

BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED DA BASIX CERTIFICATE.

RAINWATER TANK:
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1000 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 RAINWATER RUNOFF FROM AT LEAST 50% OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10m OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL:
THE SWIMMING POOL MUST BE OUTDOORS. MUST NOT HAVE A CAPACITY LARGER THAN 38 KL. MUST HAVE A POOL PUMP TIMER, AND APPLICANT TO INSTALL SOLAR HEATING SYSTEM FOR THE SWIMMING POOL AS PART OF THIS DEVELOPMENT.

HOT WATER:
A NEW ELECTRIC HOT WATER SYSTEM MUST BE INSTALLED.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING DIODE (LED) LAMPS.

FIXTURES:
ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 8 L PER MINUTE OR A 3 STAR WATER RATING. NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION:
NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILING/ROOFS TO BE:
- SUSPENDED FLOOR: FRAMED: R1.50 OR R1.50 INCLUDING CONSTRUCTION;
- EXTERNAL WALL: FRAMED: R1.15 - R1.30 (OR R1.70 INCLUDING CONSTRUCTION);
- ROOF: FRAMED: CEILING: R1.50 (UP), ROOF: FOL: R1.50 (DOWN);
NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORBANCE 0.475 - 0.7

WINDOWS, GLAZED DOORS AND SKYLIGHTS:
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE. EACH WINDOW, GLAZED DOOR OR SKYLIGHT TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.

PROJECT TEAM

CLIENT:
REBECCA & OLIE GLASSPOOL
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ARCHITECTS:
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CIVIL/HYDRAULIC ENGINEER:
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CONTACT: NICKY LE COURT

GEOTECHNICAL ENGINEER:
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ARBORIST:
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LANDSCAPE ARCHITECT:
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CONTACT: NICOLE COURT

BUSHFIRE CONSULTANT:
PETERSON BUSHFIRE CONSULTING
10/100 WILSON STREET, BALGOWLAH NSW 2093
PHONE: 060804878
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CONTACT: DAVID PETERSON

SURVEYOR:
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PO BOX 7249 BROOKVALE NSW 2100
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EMAIL: INFO@STUTCHBURY.NET.AU
CONTACT: STUTCHBURY

COUNCIL:
NORTHERN BEACHES COUNCIL
TOWN HALL 1 BELLEVUE STREET, NORTH MANLY NSW 2095
PHONE: 060804878
EMAIL: MANLY@NORTHERNBACHES.NSW.GOV.AU
CONTACT: GENERAL MANAGER

ABBREVIATIONS

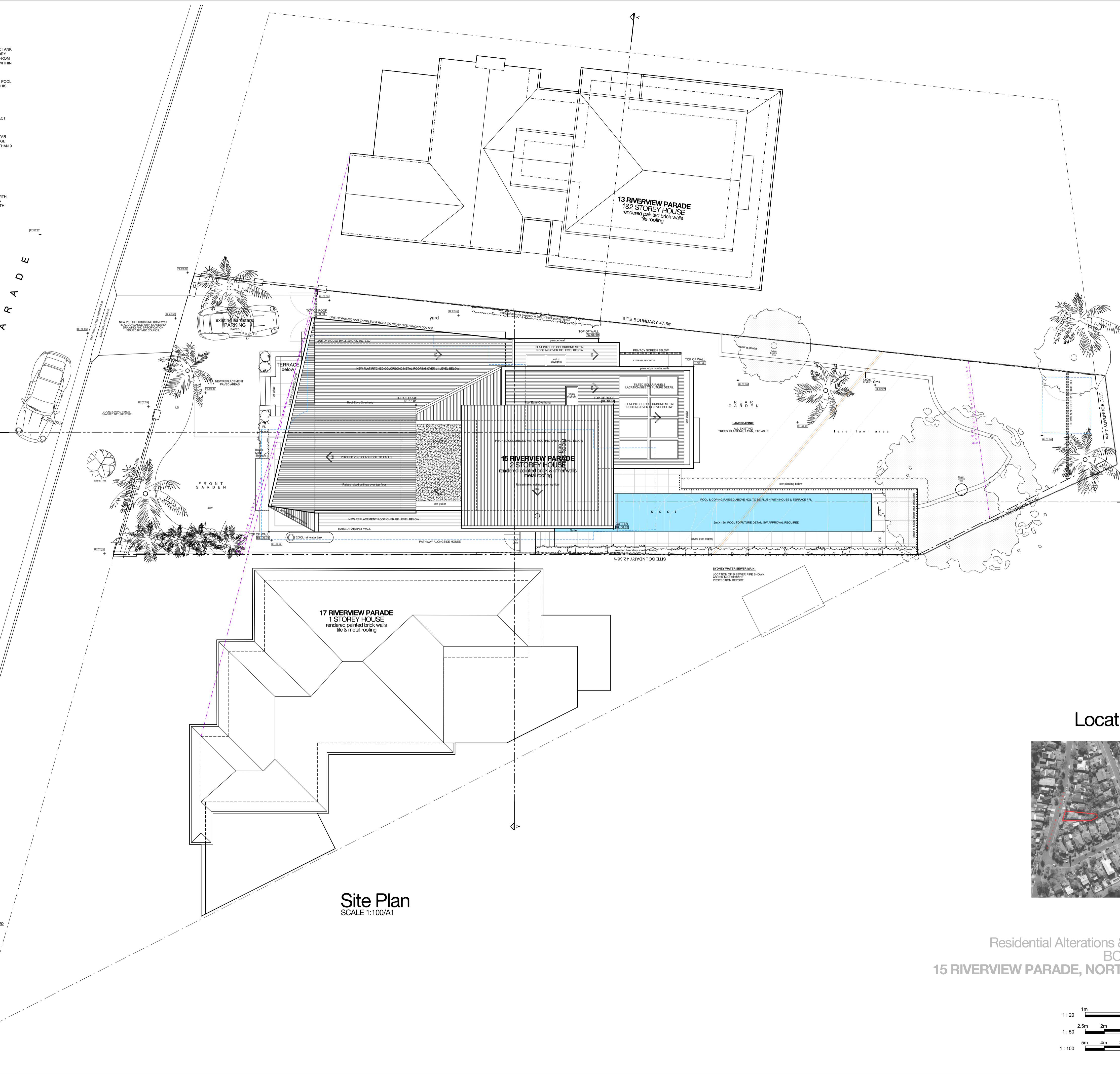
AC	AIR CONDITIONED
AD	AUSTRALIAN HEIGHT DATUM
AD	ADHESIVE
AG	AGGREGATE
AL	ALUMINIUM
AP	APPROXIMATE
BK	BRICK WALL
BM	BLOCKWORK
BT	BOTTOM OF WALL
CH	CHIMNEY
BW	BLOCKWORK WALL
CL	CENTRE LINE
CM	CONCRETE WALL
CLM	COLUMN
CP	CARPET
DM	DIMENSION
DP	DOWNPIPE
EJ	EXPANSION JOINT
F	FALL TO SOFFIT
FJ	FLOOR JOINT
FFL	FINISHED FLOOR LEVEL
FR	FIRE RESISTANT
FW	FLOOR WASTE
G	GALV
GALV	GALVANIZED
NWS	NOT WATER SYSTEM
LS	LANDSCAPING
LV	LOUVER
MR	METAL ROOFING
MV	MECHANICAL VENTILATION
NL	NATURAL GROUND LEVEL
NTS	NOT TO SCALE
OPC	OFF FORM CONCRETE
OSG	ON SITE GRANITE
OSG	ON SITE GRANITE
PH	OVER HEAD
PL	PLASTERBOARD
PL	PLASTER
PW	PLASTERBOARD WALL
REF	REFERENCE
RW	RENDERED & PAINTED WALL
RWM	RAIN WATER MAIN
RWP	RAIN WATER PIPE
RL	REDUCED LEVEL
RC	REINFORCED CONCRETE
SB	MAIN ELECTRICAL SWITCH BOARD
SB	STEEL COLUMN
SD	SHOWER DOOR
SPEC	SPECIFICATION
SS	SHINE SS STEEL
SW	STONE WALL
SWP	STORM WATER PIT
T	TIMBER DECKING
TOW	TOP OF WALL
US	UNDERSIDE
V	VENTILATION
WPM	WATER PROOFING MEMBRANE

DRAWING SYMBOLS

Window symbol	WINDOW LABEL
Door symbol	DOOR LABEL
Joinery symbol	JOINERY DETAIL REFERENCE
Section symbol	PLAN / SECTION REFERENCE
Section lines symbol	SECTION LINES
Room labels symbol	ROOM LABELS & FLOOR FINISH
Floor levels symbol	FLOOR LEVELS
Roof levels symbol	TOP OF STRUCTURE RLS

DRAWING LIST

DWG NO.	DRAWING NAME	ISSUE	REVISION NO.	SCALE	DATE ISSUED
ARCHITECTURAL DRAWINGS					
GENERAL					
A.01	TITLE PAGE & SITE PLAN	DA	G	1:100	19.09.2022
E.02	EXISTING GROUND FLOOR DEMO PLAN				
E.03	EXISTING FIRST FLOOR DEMO PLAN				
A.04	PROPOSED GROUND FLOOR PLAN				
A.05	PROPOSED FIRST FLOOR PLAN				
A.06	ROOF PLAN				
A.07	SECTIONS X-X & Y-Y				
A.08	ELEVATIONS				
A.09	SECTIONS X-X & Y-Y				
A.10	ELEVATIONS				
OTHER					
AA.100	FLOOD AREA CALCULATION PLANS				
DA.200	AREA CALCULATION PLANS				



LEGEND

Demolition symbol	DEMOLITION
Existing walls symbol	EXISTING HOUSE WALLS
Proposed walls symbol	PROPOSED ALTS & ADDS WALLS
Proposed extension symbol	PROPOSED HOUSE EXTENSION
Neighbouring buildings symbol	NEIGHBOURING BUILDINGS
Floor symbol	FLOOR
Floor symbol	FLOOR
Floor symbol	FLOOR
Floor symbol	FLOOR
Roof symbol	ROOF
Concrete symbol	CONCRETE
Swimming pool symbol	SWIMMING POOL
Landscaping symbol	LANDSCAPING

NOTES

- SITE SURVEY INFORMATION:**
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE TSS SURVEY PLANS #201738. REFER TO THE SURVEY DRAWING TO CONFIRM DIMENSIONS, SETTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY TSS SURVEY PLANS #201738 TO BE CONFIRMED ON SITE BY SURVEY BEFORE CONSTRUCTION COMMENCES.
- COORDINATION:**
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES WITH THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- DETAIL DRAWINGS:**
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E.1	10.09.2021	PRELIMINARY (AMENDED)
F	25.05.2022	DA CONSULTANT ISSUE
G	01.09.2022	DA

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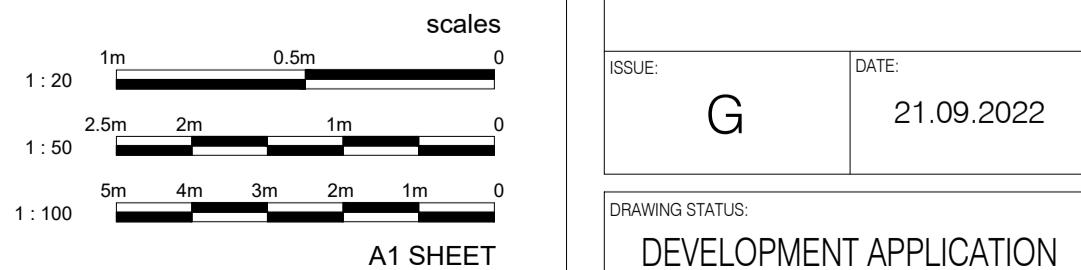
NSW REGISTERED ARCHITECT #7435

NOMINATED ARCHITECT: Eugene du Plessis

Location Plan
N.T.S.



House Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



DRAWN:	CHECKED:
E DU PLESSIS	H DU PLESSIS

SCALE:	DATE:
1:100 [A1]	21.09.2022

DRAWING STATUS: DEVELOPMENT APPLICATION

DEMOLITION NOTES

- CONTRACTOR TO VERIFY ON SITE ALL EXISTING HOUSE & BUILDING, SOIL & OTHER CONDITIONS PRIOR TO STARTING DEMOLITION.
- REMOVE ALL WALLS, WINDOWS, DOORS, FRAMES, FIXTURES, FINISHES ETC AS INDICATED ON DEMO DRAWINGS INCLUDING CEILING, LIGHTS, UTILITIES, ETC AS REQUIRED AND AS TYPICAL THROUGHOUT DEMO ZONE.
- REFER TO STRUCTURAL ENGINEER DRAWINGS & DETAILS FOR ALL BEAM, LINTEL & OTHER STRUCTURAL SUPPORT OF THE EXISTING.
- PLAN ALL DEMOLITION WORK FOR MINIMAL DISRUPTIONS TO PARTS OF THE EXISTING BUILDING STRUCTURES TO BE RETAINED.
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- REFER TO WASTE MANAGEMENT PLAN TO BE PREPARED BY THE CONTRACTOR FOR ALL THE CONSTRUCTION STAGES OF THE PROJECT.
- ALL DEMOLITION REMOVAL FROM THE STREET SIDE AND AS PER FUTURE SITE CONSTRUCTION MANAGEMENT PLAN BY BUILDER.
- CONTACT THE DESIGN ENGINEER TO INSPECT THE SITE POST DEMOLITION/EXCAVATION.

LEGEND

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E	03.09.2021	PRELIMINARY
E.1	13.09.2021	PRELIMINARY (AMENDED)
F	25.09.2022	DA CONSULTANT ISSUE
G	21.09.2022	DA

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 NSW REGISTERED ARCHITECT #7435
 NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
EXISTING GROUND FLOOR DEMOLITION PLAN

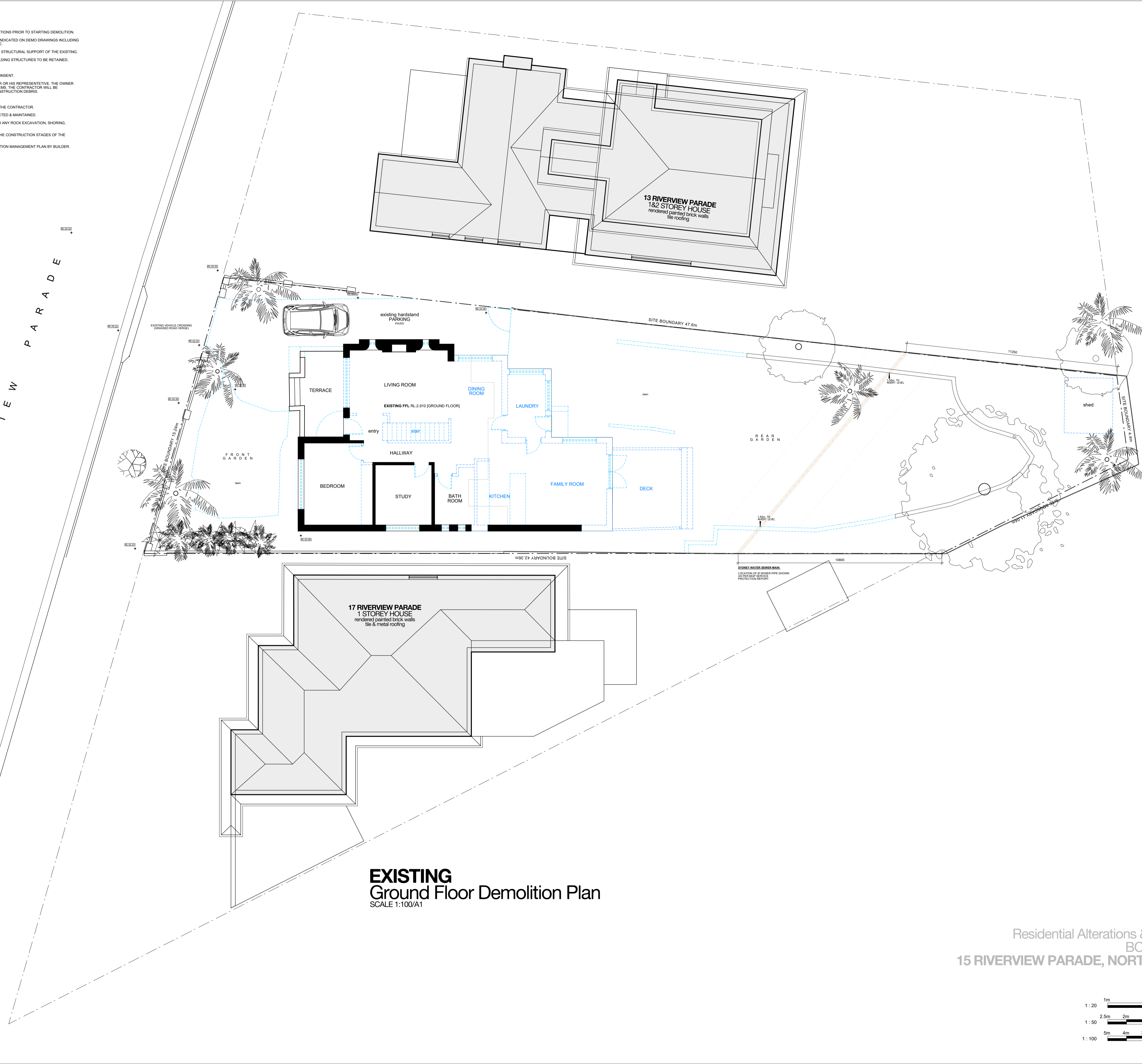
DRAWN: E DU PLESSIS
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SCALE:
1:100 [A1]

DRAWING NO:
E.02

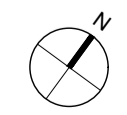
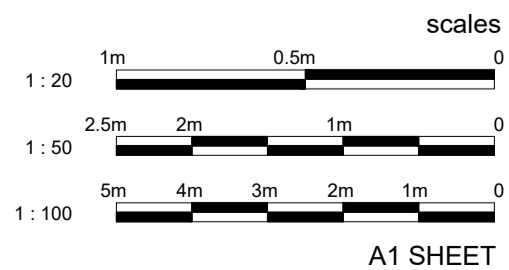
ISSUE: **G** DATE: **21.09.2022**

DRAWING STATUS:
DEVELOPMENT APPLICATION



EXISTING
 Ground Floor Demolition Plan
 SCALE 1:100/A1

House
 Residential Alterations & Additions
 BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
 D.P. 366644
 SITE AREA 580.6m²



DEMOLITION NOTES

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EXISTING FIRST FLOOR DEMOLITION PLAN

DRAWN: E DU PLESSIS
CHECKED: H DU PLESSIS

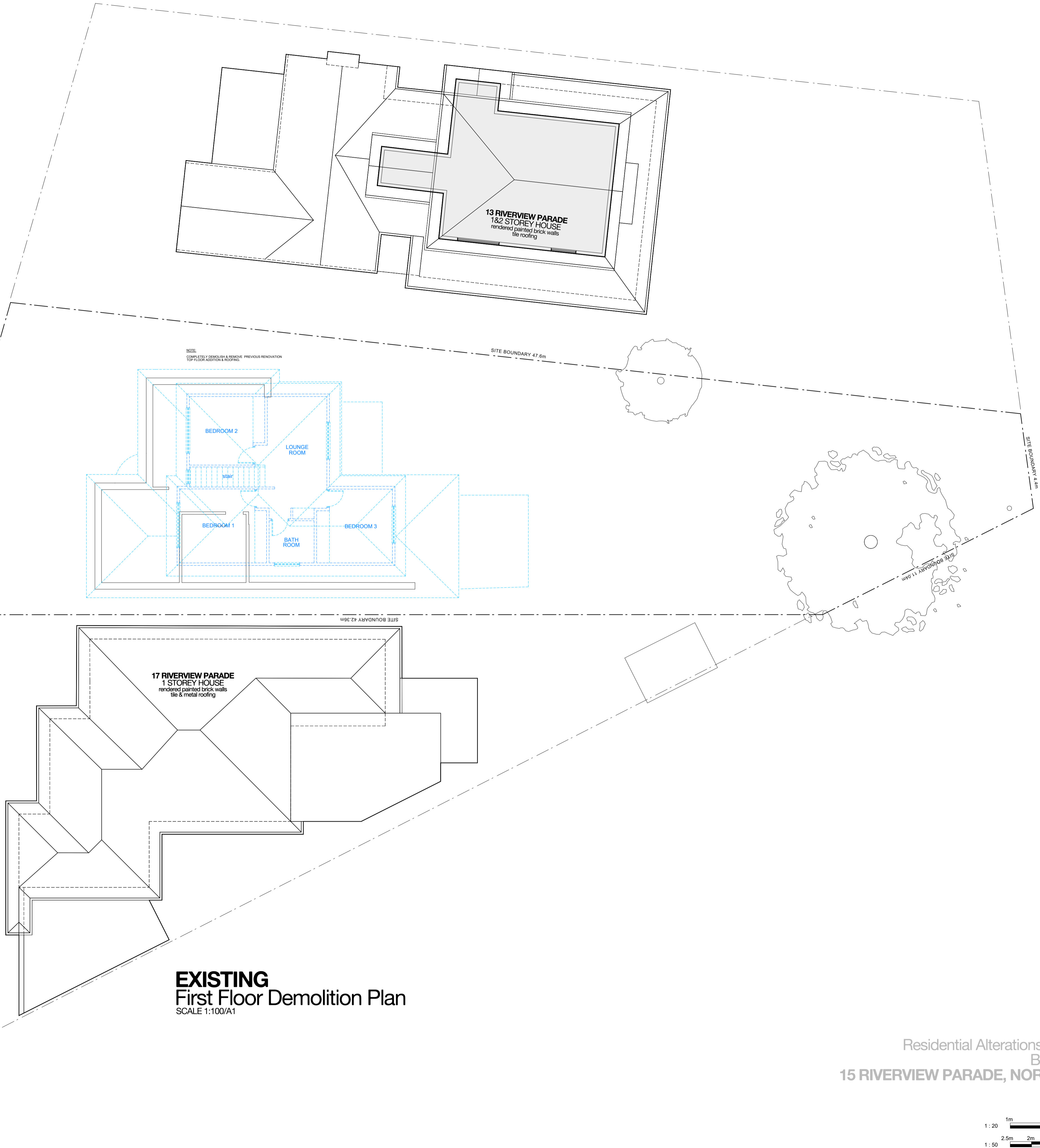
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DRAWING NO:
E.03

ISSUE: **G**
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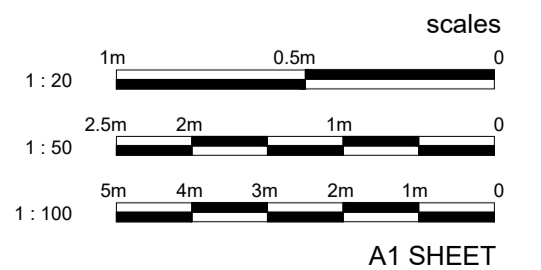
DRAWING STATUS:
DEVELOPMENT APPLICATION

15 RIVERVIEW PARADE



EXISTING First Floor Demolition Plan
SCALE 1:100/A1

House Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



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READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED DA BASIX CERTIFICATE.

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NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILINGS/ROOFS TO BE:
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- EXTERNAL WALL: FRAMED: R1.15 - R1.30 (OR R1.70 INCLUDING CONSTRUCTION);
- ROOF: FRAMED: CEILING: R1.00 (UP), ROOF: F0.50 (DOWN).
NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORBANCE 0.475 - 0.7

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LEGEND

- DEMOLITION
EXISTING HOUSE WALLS & OTHER TO BE DEMOLISHED
- EXISTING HOUSE WALLS
MASONRY, P BOARD, ETC WALLS ETC TO BE RETAINED
- PROPOSED ALTS & ADDS WALLS
NEW WALLS AS SELECTED TO FUTURE DETAIL
- PROPOSED HOUSE EXTENSION
ADDITIONAL CROSS SECTION AREA / BLD BULK
- NEIGHBOURING BUILDINGS
ADJOINING HOUSES
- FLOOR
SELECTED HARDWOOD TIMBER FLOORING
- FLOOR
SELECTED TILES & SET-OUT TO DETAIL
- FLOOR
SELECTED PAVERS TO FALLS
- FLOOR
SELECTED CARPET OVER ACOUSTIC UNDERLAY
- ROOF
COLORBOND METAL ROOFING TO FALLS
- CONCRETE
GFF FORM REINFORCED CONCRETE AS INDICATED
- SWIMMING POOL
POOL TO STANDARDS AND TO FUTURE DETAIL
- LANDSCAPING
EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS IS

NOTES

• SITE SURVEY INFORMATION:
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE TSS SURVEY PLANS #201738. REFER TO THE SURVEY DRAWING TO CONFIRM DIMENSIONS, SETTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY TSS SURVEY PLANS #201738-2 TO BE CONFIRMED ON SITE BY SUBSEQUENT CONSTRUCTION COMMENCEMENT.

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ISSUE	DATE	DESCRIPTION
A	16.01.2021	PRELIMINARY
B	19.02.2021	PRELIMINARY
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E.1	10.09.2021	PRELIMINARY (AMENDED)
F	25.09.2022	DA CONSULTANT ISSUE
G	21.09.2022	DA

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

MEASURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

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**DU PLESSIS
+ DU PLESSIS ARCHITECTS**

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BALGOWLAH HEIGHTS NSW 2093
0403944576
e@droom.com.au
www.droom.com.au
NSW
REGISTERED
ARCHITECT
#7435
NOMINATED
ARCHITECT:
Eugene du Plessis

PROJECT TITLE:
**HOETMER
House Alterations & Additions**

CLIENT:
**Ken & Meaghan
Hoetmer**

ADDRESS:
**15 Riverview Parade
North Manly NSW 2100**

DRAWING TITLE:
**GROUND
FLOOR PLAN**

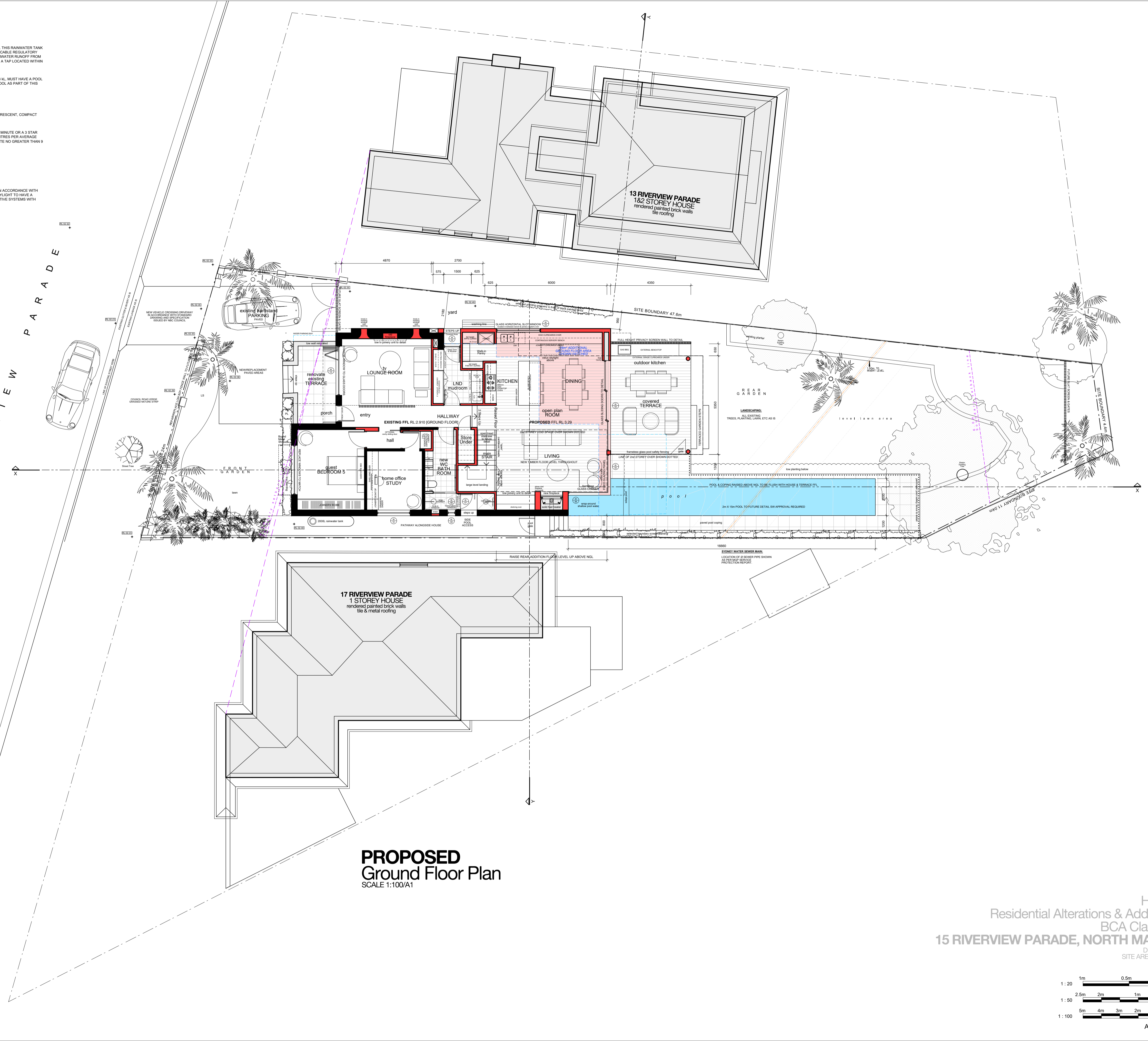
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E DU PLESSIS	H DU PLESSIS

SCALE:
1:100 [A1]

DRAWING NO:
A.04

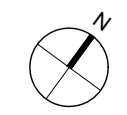
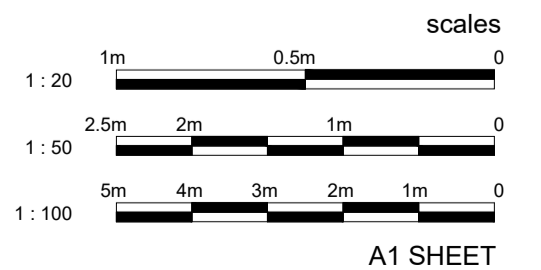
ISSUE:	DATE:
G	21.09.2021

DRAWING STATUS:
DEVELOPMENT APPLICATION



**PROPOSED
Ground Floor Plan**
SCALE 1:100/A1

House
Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



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- LEVELS AS PER SURVEY PLAN

NOTES

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20 MULGOWRIE CRESCENT
BALGOWLAH HEIGHTS NSW 2093
0403944576
e@droom.com.au
www.droom.com.au
NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN: E DU PLESSIS
CHECKED: H DU PLESSIS

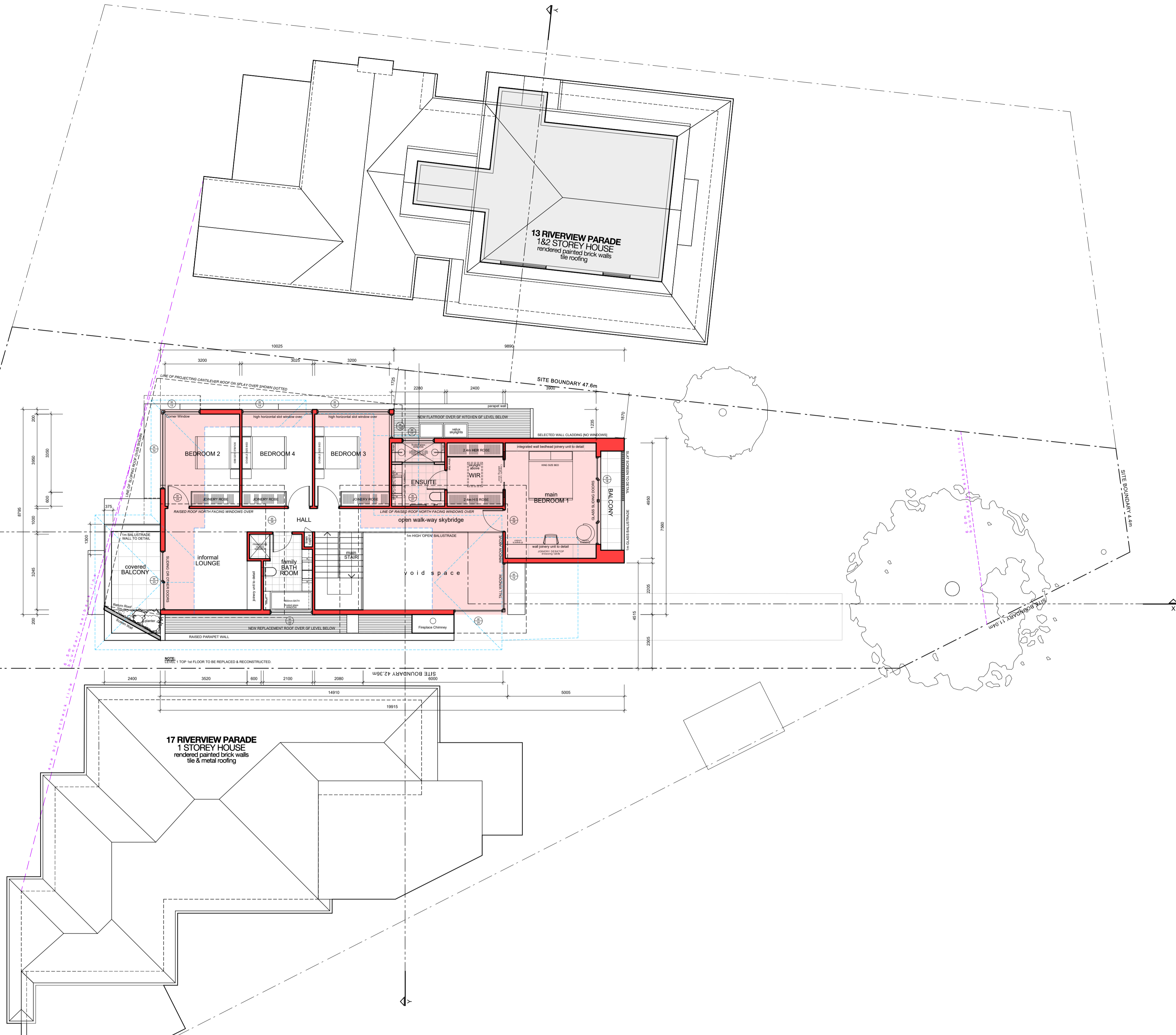
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DRAWING NO:
A.05

ISSUE: **G** DATE: **21.09.2022**

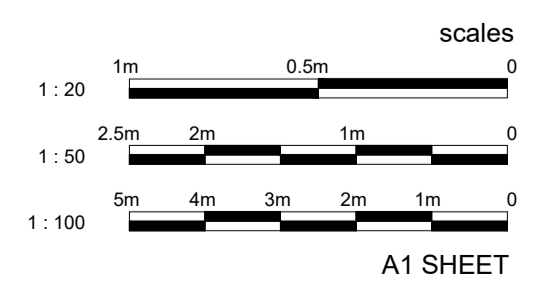
DRAWING STATUS:
DEVELOPMENT APPLICATION

15 RIVERVIEW PARADE



PROPOSED
First Floor Plan
SCALE 1:100/A1

House Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



A1 SHEET

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PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
ROOF PLAN

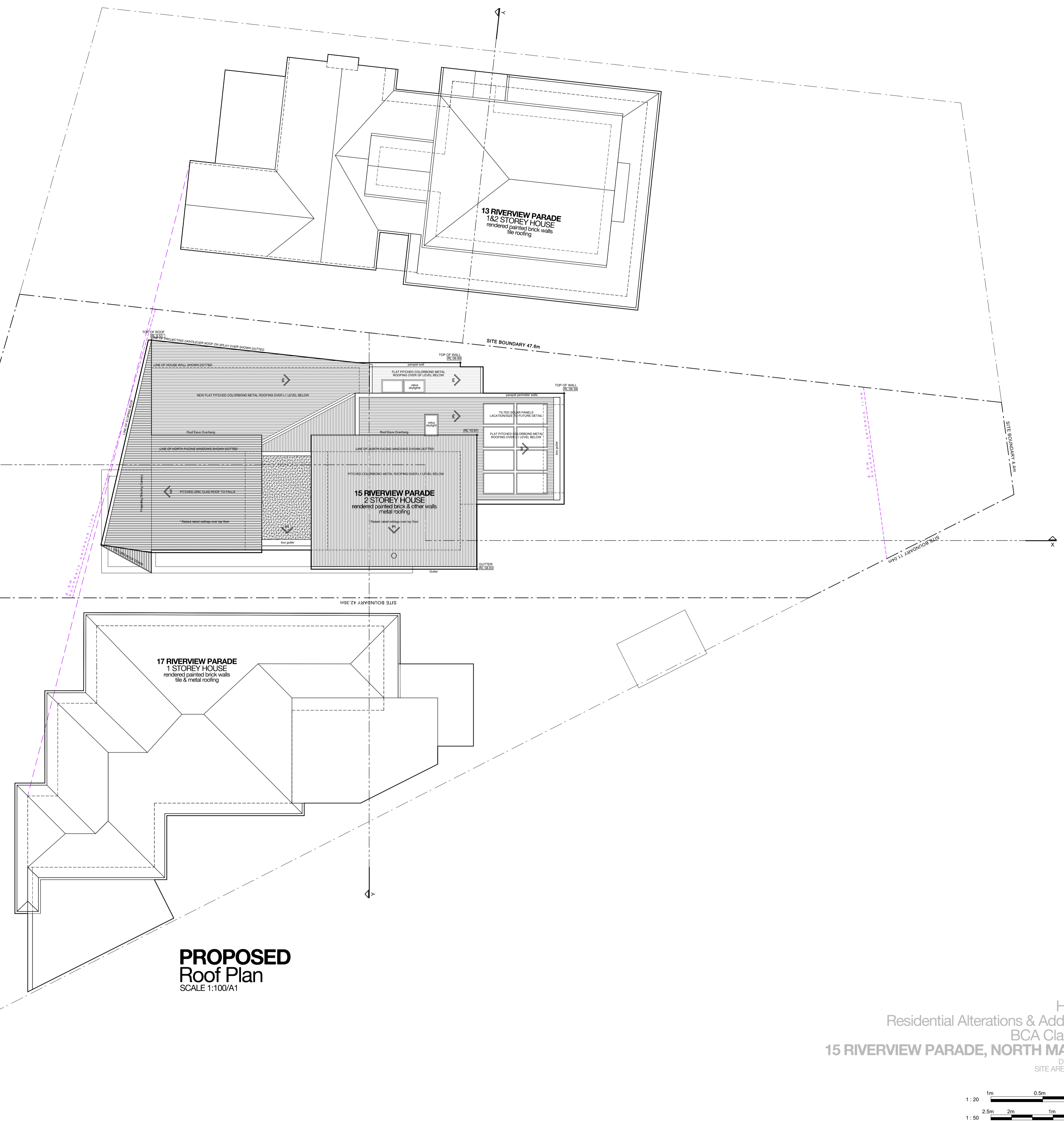
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CHECKED: H DU PLESSIS

SCALE:
1:100 [A1]

DRAWING NO:
A.06

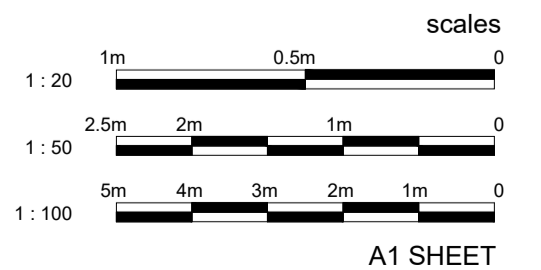
ISSUE: G
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DRAWING STATUS:
DEVELOPMENT APPLICATION

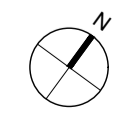


PROPOSED Roof Plan
SCALE 1:100/A1

House Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



A1 SHEET



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NEW WALLS AS SELECTED TO FUTURE DETAIL
- PROPOSED HOUSE EXTENSION
ADDITIONAL GROSS FLOOR AREA / BLD BULK
ADJOINING HOUSES
- NEIGHBOURING BUILDINGS
ADJOINING HOUSES
- FLOOR
SELECTED HARDWOOD TIMBER FLOORING
- FLOOR
SELECTED TILES & SET-OUT TO DETAIL
- FLOOR
SELECTED PAVERS TO FALLS
- FLOOR
SELECTED CARPET OVER ACOUSTIC UNDERLAY
- ROOF
COLORBOND METAL ROOFING TO FALLS
- CONCRETE
C/CFF FORM REINFORCED CONCRETE AS INDICATED
- SWIMMING POOL
POOL TO STANDARDS AND TO FUTURE DETAIL
- LANDSCAPING
EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS IS

NOTES

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E.1	13.09.2021	PRELIMINARY (AMENDED)
F	25.09.2022	DA CONSULTANT ISSUE
G	25.09.2022	DA

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www.droom.com.au
NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE
SECTION X-X SECTIONS Y-Y

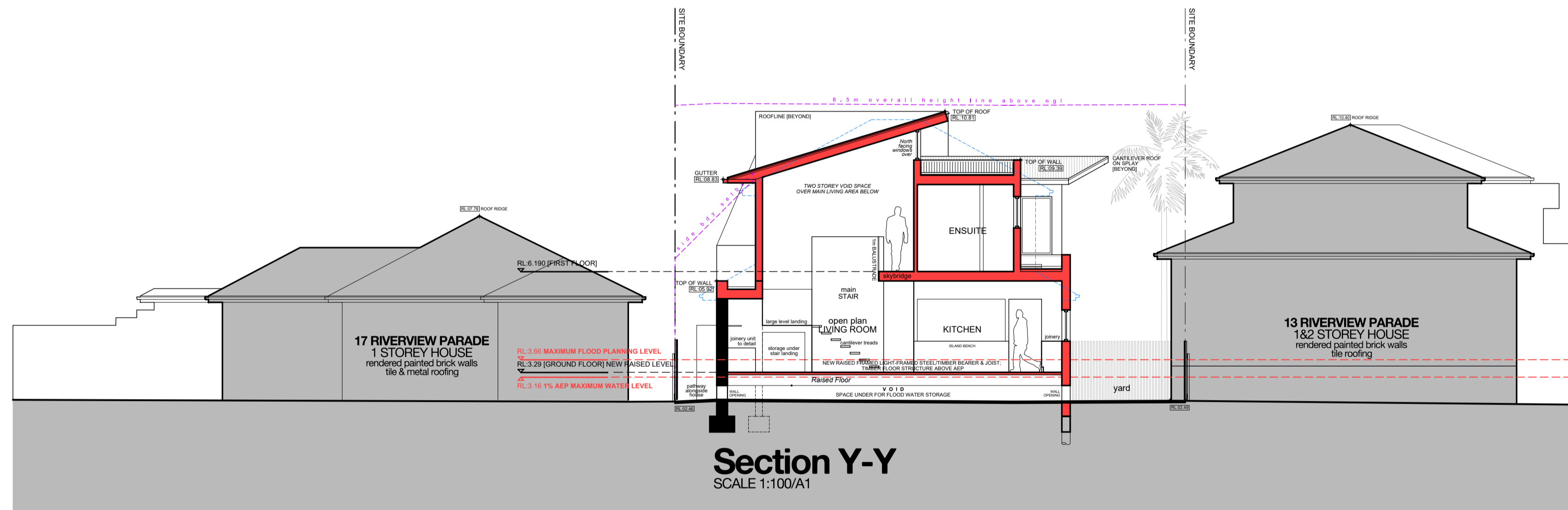
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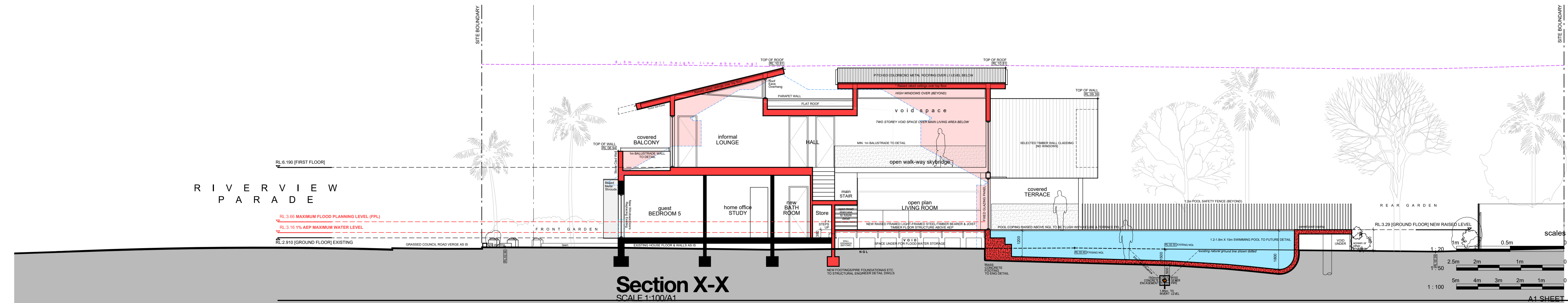
DRAWING NO: A.07

ISSUE: G **DATE:** 21.09.2021

DRAWING STATUS: DEVELOPMENT APPLICATION



Section Y-Y
SCALE 1:100/A1



Section X-X
SCALE 1:100/A1

BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED DA BASIX CERTIFICATE.

RAINWATER TANK:
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1000 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 RAINWATER RUNOFF FROM AT LEAST 60% OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10m OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL:
THE SWIMMING POOL MUST BE OUTDOORS. MUST NOT HAVE A CAPACITY LARGER THAN 38 KL. MUST HAVE A POOL PUMP TIMER, AND APPLICANT TO INSTALL SOLAR HEATING SYSTEM FOR THE SWIMMING POOL AS PART OF THIS DEVELOPMENT.

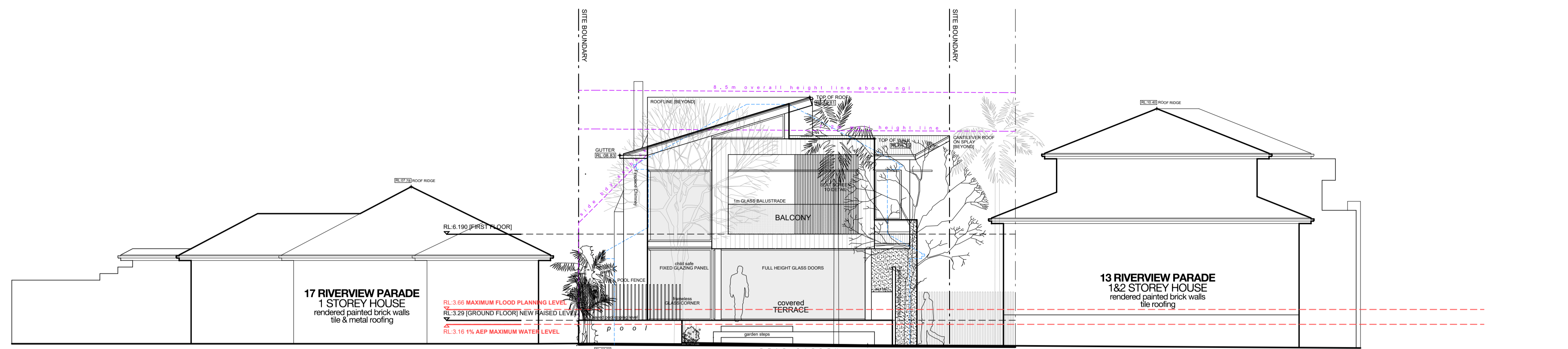
HOT WATER:
A NEW ELECTRIC HOT WATER SYSTEM MUST BE INSTALLED.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

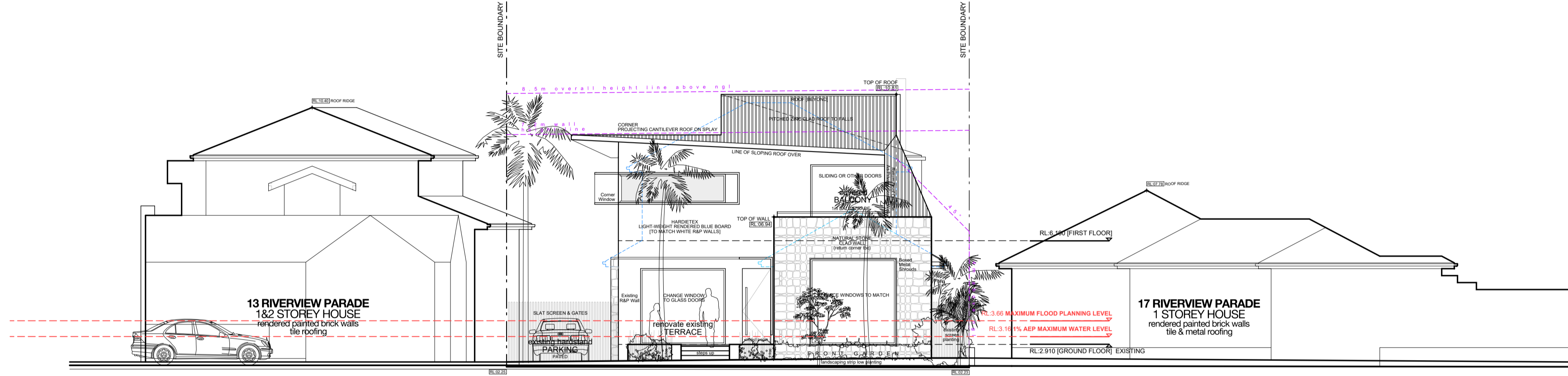
FIXTURES:
ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 8 L PER MINUTE OR A 3 STAR WATER RATING. NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 L PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION:
NEW OR ALTERED CONSTRUCTION OF FLOORS, WALLS AND CEILING ROOFS TO BE:
- SUSPENDED FLOOR FRAMED: R1.00 (OR R1.10 INCLUDING CONSTRUCTION)
- EXTERNAL WALL FRAMED: R1.10 - R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
- ROOF FRAMED: CEILING R1.00 (UP), ROOF: R1.50 (INCLUDING CONSTRUCTION)
NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE 0.475 - 0.7

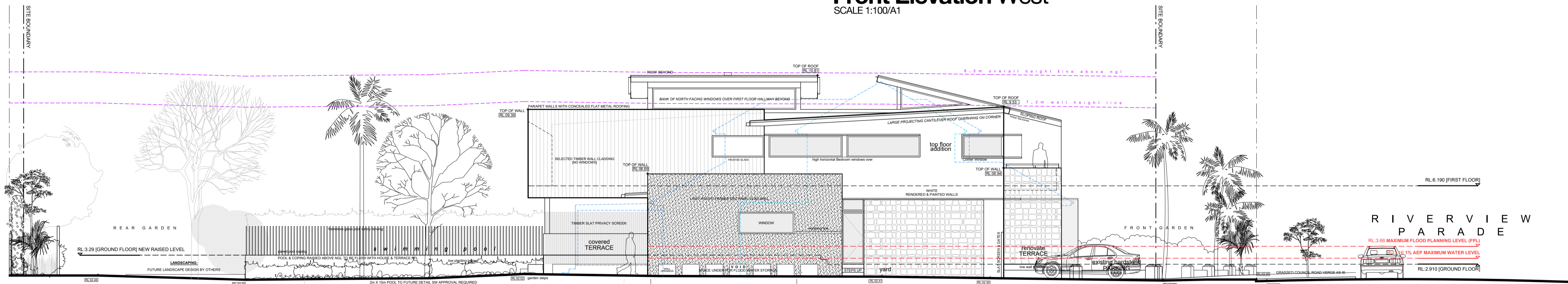
WINDOWS, GLAZED DOORS AND SKYLIGHTS:
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SKYLIGHTS DEVICES, IN ACCORDANCE WITH SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE. EACH WINDOW, GLAZED DOOR OR SKYLIGHT TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.



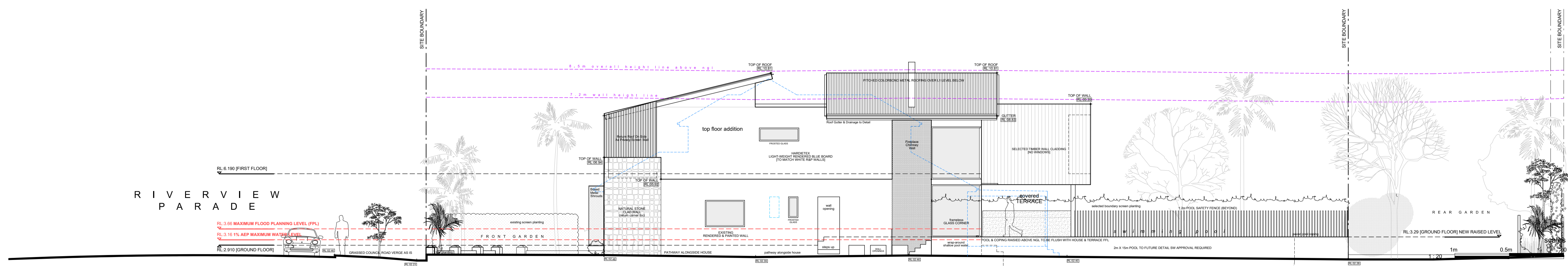
Rear Elevation East
SCALE 1:100/A1



Front Elevation West
SCALE 1:100/A1



Side Elevation North
SCALE 1:100/A1



Side Elevation South
SCALE 1:100/A1

LEGEND

- DEMOLITION
- EXISTING HOUSE WALLS & OTHER TO BE DEMOLISHED
- EXISTING HOUSE WALLS
- MASONRY, P BOARD, ETC WALLS ETC TO BE RETAINED
- PROPOSED ALTS & ADDS WALLS
- NEW WALLS AS SELECTED TO FUTURE DETAIL
- PROPOSED HOUSE EXTENSION
- ADJOINING AREAS / BLD BULK
- NEIGHBOURING BUILDINGS
- ADJOINING HOUSES
- FLOOR
- SELECTED HARDWOOD TIMBER FLOORING
- FLOOR
- SELECTED TILES & SET-OUT TO DETAIL
- FLOOR
- SELECTED PAVERS TO FALLS
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- COLORBOND METAL ROOFING TO FALLS
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- SWIMMING POOL
- POOL TO STANDARDS AND TO FUTURE DETAIL
- LANDSCAPING
- EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS IS

NOTES

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NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
HOUSE ELEVATIONS

DRAWN: E DU PLESSIS
CHECKED: H DU PLESSIS

SCALE:
1:100 [A1]

DRAWING NO:
A.08

ISSUE: **G**
DATE: **21.09.2022**

DRAWING STATUS:
DEVELOPMENT APPLICATION

FLOOD INFORMATION

LEGEND

- BUILDING, EXISTING HOUSE SITE STRUCTURES ON GROUND (AS IS)
 - PORTION OF PROPOSED BLD & OTHER ABOVE GROUND SITE STRUCTURES RAISED UP ABOVE NGL FOR FLOOD
 - BUILDING NEW SWIMMING POOL IN GROUND (NEW)
 - SITE FLOOD STORAGE AREA INCLUDING AREAS BELOW GROUND LEVEL FLOOR TO ALLOW STORAGE OF FLOOD WATERS UNDERNEATH
- EXISTING SITE STORAGE AREA CALCULATION**
- 180 sqm SITE AREA
 - 144 sqm EXISTING HOUSE (ON GROUND)
 - 436 sqm EXISTING SITE FLOOD WATER STORAGE AREA
- PROPOSED SITE STORAGE AREA CALCULATION**
- 580 sqm SITE AREA
 - 696 sqm PART OF EXISTING HOUSE (RETAINED (ON GROUND)
 - 531 sqm NEW SWIMMING POOL (ON GROUND)
 - 458 sqm PROPOSED SITE FLOOD WATER STORAGE AREA
- Note: Net loss of overall site flood storage area as a result of the redevelopment of the site.

NOTES

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NSW REGISTERED ARCHITECT #7435

NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE

HOETMER House Alterations & Additions

CLIENT: Ken & Meaghan Hoetmer

ADDRESS: 15 Riverview Parade North Manly NSW 2100

DRAWING TITLE: FLOOD PLANS

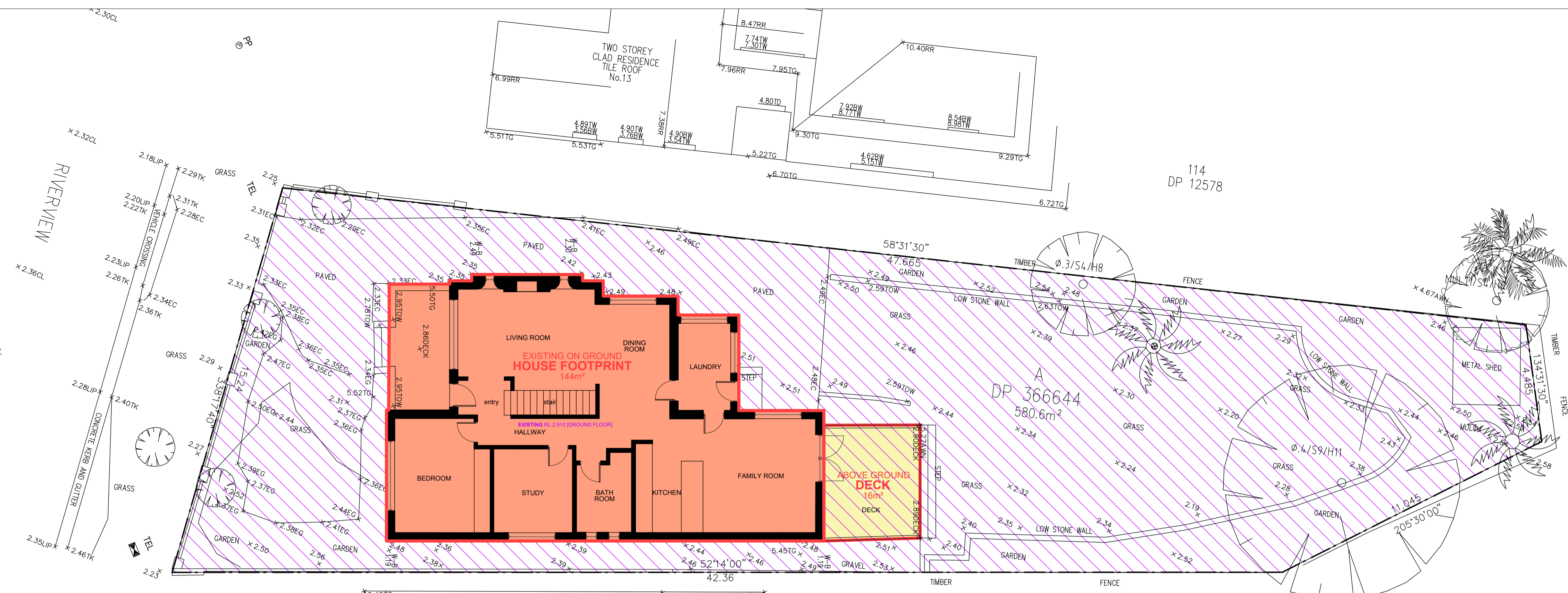
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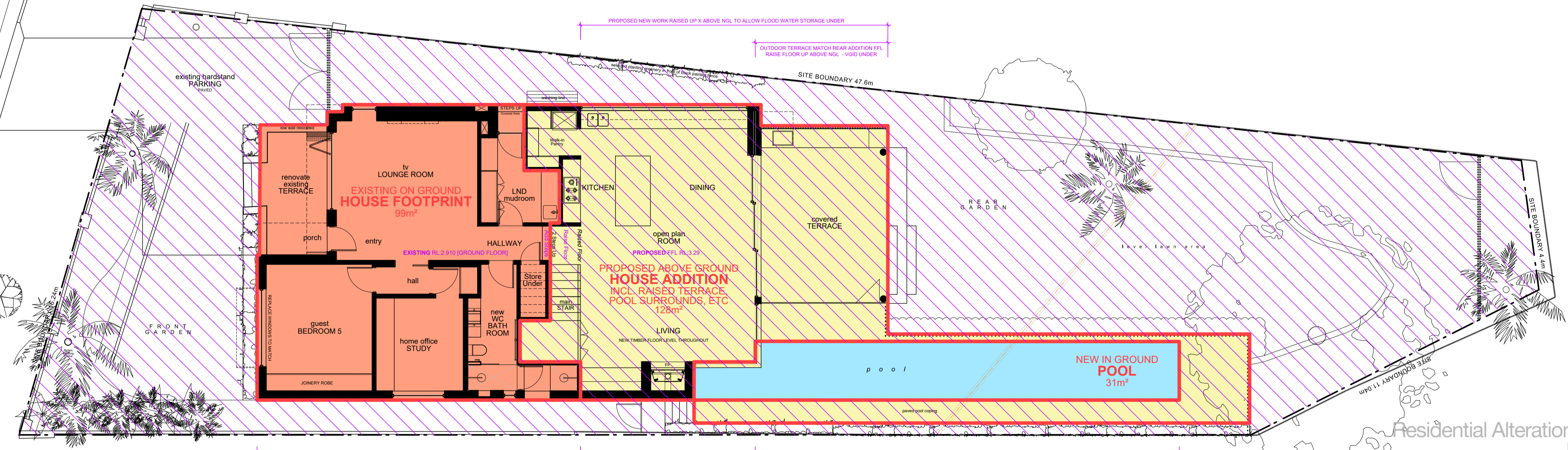
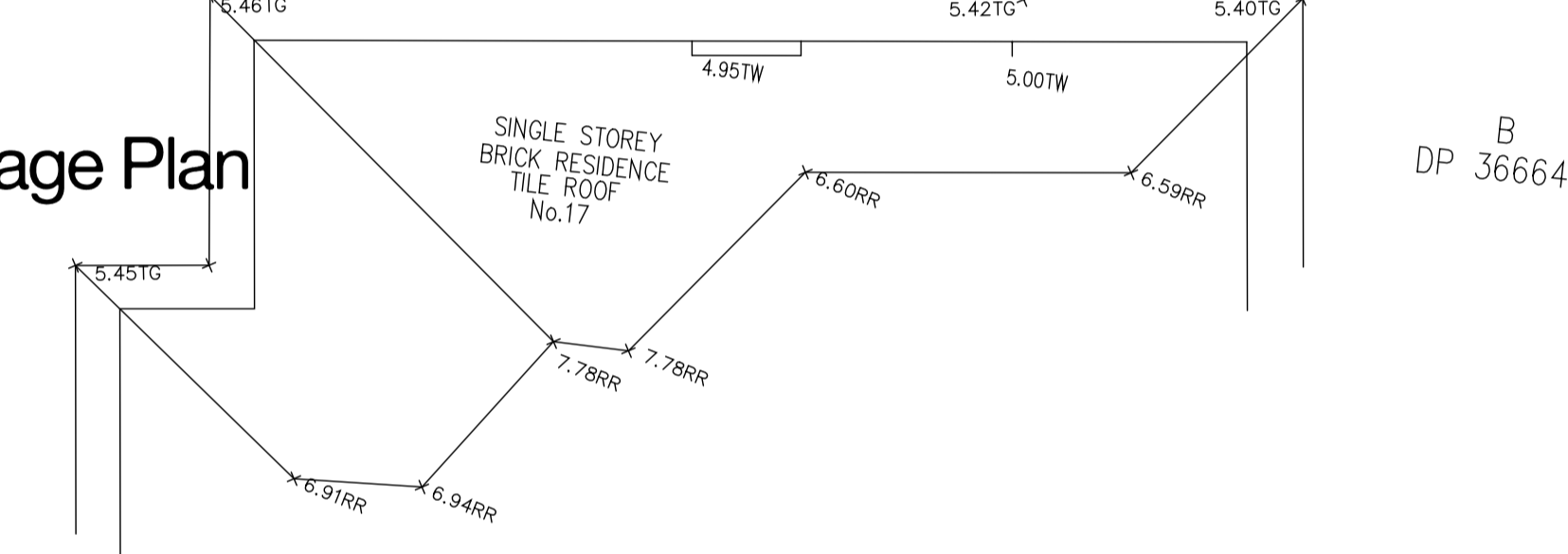
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ISSUE: G DATE: 21.09.2021

DRAWING STATUS: DEVELOPMENT APPLICATION

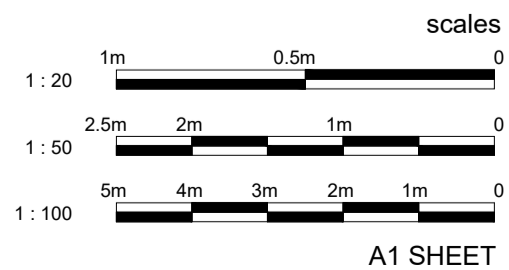


EXISTING Flood Storage Plan
SCALE 1:100/A1

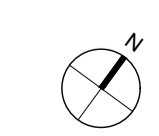


PROPOSED Flood Storage Plan
SCALE 1:100/A1

House Residential Alterations & Additions
BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
D.P. 366644
SITE AREA 580.6m²



A1 SHEET



PROPOSED LANDSCAPED AREA

LANDSCAPE OPEN SPACE (LOS) AREA CALCULATIONS

FRONT GARDEN	056.8m ²
REAR GARDEN	105.8m ²
POOL	031.4m ²
Total	294.0m²

PROPOSED LOS	268.4m²
SITE AREA	580.0m²

PROPOSED LANDSCAPE OPEN SPACE AREA = 44% (DCP Requirement 40%)

NOTE:
 DA PROPOSAL 4% INCREASE IN OVERALL SITE LANDSCAPE AREA (Paved areas, shed, etc removed).
 DA PROPOSAL MAY INCLUDE 6% POS THE LANDSCAPE AREA THEREFORE 50% LOS

LEGEND

- SITE BOUNDARY AS PER SITE SURVEY PLAN
- LANDSCAPED AREA AS PER NBC COUNCIL LEP DEFINITION

NOTES

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 NOMINATED ARCHITECT Eugene du Plessis

PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
COUNCIL LOS AREA CALCULATION PLAN

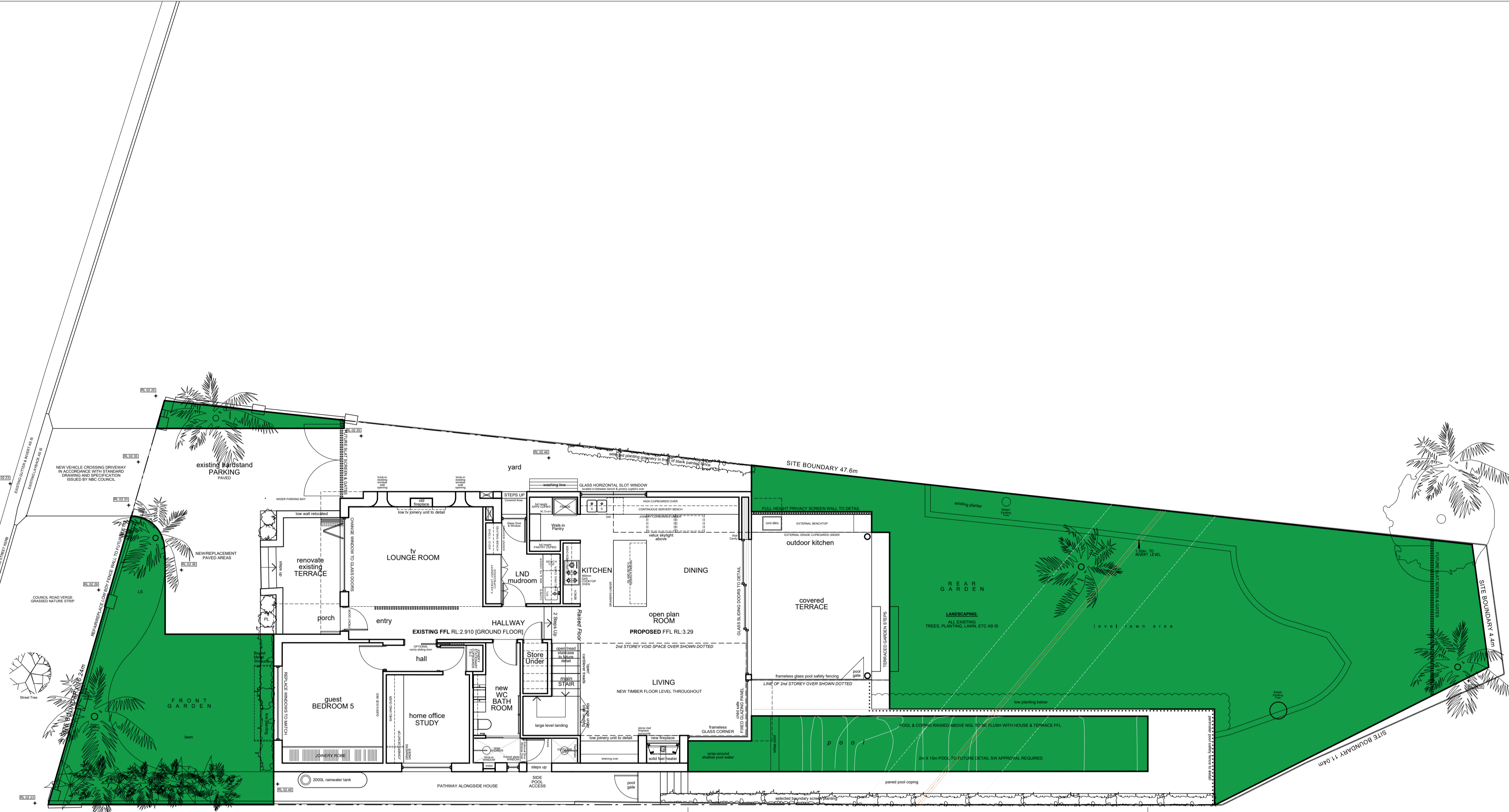
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DRAWING NO:
DA.200

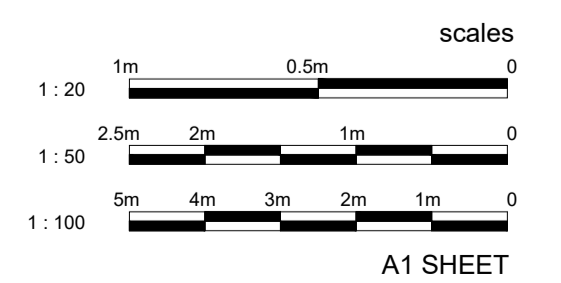
ISSUE: G	DATE: 21.09.2021
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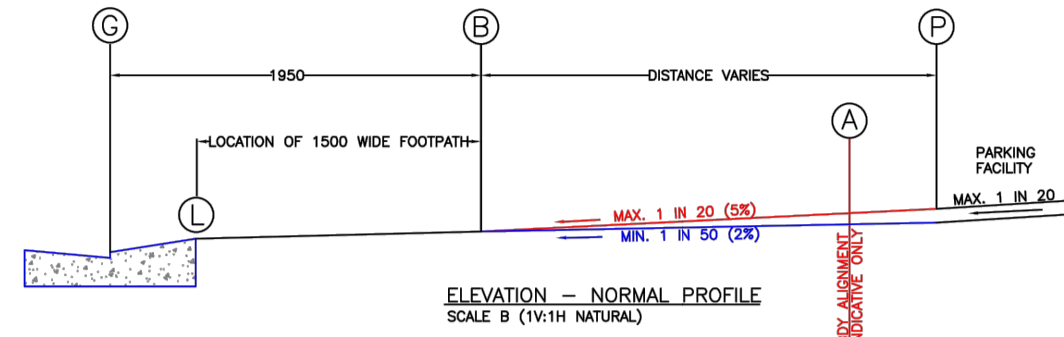
DRAWING STATUS:
DEVELOPMENT APPLICATION



COUNCIL LOS Area Calculation Plan
 SCALE 1:100/A1

House Residential Alterations & Additions
 BCA Class 1a
15 RIVERVIEW PARADE, NORTH MANLY
 D.P. 366644
 SITE AREA 580.6m²





POINT	MARK	NOTE
A	1500mm ABOVE GUTTER INVERT	1500mm ABOVE GUTTER INVERT
B	1500mm FROM GUTTER INVERT	1500mm FROM GUTTER INVERT
C	BOUNDARY ALIGNMENT	BOUNDARY ALIGNMENT
L	LOCATION OF 1500 WIDE FOOTPATH	LOCATION OF 1500 WIDE FOOTPATH
P	PARKING FACILITY	PARKING FACILITY

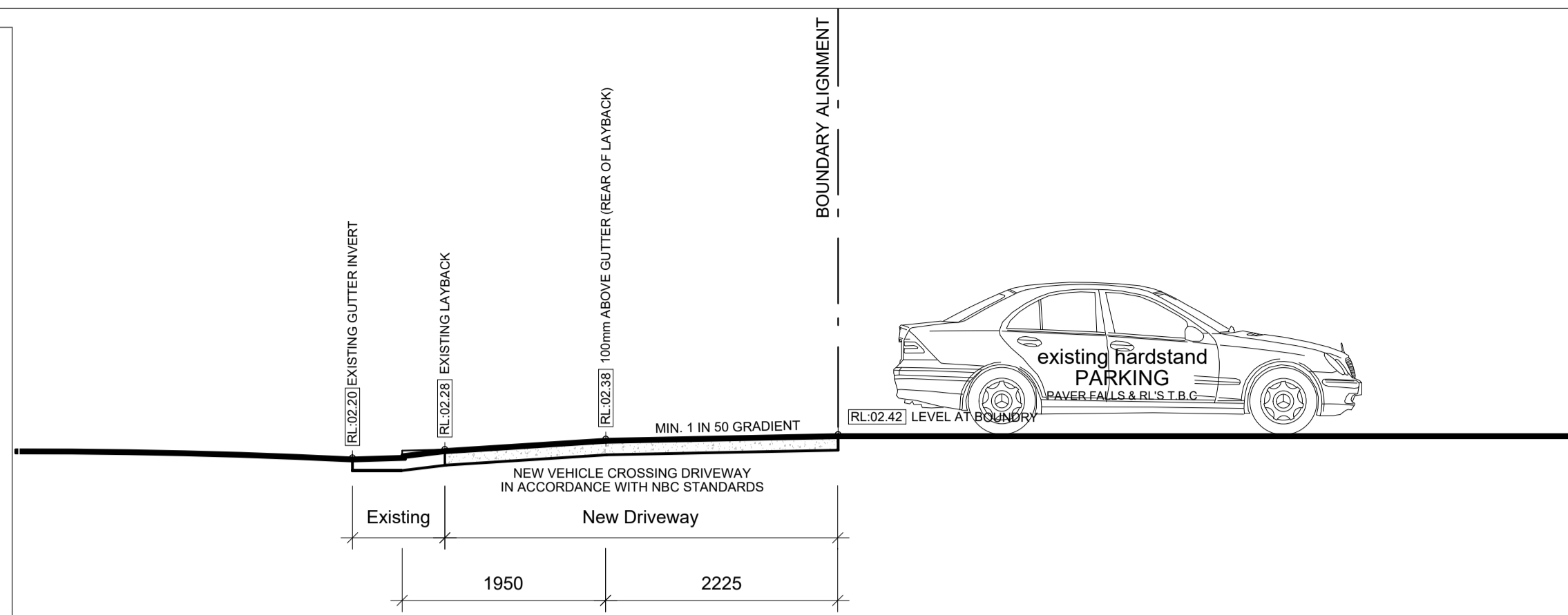
- | CONCRETE DRIVEWAY NOTES | VEHICLE CROSSING CONSTRUCTION NOTES | IMPORTANT DRIVEWAY DESIGN NOTES |
|--|--|--|
| <ol style="list-style-type: none"> LAYBACK AND GUTTER SHALL BE CONSTRUCTED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL. THE MINIMUM COMPRESSIVE STRENGTH FOR DRIVEWAYS SHALL BE 20MPa AT 28 DAYS. FOR CURBWORK, OR FOOTPATH DRIVEWAYS THE SLAB DEPTH SHALL BE INCREASED TO MINIMUM OF 100mm WITH SLEED STEEL MESH AND TOP COVER OF 20mm. THE SURFACE SHALL BE EVEN COMPACTED USING A VIBRATORY COMPACTOR EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL. ALL VEHICLE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEVELS AND PROFILES ISSUED BY COUNCIL AND MUST COMPLY WITH AVOID 2800x1200mm TOP STREET CAR PARKING CODE. ALL WORKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS AND SPECIFICATIONS ISSUED BY COUNCIL. WHERE COUNCIL OR ITS REPRESENTATIVE OBJECTS THAT THE GUTTER IS TO BE REMOVED, THE CONTRACTOR IS TO PLACE A 20mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE REAR AND/OR LAYBACK. WHERE COUNCIL OR ITS REPRESENTATIVE OBJECTS THAT THE GUTTER IS TO BE RELOCATED, THE CONTRACTOR IS TO PLACE A 20mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE REAR AND/OR LAYBACK. THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS MUST BE PERFORMED BY A COUNCIL APPROVED CONTRACTOR. SUBJECT TO ANY LOCAL LAWS AND MATCH IN LAYBACK WITH ROAD SURFACE TO SMOOTH TRANSITION. | <ol style="list-style-type: none"> AT LEAST 48 HOURS NOTICE OF INTENTION SHALL BE GIVEN TO COUNCIL ENGINEER TO POUR CONCRETE WITH THE ROAD RESERVE AND NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED AND AN INSPECTION NOTICE ISSUED. ALL DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CONCRETE SURFACE FINISHES AND FINISHES SHALL BE TYPED AND FINISHED LEVEL WITH THE CONCRETE SURFACE. FINISHES SHALL BE UNACCEPTABLE. THE ROAD ADJOINING THE VEHICLE CROSSING SHALL BE BATTERED AND TYPED AT A MAXIMUM GRADIENT OF 1% OR AS DIRECTED BY COUNCIL. CONCRETE FOOTPATH ADJUSTMENTS SHALL BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION AND SATISFACTORY. THE GUTTERING MUST BE THOROUGHLY COMPLETED BY THE USE OF VIBRATORY COMPACTOR EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL. VEHICLE CROSSING SLABS MUST BE POURED IN PLAIN CONCRETE. SLAB SURFACE MUST BE COVE FINISHED (OR EQUIVALENT) AND EDGES TO BE FINISHED TO MATCH SURFACE FINISHES. ALL CHANGES IN GRADE SHALL BE SCHEDULED TO ENSURE NO ROAD/SHOULDER TRANSITIONS. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 20MPa AT 28 DAYS. THE MINIMUM THICKNESS OF CONCRETE SHALL BE AS FOLLOWS: <ol style="list-style-type: none"> SHALL REPRESENTS MINIMUM THICKNESS REINFORCED WITH SLEED MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB COMPOSITION OR INDUSTRIAL THICKNESS REINFORCED WITH SLEED MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB VEHICLE CROSSING SHALL BE CONSTRUCTED PERPENDICULAR TO THE ROAD PAVEMENT UNLESS OTHERWISE INSTRUCTED BY COUNCIL. THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS ON THE ROAD RESERVE MUST BE COMPLETED BY A COUNCIL APPROVED CONTRACTOR. NO TREE ROOTS GREATER THAN 50mm IN DIAMETER ARE TO BE REMOVED UNLESS AUTHORISED BY A QUALIFIED ARBORIST. ANY ROOTS APPROVED FOR REMOVAL SHALL BE CLEAN CUT WITH SHARP TOOLS SUCH AS SECATOR, PRUNING, HANSAW, CHANGING OR SPECIALISED ROOT REMOVAL EQUIPMENT. NO TREE ROOTS GREATER THAN 50mm IN DIAMETER ARE TO BE REMOVED UNLESS AUTHORISED BY A QUALIFIED ARBORIST. THE DESIGNER SHALL NEED TO CLASH WITH COUNCIL OR SPECIALISED ROOT REMOVAL EQUIPMENT. THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT BE SUIT ALL DRIVEWAY CONFIGURATIONS. THESE STANDARD DRIVEWAY PROFILES MAY NEED TO BE MODIFIED TO SUIT THE STANDARD DRIVEWAY CONFIGURATION WHERE THE FOOTPATH MEETS THE DRIVEWAY FOR IMPROVED ACCESSIBILITY. A SECTION OF THE DRIVEWAY MAY NEED TO BE DESIGNED WITH A MINIMUM 2% CROSS-FALL GRADIENT TOWARDS THE REAR OF THE ROAD. ALSO, THE STANDARD DRIVEWAY PROFILES SHOWN HAS NOT BEEN DESIGNED TO ACCOMMODATE ANY SPECIAL NEEDS FOR EXAMPLE, IN A FLOOD PLANNING AREA WITH A MINIMUM FIVE (5) METRE ROAD CREST IS REQUIRED TO PROTECT THE ROADWAY FROM FLOODING TO MEET EXISTING OR PROPOSED CROSS FALLS OR LEVELS. THE FINAL DESIGN PROFILE MUST BE CHECKED AGAINST THE AUSTRALIAN STANDARD AL098 (2004) AND THE STREET CAR PARKING CODE FOR SHOWN AND BUTTERING. THE 20% PERCENTILE PASSENGER VEHICLE (PPV) DESIGNER SHALL NEED TO CLASH WITH COUNCIL OR SPECIALISED ROOT REMOVAL EQUIPMENT. | <ol style="list-style-type: none"> THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT BE SUIT ALL DRIVEWAY CONFIGURATIONS. THESE STANDARD DRIVEWAY PROFILES MAY NEED TO BE MODIFIED TO SUIT THE STANDARD DRIVEWAY CONFIGURATION WHERE THE FOOTPATH MEETS THE DRIVEWAY FOR IMPROVED ACCESSIBILITY. A SECTION OF THE DRIVEWAY MAY NEED TO BE DESIGNED WITH A MINIMUM 2% CROSS-FALL GRADIENT TOWARDS THE REAR OF THE ROAD. 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DATE	BY	FOR	REVISION
15/09/2021	DU PLESSIS	DESIGN	ISSUE FOR CONSTRUCTION
15/09/2021	DU PLESSIS	DESIGN	ISSUE FOR CONSTRUCTION
15/09/2021	DU PLESSIS	DESIGN	ISSUE FOR CONSTRUCTION

DATE	BY	FOR	REVISION
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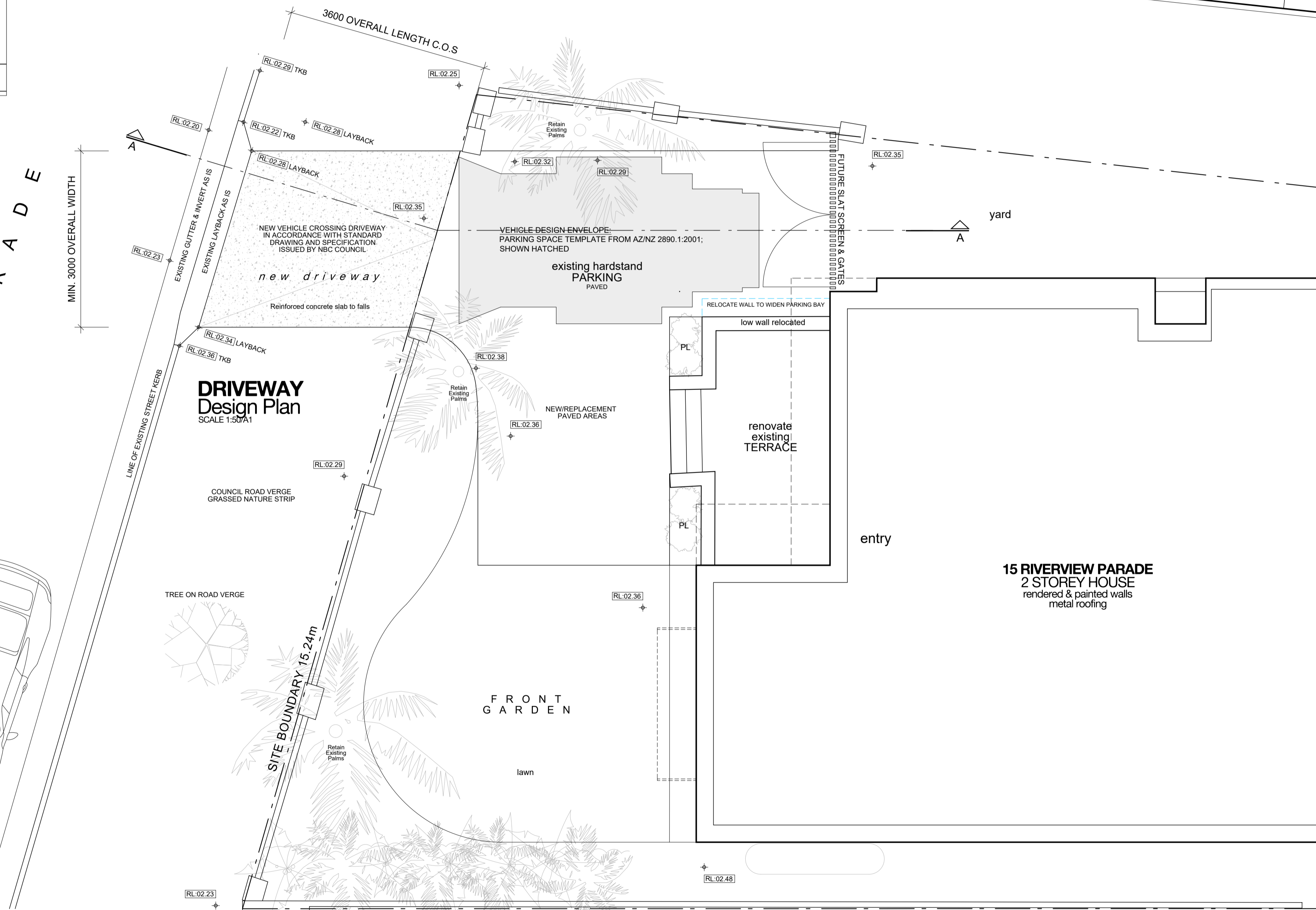
northern beaches council

STANDARD DRAWINGS
DRIVEWAY PROFILE - NORMAL (N)



DRIVEWAY Design Section

SCALE 1:50@1



VEHICLE CROSSOVER DRIVEWAY
CONSTRUCT NEW CONCRETE VEHICLE CROSSING DRIVEWAY TO REPLACE EXISTING GRASS CROSSOVER.
THE EXISTING STREET INVERT, LAYBACK, WINGS, ETC ALREADY CONSTRUCTED TO REMAIN AS IS.
THE VEHICLE CROSSINGS DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL DEVELOPMENT ENGINEERING DRIVEWAY PROFILE.
NORMAL (N) DRAWING & SPECIFICATIONS. REFER ENCLOSED CONCRETE DRIVEWAY NOTES.

Standard Drawings Driveway Profile Normal (N) No.1

17 RIVERVIEW PARADE
1 STOREY HOUSE
rendered painted brick walls
tile & metal roofing

LEGEND

↑ (RL) LEVELS AS PER SURVEY PLAN

NOTES

• SITE SURVEY INFORMATION:
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE TSS SURVEY PLANS #201738. REFER TO THE SURVEY DRAWING TO CONFIRM DIMENSIONS, EXISTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY TSS SURVEY PLANS #201738 TO BE CONFIRMED ON SITE BY BUILDERS BEFORE CONSTRUCTION COMMENCES.

• COORDINATION:
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• EXECUTION OF THE WORKS:
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ISSUE	DATE	DESCRIPTION
A	16.01.2021	PRELIMINARY
B	19.02.2021	PRELIMINARY
C	06.09.2021	PRELIMINARY
D	17.09.2021	PRELIMINARY
E	10.09.2021	PRELIMINARY (AMENDED)
F	25.09.2022	DA CONSULTANT ISSUE
G	21.09.2022	DA

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ALL DIMENSIONS ARE IN MILLIMETRES (MM).

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0403944576
e@droom.com.au
www.droom.com.au
NSW REGISTERED ARCHITECT #7435
NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE:
HOETMER House Alterations & Additions

CLIENT:
Ken & Meaghan Hoetmer

ADDRESS:
15 Riverview Parade North Manly NSW 2100

DRAWING TITLE:
DRIVEWAY DESIGN PLAN

DRAWN:	CHECKED:
E DU PLESSIS	H DU PLESSIS

SCALE:
1:50 [A1]

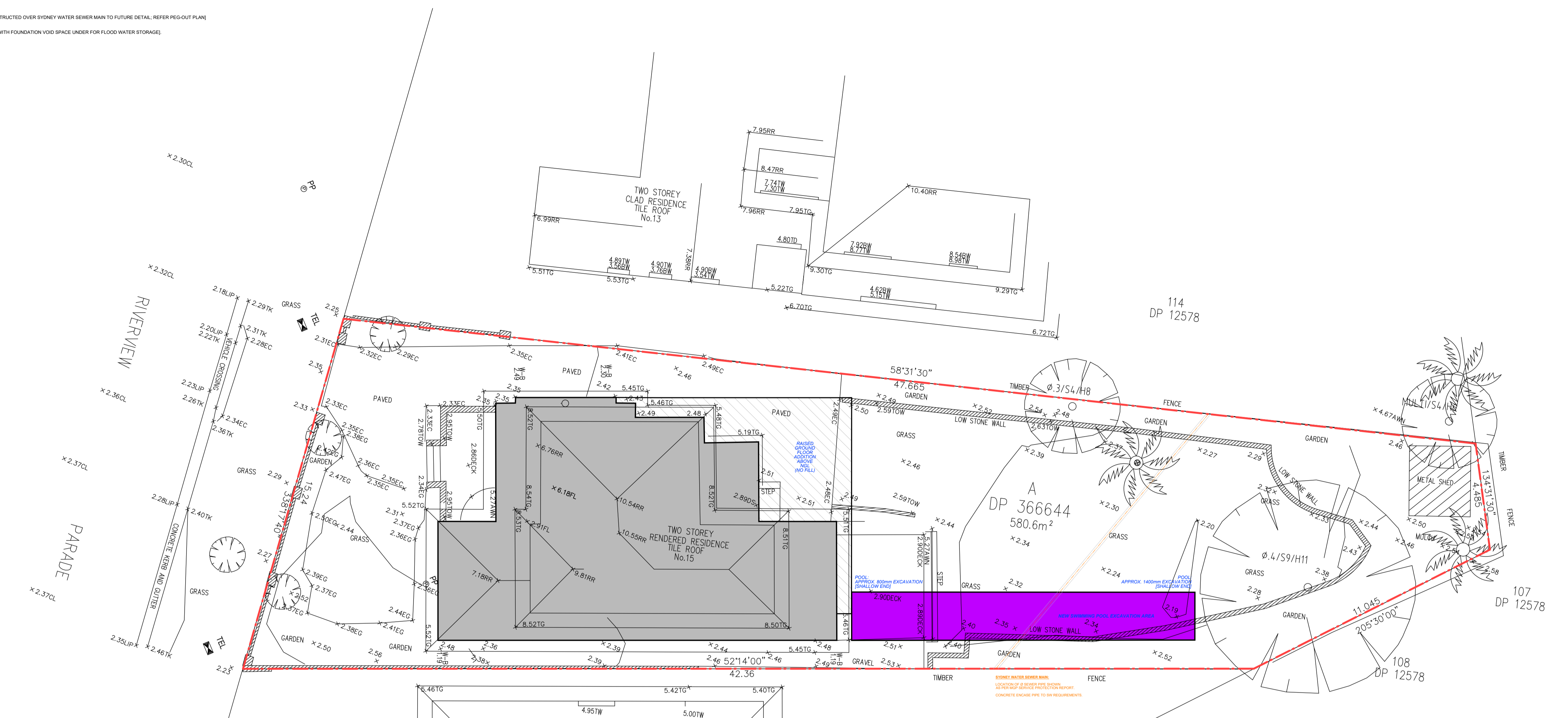
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DA.300

ISSUE:	DATE:
G	21.09.2021

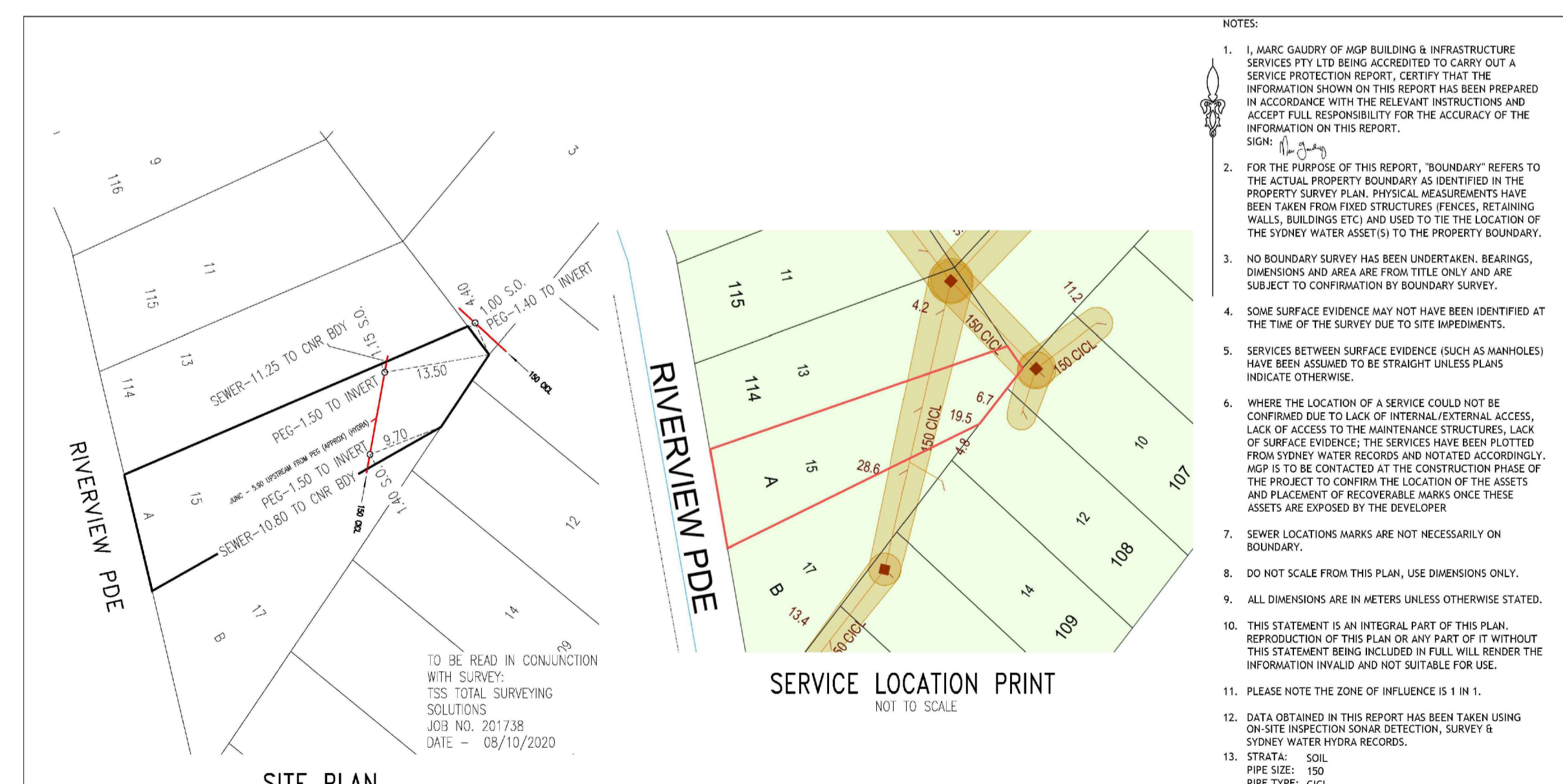
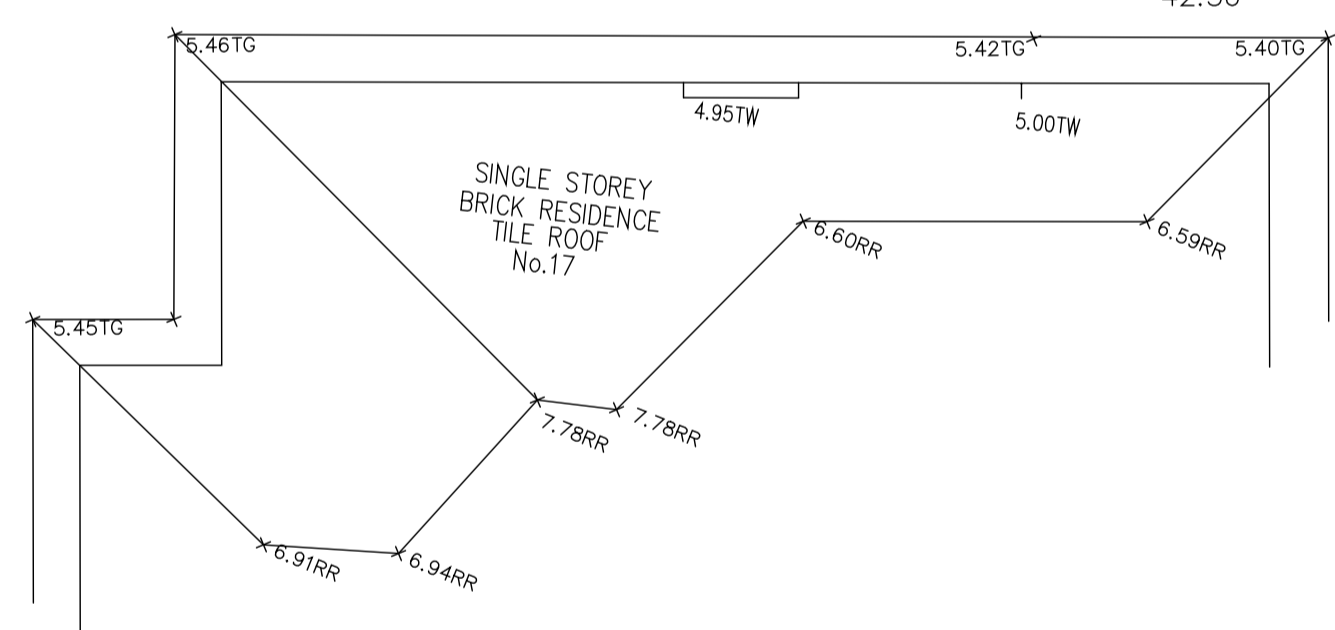
DRAWING STATUS:
DEVELOPMENT APPLICATION

EXCAVATION & FILL NOTES

- SHALLOW POOL EXCAVATION ONLY:
 PROPOSED NEW POOL PARTIALLY OUT OF GROUND TO BE CONSTRUCTED OVER SYDNEY WATER SEWER MAIN TO FUTURE DETAIL. REFER PEG-OUT PLAN
 - NO FILL ALLOWED PROPOSED:
 (THE REAR GROUND LEVEL ADDITION TO BE RAISED ABOVE NGL WITH FOUNDATION VOID SPACE UNDER FOR FLOOD WATER STORAGE)



Excavation & Fill Plan
 SCALE 1:100/A1



- NOTES:**
1. MARC GALDREY OF MGP BUILDING & INFRASTRUCTURE SERVICES PTY LTD BEING ACCREDITED TO CARRY OUT A SERVICE PROTECTION REPORT. CERTIFY THAT THE INFORMATION SHOWN ON THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE RELEVANT INSTRUCTIONS AND ACCEPT FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION ON THIS REPORT.
 2. FOR THE PURPOSE OF THIS REPORT, 'BOUNDARY' REFERS TO THE ACTUAL PROPERTY BOUNDARY AS IDENTIFIED IN THE PROPERTY SURVEY PLAN. PHYSICAL MEASUREMENTS HAVE BEEN TAKEN FROM FIXED STRUCTURES (FENCES, RETAINING WALLS, BUILDINGS ETC) AND USED TO TIE THE LOCATION OF THE SYDNEY WATER ASSETS TO THE PROPERTY BOUNDARY.
 3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREA ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.
 4. SOME SURFACE EVIDENCE MAY NOT HAVE BEEN IDENTIFIED AT THE TIME OF THE SURVEY DUE TO SITE IMPEDIMENTS.
 5. SERVICES BETWEEN SURFACE EVIDENCE (SUCH AS MANHOLES) HAVE BEEN ASSUMED TO BE STRAIGHT UNLESS PLANS INDICATE OTHERWISE.
 6. WHERE THE LOCATION OF A SERVICE COULD NOT BE CONFIRMED DUE TO LACK OF INTERNAL/EXTERNAL ACCESS, LACK OF ACCESS TO THE MAINTENANCE STRUCTURES, LACK OF SURFACE EVIDENCE, THE SERVICES HAVE BEEN PLOTTED FROM SYDNEY WATER RECORDS AND NOTATED ACCORDINGLY. MGP IS TO BE CONTACTED AT THE CONSTRUCTION PHASE OF THE PROJECT TO CONFIRM THE LOCATION OF THE ASSETS AND PLACEMENT OF RECOVERABLE MARKS ONCE THESE ASSETS ARE EXPOSED BY THE DEVELOPER.
 7. SEWER LOCATIONS MARKS ARE NOT NECESSARILY ON BOUNDARY.
 8. DO NOT SCALE FROM THIS PLAN, USE DIMENSIONS ONLY.
 9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 10. THIS STATEMENT IS AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS STATEMENT BEING INCLUDED IN FULL WILL RENDER THE INFORMATION INVALID AND NOT SUITABLE FOR USE.
 11. PLEASE NOTE THE ZONE OF INFLUENCE IS 1 IN 1.
 12. DATA OBTAINED IN THIS REPORT HAS BEEN TAKEN USING ON-SITE INSPECTION SONAR DETECTION, SURVEY BY SYDNEY WATER HYDRA RECORDS.
 13. STRATA: SOIL
 PIPE SIZE: 150
 PIPE TYPE: CICL

LEGEND:

SEWER MAIN	RODDING POINT	MANHOLES (M)	CONCRETE ENCASED SECTION
MAINTENANCE HOLE	VENT SHAFT (duct or Educt)	ASSET INDICATOR	LAMP HOLE
Water Servicing Coordinator	Vertical Riser	Design By	Date
		MG	12/11/2020
		Approved	Scale
		MG	1:500
		Job No.	Sheet
		2020-0325	1 OF 1
		Drawn By	Issue
		DS	1

Water Servicing Coordinator
mgp
 building & infrastructure services
 Suite 203, 18 Aquatic Drive, Frenchs Forest NSW 2086
 T: 02 9451 7555 F: 02 9451 8555 E: info@mgp.com.au

Service Protection Report
15 RIVERVIEW PDE
NORTH MANLY 2100

SPR1

LEGEND

- EXISTING BUILDING
- HOUSE FOOTPRINT SHOWN HATCHED
- SITE BOUNDARIES PROPERTY ALLOTMENT
- AS PER CMS SURVEYORS SITE SURVEY PLAN
- EXCAVATION
- SHORING & SOIL RETAINING WALLS TO ENG DETAILS
- FILL
- NO FILL

NOTES

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- | ISSUE | DATE | DESCRIPTION |
|-------|------------|-----------------------|
| A | 16.01.2021 | PRELIMINARY |
| B | 19.02.2021 | PRELIMINARY |
| C | 18.02.2021 | PRELIMINARY |
| D | 17.05.2021 | PRELIMINARY |
| E | 08.09.2021 | PRELIMINARY |
| D.1 | 10.09.2021 | PRELIMINARY (AMENDED) |
| F | 25.09.2022 | DA CONSULTANT ISSUE |
| G | 25.09.2022 | DA |
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 www.droom.com.au
 NSW REGISTERED ARCHITECT #7435
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PROJECT TITLE:
 HOETMER House Alterations & Additions

CLIENT:
 Ken & Meaghan Hoetmer

ADDRESS:
 15 Riverview Parade
 North Manly NSW 2100

DRAWING TITLE:
 EXCAVATION & FILL PLAN

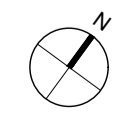
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E DU PLESSIS	H DU PLESSIS

SCALE:
 1:100 [A1]

DRAWING NO.:
 DA.400

ISSUE:	DATE:
G	21.09.2021

DRAWING STATUS:
 DEVELOPMENT APPLICATION





SCHEDULE OF EXTERNAL MATERIALS, FINISHES & COLOURS

Address: No.15 Riverview Parade, North Manly NSW 2100

Project: Alterations & Additions to existing House including new swimming pool.

Owners: Meaghan & Ken Hoetmer

Prepared by: Du Plessis + Du Plessis Architects

Date: October 2022

Issue: NBC Development Application

WALLS

1. External Walls 1

Rendered & painted brick/concrete/dincel masonry walls.
Refer Dulux 'whites & neutrals' paint colours below.

2. External Walls 2

Painted lightweight framed wall cladding (typically smooth Hardie Fine Texture blueboard or JH Axon panels).
Refer Dulux 'whites & neutrals' paint colours below.

3. External Walls 3

Prefinished CFC façade wall panels (typically Barestone).
Unpainted raw natural finish.

4. External Walls 4

Timber wall cladding system (Innowood or similar)
Selected natural timber vertical composite panel boards.

5. Feature walls 2

Selected dry stack stone wall cladding (typically Eco Outdoor Freeform).

ROOFS

5. Zinc Roofing 1

Feature visible pitched roofs to falls [roof profile typically standing seam].
Colorbond roof colour below 'Monument' matte or any compliant BASIX & BCA 'Dark' roof colour.

6. Metal Roofing 2

Standard non-visible pitched & flat roofs to falls [roof profile typically Bluescope Lysacht].
Colorbond roof colour below 'Windspray' or any compliant BASIX & BCA 'Medium' roof colour.

7. All roof gutters, downpipes, etc

Feature roof eaves timber slats to be selected.
Selected profiles [typically Stratco].
Refer Colorbond roof colour below 'Monument' matte finish.

FLOORING

8. Outdoor Balconies. Terraces & Pool

Selected large format slip free tiles to falls.
External grade travertine large format tiles (typically Jasper Grey)

9. Outdoor Terrace

Selected hardwood decking boards free draining
Wide boards with mitred ends (typically Blackbutt tbc)

10. Driveway & Footpaths

Natural concrete broom or other finish t.b.d

WINDOWS/ DOORS

10. External Glass Doors & Windows

Black powder-coated aluminium frame doors & windows (AWS or similar)
Refer Dulux paint colours below.

11. External Wall Opening Door & Window Shading Devices

Black powder-coated metal shade canopies (Heka Hoods or similar)
Refer Dulux paint colours below.

BALUSTRADES

12. External Balcony balustrades

Frameless conceal fix glass balustrades 1m above floor level to comply with BCA.

OTHER

13. Wall cappings, slat/blade screening & other building fixtures

All matching black.
Refer Dulux paint colours below.

Dulux 5W White on White™



Order samples

- Dulux Sample Pot \$5.20 [Add to cart](#)
- Colour Swatch \$1.00 [Add to cart](#)

Related schemes


White on White™	Lime Sherbet Half	Soft Satin Quarter
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Similar colours [All colours >](#)

Jarrah	Natural White™	White Dune Half



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Dulux B11
Lexicon® Quarter






Colour View

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Similar colours [All colours >](#)

-  Irrigation
-  White Polar Quarter
-  Stove White

Disclaimer
Colours and images shown may not represent the true colour. Always confirm your colour choice with Dulux Colour Chips or Sample Pots.

M Colour Chart - duplessi... X Dulux Best White Paint... X

Secure | https://www.dulux.com.au/colour/whites-and-neutrals/most-loved/#/colour/dulux_dulux_26017

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Dulux 15W Natural White™

Colour View

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- Dulux Sample Pot Natural White \$7.50 [Add to cart](#)
- Colour Swatch \$2.00 [Add to cart](#)

Related schemes

Natural White™	Silkwort	Sharp Yellow
Natural White™	Extraordinaire	Species

Similar colours [All colours >](#)

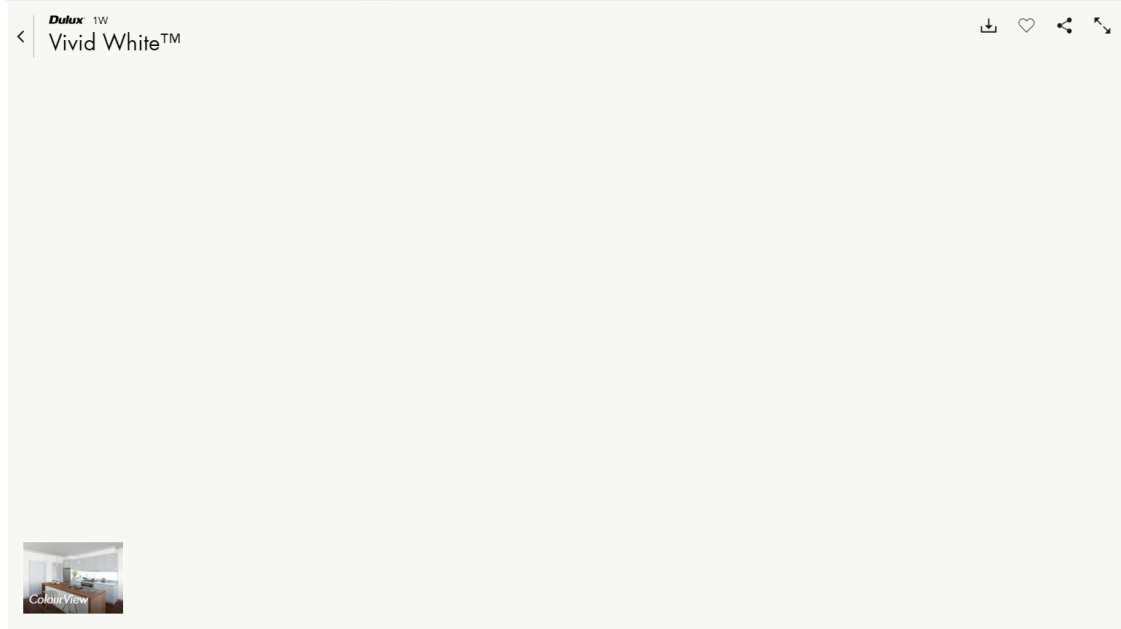
White Swan	Ecu Quarter	Ecu Half

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3:56 PM 2/11/2017

Dulux 1W Vivid White™



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- Colour Swatch \$1.00 [Add to cart](#)

Rel...

Dulux Chat

Siloni
Help and Advice Co...

Siloni 16:47
Hi, my name is Siloni How can I assist you today?

[Chat now](#)

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COLORBOND® steel colours

Contemporary					Classic	Matt	Fencing	Ultra					
BASALT®	COVER®	DUNES®	EVENING HAZE®	GULLY®	IRONSTONES®	JASPER®	MANGROVE®	MONUMENT®	SHALE GREY™	SURFMIST®	TERRAIN®	WALLABY®	WINDSPRAY®

Monument®

Monument® is unashamedly a city colour. It will embrace the modernity of future architecture. It is a

