

# NEW RESIDENCE

Alana and Lucian MIHALASCU  
2 LINCOLN AVENUE COLLAROY NSW 2097

DRAWING No.	DESCRIPTION
	COVER SHEET
A1	ROOF PLAN
A2	LIGHT WELL PLAN
A3	FIRST FLOOR PLAN
A4	GROUND FLOOR PLAN
A5	LOWER GROUND
A6	ELEVATION SHEET 1
A7	ELEVATION SHEET 2
A8	CROSS SECTIONS SHEET 1
A9	LONG SECTIONS SHEET 2
A10	LONG SECTION SHEET 3
D1	DEMOLITION PLAN
N1	SPECIFICATION and BASIX COMMITMENTS
N2	WINDOW & DOOR SCHEDULES
S1	SITE ANALYSIS
S2	SITE PLAN & CALCULATIONS
S3	SEDIMENT CONTROL
S4	SHADOW DIAGRAM - 9am JUNE 21
S5	SHADOW DIAGRAM - 12pm JUNE 21
S6	SHADOW DIAGRAM - 3PM JUNE 21
S7	LANDSCAPING PLAN
S8	STORMWATER CONCEPT PLAN



**4.9**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
**67.3** MJ/m²  
www.nathers.gov.au

Certificate Number: **B3KFLC5W9E**  
Assessor Name: **Jennifer Edwards**  
Accreditation number: **VIC/BDAV/17/1795**  
Certificate date: **10 Apr 2019**  
Dwelling address:  
**2 Lincoln Avenue  
Collaroy NSW 2097**  
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<https://www.rfs.com.au/QRCodes/Landing?PublicId=B3KFLC5W9E>



PVC/ Colorbond downpipes as per Hydraulic Engineers details.

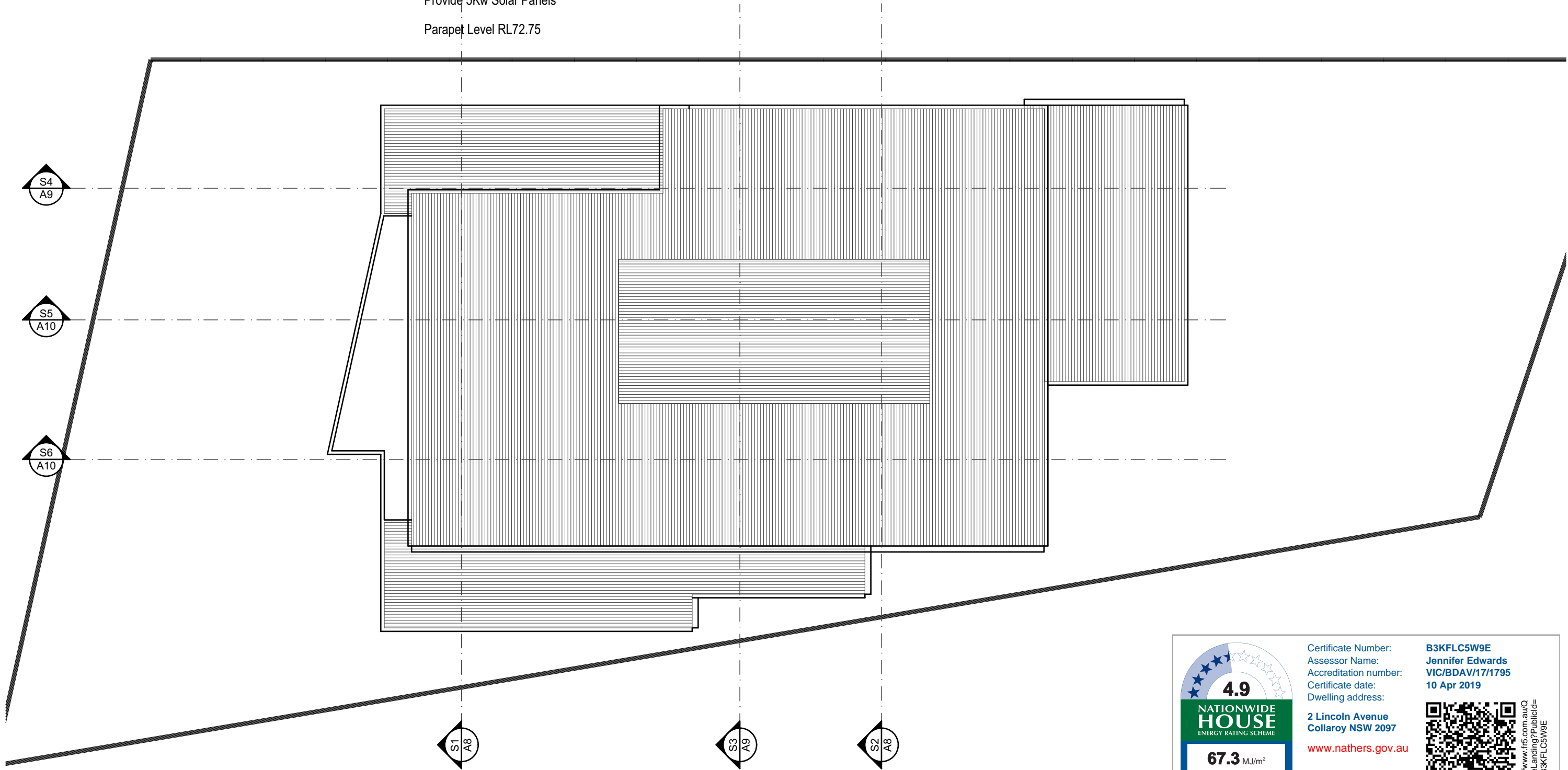
Colorbond 'Klip-Lok' Roof Sheeting.  
Fixed to structure in Accordance with Manufacturers Specifications.

Colorbond Gutters to all new eaves. As per Hydraulic Engineers details.

Colorbond Metal Fascias

Provide 5Kw Solar Panels

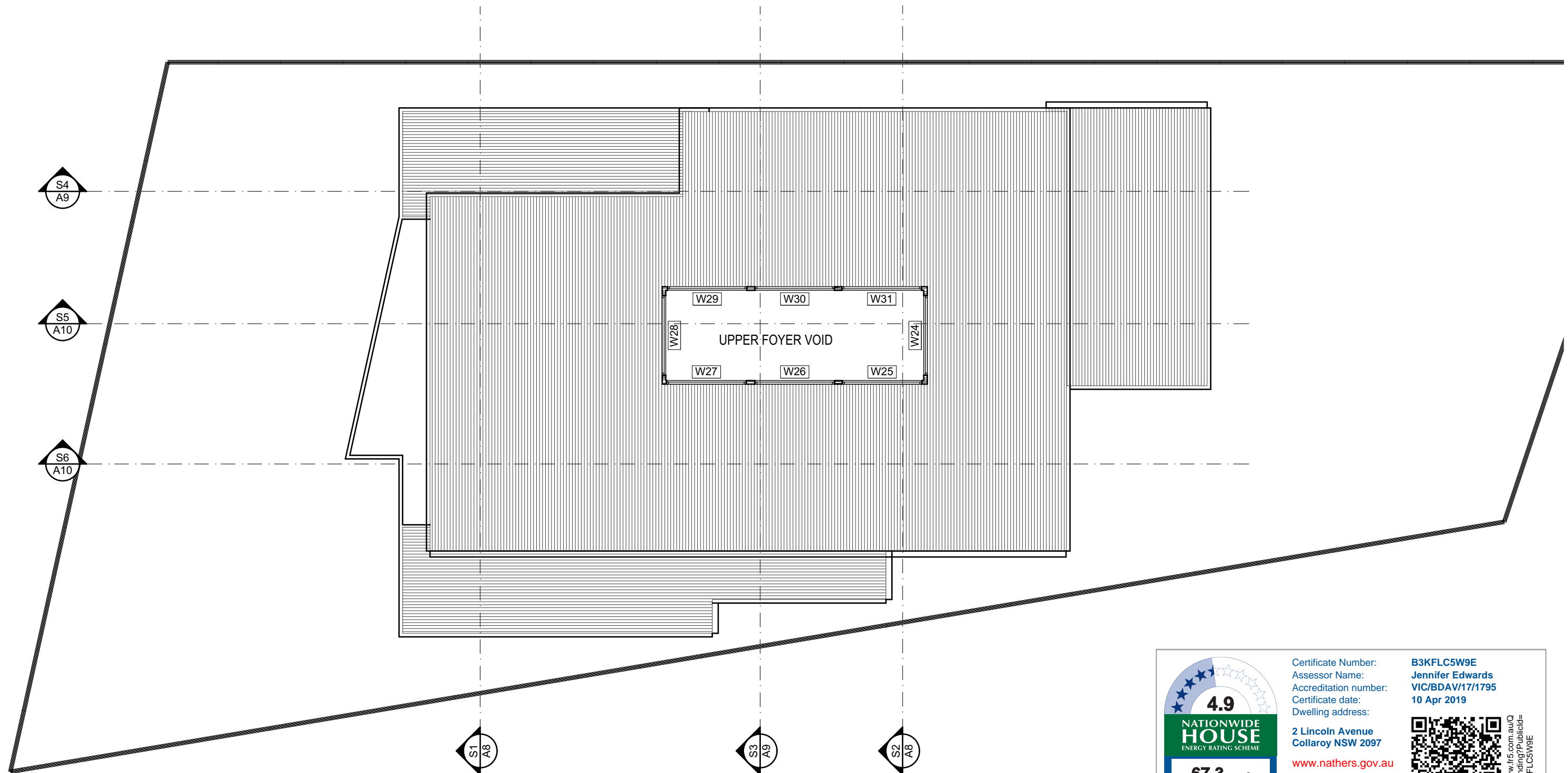
Parapet Level RL72.75



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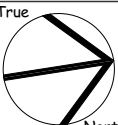




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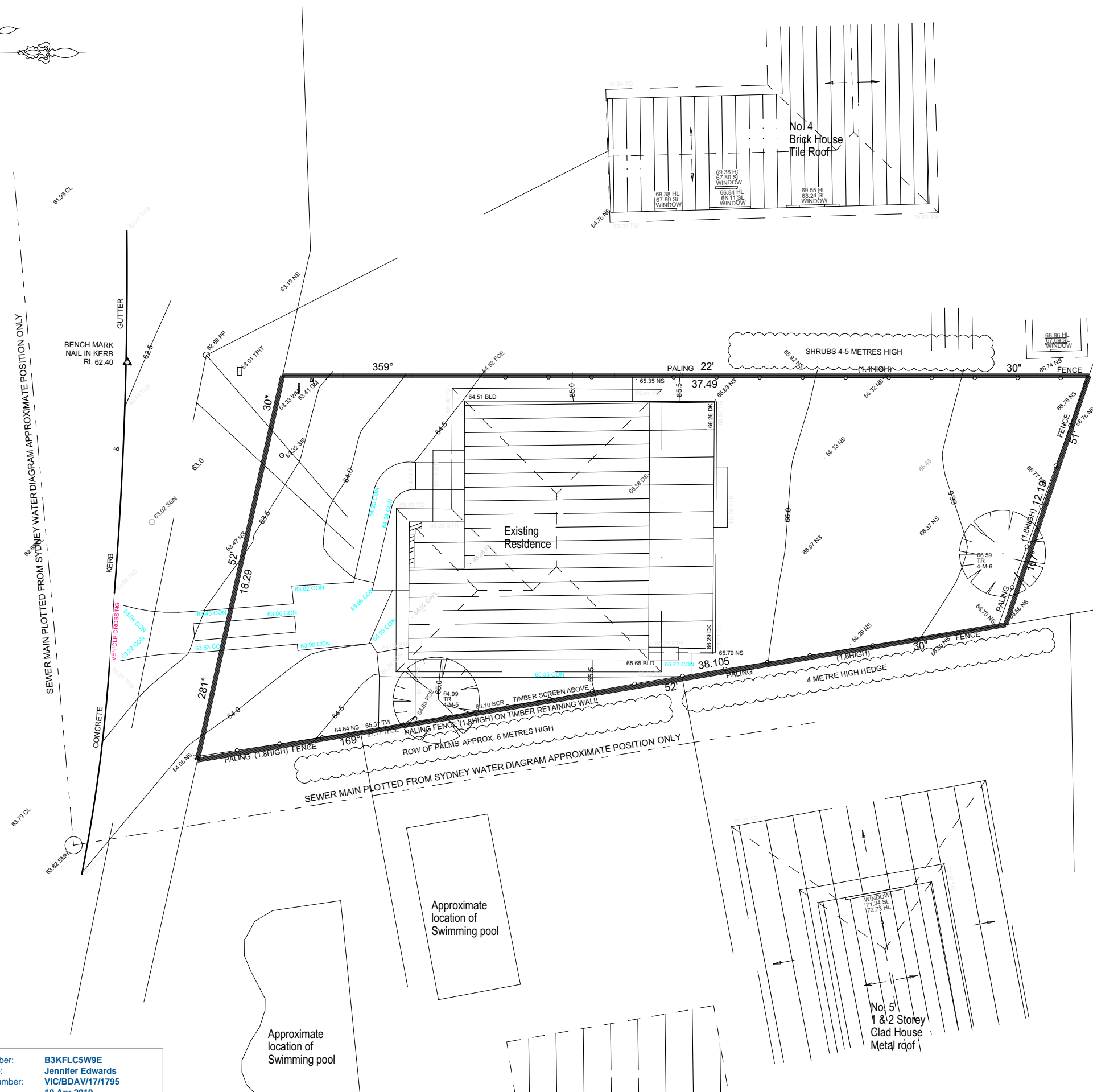
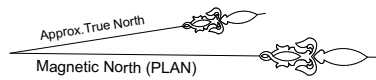
	 <p>ACCREDITED BUILDING DESIGNER</p>  <p>PLANS DRAWN FOR APPROVAL</p>  <p>SustainAbility Design™ Specialist</p>	Client <b>Alana and Lucian MIHALASCU</b>	Drawing Title <b>NEW RESIDENCE 2 LINCOLN AVENUE COLLAROY NSW 2097 LIGHT WELL</b>	 <p>True North</p>	Scale <b>1:100</b> Date <b>Tuesday 9 April 2019</b>	Job Number <b>19-0125</b> Drawn <b>S.G.</b> Drawing No. <b>A2</b>
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Scale	Job Number <b>19-0125</b>	
Date	Drawn	Drawing No.
Tuesday 9 April 2019	S.G.	<b>A6</b>







EXISTING RESIDENCE AND ALL ANCILLARY STRUCTURES  
TO BE DEMOLISHED.

Provide Site Security fencing around perimeter of the site in Accordance with Council Guidelines.



SALLY GARDNER  
PLANS DRAWN FOR APPROVAL



	Client
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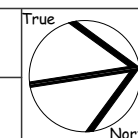
Alana and Lucian  
MIHALASCU

**NEW RESIDENCE**  
**2 LINCOLN AVENUE COLLAROY NSW 2097**

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Drawing Title

**DEMOLITION PLAN**



Scale	1:200
Date	Tuesday April 20

Job Number	19-0125	
Drawn	Drawing No.	
S.G.	D1	



SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
  - The Owner will directly pay all fees associated with the following:-  
Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
  - The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
  - All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
  - These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
  - Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
  - The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
  - Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
  - All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
  - All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
  - All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700.
  - Provide all metalwork and flashings necessary to satisfactorily complete the works.
  - All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area.
- Sustainable timbers and not rainforest or old growth timber will be use.
- Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
  - All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
  - All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
  - All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
  - Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
  - Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia.
  - If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.
  - Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions.
  - Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
  - Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
  - The Builder shall provide sediment and siltation control measures as required by Council and maintain them throughout the duration of the works.
  - A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
  - The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
  - The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
  - The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
  - Provide protection to existing trees to remain, or as required by the Approval Conditions.

COLOUR SCHEDULE

ROOFING to be either Ironstone or Woodland Grey; BASIX Dark colour.



CLADDING to be similar to below "Calf Skin"; BASIX Medium colour



BRICKWORK to be similar to below BASIC Medium colour



BASIX COMMITMENTS

WATER COMMITMENTS

Landscape  
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.

Fixtures  
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.  
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.  
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.  
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Alternative water  
Rainwater tank- Residence  
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.  
The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).  
The applicant must connect the rainwater tank to:  
• the cold water tap that supplies each clothes washer in the development  
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

THERMAL COMFORT COMMITMENTS

Floor Construction	Additional insulation required (R-Value)	Note
Lower ground - Concrete slab	1.5	Tiles in all areas
Ground floor - Suspended concrete slab	None	Tiles in all areas except media room and bedroom 4, which are carpet.
First floor - Suspended concrete slab	None	Carpet throughout, except bathrooms which are tiled.

External Wall Construction	Additional insulation required (R-Value)
Skylight External wall - framed Scyon Matrix	2.5
Level 1 External wall - brick veneer	2.5 + Foil
Ground Floor External Walls - Cavity brick rendered internally	1.8 Permican XV
Lower Ground Floor -	
Retaining wall - Concrete block 190 dense weight core filled at 1500 centres	None
Natural ground up and retaining wall to subfloor- Cavity brick rendered inside	1.8 Permican XV

Internal Wall Construction	Additional insulation required (R-Value)
Level 1 Plasterboard on studs	2.5
Ground floor and lower ground floor - single brick rendered	None

Ceiling Construction	Additional insulation required (R-Value)
Level 1 - attic roof;	-Above family, bathroom, store and bedroom 3 2.0
	-Everywhere else 3.5
Ground floor	-suspended concrete roof None
Lower ground floor	-suspended concrete roof None

Roof Construction	Additional insulation required (R-Value)
Skylight - metal roof	2.5 + 1.8 Anticon blanket
First floor attic roof	1.3 Anticon blanket
Ground floor roof	None

ENERGY COMMITMENTS


Hot water  
The applicant must install the following hot water system in the development, or a system with a higher energy rating: : gas instantaneous with a performance of 4 stars.

Cooling System  
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: Ceiling Fans + 3-phase airconditioning; Energy rating: EER>3.5 - 4.0  
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: Ceiling Fans + 3-phase airconditioning; Energy rating: EER>3.5 - 4.0  
The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system  
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase Airconditioning; Energy rating: EER>3.5 - 4.0  
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER>3.5 - 4.0  
The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation  
The applicant must install the following exhaust systems in the development:  
At least 1 Bathroom: no mechanical ventilation (ie Natural); Operation control: na  
Kitchen: individual fan, ducted to façade or roof; Sealed to prevent insulation loss; Operation control: manual switch on/ timer off  
Laundry: individual fan, ducted to façade or roof; Sealed to prevent insulation loss; Operation control: manual switch on/ timer off  
Artificial lighting  
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of ac at least 5 of the bedrooms / study; at least 2 of the living / dining rooms; the kitchen; all bathrooms/toilets; the laundry; all hallways  
ALL DOWN LIGHTS TO BE SEALED  
Natural lighting  
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.  
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

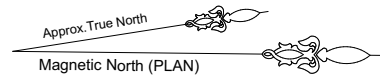
Other  
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.  
The applicant must install a fixed outdoor clothes drying line as part of the development.  
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

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		Drawing Title <b>SPECIFICATION and BASIX COMMITMENTS</b>		Date Tuesday 9 April 2019	Drawn S.G.	Drawing No. <b>N1</b>









LINCOLN AVENUE

New Driveway and Layback in accordance with council requirements.

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

KERB  
GUTTER  
CONCRETE  
VEHICLE CROSSING

PROPOSED DRIVEWAY

6.5m Front setback

BALCONY

PROPOSED RESIDENCE

DECK

No. 4  
Brick House  
Tile Roof

No. 11  
Brick House  
Tile Roof

Approximate  
location of  
Swimming pool

Approximate  
location of  
Swimming pool

ROW OF PALMS APPROX. 6 METRES HIGH

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

No. 5  
1 & 2 Storey  
Clad House  
Metal roof

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### Proposed Site Calculations

Site Area	539m2			
Residence	175.72 m2			
Driveway	37.35 m2			
Decks	21.38 m2			
Balcony	14.61 m2			
Site Coverage	249.06 m2	46.25%		
Pervious	289.44 m2	53.75%		
Landscaping	232 m2	43.08%	215.4m2	40%



SALLY GARDNER DESIGN AND DRAFT  
PLANS DRAWN FOR APPROVAL

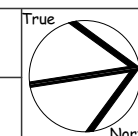


SustainAbility Design™ Specialist

Client

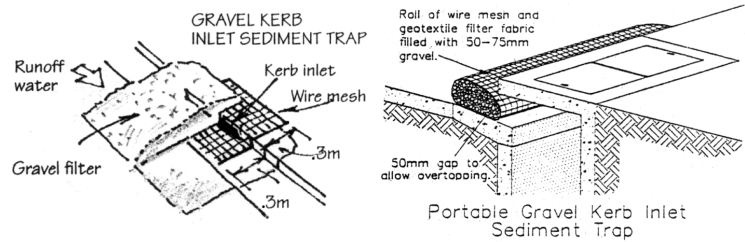
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Drawing Title  
SITE PLAN AND CALCULATIONS



Scale 1:200  
Date Tuesday 9 April 2019

Job Number 19-0125  
Drawn S.G.  
Drawing No. S2



GUTTER PROTECTION

Provide protection to down hill Grate in Gutter by means of Sand bags or blue metal wrapped in geotextile fabric. When soil or sand builds up around this sediment barrier, the material should be relocated to the site for disposal.

SITE ACCESS

Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

ON-GOING WASTE MANAGEMENT

Residents to manage waste on a daily basis - by seperating materials into re-usables, recyclables, waste and garden organics for inclusion in appropriate disposal bins. Bins to be placed kerbside on specified days for collection by council.

ON-SITE PRACTICES

All trenches must be filled immediately after services are laid. Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system. It is against the law to pollute waters with any solid, liquid or gas. Where possible construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass water through a filter.

SEDIMENT NOTE:

1. All Erosion and Sedimnet Control measures to be inspected and maintained daily, by the site manager.
2. Minimise disturbed areas, remove excess soil from excavation area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence.
4. Drainage to be connected to Stormwater as soon as possible. If stored on site, it must be filtered before releasing into the stormwater system or waterways.
5. Roads and footpaths to be swept daily.

BUILDING WASTE DISPOSAL

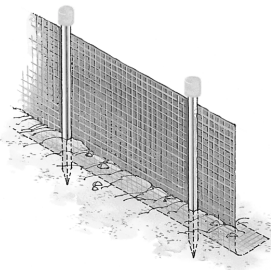
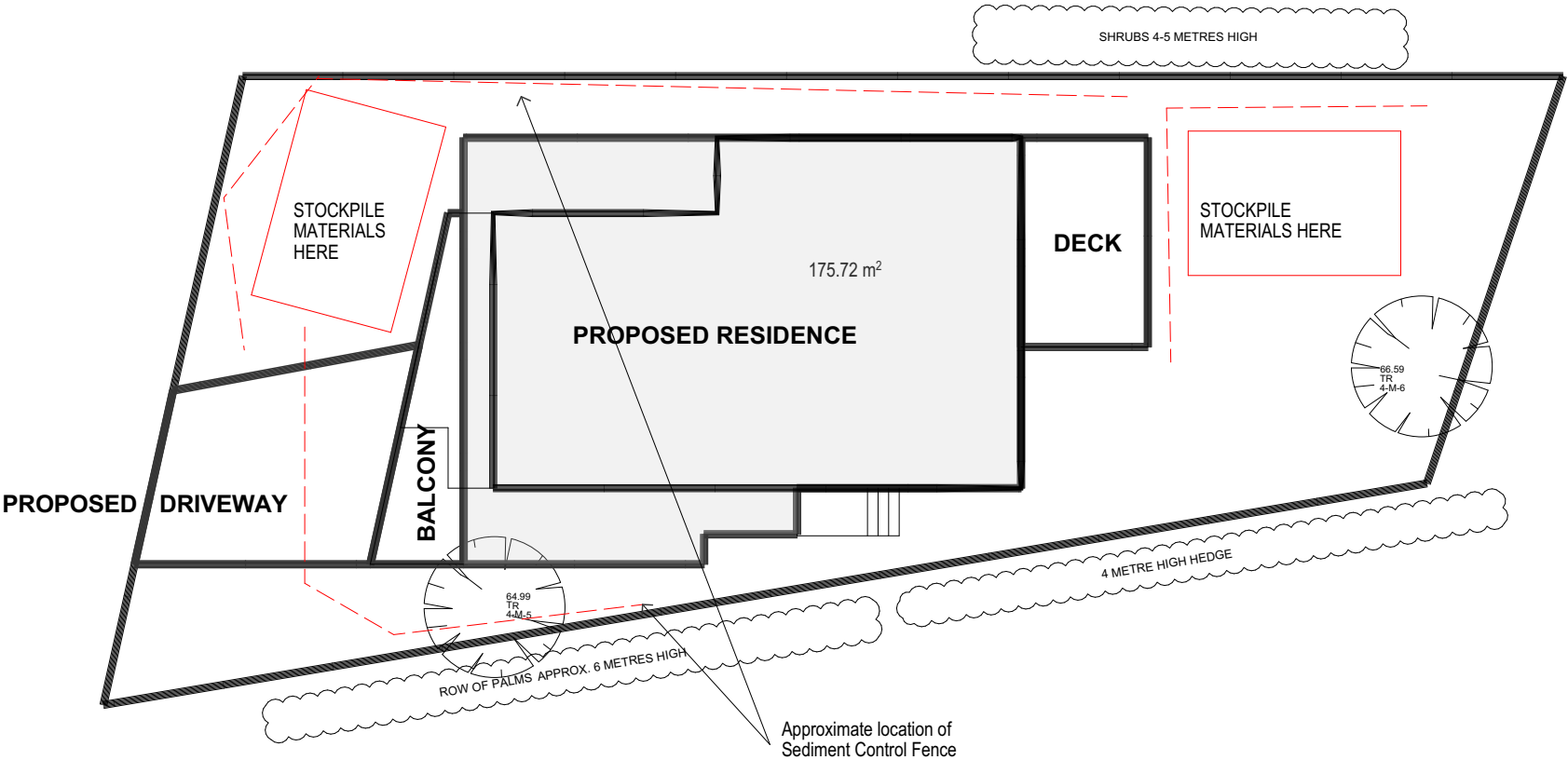
All waste materials are to be sorted and transported to the local authorized waste management centre for potential re-use or recycling. Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch. Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority. Every attempt will be make to keep waste to a minimum.

STOCK PILES

All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips requier council's permission. All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles. If required provide diversion drain & bank around stockpiles.

DUST CONTROL

To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especally during the movement of machinery is required. Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated. Prevent dust by covering stockpiles.



SEDIMENT CONTROL FENCE

- 1 Excavate a trench a minimum of 200mm wide and 200mm deep on the uphill side of the proposed line of silt fence.
- 2 Drive adequate length support posts to a depth (minimum 400mm) appropriate for the site conditions downhill of the trench.
  - A. Post spacing is typically at 2m centres with wire attached along the top between posts to assist with support of the silt fence.
  - B. Post spacing can be increased up to 4m centres if supported by 2.5mm diameter high tensile wire at mid height and along the top with hog rings, clips or pins every 150mm connecting the silt fence along the top wire.
- 3 Roll out silt fence and position up against the support posts and fold over top wire. Hog rings, clips or pins are used to attach the silt fence to the top wire (at the required spacing).
- 4 Bury bottom section along the base and up the side of the trench leaving a minimum exposed height of 600mm and backfill with soil. Compact to ensure good anchorage. Place safety caps on posts.

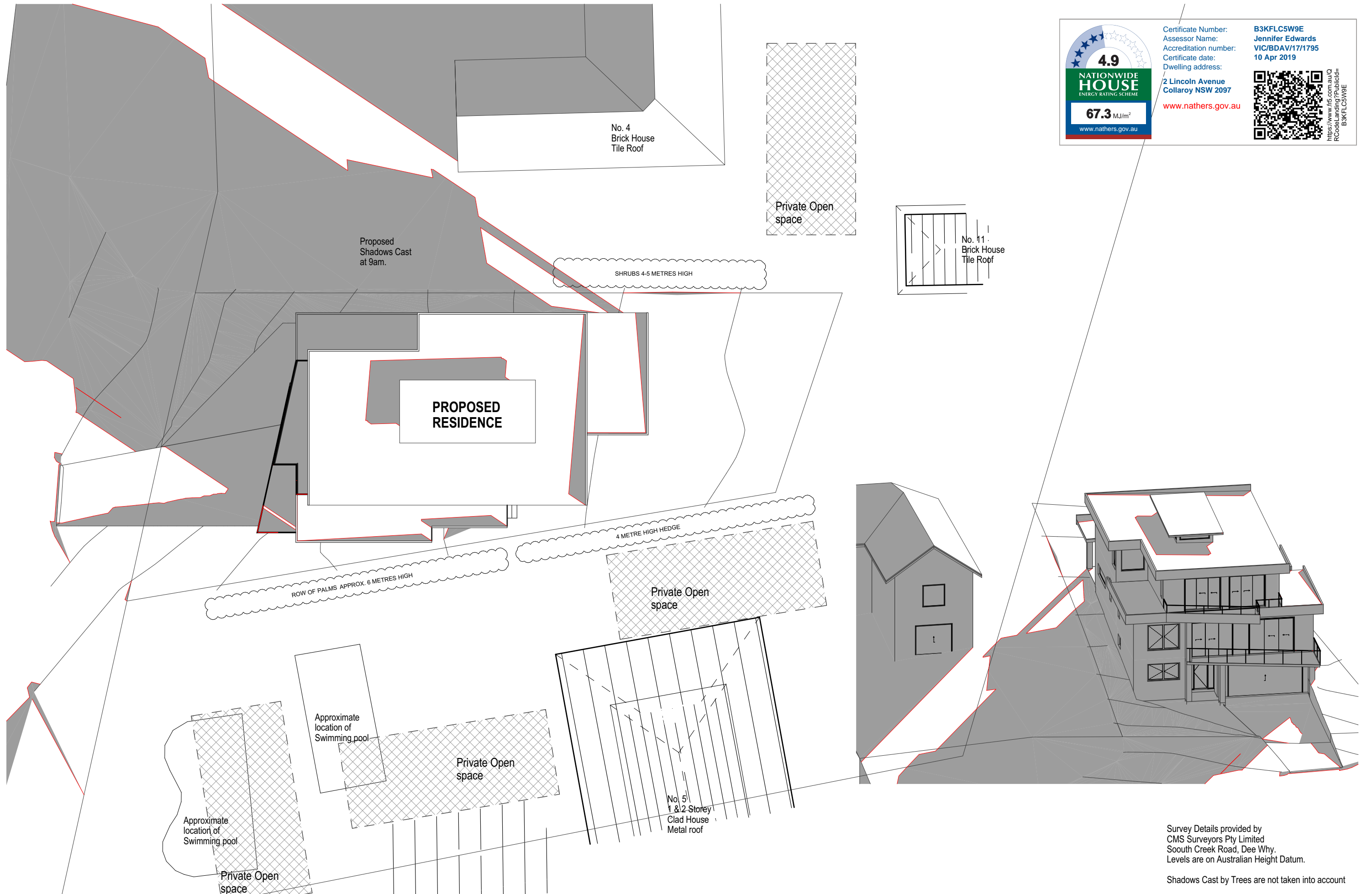


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		Drawing Title <b>SEDIMENT CONTROL</b>			Date <b>Tuesday 9 April 2019</b>	Drawn <b>S.G.</b>	Drawing No. <b>S3</b>





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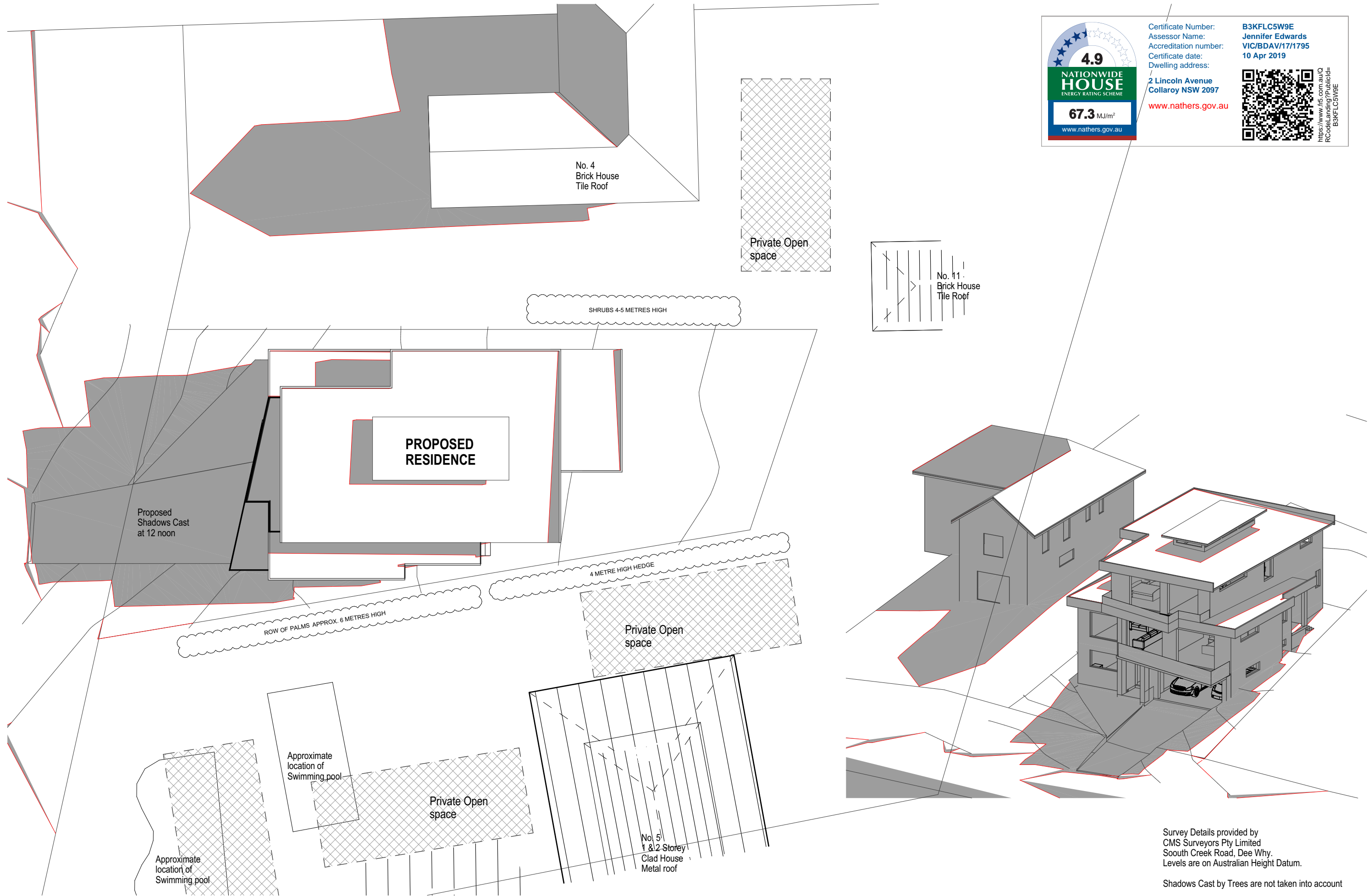


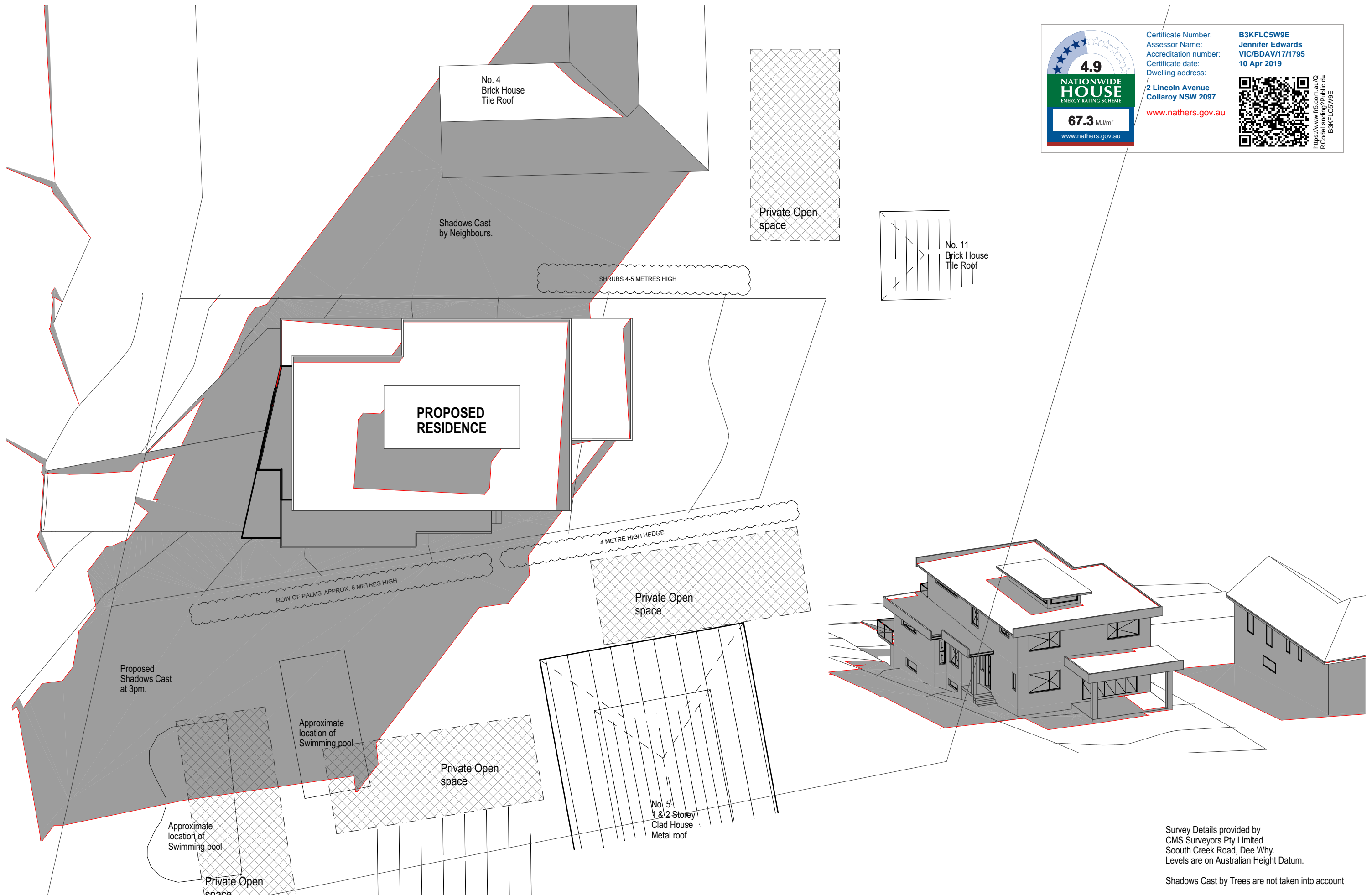
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Survey Details provided by  
CMS Surveyors Pty Limited  
South Creek Road, Dee Why.  
Levels are on Australian Height Datum.

Shadows Cast by Trees are not taken into account







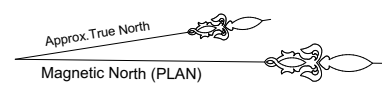




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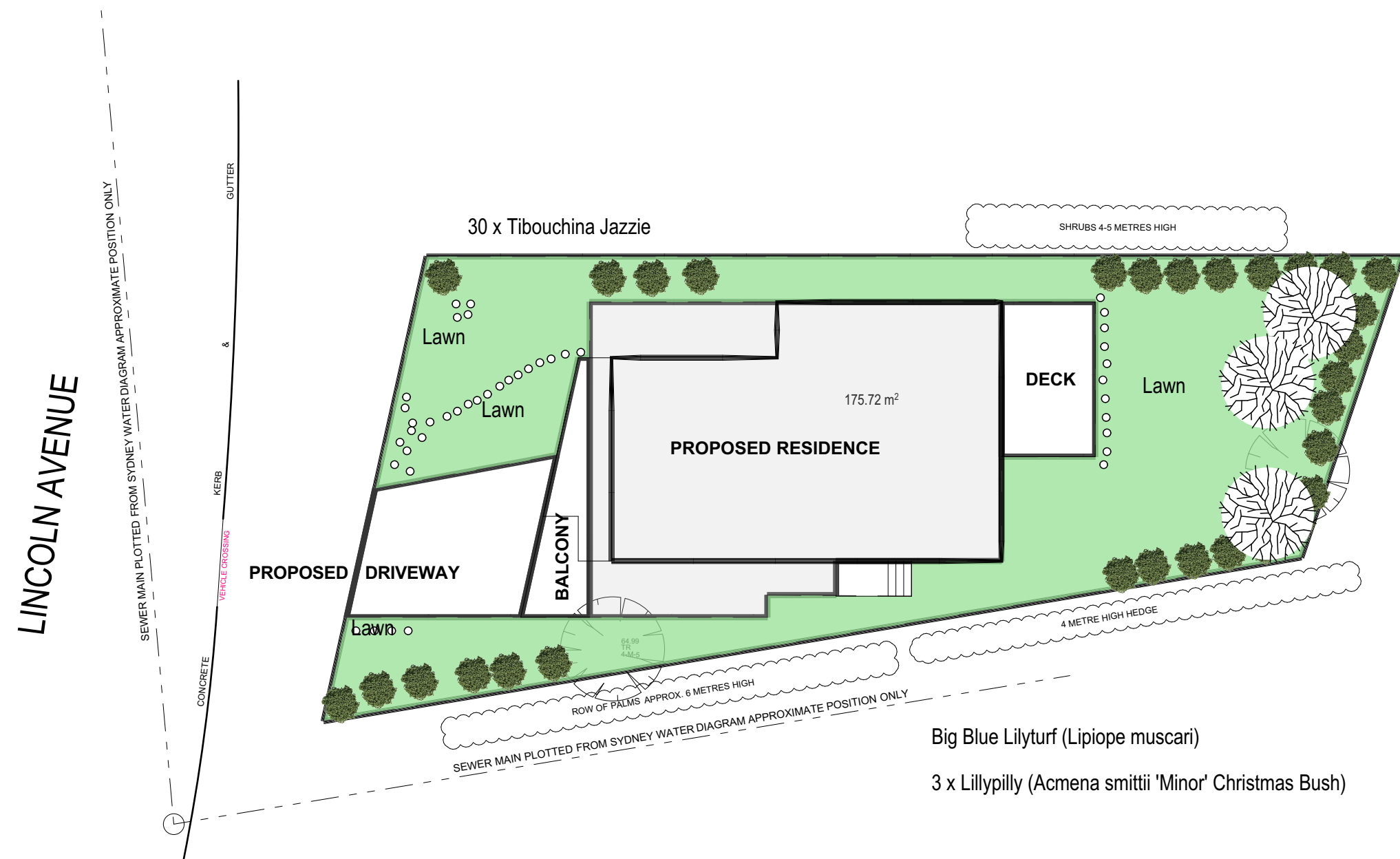
 ACCREDITED BUILDING DESIGNER			 SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL			 SustainAbility Design™ Specialist			Client <b>Alana and Lucian MIHALASCU</b>			NEW RESIDENCE <b>2 LINCOLN AVENUE COLLAROY NSW 2097</b> SHADOW DIAGRAM - 3pm JUNE 21 (Winter Solstice), PLAN AND PERSPECTIVE			True  North		Scale <b>1:200</b>	Date <b>Tuesday 9 April 2019</b>	Job Number <b>19-0125</b>	Drawn <b>S.G.</b>	Drawing No. <b>S6</b>
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<https://www.frs.com.au/QRCodeLanding/?PublicId=B3KFLC5W9E>

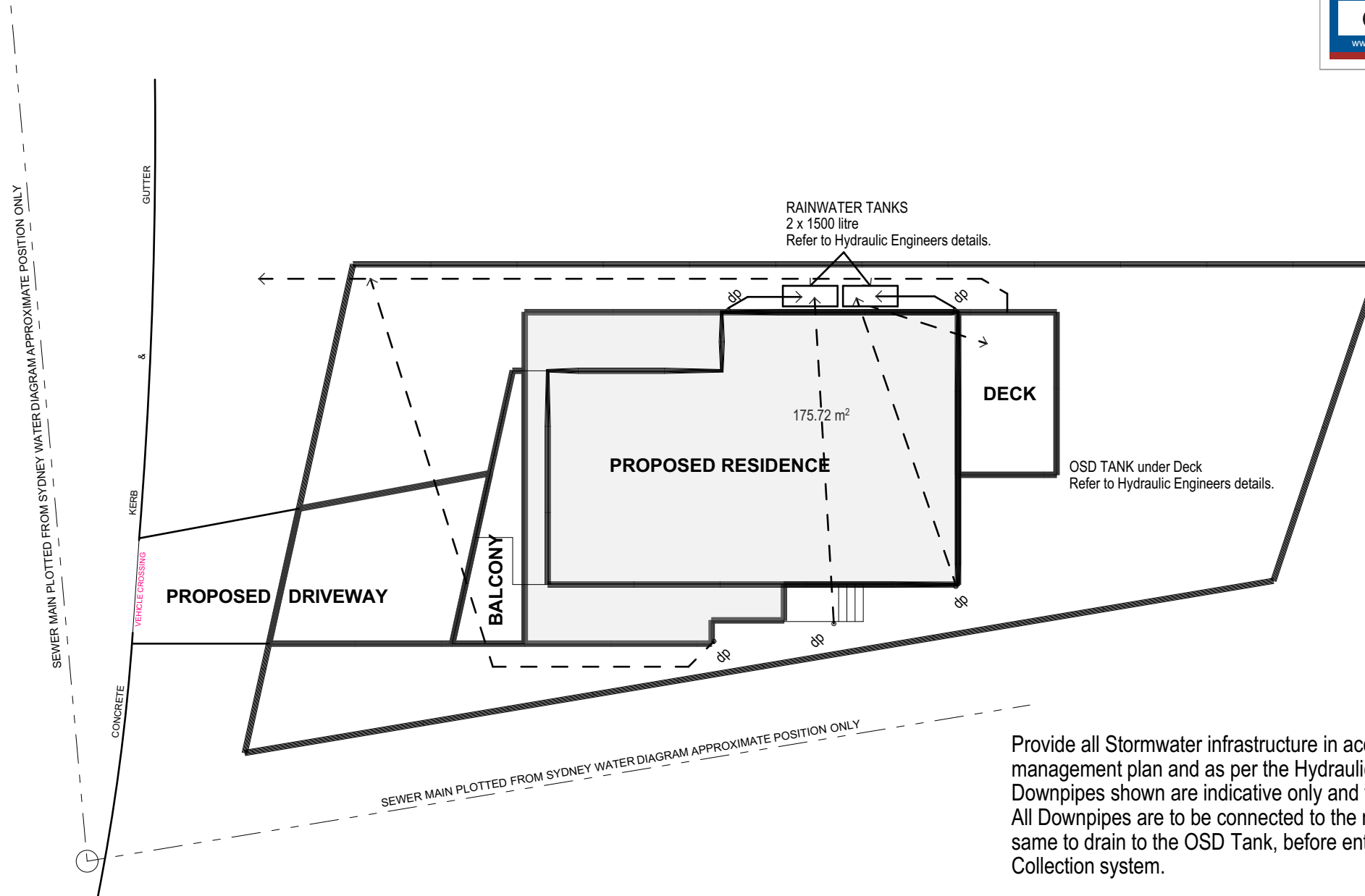


Big Blue Lilyturf (Lipiope muscari)

3 x Lillypilly (Acmena smittii 'Minor' Christmas Bush)



LINCOLN AVENUE







Provide all Stormwater infrastructure in accordance with Council Stormwater management plan and as per the Hydraulic engineers details. Downpipes shown are indicative only and they are to be clear of all windows. All Downpipes are to be connected to the rainwater tanks, overflows from same to drain to the OSD Tank, before entering Councils Stormwater Collection system.



Certificate Number: **B3KFLC5W9E**  
Assessor Name: **Jennifer Edwards**  
Accreditation number: **VIC/BDAV/17/1795**  
Certificate date: **10 Apr 2019**  
Dwelling address: **2 Lincoln Avenue Collaroy NSW 2097**  
[www.nathers.gov.au](http://www.nathers.gov.au)



<https://www.r15.com.au/QRCODE/Landing?PublicId=B3KFLC5W9E>

 ACCREDITED BUILDING DESIGNER	 SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL	 SustainAbility Design™ Specialist	Client <b>Alana and Lucian MIHALASCU</b>	NEW RESIDENCE <b>2 LINCOLN AVENUE COLLAROY NSW 2097</b>	 True North	Scale <b>1:200</b>	Job Number <b>19-0125</b>	
				Drawing Title <b>STORM WATER CONCEPT PLAN</b>		Date <b>Tuesday 9 April 2019</b>	Drawn <b>S.G.</b>	Drawing No. <b>S8</b>