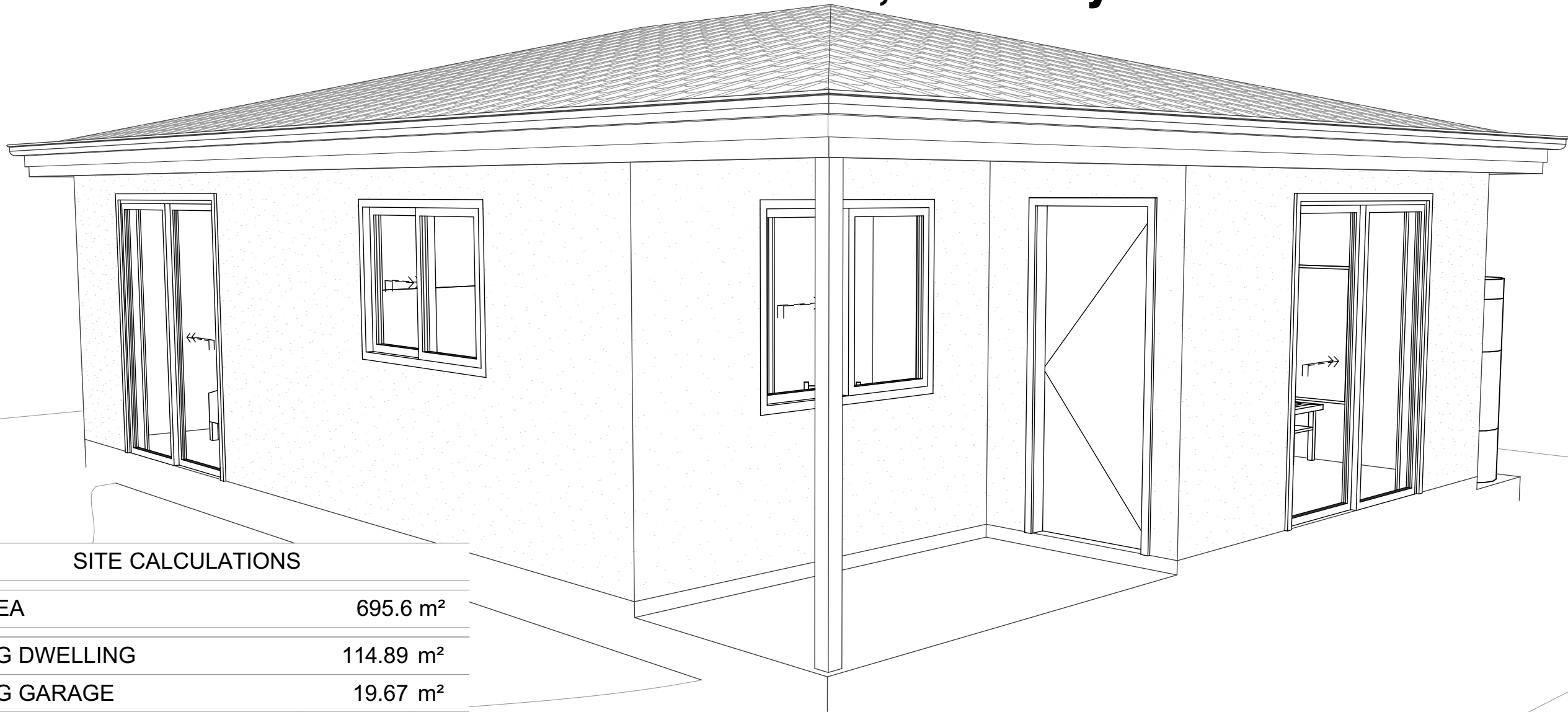


PROPOSED 2 BEDROOM GRANNY FLAT

837 Pittwater Rd, Collaroy



SITE CALCULATIONS

SITE AREA	695.6 m ²
EXISTING DWELLING	114.89 m ²
EXISTING GARAGE	19.67 m ²
EXISTING PORCH	6.45 m ²
PROPOSED GRANNY FLAT	60.00 m ²
PROPOSED PORCH	4.15 m ²
TOTAL GROSS FLOOR AREA	194.6 m ²
FLOOR SPACE RATIO	0.28/1
TOTAL SOFT AREAS	284.93 m ² (41%)
SITE COVERAGE AREAS	
BUILDINGS	205.21 m ²
DRIVEWAYS/PATHS	162.21 m ²
TOTAL	367.42 m ² (52.8%)

ACID SULPHATE:	CLASS 5
BAS/BOS:	N/A
BAL RATING:	12.5
FLOOD:	N/A
HERITAGE:	N/A

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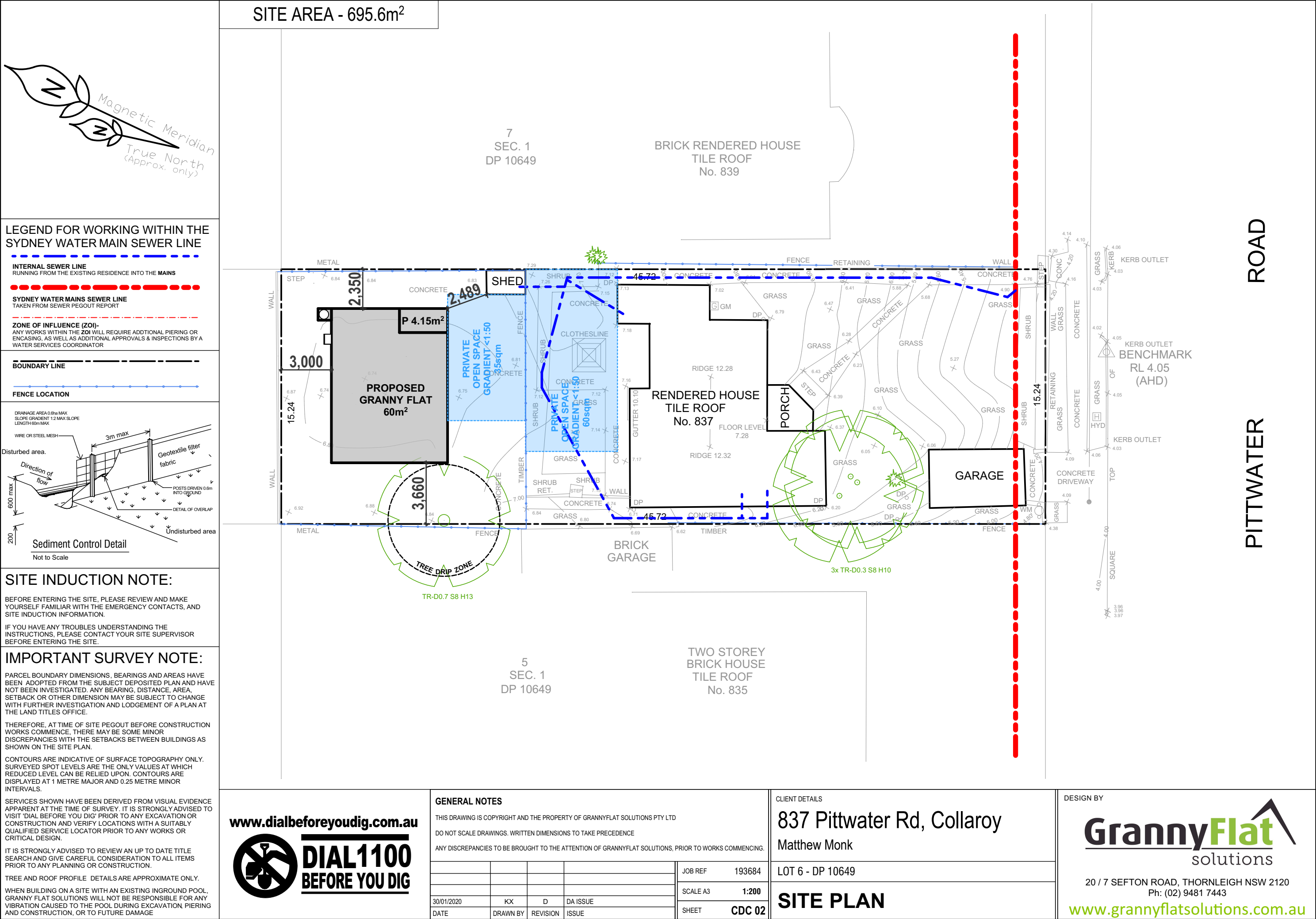
CLIENT DETAILS	
837 Pittwater Rd, Collaroy	
Matthew Monk	
LOT 6 - DP 10649	
COVER PAGE	

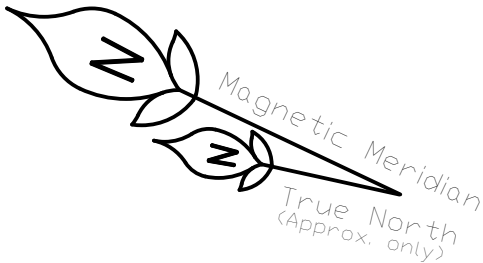
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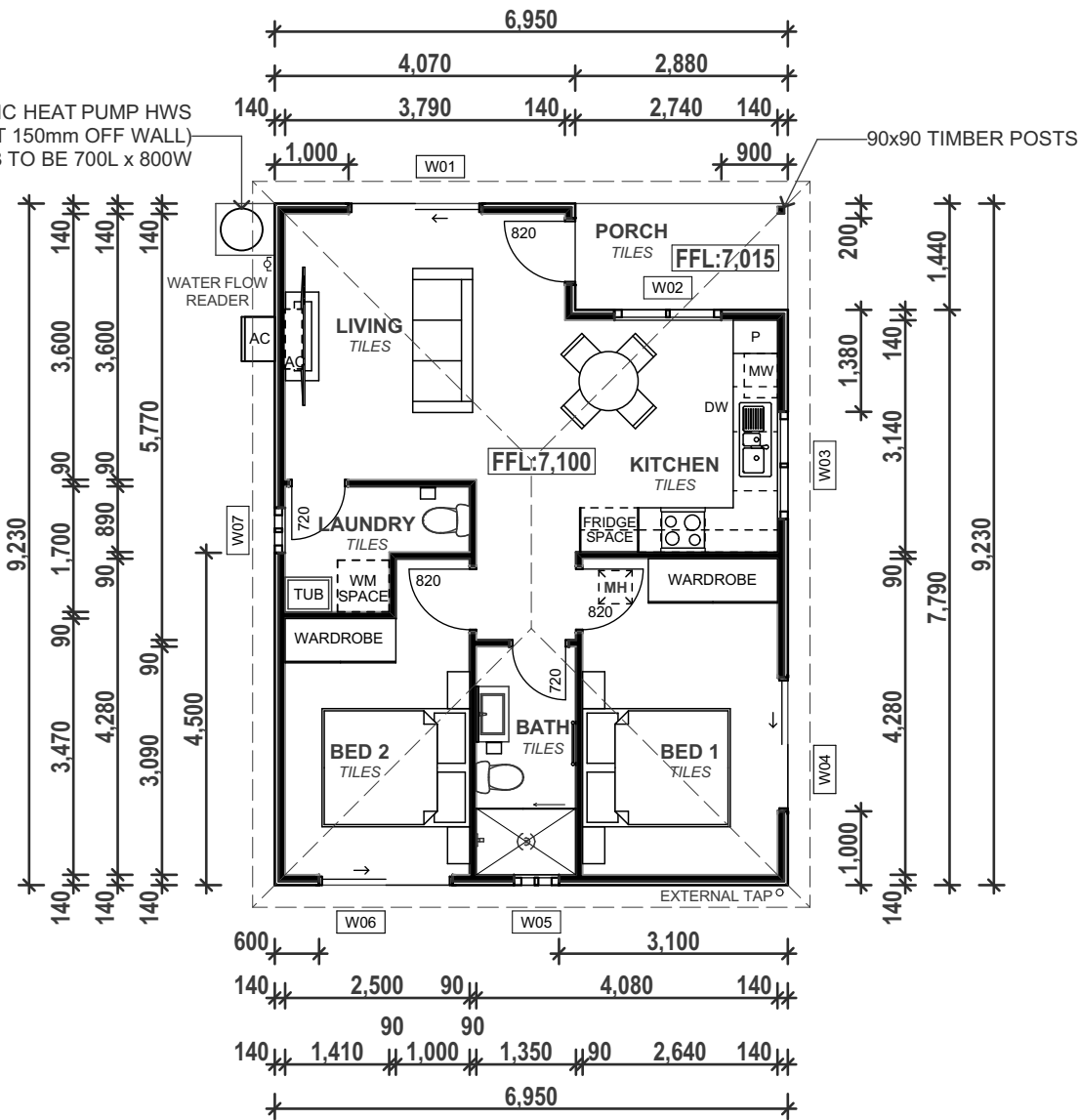




WINDOW SCHEDULE

W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL
W01	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W02	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W03	1,029	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W04	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W05	600	610	ALUMINIUM	CLEAR	SLIDING	100mm
W06	2,100	1,810	ALUMINIUM	CLEAR	SLIDING DOOR	100mm
W07	600	610	ALUMINIUM	CLEAR	SLIDING	100mm

ELECTRIC HEAT PUMP HWS
(HWS TO SIT 150mm OFF WALL)
SLAB TO BE 700L x 800W



Summary of BAL 12.5 Requirements

Sub-Floor Supports No Special Construction Requirements
FloorsNo Special Construction Requirements
External WallsNo special requirements for walls above 400mm from NGL. Parts less than 400mm above ground or decks etc. to be of non-combustible material, eg brick, 6mm FC clad, or bushfire resistant / naturally fire resistant timber. Joints No joints greater than 3mm
Vents / Weepholes Screened with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium, only if holes are greater than 3mm
External Windows 4mm Grade or Safety Glass, or Glass blocks within 400mm of ground, decks etc. Openable portion to be metal screened with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium, metal reinforced PVC-U or bushfire resisting timber
External Doors, including Sliding Doors and Garage Doors Doors to be non-combustible, or solid timber, laminated or naturally fire resistant (high density) timber, for the first 400mm above threshold. Doors to be minimum 35mm thick. Hollow core doors can be used, but to have a non-combustible metal kickplate on the outside, for the first 400mm above threshold, or a screen with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium. Doors with glazing, to comply with glazing requirements only.
Doors to be tight-fitting to the door frame, to avoid 3mm gaps.
If doors are less than 400mm above NGL, use metal or bushfire resisting timber frames.
Sliding doors to have Grade A Safety Glass. There is no requirement to screen the openable part of the sliding door. Metal door handles and furniture to be used for doors and sliding doors.
Install tight-fitting with weather strips at base to passenger and garage doors.
Garage door tracks and overhead gaps not to exceed 3mm gaps, and shall be fitted with a nylon brush that is in contact with door.RoofsRoof tiles and sheets to be of non-combustible materials.
Roof/wall junctions to be sealed to prevent gaps >3mm.
Gable or roof vents fitted with non-combustible ember guards.
Tiled roofs to be fully sarked over ridges and hips and extend into gutters and valleys. Battens can be fixed above the sarking.
Metal roofs not to have gaps >3mm, otherwise install mesh or a screen with 2mm aperture mesh, made of corrosion resistant steel, bronze or aluminium or a mineral wool.
Same applies to roof penetrations (ie gaps > 3mm).
Eaves lining CAN use plastic joining strips or timber storm moulds.
No special requirements for gutters and downpipes.
Verandahs, Carports, Decks etc No special requirement to enclose subfloors.
No special requirements for supports or framing.
No special requirements for balustrades.
Decking should be spaced at maximum 3mm. If decks, steps, or ramps are within 300mm horizontally and 400mm vertically from a glazed element, then they must be non-combustible or solid timber, laminated or naturally fire resistant (high density) timber.
Water & Gas Supplies Above ground, exposed water and gas supplies to be metal.

EXTERNAL DOOR WARRANTY

GRANNY FLAT SOLUTIONS CANNOT PROVIDE WARRANTY ON ENTRANCE DOORS IF THE COLOUR CHOSEN HAS A LIGHT REFLECTIVE VALUE (LRV) OF 50 OR BELOW (THESE COLOURS REPRESENT THE DARKER COLOURS IN THE PAINT SPECTRUM). THE MANUFACTURERS DO NOT WARRANT DOORS PAINTED IN DARK COLOURS AS THEY ABSORB MORE HEAT THAN COLOURS GREATER THAN 50 LRV RATING, CAUSING THEM TO WARP OR BEND. FUTHERMORE, THE MANUFACTURER'S WARRANTY IS ALSO VOID IF THE EXTERNAL DOOR IS NOT COVERED BY AT LEAST 1 METER WIDE ROOF / EAVE OVERHANG / PATIO, DUE TO THE DOOR HAVING DIRECT EXPOSURE TO WEATHER ELEMENTS (WIND, RAIN, SUN ETC.) WHICH MAY CAUSE THE DOOR TO SWELL, WARP OR BEND.

FLOOR FINISHES NOTES

PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN FLOOR FINISHES BETWEEN ROOMS

GLAZING NOTES

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE.
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL ON THE LEFT, WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED OTHERWISE.
SLIDING DOORS WILL OPEN IN DIRECTION AS SHOWN ON PLAN.

BAL RATING: SEE NOTE ON PAGE 1

STUD OPENING SIZE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

FLYSCREEN NOTES

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS

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CLIENT DETAILS

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Matthew Monk

LOT 6 - DP 10649

FLOOR PLAN

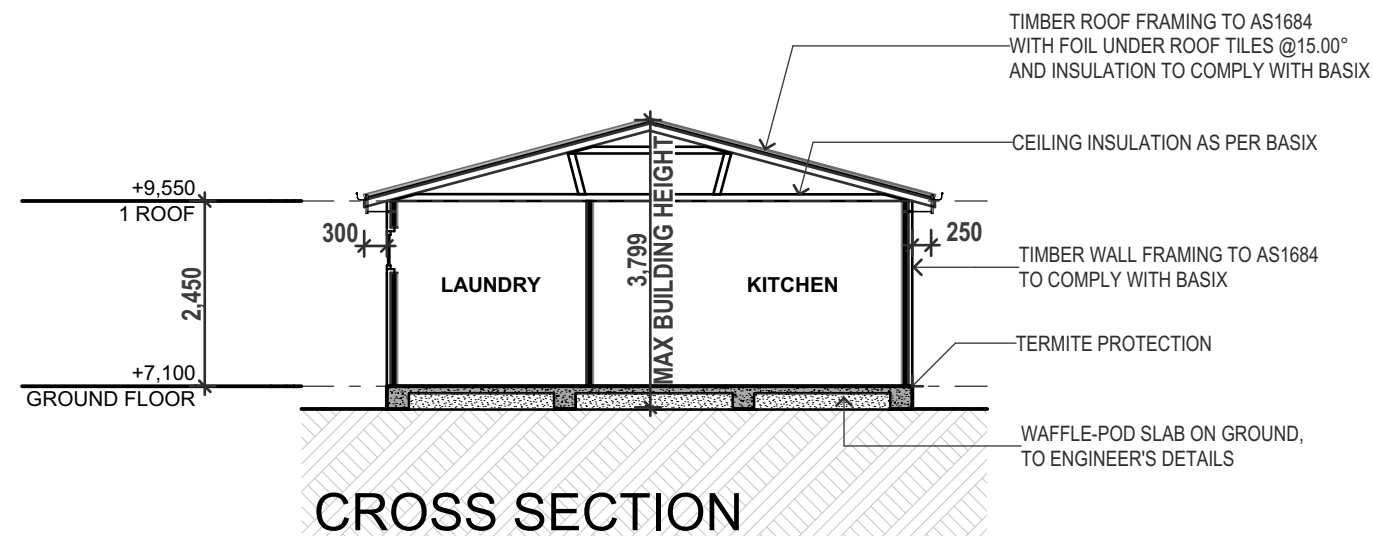
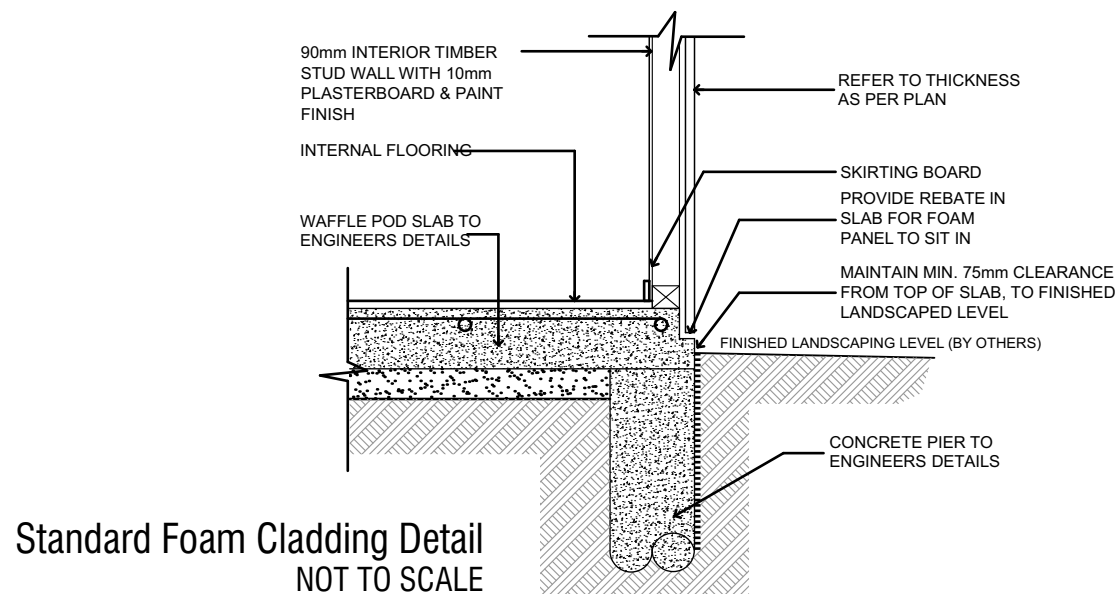
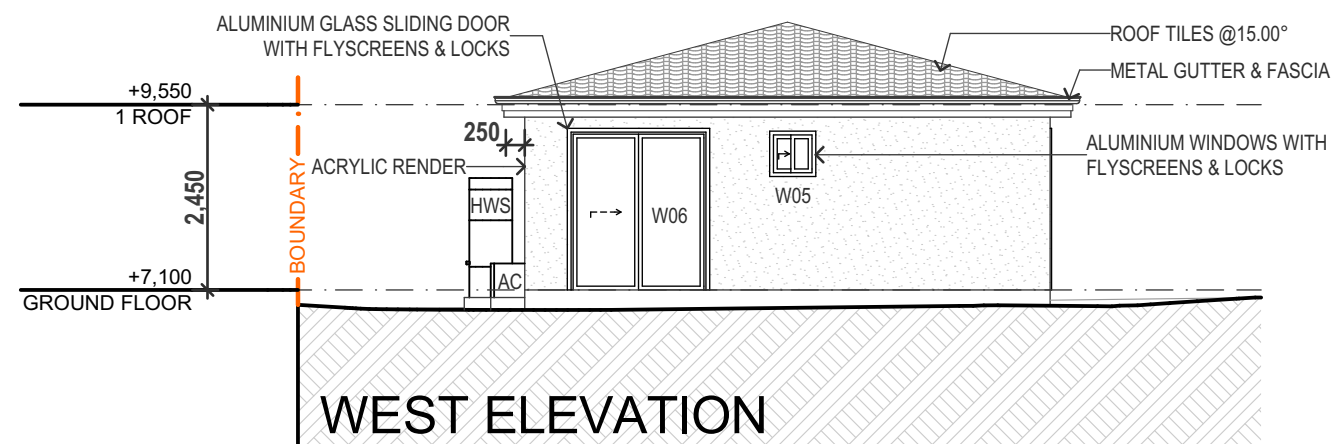
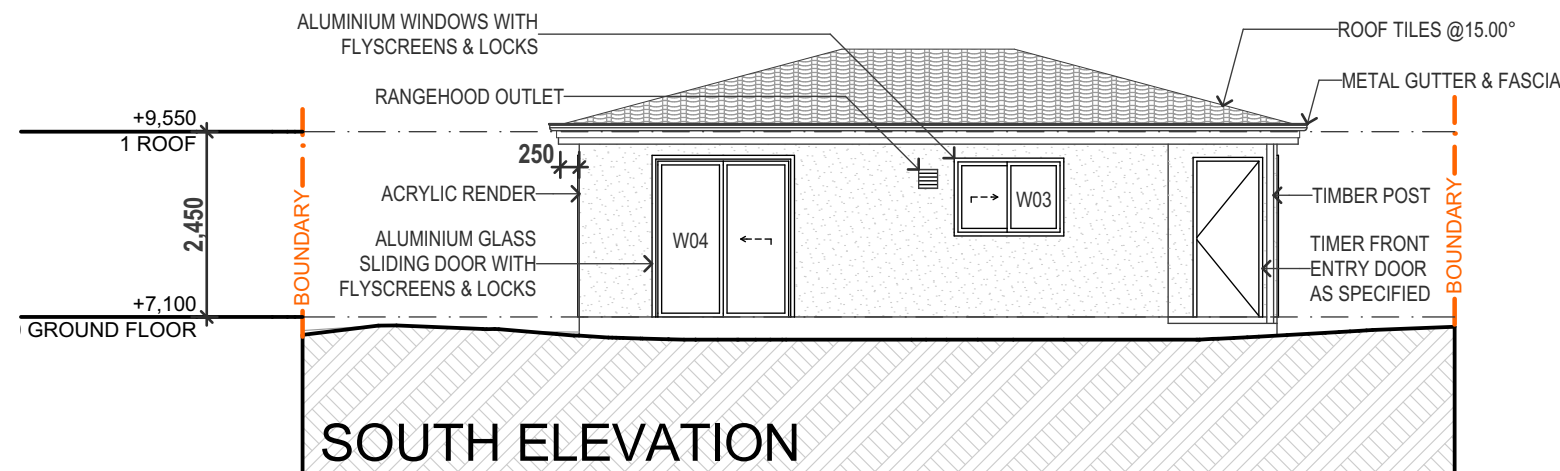
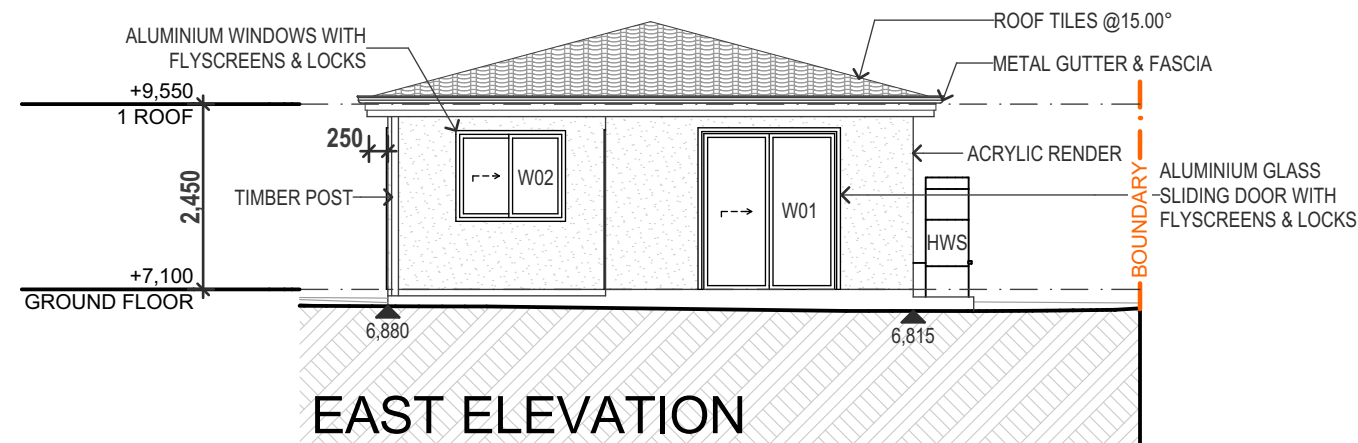
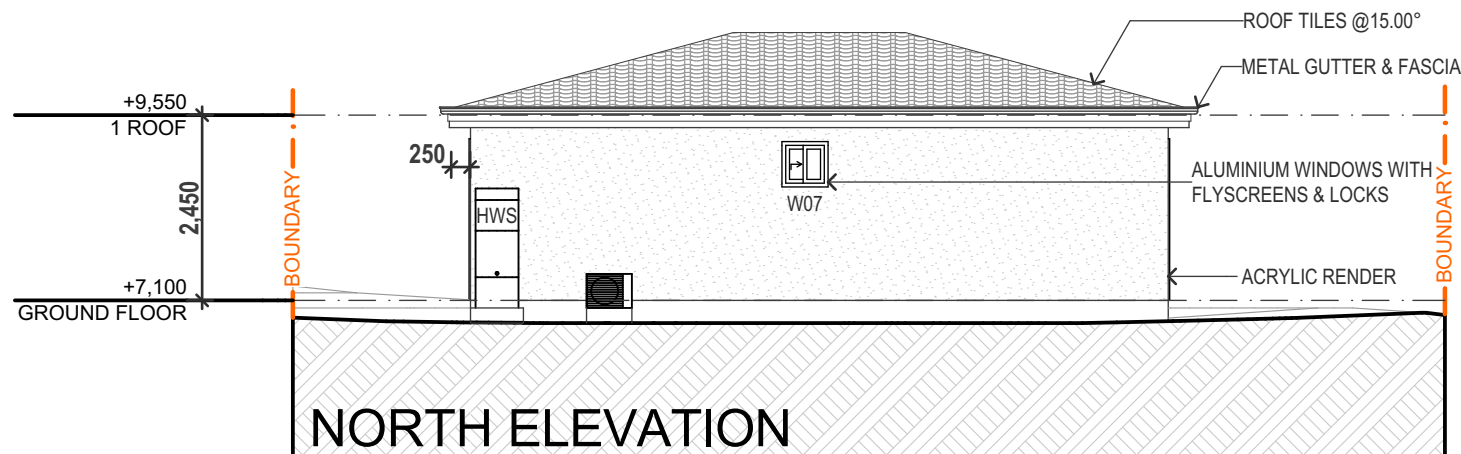
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ROOF VENTILATION METHOD: EAVE VENTS



LANDSCAPING NOTE

UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.

AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75mm ABOVE THE FINISHED LANDSCAPED LEVEL.

GUTTERING AND VALLEY NOTE

WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER OVERFLOW UNDER THE ROOF TILES OR SHEETING

FLOOR LEVEL NOTE

THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.

UNLESS SPECIFIED IN YOUR TENDER AND BUILDING CONTRACT, NO DIRT REMOVAL HAS BEEN ALLOWED FOR WHEN LEVELLING THE SITE FOR A CONCRETE SLAB. WHEN ACCESS IS TIGHT, A DECISION WOULD NEED TO BE MADE AS TO WHERE TO STOCKPILE ON SITE TO AVOID ACCESS INTERRUPTIONS OR A COST TO REMOVE THE SOIL CAN BE ARRANGED OR YOU.

FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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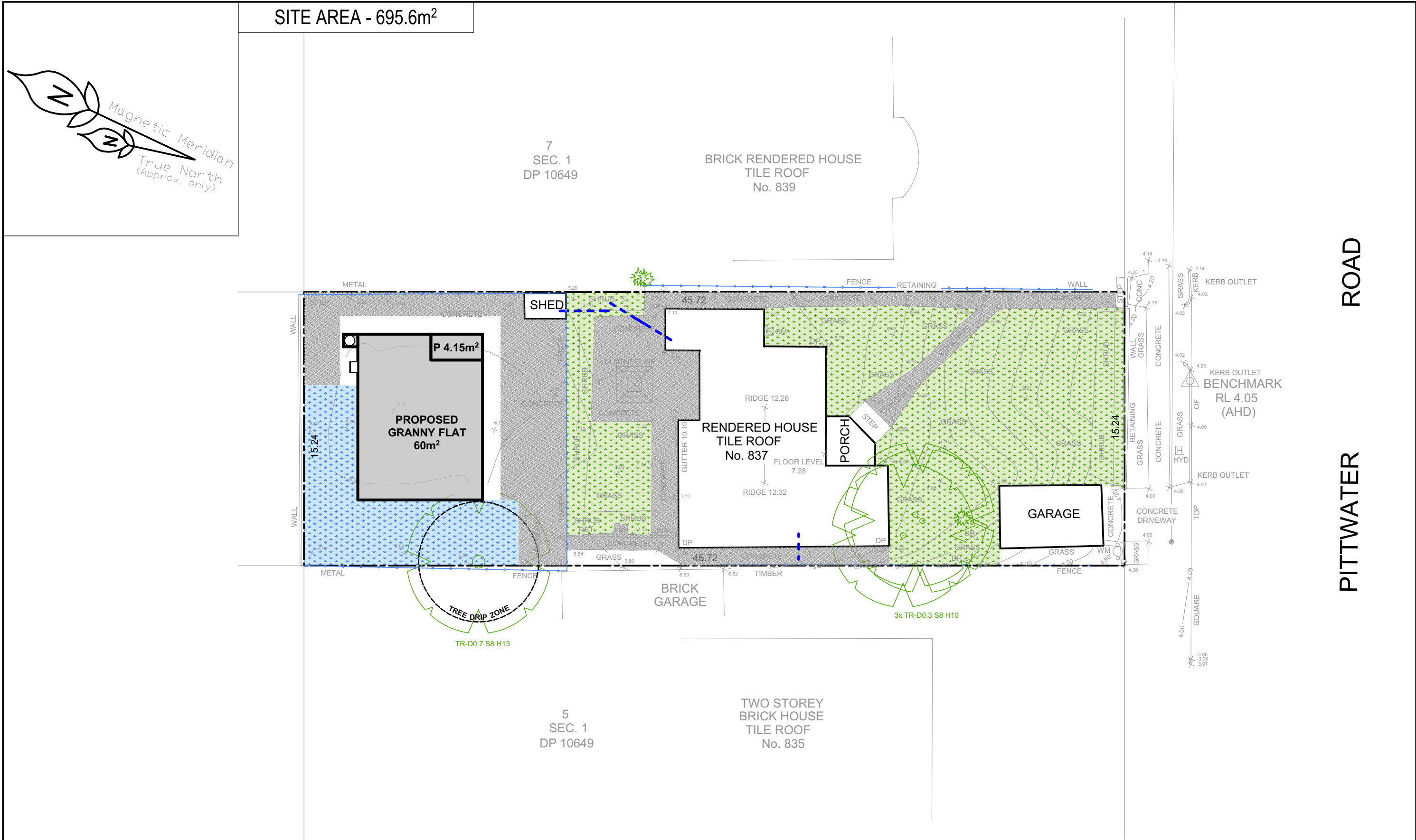
ELEVATIONS & SECTION

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LEGEND:

	EXISTING SOFT AREA	222.08 m ²	31.9 %
	PROPOSED SOFT AREA	62.85 m ²	9 %
	PROPOSED SOFT AREA	162.21 m ²	23.3 %

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LOT 6 - DP 10649

SOFT AREA PLAN

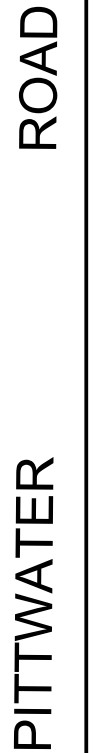
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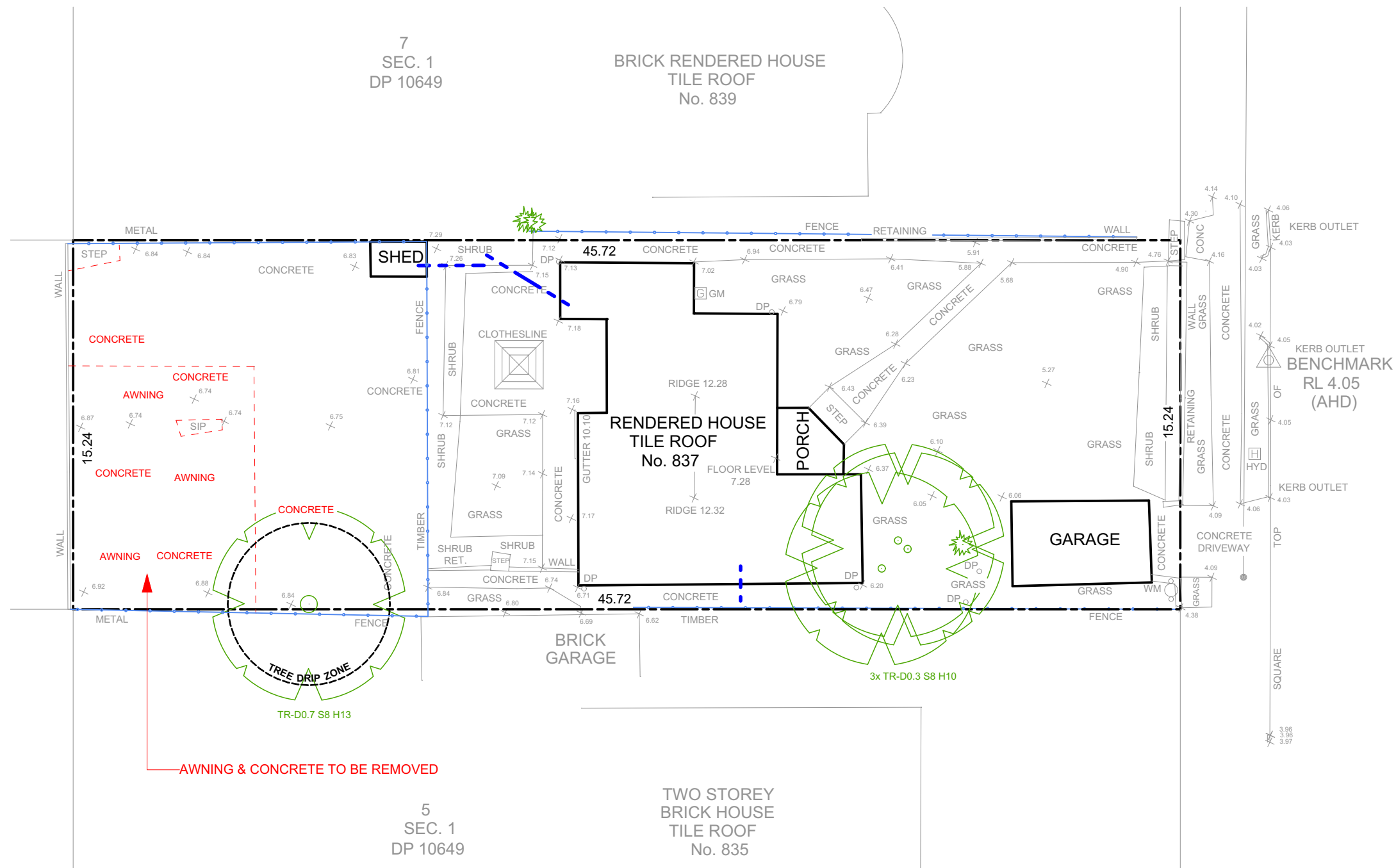
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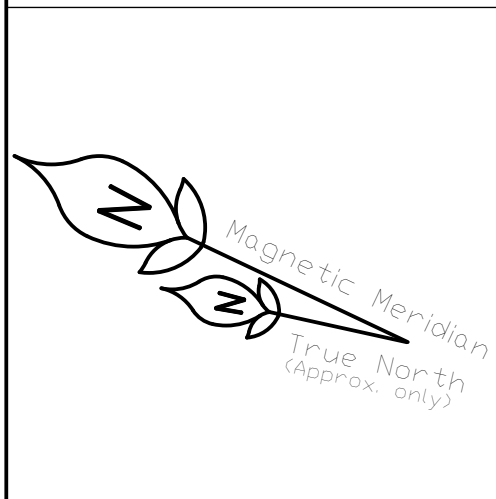
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PITTWATER ROAD



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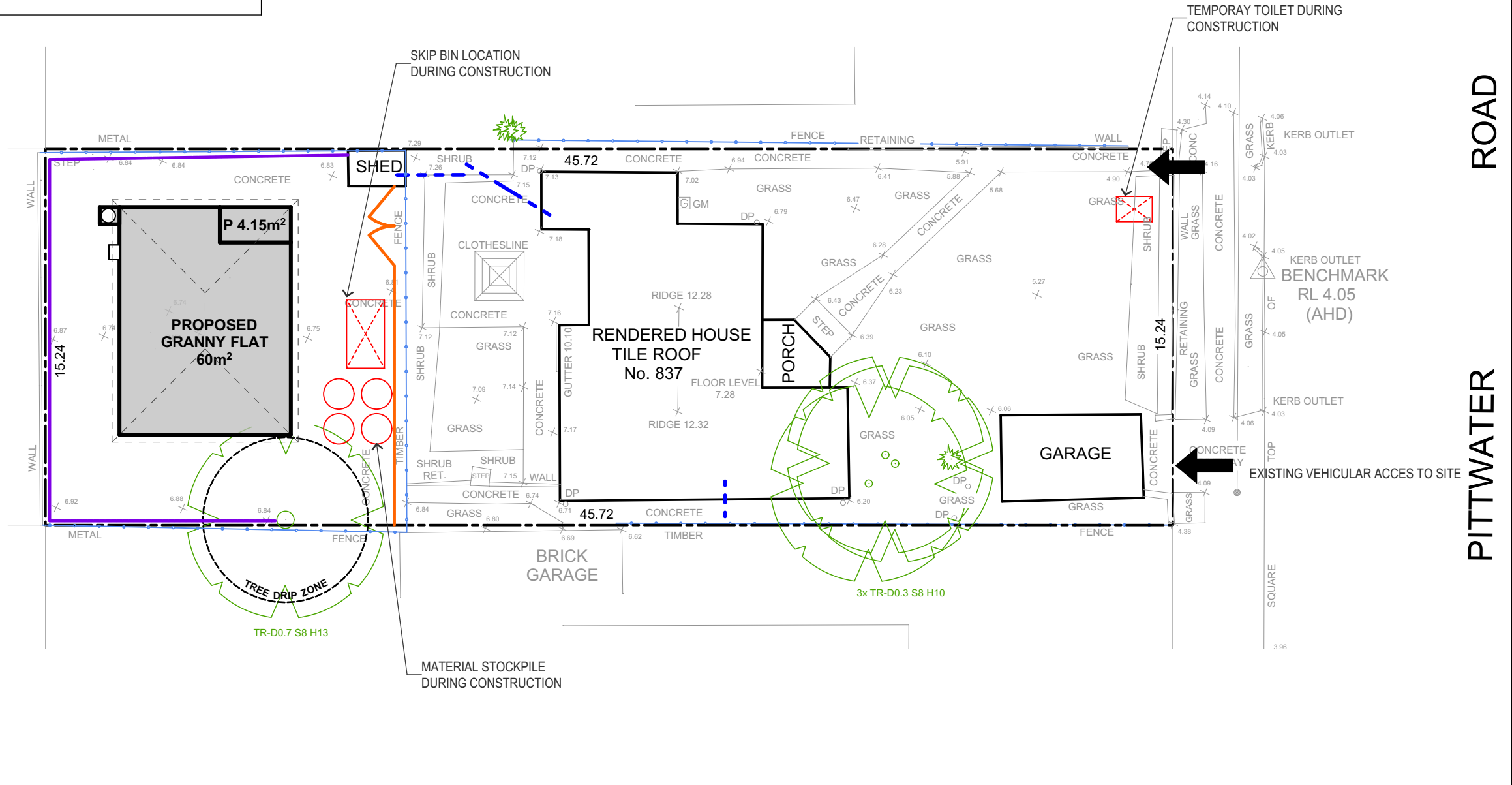
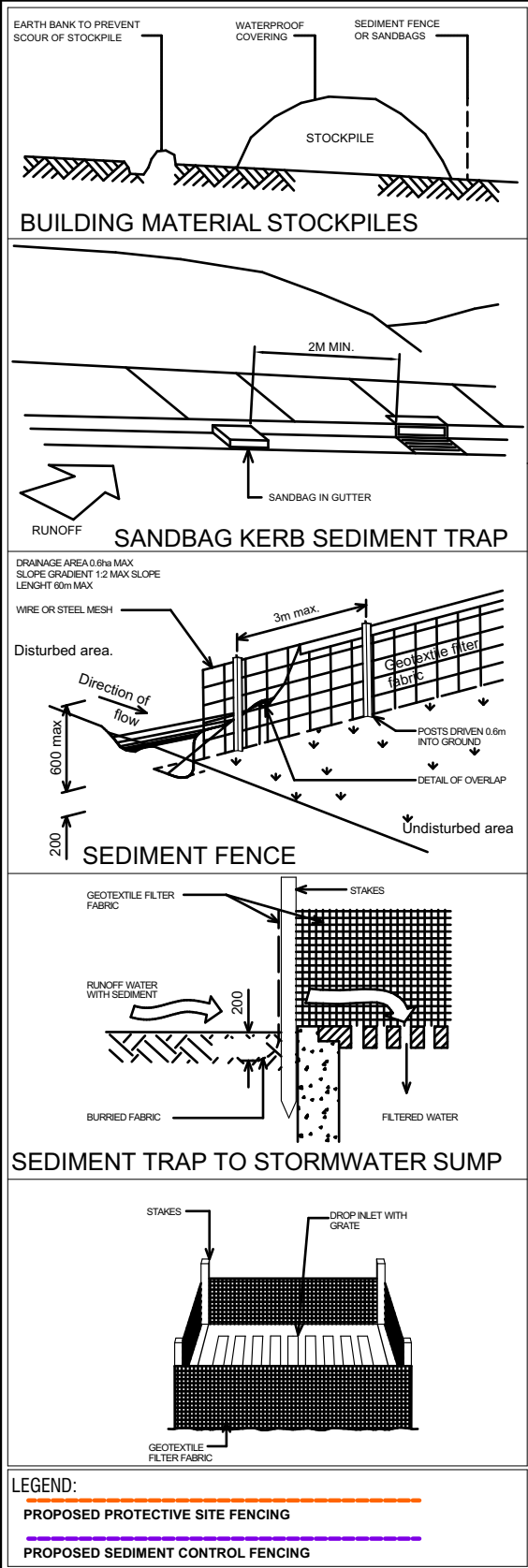
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LOT 6 - DP 10649	
DEMOLITION PLAN	
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SHEET	CDC 07

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EROSION AND SEDIMENTATION CONTROL NOTE:

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION AS INDICATED ON THE PLAN. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG HUMES PROPOEX SILT STOP) STANDING 300mm MIN. ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.

2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.

3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.

4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.

5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.

6. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

7. ALL TEMPORARY STOCKPILES SHALL BE AT LEAST 2000mm CLEAR OF AREAS OF CONCENTRATED WATER FLOW & THE DRIVEWAY. FOOTPATH NOT TO BE USED.

8. PROVIDE MESH AND GRAVEL PROTECTION TO GUTTER INLETS NEAR THE ALLOTMENT.

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LOT 6 - DP 10649	
SITE MANAGEMENT PLAN	

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Thermal Comfort Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features						
The dwelling must not have more than 2 storeys.				✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.				✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.				✓	✓	✓
The dwelling must not contain third level habitable attic room.				✓	✓	✓
Floor, walls and ceiling/roof						
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				✓	✓	✓
Construction		Additional insulation required (R-Value)		Other specifications		
floor - concrete slab on ground		nil				
external wall - framed (weatherboard, fibre cement, metal clad)		2.00 (or 2.40 including construction)				
ceiling and roof - flat ceiling / pitched roof		ceiling: 3.5 (up), roof: foil/sarking		1 wind-driven ventilator(s) + eave vents; dark (solar absorptance > 0.70)		
Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.					
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.					
Windows, glazed doors and skylights						
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.						✓
- Aluminium single clear						
- Aluminium double (air) clear						
- Timber/uPVC/fibreglass single clear						
- Timber/uPVC/fibreglass double (air) clear						
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.				✓	✓	✓
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	
North facing						
W07	600	610	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	not overshadowed	
East facing						
W01	2100	1810	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	not overshadowed	
W02	1200	1450	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	not overshadowed	
South facing						
W03	1029	1450	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	not overshadowed	
W04	2100	1810	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	not overshadowed	
West facing						
W05	600	610	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	>4 m high, 2-5 m away	
W06	2100	1810	aluminium, single, clear	eave 300 mm, 350 mm above head of window or glazed door	>4 m high, 2-5 m away	

Water Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures						
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.					✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.					✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.					✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.					✓	
Energy Commitments						
Hot water						
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.				✓	✓	✓
Cooling system						
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star					✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.					✓	✓
Heating system						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star					✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.					✓	✓
Ventilation						
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a					✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a					✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a					✓	✓
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 accepting fluorescent or light emitting diode (LED) lamps: • at least 2 of the bedrooms / study; dedicated					✓	✓
• at least 2 of the living / dining rooms; dedicated					✓	✓
• the kitchen; dedicated					✓	✓
• all bathrooms/toilets; dedicated					✓	✓
• the laundry; dedicated					✓	✓
• all hallways; dedicated					✓	✓
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 2 bathroom(s)/toilet(s) in the development for natural lighting.				✓	✓	✓
Other						
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.					✓	
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.					✓	

Certificate number: 1064603S

Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

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				BASIX COMMITMENTS		
				JOB REF	193684	
				SCALE A3		
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Colour & Material Schedule

For a Proposed Secondary Dwelling

Site Address: 837 Pittwater Road, Collaroy



The colour scheme has been chosen to match the primary residence on site as shown above, with the following colours selected:

External Walls: Acrylic Render - Colour: Dulux Sundaze

Fascia: Colour: Surfmist

Gutters: Colour: Basalt

Roof tiles: Colour: Barramundi

Windows: Powder Coated Aluminium – Colour: Pearl White

Note: *Shades may vary slightly with the finished product.*