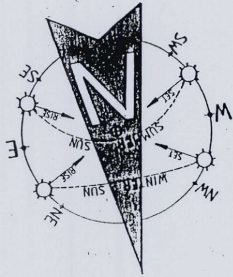
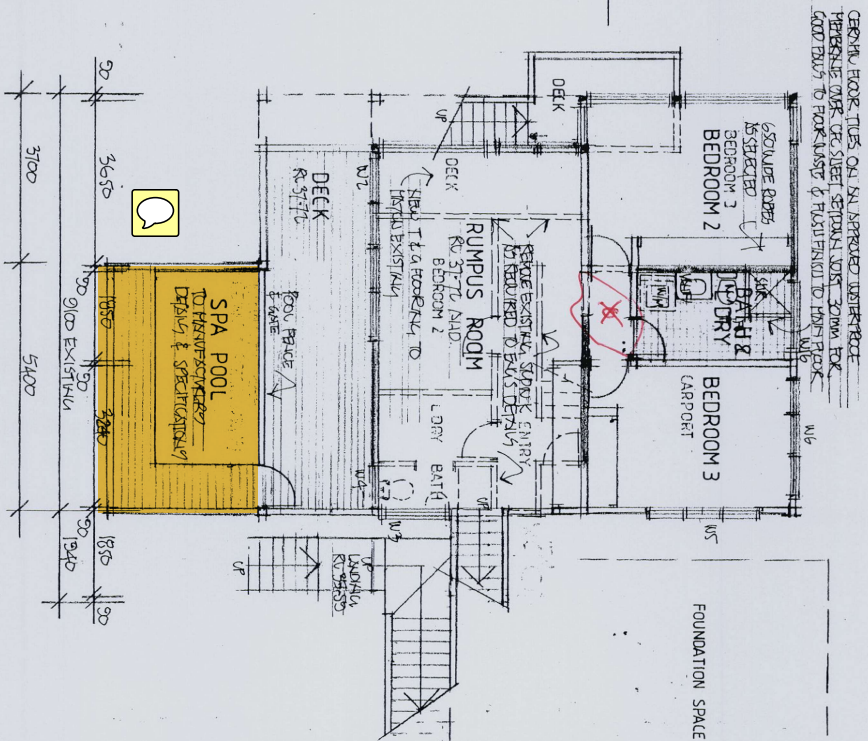


PROJECT	DATE 30/04/2007	SCALE 1:250
PROPOSED ALTERATIONS/ADDITIONS	PLAN	SECTION
No. 145A WALLUMATTA ROAD		
NEWPORT N.S.W. 2106		
CLIENT	DATE REC'D	COLOR
MAX TROCHEI & ODETTE PATRICK	892-01	

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



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



LOWER FLOOR PLAN

~~X~~ Smoke Alarm

[illegible]

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J.B. EVANS and COMPANY PVT. LTD.
REGD. INDIAN COMPANY
15 STRAUGH, AYE AVENUE, BUCKLE, INDIA

[illegible]

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 0485 976 596

 **BOL** BUILDING ORGANISATION OF AUSTRALIA
A COMMITMENT TO EXCELLENCE

PROPOSED ALTERATIONS/ADDITION
No. 145A WALLUMATTA ROAD
NEWPORT N.S.W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DRAWING No.	892-03
DRAWN JOE	CHECKED

PITMAN TOWNSHIP COUNCIL
 APPROVED DEVELOPMENT CONSENT PLANS
 NOTE: THESE PLANS MUST BE READ IN
 CONJUNCTION WITH THE CONDITIONS OF
 DEVELOPMENT CONSENT
 UNITEK
 HYMEX
 Z/STRATCO
 AUSTRAL
 TAP
 TAP

PITWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0166108

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

Endorsed by: PN CTCAL

Date: 03 MAR 2008

NOTE:

1. FENCING IS TO BE DESIGNED, LOCATED AND MAINTAINED TO PREVENT THE SWIMMING POOL FROM BEING ACCESSED BY THE SWIMMING POOL.
2. **AS 1926.1 - 1995 LOCATION OF FENCING FOR PRIVATE SWIMMING POOLS.**
A RESUBSTITUTION AND EXTERNAL CARCOP COMPRESSION CHART IS TO BE AFFIXED AND MAINTAINED IN A PROMINENT LOCATION.
3. ALL POOL OVERFLOW WATER AND WASTE WATER FROM THE FILTRATION PROCESS IS TO BE DIRECTED TO THE SEWER.

STRATCO
F. AUSTAL
Colorbond
WATERMARK
PILKINGTON

FLOOR R/L 44-49
ROOF R/L 44-00

TIMBER FRAMED / CLAY TILE ROOF
100% DUAL TO CORPS (AMU R/S R/L 45-)

UPPER FLOOR R/L 40-30

CORROSET FLOOR R/L 39-10

LOWER FLOOR R/L 37-10

TIMBER SCREED TO
CONCRETE SFB DRIVE

NORTH ELEVATION

PITTMAN COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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



COLORED OUTDOOR ROOF SHEETING
FIXED OVER ROOF BACKED INSULATION

SECOND EXISTING LAND REDEMPTION
CARRIAGE WAY R/O INSURANCE & SUBSTATION

UPPER FLOOR R/L 40-30
CORROSET FLOOR R/L 39-10
LOWER FLOOR R/L 37-10

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 dimensions are given in millimetres unless otherwise stated.
3. All dimensions are given in millimetres unless otherwise stated.
4. All dimensions are given in millimetres unless otherwise stated.
5. All dimensions are given in millimetres unless otherwise stated.
6. All dimensions are given in millimetres unless otherwise stated.
7. All dimensions are given in millimetres unless otherwise stated.

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PERMISSION OF THE DESIGNER, WILL BE
TREATED AS AN INFRINGEMENT OF THE
DESIGNER'S RIGHTS AND WILL BE
PROSECUTED TO THE FULL EXTENT OF THE
LAW.

NO.	REVISION	DATE

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
1107
Pittman Road
Pittman NSW 2107
Phone (02) 9618 2200 Fax (02) 9618 2444
Mobile 080 975 596

PROFESSIONAL DESIGNER

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

DATE 30/04/2017 SCALE 1:100

DRAWN	JOE	CHECKED	
ISSUED			

892-05

PITTMAN COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 076106

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

Endorsed by: PN CTCG1

Date: 03 MAR 2008



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

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 016404

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

Endorsed by: PUCTCA

03 MAR 2004

SOUTH ELEVATION

Mechanical ventilation to all internal bathrooms & WC's to comply with AS 1668 - 1991

Materials and colour schemes are to be in accordance with the samples submitted to Council. No white or light coloured roofs are submitted

Water conservation devices with a AAA rating to be installed, including tap flow regulators, shower head roses and dual flush toilets. All new hot water systems are to have a minimum rating of 3.5 stars

Pool Fencing to be designed and located in accordance with the Swimming Pool Act 1972, and AS 1926.1

Building to incorporate BASIX commitments to comply with the BASIX Certificate No. A21458 dated 23/10/2007

A minimum of 200mm clearance is to always be maintained to the tree trunk from proposed eaves, joists and decking

A washbasin is to be provided to the laundry in accordance with Part 3.8.2 of the BCA

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

- 1. All dimensions shall be in accordance with the Building Code of Australia (BCA) and the Building Code of Australia (BCA) and the Building Code of Australia (BCA)
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ALL PLANS AND DRAWINGS ARE SUBJECT OF THE BUILDING CODE OF AUSTRALIA (BCA) AND THE BUILDING CODE OF AUSTRALIA (BCA) AND THE BUILDING CODE OF AUSTRALIA (BCA)

NO.	DESCRIPTION	DATE
1	APPROVED	
2	APPROVED	
3	APPROVED	
4	APPROVED	
5	APPROVED	
6	APPROVED	
7	APPROVED	
8	APPROVED	
9	APPROVED	
10	APPROVED	



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145 RIVERVIEW AVE, AVALON BEACH, 2107
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Mobile: (02) 9919 5206

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

DATE: 30/04/2007 SCALE: 1:100

DRAWN BY: JOE

CHECKED BY: JOE

892-07

SECTION A - A

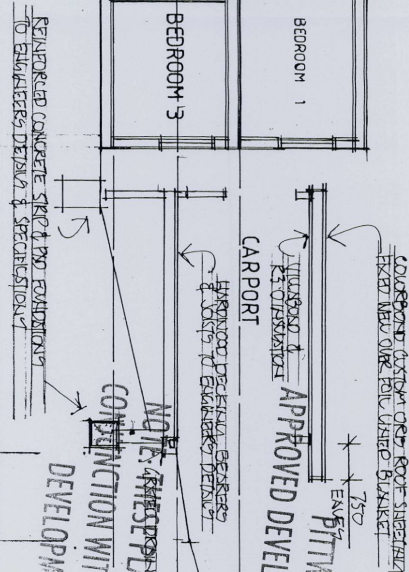
THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. **CONSTRUCTION**
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.
2. **WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS**
THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE ASSESSOR CERTIFICATE No. **A21458**. THE SPECIFICATIONS FOR SHADING DEVICES MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 200MM ABOVE THE SILL.

03 MAR 2000

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS STORAGE 5 STAR.
1. LIGHTING
 - a. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE LIGHTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
1. VENTILATION
 - a. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - 1. AT LEAST 1 BATHROOM, NO MECHANICAL VENTILATION (IE NATURAL).
 - 2. MECHANICAL EXHAUST DUCTED TO THE OUTSIDE.
 - 3. OPERATOR CONTROL, MANUAL SWITCH ON/OFF.
 - 4. LAUNDRY: NATURAL VENTILATION ONLY.
1. NATURAL LIGHTING
 - a. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
 - 2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.
1. SPA POOL
 - a. THE APPLICANT MUST HAVE ANY HEATING SYSTEM FOR THE SPA TO BE GAS ONLY.
 - 2. THE APPLICANT MUST INSTALL A THERM FOR THE SWIMMING POOL PUMP.
1. OTHER
 - a. THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN.
 - 2. THE APPLICANT MUST CONSTRUCT THE REFRIGERATOR SPACE IN THE RESIDENCE SO THAT IT IS WELL VENTILATED.
 - 3. AS DEFINED IN THE **BASIC** DEFINITIONS.



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

[illegible]

DATE 30/04/2007	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No. 892-08	
ISSUE	