

PROPOSED
RESIDENCE

Client: S & E Filletti
Site: 985 Pittwater Rd
Collaroy 2097
Lot 5, DP 10519

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A-B	Wet Area Details

BASIX® commitments

Assessor	Mr. Daniel Warda
Date	25 / 02 / 2020
BASIX Certificate No.	1080641S
NatHERS Certificate No.	0004619011

project details

Site Address	Lot 5, 985 Pittwater Road, Collaroy NSW 2097
Municipality	Northern Beaches
Reference	7556

thermal comfort

Floors	300mm Waffle Pod Slab as per job number 7556
Cantilevered Floors	N/A
External Walls	R2.0 Bulk Insulation to all external walls I Light
Internal Walls	Same value as external wall applied to Garage internal walls only
Ceilings	R3.5 Bulk Insulation to all trussed ceilings over living areas
Roof	Concrete Roof Tiles I Dark
Roof Insulation	Sarking

Wideline Sliding Windows (Aluminium Framed - 6.38mm Comfort Plus Neutral)	U - Value:	4.5	SHGC:	0.46
• To sliding windows excluding any mentioned below				
Wideline Sliding Door (Aluminium Framed - 6.38mm Comfort Plus Neutral)	U - Value:	4.4	SHGC:	0.44
• To sliding doors excluding any mentioned below				
Wideline Bi-Fold Door (Aluminium Framed - 6.38mm Comfort Plus Neutral)	U - Value:	4.6	SHGC:	0.38
• To bi-fold doors excluding any mentioned below				
Wideline Sliding Window (Aluminium Framed - Standard 3mm Clear)	U - Value:	6.4	SHGC:	0.76
• To sliding windows in wet areas				

Note: U-Value may be lower but not higher than the nominated values
Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only

Skylights N/A

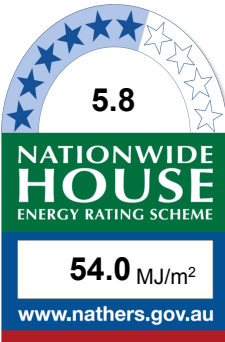
water

energy

Landscape Area	200m²	Hot Water System	Gas Instantaneous 6 Stars
W.C's	3 Star	Cooling System	3-Phase Ducted Air-Con EER 3.0-3.5
Kitchen Taps	3 Star	Heating System	3-Phase Ducted Air-Con EER 3.0-3.5
Shower Heads	3 Star (>7.5 but <=9L/min)	Ventilation	As Per Basix Assessment
Basin Taps	3 Star	PV System	N/A
Alternative Water	3000L Rain Water Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water To Tank	100m²	Drying	Outdoor Clothesline
Alt. Water Uses	W.C, Garden & Laundry	Lighting	As Per BASIX Certificate

swimming pool

Pool / Spa	N/A
Shading / Timer	N/A
Cover	N/A



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Assessor Name: Daniel.Warda
Accreditation no.: 101182
Certificate date: 25 Feb 2020
Dwelling Address:

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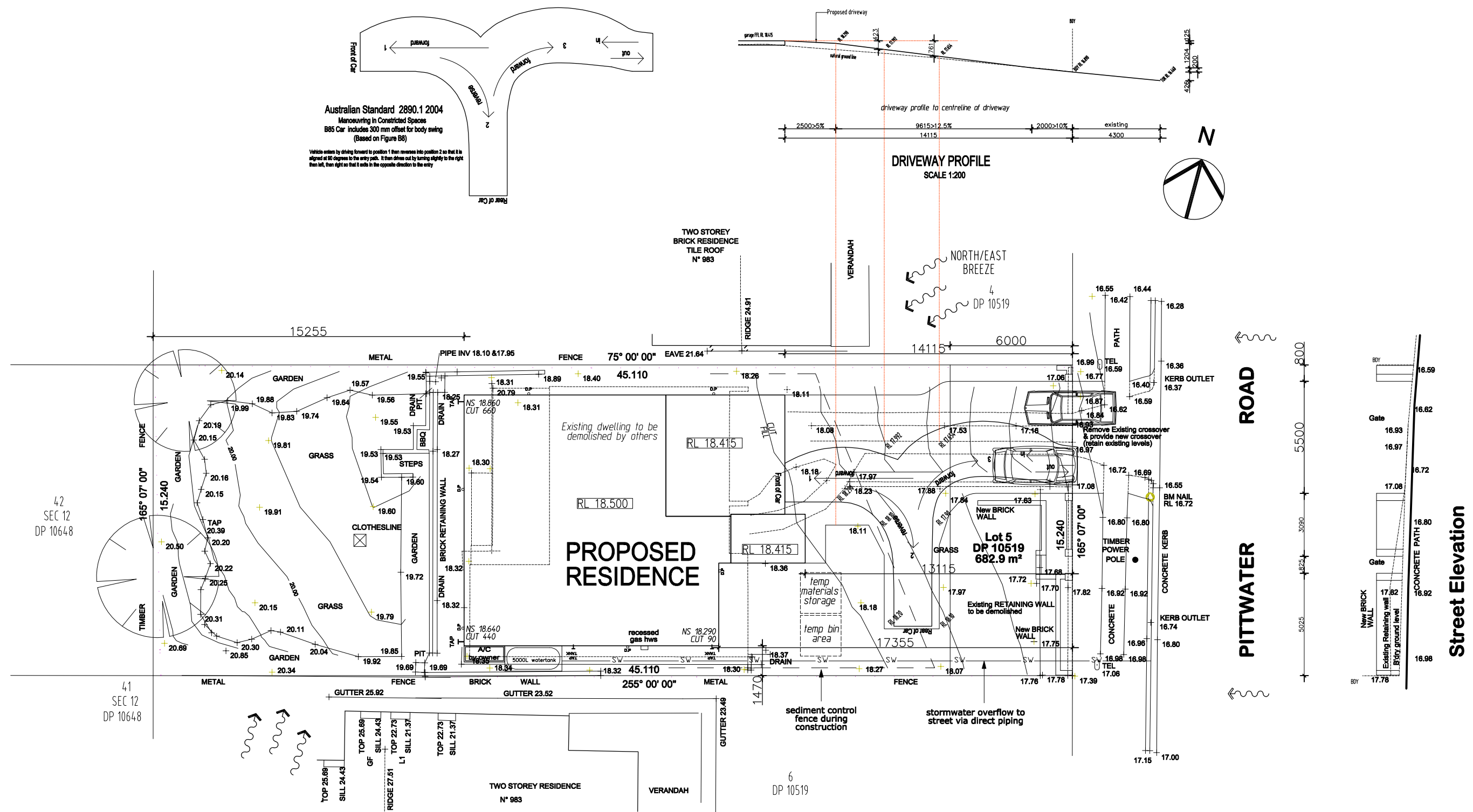


Site Details	
Site Area:	682.9m²
Roof Area:	180.0m²
Harvested Roof Area:	100.0m²
Total Garden & Lawn Area:	200.0m²

0488 203 606

giuseppe@energiassessments.com.au

ABN 77 614 736 284



SITE PLAN / Driveway Profile
SCALE 1:200

CLIENT	S & E Filletti		
JOB	Proposed Residence		
LOCATION	985 Pittwater Rd Collaroy		
<div>- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.</div> <div>- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.</div>			
SHEET	DATE	DWG No.	
supplemental	23/04/2020	7556-wd2	

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TULLIPAN HOMES

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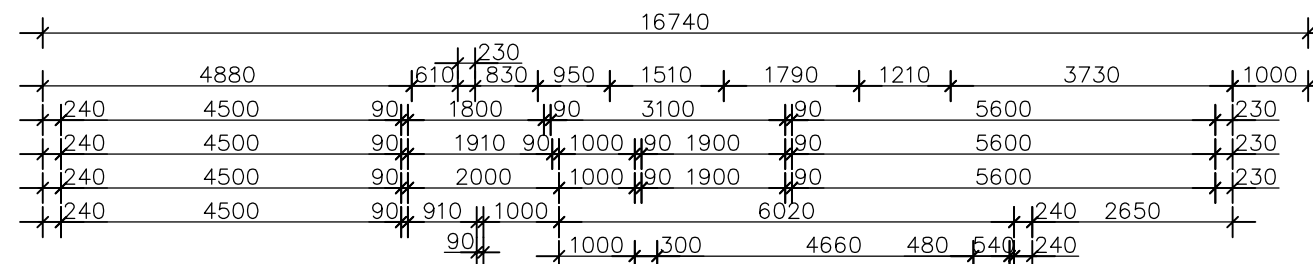
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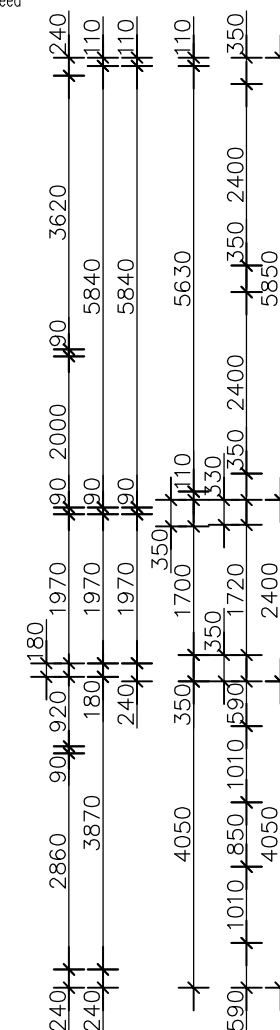
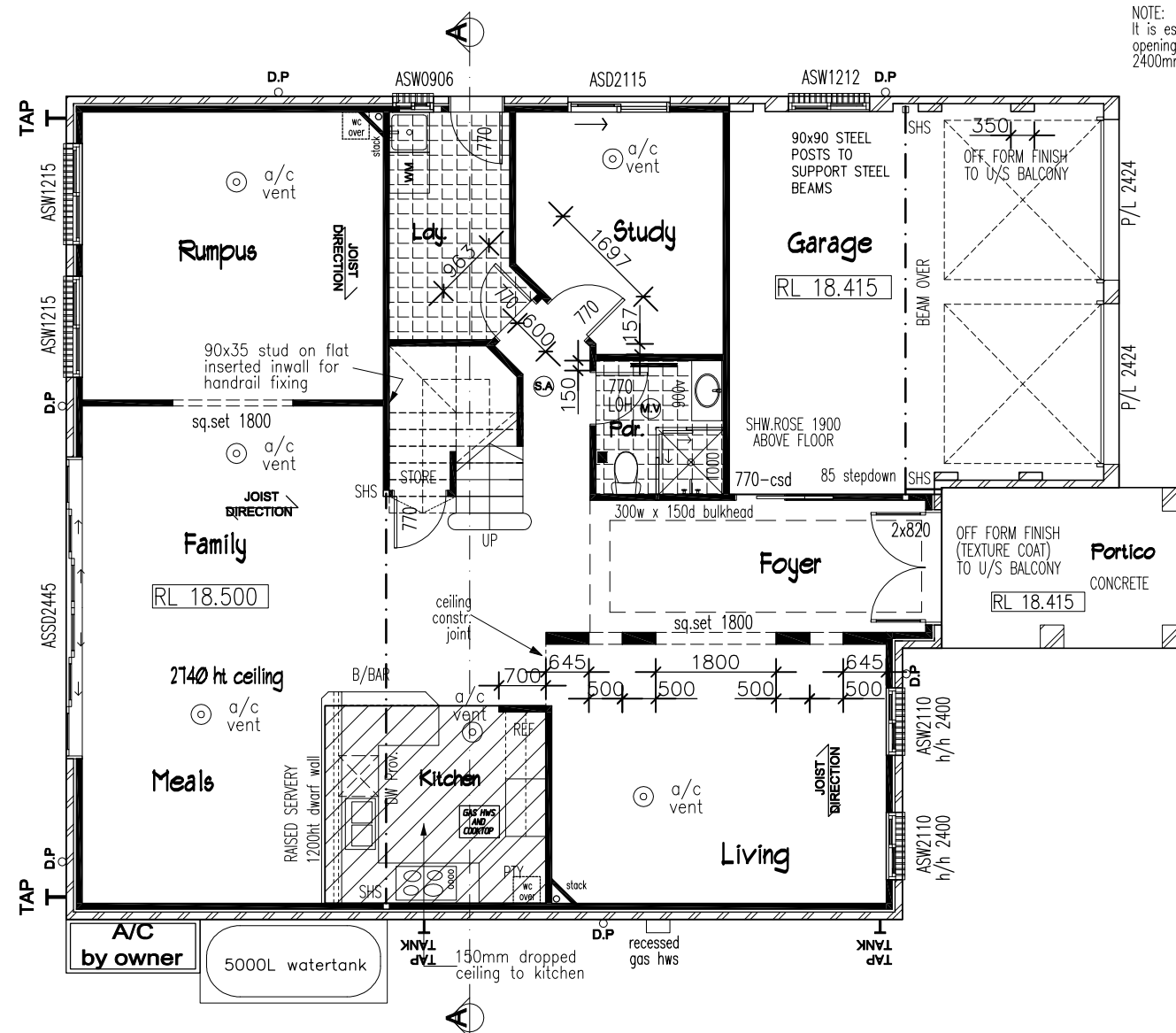
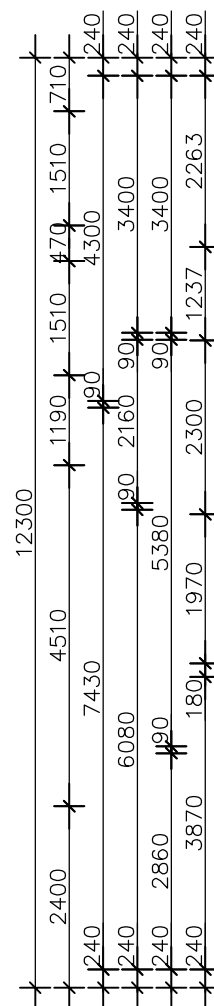


TOWEL RAIL —
TOILET ROLL ■

BULKHEAD AND STACK LOCATION
TO BUILDERS DISCRETION



NOTE:
It is essential that garage door
openings do not exceed
2400mm in height



air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.



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AREAS:

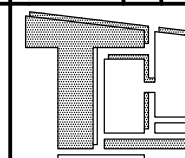
Portico:	8.8m ²
Garage:	34.4m ²
Ground Floor:	139.7m ²
First Floor:	155.2m ²
Balcony:	27.7m ²
TOTAL:	365.8m²

GROUND FLOOR PLAN

SCALE 1:100

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SHEET 2 of 10	DATE 17/02/2020	DWG No. 7556-wd

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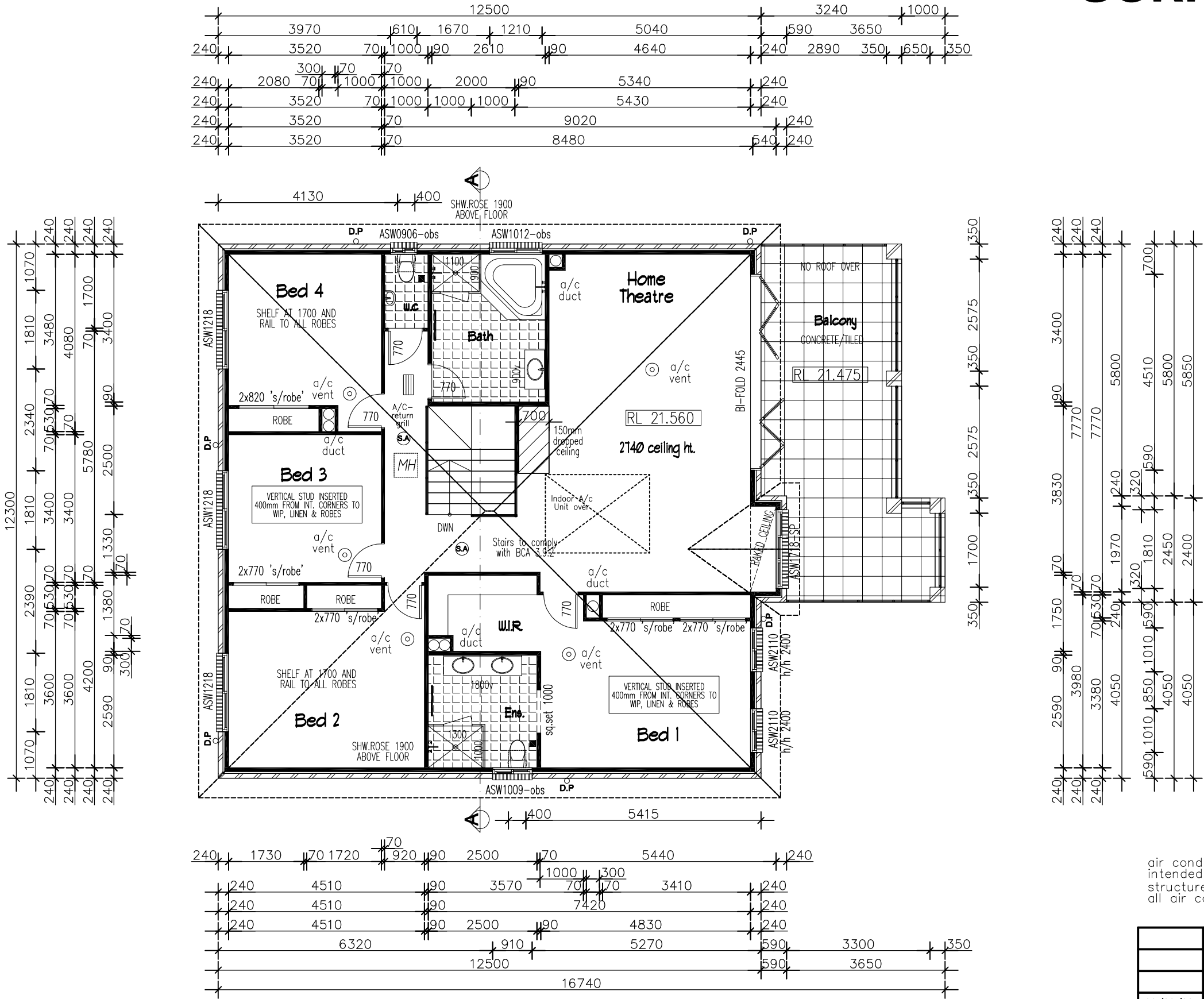
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FIXING LEGEND

TOWEL RAIL

TOILET ROLL

BULKHEAD AND STACK LOCATION
TO BUILDERS DISCRETION



air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

FIRST FLOOR PLAN
SCALE 1:100

5.8

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

54.0 MJ/m²

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3 of 10	17/02/2020	7556-wd2

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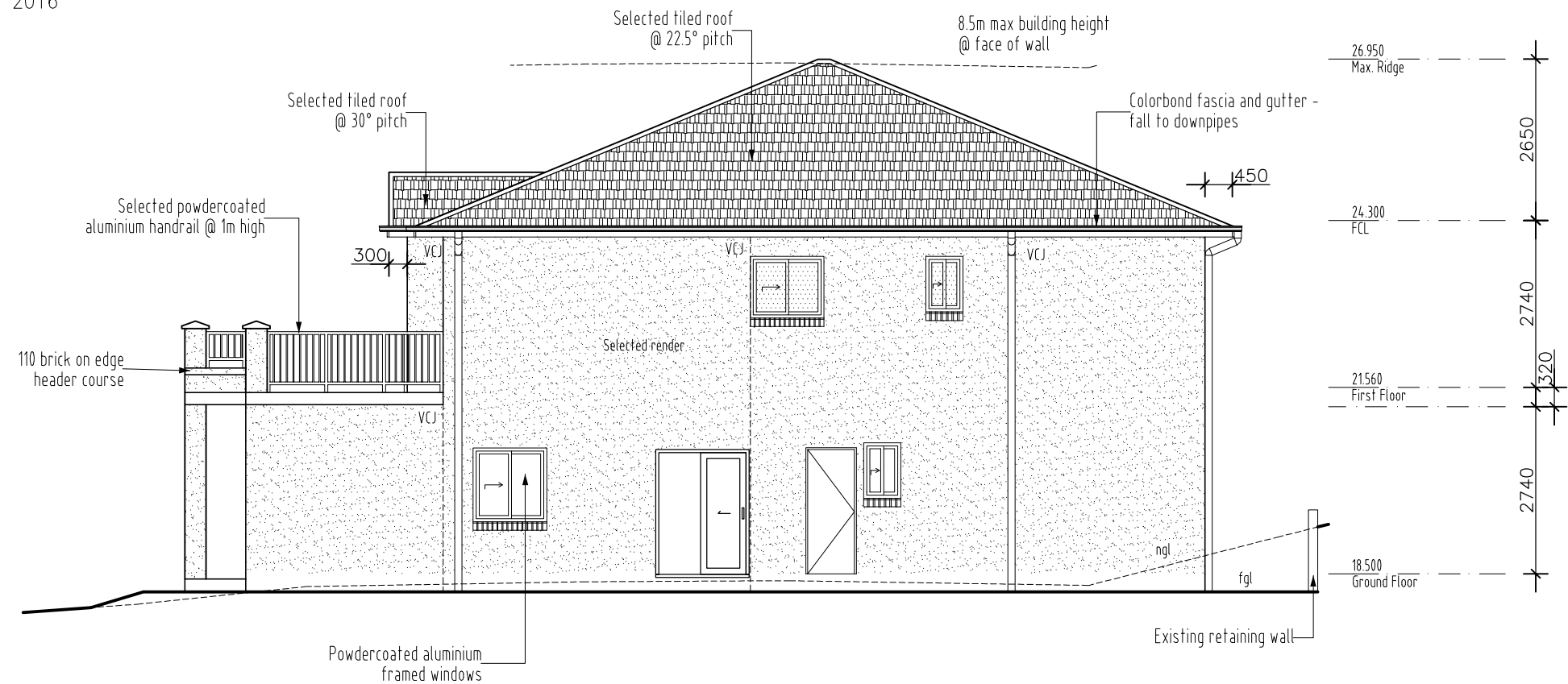


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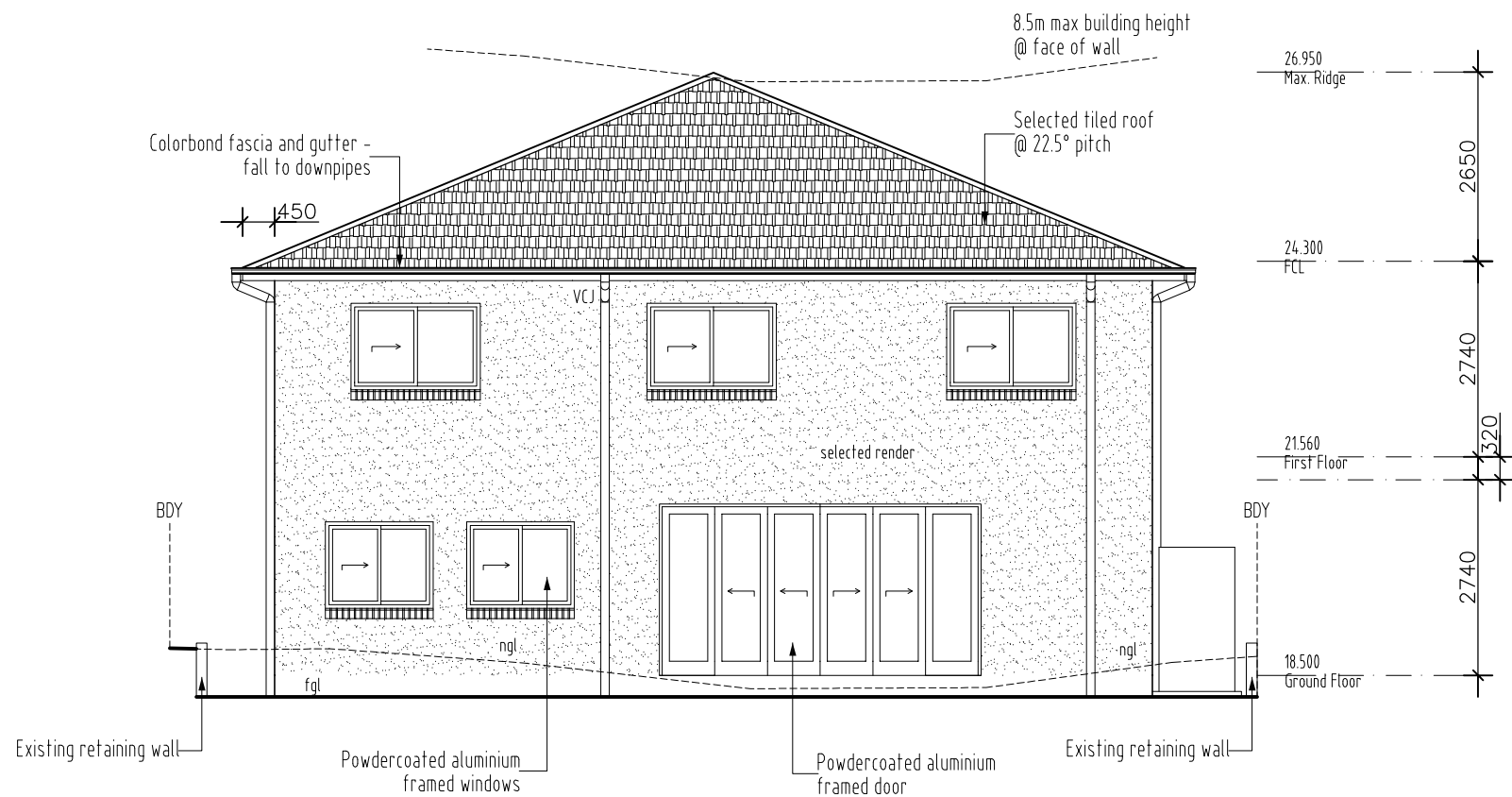
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NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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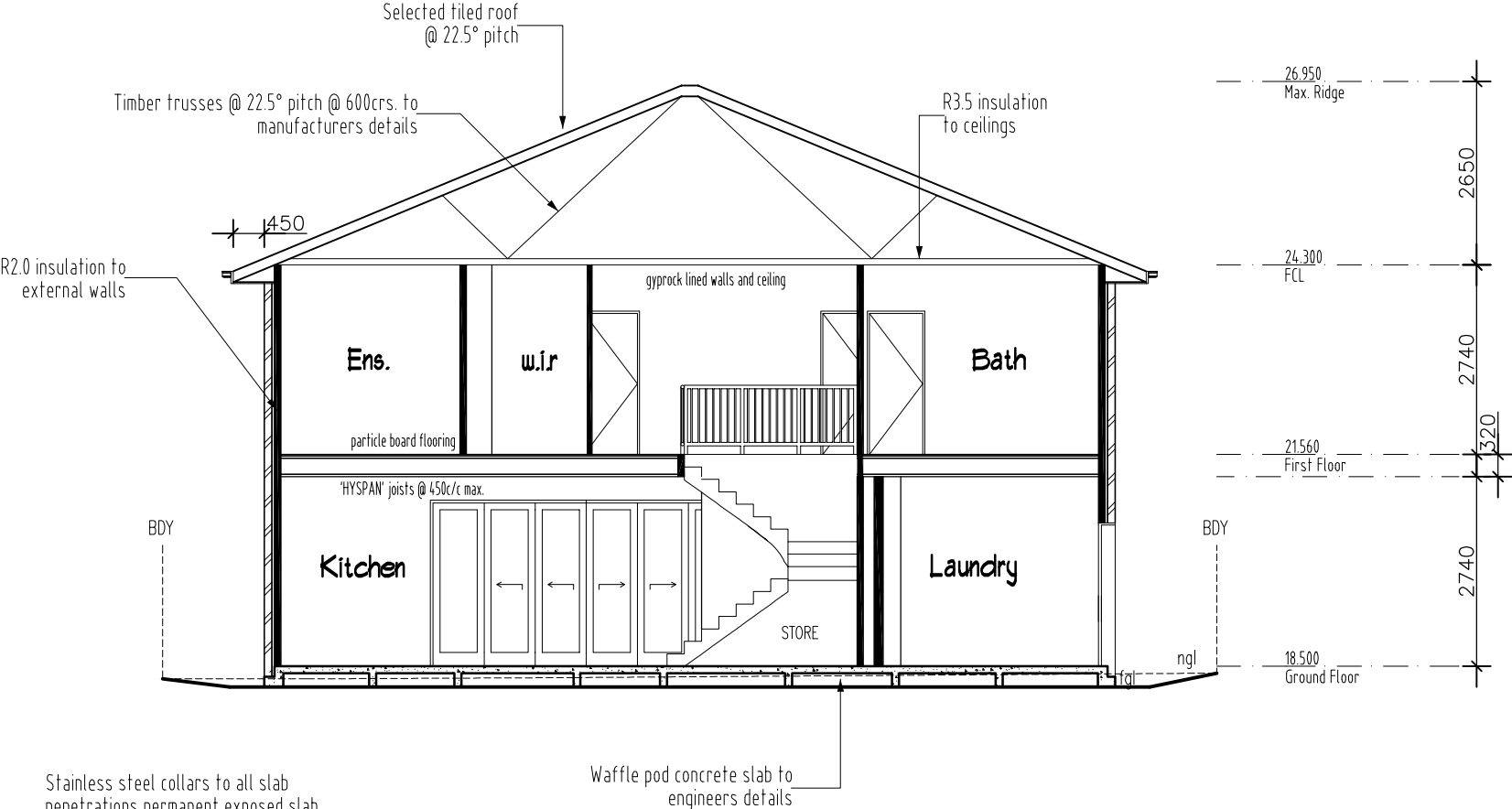
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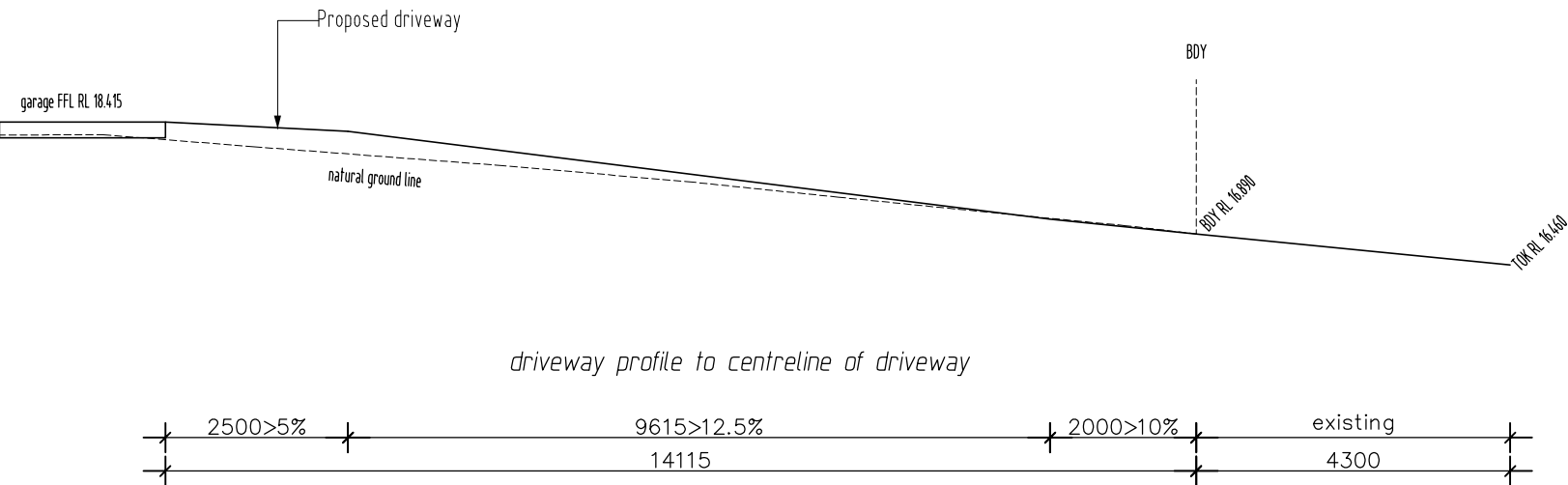
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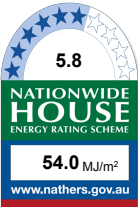
SECTION A-A
SCALE 1:100

BRICKLAYER
LOCATION OF VERTICAL CONTROL JOINTS SHOWN ON PLAN TO BE USED AS GUIDE ONLY. REFER TO BCA 3.3.1.8(b) BELOW FOR CONFIRMATION.
BCA 3.3.1.8
(b) Articulation joints must have a width not less than 10mm and be provided
(i) in straight, continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners; and
(ii) where the height of the wall changes by more than 20%, at the position of change in height; and
(iii) where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one edge of the opening; and
(iv) where walls change in thickness; and
(v) at control or construction joints in footing slabs; and
(vi) at junctions of walls constructed of different masonry materials; and
(vii) at deep chases (rebates) for service pipes.

ENGINEER
ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEERS CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEERS REFERENCES TAKING PRECEDENCE.



DRIVEWAY PROFILE
SCALE 1:100



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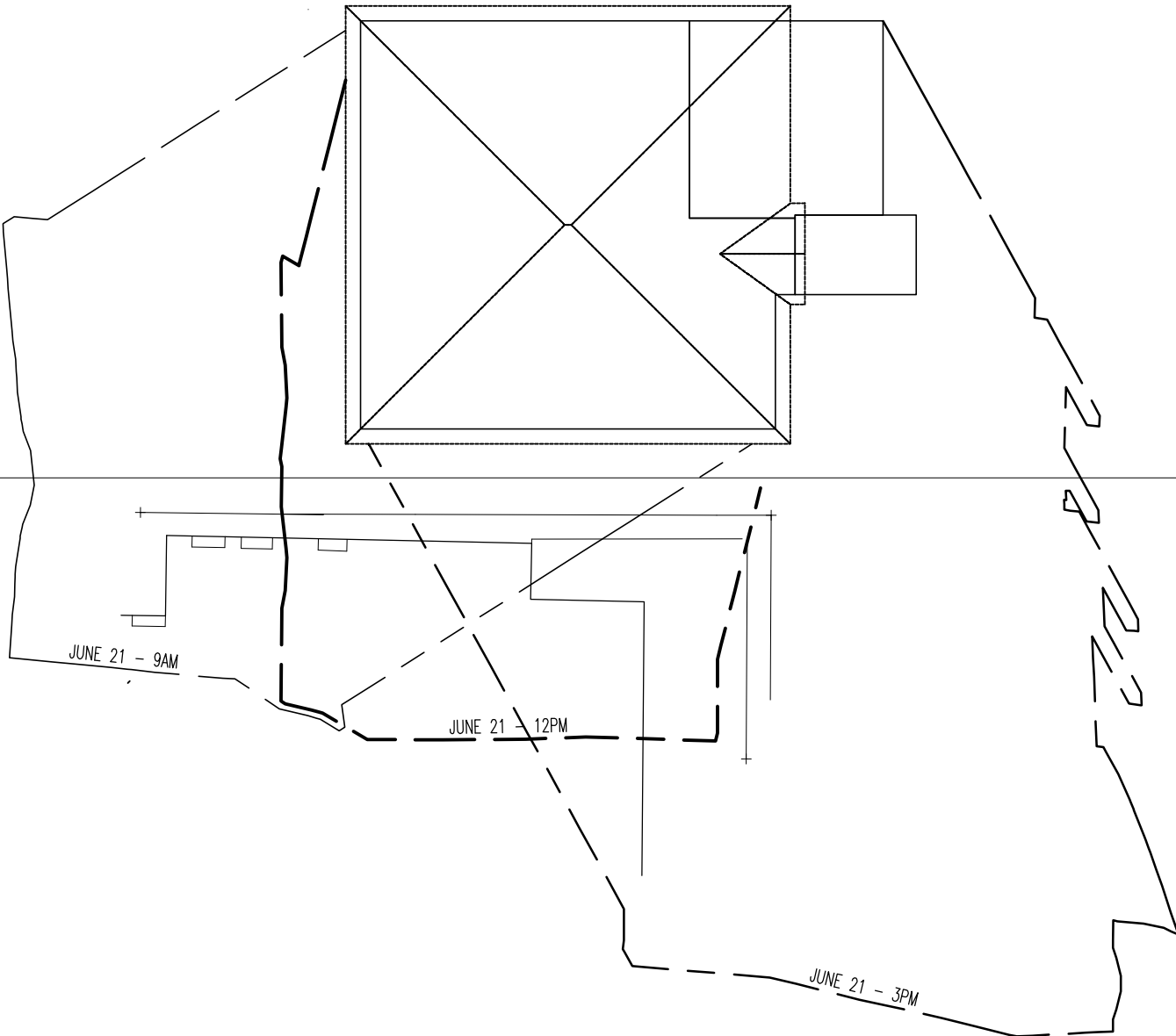
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ROAD

PITTWATER



SHADOW DIAGRAM
SCALE 1:200

5.8
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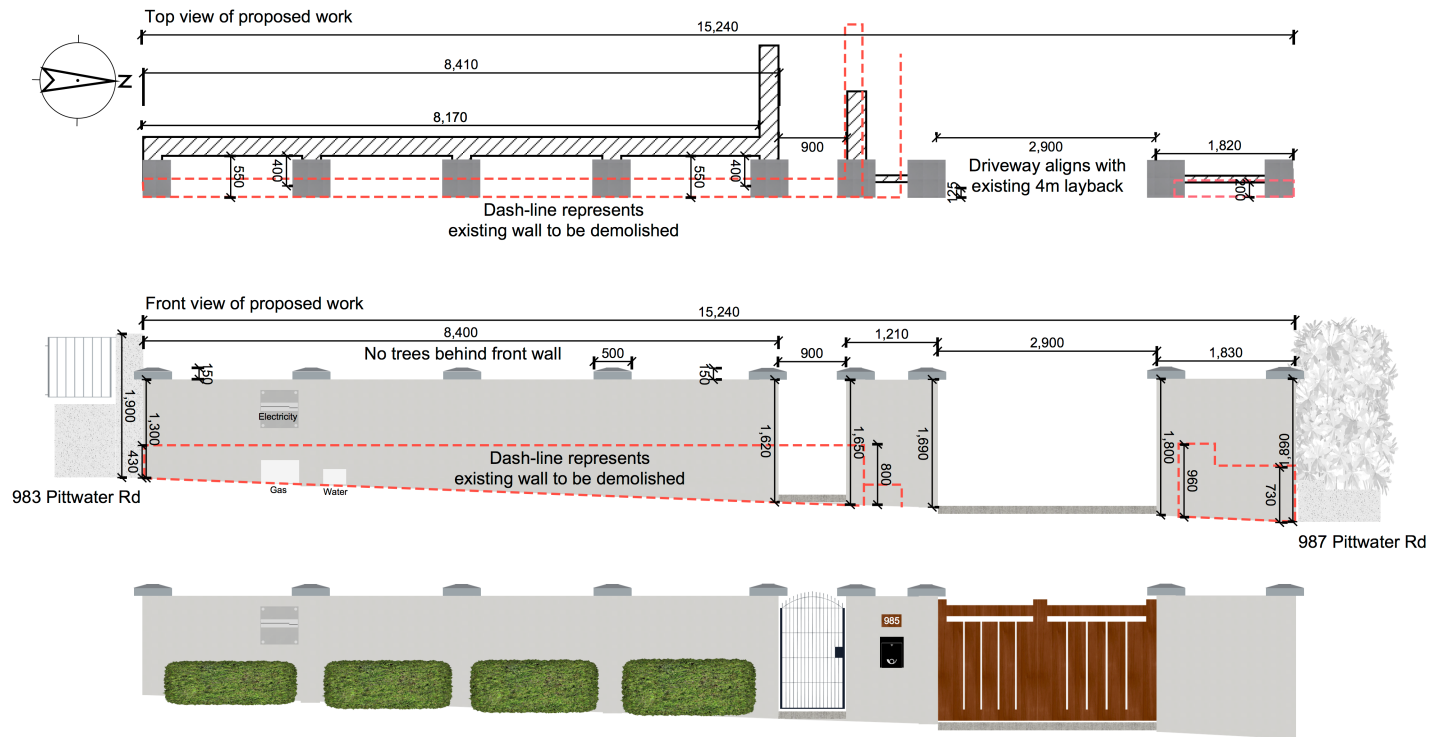
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Landscape Plan

Applicants	S & E Filletti	Scale	1:100
Property Address	985 Pittwater Road Collaroy	Prepared by	S Filletti
Lot Number	Lot 5	Reference	Landscape Plan
Deposited Plan	DP 10519	Date	16.04.2020
NBC Reference	DA2020/0228	Measuremnet	Millimeters
Sheet	1 of 1	Version	2



TULLIPAN HOMES

Schedule of Exterior Finishes

DATE: 12/02/2020
CLIENT: Mr Saviour Mario Filletti & Mrs Emily Filletti JOB#7556
SITE ADDRESS: Lot 5, DP Lot 10519, 985 Pittwater Road, Collaroy NSW 2097

Dear Sir & Madam,

As part of the preparation of the plans etc to submit into council, we also need to provide a schedule of external finishes. A rough idea of colour selections is required for the front elevation of the home. Please see below blank fields for you to complete, and send back to our office as soon as possible.

These selections do not need to be exact (final colour selections will be signed off in the office at a later date at your selections meeting), if you have an idea of the colour/tone that you will be going for that is acceptable for us to submit to Council.

Please indicate rough colour selections to submit to Council:

Face Bricks:	<u>Off-white (except for two front portico columns - grey)</u>
Painted Cladding:	<u>Off-white</u>
Roof Tiles/Colorbond:	<u>Red</u>
Gutter:	<u>Black</u>
Fascia:	<u>Black</u>
Downpipes:	<u>Light grey</u>
Window Frames:	<u>Light grey</u>
Front Door:	<u>Rose wood timber colour</u>
Garage Door:	<u>Off-white</u>
External Railings:	<u>Black</u>

If you have any queries please contact me, otherwise I look forward to receiving this as soon as possible.

Kind Regards,
Shona Paddison.

Client name's :

Mr Saviour Mario Filletti & Mrs Emily Filletti :

Signed & Dated : Shona Paddison 12th February 2020