

1 Pro Site
A05-L A00-M 1:200

LEGEND

- PROPOSED BOUNDARY
- OLD BOUNDARY
- RIGHT OF CARRIAGE WAY
- SEDIMENT/EROSION CONTROLS
- DA WORKS
- INCLINATOR PIERS (CAN BE MOVED ALONG LINE OF INCLINATOR TRACK TO AVOID ROOT SYSTEM.)

123 RIVERVIEW RD

127 RIVERVIEW RD

125 RIVERVIEW RD

PITTWATER

NOTE:
External glazing must be of low glare and reflectivity. The reflectivity index (expressed as a percentage of the reflected light falling upon any surface) of all external glazing is to have a maximum reflectivity index of 25%. Written confirmation of the reflectivity index of the material is to be submitted with the Construction Certificate. (Note: the reflectivity index of glazing elements can be obtained from glazing manufacturers. Glass with mirrored or reflective foil finishes is unlikely to achieve compliance with this requirement. This is to ensure that excessive glare or reflectivity nuisance from glazing does not occur as a result of the development)

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2019/0480


GLAZING REQUIREMENTS

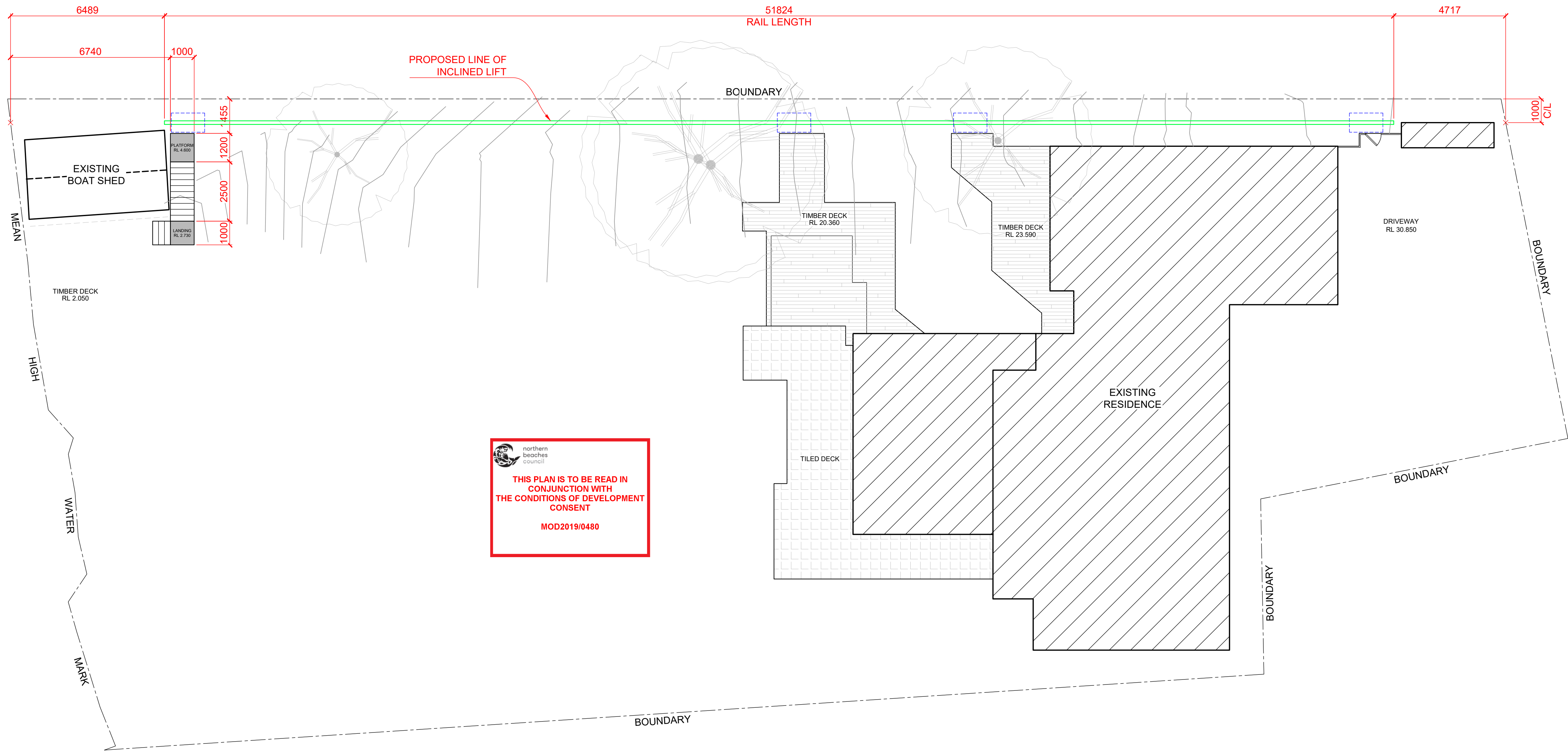
WINDOW/DOOR NO.	FRAME AND GLASS TYPE
ALL WINDOWS	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75)
D.2 D.3 & D.9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75)
D.4	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW -E, (U-VALUE:5.7, SHGC:0.47)
S1	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

INSULATION REQUIREMENTS

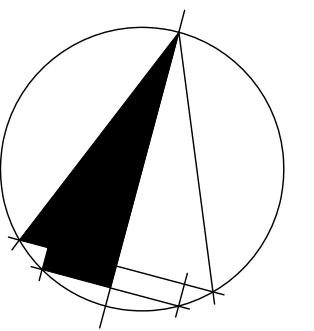
CONSTRUCTION
SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR
EXTERNAL WALL: CONCRETE BLOCK/PLASTERBOARD
FLAT CEILING, FLAT ROOF : CONCRETE/ BARE INTERNAL

ADDITIONAL INSULATION REQUIRED
R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION)
R1.18 (OR R1.70 INCLUDING CONSTRUCTION)
CEILING: R3.00 (UP), ROOF:NONE. LIGHT (SOLAR ABSORPTANCE <0.475)

BASIX NOTES: - MINIMUM 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESECENT OR LIGHT EMMITTING DIODE LAMPS. - ALL PLUMBING FIXTURES HAVE A 3 STAR RATING		INSULATION REQUIREMENTS CONSTRUCTION SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR EXTERNAL WALL: CONCRETE BLOCK/PLASTERBOARD FLAT CEILING, FLAT ROOF : CONCRETE/ BARE INTERNAL		ADDITIONAL INSULATION REQUIRED R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION) R1.18 (OR R1.70 INCLUDING CONSTRUCTION) CEILING: R3.00 (UP), ROOF:NONE. LIGHT (SOLAR ABSORPTANCE <0.475)		GLAZING REQUIREMENTS WINDOW/DOOR NO. ALL WINDOWS D.2 D.3 & D.9 D.4 S1 FRAME AND GLASS TYPE STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75) STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75) STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW -E, (U-VALUE:5.7, SHGC:0.47) ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)				
<div>ARCHITECT</div> <div></div> <div>ph. 02 9918 5085 e. tim@thw.net.au m. Suite 1 - Level 1, 60 Old Barrenjoey rd, AVALON NSW 2107 reg# NSW 7417 Tim West. Nominated Architect</div>		<div>BASIX Sustainable Thermal Solutions 0420312721</div> <div>STRUCTURAL John Bagnall & Associates 9965 8523 jbagnall.au@gmail.com</div>	<div>CIVIL Nitma Consulting 0434 285585 admin@nitma.com.au</div> <div>GEO Jack Hodgson PO Box 389 Mona Vale NSW 1660 99796733</div>	<div>COASTAL Coastal Environment PO Box 353 NEWCASTLE NSW 2300 +614 1962 8158</div> <div>LANDSCAPE Lone Pine PO Box 5115 Elanora Heights NSW 2101 Ed: 0422 942 264</div>	<div>SURVEY Daw + Walton PO Box 3222, Redfern NSW 2016 (02) 8065 1156</div> <div>ARBORIST Naturally Trees PO Box 5085, Elanora Heights NSW 2101 0417 250 420</div>	<div>PROJECT ALTERATIONS AND ADDITIONS TO 127 RIVERVIEW RD, AVALON NSW 2107</div> <div>CLIENT Matt and Katherine Watt 125 RIVERVIEW RD AVALON NSW 2107 E: Matthew_watt1@bigpond.com</div>	<div>M 07-12-18 Rev Inclinator Piers L 11-09-18 INCLINATOR DA K 10-05-18 2018 SEC 96 J 06-04-18 INCLINATOR SKETCH I 23-02-18 Section 96 H 20-10-16 REVISED CC G 28-07-16 CC F 20-05-16 Arborist Update IS Date COMMENTS</div>	<div>SCALE 1:200</div> <div>PROJECT NAME 127 RIVERVIEW</div> <div>DRAWING NAME Site Plan</div>	<div>DRAWN BY L.J</div> <div>JOB NUMBER 067</div> <div>DRAWING NUMBER A00-M</div>	<div>PAGE SIZE A3</div>



- NO EXISTING WATERWAYS OR WATER COURSES ON SITE
- NO VEGETATION AFFECTED
- EXCAVATION AS SHOWN ON ELEVATIONS
- PROVIDE SILT FENCE AS REQUIRED BY COUNCIL
- STORM WATER TO BE DIRECTED INTO EXISTING SYSTEM
- WATER RETICULATION FROM EXISTING MAINS
- SEWERAGE TO BE DIRECTED INTO EXISTING SEWER MAIN



NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, LOCAL COUNCIL BUILDING APPROVAL, RELEVANT GOVERNING STATUTORY AUTHORITIES AND MINIMUM STANDARDS OF CONSTRUCTION.
- FIGURED DIMENSIONS IN PREFERENCE TO ANY SCALE.
- THE BUILDER IS TO BE RESPONSIBLE FOR BUILDING DETAILS, CONSTRUCTION METHODS AND SETOUT.
- THE BUILDER IS TO CHECK ALL DIMENSIONS AND LEVELS FOR ACCURACY PRIOR TO START.
- THE BUILDER IS TO INCLUDE AND ARRANGE SEPARATE ENGINEERS DETAILS AND/OR INSPECTIONS AS REQUIRED.
- EXISTING FOOTINGS AND STRUCTURE TO BE CERTIFIED BY ENGINEER TO WITHSTAND ADDITIONAL LOADS.
- ENTIRE STRUCTURE AND STABILITY OF ADDITION TO BE CERTIFIED BY ENGINEER.

P2	PRELIMINARY ISSUE	30.07.2019
P1	PRELIMINARY ISSUE	30.07.2019
REV.	AMENDMENTS	DATE



Inclined Lifts
ABN 49 019 067 687
6 Goldfinch Place
Grays Point NSW
Andrew Gould 0414 709 636

PROPOSED INCLINED LIFT & PLATFORMS

CLIENT: MATT & KATHERINE WATT

ADDRESS: 127 RIVERVIEW ROAD,
AVALON N.S.W. 2107

SCALE: 1:100 @ A1

DATE: 30.07.2019

REVISION: P2

DRAWING: 038 / 1

