

NOT FOR CONSTRUCTION

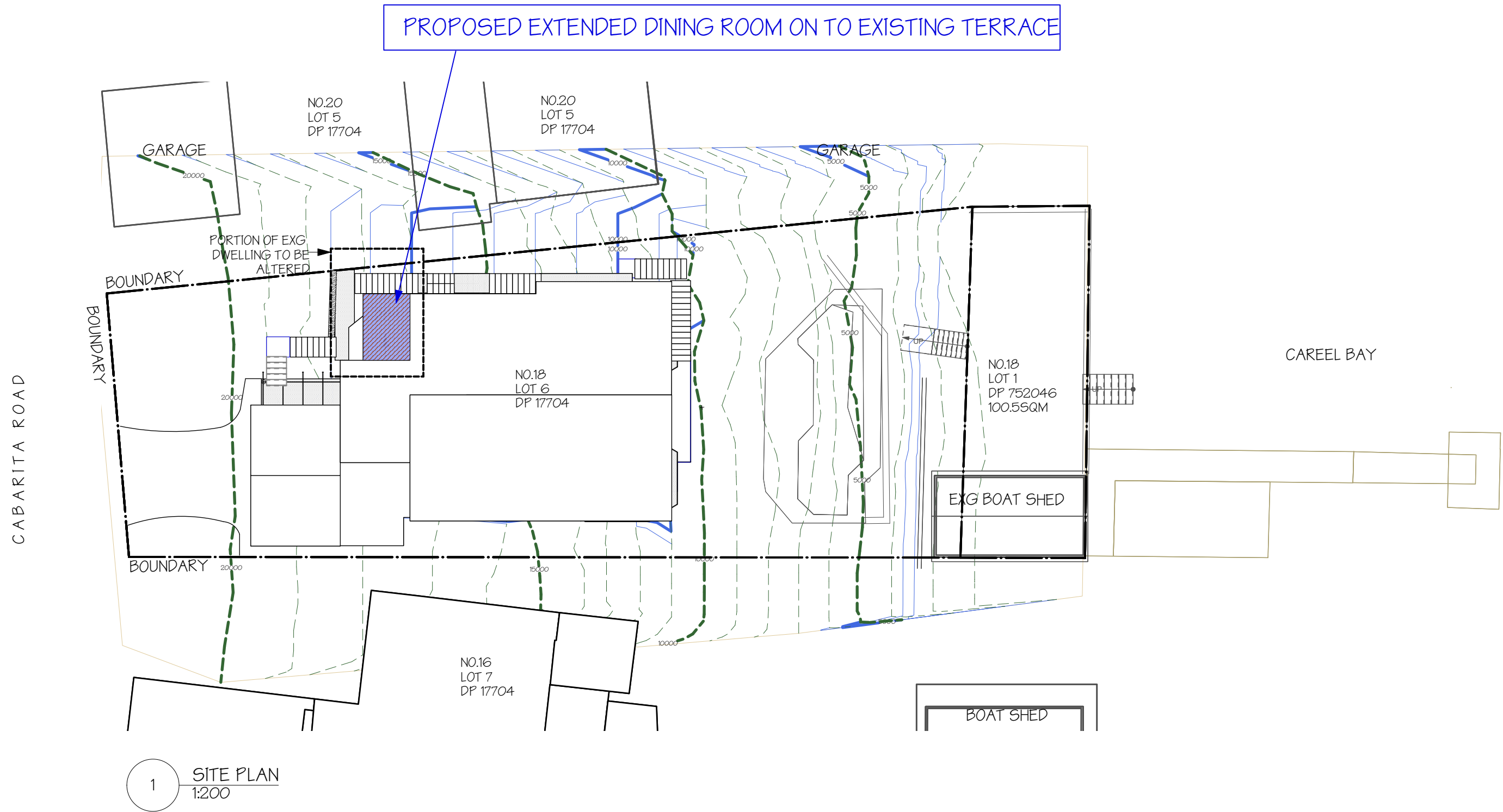


northern
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

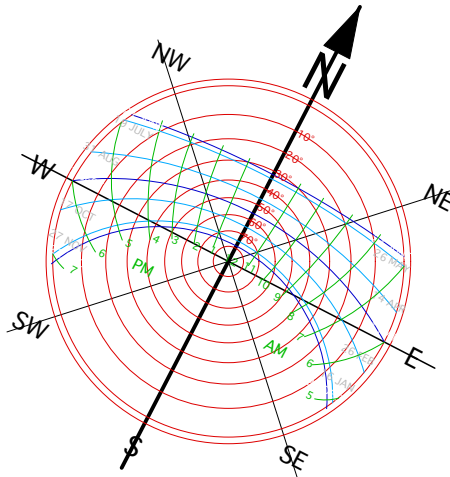
DA2020/1767

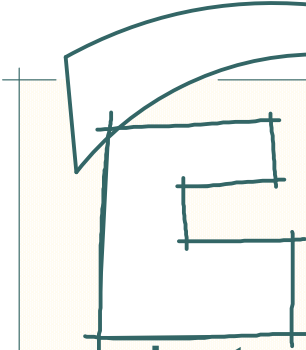
SITE:		
SITE AREA - LOT 6	616.8 m2	
SITE AREA - LOT 1	100.5 m2	
TOTAL SITE AREA	717.3 m2	
EXISTING:		
DEVELOPED AREA - HOUSE ETC	281.7 m2	
DEVELOPED AREA - POOL	60.0 m2	
DEVELOPED AREA - TOTAL	341.7 m2	
DEVELOPED AREA %	47.6%	
PROPOSED:		
DEVELOPED AREA - TOTAL	341.7 m2	
DEVELOPED AREA %	47.6%	
NO INCREASE IN DEVELOPED AREA		
NO REDUCTION IN SOFT LANDSCAPING		



DRAWING LIST				
SHEET NO.	SHEET NAME	SHEET SIZE	REVISION	REVISION DATE
10.01	COVER PAGE	A2	3	22/12/20
11.01	SITE PLAN	A2	3	22/12/20
21.02	FLOOR PLAN & ROOF PLAN	A2	3	22/12/20
30.02	ELEVATIONS & COLOURS	A2	3	22/12/20
40.01	SECTIONS & GLAZING SCHEDULE	A2	3	22/12/20
63.01	WASTE & CONSTRUCTION RISK MANAGEMENT	A2	1	22/12/20
100	Drawing Name	Custom		No Revision
A4 11.01	NOTIFICATION - SITE PLAN	A4	1	22/12/20
A4 30.01	NOTIFICATION - ELEVATIONS	A4	2	No Revisions

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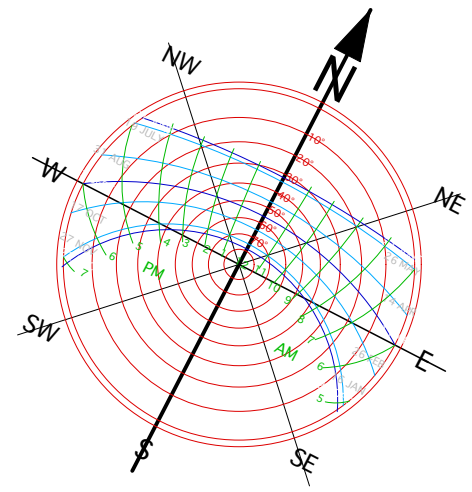
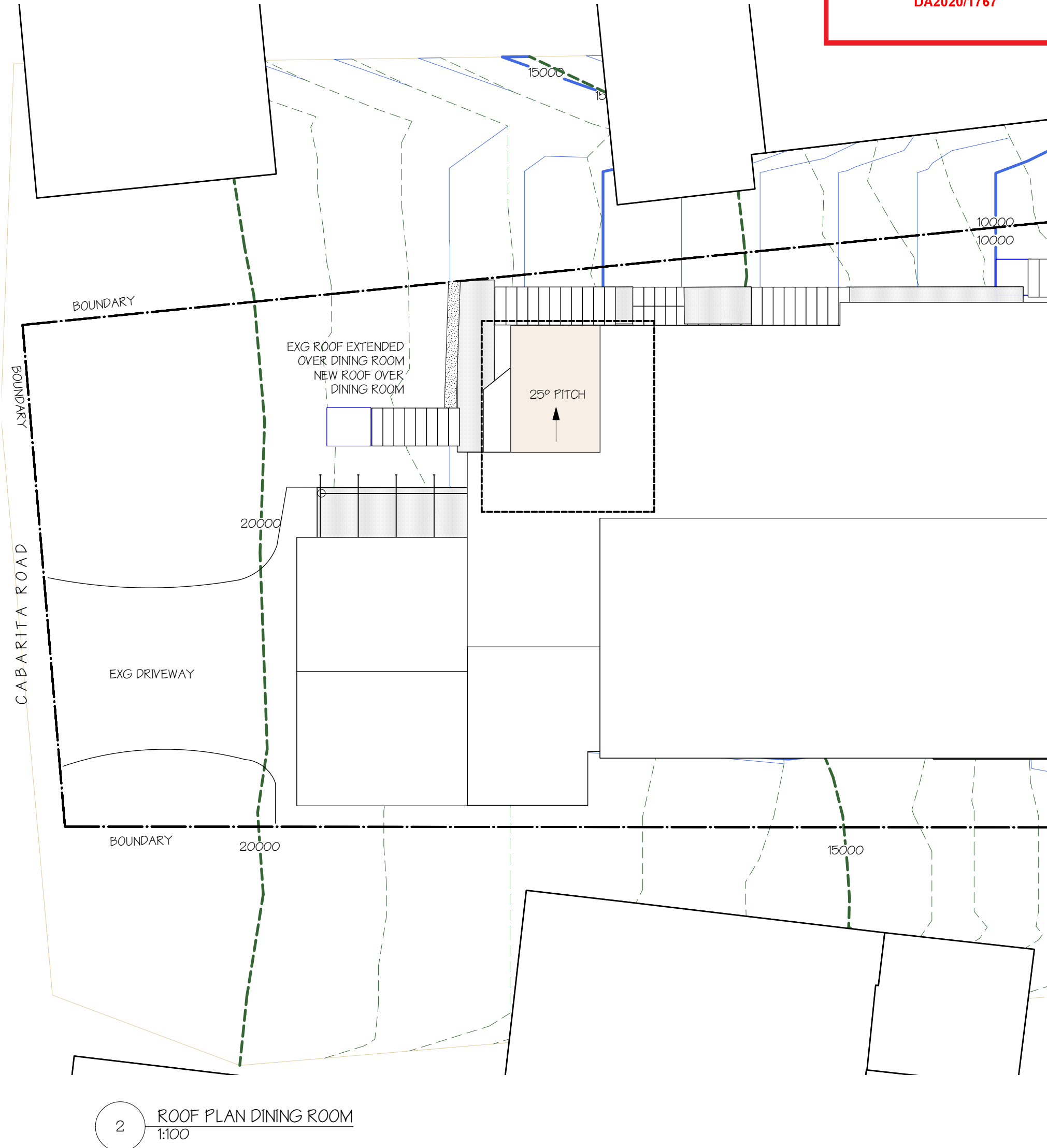
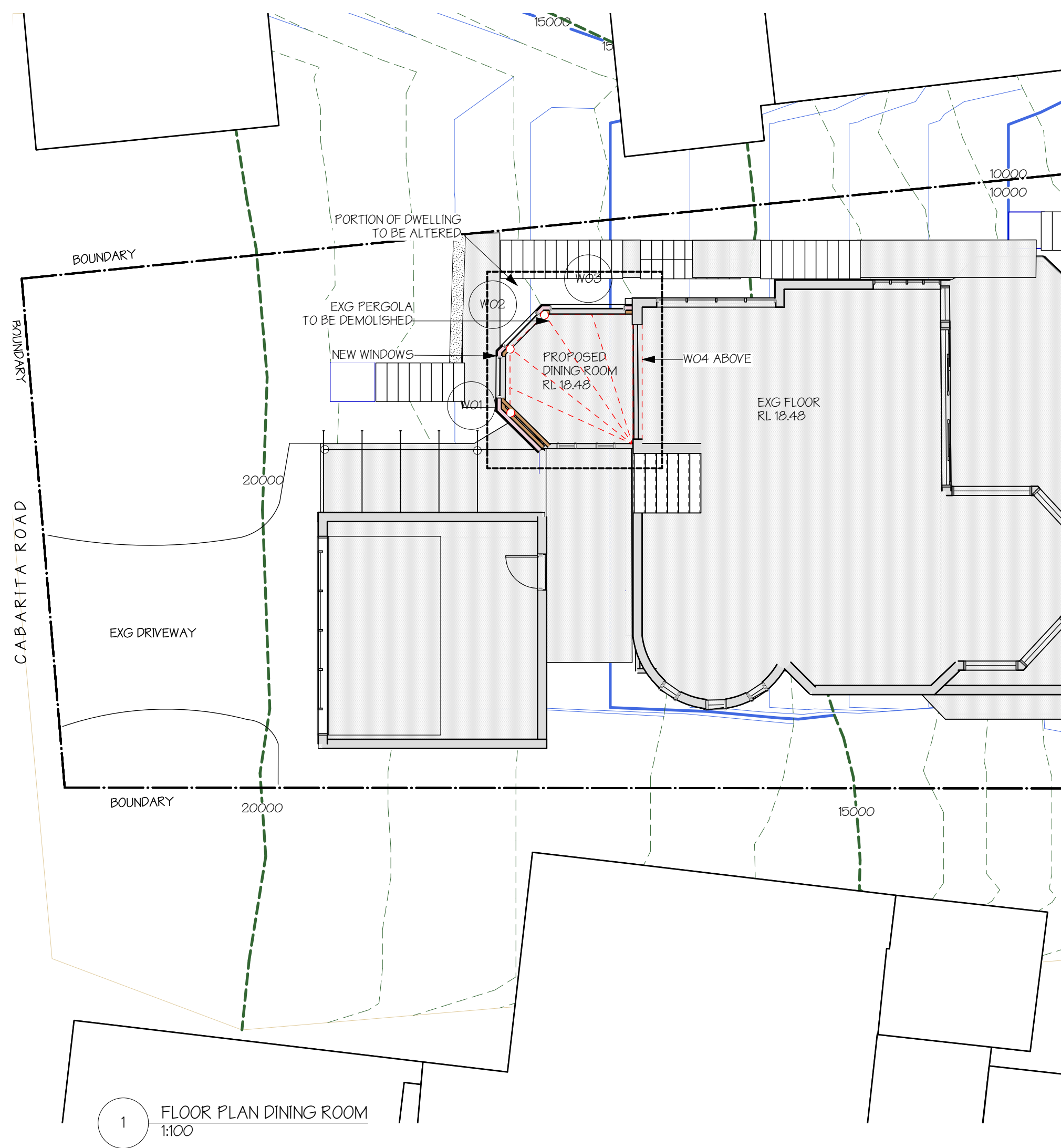




envirotexture

sustainable buildings for a sustainable future

ISSUE	3	22/12/20	FOR DA
2	29/10/20	FOR PLANNER	
1	12/10/20	FOR REVIEW	
PROJECT	PROPOSED DINING ROOM EXTENSION		
ADDRESS	18 CABARITA ROAD AVALON 2107 LOT 6 DP 17704 & LOT 1 DP 752046		
CLIENT	MARGARET & CHRISTIAN HARDERS		
DWG	SITE PLAN		
DATE	08-10-20	PROJECT #	H81D-DA
SCALE	A5 SHOWN @A2	DWG #	11.01
DRAWN	EN	ISSUE	3
CHKD	DC		
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotexture.com.au envirotexture projects Pty Ltd ABN 49 078 853 577		ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 MINATED ARCHITECT: DY MARLOW ARB #9597	





3 22/12/20 FOR DA

2 29/10/20 FOR PLANNER

1 12/10/20 FOR REVIEW

PROJECT PROPOSED DINING ROOM EXTENSION

ADDRESS 18 CABARITA ROAD AVALON 2107
LOT 6 DP 17704 & LOT 1 DP 752046

CLIENT MARGARET & CHRISTIAN HARDERS

DWG FLOOR PLAN & ROOF PLAN

DATE 08-10-20

SCALE AS SHOWN @A2

DRAWN EN

CHKD DC

PROJECT # H81D-DA

DWG # 21.02

ISSUE 3

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bda

ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029
MINATED ARCHITECT:
DY MARLOW ARB #9597

sds

REGISTERED DESIGNER

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NOTE: PROPOSED DINING ROOM EXTENSION NOT VISIBLE FROM OTHER ELEVATIONS

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3
ISSUE 1

22/10/20

FOR DA

2
DATE 29/10/20

FOR PLANNER

1
DATE 12/10/20

FOR REVIEW

PROJECT PROPOSED DINING ROOM EXTENSION

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CLIENT MARGARET & CHRISTIAN HARDERS

DWG ELEVATIONS & COLOURS

DATE # 08-10-20

SCALE AS SHOWN @A2

DRAWN EN

CHKD DC

PROJECT # H81D-DA

DWG # 30.02

ISSUE 3

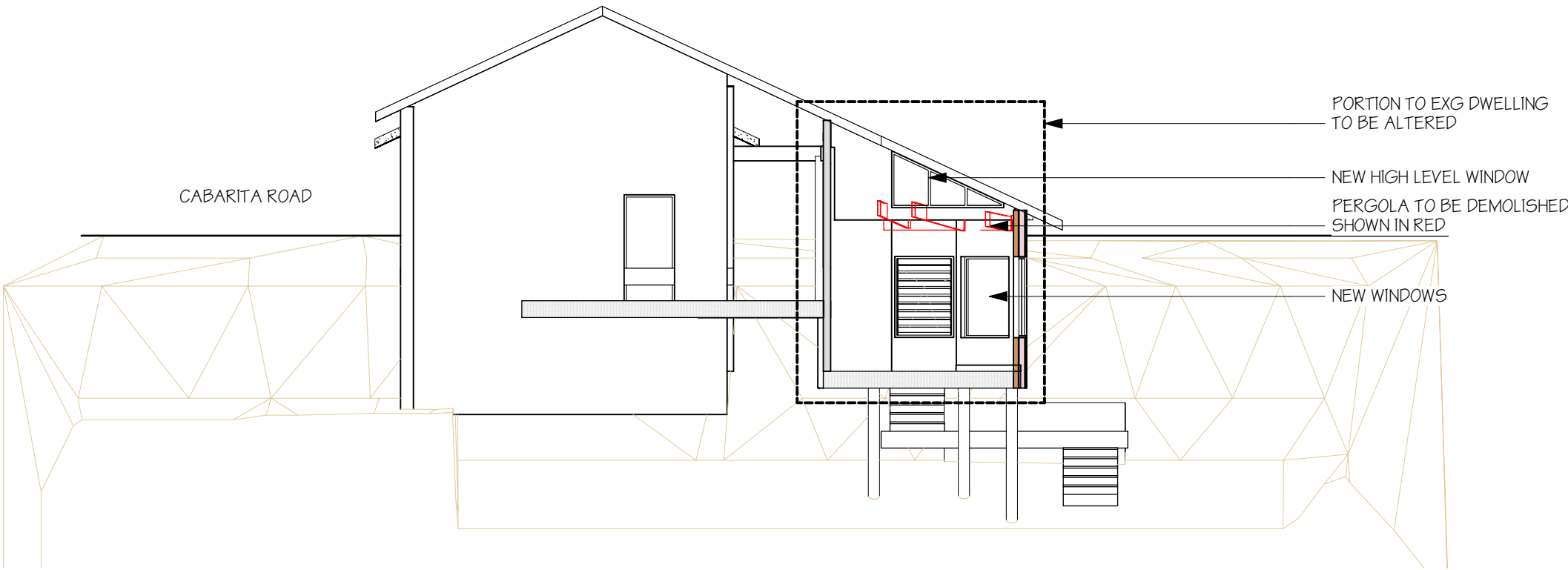
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ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029



MINATED ARCHITECT:
DY MARLOW ARB #9597



1 SECTION AA
1:100

WINDOW SCHEDULE													
ALL DIMENSIONS SHOWN ON EXTERNAL DOORS AND WINDOWS ARE EXTERNAL FRAME SIZES. ACTUAL FRAME SIZES MUST ALLOW FOR REVEALS AND INSTALLATION CLEARANCES, WHICH MUST BE ADDED TO THESE NOTIONAL SIZES - ASSUMED 5mm ALL ROUND.													
CHECK MEASURE ALL DIMENSIONS ON SITE PRIOR TO ORDER/MANUFACTURE. ALL WINDOWS & EXTERNAL DOORS TO HAVE INSTALLATION CLEARANCES FOAM-FILLED.													
WINDOWS													
IMAGE	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	FLY SCREEN MATERIAL	RESTRICTED OPENING	RESTRICTED OPENING METHOD	NOTES:
	W01	1445	1050	Head of frame	1000	SINGLE	ALUMINIUM	2.57	YES	N/A	N/A	N/A	
	W02	1445	1200	Head of frame	1445	SINGLE	ALUMINIUM	1.53	YES	N/A	N/A	N/A	
	W03	1445	1900	Head of frame	1445	SINGLE	ALUMINIUM	2.48	YES	N/A	N/A	N/A	
	W04	1014	2000	Sill of frame	200	SINGLE	ALUMINIUM	0.89	NO	N/A	NO	N/A	LOUVERS RIGHT HAND SASH

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DA2020/1767

PROHIBITED MATERIALS:
DO NOT PROVIDE THE FOLLOWING:
1. MATERIALS, EXCEEDING THE LIMITS OF THOSE LISTED, IN THE SAFE WORK AUSTRALIA HAZARDOUS SUBSTANCES INFORMATION SYSTEM (HSIS).
2. MATERIALS THAT USE CHLOROFLUOROCARBON (CFC) OR HYDRO CHLOROFLUOROCARBON (HCFC) IN THE MANUFACTURING PROCESS.
3. CCA (COPPER CHROME ARSENIC)-TREATED TIMBER
4. H2F TERMITE TREATED BLUE TIMBER
5. UNCERTIFIED POTENTIALLY ILLEGALLY LOGGED TIMBERS SUCH AS SOUTH EAST ASIAN RAINFOREST TIMBERS.
6. NO SINGLE PACK LIQUID-APPLIED ACRYLIC COMPOUNDS ARE TO BE USED ANYWHERE UNDER ANY CIRCUMSTANCES, AND THEIR USE WILL BE GROUNDS FOR IMMEDIATE REJECTION.

TIMBER SOURCING: FOREST CERTIFIED TO EITHER:
1. THE FOREST STEWARDSHIP COUNCIL SCHEME (PREFERRED STANDARD)
2. AS 4708 OFFERED BY THE AUSTRALIAN FOREST CERTIFICATION SCHEME (MINIMUM ACCEPTABLE STANDARD)

ALL WINDOWS & EXTERNAL DOORS TO HAVE INSTALLATION CLEARANCES FOAM-FILLED.

INSULATION:
ALL FOIL OR BULK BARRIERS SHALL BE INSPECTED BY OWNER'S AGENT BEFORE BEING COVERED WITH LININGS OR CLADDINGS TO VERIFY THEIR INTEGRITY OR PHOTOGRAPHIC EVIDENCE PROVIDED.
TAKE THE UTMOST CARE TO ENSURE THE INTEGRITY OF ALL INSULATION THE BUILDING'S THERMAL PERFORMANCE RELIES UPON THERE BEING NO GAPS BETWEEN ANY LAYER OF INSULATION AND THE SPACES BEYOND IT. FAILURE TO ADHERE TO THIS CRITICAL REQUIREMENT MAY RESULT IN THE DELAY OR REFUSAL OF PROGRESS PAYMENTS.
HOT WATER WITHIN THE BUILDING ENVELOPE - CLOSED CELL POLYETHYLENE TO WHOLE PIPE 10MM THICK, JOINTS TIGHT OR TAPED WITH ADHESIVE FOIL TAPE.
HOT AND COLD WATER WHERE EXPOSED BEYOND BUILDING ENVELOPE AND WITHIN 200MM OF FINISHED GROUND LEVEL: CLOSED CELL POLY TO WHOLE PIPE 10MM THICK, WITH PRELAMINATED FOIL SKIN, ALL JOINTS TAPED WITH ADHESIVE FOIL TAPE.

WET AREAS:
FABRICATED SHEET MEMBRANES: WOLFEN OR APRIL SHOWERS OR APPROVED TWO-PACK MIX-CURING POLYURETHANE MEMBRANES.
NO SINGLE PACK LIQUID-APPLIED ACRYLIC COMPOUNDS ARE TO BE USED ANYWHERE UNDER ANY CIRCUMSTANCES, AND THEIR USE WILL BE GROUNDS FOR IMMEDIATE REJECTION.

PAINTS:
VOC LIMITS FOR LOW ODOUR/LOW ENVIRONMENTAL IMPACT PAINT TYPES:
-PRIMERS AND UNDERCOATS: < 15 G/LITRE.
-LOW GLOSS WHITE OR LIGHT COLOURED LATEX PAINTS FOR WALL AREAS: < 1 G/LITRE.
-COLOURED LOW GLOSS LATEX PAINTS: < 1 G/LITRE.
-GLOSS LATEX PAINTS FOR TIMBER DOORS AND TRIMS: < 10 G/LITRE.

WALL WRAPS:
SHALL BE CLASSIFIED AS CLASS 4 - VAPOUR PERMEABLE IN ACCORDANCE WITH AS4200.1 AND AS A WATER BARRIER AS TESTED AGAINST AS4201.4

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DWG SECTIONS & GLAZING SCHEDULE	SCALE AS SHOWN @A2	
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