

ADJACENT RESIDENCE

PROPOSED ADDITIONS

ADJACENT RESIDENCE

PITTSBURGH COUNCIL APPROVED DEVELOPMENT CON

THESE PLANS MUST BE SUBMITTED TO THE COUNCIL FOR APPROVAL

WALLUMATA ROAD

10M WIDE EASEMENT OF DRAINAGE

SITE PLAN

LOT 2 IN D.P. 718652

NOTES:
1. Position of structure to remain in Spring.
2. Water's access to satisfactory.
3. Any plumbing and/or drainage work to be done must be done in accordance with the Water Act 1994, AS 3500 and the NSW Code of Practice.
4. Any plumbing and/or drainage work to be done must be done in accordance with the Water Act 1994, AS 3500 and the NSW Code of Practice.
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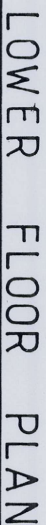
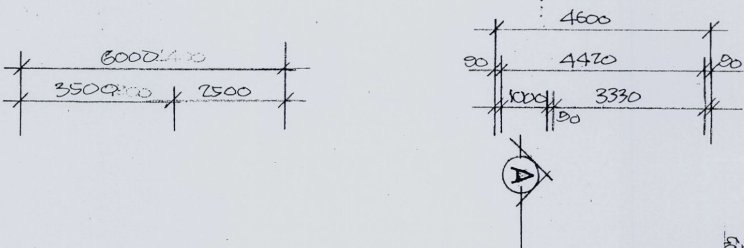
| DEVELOPMENT CALCULATIONS | | |
|----------------------------------|--------------|----------------|
| DESCRIPTION | EXISTING sqm | PROPOSED sqm |
| FLOOR AREA | 150 | 50 (300) |
| ROOF AREA | 80 | 150 (380) |
| SITE COVERAGE (INRD SURFACE ETC) | 250 (200) | 380 (380) |
| LANDSCAPING AREA | 615 (700) | 530 (500) |
| SITE AREA | 865 | NOT APPLICABLE |

| | | |
|--|-----------------|-------------|
| PROJECT PROPOSED ALTERATIONS/ADDITIONS | DATE 30/04/2008 | SCALE 1:200 |
| NO. 1414 WALLUMATA ROAD | DESIGNER | |
| NEWPORT N.S.W. 2106 | DRAWN | |
| CHECKED | DATE | |
| MAX TROCHEE & CORRIE PATRICK | | 892-01 |

THIS IS A COPY OF SUBMITTED DATA DOCUMENTS
FOR INFORMATION PURPOSES ONLY
NOT TO BE USED FOR ANY OTHER PURPOSE
DATE 03 MAR 2008

03 MAR 2008

- SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2.3 AND AS / NZS 3786 / 1993.
TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA
SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA



- DATE 30/04/2007 SCALE 1:100
DRAWN JDE CHECKED
DRAWING No. 892-03

~~X~~ Smoke Alarm

PITWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 01AG108

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by: PN CTC1

03 MAR 2008

PITMAN TOWN COUNCIL
 APPROVED DEVELOPMENT CONSENT PLANS
 NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 2 ST MATTHEW
 Unitary
 HYMNE
 AUSTAL
 SPINNA

FLOOR RL 44.44
ROOF RL 44.00

TIMBER FRAMED / CLAY TILE ROOF
100% DUAL TO CORPS (AMU B&S RZ 4.5)

UPPER FLOOR RL 40.36

CARPORT FLOOR RL 39.10

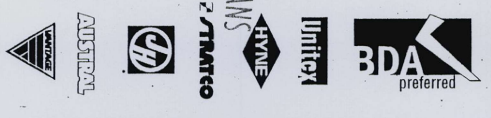
LOWER FLOOR RL 37.72

TIMBER SCRAPEL TO
CONCRETE SFB DRIVE

NORTH ELEVATION

PITTMATTA COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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



LOOKING OUTSIDE ROOF SHEETING
FIXED OVER ROOF BACKED INSULATION

SECOND EXISTING LAND RESERVE
CARVED INTO R.C.O. INSULATION & SUSTAIN

UPPER FLOOR RL 40.36
CARPORT FLOOR RL 39.10
LOWER FLOOR RL 37.72

Elev 38.00

Elev 36.97

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS
AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

WEST ELEVATION

1. All dimensions are given in millimetres unless otherwise stated.
2. All levels are to be in accordance with AUSTALIA 8.1.2. The architect is not responsible for the accuracy of the levels shown on the drawing.
3. Any building is shown in section and the proposed structure for work and the holder is the owner's responsibility.
4. The drawing is not to be used for any other purpose without the written consent of the architect.
5. The drawing is not to be used for any other purpose without the written consent of the architect.
6. The drawing is not to be used for any other purpose without the written consent of the architect.
7. All sections shown in this drawing are to be confirmed by the owner.
8. The drawing is not to be used for any other purpose without the written consent of the architect.

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COPYRIGHT AND ANY ATTEMPT OR ACTING
TO REPRODUCE OR TRANSMIT IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT WILL BE PROSECUTED.

| NO. | REVISION | DATE |
|-----|----------|------|
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| | | |

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
1107
RIVERVIEW ROAD
PARRAMATTA NSW 2150
Phone (02) 9618 2200 Fax (02) 9618 2444
Mobile 080 975 596

REGISTERED ARCHITECT

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 145A WALUMATTA ROAD
NEWPORT N.S.W. 2106
MAX TROCHEL & ODETTE PATRICK

DATE 30/04/2017 SCALE 1:100

| | | | |
|--------|-----|---------|-----|
| DRAWN | JOE | CHECKED | JOE |
| 892-05 | | ISSUED | |

PITTMATTA COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 07606

This is a copy of submitted plans, documents or
Certificates associated with the issue of the
Construction Certificate.

Endorsed by: PN TCGA

Date: 03 MAR 2008

STOREROOM FLOOR PLAN 35-20

Number: CC 09664

This is a copy of submitted plans, documents or
Certificates associated with the issue of the
Construction Certificate.

Endorsed by: PUCTCA

03 MAR 2008

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

PITTSBURGH COUNCIL
 APPROVED DEVELOPMENT CONS
 TITLES EXEMPTED/LOANED HANDOUTS
 GOOD NIGHT TO COME/PROPOSED

PITTSBURGH COUNCIL

Z STRATCO




Unitary



THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

J.D. EVANS and COMPANY PTY. LTD
BUILDING DESIGN CONSULTANTS
74 RIVERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0400 976 596

 **BRI**
BUILDING RESEARCH
INSTITUTE
OF AUSTRALIA

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 1454 WALLUMATTA ROAD
NEWPORT N.S.W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

| | | | |
|-------|------------|---------|-------|
| DATE | 30/04/2007 | SCALE | 1:100 |
| DRAWN | JDE | CHECKED | |

DRAWING NO. 892-07

SECTION A - A

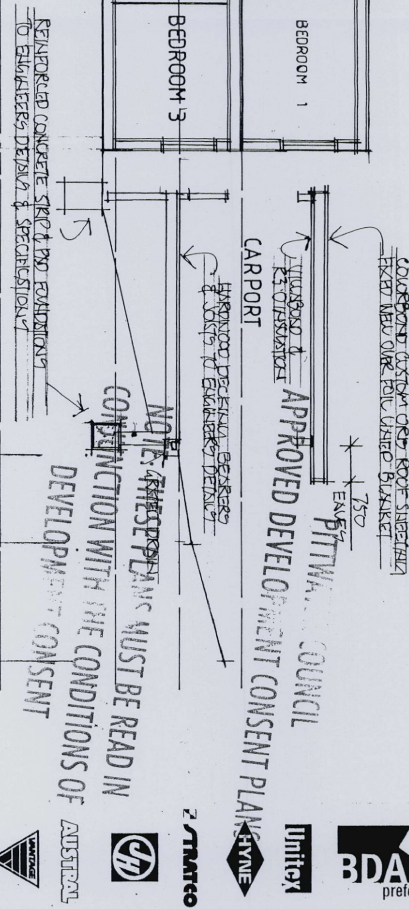
THERMAL COMFORT COMMITMENTS
CONSTRUCTION INSULATION REQUIREMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE No. A21458. AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
- WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS**
 1. ALL WINDOWS AND GLAZED DOORS MUST BE GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE ASSESSOR CERTIFICATE No. A21458. RELEVANT OVERSHAADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
 2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR ANNEX MUST NOT BE MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

03 MAR 2068

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS STORAGE 5 STAR.
1. LIGHTING
 - THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
1. VENTILATION
 - THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - c. LAUNDRY: NATURAL VENTILATION ONLY.
1. NATURAL LIGHTING
 - THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN AND THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.
1. SPA POOL
 - THE APPLICANT MUST HAVE ANY HEATING SYSTEM FOR THE SPA TO BE GAS ONLY.
 - THE APPLICANT MUST INSTALL A TILDER FOR THE SWIMMING POOL. PUMP
1. OTHER
 - THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN.
 - THE APPLICANT MUST CONSTRUCT THE REFRIGERATOR SPACE IN THE RESIDENCE SO THAT IT IS WELL VENTILATED.
 - AS DEFINED IN THE **BASIX** DEFINITIONS.



| | | | |
|--------------------------|------------|---------|-------|
| DATE | 30/04/2007 | SCALE | 1:100 |
| DRAWN | JDE | CHECKED | |
| DRAWING NO. 892-08 ISSUE | | | |