

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A. TERMITE RISK MANAGEMENT TO COMLPY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1 FOOTINGS AND SLABS TO COMPLT WITH PART 3.2 OF THE B.C.A. , AS2870
- AND ENGINEERS DETAILS
- MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700

- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
 GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
 SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
 STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
 BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.

- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.

 NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.

 VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.

 ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.

 ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZI562

 FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
 TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.



ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

No. 15 ALTO AVENUE SEAFORTH N.S.W 2092

511E AREA	=	C.PIC	są, m.
EXISTING SOFT OPEN SPACE	=	75.0 21.0	są, m. są, m. są, m. są, m.
PROPOSED DRIVEWAY AREA PROPOSED GARAGE FLOOR AREA			są, m. są, m.
PROPOSED TOTAL GROUND FLOOR AREA PROPOSED GROUND FLOOR FRONT DECK AREA PROPOSED GROUND FLOOR REAR DECK AREA	=	10.4	sq, m. sq, m. sq, m.
PROPOSED TOTAL FIRST FLOOR AREA	=	104.5	są, m.
DWELLING ROOF AREA OTHER PAVED AREAS (POOL COPING) TOTAL AREA POOL WATER SURFACE AREA	= =	22.3 247.9	sq. m. sq. m. sq. m. sq. m.
O CAR RARKING CRACES PROVIDER IN CARACE			

2 CAR PARKING SPACES PROVIDED IN GARAGE

F.S.R. GROUND FLOOR AREA(MINUS GARAGE ALLOWANCE = 30.0 sq.m.) = 88.0 są, m. F.S.R. FIRST FLOOR AREA = 97.2sq, m. F.S.R. TOTAL FLOOR AREA = 185.2są, m PROPOSED FLOOR SPACE RATIO = 0.36:1 (0.45:1 REQUIRED)

PROPOSED SOFT OPEN SPACE (NOT INCLUDING POOL AREA)

= 249.2 sq, m. 48.0% (35% OF TOTAL OPEN SPACE REQUIRED)

PROPOSED HARDSTAND OPEN SPACE (INCLUDING POOL COPING AREA) PROPOSED TOTAL OPEN SPACE

= 48.0 sq. m.62.3% (55% REQUIRED) = 323.6 sq. m.TOTAL HARDSTAND POST DEVELOPEMENT = 221.6

DEVELOPEMENT

REV C - 05-11-2019DWELLING & GARAGE STRUCTURE MOVED

REV B - 04-11-2019 DWELLING MOVED EAST 400mm GARAGE STRUCTURE MOVED WEST 500mm

BASIX REQUIREMENTS

TO BE READ INCONJUCTION WITH THE BASIX CERTICATE NUMBER 996395S_04

ROOF AREA TO TANK TO BE USEDFOR TOILET FLUSHING, COLD WATER

CLOTHS WASHING AND GARDENTAPS SUPPLY (MINIMUM) ___ 60 sq.m WATER STORAGE TANK CAPACITY_______17,000 MIN. LITRES NEW SHOWER HEAD MINIMUM RATING 3 STAR RATING NEW TOILET MINIMUM RATING 3 STAR RATING ALL NEW TAP FITTINGS MINIMUM RATING ______ 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX REPORT ROOF COLOUR _____ DARK SA > 0.70

FLOOR ABOVE ENCLOSED SUBFLOOR _____ R2.0 ROOF SHEETING ON INSULATION _____ RI.5 RATING

EXTERNAL WALLS INSULATION _____ R2.5 RATING CEILING INSULATION _____ R3.5 RATING

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT O sa,m. OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFORMANCE OF 4.5 STARS OR BETTER.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA \$ 1 BEDROOM TO BE A SINGLE PHASE AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING) PLUS A CEILING FAN. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING # BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST I LIVING AREA GAS FIXED FLUE FIRE PLACE WITH A 3 STAR RATING.
HEATING SYSTEMM IN AT LEAST 1 LIVING AREA \$ 1 BEDROOM PLUS 3-PHASE

AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING)

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

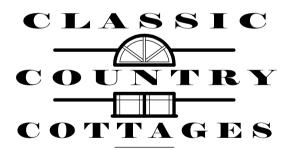
GAS COOKER WITH ELECTRIC OVEN

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICAL LIGHTING" IS FLUORESCENT OR LIGHT EMIITING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE "DEDICATEWD" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

THE LAUNDRY, AT LEAST 4 OF THE BEDROOMS / STUDY, ALL HALLWAYS ALL BATHROOMS/TOILETS, LIVING/DINE AND KITCHEN

REV D - 12-02-2020

6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM & FRONT VERANDAH & ROOF OVER AMENDED TO INCREASED SET-BACK



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259 P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261 Tel: (02) 4352 1189 Fax: (02) 4352 1198 Builders Lic. 158741C ABN 65 687 862 151

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PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

FOR

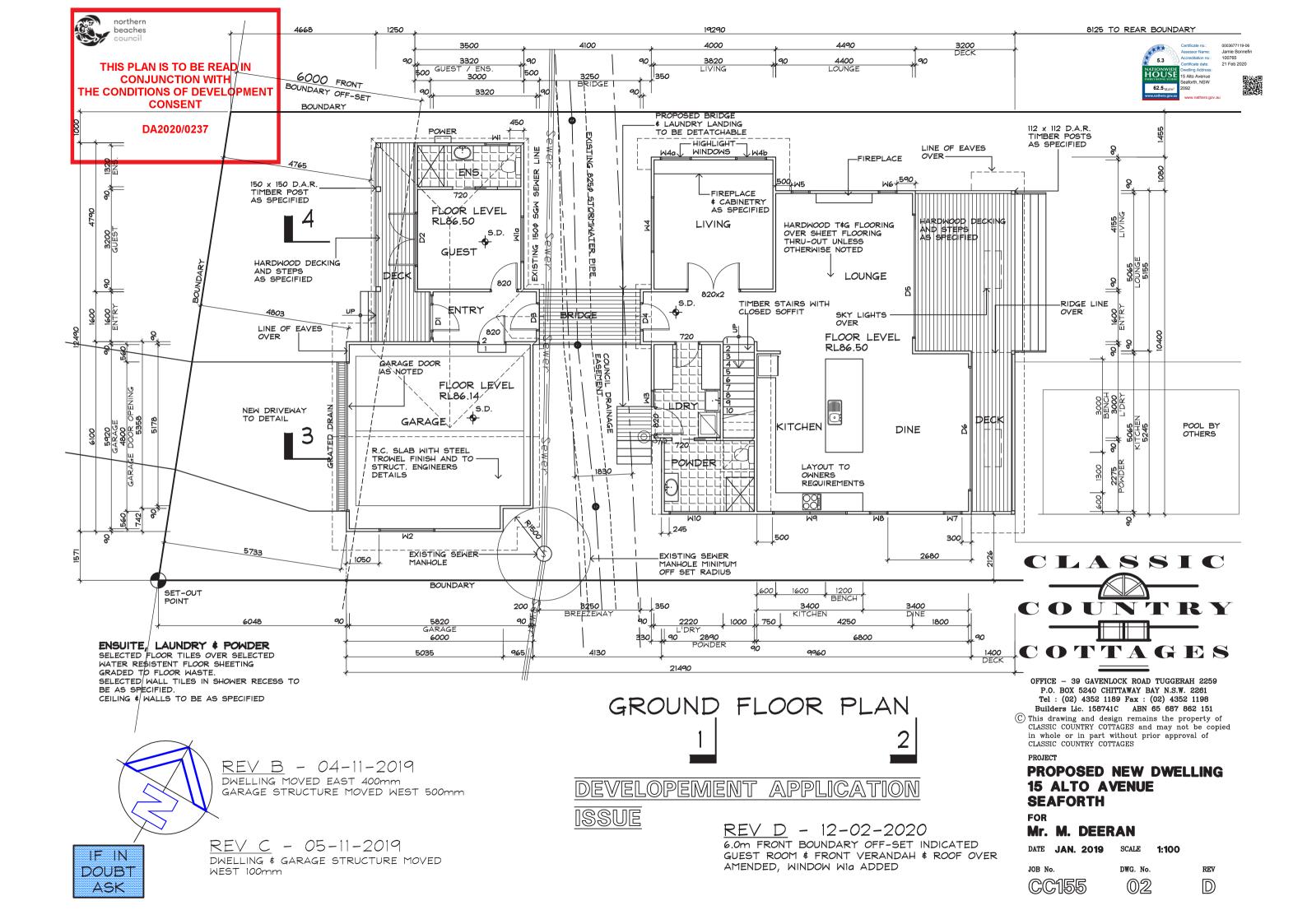
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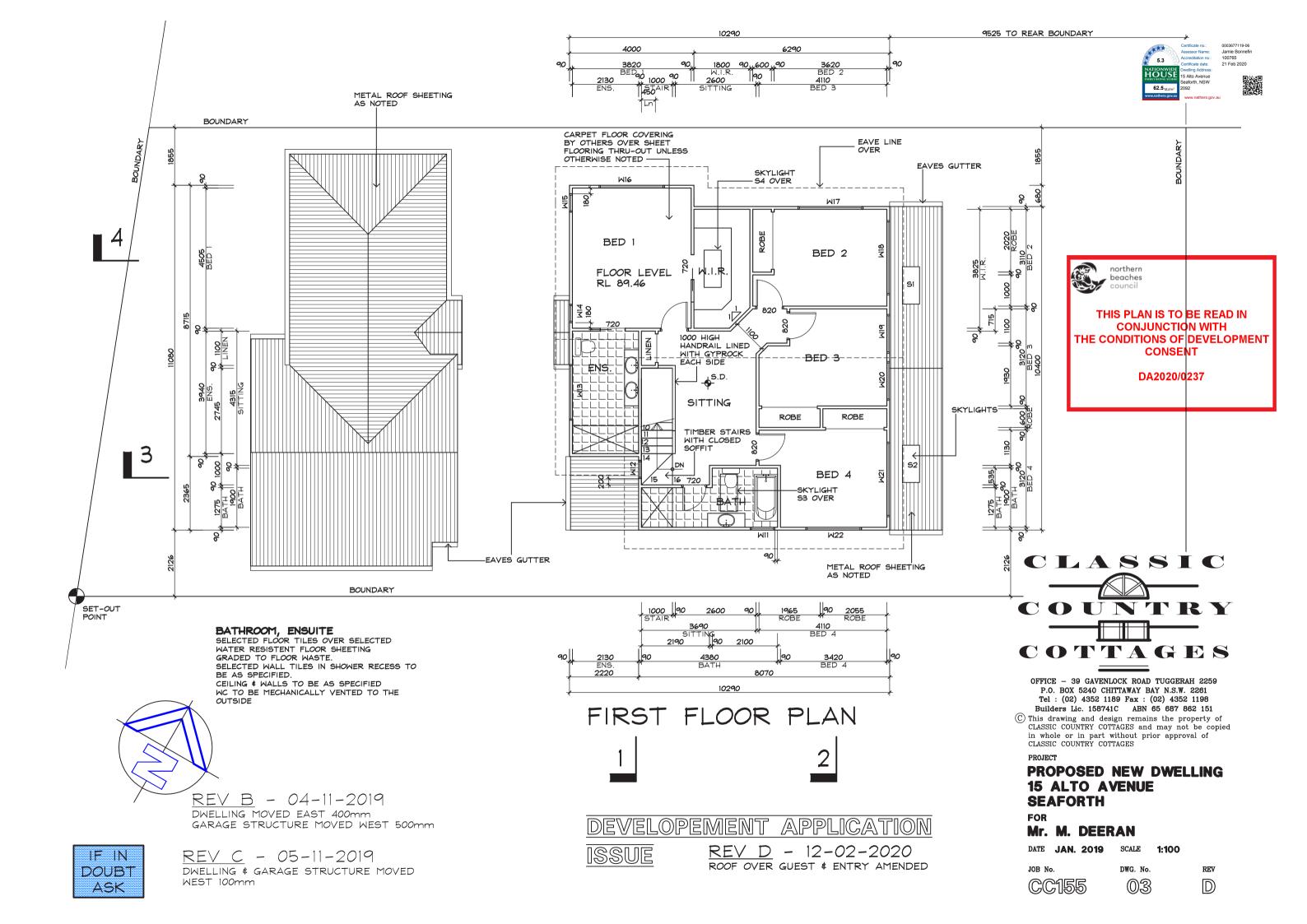
Mr. M. DEERAN

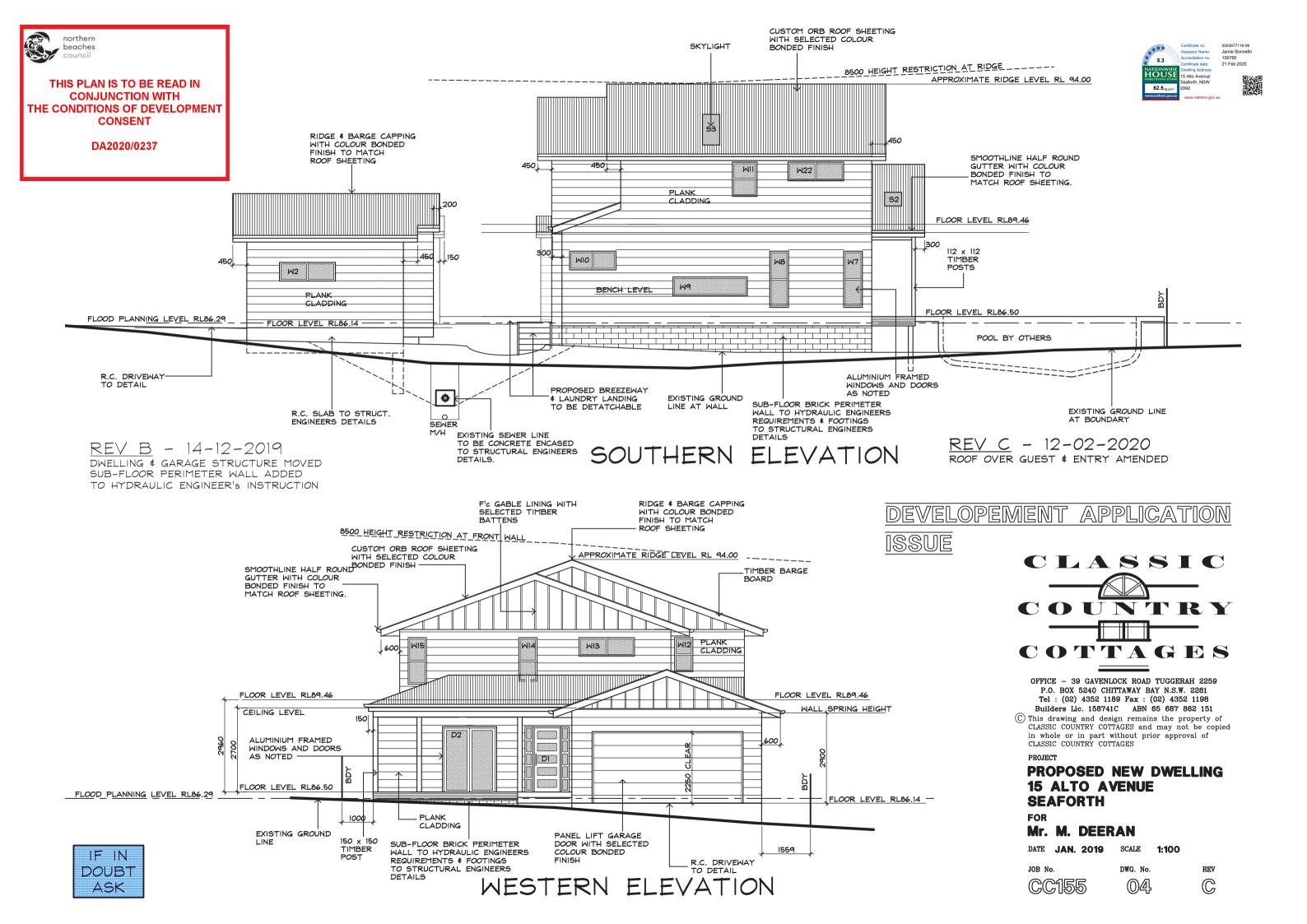
DATE JAN. 2019 SCALE 1:200

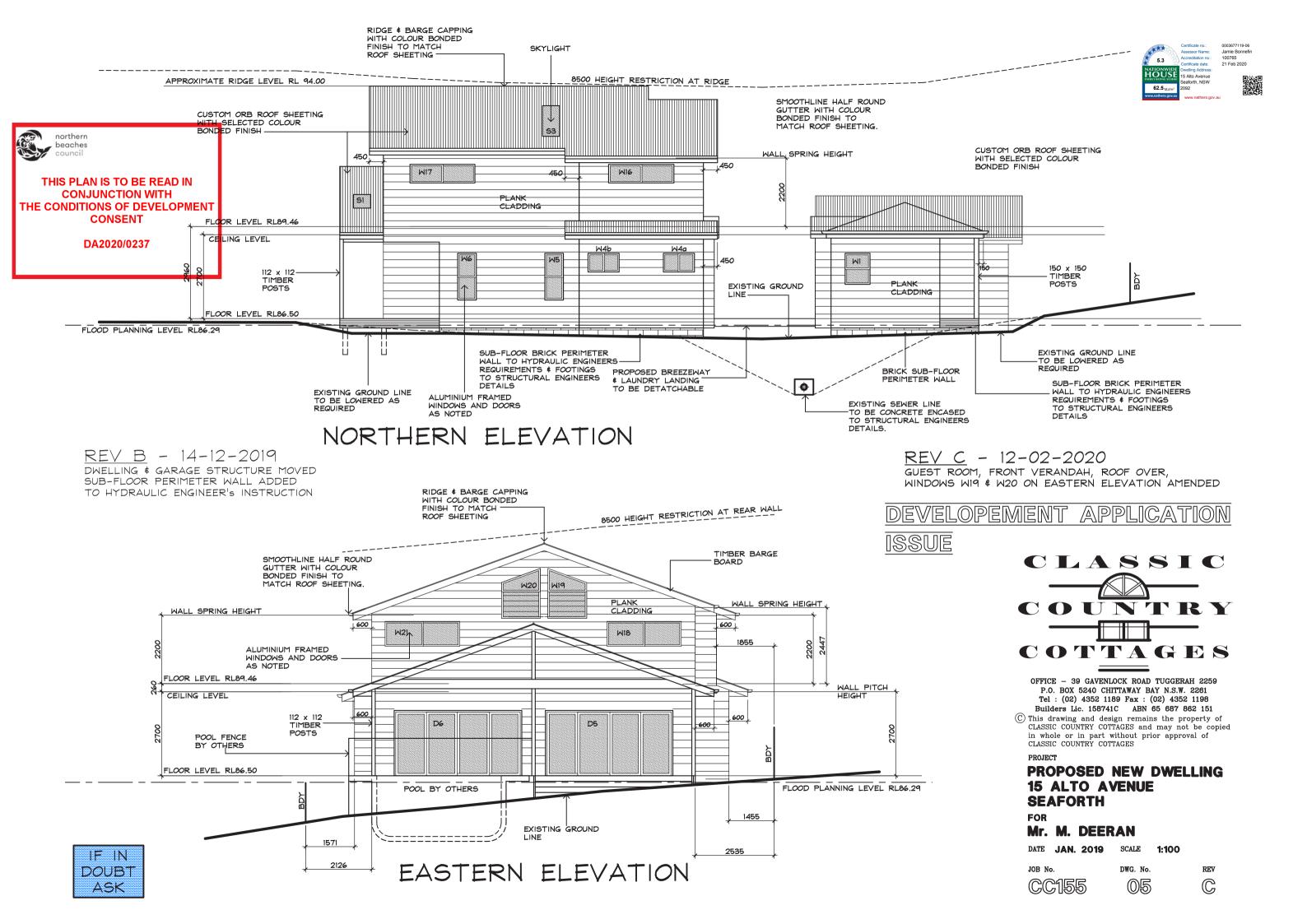
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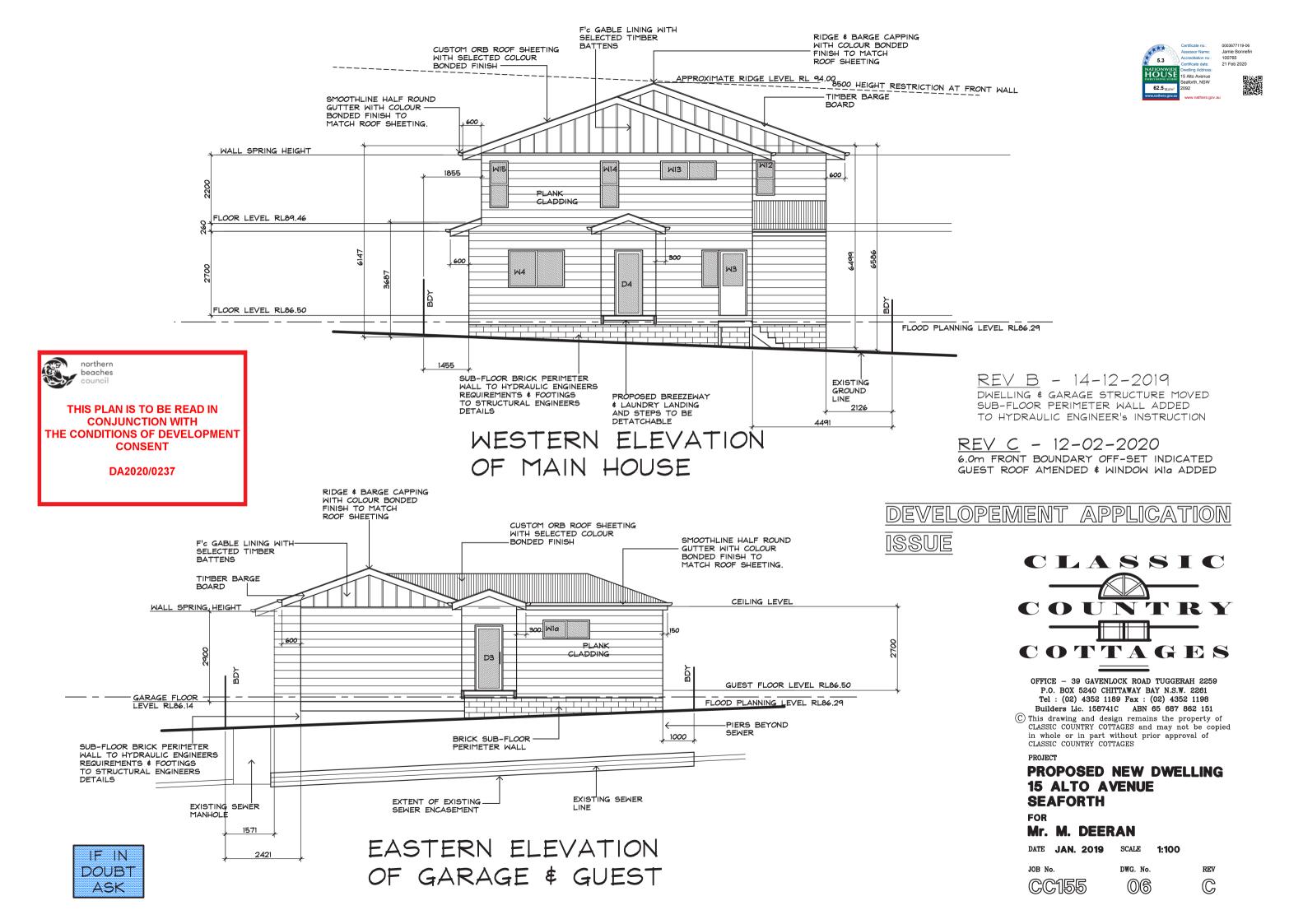
REV











DRIVEWAY SET-OUT PLAN

DRIVEWAY & CROSS-OVER HAS BEEN

NORMAL STANDARD VEHICLE CROSSING

TO BE IN ACCORDANCE WITH THE

DRIVEWAY CROSS-OVER TO BE IN

ACCORDANCE WITH THE COUNCIL'S

STANDARD AS1428.1:2001-DESIGN FOR

BE IN ACCORDANCE WITH COUNCILS

DEVELOPEMENT \$ SUBDIVISION 2003 \$

CIVIL INFRASTRUCTURE WORKS,

ASI428.1 2001. TO PROVIDE FOR

SPECIFICATION AND AUSTRALIAN

PROFILE A4 - 3330/1 N

ACCESS AND MOBILITY.

CROSS-OVER TO

FUTURE FOOTPATH

DESIGNED

COUNCIL'S

GENERAL NOTES AND BCA COMPLIANCE

- 5.3 NATIONWIDE HOUSE 62.5
- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A. TERMITE RISK MANAGEMENT TO COMLPY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1 FOOTINGS AND SLABS TO COMPLT WITH PART 3.2 OF THE B.C.A. , AS2870

MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700

BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A. NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.

NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN
APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF

CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

REV D - 12-02-2020

6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM & FRONT VERANDAH & ROOF OVER AMENDED TO INCREASED SET-BACK

DEVELOPEMENT APPLICATION

ISSUE

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED LINDER ROOF.

EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.

8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.

16. ALL TIMBER FRAMING TO CODE ASI684 17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA

NOTES:-

5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.

6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.

11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE ASI288

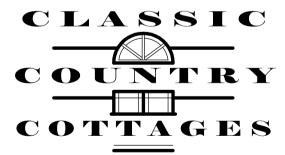
ALL PEST TREATMENT TO CODE AS3660.1-2000

14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740

IF IN DOUBT ASK

REV B - 14-12-2019 GARAGE STRUCTURE MOVED \$ LEVELS AMENDED

REV C - 12-02-2020 6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM \$ FRONT VERANDAH \$ ROOF OVER AMENDED



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PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

FOR

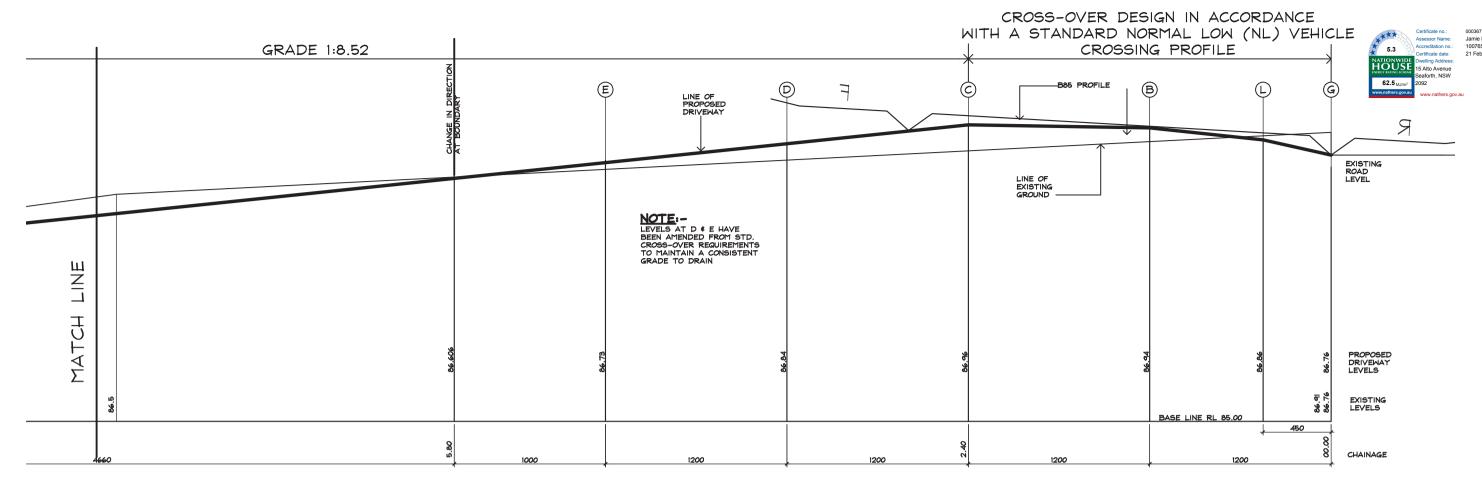
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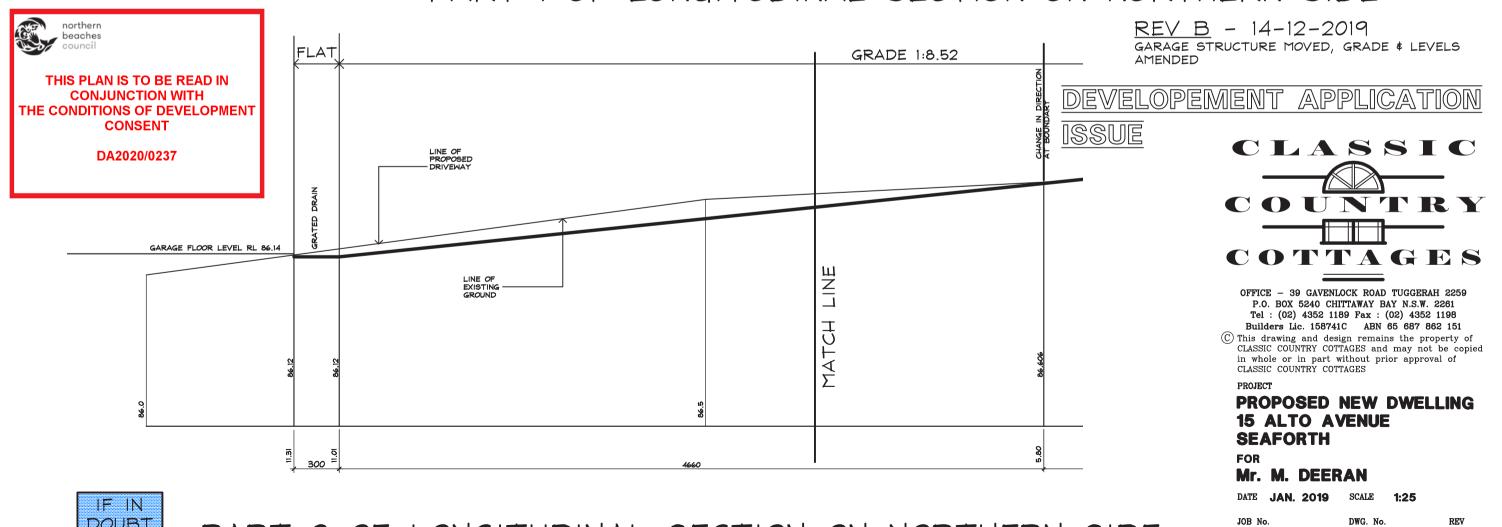
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DWG. No.





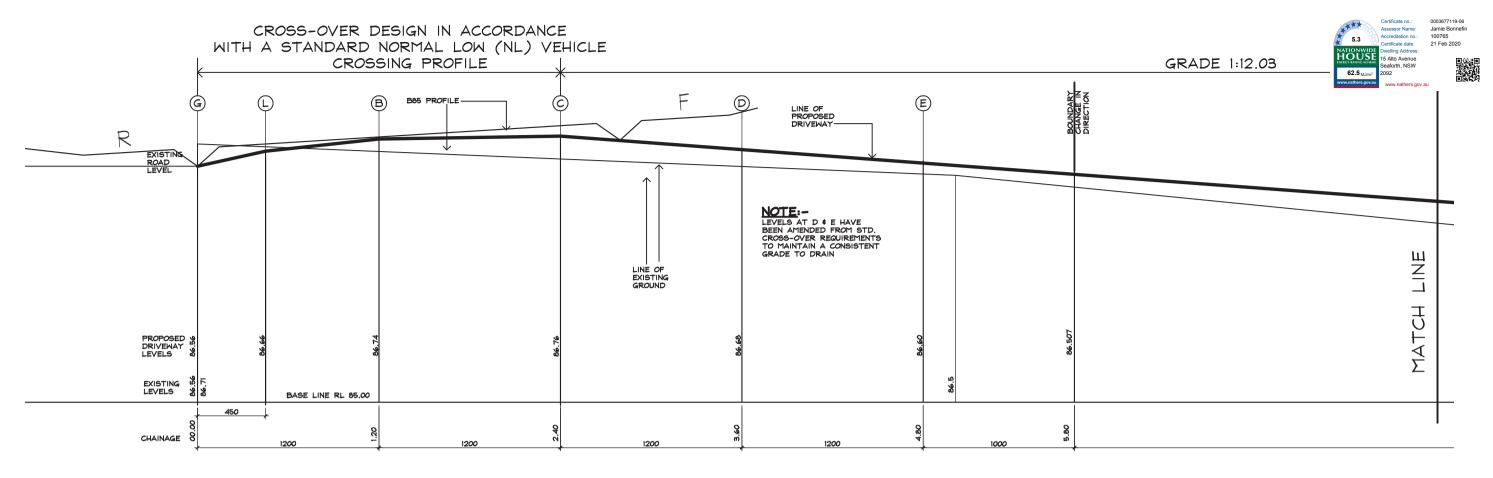
PART 1 OF LONGITUDINAL SECTION ON NORTHERN SIDE





PART 2 OF LONGITUDINAL SECTION ON NORTHERN SIDE

08

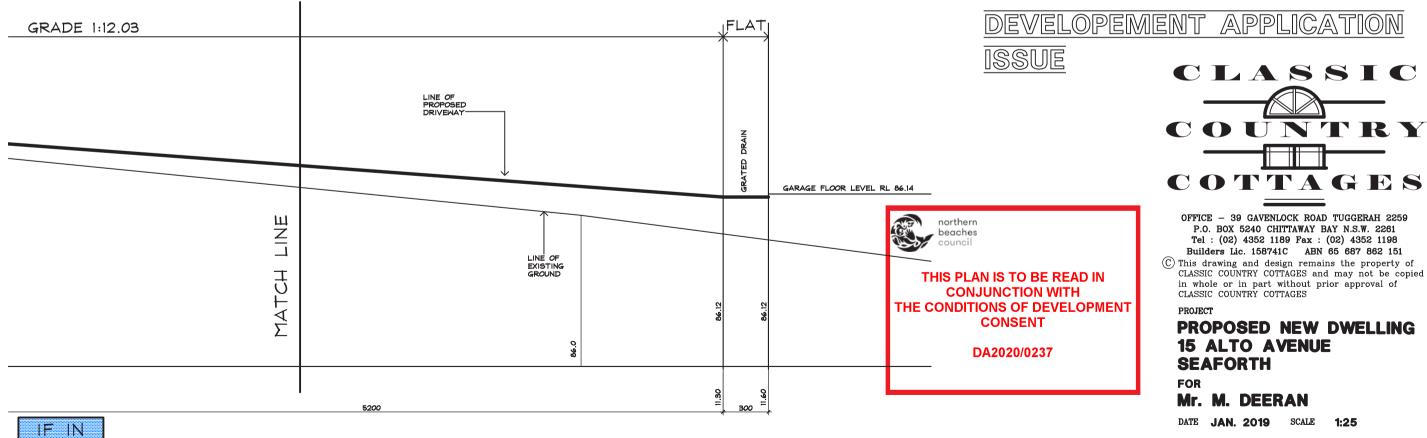


PART 1 OF LONGITUDINAL SECTION ON SOUTHERN SIDE

REV B - 14-12-2019

GARAGE STRUCTURE MOVED, GRADE # LEVELS

AMENDED





PART 2 OF LONGITUDINAL SECTION ON SOUTHERN SIDE

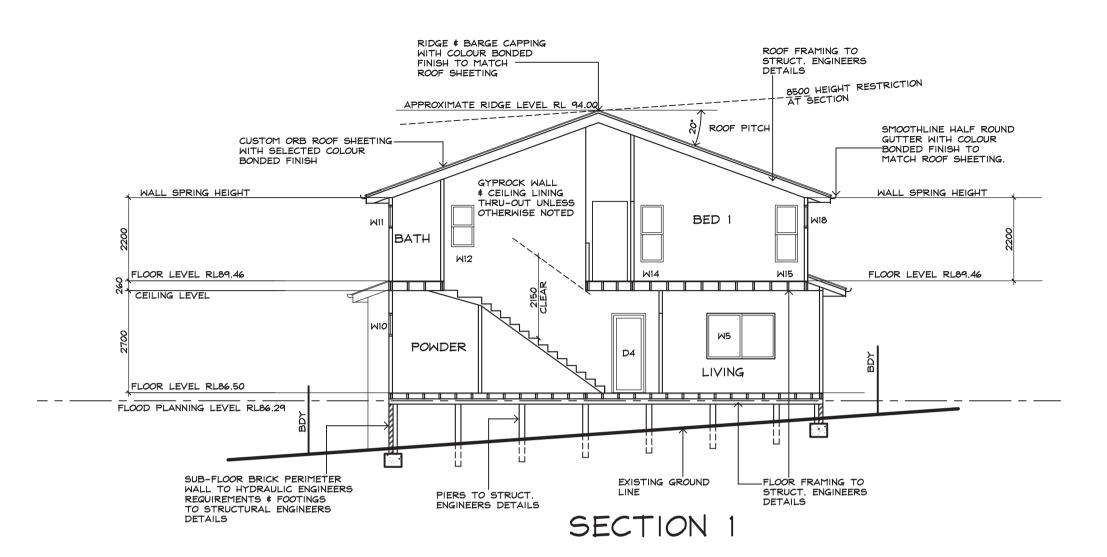
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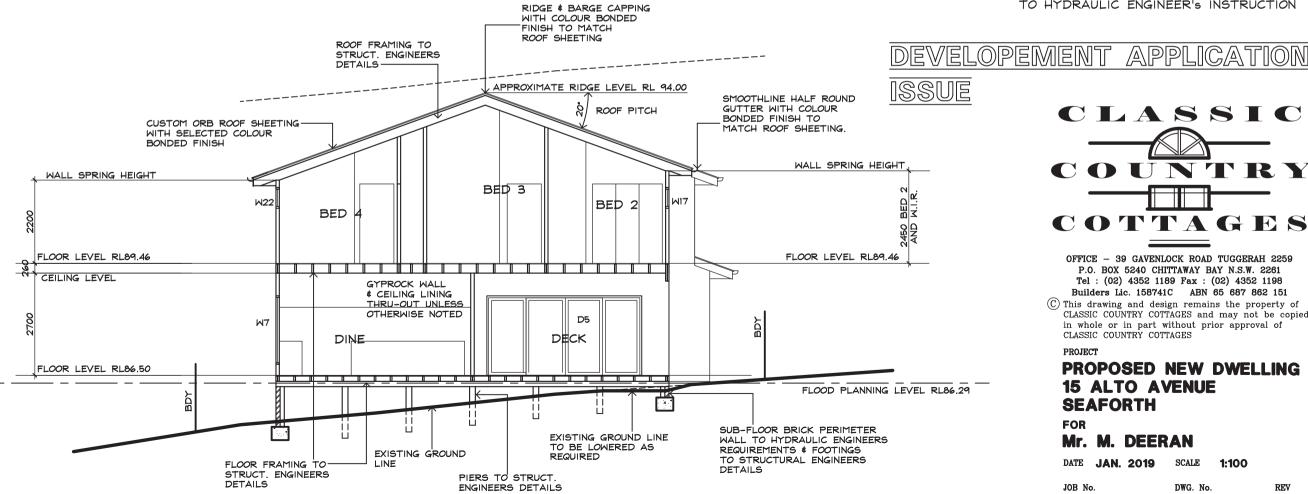
Jamie Bonnefin 100765 21 Feb 2020



THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0237

REV B - 14-12-2019 DWELLING & GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION



FIN

DOUBT

ASK

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PROPOSED NEW DWELLING 15 ALTO AVENUE **SEAFORTH**

FOR

Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:100

JOB No.

DWG. No.

REV B





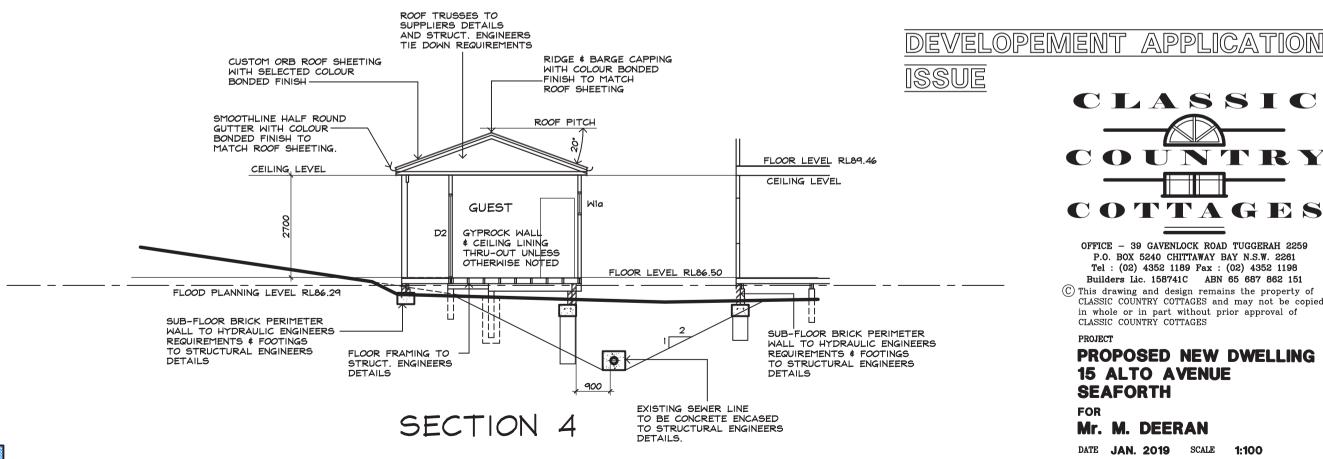


THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT **CONSENT**

DA2020/0237

REV B - 14-12-2019 DWELLING & GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION

REV C - 12-02-2020 SECTION 4 AMENDED



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900

RIDGE # BARGE CAPPING

WITH COLOUR BONDED

FINISH TO MATCH

ROOF SHEETING

GARAGE

SECTION

PANEL LIFT GARAGE

FINISH

R.C. SLAB TO STRUCT.

ENGINEERS DETAILS

DOOR WITH SELECTED COLOUR BONDED

CUSTOM ORB ROOF SHEETING

WITH SELECTED COLOUR BONDED FINISH GYPROCK WALL # CEILING LINING THRU-OUT UNLESS OTHERWISE NOTED

CEILING, LEVEL

FLOOR LEVEL RL86.14

R.C. DRIVEWAY

TO DETAIL

ROOF TRUSSES TO

SUPPLIERS DETAILS AND STRUCT. ENGINEERS

TIE DOWN REQUIREMENTS

FLOOR LEVEL RL89.46

PROPOSED BREEZEWAY

LAUNDRY LANDING

TO BE DETATCHABLE

FLOOR LEVEL RL86.50

DETAILS

EXISTING SEWER LINE

TO BE CONCRETE ENCASED TO STRUCTURAL ENGINEERS

CEILING LEVEL

SUB-FLOOR BRICK PERIMETER WALL TO HYDRAULIC ENGINEERS

REQUIREMENTS & FOOTINGS

TO STRUCTURAL ENGINEERS

FLOOD PLANNING LEVEL RL86.29



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PROPOSED NEW DWELLING 15 ALTO AVENUE **SEAFORTH**

FOR

JOB No.

Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:100

DWG. No.

REV \mathbb{C}

