

NOTE:
External glazing must be of low glare and reflectivity. The reflectivity index (expressed as a percentage of the reflected light falling upon any surface) of all external glazing is to have a maximum reflectivity index of 25%. Written confirmation of the reflectivity index of the material is to be submitted with the Construction Certificate. (Note: the reflectivity index of glazing elements can be obtained from glazing manufacturers. Glass with mirrored or reflective foil finishes is unlikely to achieve compliance with this requirement. This is to ensure that excessive glare or reflectivity nuisance from glazing does not occur as a result of the development)

BASIX NOTES:
- MINIMUM 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT EMMITTING DIODE LAMPS.
- ALL PLUMBING FIXTURES HAVE A 3 STAR RATING

INSULATION REQUIRMENTS

CONSTRUCTION
SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR
EXTERNAL WALL: CONCRETE BLOCK/PLASTERBOARD
FLAT CEILING, FLAT ROOF : CONCRETE/ BARE INTERNAL

ADDITIONAL INSULATION REQUIRED
R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION)
R1.18 (OR R1.70 INCLUDING CONSTRUCTION)
CEILING: R3.00 (UP), ROOF:NONE. LIGHT (SOLAR ABSORPTANCE <0.475)

GLAZING REQUIRMENTS

WINDOW/DOOR NO.	FRAME AND GLASS TYPE
ALL WINDOWS	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75)
D.2 D.3 & D.9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE:7.63, SHGC:0.75)
D.4	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW -E, (U-VALUE:5.7, SHGC:0.47)
S1	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW -E, (U-VALUE:5.7, SHGC:0.47)

ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)



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reg# NSW 7417 Tim West. Nominated Architect

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0420312721

STRUCTURAL
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LANDSCAPE
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Elanora Heights
NSW 2101
Ed: 0422 942 264

SURVEY
Daw + Walton
PO Box 3222, Redfern
NSW 2016
(02) 8065 1156

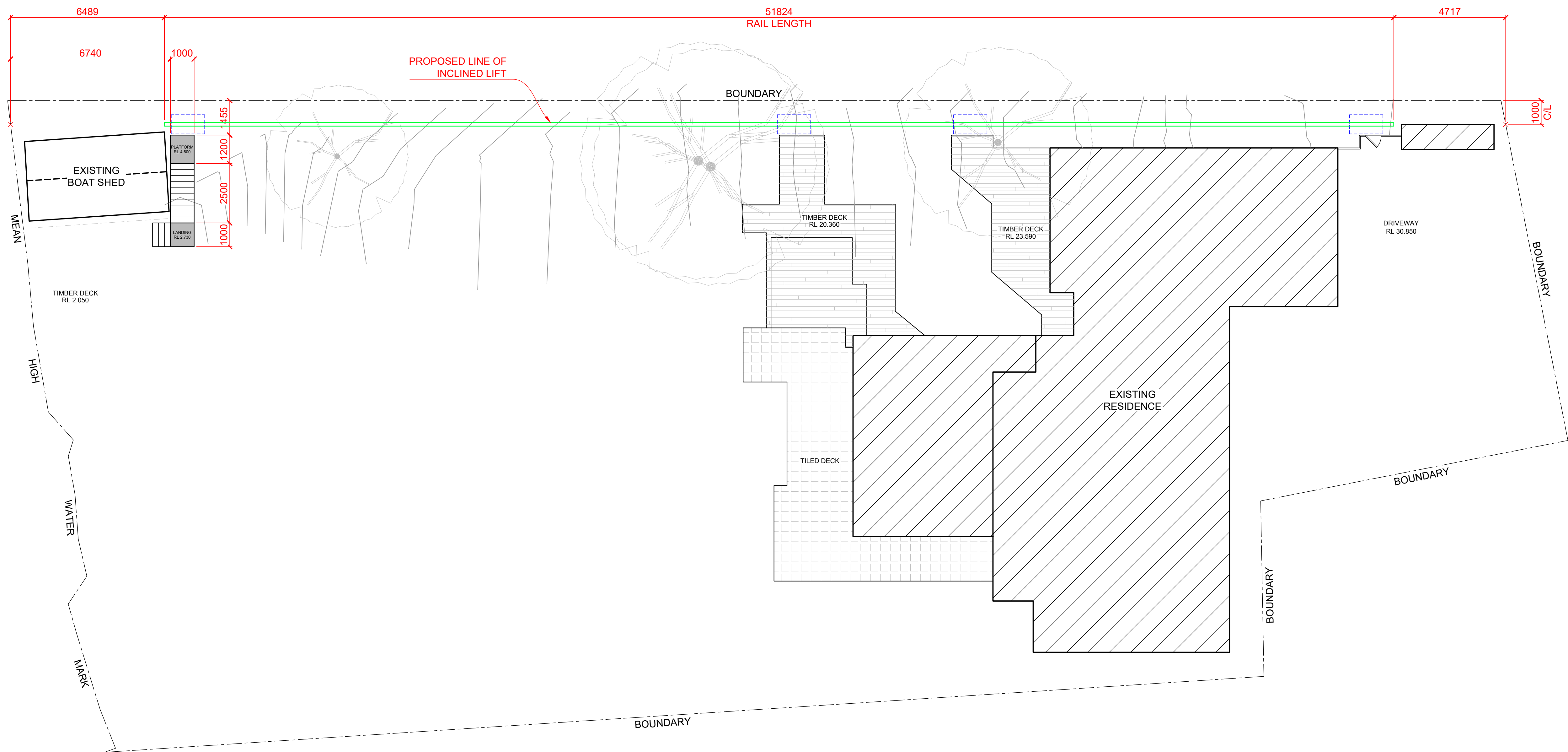
ARBORIST
Naturally Trees
PO Box 5085,
Elanora Heights
NSW 2101
0417 250 420

PROJECT
ALTERATIONS AND ADDITIONS TO
127 RIVERVIEW RD,
AVALON NSW 2107

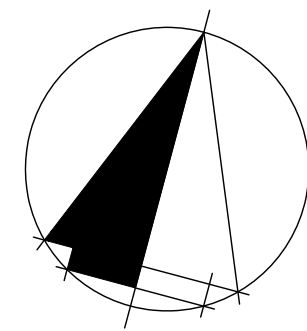
CLIENT
Matt and Katherine Watt
125 RIVERVIEW RD
AVALON NSW 2107
E: Matthew_watt1@bigpond.com

M	07-12-18	Rev Inclinator Piers
L	11-09-18	INCLINATOR DA
K	10-05-18	2018 SEC 96
J	06-04-18	INCLINATOR SKETCH
I	23-02-18	Section 96
H	20-10-16	REVISED CC
G	28-07-16	CC
F	20-05-16	Arborist Update
IS	Date	COMMENTS

SCALE	DRAWN BY	PAGE SIZE
1:200	L.J	A3
PROJECT NAME	JOB NUMBER	
127 RIVERVIEW	067	
DRAWING NAME	DRAWING NUMBER	
Site Plan	A00-M	



- NO EXISTING WATERWAYS OR WATER COURSES ON SITE
- NO VEGETATION AFFECTED
- EXCAVATION AS SHOWN ON ELEVATIONS
- PROVIDE SILT FENCE AS REQUIRED BY COUNCIL
- STORM WATER TO BE DIRECTED INTO EXISTING SYSTEM
- WATER RETICULATION FROM EXISTING MAINS
- SEWERAGE TO BE DIRECTED INTO EXISTING SEWER MAIN



NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, LOCAL COUNCIL BUILDING APPROVAL, RELEVANT GOVERNING STATUTORY AUTHORITIES AND MINIMUM STANDARDS OF CONSTRUCTION.
- FIGURED DIMENSIONS IN PREFERENCE TO ANY SCALE.
- THE BUILDER IS TO BE RESPONSIBLE FOR BUILDING DETAILS, CONSTRUCTION METHODS AND SETOUT.
- THE BUILDER IS TO CHECK ALL DIMENSIONS AND LEVELS FOR ACCURACY PRIOR TO START.
- THE BUILDER IS TO INCLUDE AND ARRANGE SEPARATE ENGINEERS DETAILS AND/OR INSPECTIONS AS REQUIRED.
- EXISTING FOOTINGS AND STRUCTURE TO BE CERTIFIED BY ENGINEER TO WITHSTAND ADDITIONAL LOADS.
- ENTIRE STRUCTURE AND STABILITY OF ADDITION TO BE CERTIFIED BY ENGINEER.

P2	PRELIMINARY ISSUE	30.07.2019
P1	PRELIMINARY ISSUE	30.07.2019
REV.	AMENDMENTS	DATE



Inclined Lifts
ABN 49 019 067 687
6 Goldfinch Place
Grays Point NSW
Andrew Gould 0414 709 636

PROPOSED INCLINED LIFT & PLATFORMS

CLIENT: MATT & KATHERINE WATT

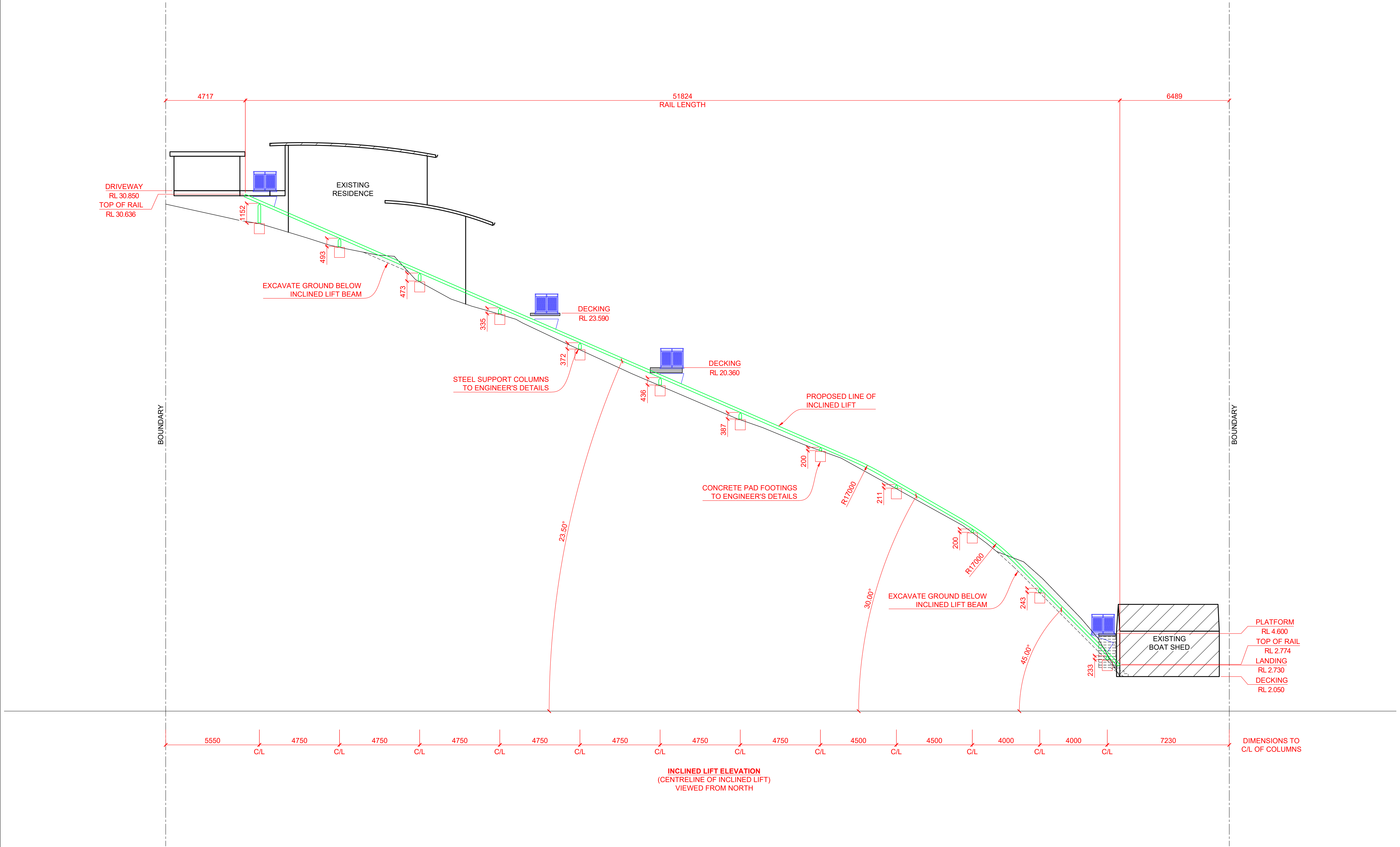
ADDRESS: 127 RIVERVIEW ROAD,
AVALON N.S.W. 2107

SCALE: 1:100 @ A1

DATE: 30.07.2019

REVISION: P2

DRAWING: 038 / 1



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P3	PRELIMINARY ISSUE	01.08.2019
P2	PRELIMINARY ISSUE	30.07.2019
P1	PRELIMINARY ISSUE	30.07.2019
REV.	AMENDMENTS	DATE



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