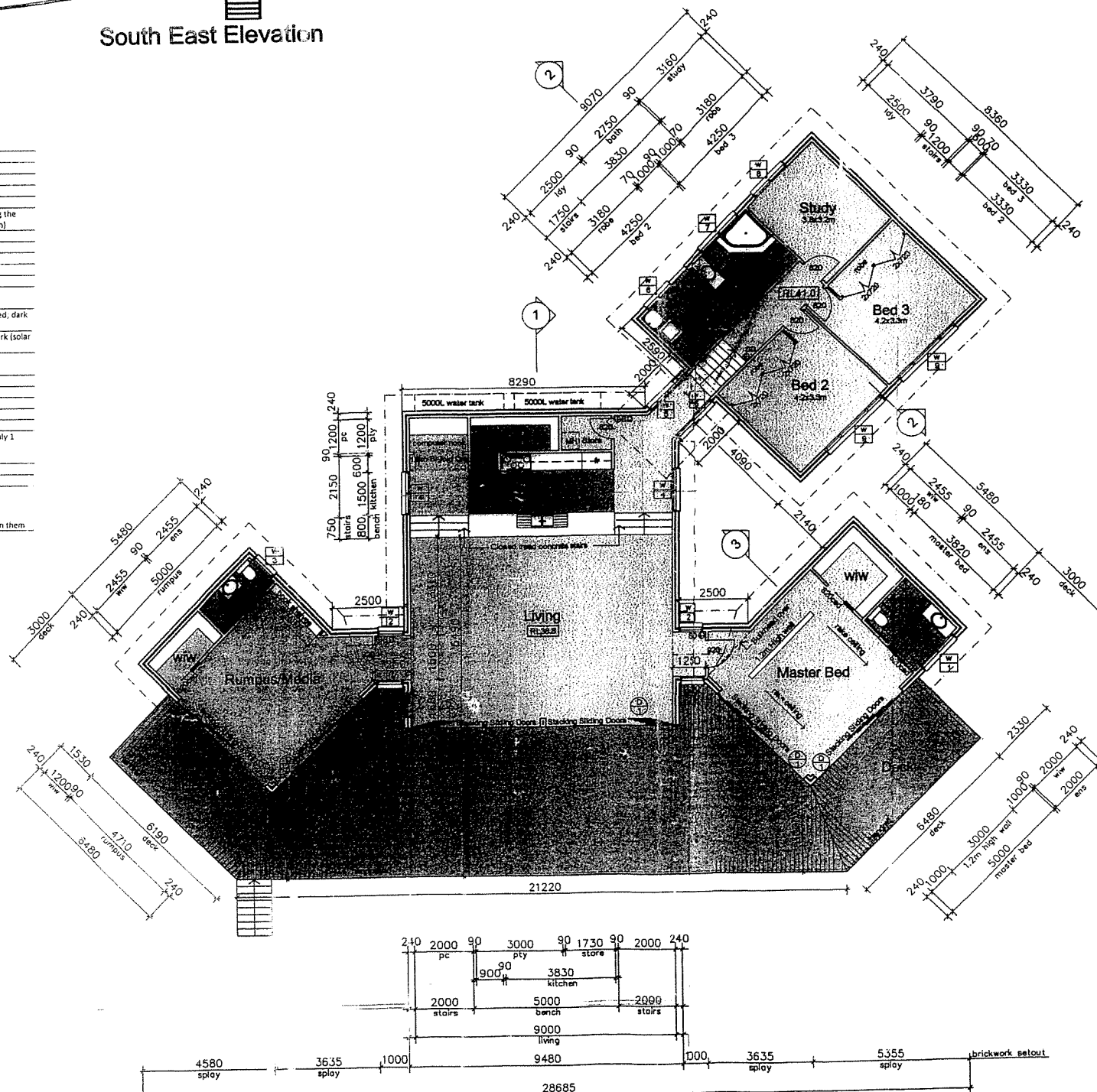
Floor Plan

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Building Design

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Sheet no. 2	Revision no. 1	Date DECEMBER 2006
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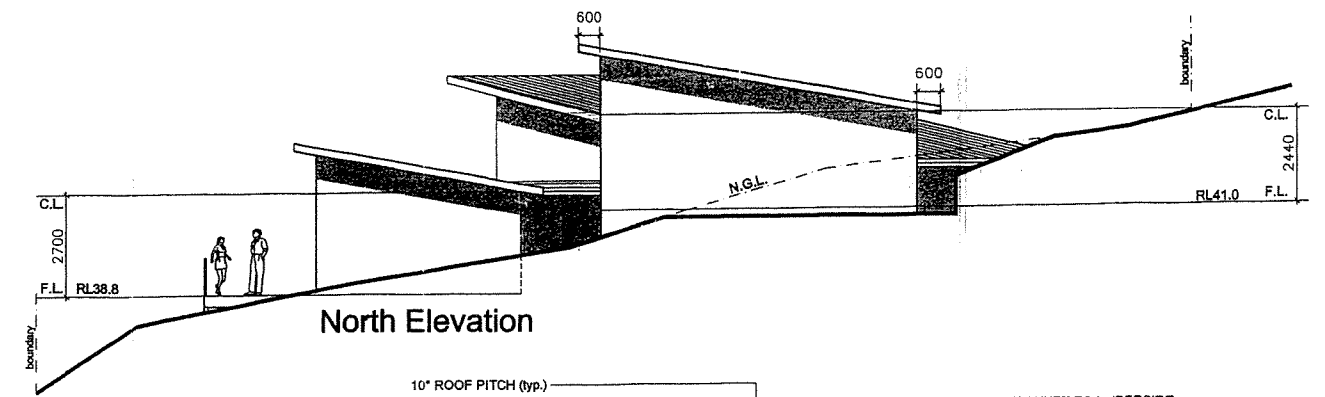


Floor Plan

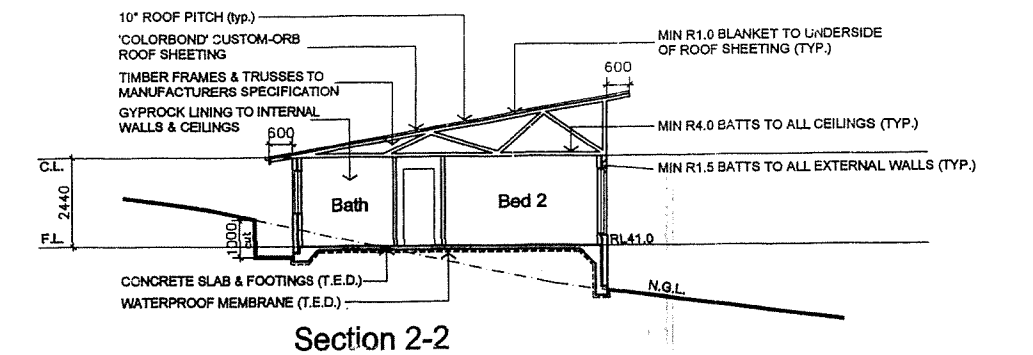
This plan documents
forms part of
Consent Application
2011/44

THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF
AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006
(AS AMENDED BY NSW PLANNING FOR BUSHFIRE PROTECTION)

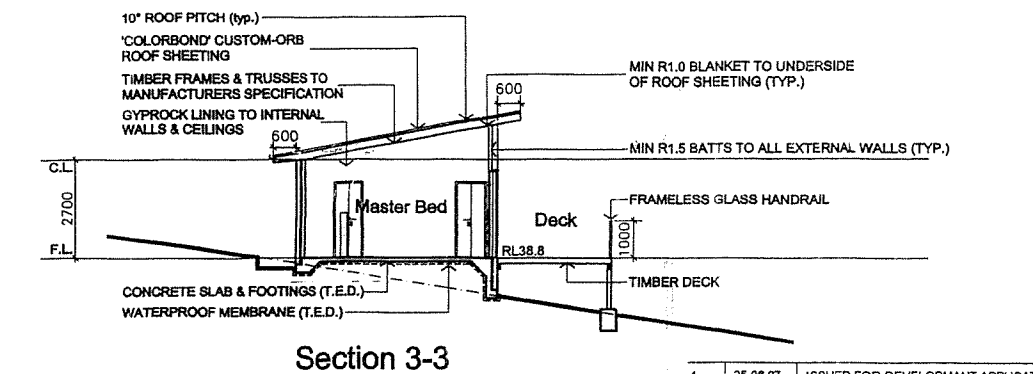
General Notes
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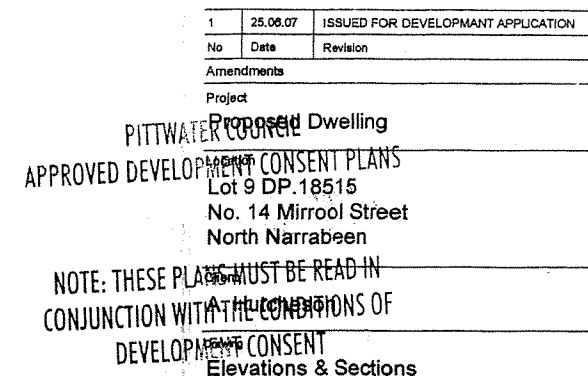
South East Elevation



East Elevation



West Elevation



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Designed by JAK RIZZO	
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Drawn by
JAK RIZZO

Sheet no.	Revision no.	Scale
3	1	1:100

Job no.	Date
IOB-AL	DECEMBER 2006

IOB-AL Date
DECEMBER 2006

