

PROPOSED NEW DWELLING

AT

15 ALTO AVENUE SEAFORTH

FOR

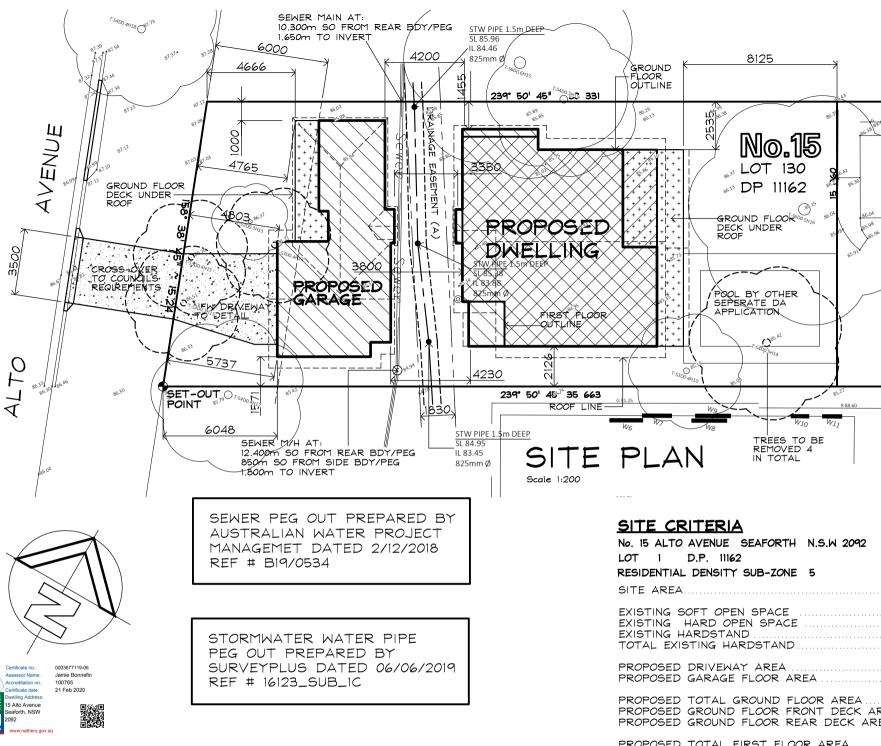
Mr. M. DEERAN

REVISED - 12-02-2020

FEBRUARY 2019

DEVELOPEMENT APPLICATION ISSUE





GENERAL NOTES AND BCA COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A. TERMITE RISK MANAGEMENT TO COMLPY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1 FOOTINGS AND SLABS TO COMPLT WITH PART 3.2 OF THE B.C.A. , AS2870
- AND ENGINEERS DETAILS
- MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700

- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
 GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
 SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
 STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
 BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.

- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.

 NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.

 VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.

 ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.

 ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZI562

 FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
 TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.



ĤOÙSE

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

SITE AREA	=	519.5	są, m.
EXISTING SOFT OPEN SPACE EXISTING HARD OPEN SPACE EXISTING HARDSTAND TOTAL EXISTING HARDSTAND	=	21.0	są, m. są, m. są, m. są, m.
PROPOSED DRIVEWAY AREA PROPOSED GARAGE FLOOR AREA			są, m. są, m.
PROPOSED TOTAL GROUND FLOOR AREA PROPOSED GROUND FLOOR FRONT DECK AREA PROPOSED GROUND FLOOR REAR DECK AREA	=	10.4	sq, m. sq, m. sq, m.
PROPOSED TOTAL FIRST FLOOR AREA	=	104.5	są, m.
DWELLING ROOF AREA OTHER PAVED AREAS (POOL COPING) TOTAL AREA POOL WATER SURFACE AREA	=	22.3 247.9	sq, m. sq, m. sq, m. sq, m.
2 CAR PARKING SPACES PROVIDED IN GARAGE			

F.S.R. GROUND FLOOR AREA(MINUS GARAGE ALLOWANCE = 30.0 sq.m.) = 88.0 sq. m. F.S.R. FIRST FLOOR AREA = 97.2 sq. m. F.S.R. TOTAL FLOOR AREA = 185.2są, m PROPOSED FLOOR SPACE RATIO = 0.36:1 (0.45:1 REQUIRED)

PROPOSED SOFT OPEN SPACE (NOT INCLUDING POOL AREA)

= 249.2 sq, m. 48.0% (35% OF TOTAL OPEN SPACE REQUIRED)

PROPOSED HARDSTAND OPEN SPACE (INCLUDING POOL COPING AREA) PROPOSED TOTAL OPEN SPACE

= 48.0 sq. m. = 323.6 sq. m. 62.3% (55% REQUIRED) TOTAL HARDSTAND POST DEVELOPEMENT = 221.6

DEVELOPEMENT

REV C - 05-11-2019DWELLING & GARAGE STRUCTURE MOVED

WEST 100mm

REV B - 04-11-2019 DWELLING MOVED EAST 400mm GARAGE STRUCTURE MOVED WEST 500mm

BASIX REQUIREMENTS

TO BE READ INCONJUCTION WITH THE BASIX CERTICATE NUMBER 996395S_04

ROOF AREA TO TANK TO BE USEDFOR TOILET FLUSHING, COLD WATER

CLOTHS WASHING AND GARDENTAPS SUPPLY (MINIMUM) ___ 60 sq.m WATER STORAGE TANK CAPACITY_______17,000 MIN. LITRES NEW SHOWER HEAD MINIMUM RATING 3 STAR RATING NEW TOILET MINIMUM RATING 3 STAR RATING ALL NEW TAP FITTINGS MINIMUM RATING ______ 3 STAR RATING GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX REPORT ROOF COLOUR _____ DARK SA > 0.70

FLOOR ABOVE ENCLOSED SUBFLOOR _____ R2.0 ROOF SHEETING ON INSULATION _____ RI.5 RATING

EXTERNAL WALLS INSULATION _____ R2.5 RATING CEILING INSULATION _____ R3.5 RATING

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT O sa,m. OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFORMANCE OF 4.5 STARS OR BETTER.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA \$ 1 BEDROOM TO BE A SINGLE PHASE AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING) PLUS A CEILING FAN. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING # BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST I LIVING AREA GAS FIXED FLUE FIRE PLACE WITH A 3 STAR RATING.
HEATING SYSTEMM IN AT LEAST 1 LIVING AREA \$ 1 BEDROOM PLUS 3-PHASE

AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING)

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

GAS COOKER WITH ELECTRIC OVEN

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICAL LIGHTING" IS FLUORESCENT OR LIGHT EMITING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE "DEDICATEMD" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

THE LAUNDRY, AT LEAST 4 OF THE BEDROOMS / STUDY, ALL HALLWAYS ALL BATHROOMS/TOILETS, LIVING/DINE AND KITCHEN

REV D - 12-02-2020

6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM & FRONT VERANDAH & ROOF OVER AMENDED TO INCREASED SET-BACK



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259 P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261 Tel: (02) 4352 1189 Fax: (02) 4352 1198 Builders Lic. 158741C ABN 65 687 862 151

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PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

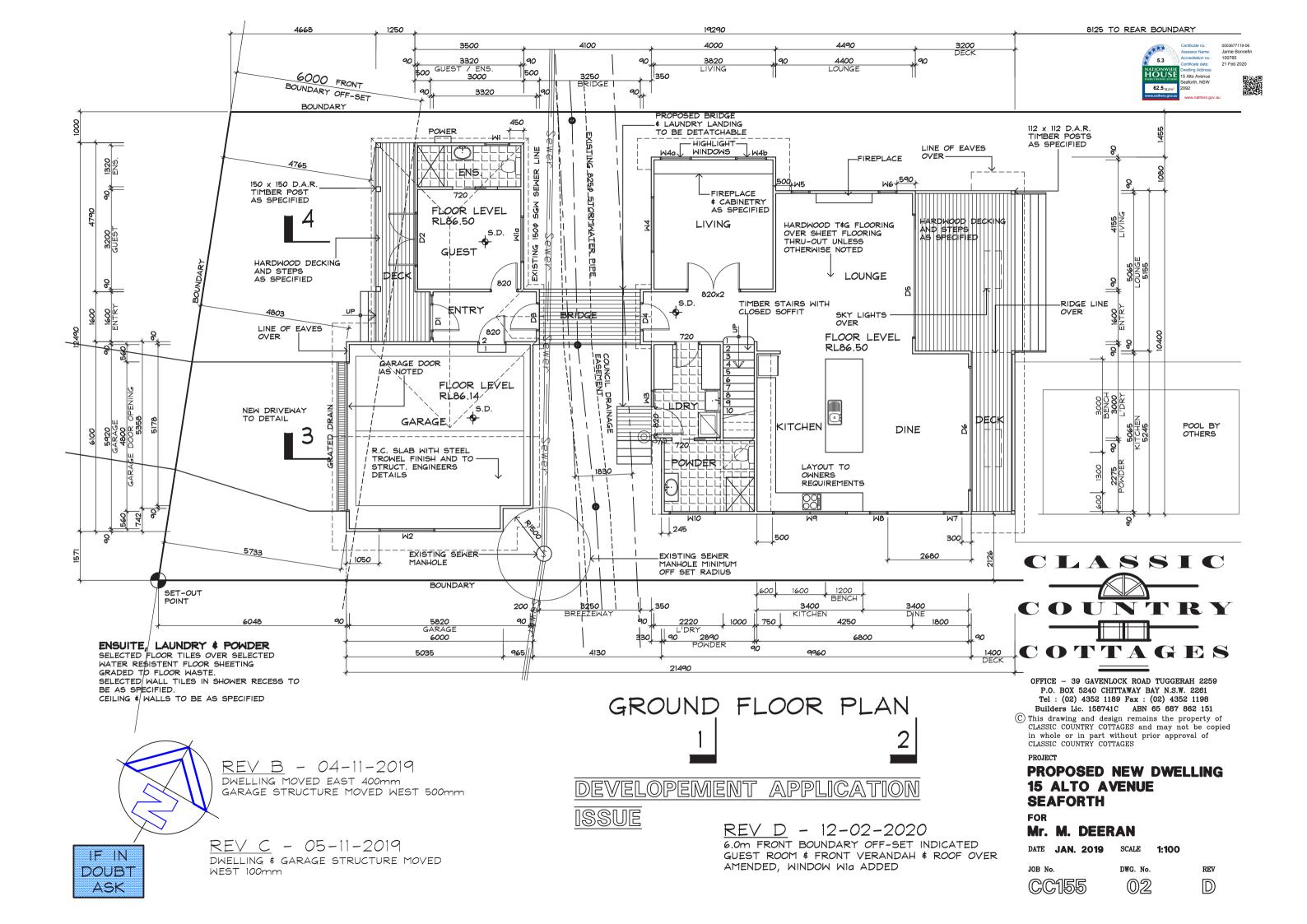
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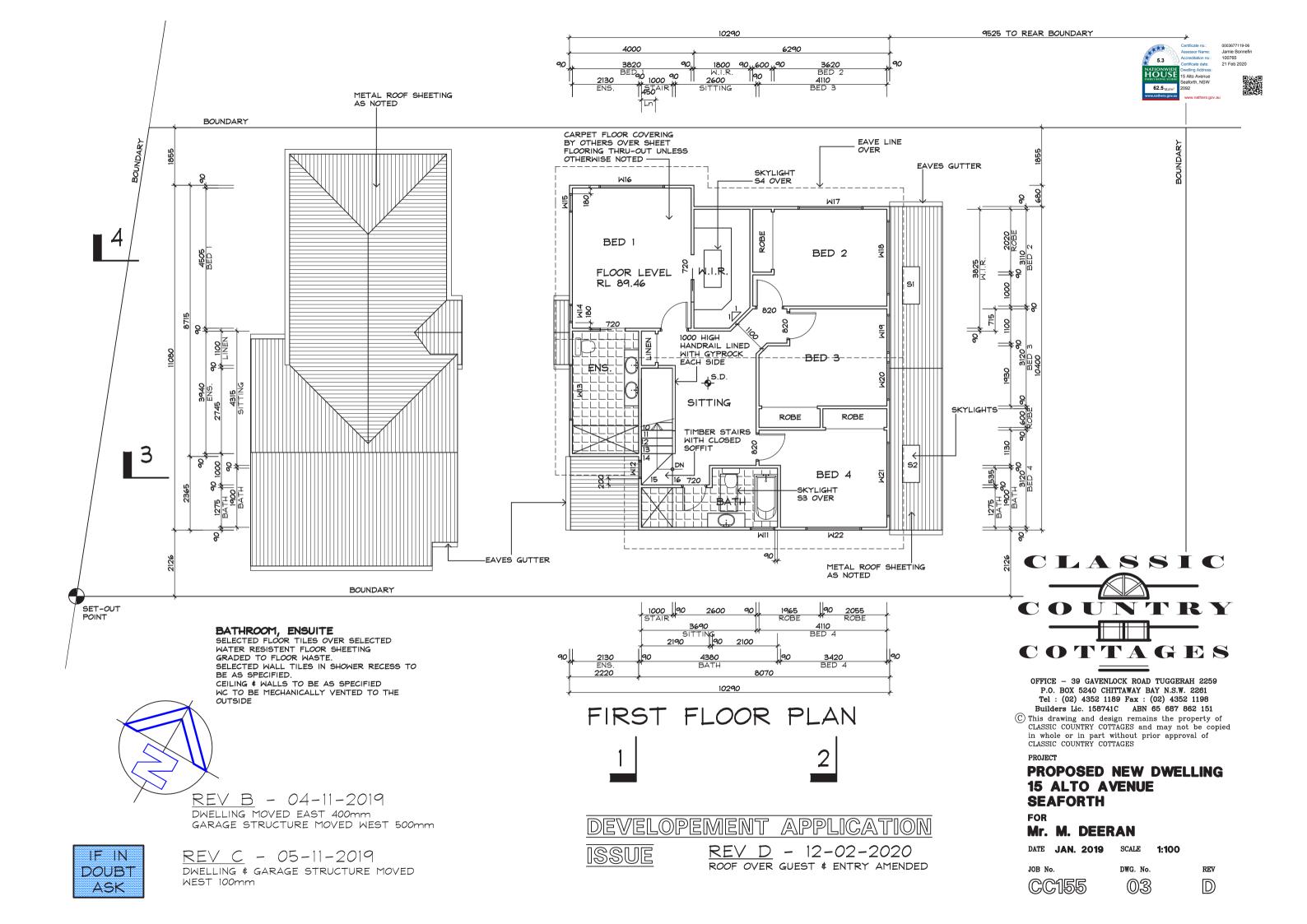
Mr. M. DEERAN

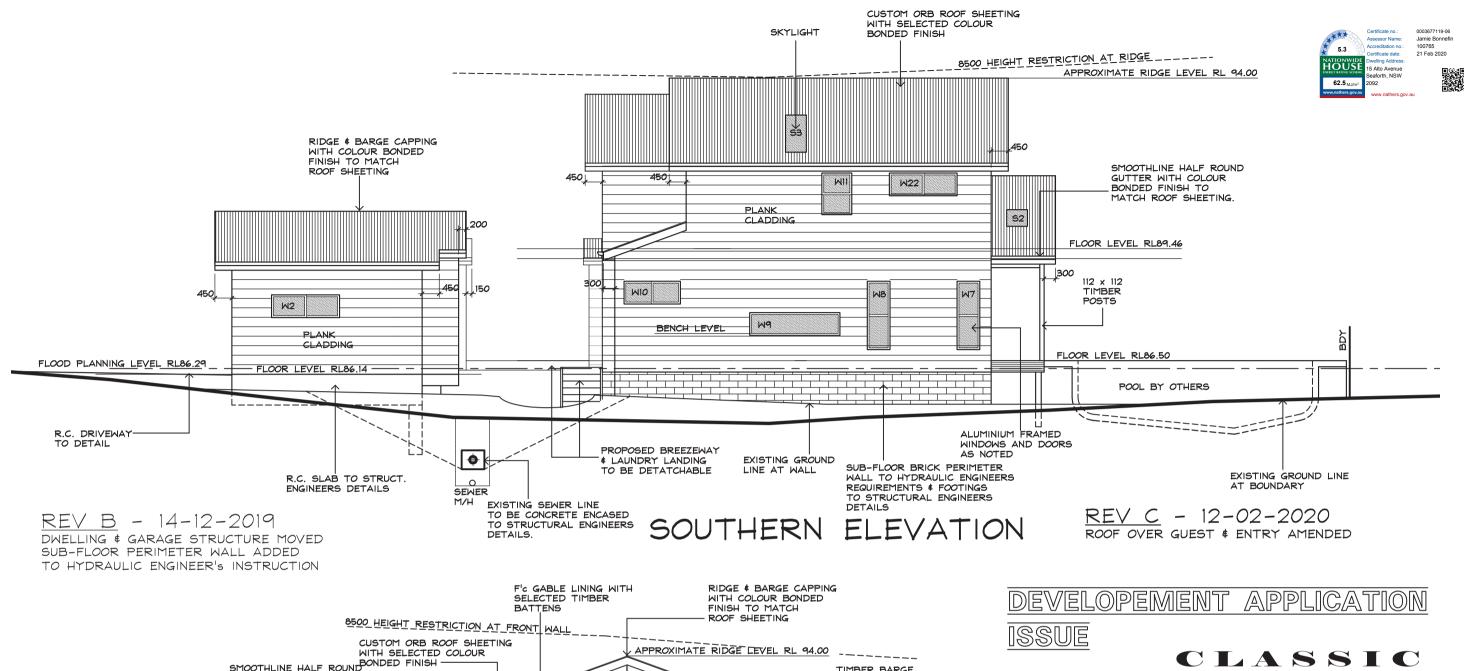
DATE JAN. 2019 SCALE 1:200

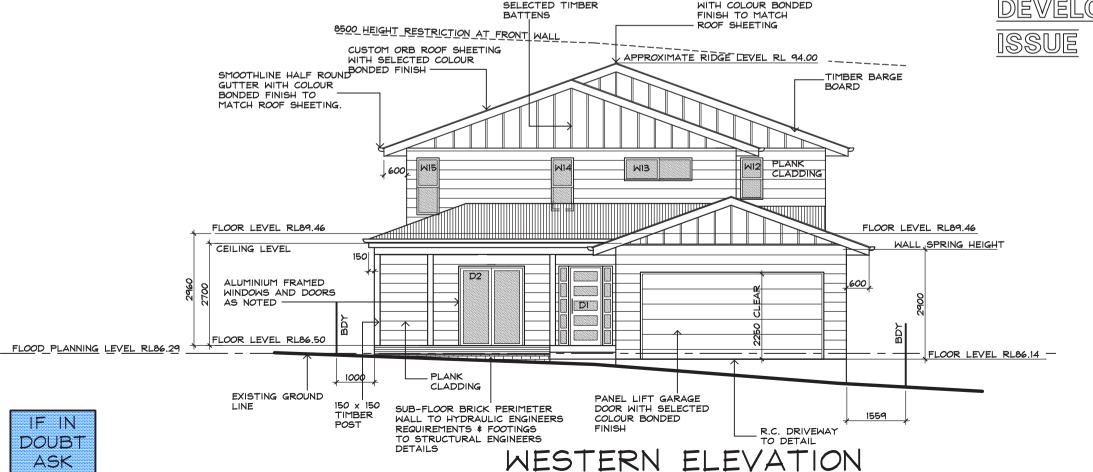
JOB No

DWG. No.











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PROJECT

PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

FOR

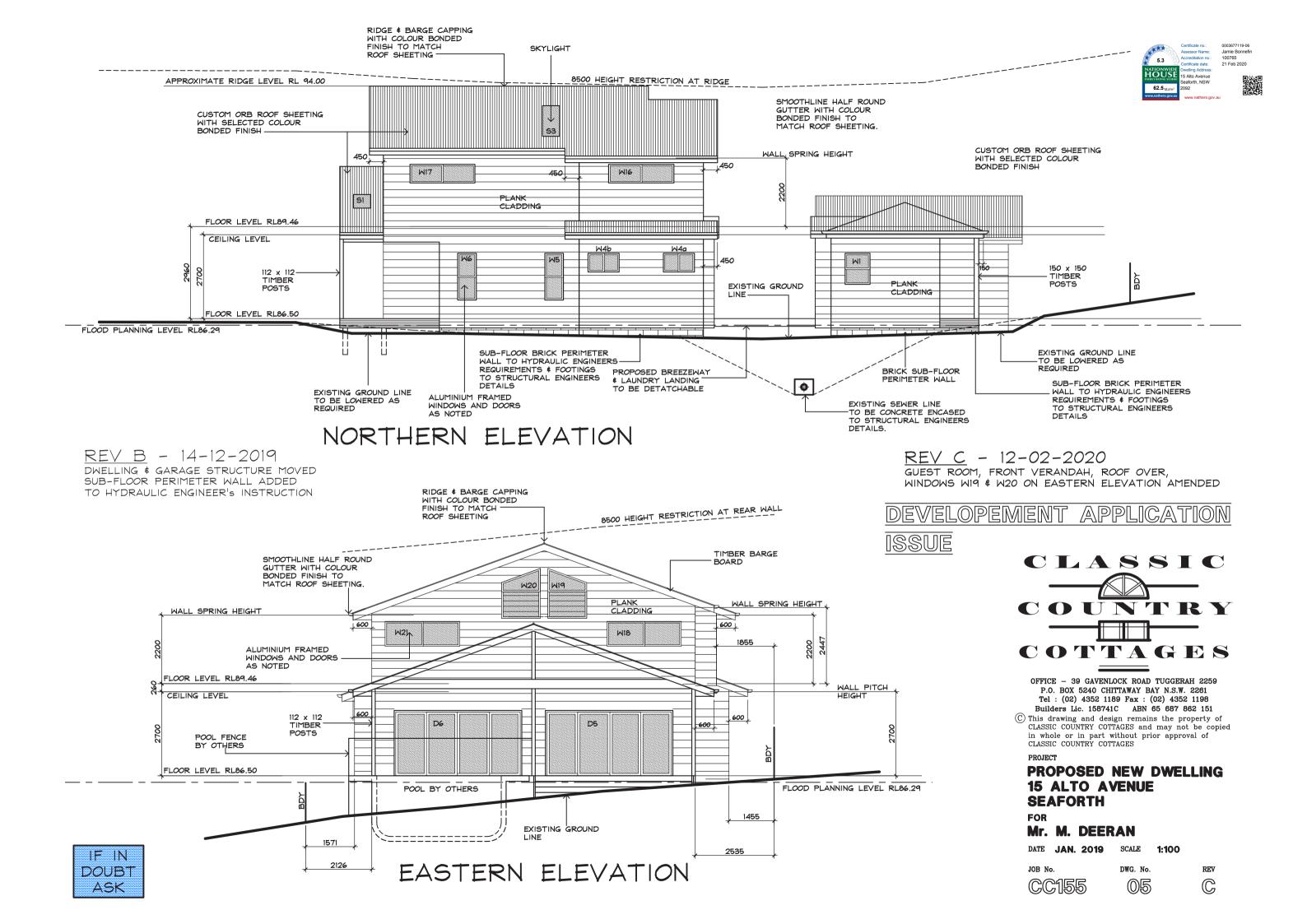
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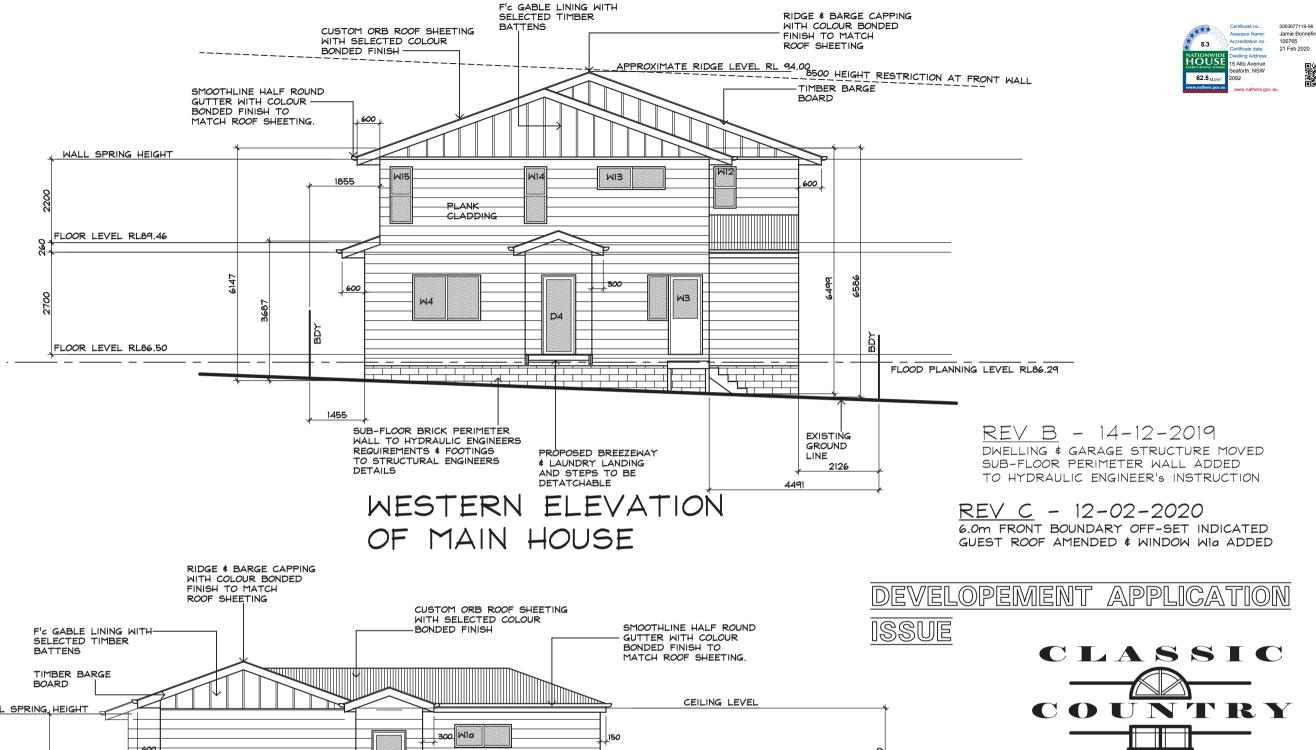
Mr. M. DEERAN

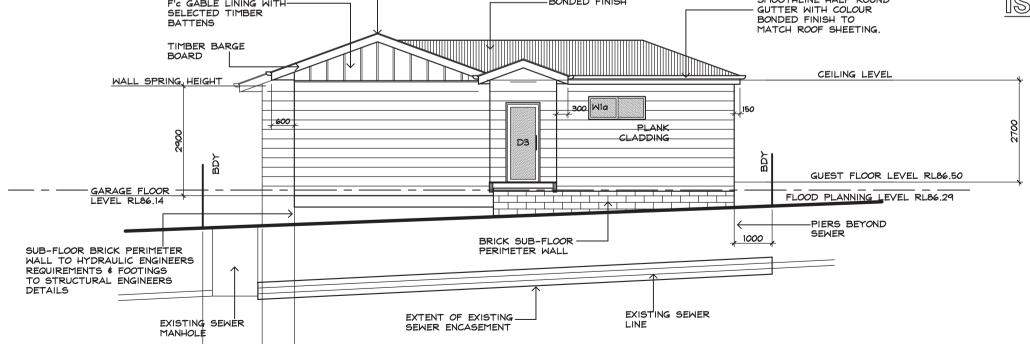
DATE JAN. 2019 SCALE 1:100

CC155

DWG. No.







EASTERN ELEVATION

OF GARAGE \$ GUEST

1571

2421

FIN

DOUBT

ASK

COTTAGES

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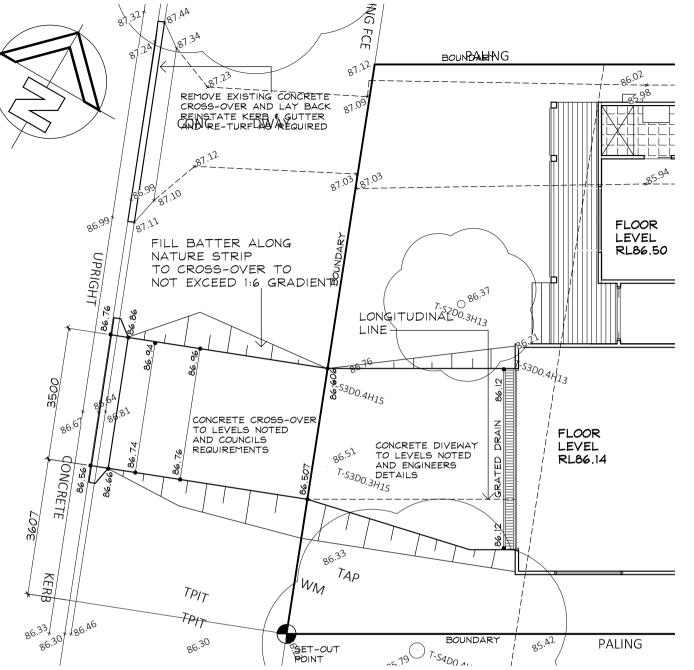
JOB No.

Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:100

DWG. No.





GENERAL NOTES AND BCA COMPLIANCE

5.3 NATIONWIDE HOUSE 62.5

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A. - TERMITE RISK MANAGEMENT TO COMLPY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1 - FOOTINGS AND SLABS TO COMPLT WITH PART 3.2 OF THE B.C.A. , AS2870

AND ENGINEERS DETAILS

MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700

TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND ASI684 GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND ASI288 SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786 STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.

BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A. NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.

NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN
APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740

CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

REV D - 12-02-2020

6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM & FRONT VERANDAH & ROOF OVER AMENDED TO INCREASED SET-BACK

DEVELOPEMENT APPLICATION

ISSUE

CLASSIC COTTAGES

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PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

FOR

Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:100

JOB No. DWG. No.





DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S NORMAL STANDARD VEHICLE CROSSING

DRIVEWAY CROSS-OVER TO BE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATION AND AUSTRALIAN STANDARD AS1428.1:2001-DESIGN FOR ACCESS AND MOBILITY.

PROFILE A4 - 3330/1 N

CROSS-OVER TO BE IN ACCORDANCE WITH COUNCILS CIVIL INFRASTRUCTURE WORKS, DEVELOPEMENT \$ SUBDIVISION 2003 \$ ASI428.1 2001. TO PROVIDE FOR FUTURE FOOTPATH

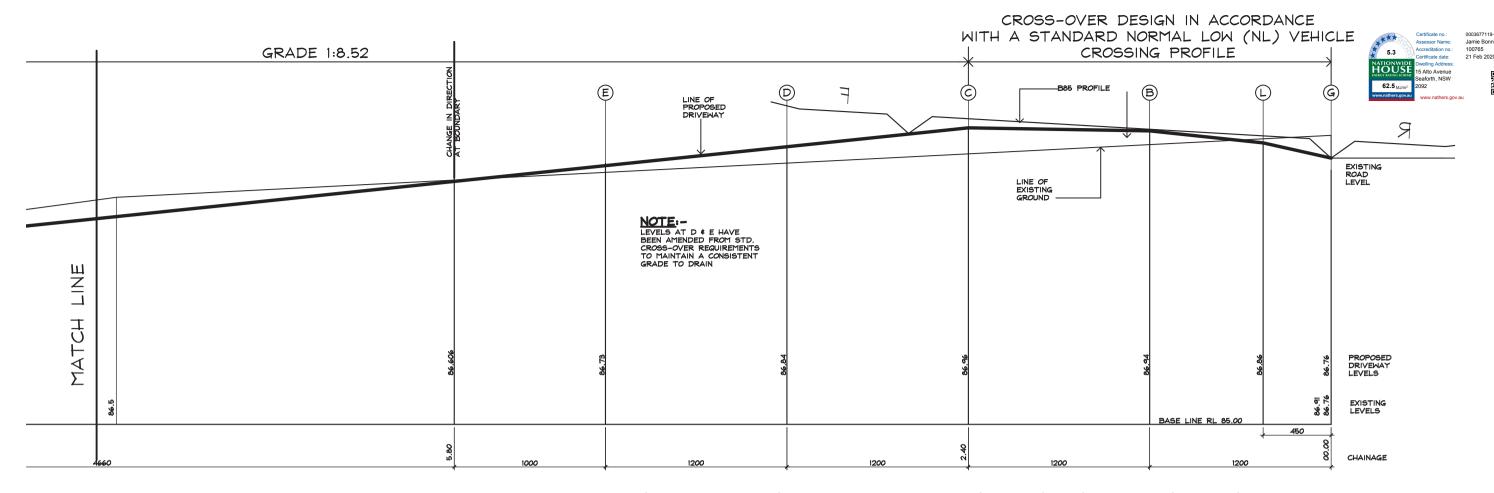
NOTES:-

- 1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
 2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
 3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
 4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
 5. AN APPROVED RATED CONDENSATION BLANKET PLACED LINDER ROOF.
- 5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.

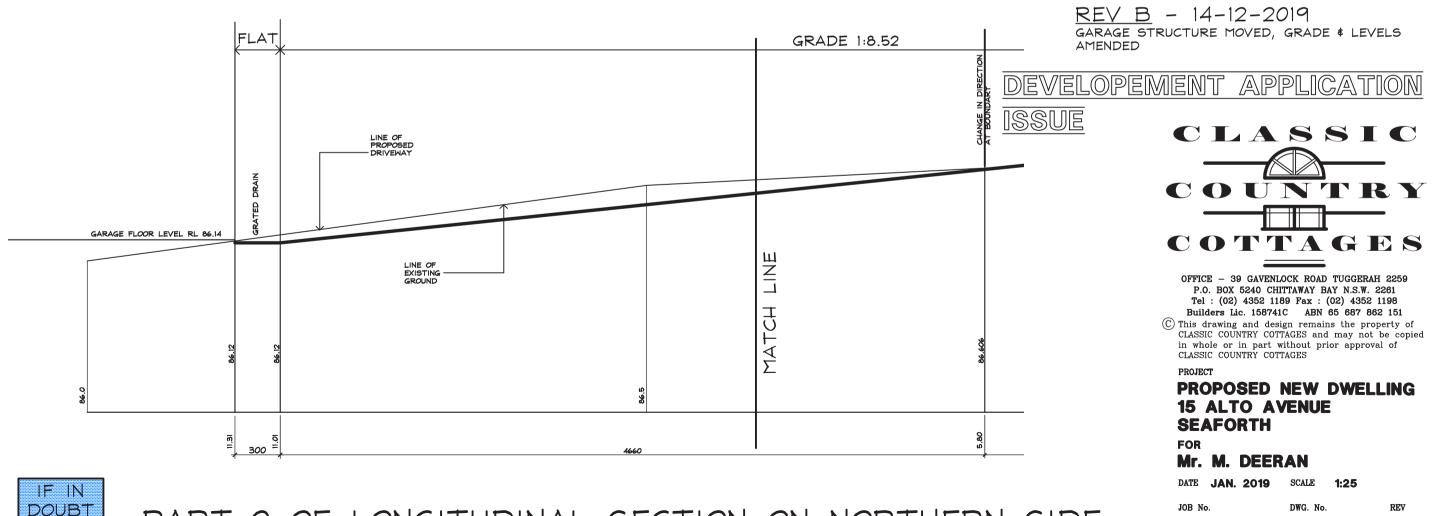
 6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- 8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
 9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
 10. ALL PAINTING TO OWNERS REQUIREMENTS.
- 11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
 12. ALL GLAZING TO CODE ASI288
- ALL PEST TREATMENT TO CODE AS3660.1-2000
- 14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
 15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- 16. ALL TIMBER FRAMING TO CODE ASI684 17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA

REV B - 14-12-2019 GARAGE STRUCTURE MOVED \$ LEVELS AMENDED

REV C - 12-02-2020 6.0m FRONT BOUNDARY OFF-SET INDICATED GUEST ROOM \$ FRONT VERANDAH \$ ROOF OVER AMENDED



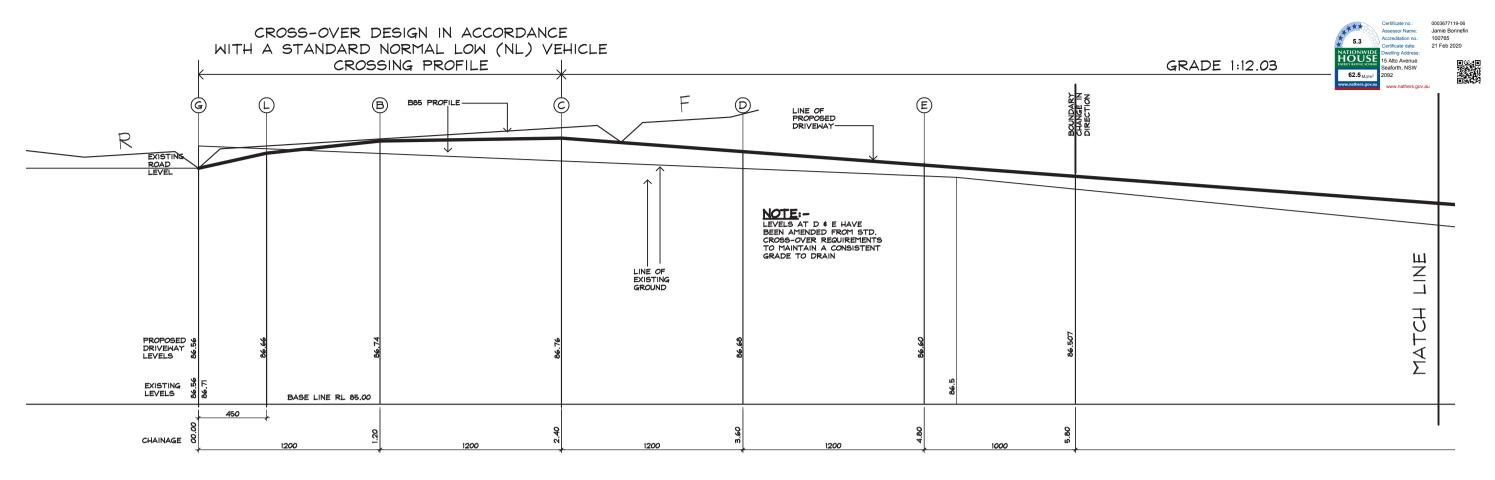
PART 1 OF LONGITUDINAL SECTION ON NORTHERN SIDE





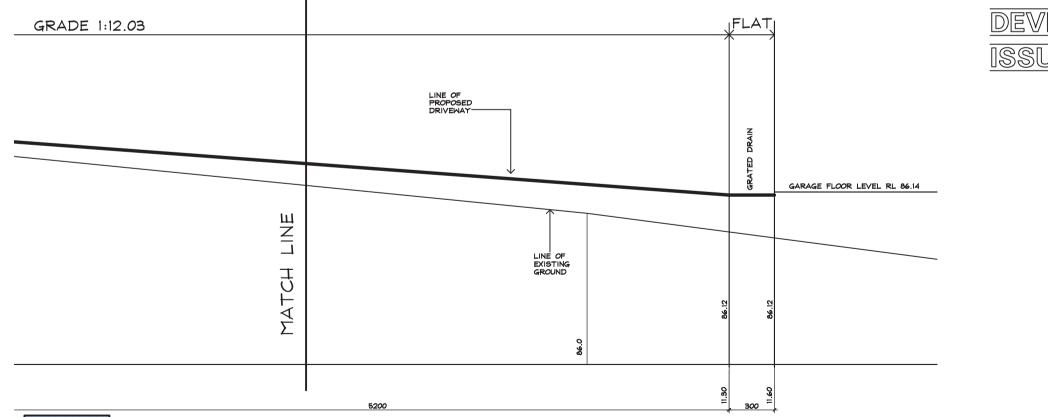
PART 2 OF LONGITUDINAL SECTION ON NORTHERN SIDE

08



PART 1 OF LONGITUDINAL SECTION ON SOUTHERN SIDE

REV B - 14-12-2019 GARAGE STRUCTURE MOVED, GRADE \$ LEVELS AMENDED



IF IN DOUBT

ASK

DEVELOPEMENT APPLICATION

ISSUE



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PROPOSED NEW DWELLING 15 ALTO AVENUE **SEAFORTH**

FOR

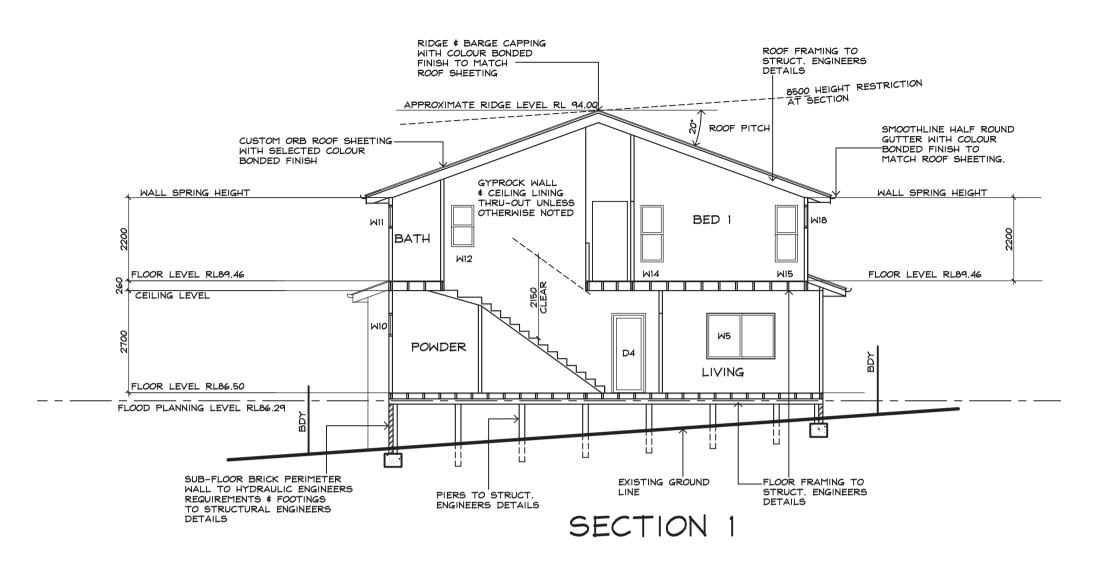
Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:25

JOB No.

DWG. No.

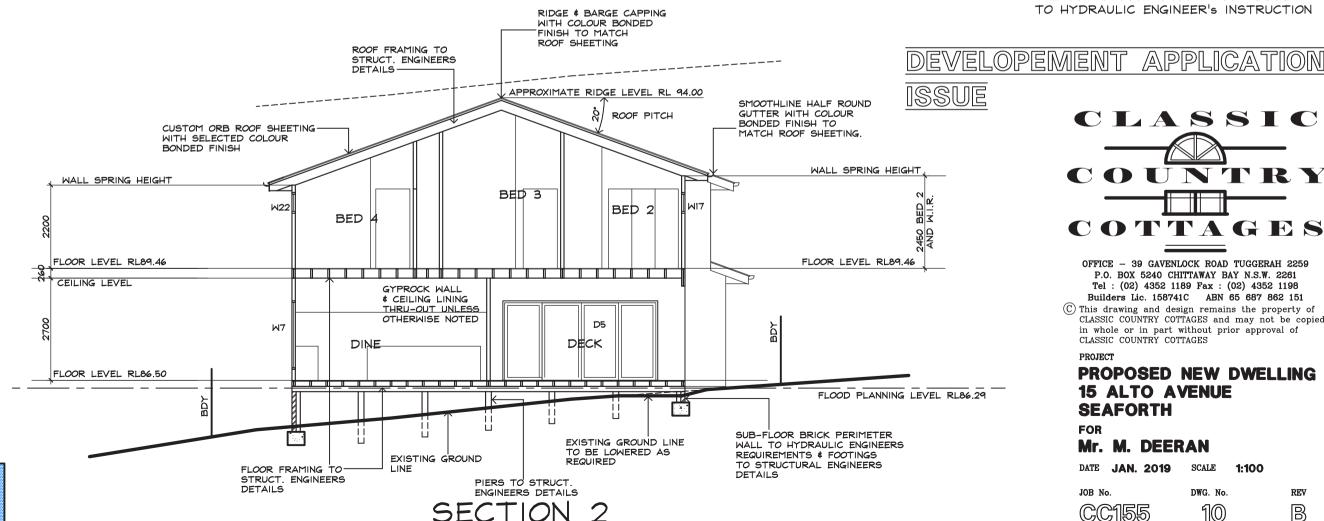




5.3 NATIONWIDE HOUSE 62.5

Jamie Bonnefin 100765 21 Feb 2020

REV B - 14-12-2019 DWELLING & GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED



FIN

DOUBT

ASK

CLASSIC COTTAGES

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PROPOSED NEW DWELLING 15 ALTO AVENUE **SEAFORTH**

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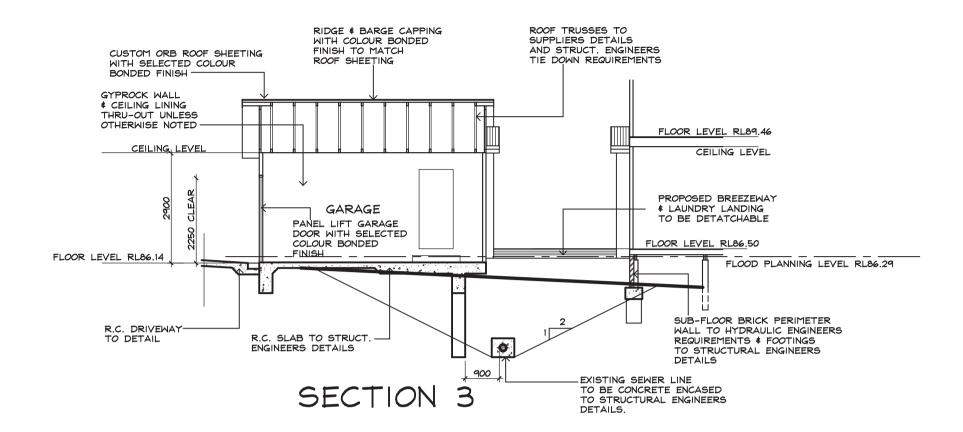
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JOB No.

DWG. No.

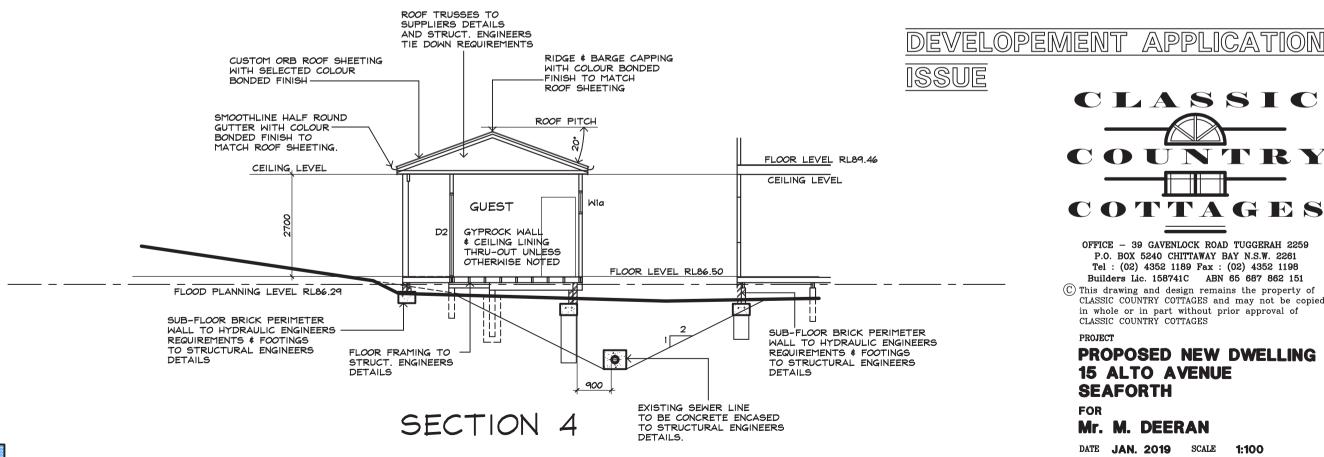
REV B





REV B - 14-12-2019 DWELLING & GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION

REV C - 12-02-2020 SECTION 4 AMENDED





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PROPOSED NEW DWELLING 15 ALTO AVENUE **SEAFORTH**

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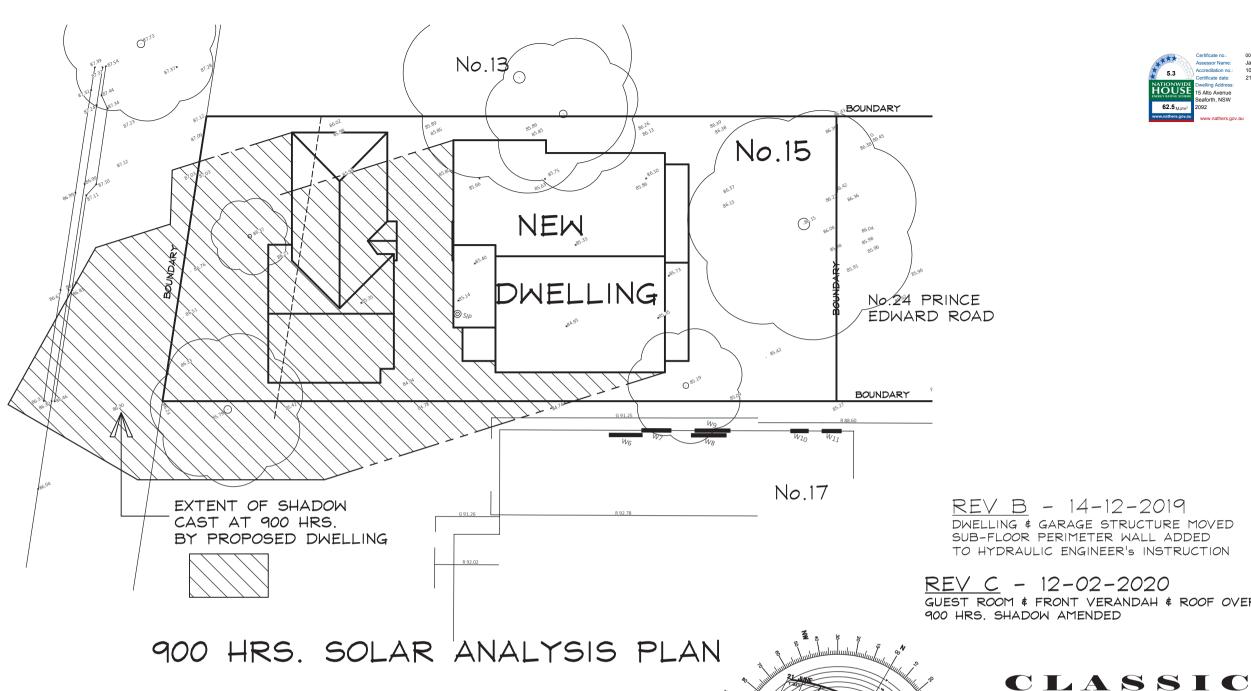
Mr. M. DEERAN

DATE JAN. 2019 SCALE 1:100

DWG. No.

REV \mathbb{C}









REV B - 14-12-2019 DWELLING & GARAGE STRUCTURE MOVED

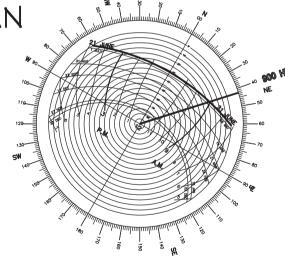
SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION

REV C - 12-02-2020 GUEST ROOM & FRONT VERANDAH & ROOF OVER 900 HRS. SHADOW AMENDED

92.78 92.02 G91.25 M8 90.94 W6 90.15 89.96 G88.41 87.91 87.75 87.75 87.58 W9 W7 86.56 86.47 86.02 86.02

No.17 NORTHERN ELEVATION

NOT AFFECTED BY PROPOSED SHADOWS



SOLAR ROSE 21 st. JUNE

OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259 P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261 Tel: (02) 4352 1189 Fax: (02) 4352 1198 Builders Lic. 158741C ABN 65 687 862 151

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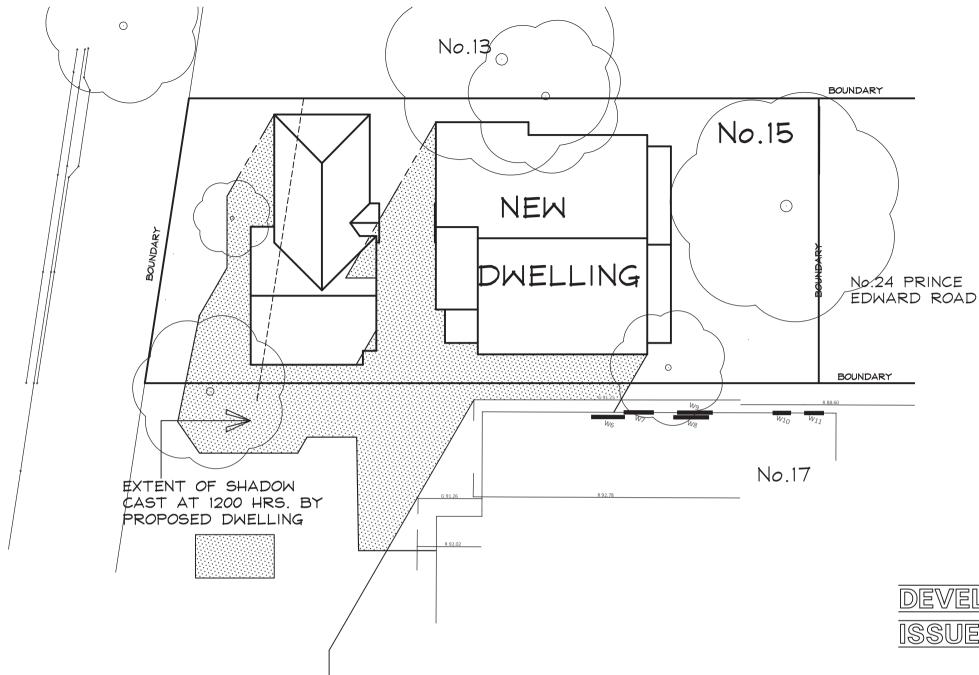
DATE JAN. 2019 SCALE 1:200

JOB No. DWG. No.

REV



DEVELOPEMENT APPLICATION ISSUE



SOLAR ROSE 21 st. JUNE

REV B - 14-12-2019 DWELLING \$ GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION

REV C - 12-02-2020 GUEST ROOM & FRONT VERANDAH & ROOF OVER 1200 HRS. SHADOW AMENDED

DEVELOPEMENT APPLICATION

ISSUE

CLASSIC



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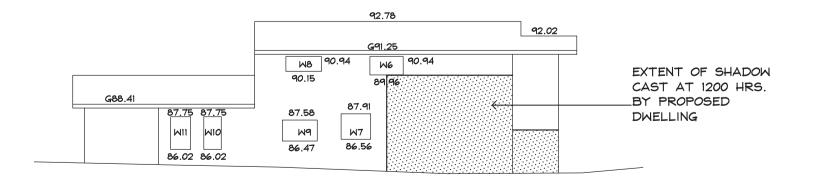
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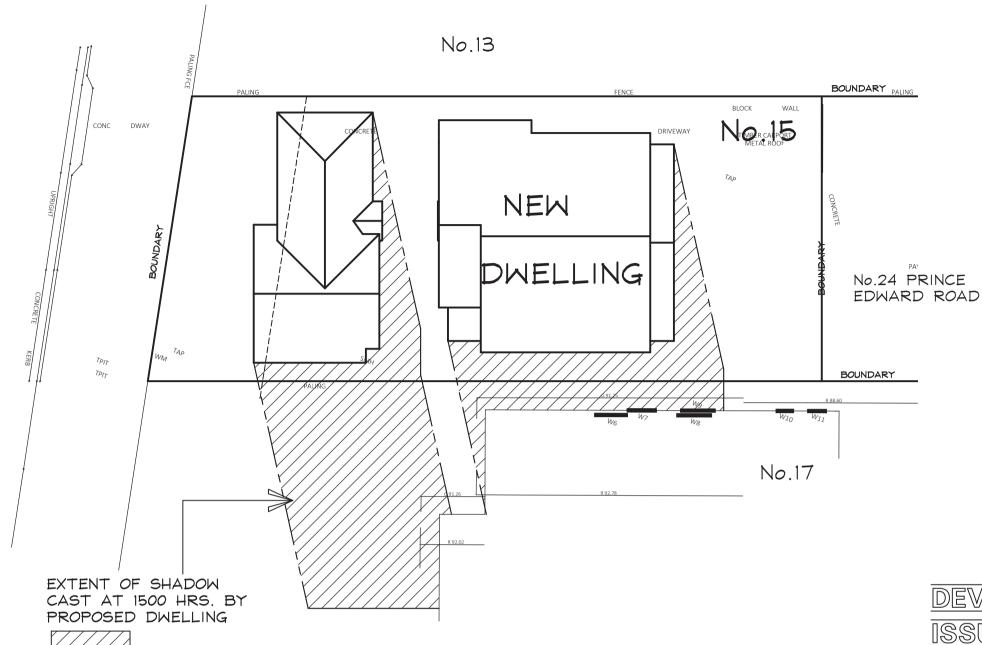
DATE JAN. 2019 SCALE 1:200

JOB No.









Ascessed Asc

SOLAR ROSE 21 st. JUNE

REV B - 14-12-2019

DWELLING & GARAGE STRUCTURE MOVED SUB-FLOOR PERIMETER WALL ADDED TO HYDRAULIC ENGINEER'S INSTRUCTION

REV C - 12-02-2020 GUEST ROOM & FRONT VERANDAH & ROOF OVER AMENDED

DEVELOPEMENT APPLICATION ISSUE

1500 HRS. SOLAR ANALYSIS PLAN



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PROJEC

PROPOSED NEW DWELLING 15 ALTO AVENUE SEAFORTH

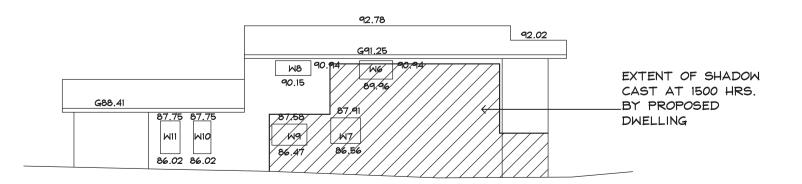
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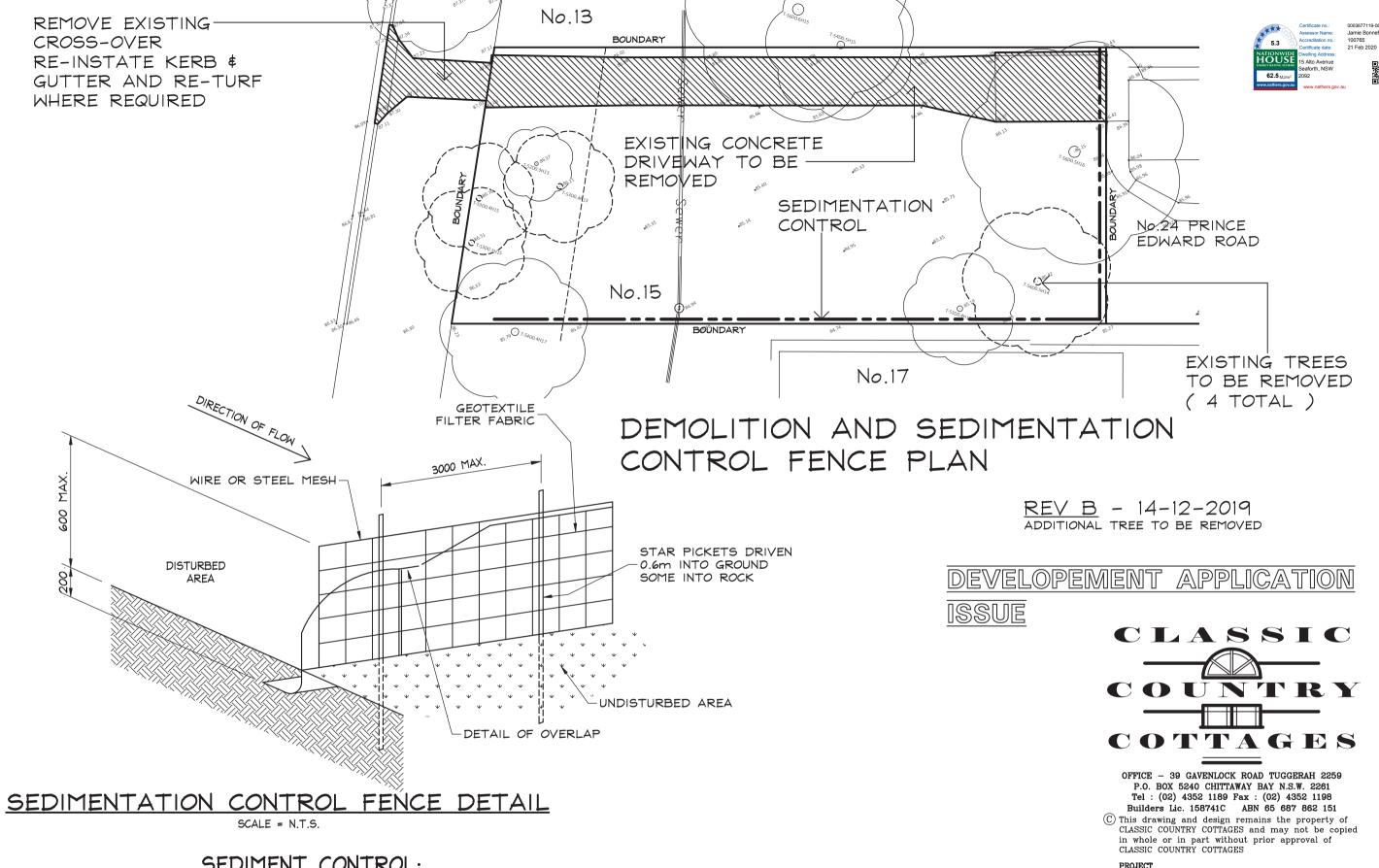
CC155

14









SEDIMENT CONTROL:

- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
- 4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

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