

WINDOW SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	0.90	1.25	1.13
W2	2.10	4.00	8.40
W3*	1.25	1.50	1.88
W4	1.25	2.40	5.63
W5	1.25	2.40	5.63
W6*	1.25	2.40	5.63
W7	0.75	1.00	0.75
W8	0.75	2.00	1.50
W9	2.10	4.30	9.03
W10	2.10	2.40	5.04
W11	2.10	3.30	6.93
W12*	3.30	4.10	13.50
W13	3.50	2.10	9.35
W14	2.10	0.75	1.58
W15*	1.35	1.80	2.43
W16*	0.90	1.50	1.35

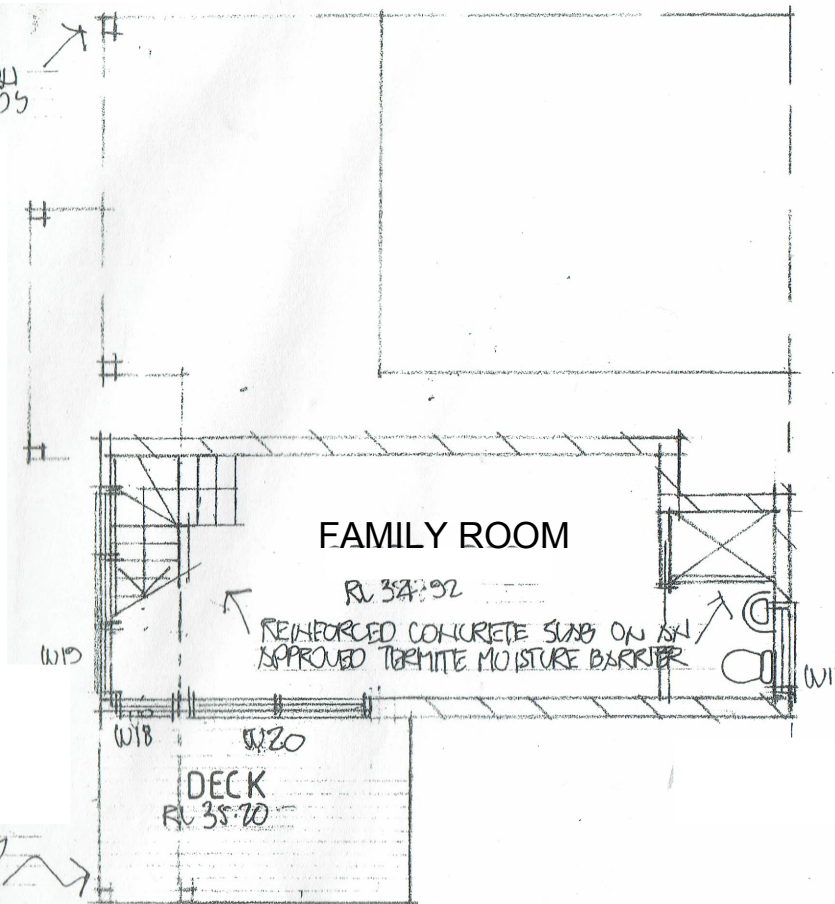
NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE IMPROVED ALUMINIUM
- WINDOWS & GLAZED DOORS TO BE FITTED WITH, SINGLE PYROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46)
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH EXTERNAL LOUVER/BLIND (ADJUSTABLE) SHADING DEVICE.

SWS G.W. POSTS ON MASS CONCRETE PADS

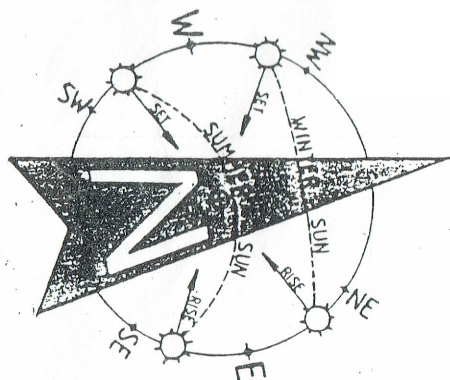
3800
3400
2400
200

150 X 150 TIMBER POSTS ON M.S. G.W. SIDES



BASEMENT FLOOR PLAN

FOR SCHEDULE OF BASIX COMMITMENTS
REFER TO DRAWING NUMBER 892 - 08



THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

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7. All electrical power & light outlets to be determined by owner.
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J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, NSW

C Spa pool deleted 16 04 25
A AMENDMENT
No. AMENDMENT



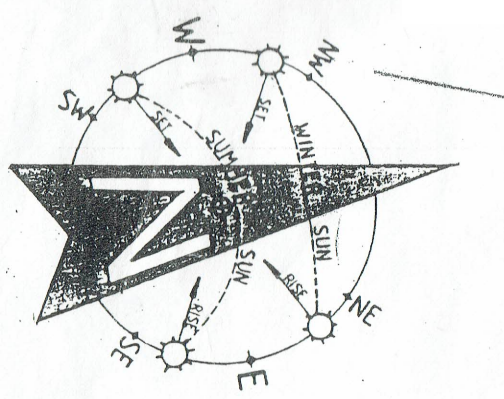
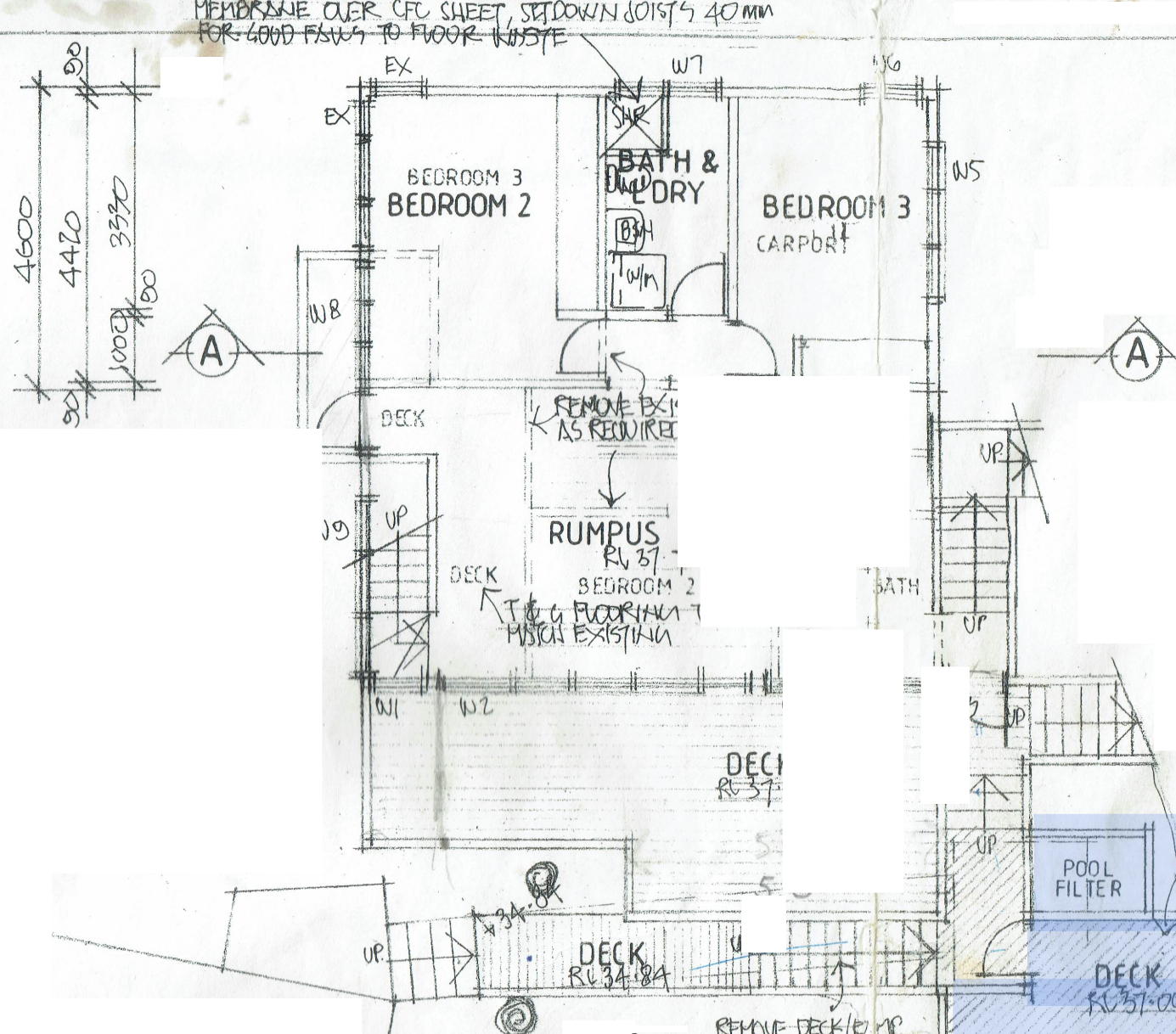
J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0418 976 596



PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 145A WALLUMATTA ROAD
NEWPORT N. S. W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007 SCALE 1:100
DRAWN JDE CHECKED
DRAWING No. **892-02** ISSUE 17
C





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LOWER FLOOR PLAN

- NOTE:**
1. POOL FENCING IS TO BE DESIGNED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE SWIMMING POOL ACT 1992, AS 1926.1 - 1993 FENCING FOR SWIMMING POOLS, AS 1926.1 - 1995 LOCATION OF 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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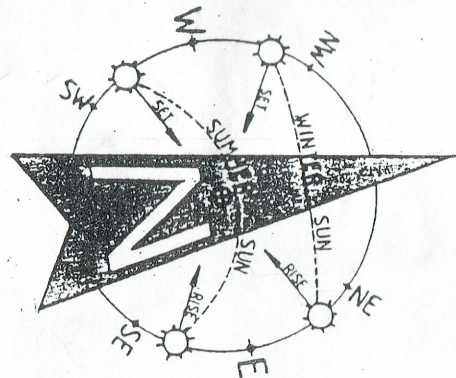
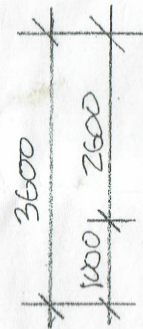
No.	AMENDMENT	DATE
1	C Spa Pool Deleted 16.04.2025	
2	GENERAL AMENDMENTS	

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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 145A WALLUMATTA ROAD
NEWPORT N. S. W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	892-03 C





5400	3500	90
3680	2520	90
9100-EXISTING	6200	

UPPER FLOOR PLAN

DATE 30/04/2007	SCALE 1:100
DRAWN JOE	CHECKED

DRAWING No.
892-04 C

RIDGE RL 44.00

TIMBER FRAMED / GLAZED HANDRAILS
1000 HIGH TO COMPLY WITH BCB REQS

UPPER FLOOR RL 40.36

CARPORT FLOOR RL 39.10

LOWER FLOOR RL 37.71

POOL COPING RL 37.00

RL 34.8

NORTH ELEVATION

COLORBOND CUSTOM ORB ROOF SHEETING
FIXED OVER FOIL BACKED INSULATION

UPPER FLOOR RL 40.36

CARPORT FLOOR RL 39.10

LOWER FLOOR RL 37.71

ELV 40.17

ELV 38.02

ELV 36.93

RECORD EXISTING WITH WEATHERTEX
CLADDING WITH R2.0 INSULATION & SITUATION

WEST ELEVATION

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11 RIVIERA AVE, AVALON BEACH, NSW

No.	AMENDMENT	DATE
1	Spa Pool Deleted 16-04-25	
2	GENERAL AMENDMENTS	

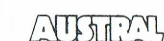


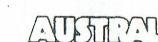
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 145A WALLUMATTA ROAD
NEWPORT N. S. W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	892-05-C





COLORBOND CUSTOM ORB ROOF SHEETING
FIXED NEW OVER POIL LINED BUNKET.

RIDGE RL 44.00

ALUMINIUM FRAMED WINDOWS & DOORS
AS SELECTED BY OWNERS

UPPER FLOOR RL 40.30

TIMBER FRAMED GLAZED HANGING
1000 HIGH TO COMPLY WITH BCS REGS

LOWER FLOOR RL 37.72

STORE ROOM FLOOR RL 34.92

ULABOARD GLAZING
R3-0 INSULATION

200x200 TIMBER POSTS ON
M.S. G.W. SPACES

ELV 38.15

C

ELV 35.00

ELV 35.35

ELV 34.65

ELV 37.80

EAST ELEVATION

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No.	AMENDMENT	DATE
1	C Spa Pool Deleted	16-04-25
2	REPLACED	15-04-25
3	ALTERED APPROVED	15-04-25

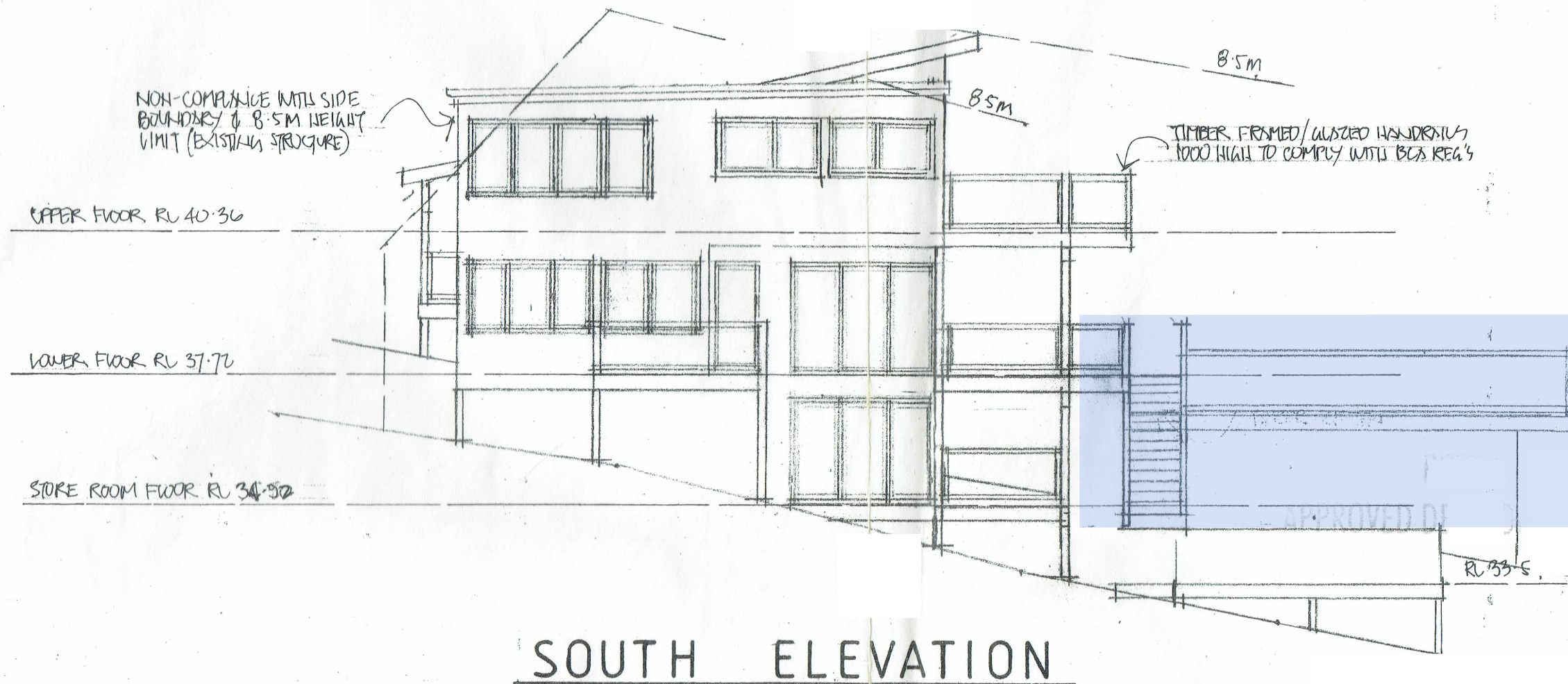


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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 145A WALLUMATTA ROAD
NEWPORT N.S.W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	892-06-C



C



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74 RIVIERA AVE, AVALON BEACH, 2107

No.	AMENDMENT	DATE
1	CPSpa Pool Deleted	16-4-25
2	REDESIGN	
3	REDESIGN	
4	REDESIGN	
5	REDESIGN	
6	REDESIGN	
7	REDESIGN	
8	REDESIGN	

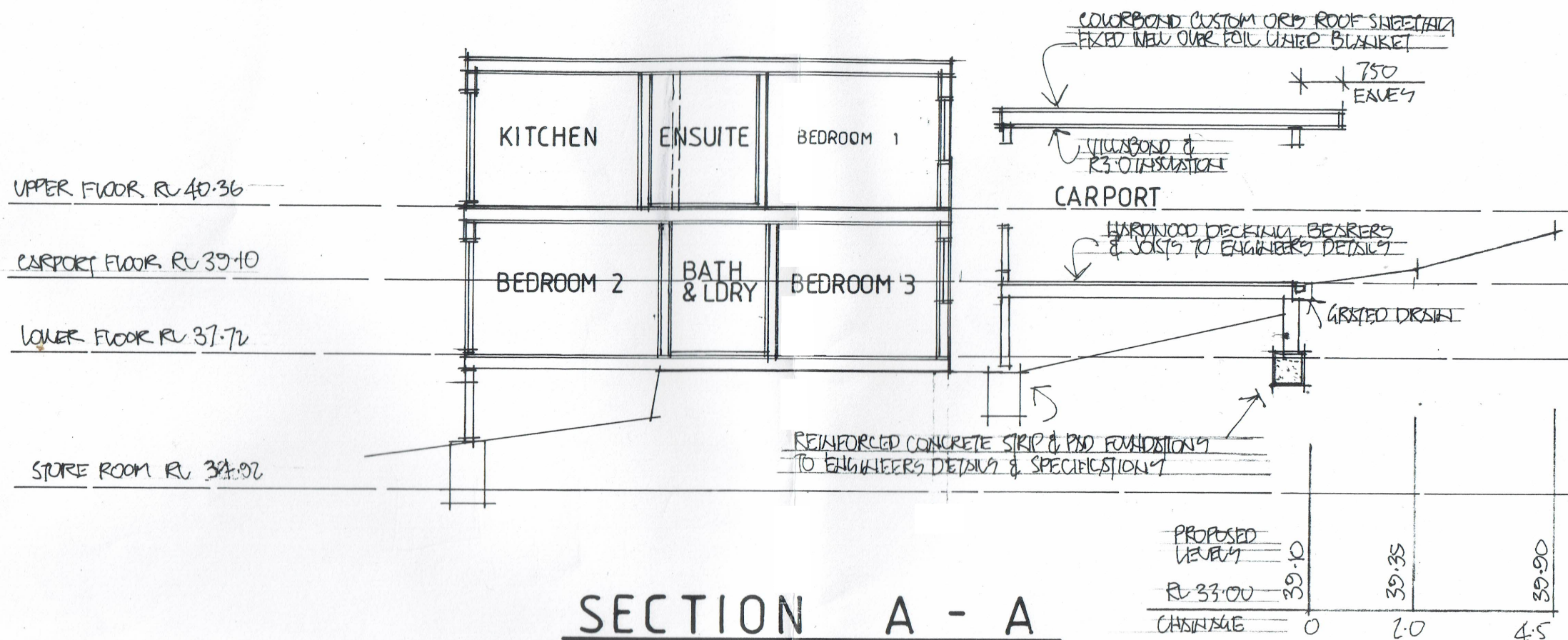


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PROJECT
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No. 145A WALLUMATTA ROAD
NEWPORT N. S. W. 2106
CLIENT
MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	892-07 -C



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.

ALTERNATIVE WATER

- THE APPLICANT MUST INSTALL A RAINWATER TANK OF 9756 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 160 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 SPA.

SPA POOL

- THE SPA MUST BE OUTDOORS.
- THE SPA MUST NOT HAVE A VOLUME GREATER THAN 15 KILOLITRES.
- THE SPA MUST HAVE A SPA COVER AND MUST BE PROTECTED.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

- THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE No. A21458, 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 ASSESSOR CERTIFICATE No. A21458. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED OR 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

HOT WATER

- THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS STORAGE-5 STAR.

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.

VENTILATION

- THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

- THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
- THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

SPA POOL

- THE APPLICANT MUST HAVE ANY HEATING SYSTEM FOR THE SPA TO BE GAS ONLY.
- THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP.

OTHER

- THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN.
- THE APPLICANT MUST CONSTRUCT THE REFRIGERATOR SPACE IN THE RESIDENCE SO THAT IT IS WELL VENTILLATED AS DEFINED IN THE BASIX DEFINITIONS.

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C Spaa Pool Deleted 16-4-25
 A GENERAL AMENDMENTS 15-4
 No. AMENDMENT DATE



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MAX TROCHEI & ODETTE PATRICK

DATE 30/04/2007 SCALE 1:100
 DRAWN JDE CHECKED
 DRAWING No. 892-08-C ISSUE A

