

- General notes**
1. New guttering and downpipes routed into existing system and routed to the street to council requirements and Australian standards.
 2. New waste water system routed into existing sewer lines to council requirements.
 3. Unless noted otherwise it is understood the site is free from easements or rights of ways.
 4. All work is to comply with the BASIX certificate.
 5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian standards and building code of Australia requirements

- Stormwater notes**
1. Roof guttering is to be connected to the stormwater system as soon as practicable.
 2. All roof water to be directed to water tank. Tank overflow to be connected to existing stormwater system

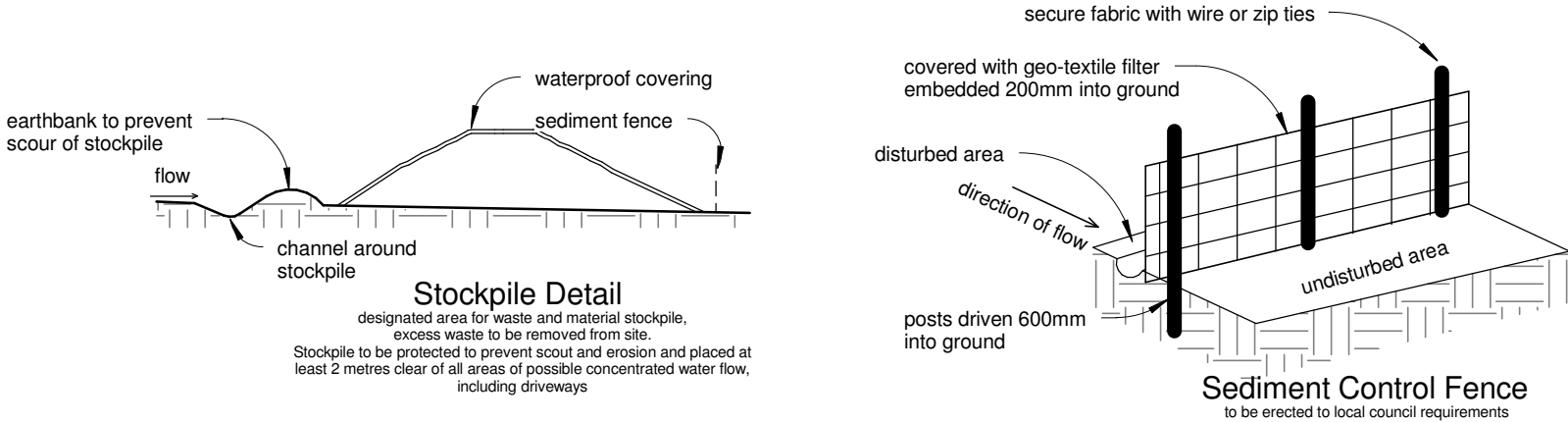
- Sedimentation notes**
1. Site works will not start until the erosion and sediment controls measures are installed and functional.
 2. Entry and departure of vehicles is to be confined to the stabilised site access.
 3. Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be respread and all disturbed areas rehabilitated (turfed) within 20 working days of completion of works.
 4. Sediment traps to be constructed around all inlet pits consisting of 300w x 300d trench. These shall be cleared when the structures are a maximum 60% full of soil materials including the maintenance period.
 5. The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated as soon as possible.
 6. Bins are to be provided within the development site (NOT on footpath or roadway) for building waste and arrangements are to be make for regular collection and disposal.
 7. Roof guttering is to be connected to the stormwater system as soon as practicable.
 8. All erosion controls are to be checked daily (at a minimum weekly) and after all rein events to ensure they are maintained in fully functional condition.

- Dust Control**
- Adequate measures are to be taken during excavation, demolition and construction to prevent dust from affecting the amenity of the neighborhood by using the following measures:
1. barriers are to be erected at right angles to prevent wind direction or shall be placed around/over dust sources to prevent wind or activity from generating dust.
 2. all dust creating activities shall be time managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed.
 3. all materials shall be stored or stockpiled at the appropriate locations.
 4. the ground surface should be dampened slightly to prevent dust but not to the extent of creating run-off.
 5. all vehicles carrying soil or rubble shall be covered at all times to prevent dust escaping.
 6. all equipment wheels are to be washed on exiting the site.
 7. gates fitted with shade cloth are to be closed between vehicle movements.
 8. footpaths and roadways are to be cleaned daily.
 9. all site waste that is not usable for landscaping shall be removed from the site on completion of works.

Site Plan

BARRENJOEY ROAD

1 : 200



FFL to be confirmed onsite

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All structural work is to Engineers details.

Client sign off signature:

Date: ____ / ____ / ____

22.05.19	SW MAPPING ADDED		
01.04.19	APPROVAL		
11.03.19	APPROVAL		
27.02.19	APPROVAL		
DATE	ISSUED	DATE	ISSUED

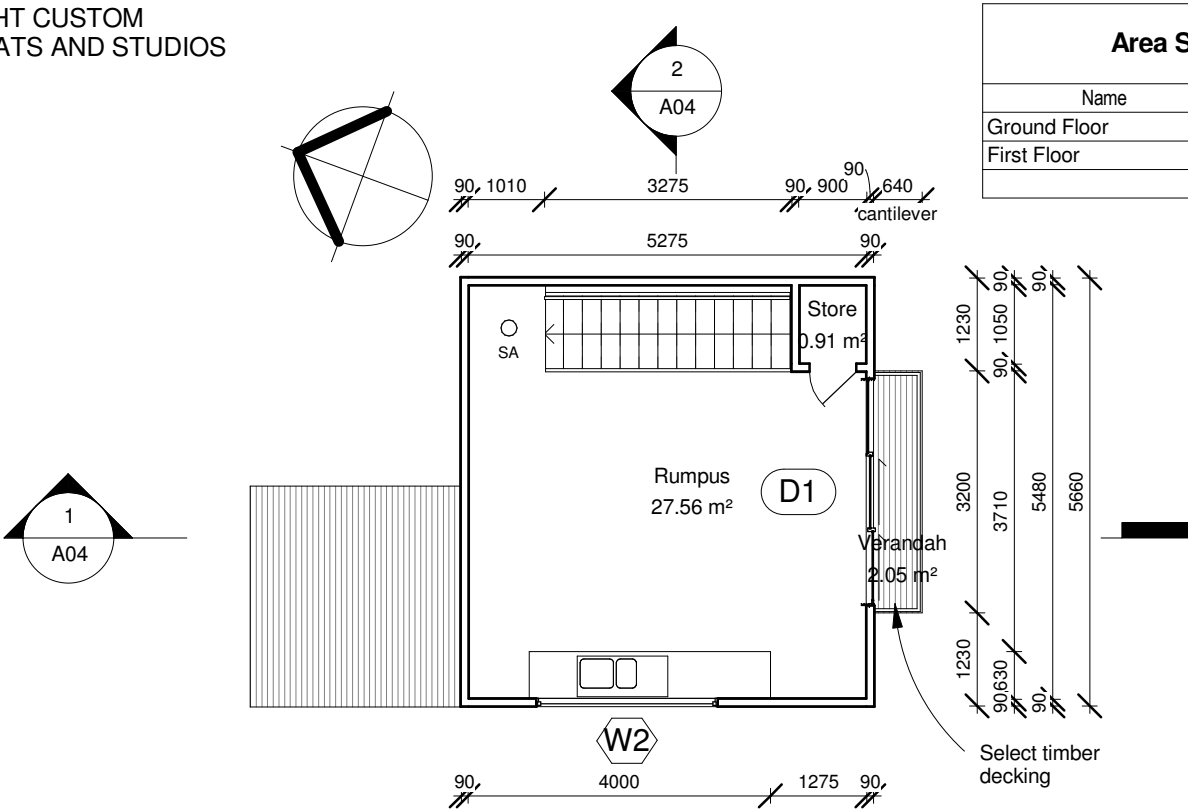
Proposed Alterations and Additions

Lot: 1 DP: 778031
712A Barrenjoey Road
Avalon Beach, NSW, 2263

Site Plan

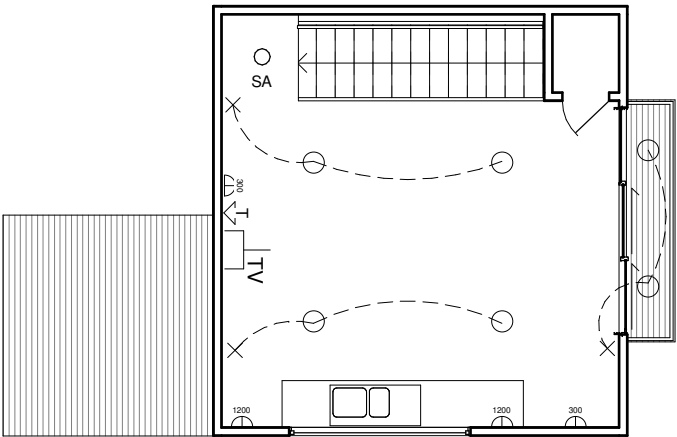
Scale	As Shown (A3)
Date	December 2018
Drawn by	TMJ

A01



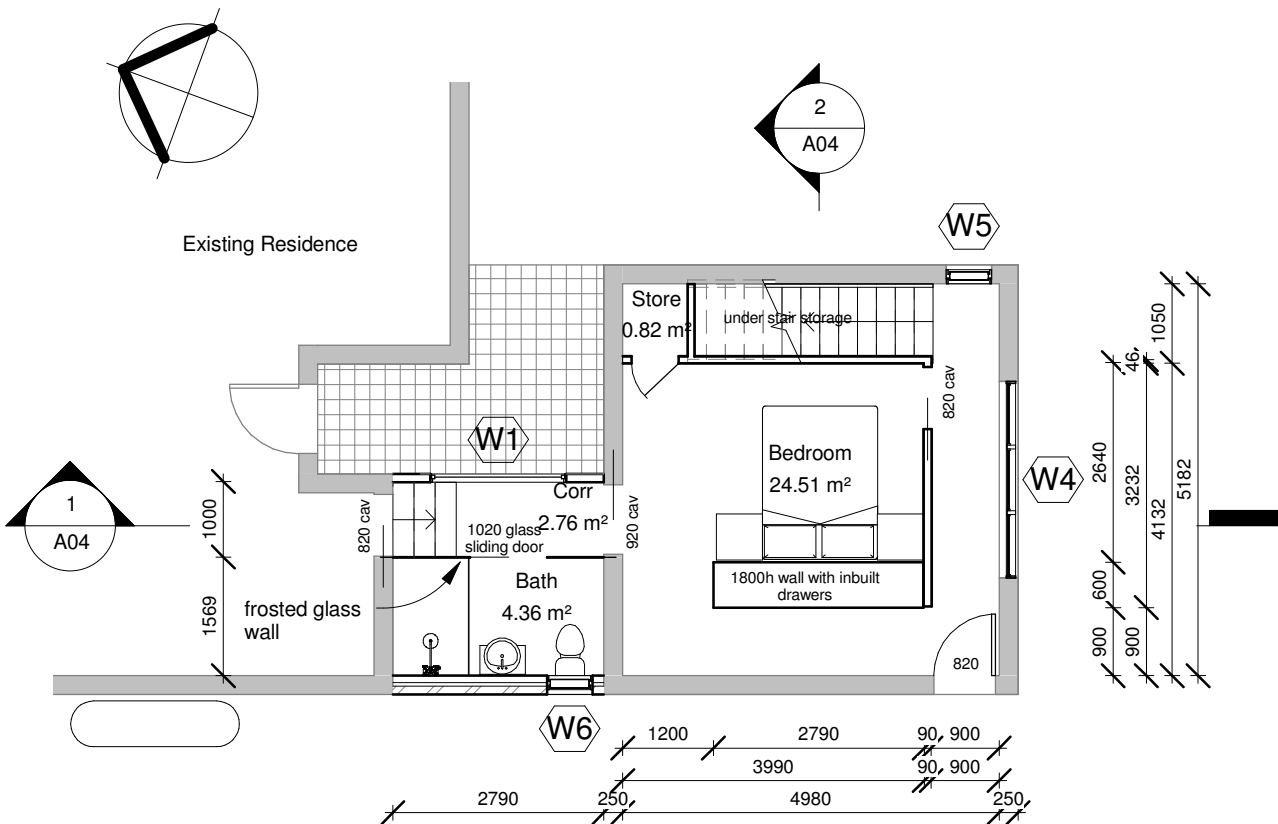
First Floor Plan

1 : 100



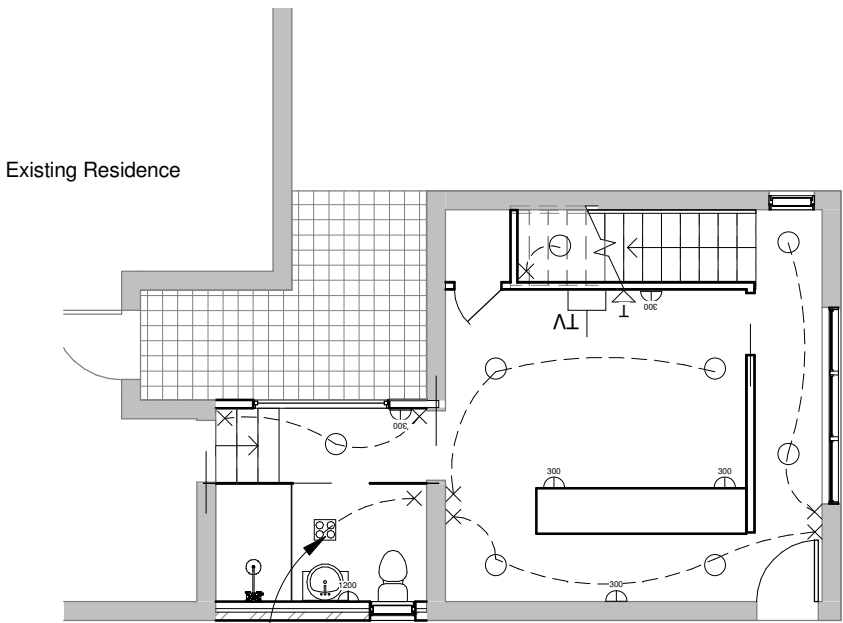
First Floor Electrical Layout

1 : 100



Ground Floor Plan

1 : 100



Ground Floor Electrical Layout

1 : 100

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0354

ELECTRICAL LEGEND

- TV TV outlet
- Double general purpose outlet
numerical figures denotes height AFFL
- Double general purpose outlet
numerical figures denotes height AFFL
- Cooktop circuit
- Oven circuit
- Light switch outlet
- Ceiling light outlet - LED
- SA Smoke alarm
- Telephone outlet
- A/C Airconditioning unit



CUSTOM

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M: 0447 667 312

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10.04.19	APPROVAL		
28.02.19	APPROVAL		
27.02.19	APPROVAL		
DATE	ISSUED	DATE	ISSUED

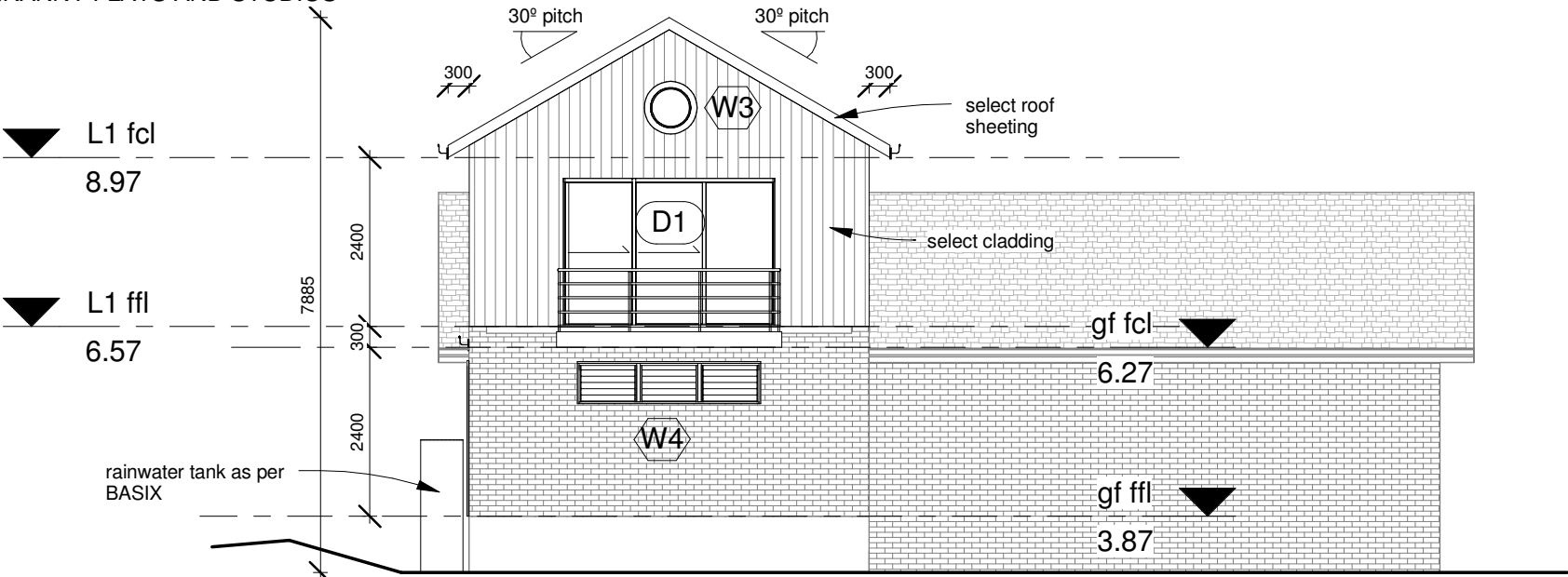
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Floor Plans

Scale	As Shown (A3)
Date	December 2018
Drawn by	TMJ

A02



South Elevation

1 : 100

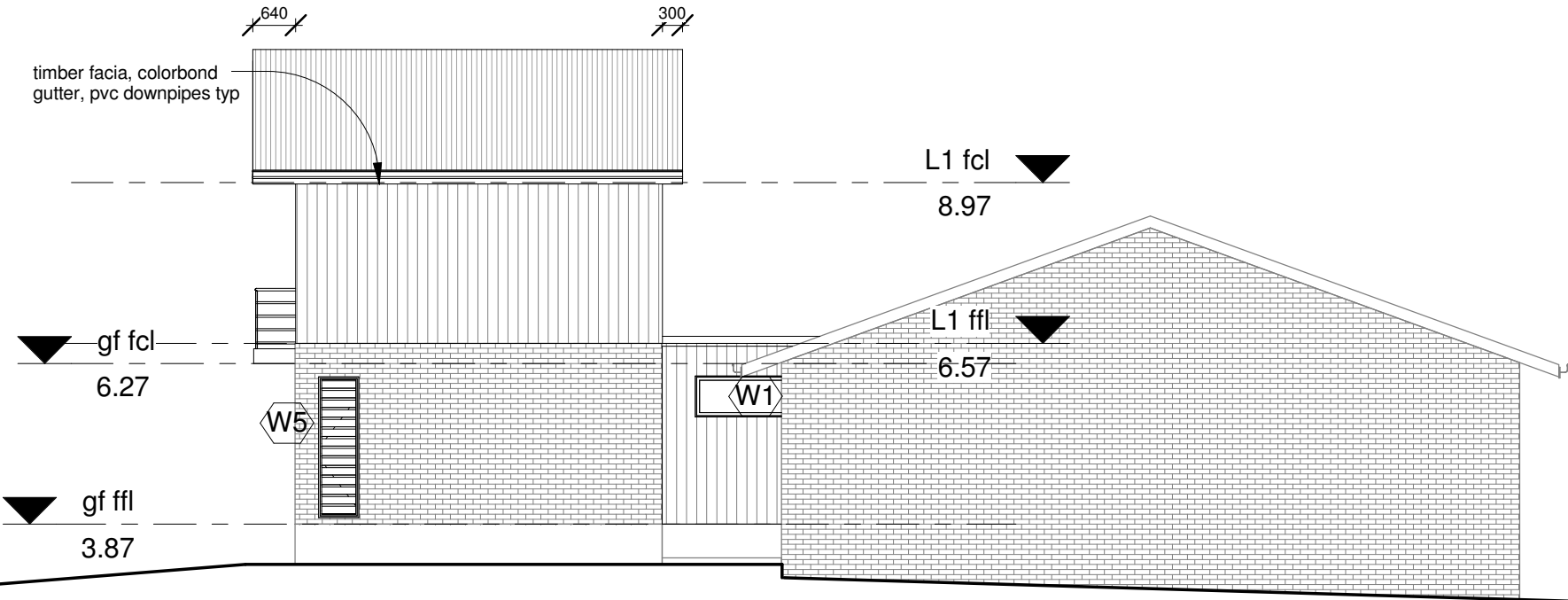
Window Schedule					
Mark	Window Style	Height	Width	Material	Area
W1	Sliding	610	1800	Powder Coated Aluminium	1.10 m ²
W2	Fixed	610	2400	Powder Coated Aluminium	1.46 m ²
W3	Fixed - 610 dia		610	Powder Coated Aluminium	
W4	Sliding	600	2600	Powder Coated Aluminium	1.56 m ²
W5	Louvre	2100	600	Powder Coated Aluminium	1.26 m ²
W6	Louvre	920	600	Powder coated aluminium	0.55 m ²
Total Area					5.93 m ²

Glazed Door Schedule					
Mark	Door Style	Height	Width	Material	Area
D1	Stacking	2100	3000	Powder Coated Aluminium	6.30 m ²
Total Area					6.30 m ²



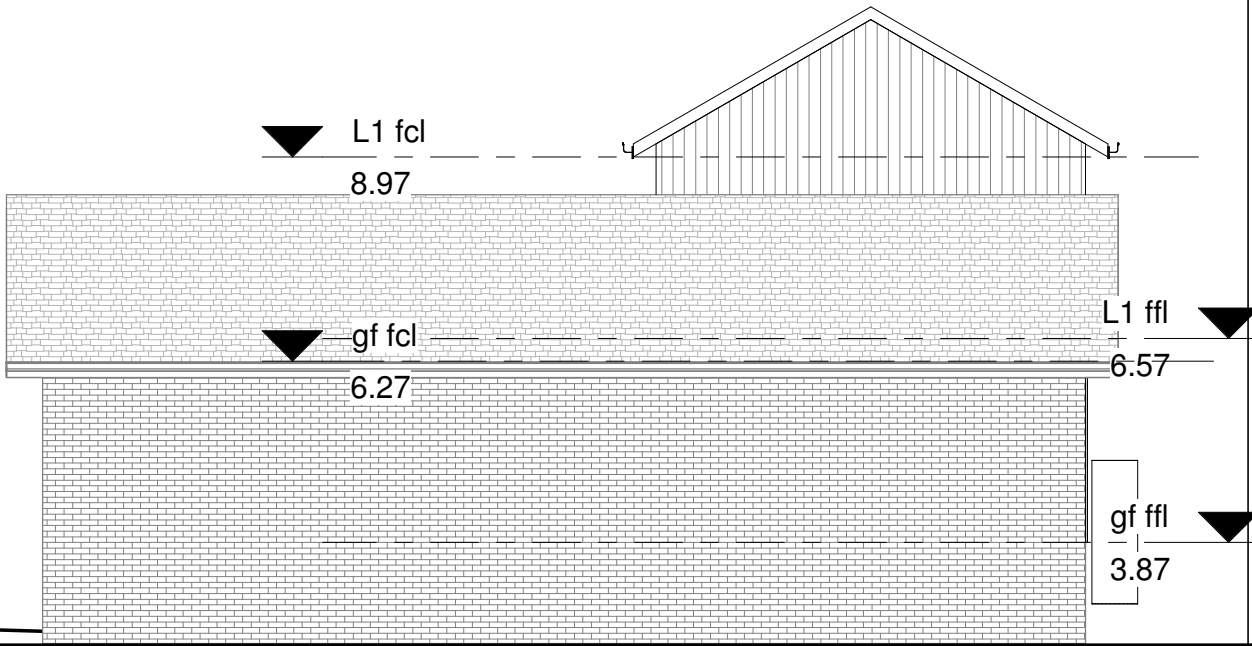
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East Elevation

1 : 100



North Elevation

1 : 100



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27.02.19	APPROVAL		
DATE	ISSUED	DATE	ISSUED

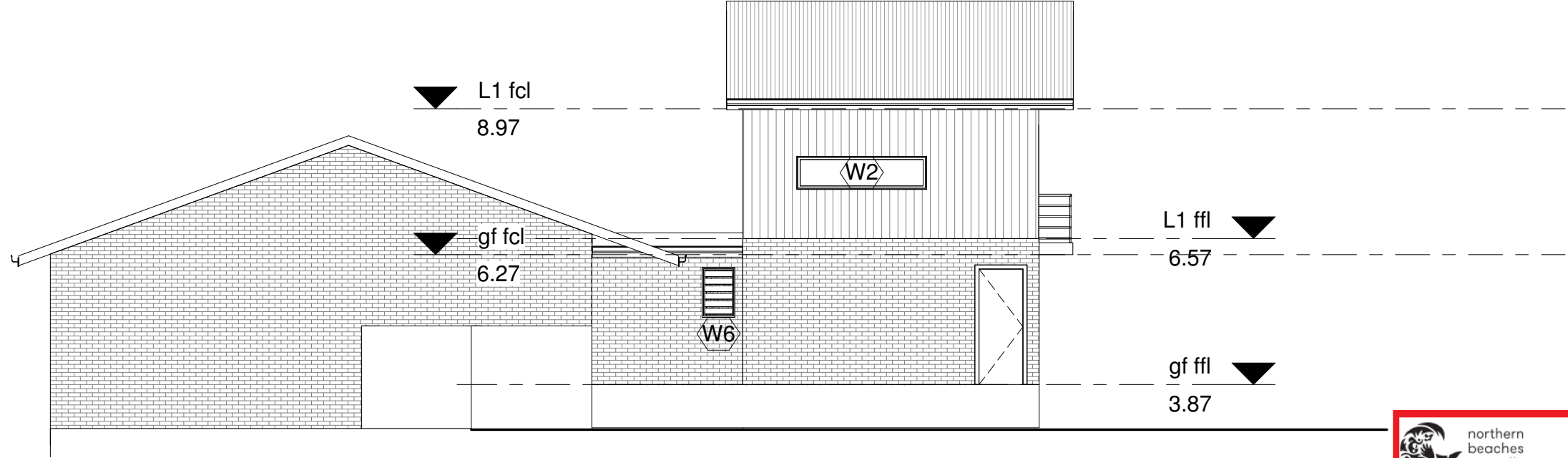
Proposed Alterations and Additions

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Elevations Sheet 1

Scale	As Shown (A3)
Date	December 2018
Drawn by	TMJ

A03



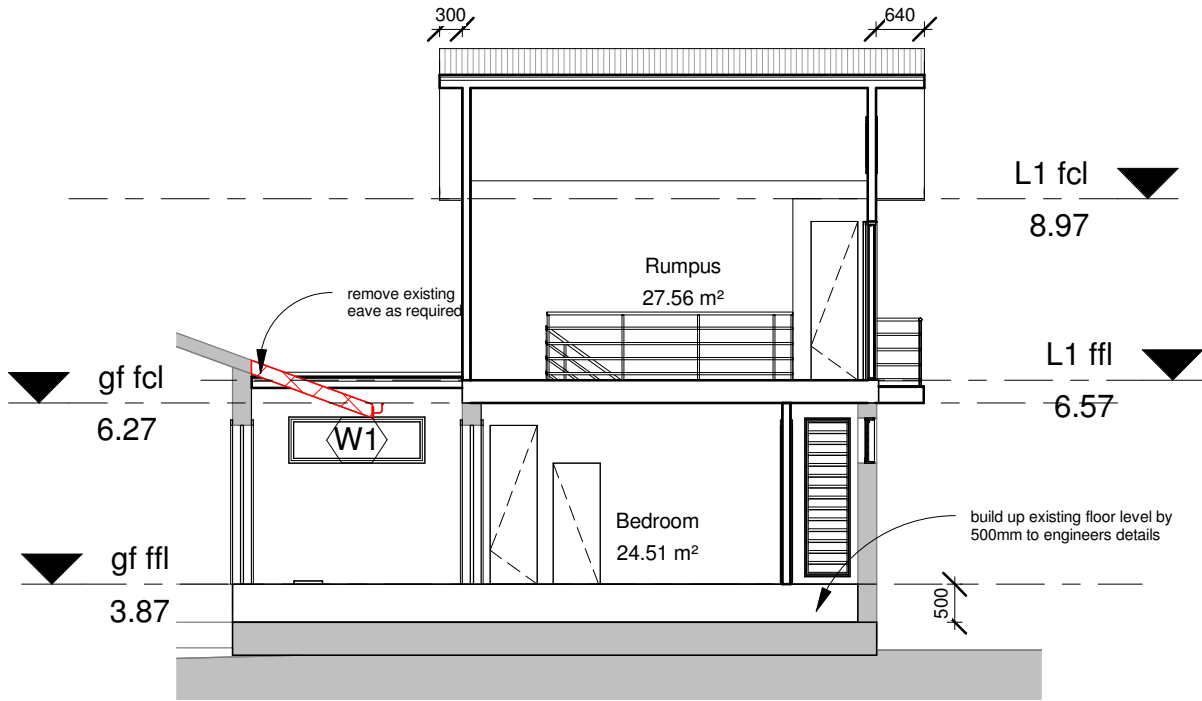
West Elevation

1 : 100



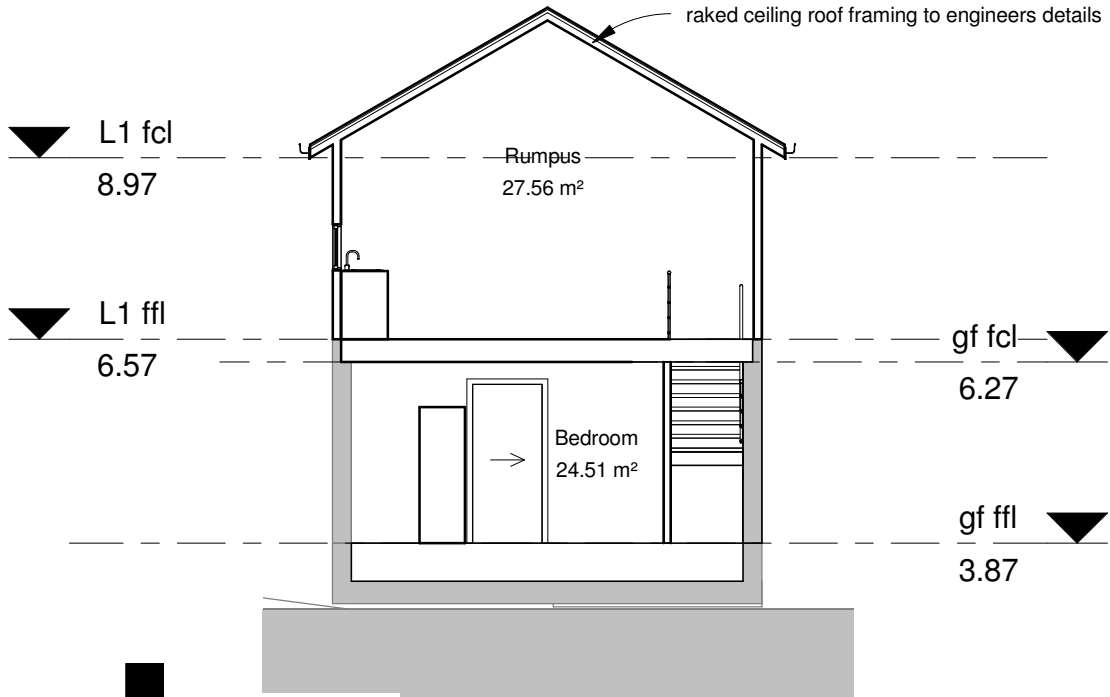
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Section 1

1 : 100



Section 2

1 : 100



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Elevations Sheet 2
and Sections

Scale As Shown (A3)
Date December 2018
Drawn by TMJ

A04

EXTERNAL MATERIALS AND COLOUR FINISHES

Address: 712a Barrenjoey Road, Avalon Beach NSW 2107

Contact name: Adrienne & Wayne Doyle

EXTERNAL	MATERIAL	COLOUR
External wall	1st Floor Level - Scyon Axon Cladding	Murabond - Newport Blue
Corner cladding	1st Floor Level - Scyon Axon Cladding	Murabond - Newport Blue
External wall	Ground Floor Level - Brick	Existing Brick Colour - Mid Brown
Corner cladding	Ground Floor Level - Brick	Existing Brick Colour - Mid Brown
Roof barge	Colorbond	Night Sky
Ridge flashing	Colorbond	Night Sky
Fascia	Colorbond	Night Sky
Eaves and downpipes	Colorbond & PVC	Black
Sliding doors	Aluminum Windows	Black
Sliding windows	Aluminum Windows	Black



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DA2019/0354