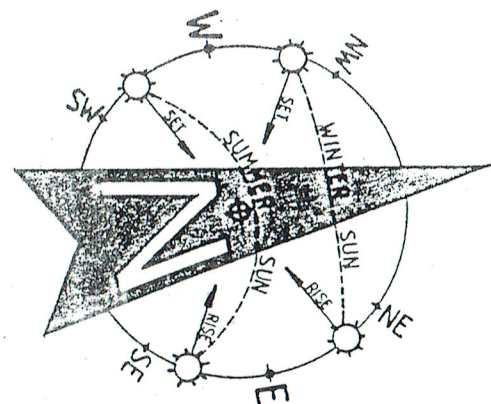


SITE PLAN

LOT 6 IN D.P. 322017

DEVELOPMENT CALCULATIONS

SITE AREA	669.60 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	154.52	154.52
ROOF	105.48	105.48
CARPORT	36.00	40.20
DECK	18.00	18.00
VERANDAH & STAIRS	33.50	33.50
SHED	11.04	---
DRIVEWAY	8.96	4.76
PAVING	3.16	---
SWIMMING POOL	---	12.00
SECONDARY DWELLING	---	25.65
SD VERANDAH	---	16.78
TOTAL HARD SURFACE	216.14 (32.29%)	256.37 (38.29%)



NOTES:

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 BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	DEVELOPMENT CASES AMEND 12.3	



J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
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 PHONE 9999 4566 MOBILE 0418 976 596
 www.jdeco.com.au email info@jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS, SWIMMING POOL & SECONDARY DWELLING
 5 IRRUBEL ROAD N. S. W. 2106
 CLIENT
PIET POELMANN

DATE 18/11/2019	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No.	ISSUE A
2010-1	23-3-20

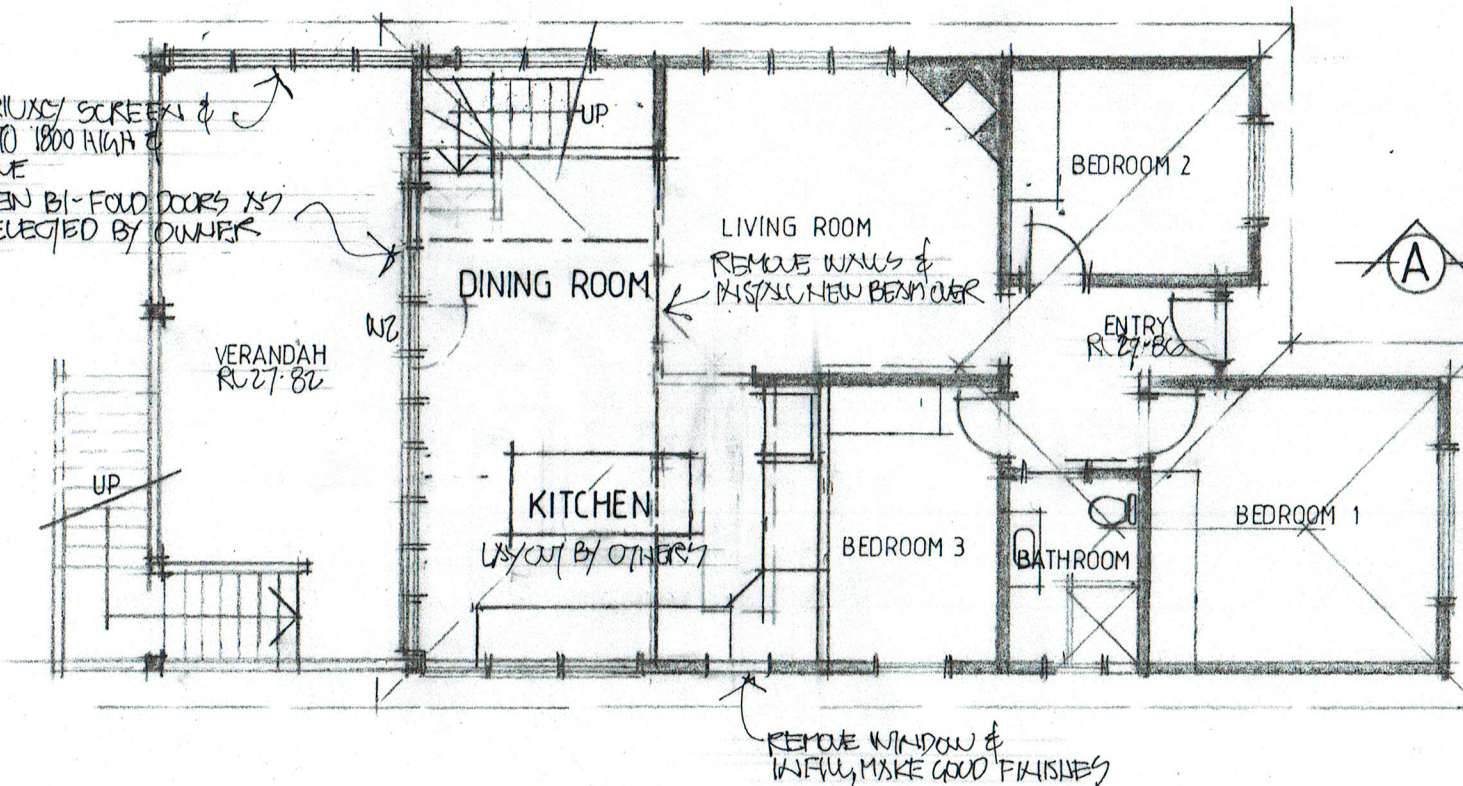
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10. AN APPROVED NON-VENTILATED COVER OR SHEILD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.

CUT & FILL EXISTING
NEW SPURS PROVIDED

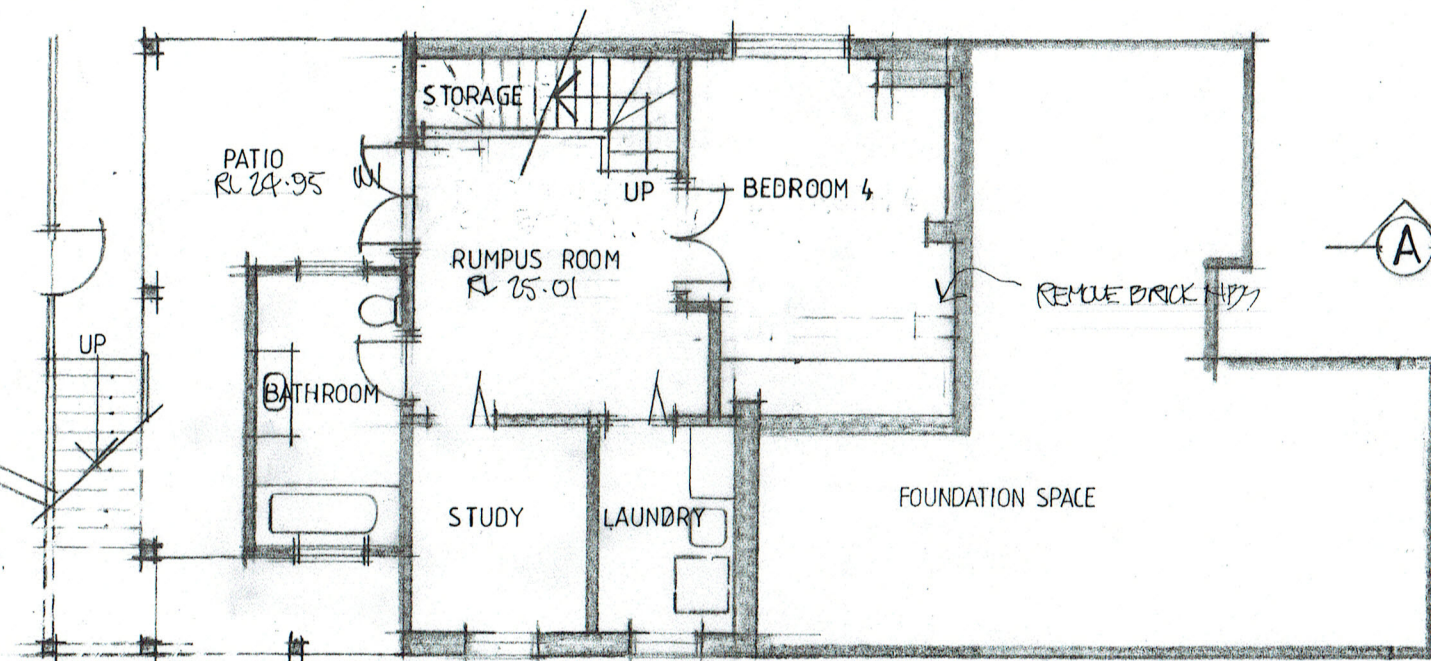
REMOVE EXISTING PRIVACY SCREENS &
REPLACE WITH STURK TO 1800 HIGH &
SELECT WINDOWS ABOVE

NEW BI-FOLD DOORS AS
SELECTED BY OWNER

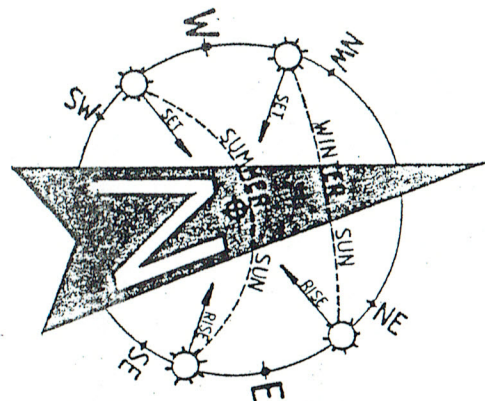


UPPER FLOOR PLAN

POOL DETAILS
REFER 2010-3



LOWER FLOOR PLAN



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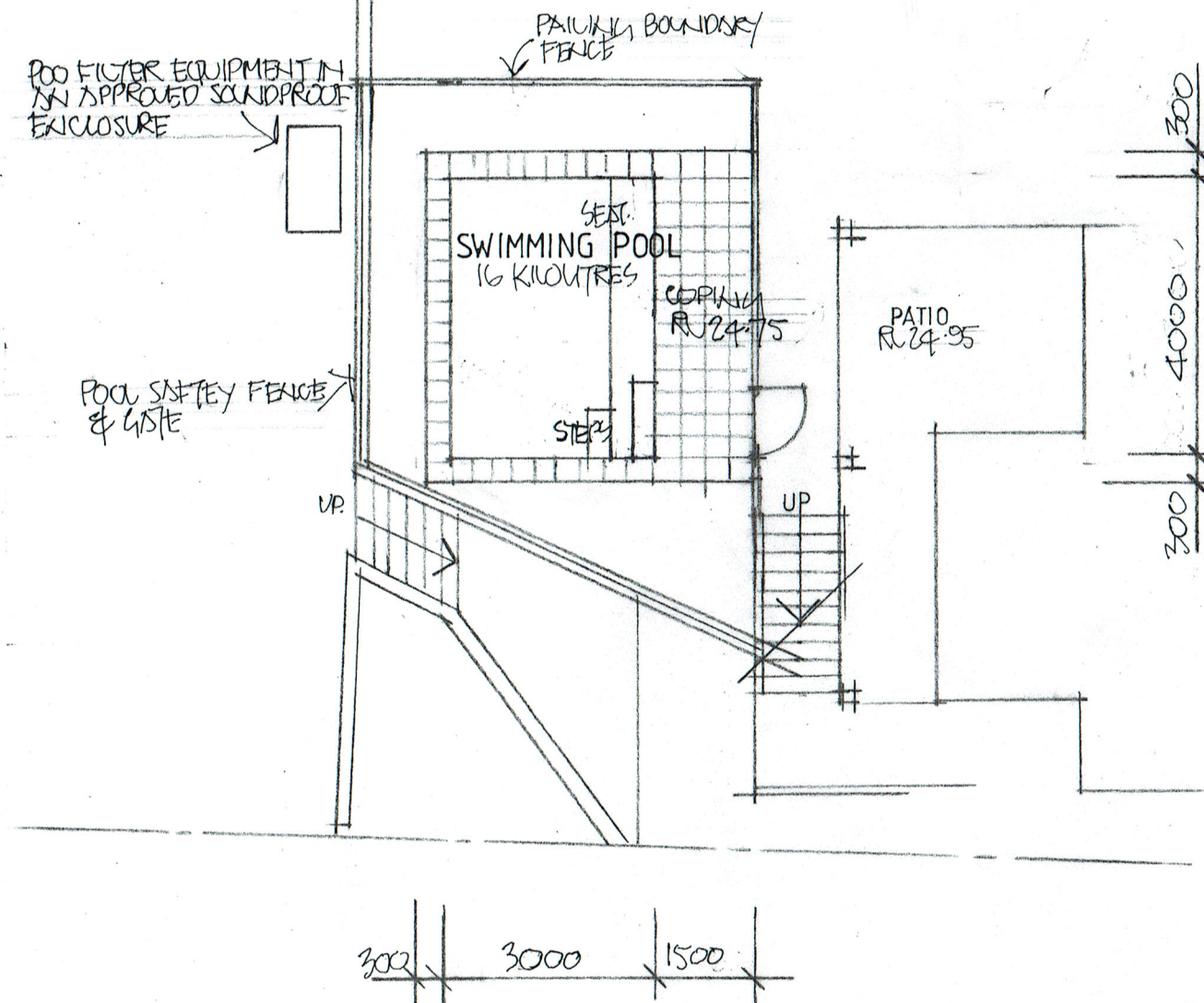
No.	AMENDMENT	DATE



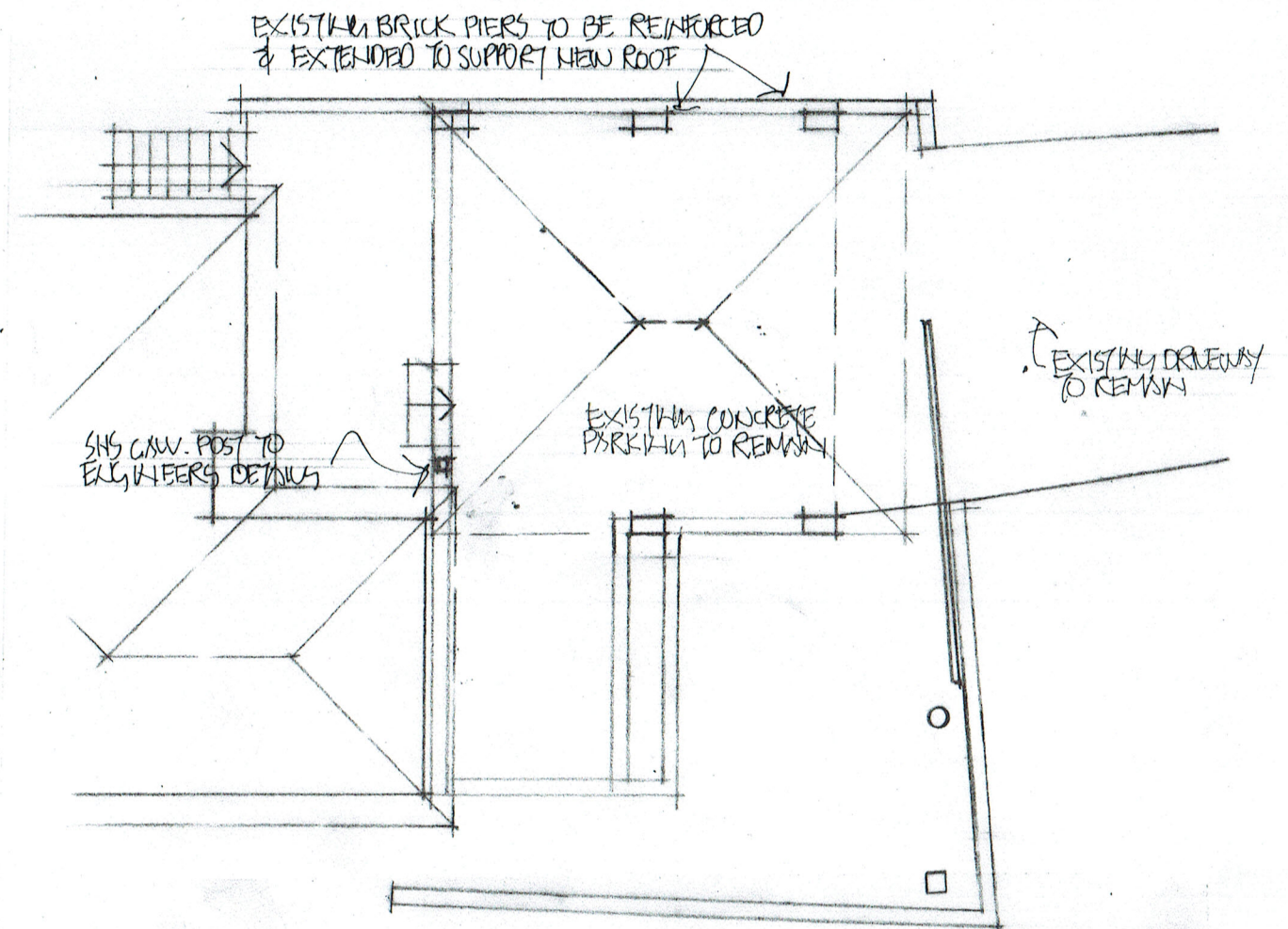
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PROJECT
**PROPOSED ALTERATIONS/ADDITIONS,
SWIMMING POOL & SECONDARY DWELLING**
5 IRRUBEL ROAD N. S. W. 2106
CLIENT
PIET POELMANN

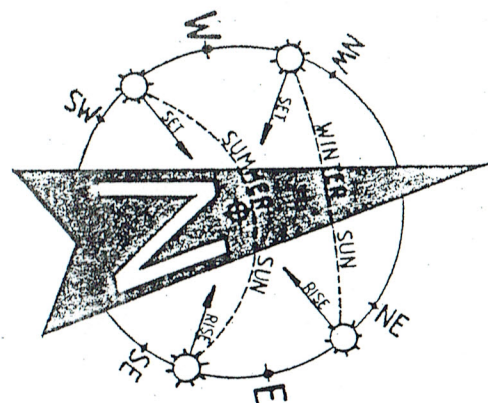
DATE 18/11/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2010-2	



SWIMMING POOL PLAN



CARPORT FLOOR PLAN



NOTES:

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NOTE:

1. POOL FENCING IS TO BE DESIGNED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE SWIMMING POOL ACT 1992 AS AMENDED.
AS 1926.1 - 2007 LOCATION OF SAFETY BARRIER FENCING FOR PRIVATE SWIMMING POOLS.
2. A RESUSCITATION AND EXTERNAL CARDIAC COMPRESSION CHART IS TO BE AFFIXED AND MAINTAINED IN A PROMINENT LOCATION ADJACENT TO POOL AREA.
3. ALL POOL OVERFLOW WATER AND WASTE WATER FROM THE FILTRATION PROCESS IS TO BE DIRECTED TO THE SEWER.

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RIDGE RL 33.61

RIDGE RL 32.99

LINE OF BITUMEN ROOFING

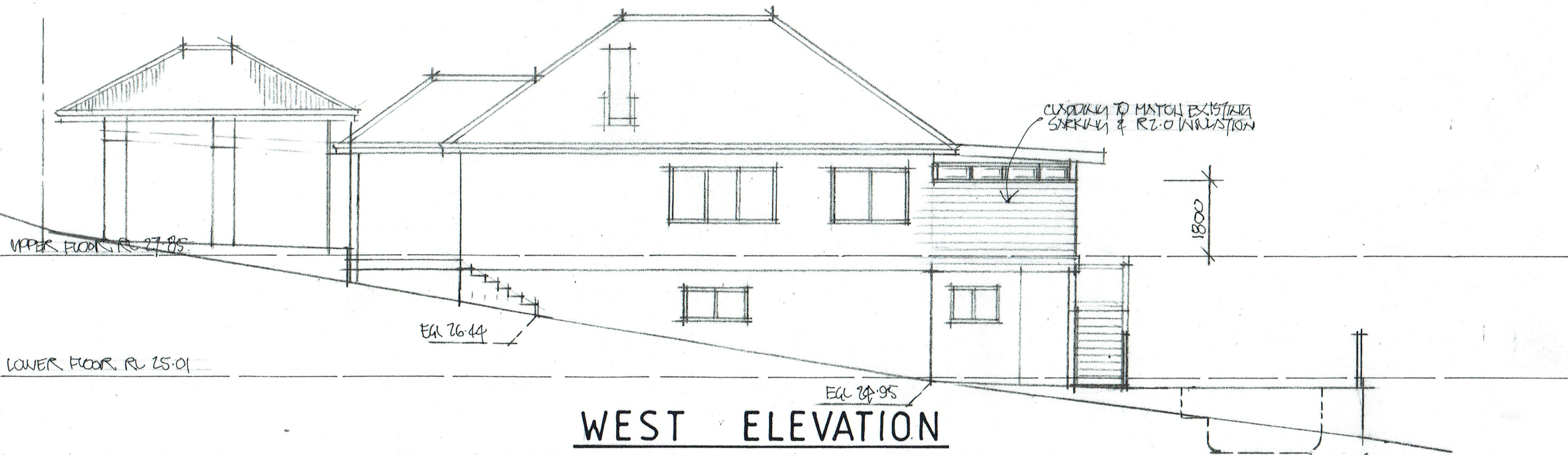
UPPER FLOOR RL 27.85

NORTH ELEVATION

LOWER FLOOR RL 25.01

1/5 OF POOL SHELV RL 23.00
OUTSIDE ZONE OF INFLUENCE

SOUTH ELEVATION



WEST ELEVATION

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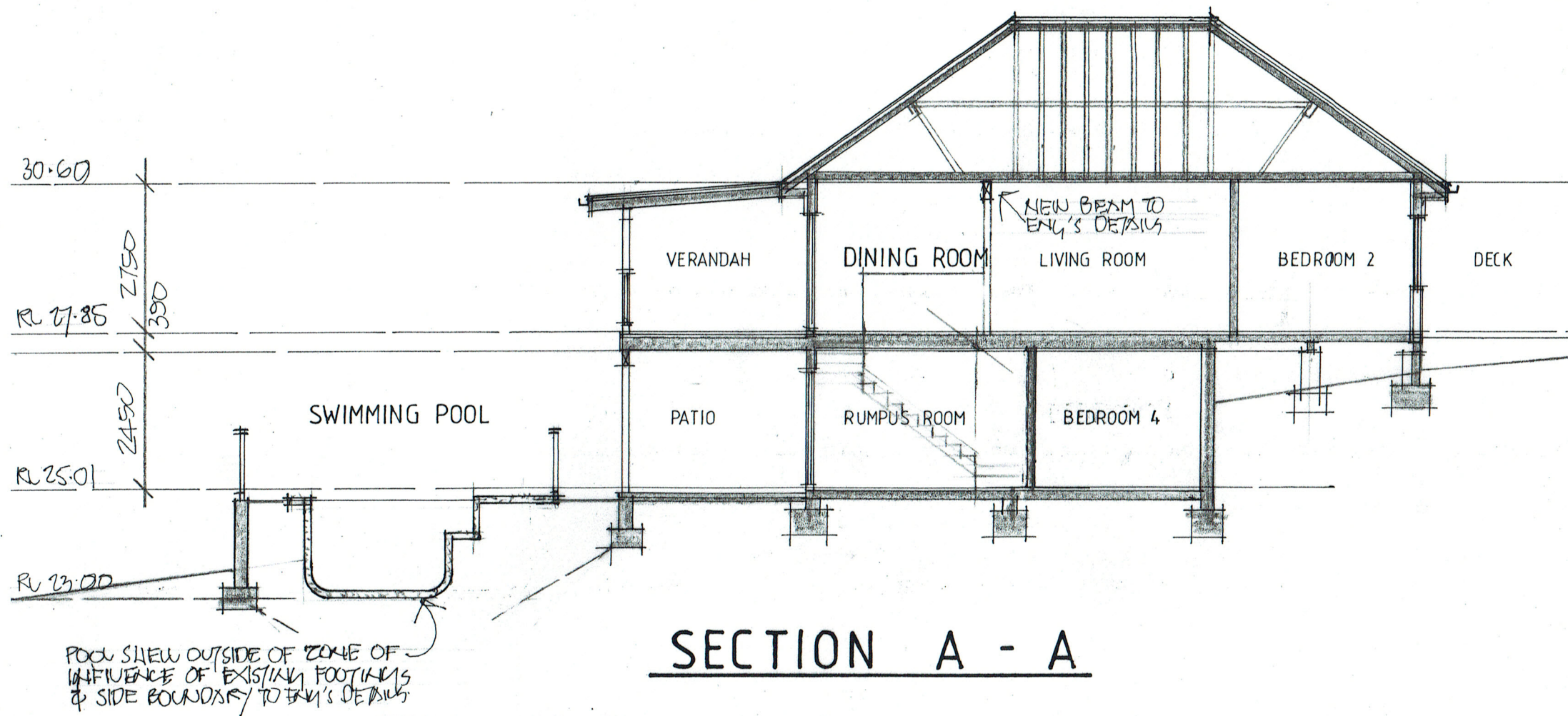
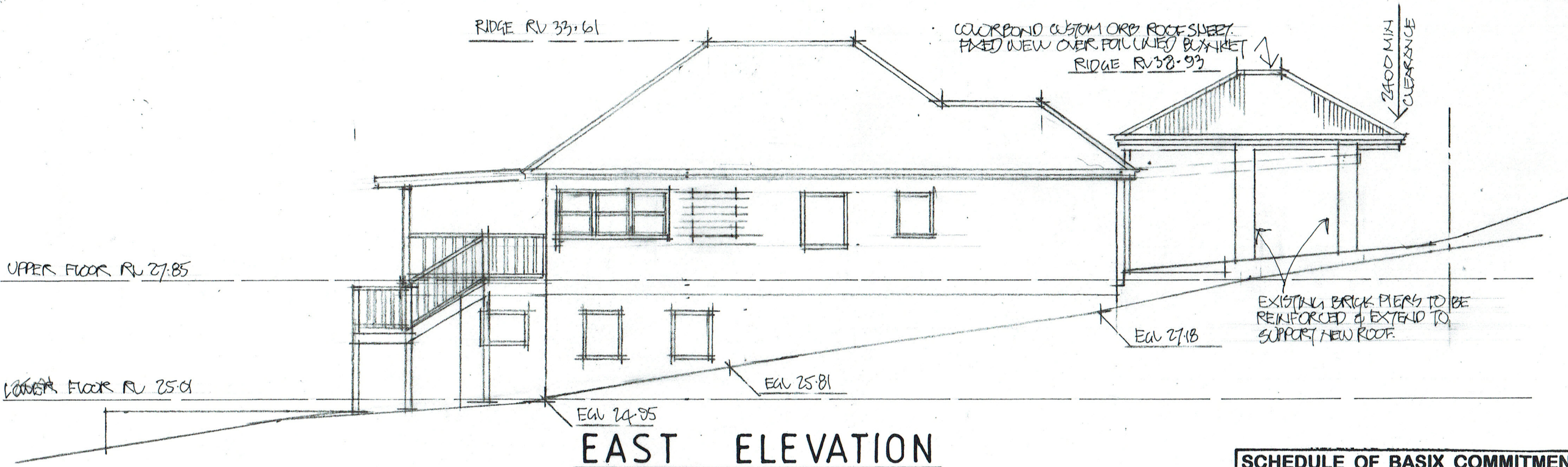
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SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

- ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
- ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
- ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

RAINWATER WATER

- THE APPLICANT MUST INSTALL A RAINWATER TANK OF 743 LITRES MINIMUM AND MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK IS TO COLLECT RAIN RUNOFF FROM AT LEAST 100 SQUARE METERS OF ROOF AREA.
- THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT LEAST ONE OUTDOOR TAP LOCATED WITHIN 10 METRES OF THE EDGE OF POOL.

OUTDOOR SWIMMING POOL

- THE SWIMMING POOL MUST BE OUTDOORS.
- THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 16 KILOLITRES.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

- THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A369592, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A369592. RELEVANT OVERSHADOWING SPECIFICATIONS 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 OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

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.

OUTDOOR SWIMMING POOL

- THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS OF THIS DEVELOPMENT: GAS ONLY.
- THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL.

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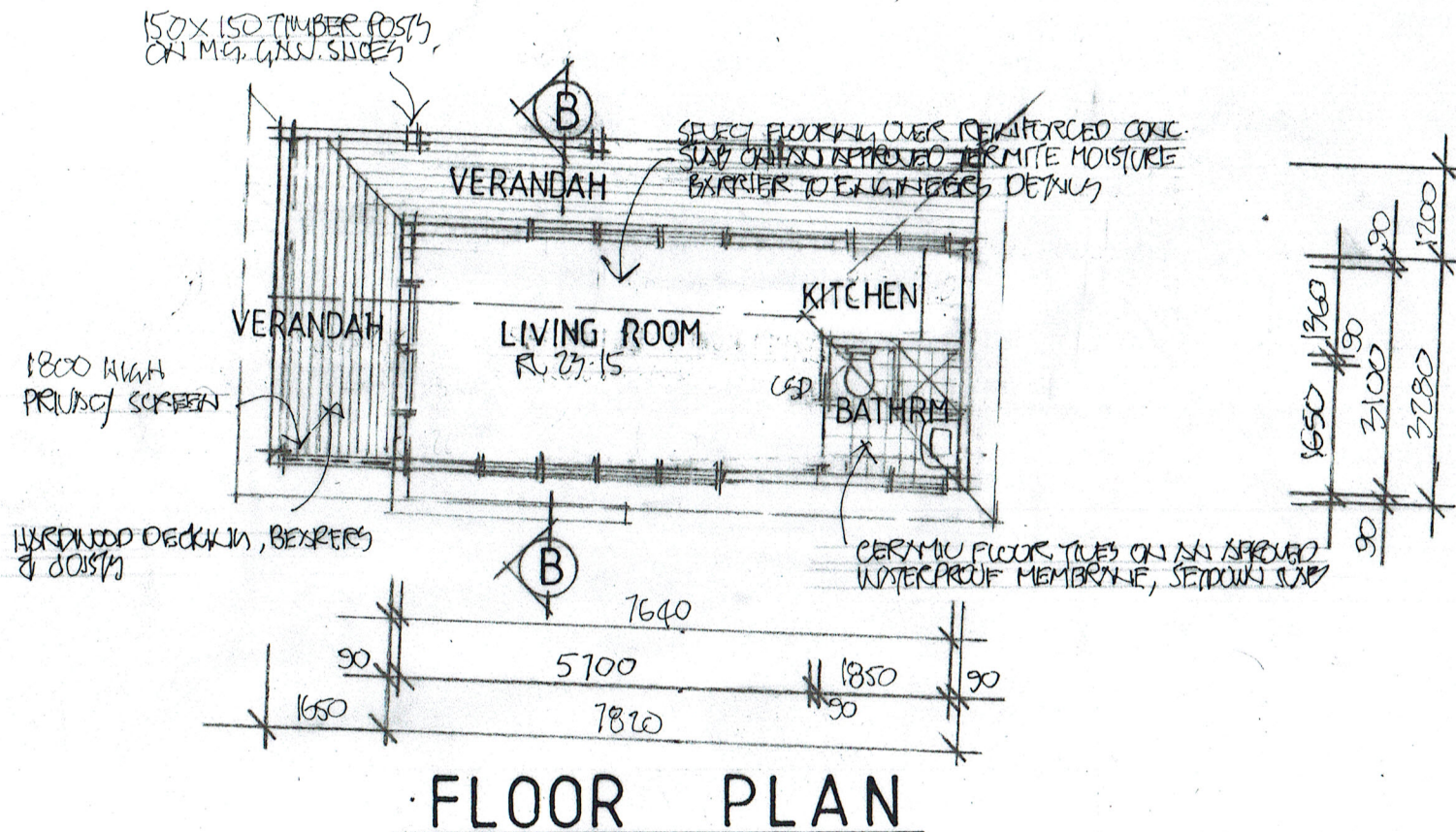
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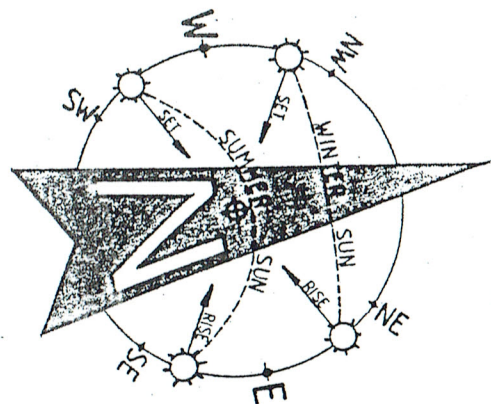
DATE 18/11/2019	SCALE 1:100
DRAWN JDE	CHECKED
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2010-5	

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FLOOR PLAN



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Thermal Comfort Specifications	
Glazing Doors/windows/cl. erestory	Aluminium framed double glazing throughout U-Value: 2.50 (equal to or lower than) SHGC: 0.25 (±10%) Given values are AFRC, total window system values (glass and frame)
Roof	Metal roof with a foil/sarking (Ru1.3 and Rd1.3). External Colour: Medium colour (0.475<SA<0.7)
Ceiling	Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assume sealed LED downlights, one every 5m²
External Walls	Lightweight weatherboard with R2.0 insulation (insulation only value) Medium colour modelled (0.475<SA<0.7)
Internal walls	Plasterboard on studs
Floors	Suspended concrete slab on ground with R1.2 insulation (insulation only value) Floor coverings: tiles to bathrooms and timber elsewhere
External Shading	Covered Porch and Alfresco. Eaves as per stamped plans Adjustable external blinds to the west-facing sliding door
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars-Mid flow (>6 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 5 stars in the kitchen Install taps with minimum rating of 5 stars in each bathroom
Alternative Water	Install rainwater tank, minimum 3,200L capacity collected from min. 40m² of roof area and tank connected to the garden & lawn, toilets & laundry
BASIX Energy Commitments	
Hot water System	Gas Instantaneous - 6 Stars
Cooling system	Ceiling fans only
Heating system	No active heating system
Ventilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms- Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Electric cooktop & electric oven Outdoor clothes drying line
Alternative Energy	Solar Photovoltaic system minimum of 1.0 peak KW

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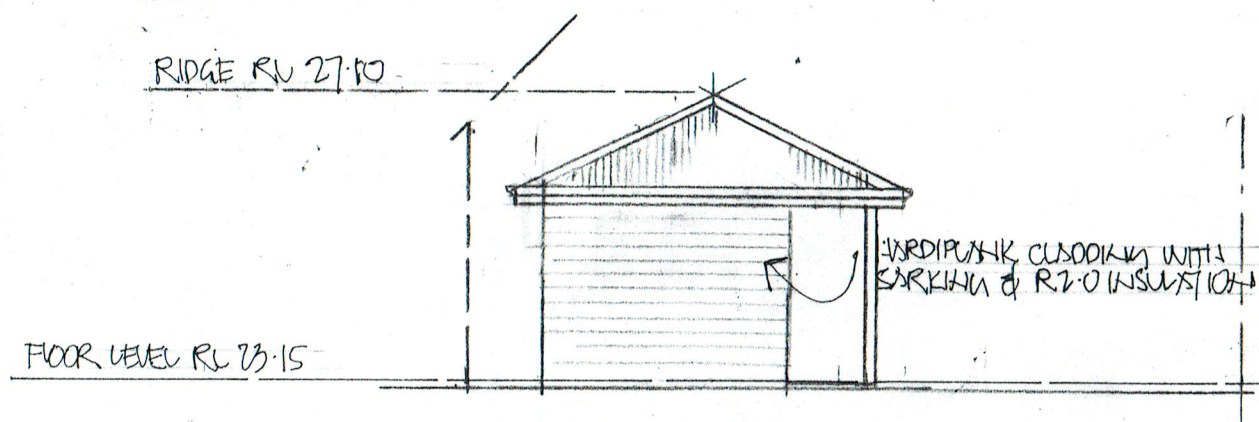
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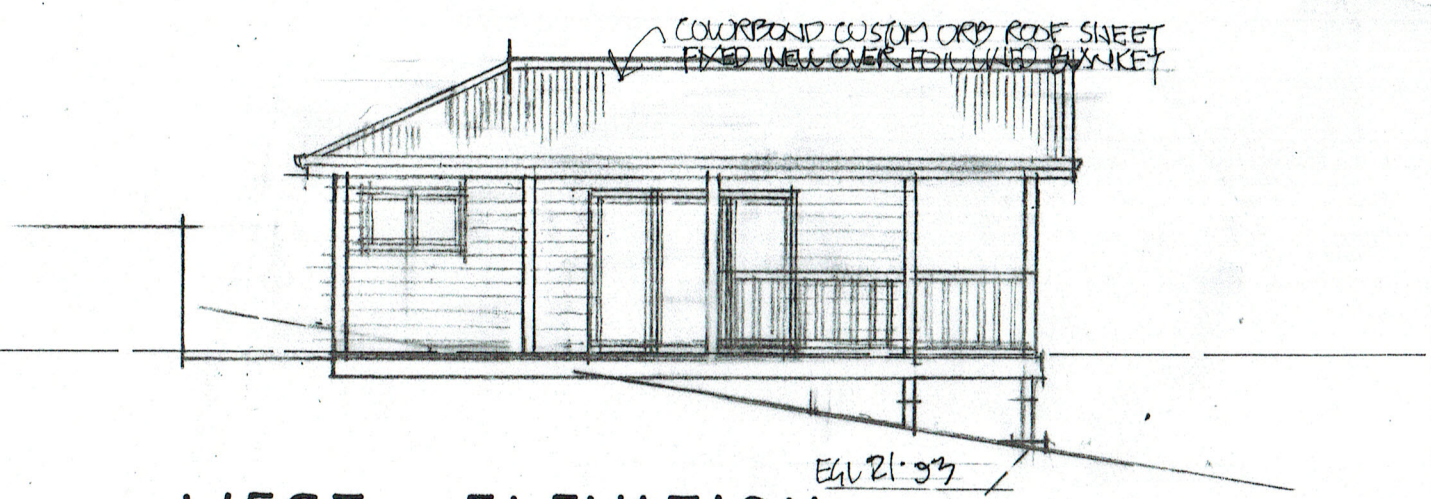
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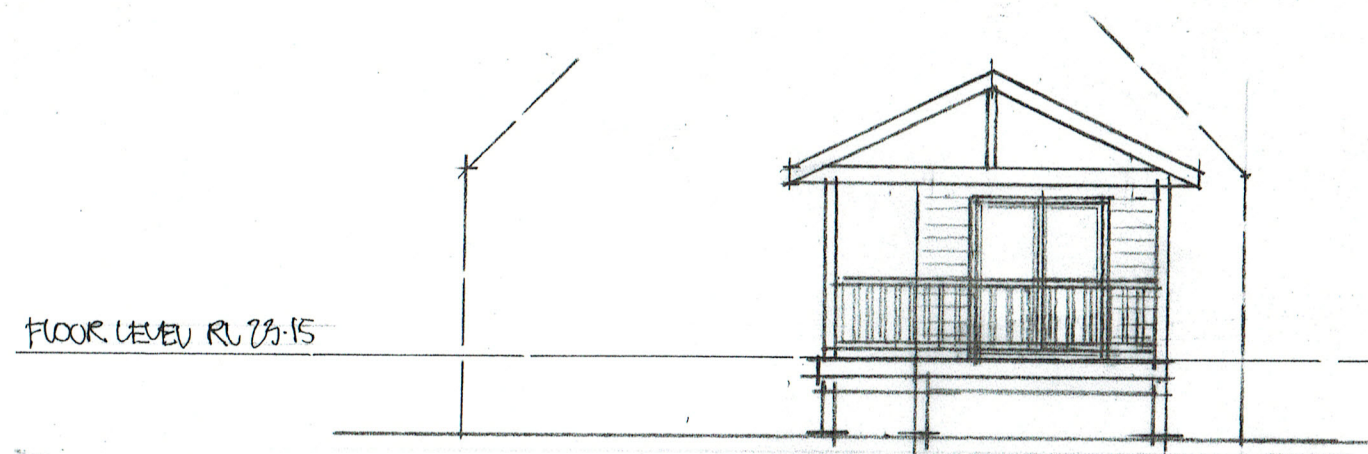
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DRAWING No.	ISSUE
2010-6	



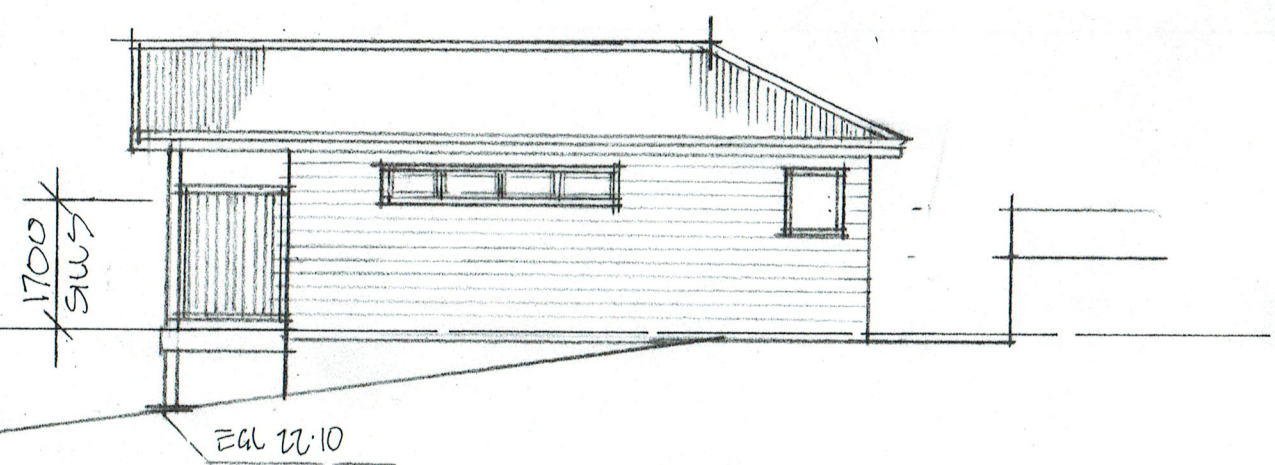
NORTH ELEVATION



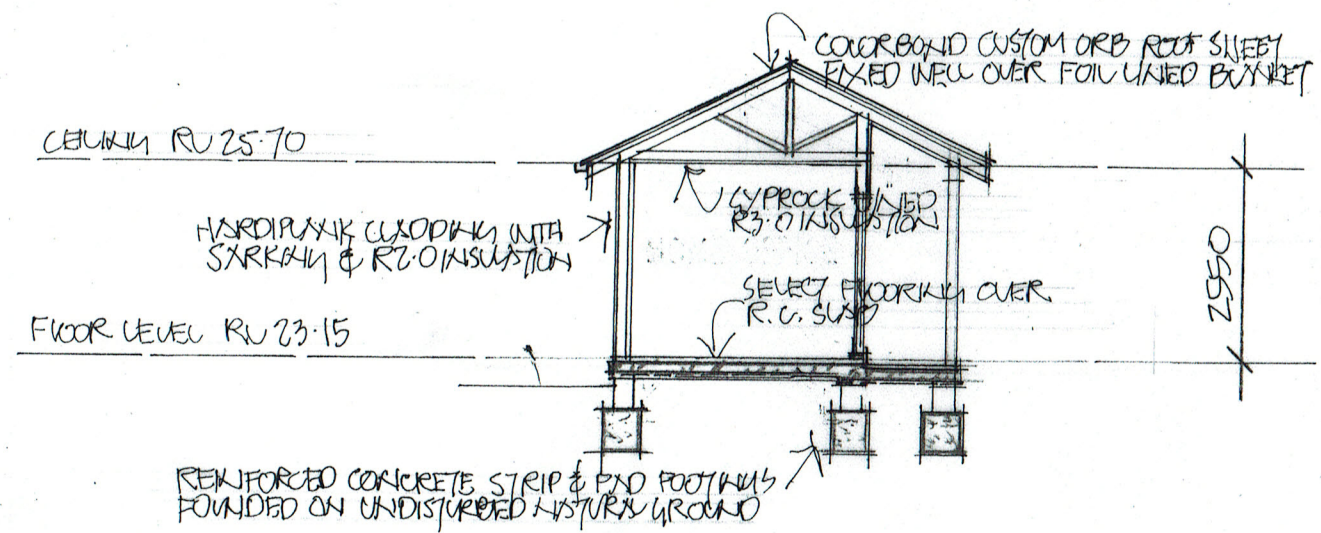
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SECTION B - B

SECONDARY DWELLING

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BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE

J.D. EVANS and COMPANY

DESIGN AND BUILDING CONSULTANTS

UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102

PHONE 9999 4566 MOBILE 0418 976 596

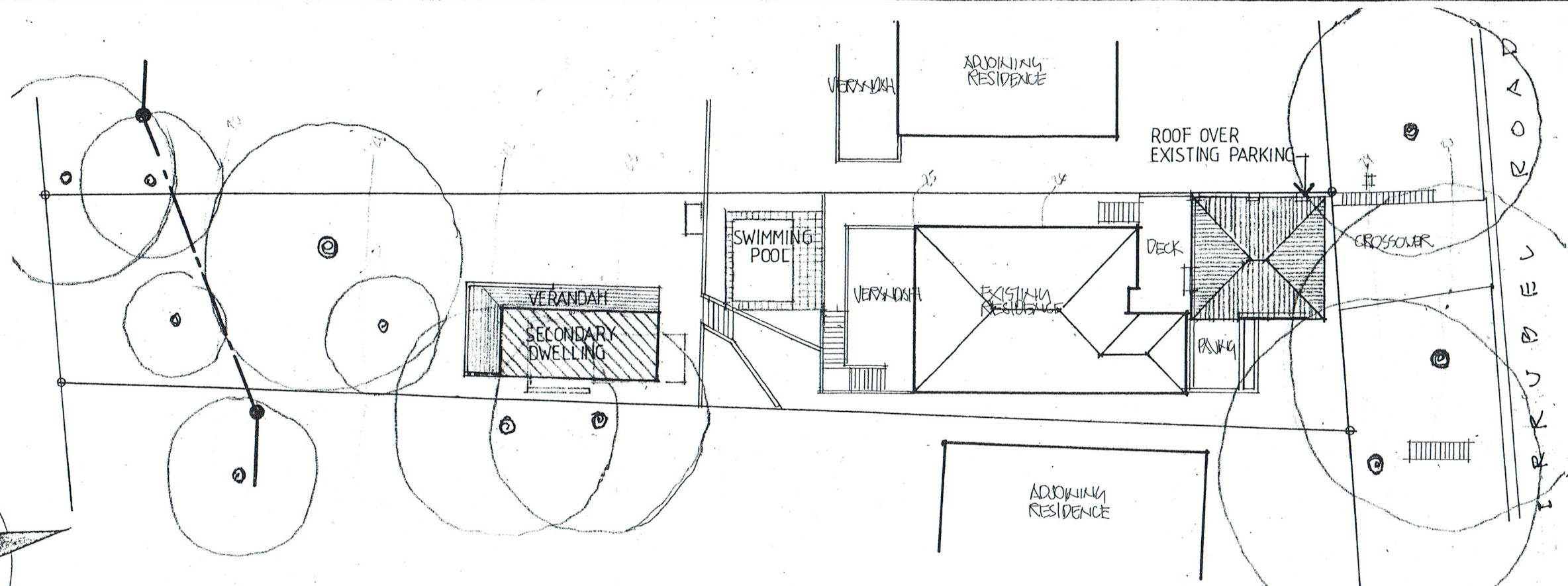
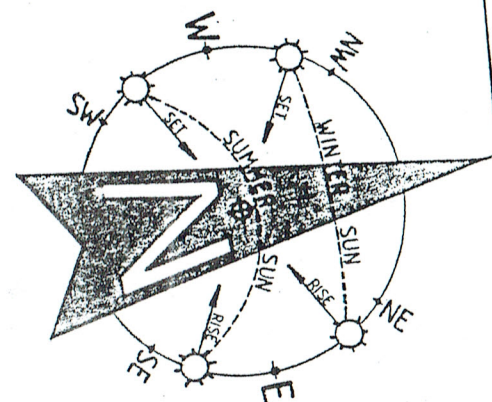
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PROJECT
**PROPOSED ALTERATIONS/ADDITIONS,
SWIMMING POOL & SECONDARY DWELLING**

5 IRRUBEL ROAD N.S.W. 2106

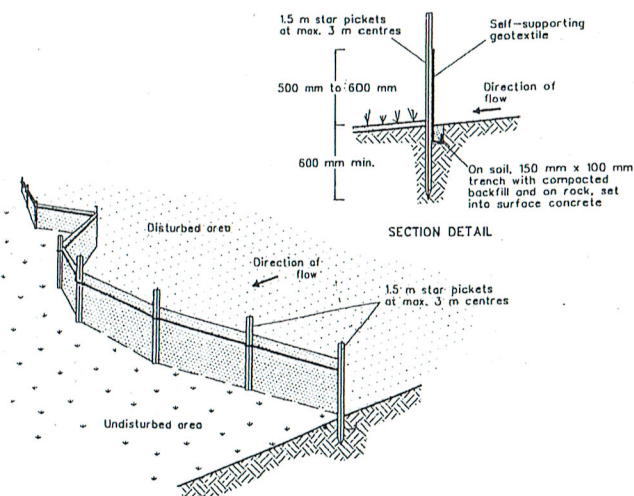
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EROSION AND SEDIMENT MANAGEMENT PLAN

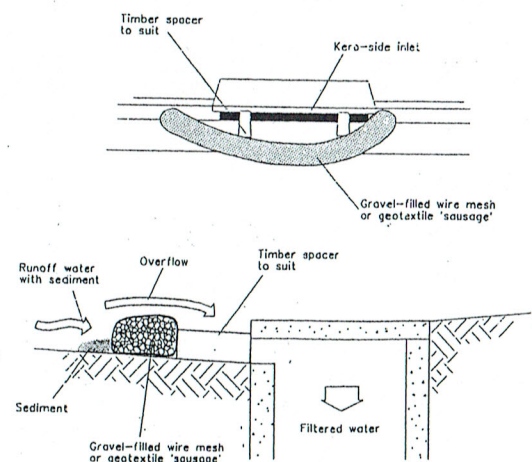
SEDIMENT FENCE



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

MESH AND GRAVEL INLET FILTER

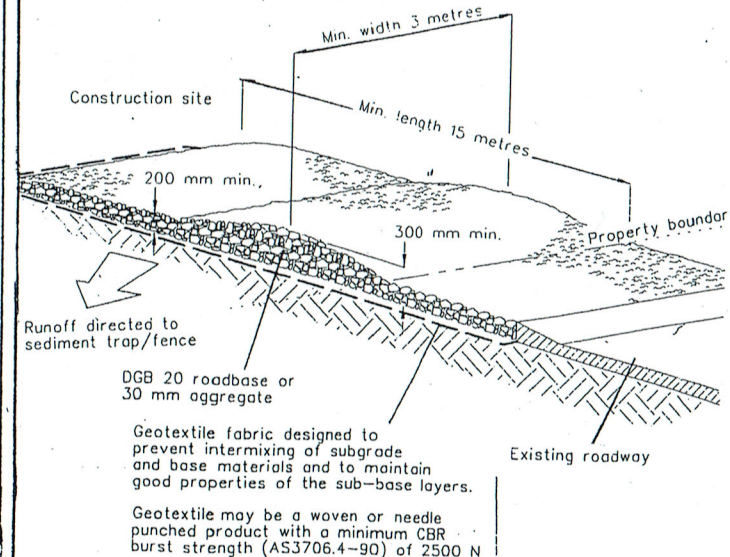


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS

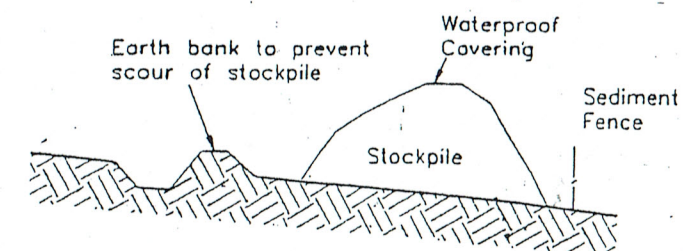
STABILISED SITE ACCESS



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMPS IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S "URBAN EROSION AND SEDIMENT CONTROL" MANUAL.

Signed

[Signature]

Date 12/11/19

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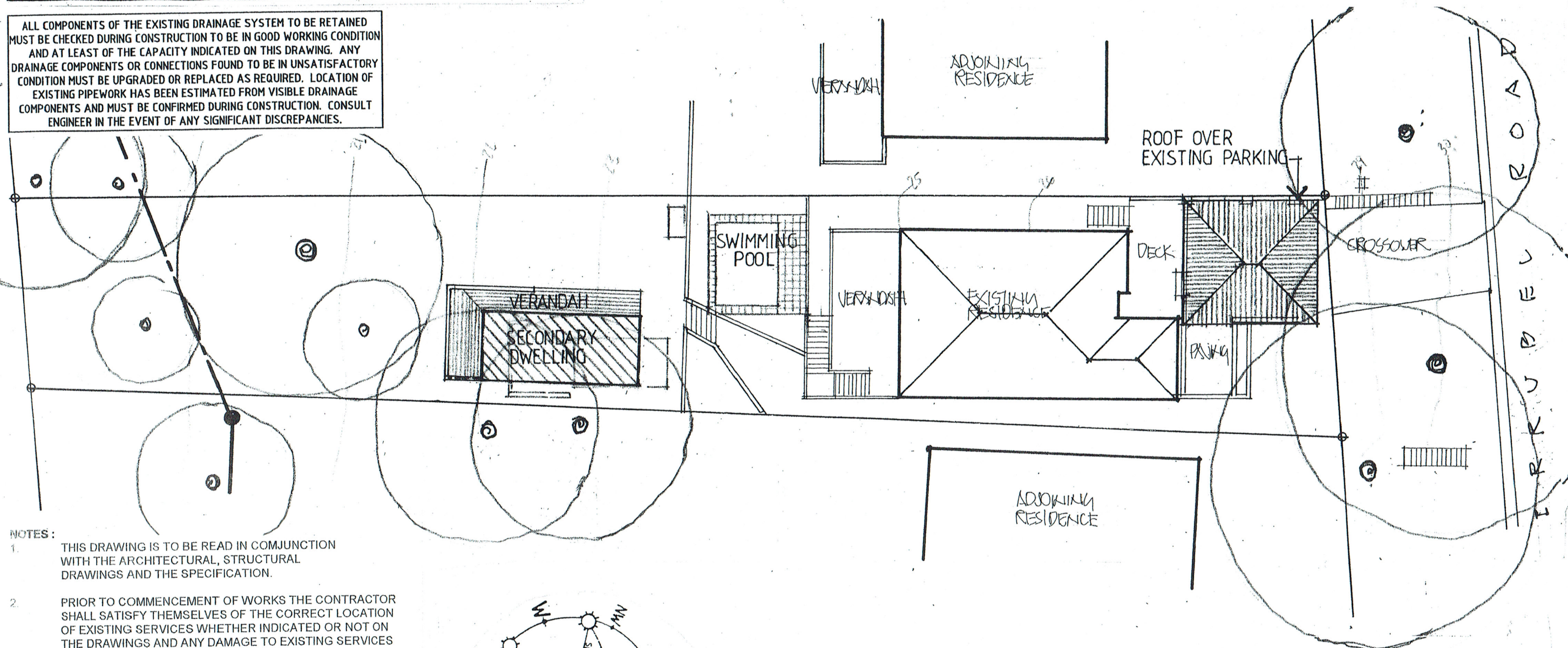
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS,
SWIMMING POOL & SECONDARY DWELLING
5 IRRUBEL ROAD N. S. W. 2106
CLIENT
PIET POELMANN

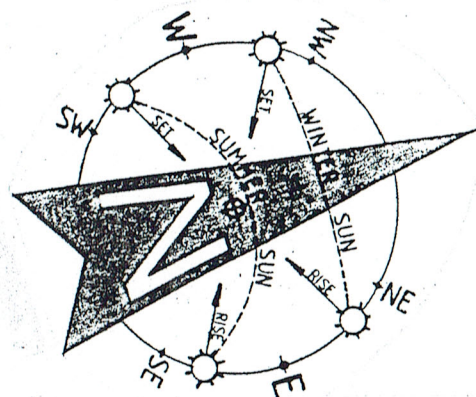
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DRAWING No. 2010-8 ISSUE

NOTE:
ALL DRAINAGE WORKS TO BE DESIGNED AND IMPLEMENTED
IN ACCORDANCE WITH THE REQUIREMENTS OF
Section 3.1.2 OF THE BUILDING CODE OF AUSTRALIA AND
AS/NZS 3500 3.2 - STORMWATER DRAINAGE

ALL COMPONENTS OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED
MUST BE CHECKED DURING CONSTRUCTION TO BE IN GOOD WORKING CONDITION
AND AT LEAST OF THE CAPACITY INDICATED ON THIS DRAWING. ANY
DRAINAGE COMPONENTS OR CONNECTIONS FOUND TO BE IN UNSATISFACTORY
CONDITION MUST BE UPGRADED OR REPLACED AS REQUIRED. LOCATION OF
EXISTING PIPEWORK HAS BEEN ESTIMATED FROM VISIBLE DRAINAGE
COMPONENTS AND MUST BE CONFIRMED DURING CONSTRUCTION. CONSULT
ENGINEER IN THE EVENT OF ANY SIGNIFICANT DISCREPANCIES.



- NOTES:**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
 2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
 3. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
 4. ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
 5. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
 6. TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
 7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



**CONNECT ALL NEW STORMWATER
LINES TO THE EXISTING SYSTEM**

STORMWATER CONCEPT PLAN



DIAL 1100
BEFORE YOU DIG

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. 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 a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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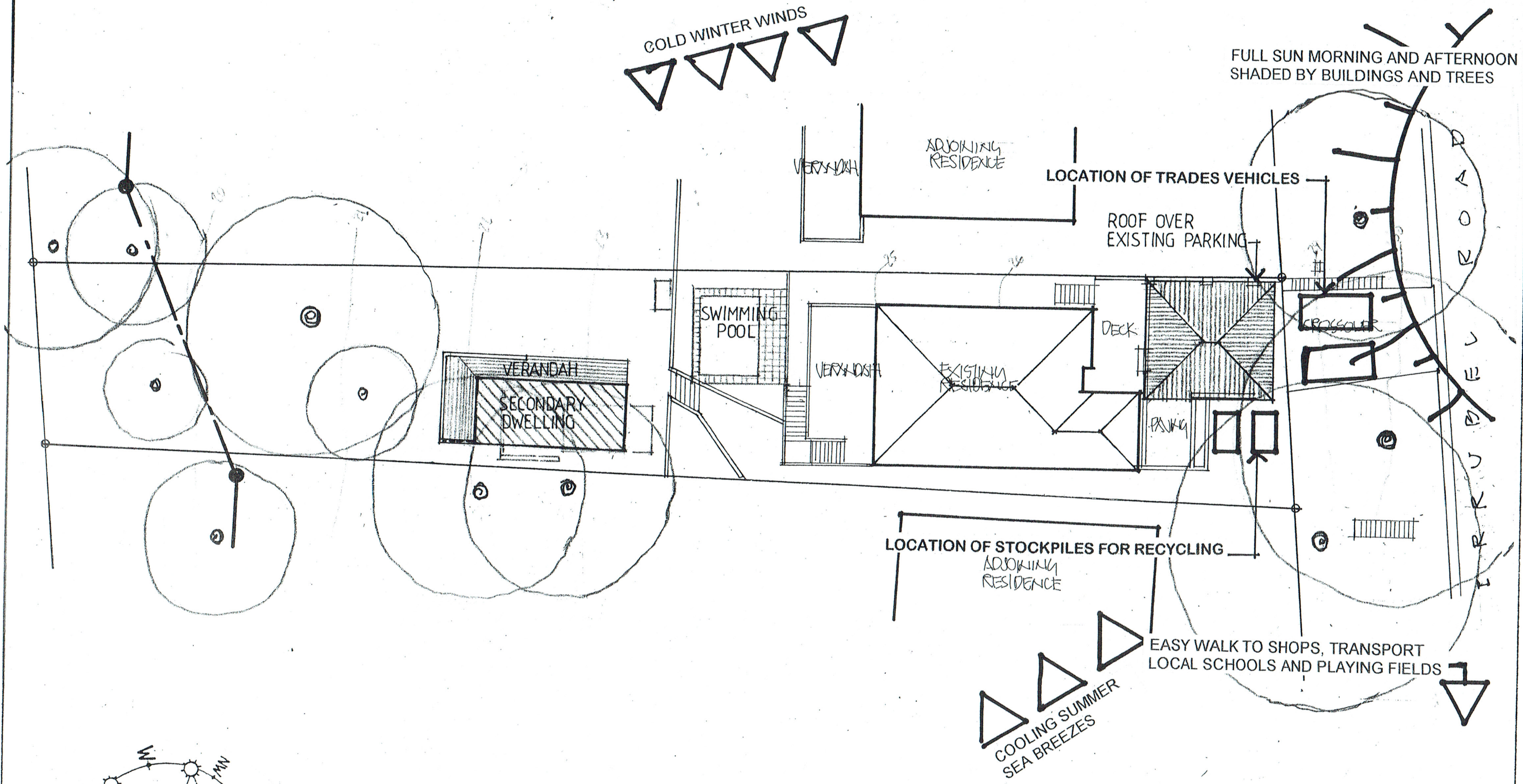
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DRAWING No. 2010-9	ISSUE



WASTE MANAGEMENT AND SITE ANALYSIS PLAN

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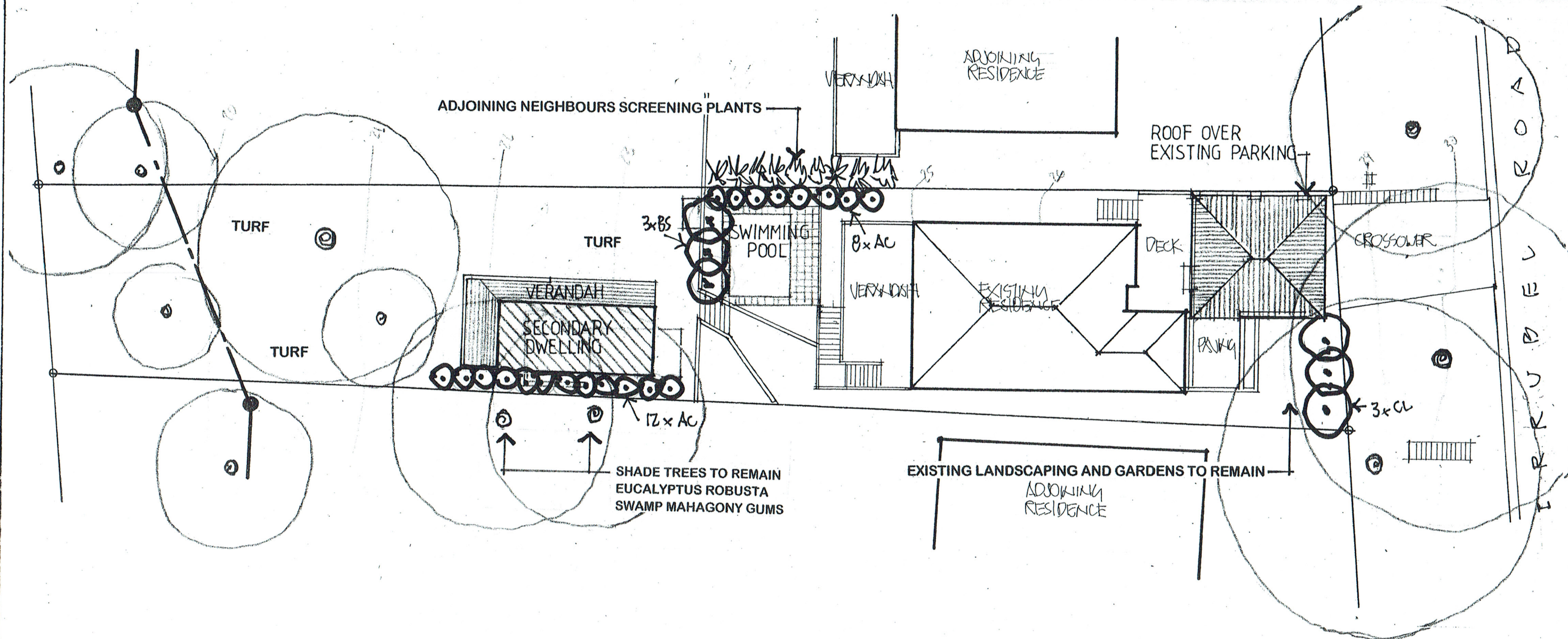
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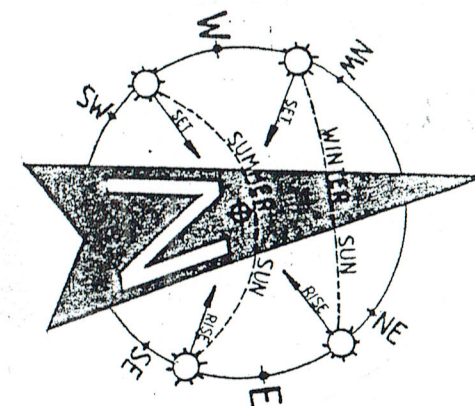
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PLANTING SCHEDULE FOR ROLLING HILLS & LOWER SLOPES

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	NO. OFF	HEIGHT	SPREAD
SCREENING AC	ACMENA SMITHII	LILLI-PILLI	5Ltr	20	2-3	1.0
SHRUBS BS CL	BANKSIA SPINULOSA CALLISTEMON LINEARIFOLIUM	HAIRPIN BANKSIA NARROW LEAVED BOTTLEBRUSH	5Ltr 5Ltr	3 3	2-3 2-3	2-3 2.5
GROUND COVERS / SCRAMBLERS KR VH	KENNEDIA RUBICUNDA VIOLA HEDERACEA	DUSKY CORAL PEA NATIVE VIOLET				



LANDSCAPE CONCEPT PLAN

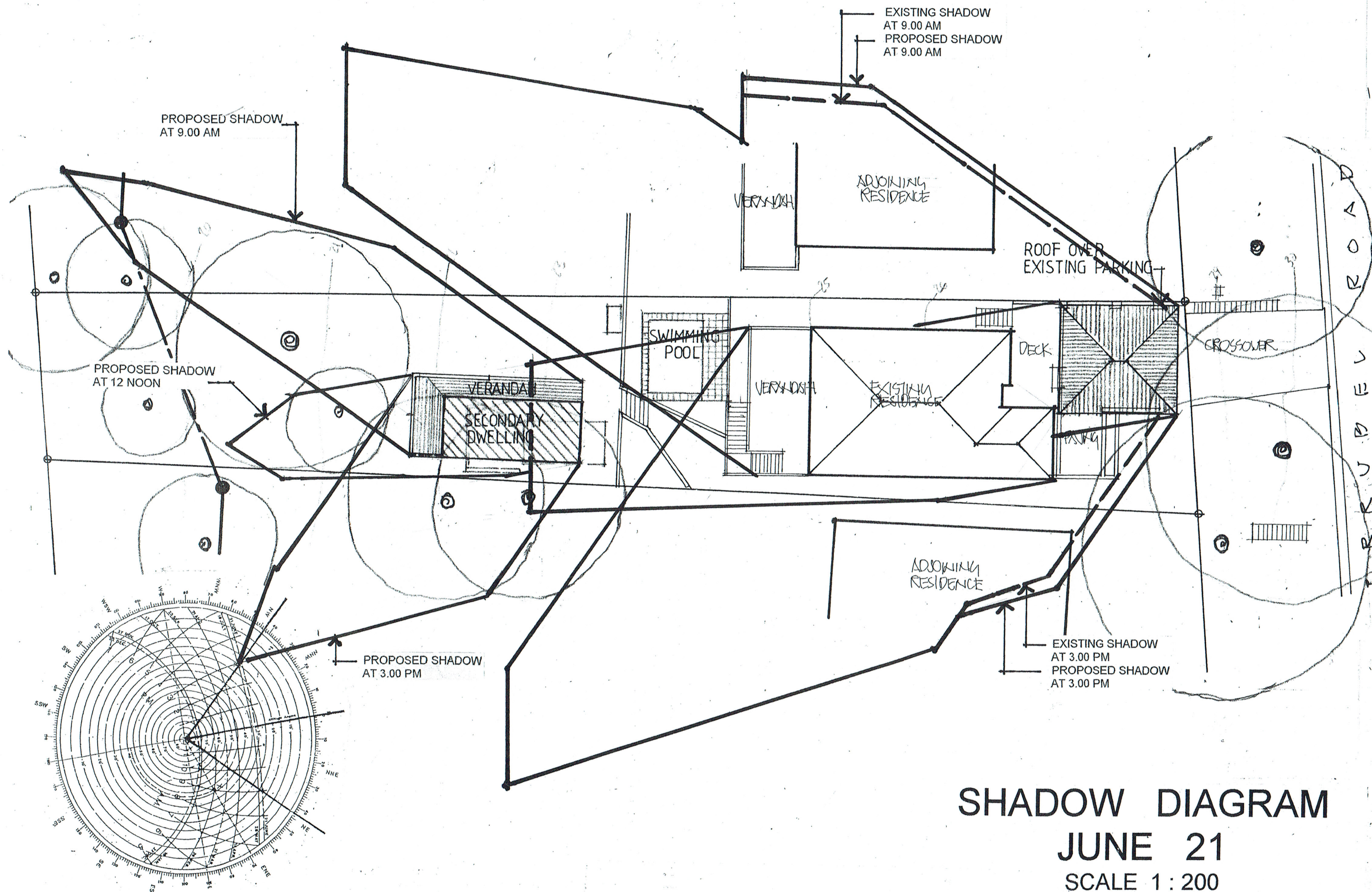
ALL CIVIL STRUCTURAL AND HYDRAULIC WORKS ASSOCIATED WITH THIS PROJECT SHALL BE TO THE RELEVANT ENGINEER'S DETAILS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS & LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE.




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SHADOW CERTIFICATION
 I JOHN EVANS SENIOR BUILDING DESIGNER OF J.D.EVANS & COMPANY PTY LIMITED
 EST. 1978, HEREBY CERTIFY THAT THE SHADOW DIAGRAMS ARE ACCURATE
 Signed  Date 18/11/19

No.	AMENDMENT	DATE

 **J.D. EVANS and COMPANY**
 DESIGN AND BUILDING CONSULTANTS
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