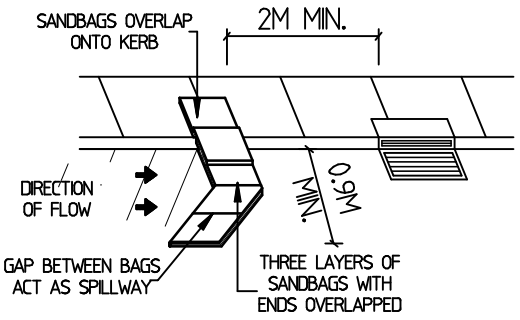
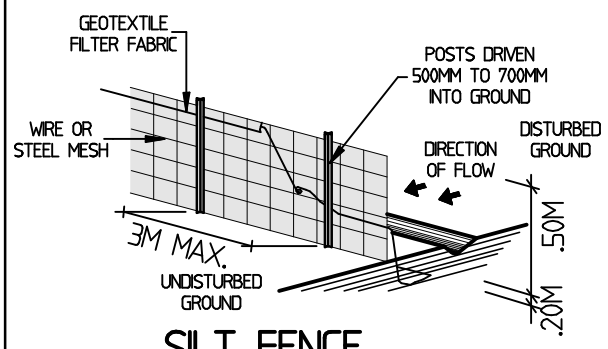


KERB INLET SEDIMENT TRAP



SILT FENCE BARRIER DETAIL

SEDIMENT CONTROL NOTES:

-ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF N.S.W.

-ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT

-SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

-ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

-ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

-SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

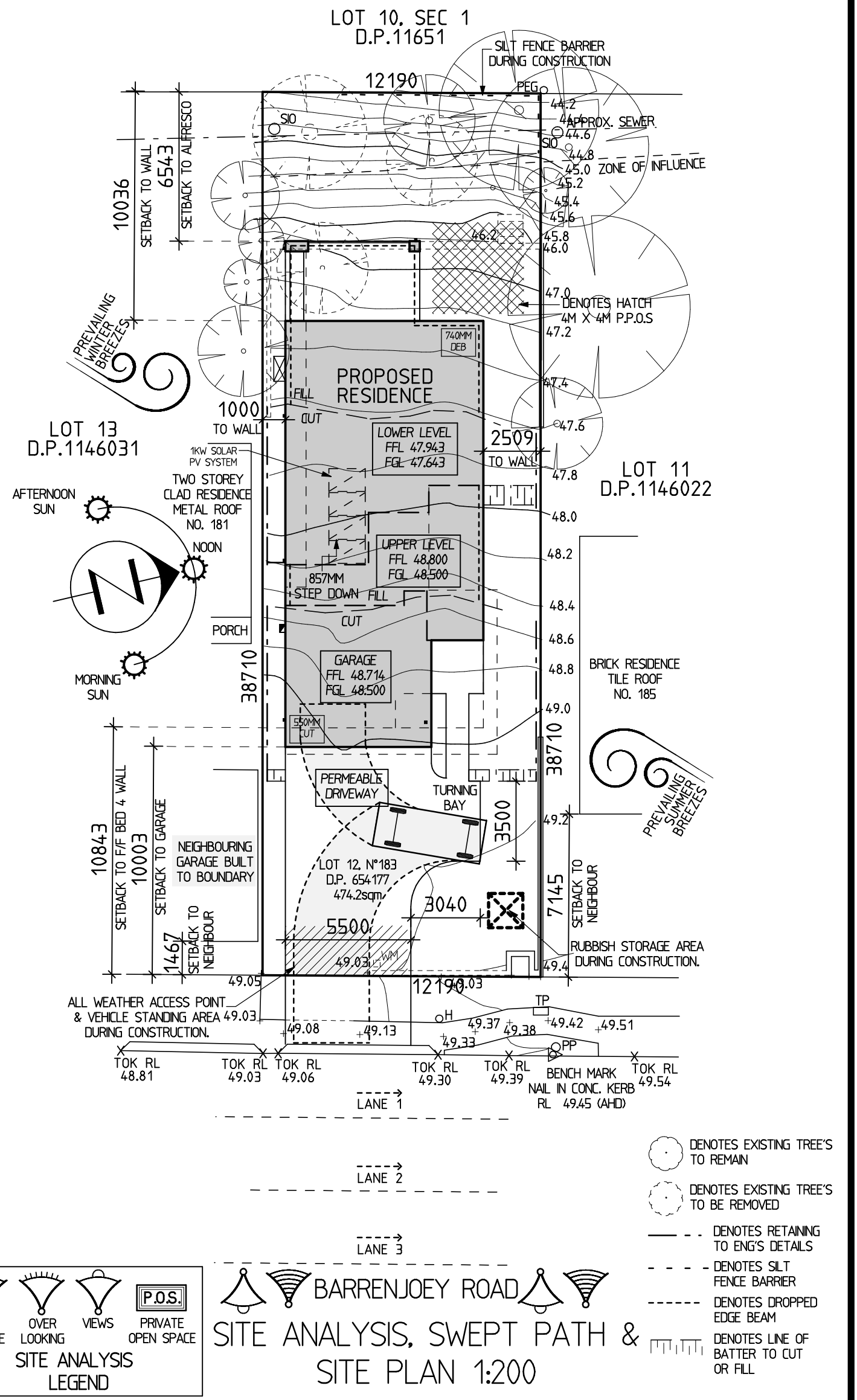
-FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

GENERAL NOTES:

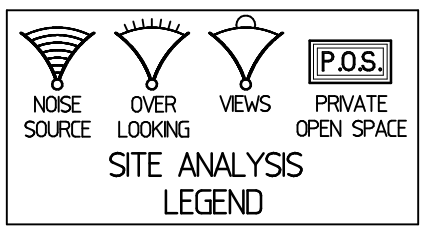
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER, AND ARE SUBJECT TO CHANGE BY +/- 100MM
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO ATRIA DESIGNS BEFORE PROCEEDING

DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS.
SITE PLAN TO BE CROSSED REFERENCED WITH HYDRAULIC PLANS. ANY DESCREPANCIES ARE TO BE VARIFIED BEFORE PROCEEDING



SITE ANALYSIS, SWEPT PATH & SITE PLAN 1:200

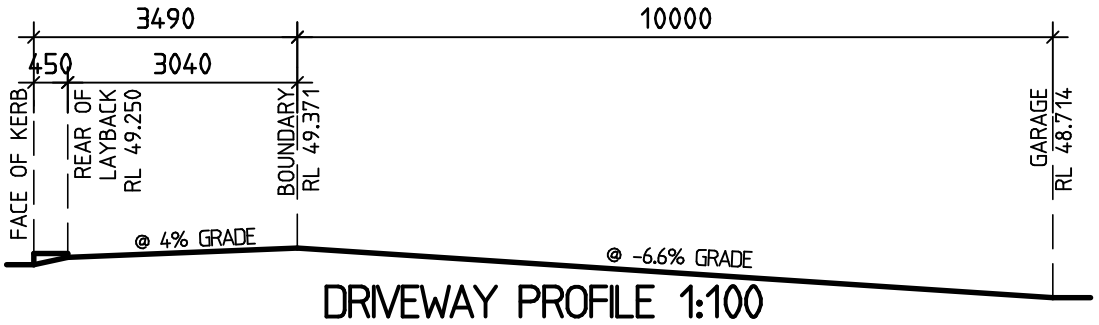


SITE ANALYSIS LEGEND

- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S TO BE REMOVED
- DENOTES RETAINING TO ENG'S DETAILS
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL

FLOOR AREAS	
GROUND FLOOR AREA	111.4SQM
GARAGE FLOOR AREA	40SQM
PORCH AREA	5.3SQM
ALFRESCO AREA	20.6SQM
FIRST FLOOR AREA	139.2SQM
FRONT BALCONY AREA	4.8SQM
REAR BALCONY AREA	17.5SQM
TOTAL FLOOR AREA	338.8SQM OR 36.5SQS

SITE CALCULATIONS-DA	SITE AREA = 474.2SQM	
LANDSCAPED AREA	REQUIRED 54% OR 256.1SQM	PROVIDED 63% OR 299.9SQM
PRIVATE OPEN SPACE	REQUIRED 80SQM	PROVIDED ALFRESCO= 20.6SQM FRONT YARD = 144.8SQM TOTAL = 165.4SQM



DRIVEWAY PROFILE 1:100

A	05-11-18	CC PLANS	SN
B	06-12-18	AMENDMENTS	SN
C	21-01-19	AMEND CC PLANS	SN
D	13-02-19	AMEND CC PLANS	SN
E	01-08-19	RESUBMISSION PLANS	RK
F	05-08-19	AMEND CC PLANS	IZ
G	07-08-19	AMEND CC PLANS	IZ
H	09-09-19	AMEND CC PLANS	IZ
I	13-11-19	SWEPT PATH PLAN	RK

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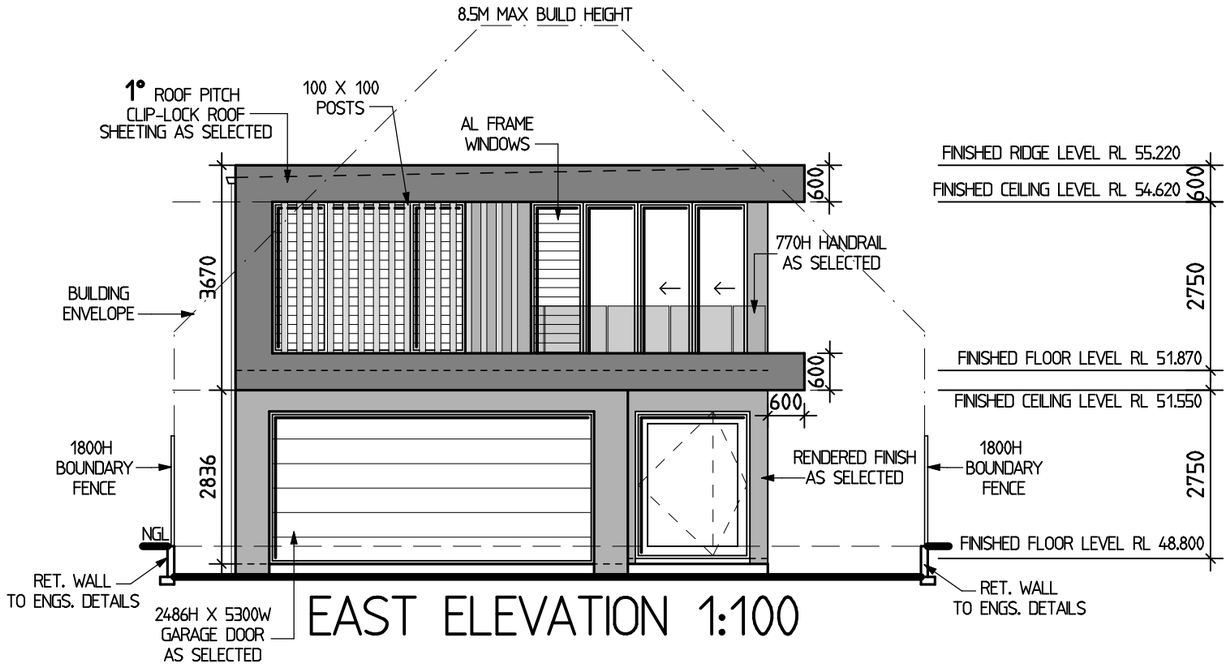
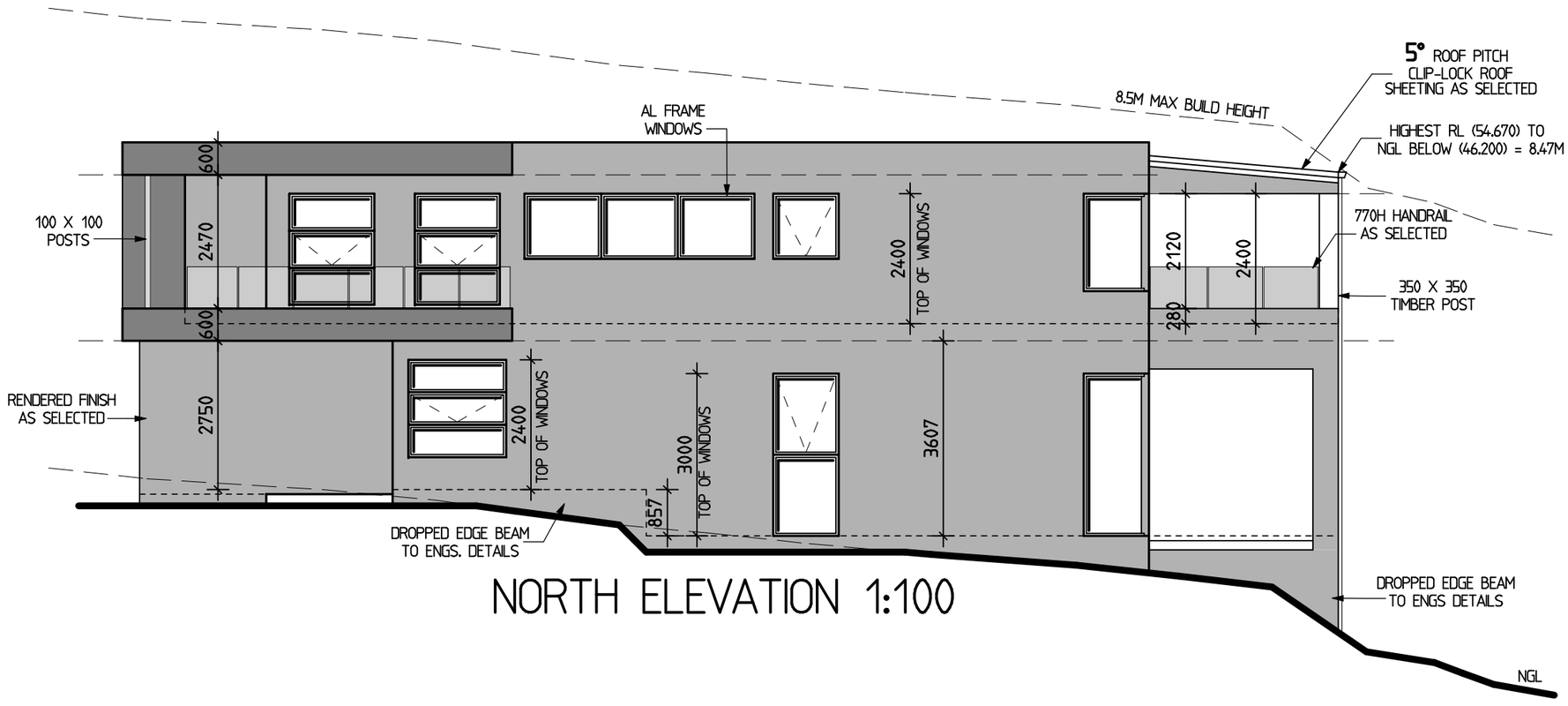
FOR	PAGE SIZE	DWG NO.	PAGE NO.
MR BEVILACQUA	A3	J1372	1 OF 16
AT LOT 12, N°183 BARRENJOEY ROAD NEWPORT			DP NO. 654177

ATRIA DESIGNS

REPRODUCTION COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS. ATRIA DESIGNS PTY LTD TAKES NO RESPONSIBILITY FOR DESIGN SIMILARITIES THAT MAY HAVE BEEN INCURRED.



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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AT LOT 12, N°183 BARRENJOEY ROAD NEWPORT

DP NO. 654177

ISSUE	DATE	REVISION	DRAWN
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H	09-09-19	AMEND CC PLANS	IZ
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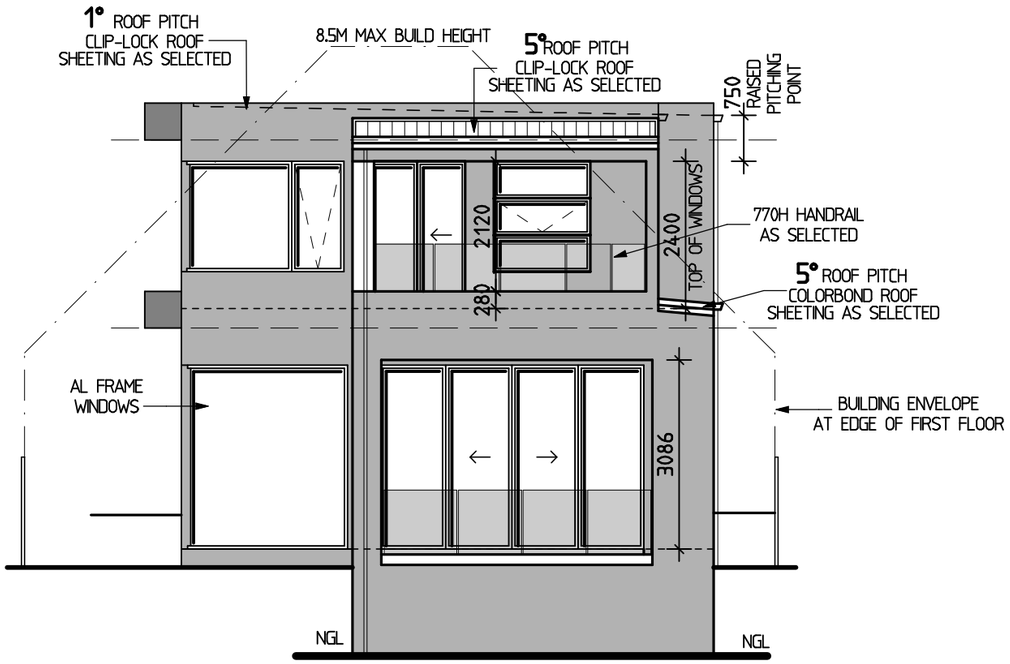
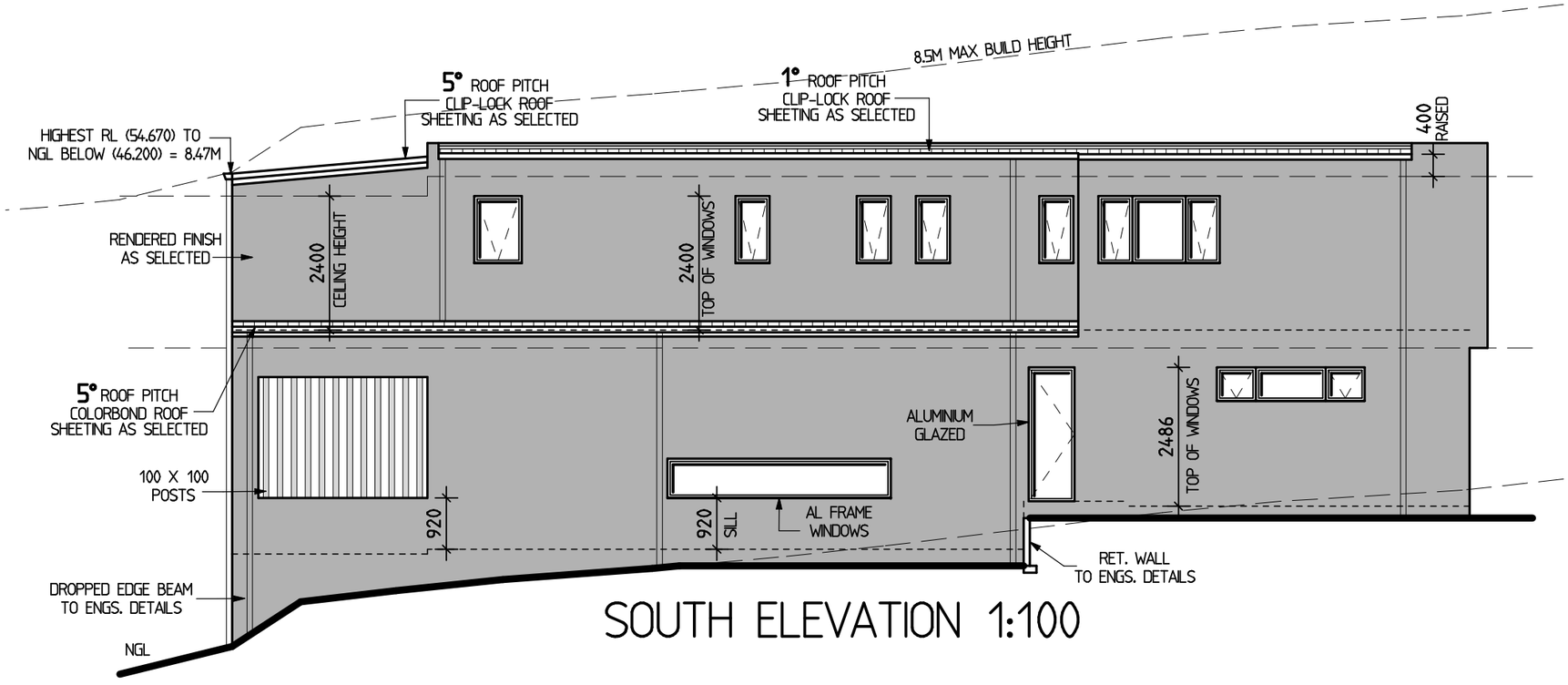


WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

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FOR MR BEVILACQUA
AT LOT 12, N°183 BARRENJOEY ROAD NEWPORT

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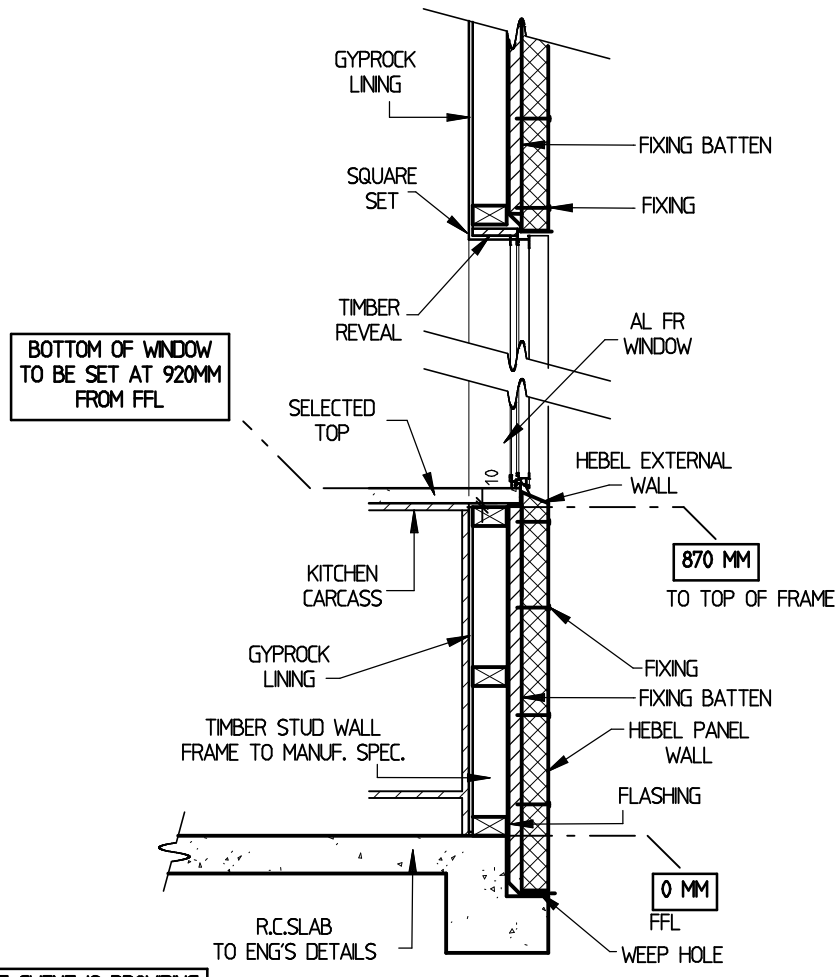
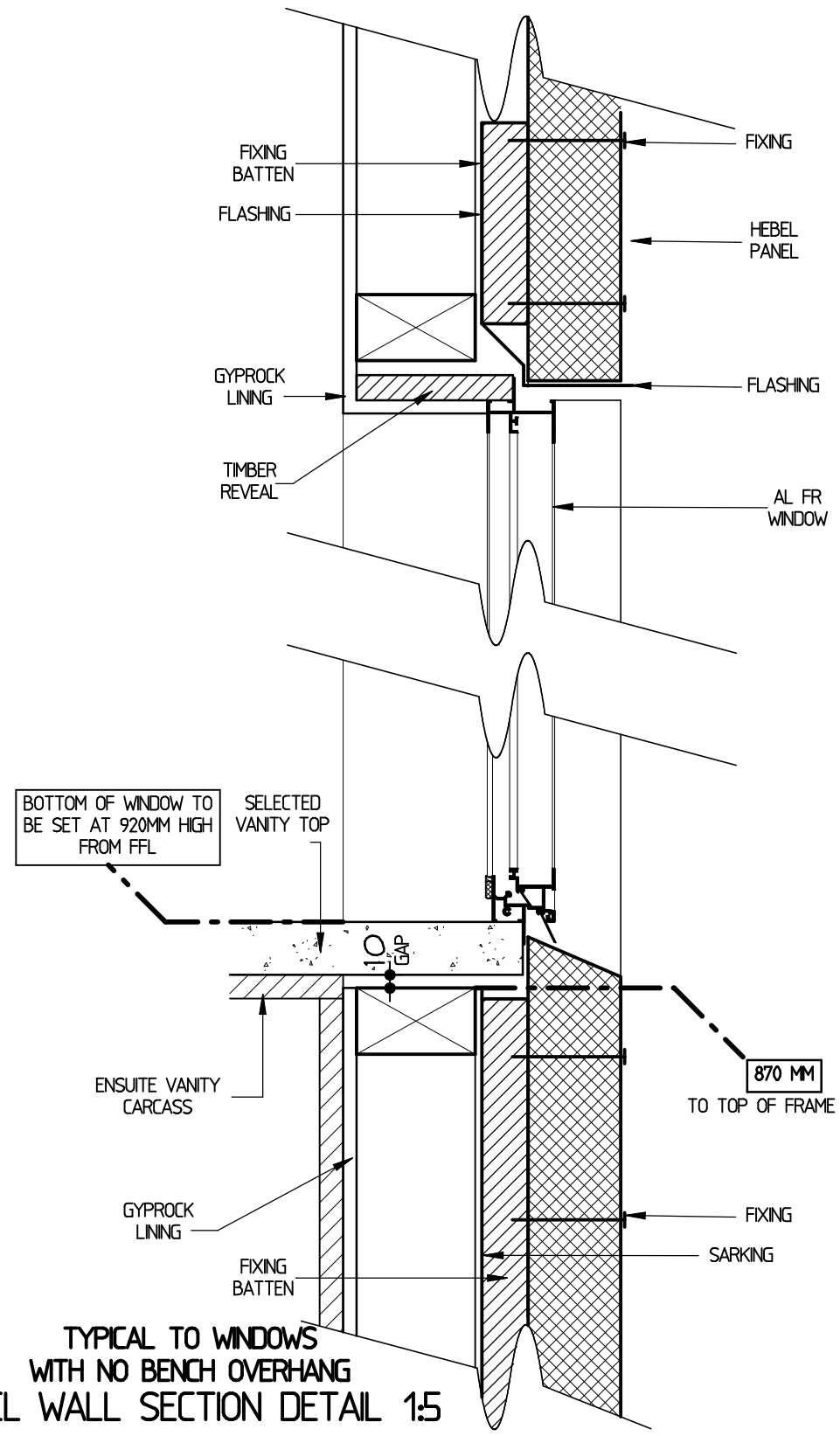


NOTE: IF CLIENT IS PROVIDING TIMBER FLOORING ETC... WINDOW AND FRAME MEASUREMENTS ARE TO BE ADJUSTED ACCORDINGLY

HEBEL WALL SECTION 1:20

TYPICAL WINDOWS
WITH NO BENCH OVERHANG



TYPICAL TO WINDOWS
WITH NO BENCH OVERHANG

HEBEL WALL SECTION DETAIL 1:5

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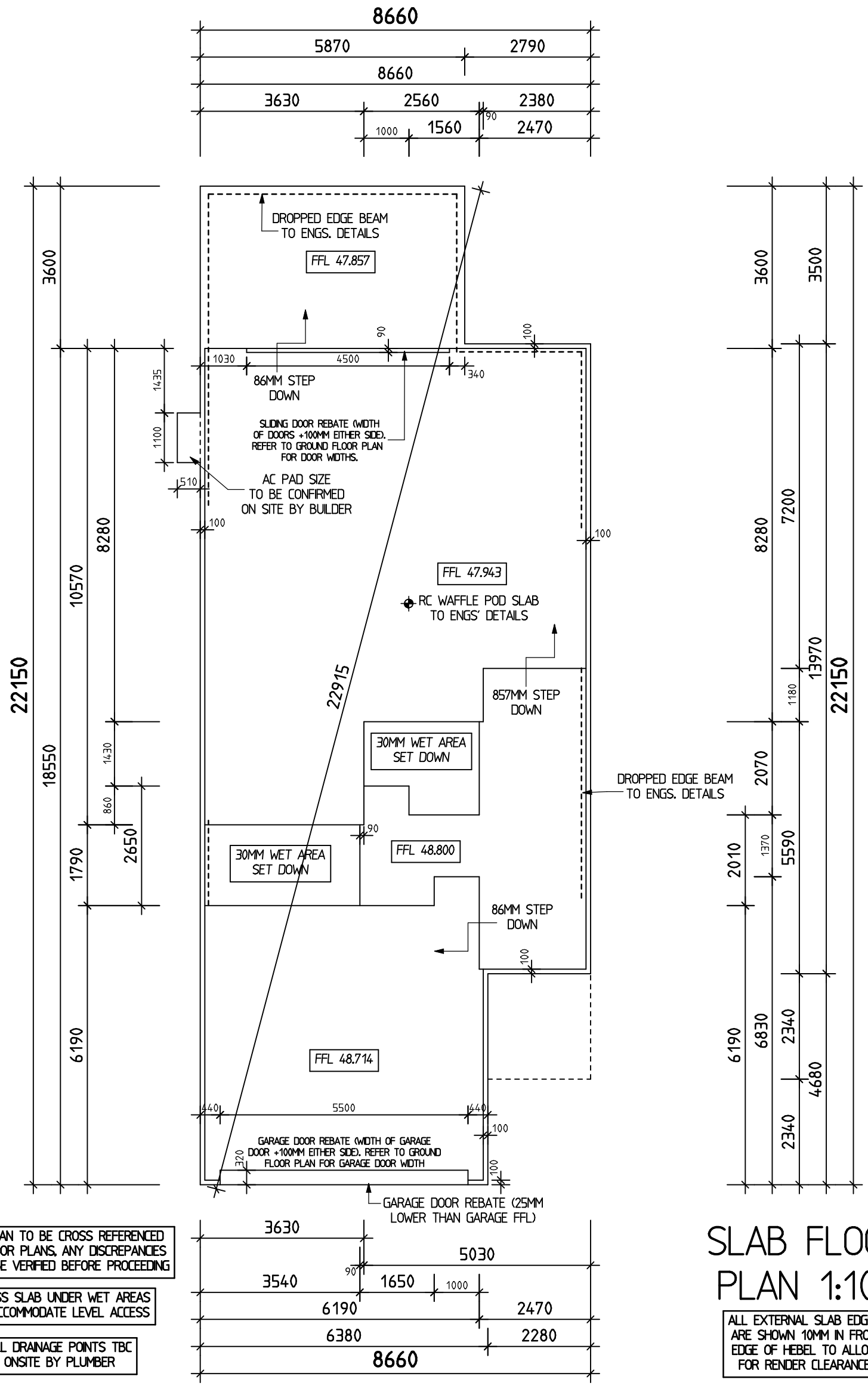

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

RECESS SLAB UNDER WET AREAS TO ACCOMMODATE LEVEL ACCESS

ALL DRAINAGE POINTS TBC ONSITE BY PLUMBER

SLAB FLOOR PLAN 1:100

ALL EXTERNAL SLAB EDGES ARE SHOWN 10MM IN FROM EDGE OF HEBEL TO ALLOW FOR RENDER CLEARANCE

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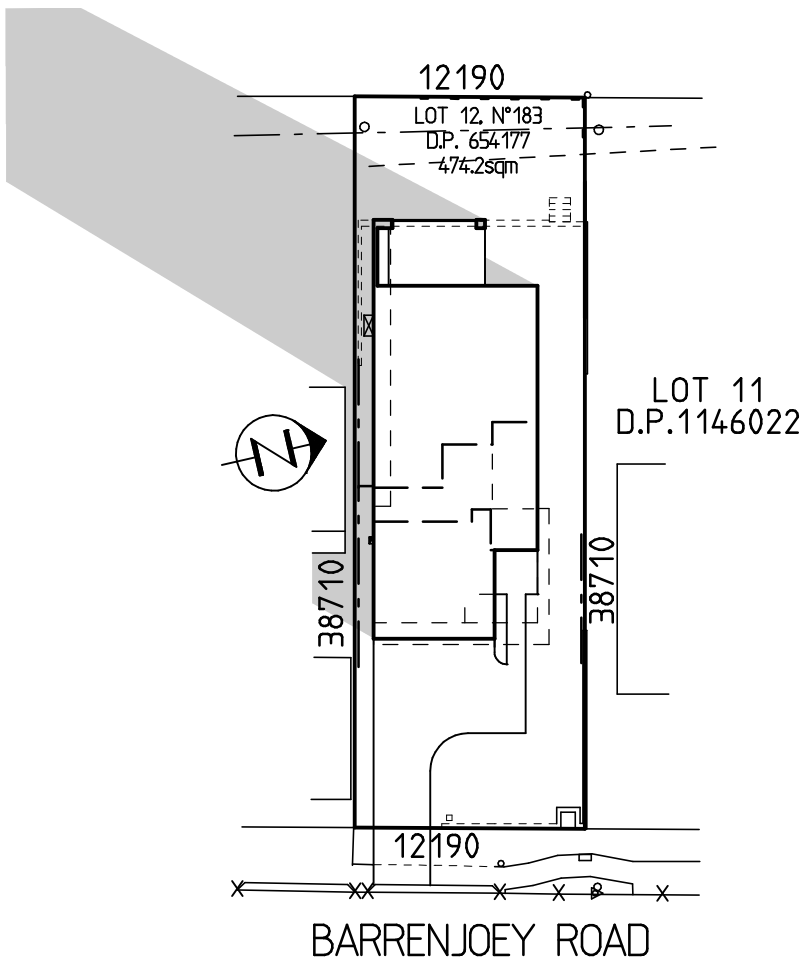

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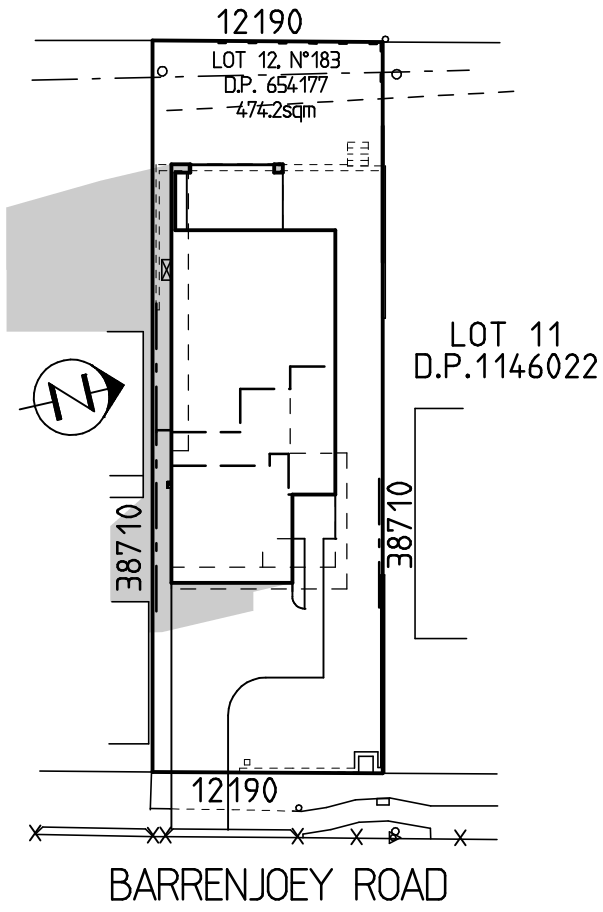

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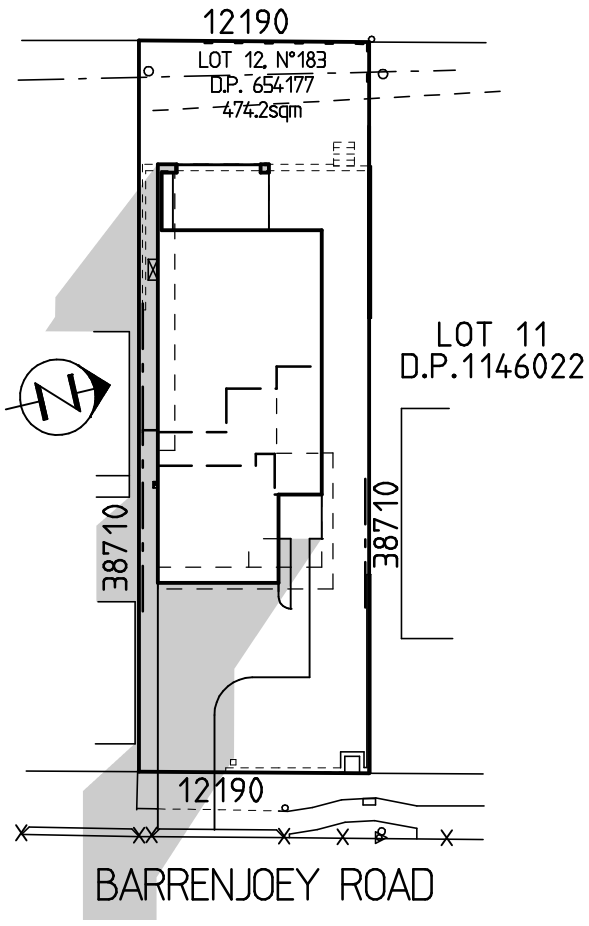

3 PM

SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:400

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

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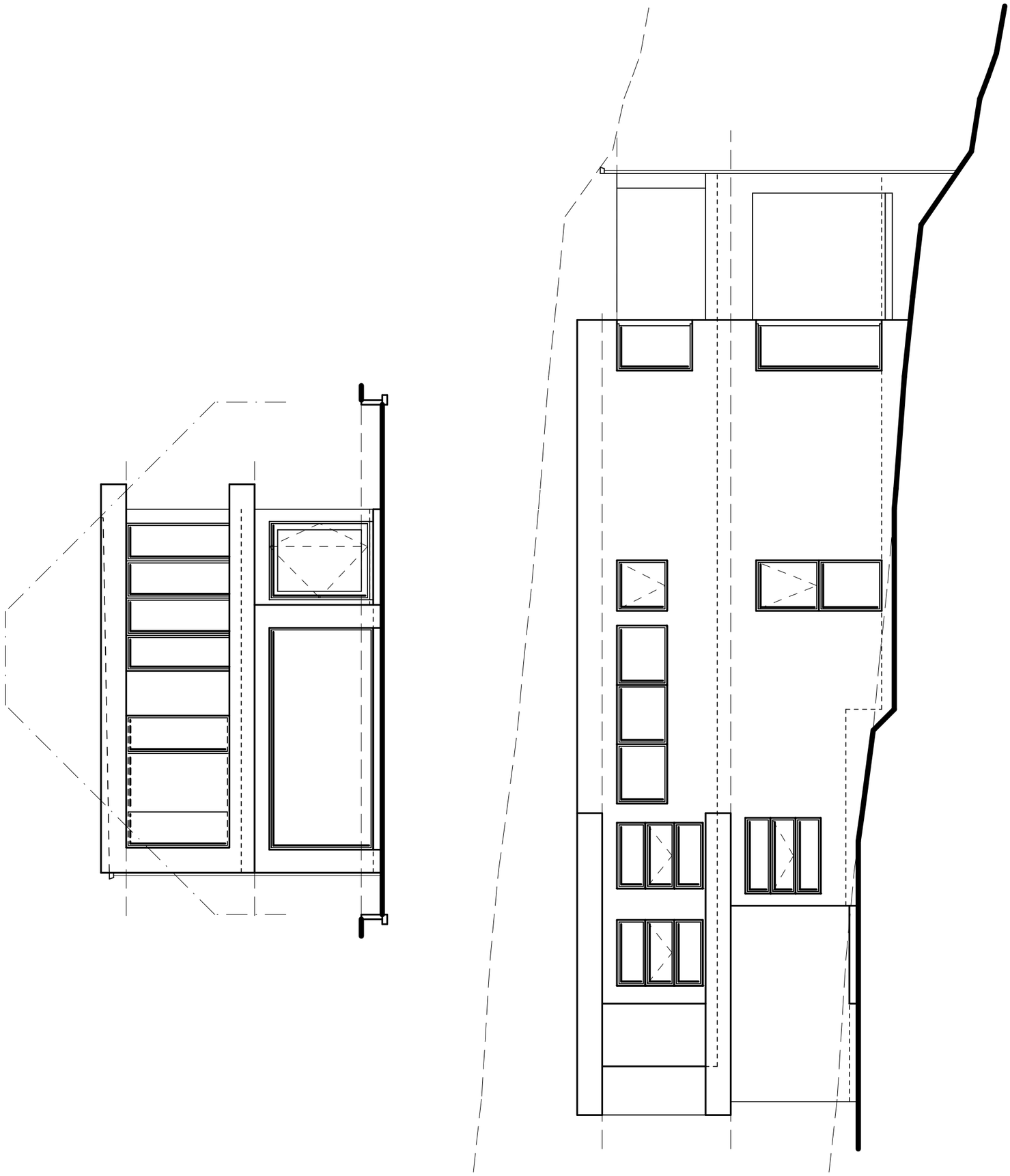

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BASIX NOTES - CERTIFICATE NUMBER 985206S_02

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER:
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 3000 LITRES ON THE SITE.
THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH,
THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM
AT LEAST 162 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT
(EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT
- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY.)

SHOWERHEADS:
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (> 7.5 BUT <= 9 L/MIN)
IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN
EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN
THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN
THE DEVELOPMENT

SWIMMING POOL:
-THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 40 KILOLITRES.
-THE SWIMMING POOL MUST HAVE A POOL COVER
-THE SWIMMING POOL MUST BE OUTDOORS
-THE DEVELOPMENT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWIMMING POOL.
-THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP IN THE DEVELOPMENT

INSULATION

R2.5 INSULATION TO CANTILEVERED FLOOR
R2.5 BULK WALL INSULATION (EXCL. GARAGE)
REFLECTIVE FOIL TO EXTERNAL WALLS (EXCL. GARAGE)
R4.0 CEILING INSULATION TO ROOF SPACE (EXCL. GARAGE)
R2.5 INSULATION BETWEEN LEVELS ABOVE GARAGE INTERNAL ONLY

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 55% (TARGET 40%)

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 4 OF THE BEDROOMS / STUDY:
AT LEAST 3 OF THE LIVING / DINING ROOMS:
THE KITCHEN;
ALL BATHROOMS/TOILETS;
THE LAUNDRY;
ALL HALLWAYS;

ENERGY

HOT WATER:
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A
HIGHER ENERGY RATING: GAS INSTANTANEOUS WITH A PERFORMANCE OF 6 STARS

ACTIVE COOLING:
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING,
IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING,
IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5

THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

ACTIVE HEATING:
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING,
IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING,
IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5

THE HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

VENTILATION:
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

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.

ALTERNATIVE ENERGY:
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1
PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT.
THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN
OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART
OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH ALL THERMAL PERFORMANCE
SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND IN ACCORDANCE WITH THOSE ASPECTS
OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE
WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DWELLING IN ACCORDANCE WITH
THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

FLOOR AND WALL CONSTRUCTION:	AREA:
FLOOR - CONCRETE SLAB ON GROUND	ALL OR PART OF FLOOR AREA SQUARE METERS
FLOOR - SUSPENDED FLOOR ABOVE GARAGE	ALL OR PART OF FLOOR AREAS

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Client: Name: Paul Bevilacqua
Site address: Lot 12 (183) Barrenjoey Road, Newport NSW 2106

Click Lock Roof
Black

FASCIA AND GUTTER
Black

Window Frames
Black

FRONT DOOR

GARAGE DOOR
Cedar

RENDER 1
Taubmans - Black

RENDER 2
Taubmans - Alpine Snow

CEDAR CLADDING