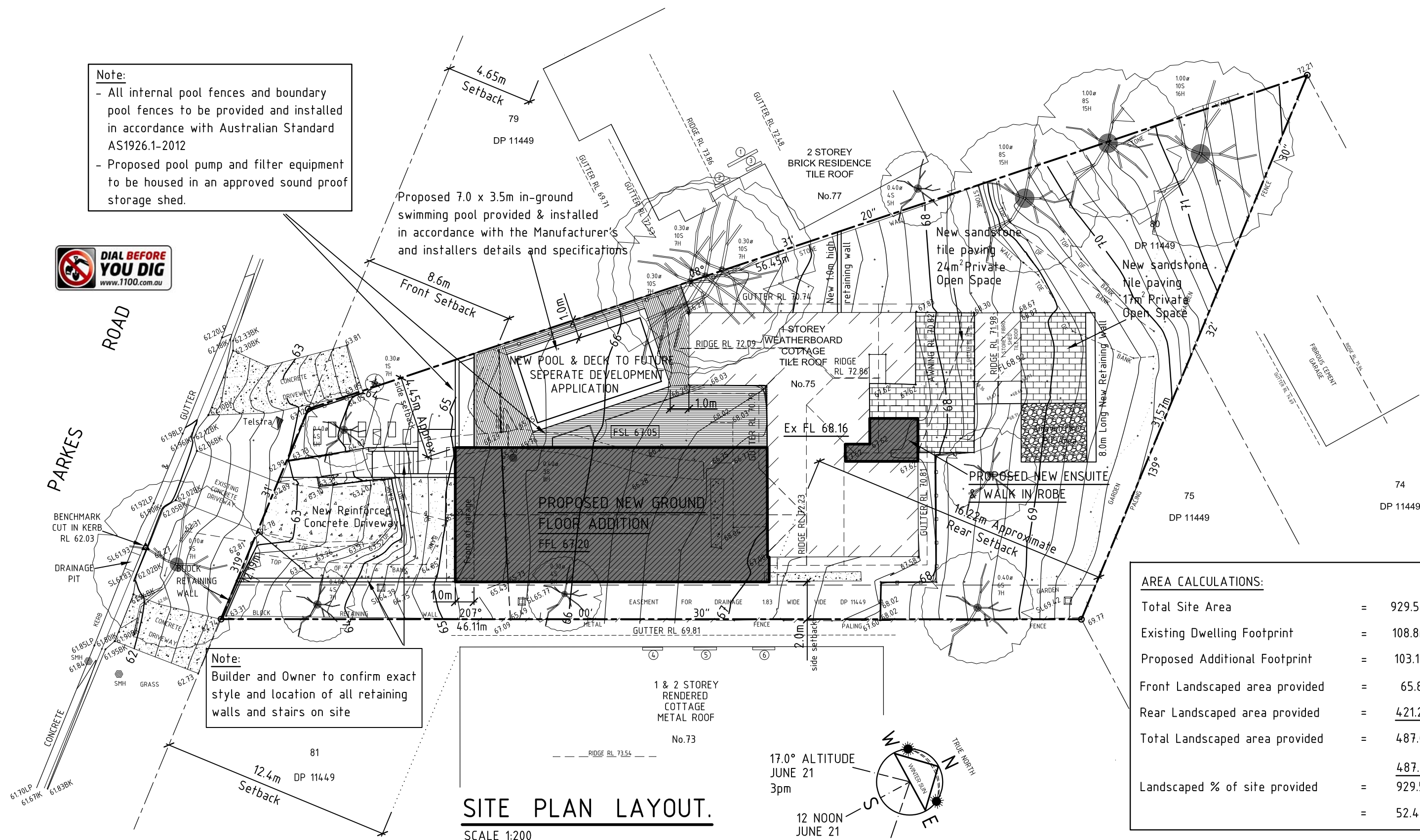


Note:

- All internal pool fences and boundary pool fences to be provided and installed in accordance with Australian Standard AS1926.1-2012
- Proposed pool pump and filter equipment to be housed in an approved sound proof storage shed.



Note:

Builder and Owner to confirm exact style and location of all retaining walls and stairs on site

AREA CALCULATIONS:

Total Site Area	=	929.5m ²
Existing Dwelling Footprint	=	108.8m ²
Proposed Additional Footprint	=	103.1m ²
Front Landscaped area provided	=	65.8m ²
Rear Landscaped area provided	=	421.2m ²
Total Landscaped area provided	=	487.0m ²
Landscaped % of site provided	=	$\frac{487.0m^2}{929.5m^2} \times 100$
	=	52.4%

STORMWATER DRAINAGE PROVISIONS.

ALL NEW RAINWATER GENERATED FROM NEW PROPOSAL IS TO BE COLLECTED BY COLORBOND GUTTERING AND DOWNPIPES WHICH ARE TO BE CONNECTED INTO 100mm DIAMETER PVC DRAINAGE PIPES. DRAINAGE PIPES TO BE CONNECTED AND DISCHARGED INTO EXISTING PIT LOAECTED IN SOUTH CORNER OF EXISTING DRAINAGE EASMENT. BUILDER & RELEVANT COUNCIL ENGINEER TO CONFIRM.

SITE PLAN LAYOUT.

SCALE 1:200

17.0° ALTITUDE
JUNE 21
3pm

12 NOON
JUNE 21
32° ALTITUDE
9am
JUNE 21
17.0° ALTITUDE

B	19.08.21	Amended as per Owners requests
A	07.04.21	Amended as per Certifiers requests
ISSUE	DATE	REVISION
■ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.		
■ DO NOT SCALE OFF DRAWING use all specified dimensions.		

SCALES:

1:200

DATE:

18th February 2021

SHEET:

1 of 8

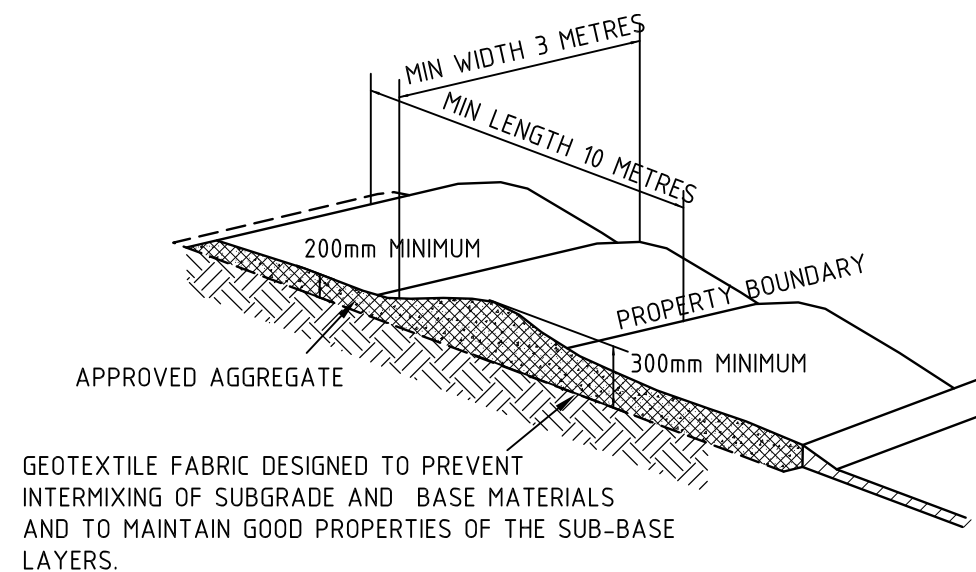
ISSUE:

B

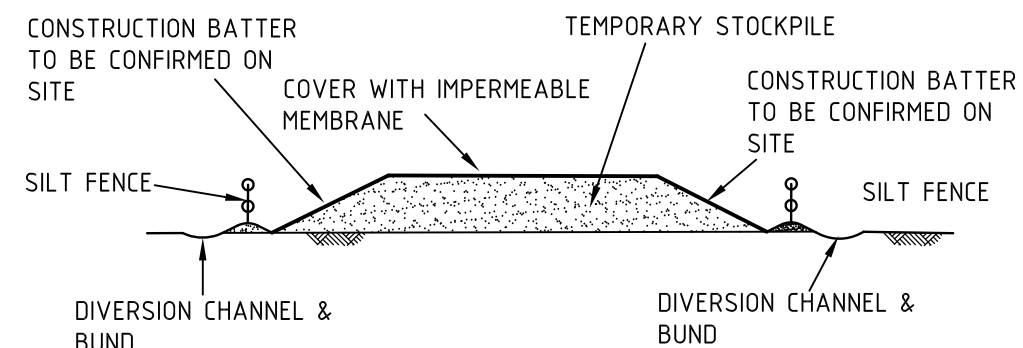
PROPOSED ALTERATIONS & ADDITIONS AT
LOT 80, DP11449, No.75 PARKES ROAD,
COLLARROY PLATEAU, NSW, 2097.
FOR: MR M. BLAKE.

SITE PLAN LAYOUT

A3 SHEET



STABILISED SITE ACCESS
NOT TO SCALE

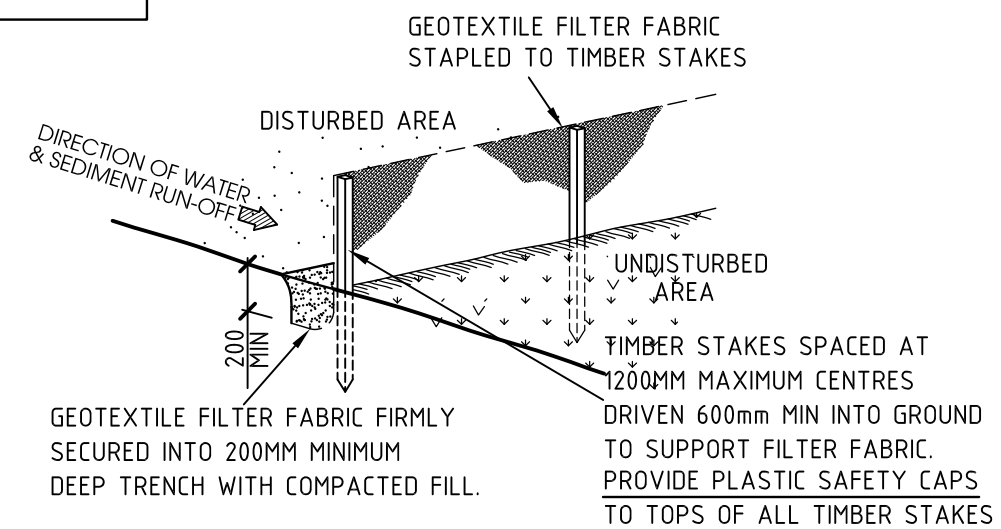


TYPICAL TEMPORARY STOCKPILE
NOT TO SCALE

EXACT LOCATION OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE DETERMINED ON SITE BY THE BUILDER AND THE RELEVANT COUNCIL INSPECTOR.

EROSION & SEDIMENT CONTROL NOTES:

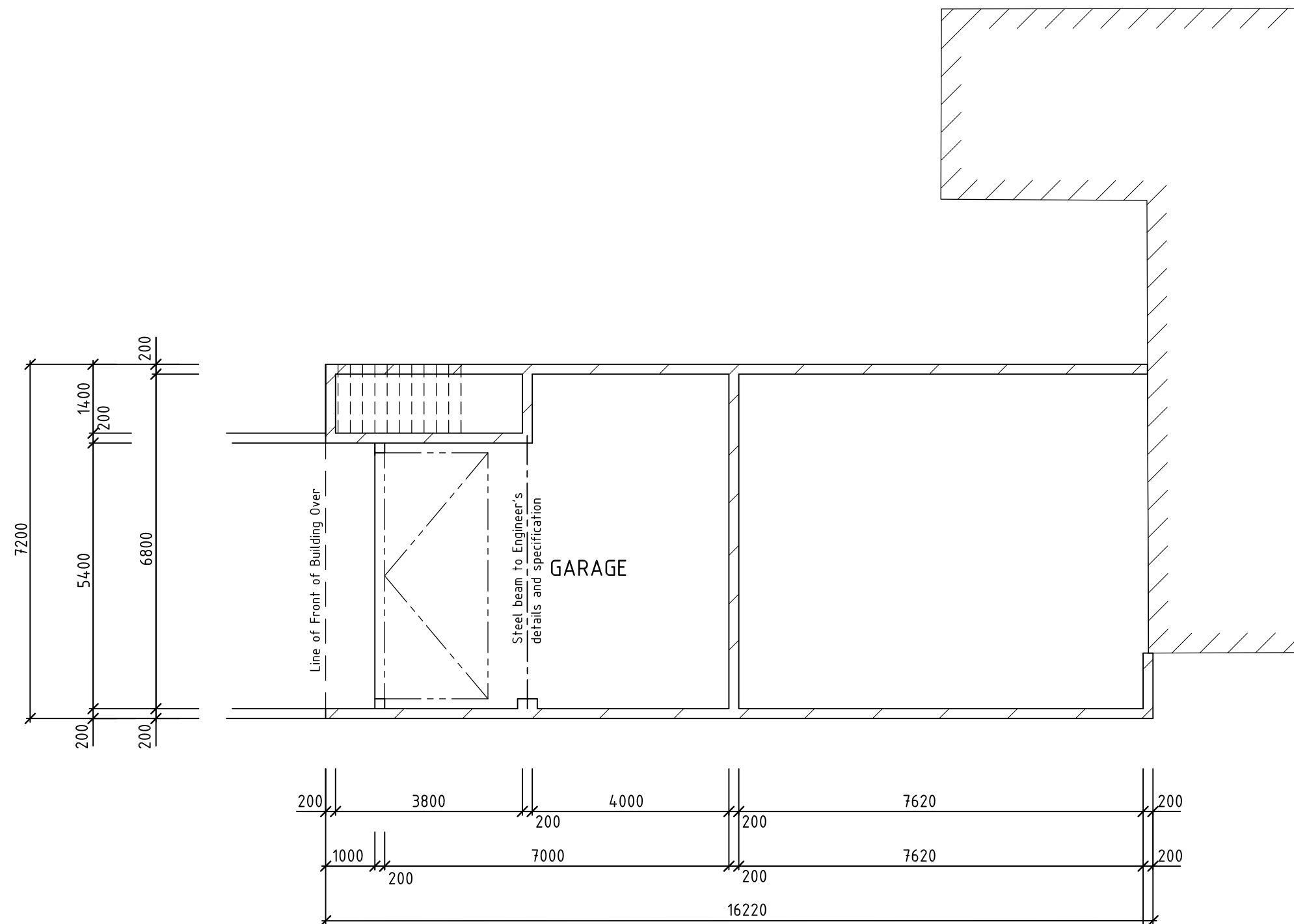
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION - VOLUME 1" MARCH 2004 BY LANDCOM.
2. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SET IN PLACE PRIOR TO ANY WORKS COMMENCING.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION AND DIRECTION OF THE COUNCIL'S ENGINEER.
4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN %60 OF THEIR CAPACITY IS LOST. NO SILT SHALL BE PLACED OUTSIDE THE LIMIT OF WORKS.
5. ALL DISTURBED AREAS SHALL BE STABILISED BY MEANS OF LANDSCAPING, TURF OR RE-VEGETATION AS SOON AS POSSIBLE.
6. THESE DRAWINGS OUTLINE THE MINIMUM MEASURES TO BE TAKEN TO CONTROL EROSION AND TO ARREST THE TRANSPORT OF SEDIMENT. ADDITIONAL MEASURES MAY BE REQUIRED TO SUIT STAGING OF WORKS OR AS DIRECTED BY THE SUPERVISOR OR COUNCIL'S ENGINEER.



DETAIL - GEOTEXTILE FILTER FABRIC FENCE. NOT TO SCALE

EXACT LOCATION OF GEOTEXTILE FILTER FENCE TO BE DETERMINED ON SITE BY THE BUILDER AND RELEVANT COUNCIL ENGINEER.

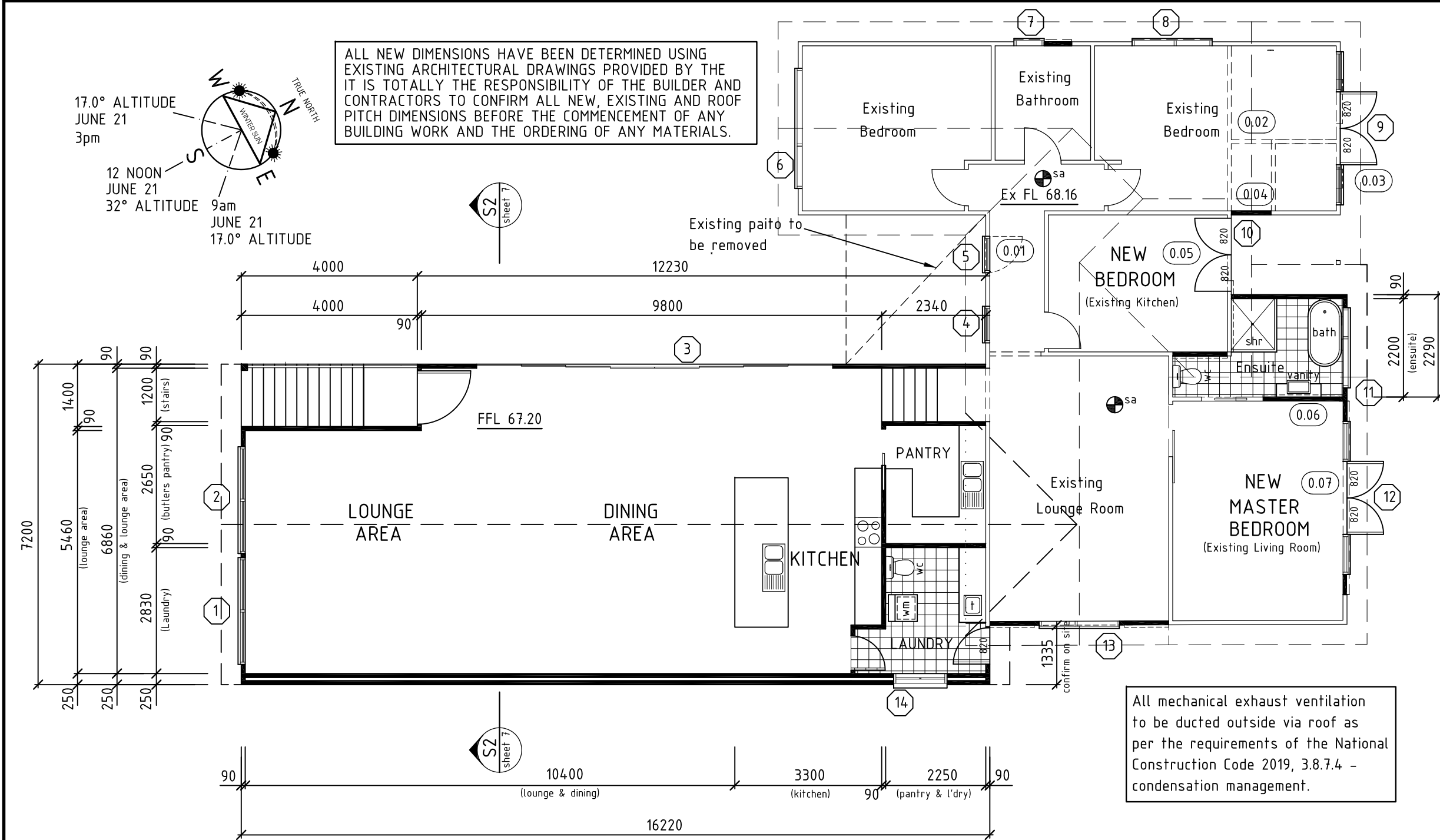
B	19.08.21	Amended as per Owners requests	SCALES: Not to scale		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.	
A	07.04.21	Amended as per Certifiers requests				
ISSUE	DATE	REVISION	DATE: 18th February 2021			
<div>■ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div> <div>■ DO NOT SCALE OFF DRAWING use all specified dimensions.</div>			SHEET: 2 of 8	ISSUE: B	EROSION & SEDIMENT CONTROL DETAILS	A3 SHEET



PLAN - NEW GARAGE FLOOR LAYOUT.
SCALE 1:100

B	19.08.21	Amended as per Owners requests	SCALES: 1:100		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.		
A	07.04.21	Amended as per Certifiers requests					
ISSUE	DATE	REVISION	DATE: 18th February 2021				
<div><div>▪ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div><div>▪ DO NOT SCALE OFF DRAWING use all specified dimensions.</div></div>			SHEET: 3 of 8		ISSUE: B		
			GROUND FLOOR PLAN LAYOUT.		A3 SHEET		

ALL NEW DIMENSIONS HAVE BEEN DETERMINED USING EXISTING ARCHITECTURAL DRAWINGS PROVIDED BY THE IT IS TOTALLY THE RESPONSIBILITY OF THE BUILDER AND CONTRACTORS TO CONFIRM ALL NEW, EXISTING AND ROOF PITCH DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF ANY MATERIALS.



WINDOW SCHEDULE		
WINDOW/GLAZED DOOR No.	height x width	WINDOW TYPE
1	- 2.4 x 2.4	Aluminium louvre
2	- 2.4 x 2.4	Aluminium louvre
3	- 2.4 x 8.0	Aluminium Stacker
4	- 2.1 x 0.9	Aluminium louvre
5	- 2.1 x 0.9	Aluminium louvre
6	- 2.145 x 2.635	Aluminium louvre
7	- 1.75 x 0.68	Aluminium louvre
8	- 1.785 x 1.835	Aluminium louvre
9	- 2/2.1 x 0.9 + 2.1 x 0.9	Aluminium Hinged doors & Aluminium Double Hung
10	- 2/2.1 x 0.9	Aluminium Hinged doors
11	- 1.785 x 1.835	Aluminium louvre
12	- 2/2.1 x 0.9 + 2.1 x 0.9	Aluminium Hinged doors & Aluminium Double Hung
13	- 2.235 x 1.835	Aluminium louvre
14	- 0.9 x 1.2	Aluminium slider

PLAN – NEW ADDITION FLOOR LAYOUT.

SCALE 1:100

SCHEDULE OF ALTERATIONS & ADDITIONS:

- 0.01

- Existing entry door to be removed and fill in opening with new aluminium framed sliding window. Exact size of window to be confirmed by Builder and window manufacturer/supplier.
- 0.02

- Existing timber wall frames to be removed.
- 0.03


- Existing windows to be removed and replace with new french doors with sidelight windows. Exact size of windows and doors to be confirmed by Builder and window manufacturer/supplier.
- 0.04

- Provide new timber wall framing. External wall cladding to match existing cladding as closely as possible.
- 0.05

- Existing door & window to be removed and fill in opening with two new aluminium framed hinged doors. Exact size of doors to be confirmed by Builder and window manufacturer/supplier.
- 0.06

- Existing window and wall to be removed and provide new timber wall framing.
- 0.07

- Existing windows to be removed and replace with new french doors with sidelight windows. Exact size of windows and doors to be confirmed by Builder and window manufacturer/supplier.

- All construction, workmanship and materials to be in accordance with the Specification, National Construction Code and any other relevant codes.
- Termite protection to be provided in accordance with the requirements of AS3660.1 and to the Council's requirements.
- Smoke alarm to be provided and in stalled in accordance with Australian Standard AS3786-2014 and to the BCA requirements. (shown  on plan). Smoke alarm to be provided in existing area of dwelling if smoke alarm is not already provided. Exact number and locations to be determined by the Builder/owner

B	19.08.21	Amended as per Owners requests	SCALES: 1:100		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.		
A	07.04.21	Amended as per Certifiers requests					
ISSUE	DATE	REVISION	DATE: 18th February 2021				
<div>■ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div> <div>■ DO NOT SCALE OFF DRAWING use all specified dimensions.</div>			SHEET: 4 of 8		ISSUE: B	GROUND FLOOR PLAN LAYOUT.	A3 SHEET

COMPULSORY “BASIX” CERTIFICATION REQUIREMENTS.

FIXTURES & SYSTEMS

Lights

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compacted light, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or a 3 star rating.

CONSTRUCTION

Insulation Requirements

The applicant must construct the new or altered construction (floor(s), walls, ceilings/roofs) in accordance with the specification listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-value)	OTHER SPECIFICATIONS
suspended floor with enclosed subfloor: framed (R0.7)	R1.30 (or R1.70 including construction)	
suspended floor above garage: framed (R0.7)	nil	
external wall: framed (weatherboard, fibro metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 – 0.70)

GLAZING REQUIREMENTS

Windows and Glazed Doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and Solar Heat Gain Coefficient (SHGC) no greater than that listed in the window schedule. Total system U-values & SHGC's must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGC's must be calculated in accordance with National Federation Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

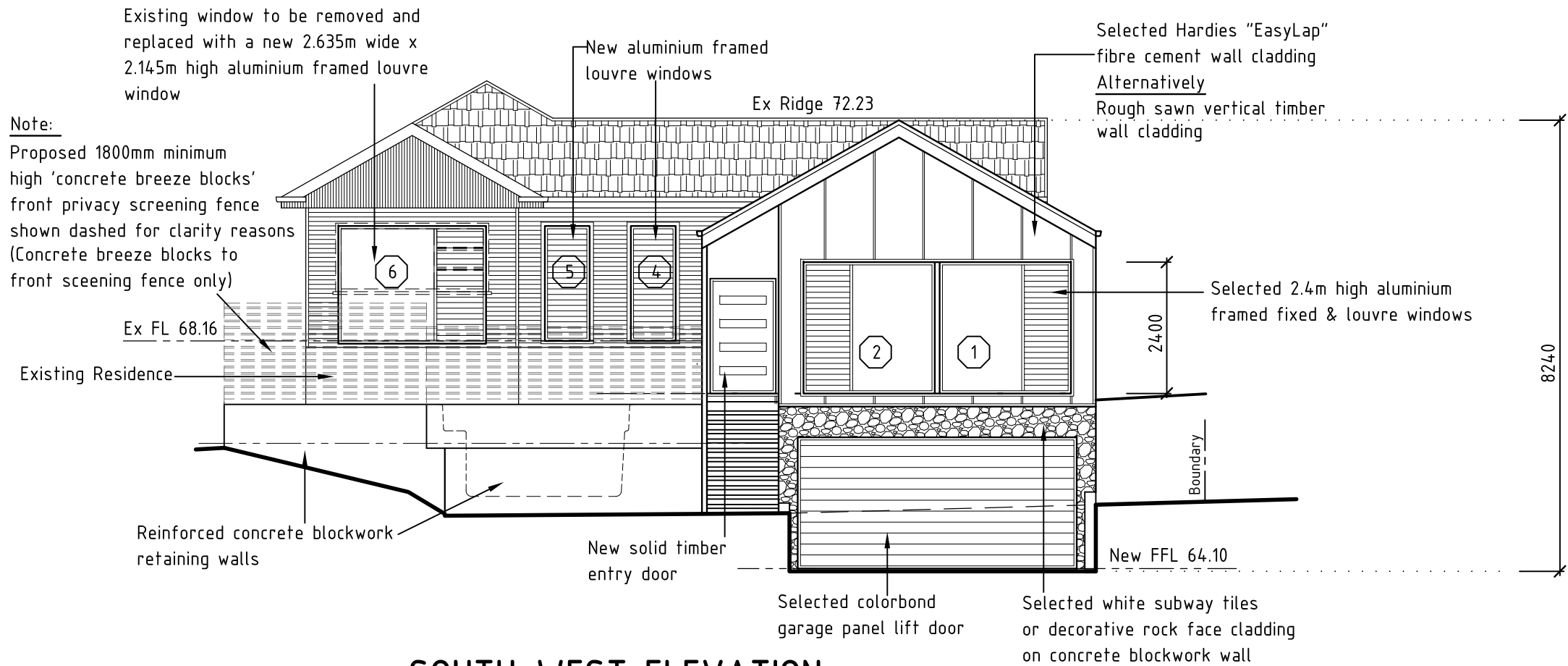
For Projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

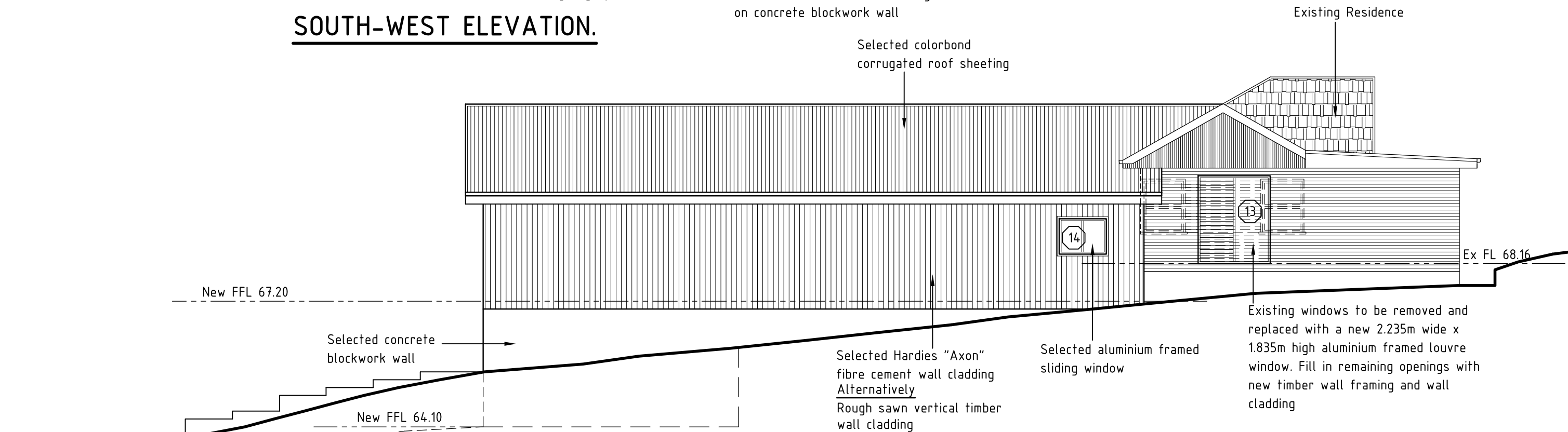
Pergolas with fixed battens must have battens parallel to window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.

WINDOW SCHEDULE (In accordance with Basix Certificate requirements)				
WINDOW/GLAZED DOOR No.	ORIENTATION	MAXIMUM AREA (m ²)	FRAME & GLAZING TYPE	
① - 2.4 x 2.4	South	5.76	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	none
② - 2.4 x 2.4	South	5.76	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	none
③ - 2.4 x 8.0	West	19.2	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	awning (adjustable) >=900mm
④ - 2.1 x 0.9	South	1.89	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/ balcony >=450mm
⑤ - 2.1 x 0.9	South	1.89	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/ balcony >=450mm
⑥ - 2.145 x 2.635	South	5.65	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/ balcony >=450mm
⑦ - 1.75 x 0.68	West	1.19	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	external louvre/ (adjustable)
⑧ - 1.785 x 1.835	West	3.28	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	external louvre/ (adjustable)
⑨ - 2/2.1 x 0.9 + 2.1 x 0.9	North	8.0	standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	eave/verandah/pergola/ balcony >=450mm
⑩ - 2/2.1 x 0.9	North	3.87	standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	eave/verandah/pergola/ balcony >=900mm
⑪ - 1.785 x 1.835	North	3.28	standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	eave/verandah/pergola/ balcony >=450mm
⑫ - 2/2.1 x 0.9 + 2.1 x 0.9	North	8.0	standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	eave/verandah/pergola/ balcony >=450mm
⑬ - 2.235 x 1.835	East	4.10	standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	eave/verandah/pergola/ balcony >=450mm
⑭ - 0.9 x 1.2	East	1.19	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	external louvre/ (adjustable)

B	19.08.21	Amended as per Owners requests	SCALES: Not applicable		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLAROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.	
A	07.04.21	Amended as per Certifiers requests				
ISSUE	DATE	REVISION	DATE: 18th February 2021			
<div><div>▪ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div><div>▪ DO NOT SCALE OFF DRAWING use all specfled dlmenstions.</div></div>			SHEET: 5 of 8		ISSUE: B	
			BASIC CERTIFICATE REQUIEREMENTS		A3 SHEET	

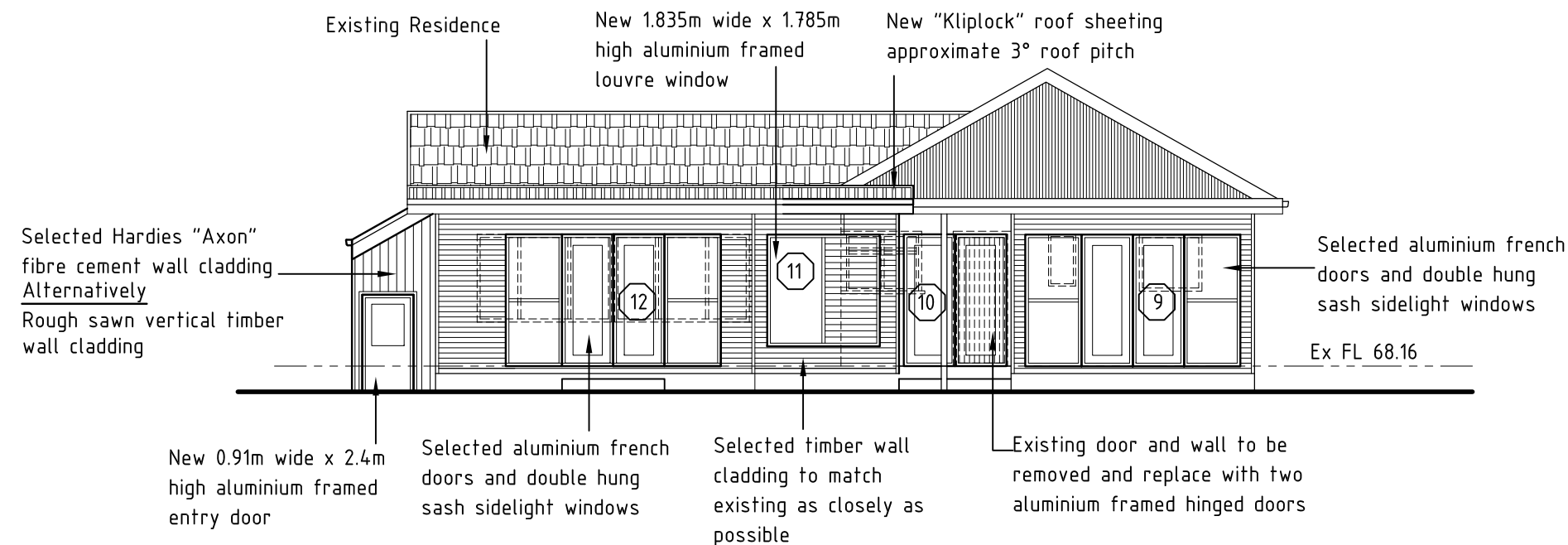
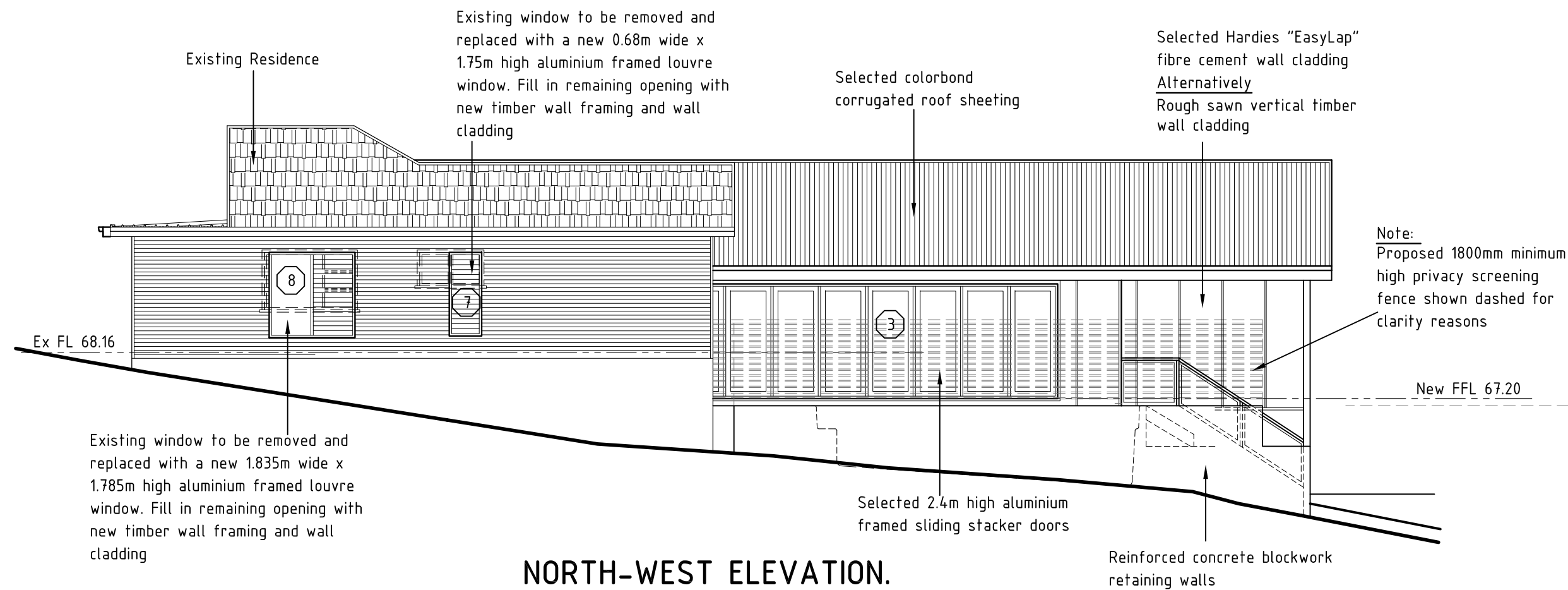


SOUTH-WEST ELEVATION.

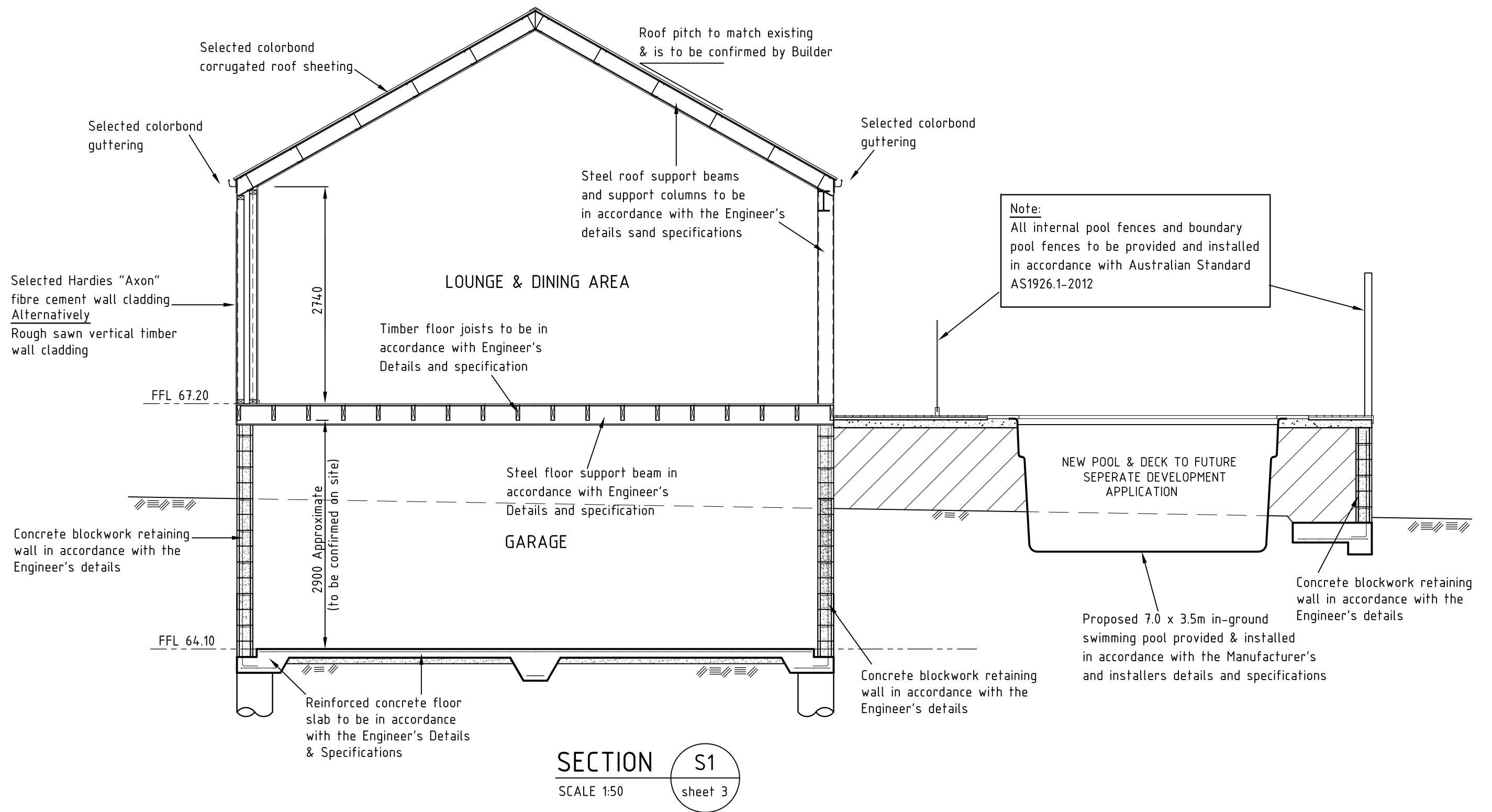


SOUTH-EAST ELEVATION.

B	19.08.21	Amended as per Owners requests	SCALES: 1:100		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.		
A	07.04.21	Amended as per Certifiers requests					
ISSUE	DATE	REVISION	DATE: 18th February 2021				
<div>▪ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div> <div>▪ DO NOT SCALE OFF DRAWING use all specified dimensions.</div>			SHEET: 6 of 8		ISSUE: B	ELEVATIONS.	A3 SHEET

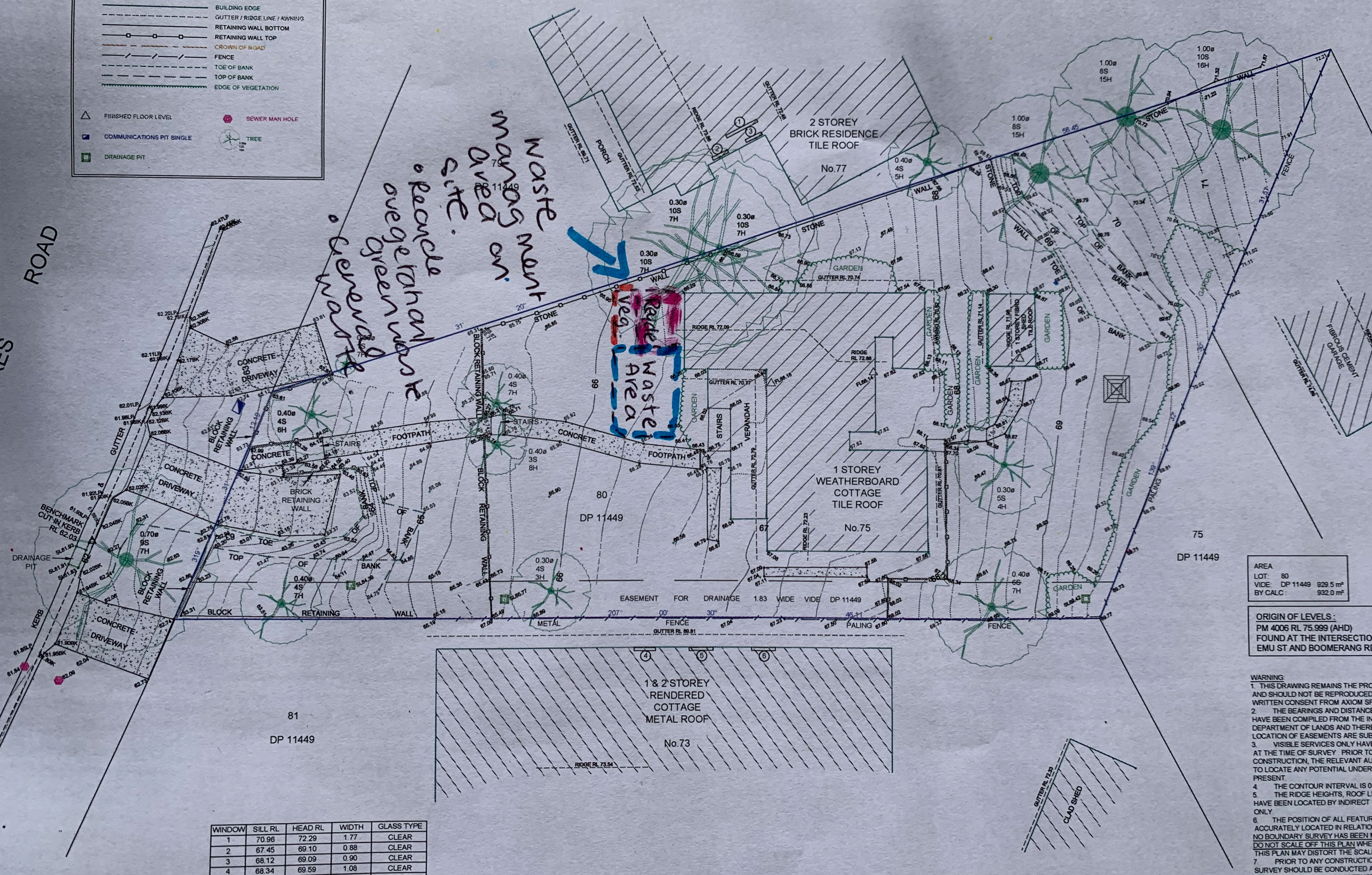
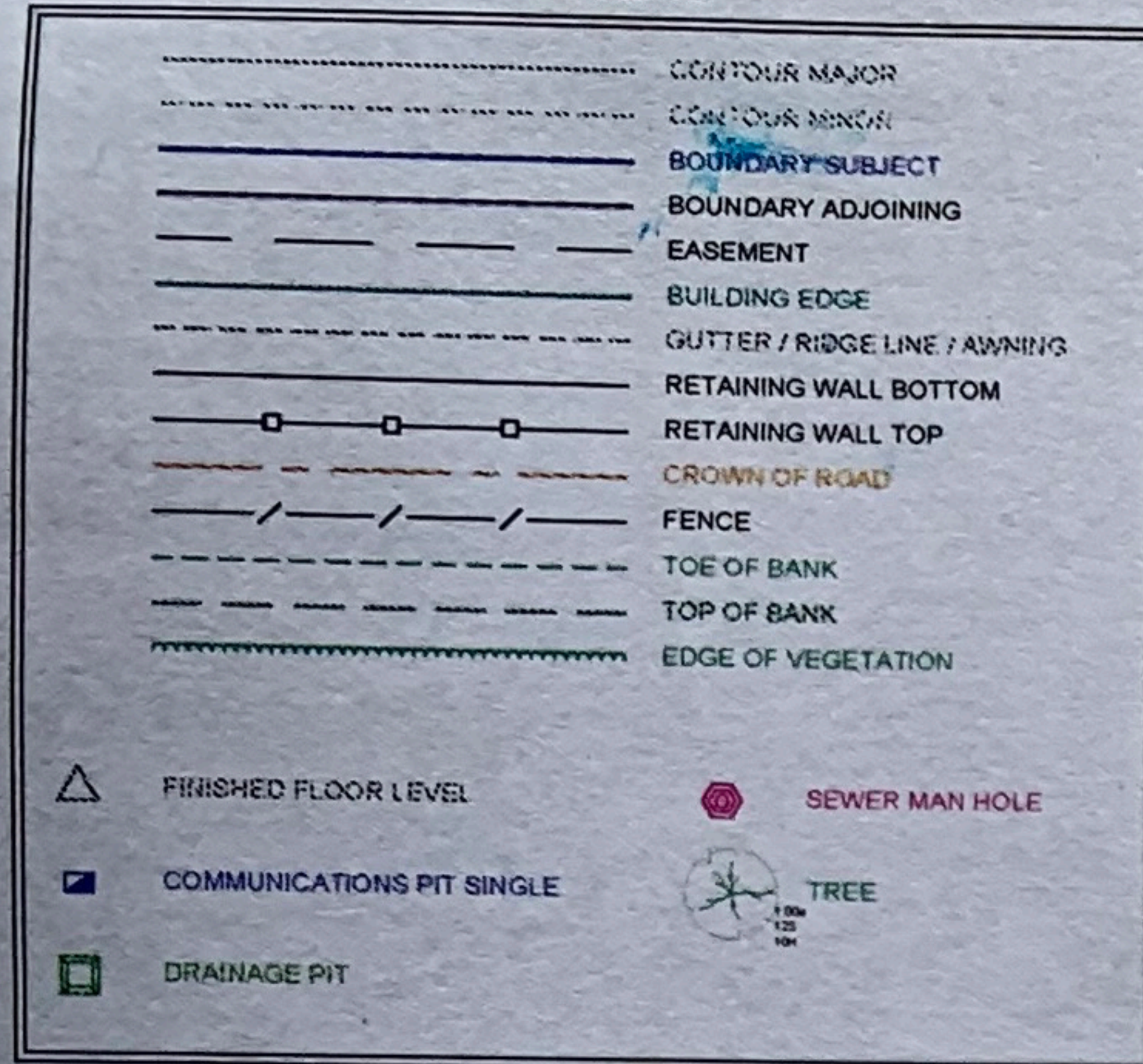


B	19.08.21	Amended as per Owners requests	SCALES: 1:100	PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.	
A	07.04.21	Amended as per Certifiers requests			
ISSUE	DATE	REVISION	DATE:	18th February 2021	
<ul style="list-style-type: none"> IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS. DO NOT SCALE OFF DRAWING use all specified dimensions. 			SHEET:	ISSUE:	ELEVATIONS.
			7 of 8	B	
					A3 SHEET



B	19.08.21	Amended as per Owners requests	SCALES: 1:50		PROPOSED ALTERATIONS & ADDITIONS AT LOT 80, DP11449, No.75 PARKES ROAD, COLLARROY PLATEAU, NSW, 2097. FOR: MR M. BLAKE.	
A	07.04.21	Amended as per Certifiers requests				
ISSUE	DATE	REVISION	DATE: 18th February 2021			
<div>■ IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL NEW DIMENSIONS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK AND THE ORDERING OF MATERIALS.</div> <div>■ DO NOT SCALE OFF DRAWING use all specified dimensions.</div>			SHEET:	ISSUE:	TYPICAL SECTION	A3 SHEET
			8 of 8	B		

LEGEND



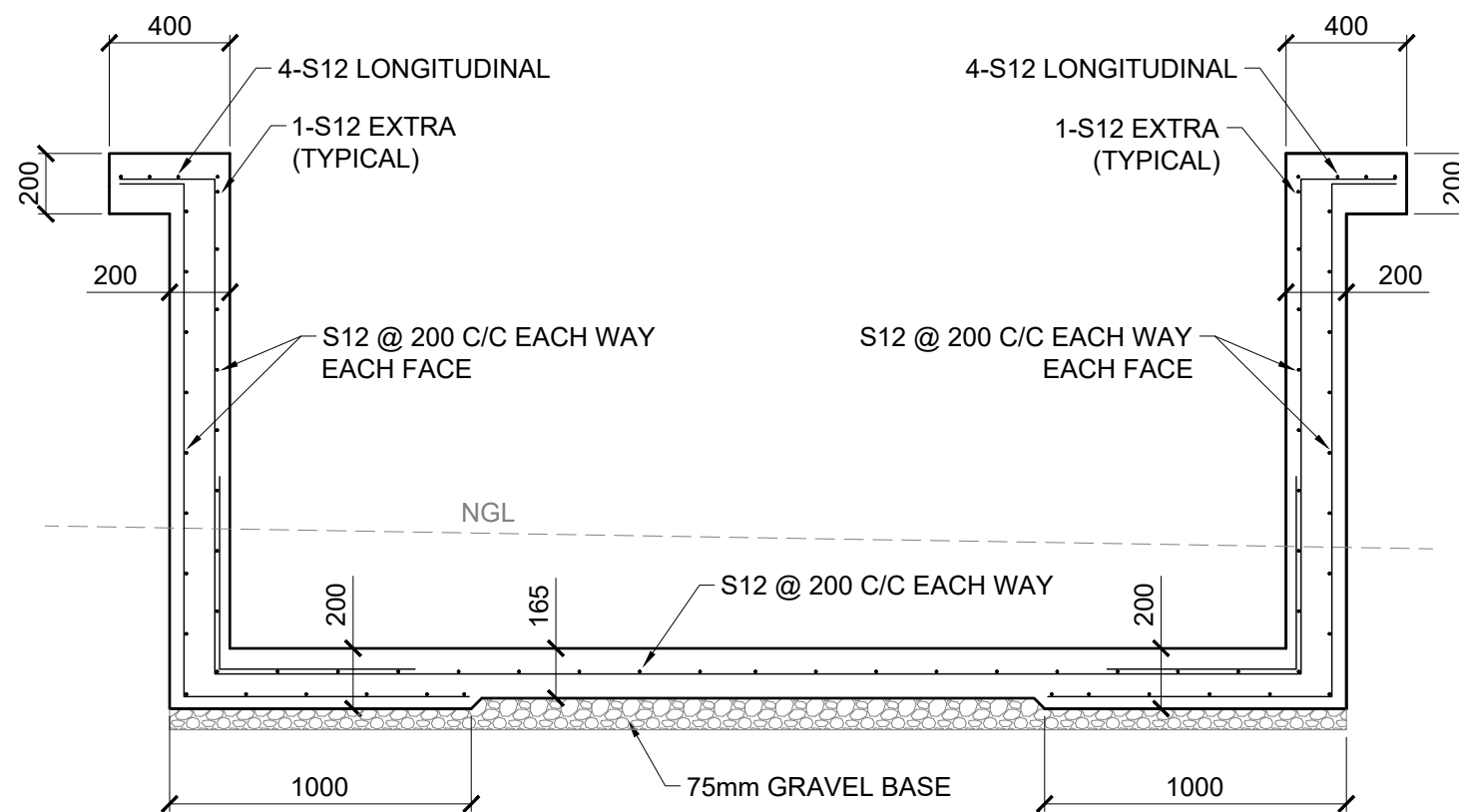
AREA

LOT:	80
VIDE:	DP 11449 929.5 m ²
BY CALC:	932.0 m ²

ORIGIN OF LEVELS:
PM 4006 RL 75.999 (AHD)
FOUND AT THE INTERSECTION
EMU ST AND BOOMERANG RD

- WARNING:
1. THIS DRAWING REMAINS THE PROPERTY OF THE SURVEYOR AND SHOULD NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM AXIOM SURVEYING.
 2. THE BEARINGS AND DISTANCES HAVE BEEN COMPILED FROM THE INFORMATION PROVIDED BY THE CLIENT AND THE DEPARTMENT OF LANDS AND THEREFORE LOCATION OF EASEMENTS ARE SUBJECT TO VERIFICATION.
 3. VISIBLE SERVICES ONLY HAVE BEEN LOCATED AT THE TIME OF SURVEY. PRIOR TO CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONSULTED TO LOCATE ANY POTENTIAL UNDERGROUND SERVICES.
 4. THE CONTOUR INTERVAL IS 0.10M.
 5. THE RIDGE HEIGHTS, ROOF LINES AND GUTTER LINES HAVE BEEN LOCATED BY INDIRECT MEASUREMENTS ONLY.
 6. THE POSITION OF ALL FEATURES HAVE BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARY SURVEY HAS BEEN CONDUCTED. DO NOT SCALE OFF THIS PLAN WHEN USED FOR CONSTRUCTION. THIS PLAN MAY DISTORT THE SCALE.
 7. PRIOR TO ANY CONSTRUCTION, A SURVEY SHOULD BE CONDUCTED TO LOCATE ANY NEW CONSTRUCTION.
 8. THESE NOTES ARE AN INTEGRAL PART OF THE DRAWING AND NOT TO BE REMOVED.

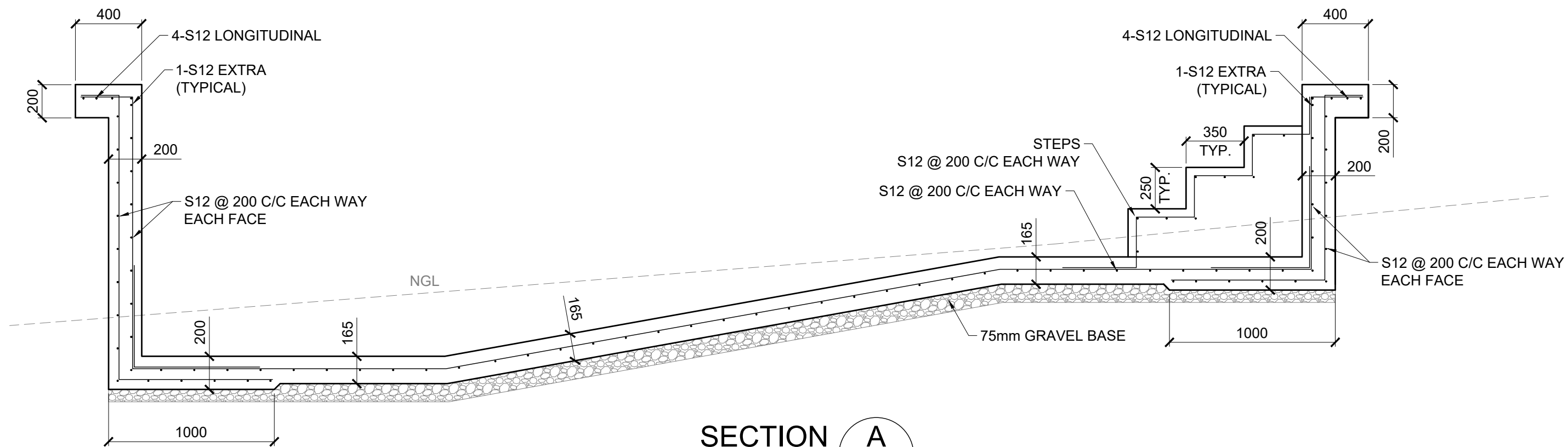
WINDOW	SILL RL	HEAD RL	WIDTH	GLASS TYPE
1	70.96	72.29	1.77	CLEAR
2	67.45	69.10	0.88	CLEAR
3	68.12	69.09	0.90	CLEAR
4	68.34	69.59	1.08	CLEAR
5	69.09	69.59	1.21	CLEAR
6	69.11	69.59	1.19	CLEAR



SECTION B

SCALE 1:25

			Client	 <div>GREENWOOD CONSULTING ENGINEERS</div> <div>2/25 Seabeach Avenue, Mona Vale eliot@greenwoodengineers.com.au ABN - 90 625 916 341</div>	Project	Drawn	Designed	Date
			Architect			Checked	Approved	Scale
					Title	Drawing number		Revision
REVISION	AMENDMENT	DATE						



SECTION A
SCALE 1:25

			Client	<div> GREENWOOD CONSULTING ENGINEERS</div> <div>2/25 Seabeach Avenue, Mona Vale eliot@greenwoodengineers.com.au ABN - 90 625 916 341</div>	Project	Drawn	Designed	Date	
						Checked	Approved	Scale	
					Architect	Title	Drawing number	Revision	
REVISION	AMENDMENT	DATE							