

**SEDIMENT CONTROL NOTES:**

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

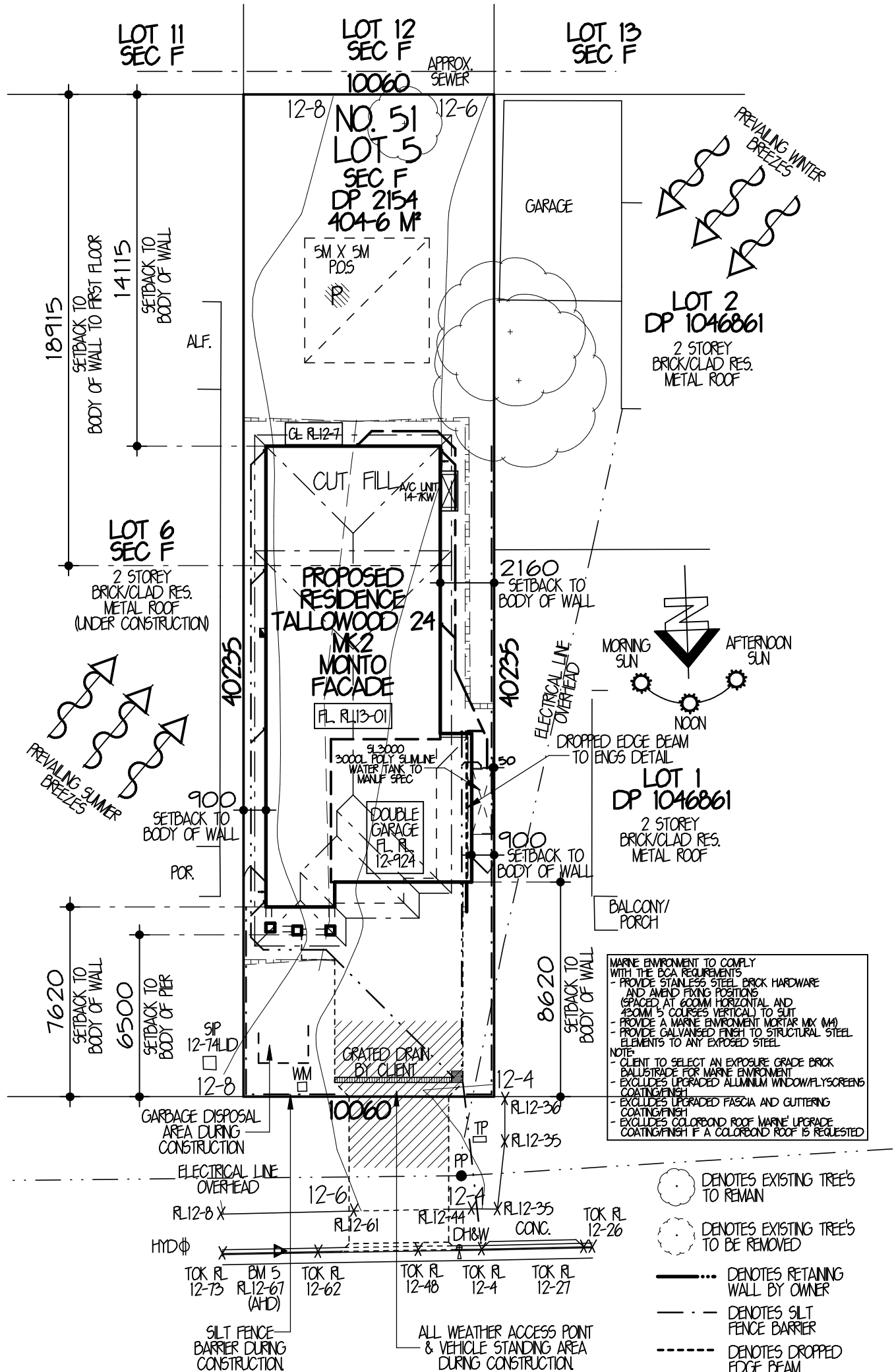
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

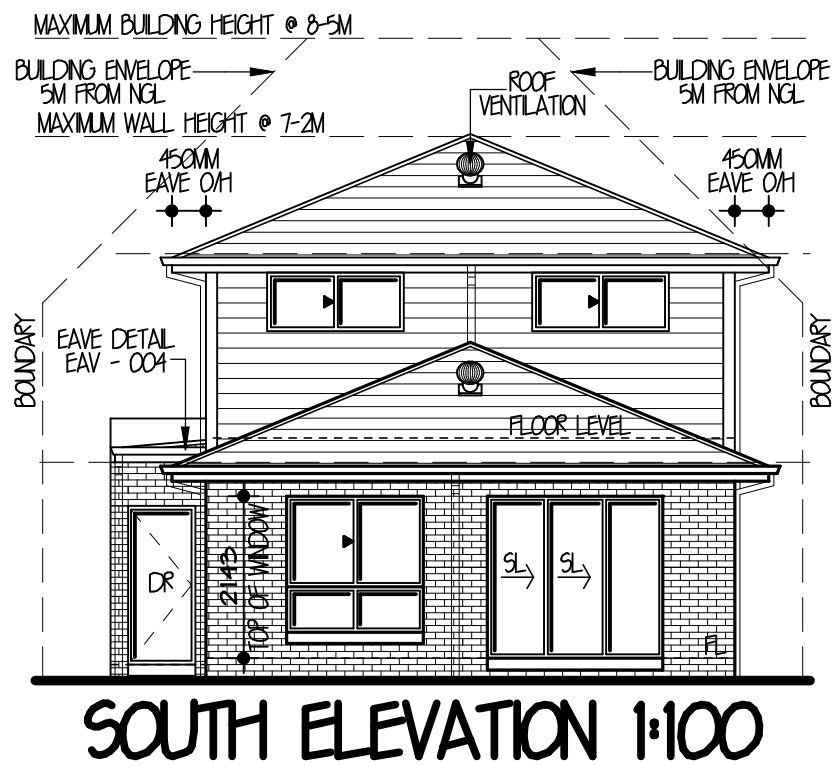
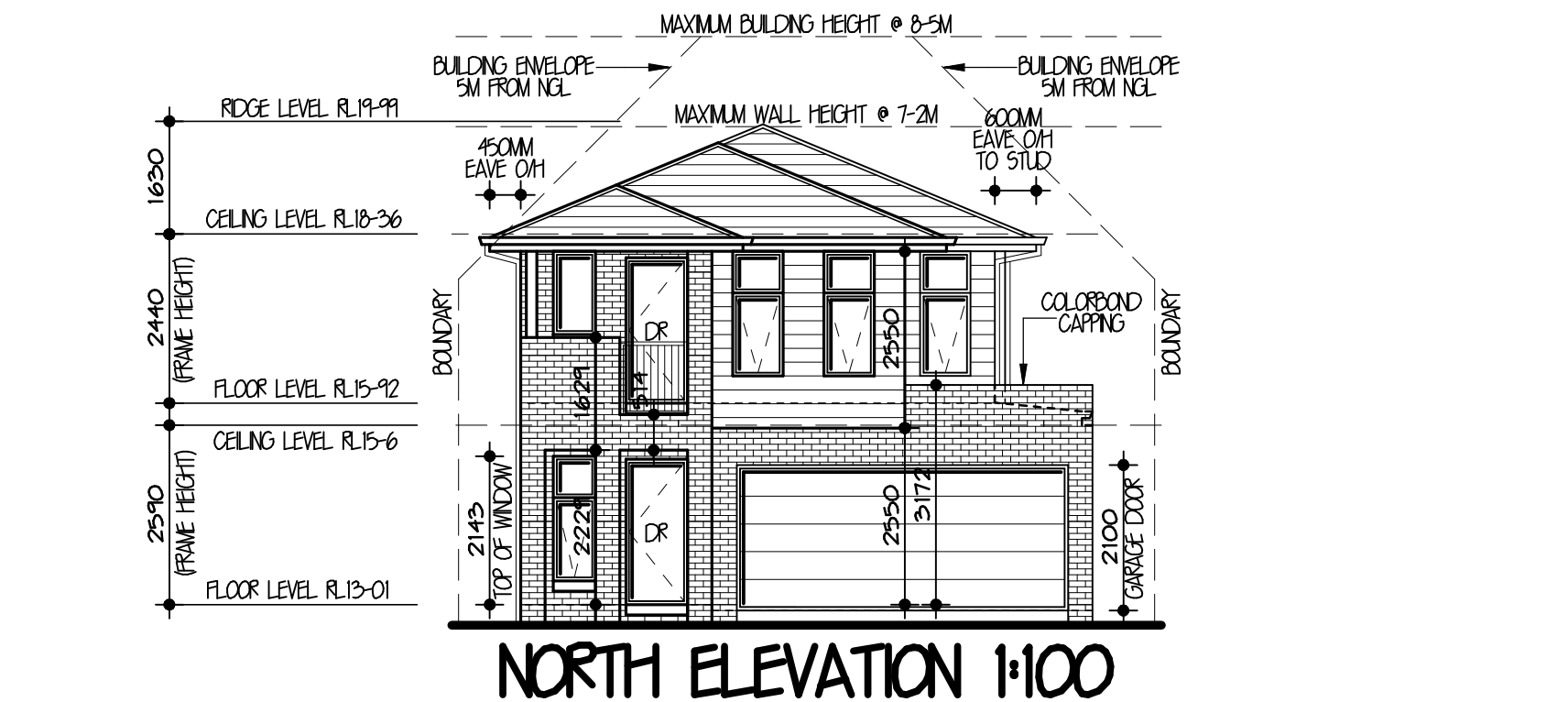
SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES), FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
  - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
  - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
  - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
  - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
  - SITE CLASSIFICATION M
  - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL12-7 GARAGE TO RL12-7
  - HOUSE FLOOR LEVEL RL13-01, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL12-924, 224MM ABOVE PLATFORM LEVEL
  - TOTAL ROOF AREA = 160.9 M<sup>2</sup>

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS INCLUDING FINISHED GROUND LEVELS. SITE PLAN TO BE CROSSED REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VARIED BEFORE PROCEEDING





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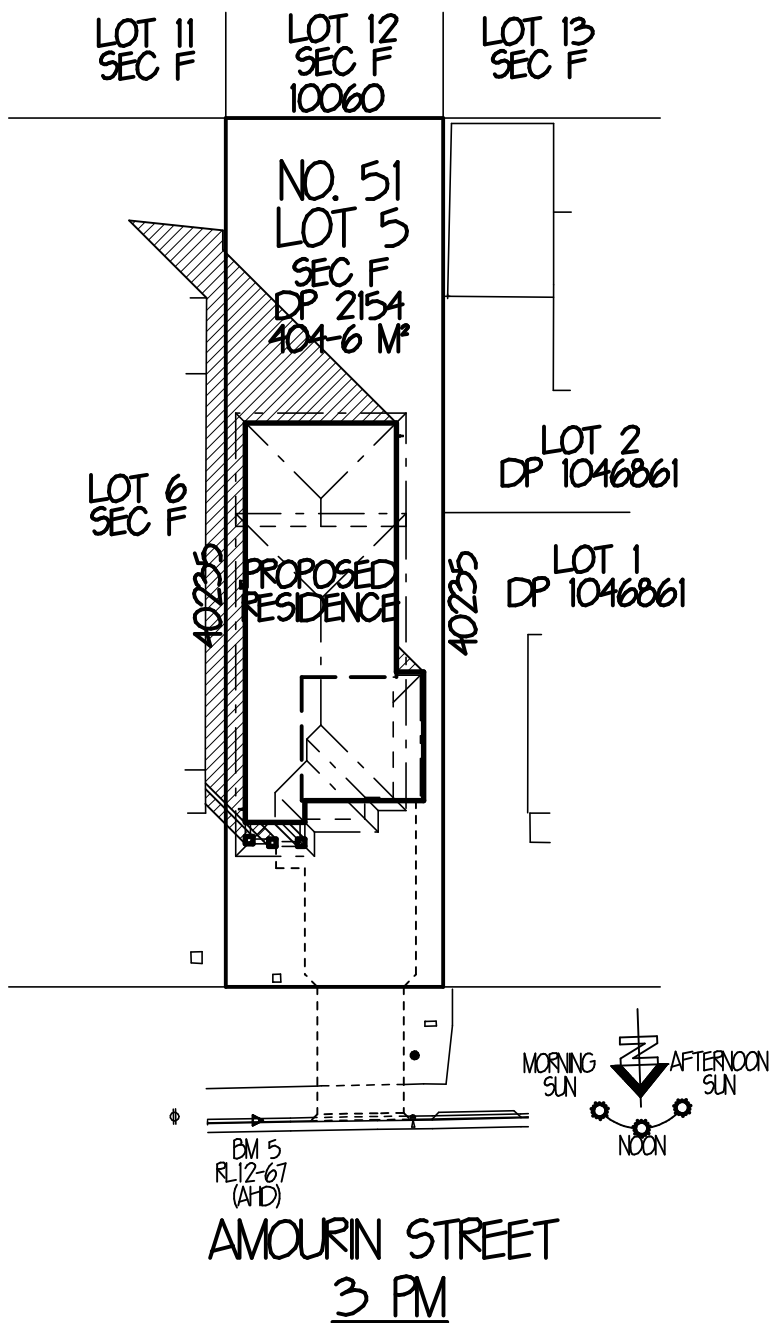
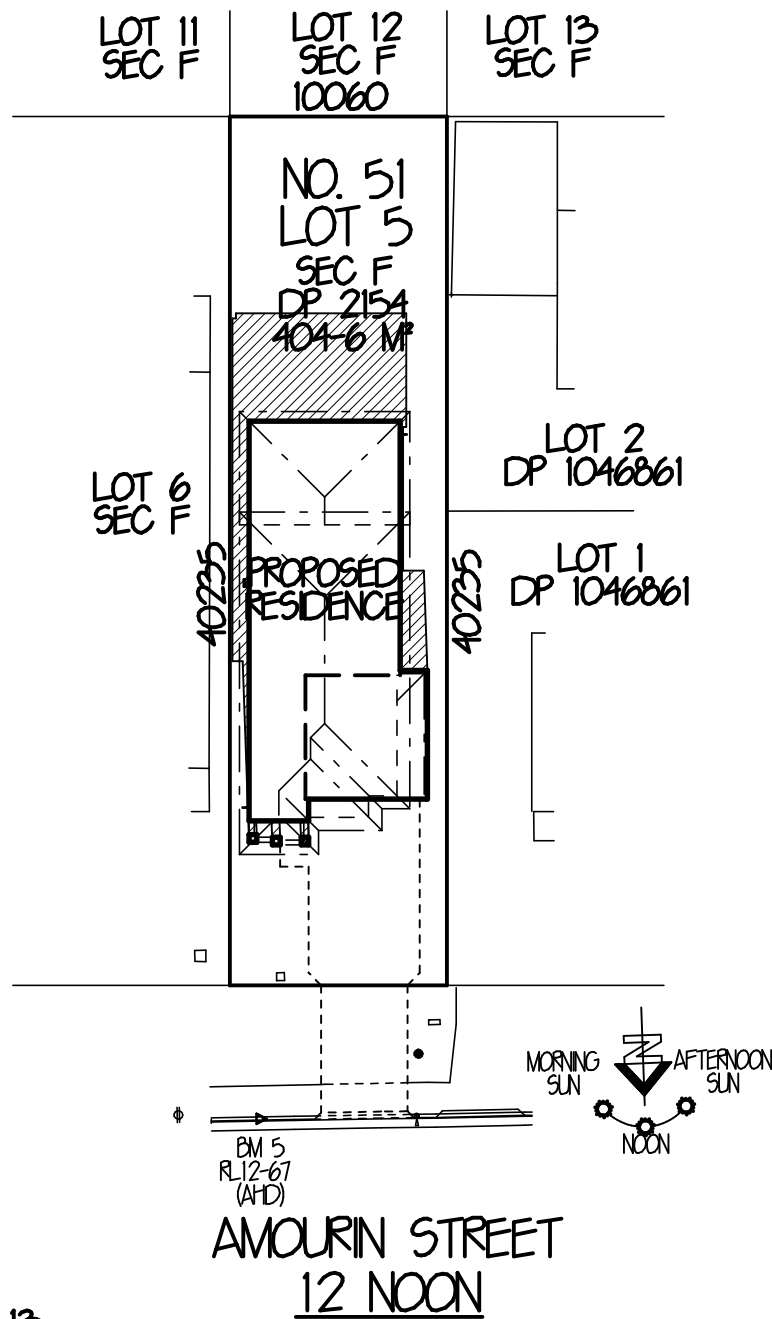
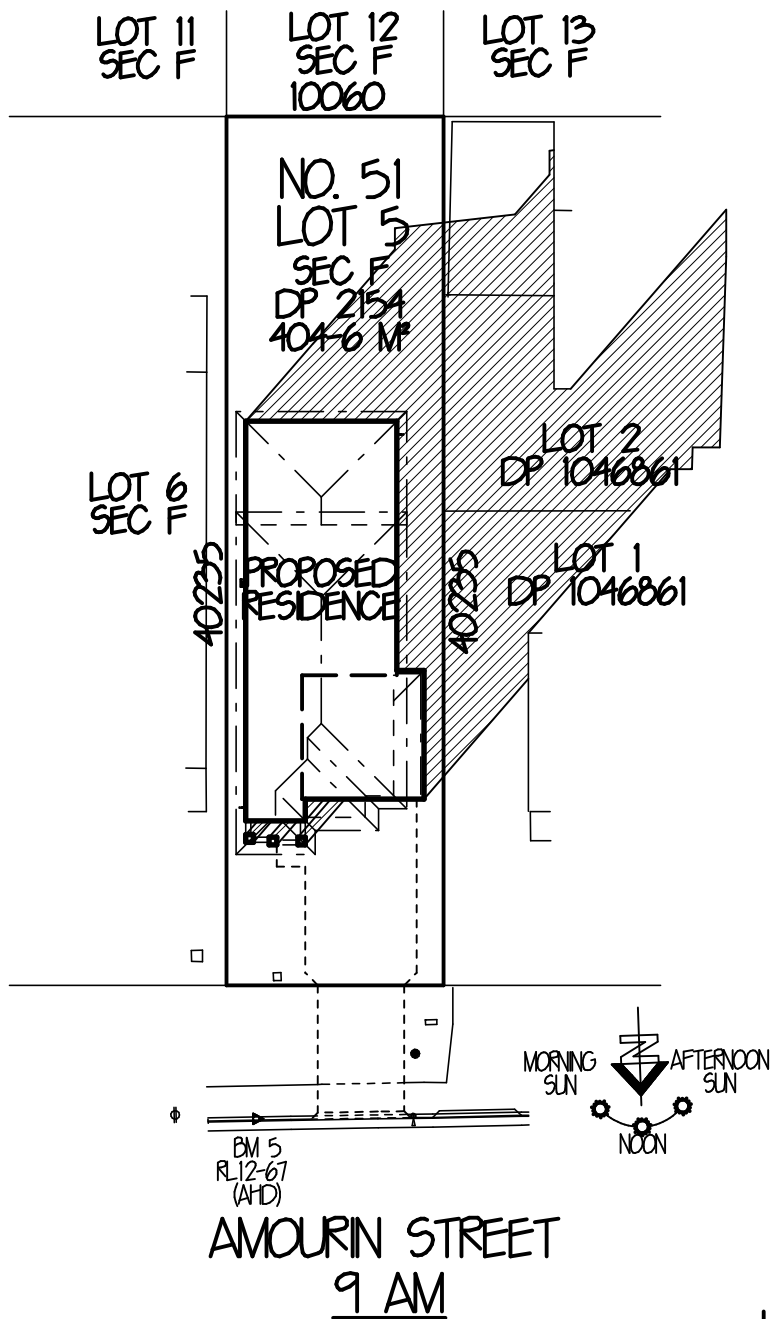
FOR	MR P. COLLINS	UBD AREA/ID	REVISIONS
AT	LOT 5, 51 AMOURN STREET, NORTH MANLY	DP2154 (SECTION F)	MAP177 REF113
TYPE	TALLOWOOD 24 MK2	JOB NO.	0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND	RH
MASTER	AND-31134	DWG NO.	AND-31006
		PAGE NO.	4 OF 9



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FOR MR P. COLLINS

AT LOT 5, 51 AMOURIN STREET, NORTH MANLY

TYPE TALLOWOOD 24 MK2

FACADE MONTO (ADVANTAGE SERIES)

MASTER AND-31134

JOB NO. 0023885

HAND RH

PAGE NO. 6 OF 9

UBD AREA 51D  
REVISION 53  
MAP 177 REF 113

DP 2154  
(SECTION F)



# SHADOW DIAGRAMS

## JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

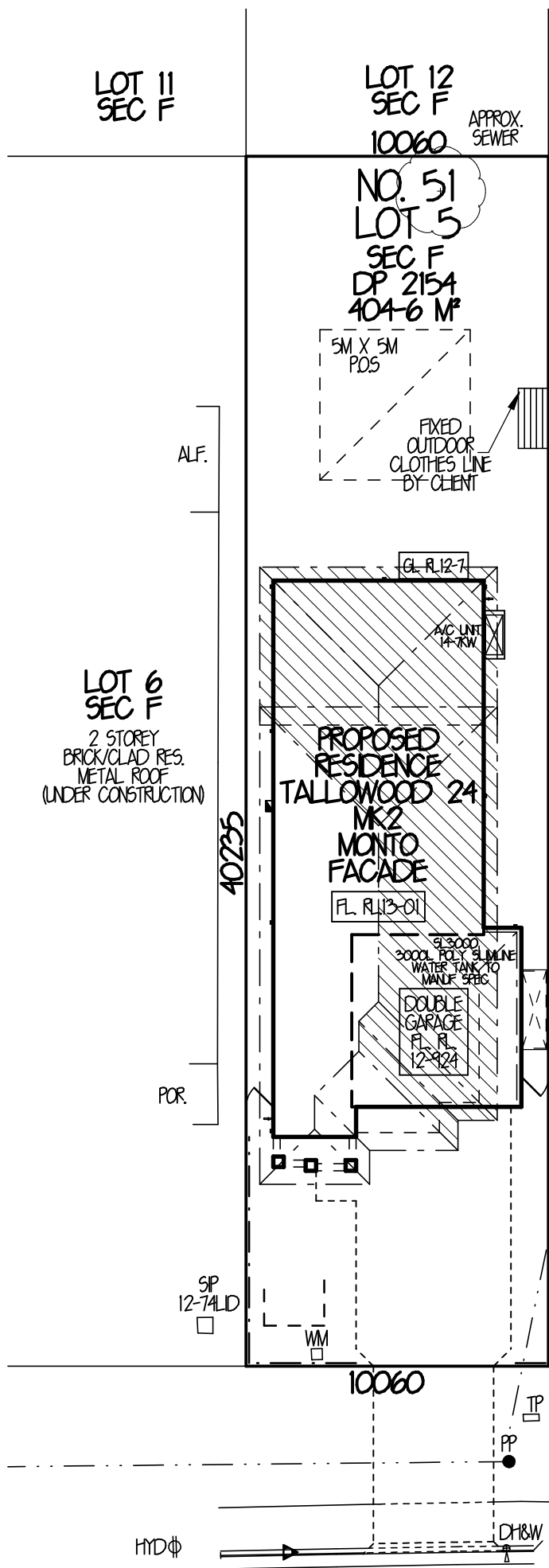
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SYDNEY

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# AMOURIN STREET BASIX PLAN 1:200

(BASIX CERTIFICATE NUMBER: 10373365)

## STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER:  
THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:  
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 60 SQM OF THE ROOF AREA OF THE DWELLING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 3000 LITRES.

SHOWERHEADS:  
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT  $\leq 9$  L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:  
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:  
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT

## ENERGY

HOT WATER:  
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:  
GAS INSTANTANEOUS - 6 STARS.

ACTIVE COOLING:  
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 30-35, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 30-35

ACTIVE HEATING:  
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 35 - 40, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 35 - 40

VENTILATION:  
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:  
AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF  
KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF  
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING:  
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

ARTIFICIAL LIGHTING:  
THE APPLICANT MUST INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:  
- ALL HALLWAYS  
- AT LEAST 3 OF THE LIVING/ DINING AREAS  
- THE KITCHEN

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD "DEDICATED" APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING:  
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:  
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

## THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N0004128880 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N0004128880

## INSULATION

R25 WALL INSULATION  
(INCLUDING INTERNAL GARAGE WALLS)  
R40 CEILING INSULATION  
FOIL (SISALATION)  
ROOF VENTILATION

## BASIX SCORE

WATER - 40% (TARGET 40%)  
THERMAL COMFORT - PASS (TARGET PASS)  
ENERGY - 50% (TARGET 50%)

□ DENOTES 60M<sup>2</sup> OF ROOF TO BE COLLECTED



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FOR	MR P. COLLINS	UBD AREA/ID REVISIONS MAP177 REF113
AT	LOT 5, 51 AMOURIN STREET, NORTH MANLY	DP2154 (SECTION F)
TYPE	TALLOWOOD 24 MK2	JOB NO. 0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-31134	PAGE NO. 9 OF 9



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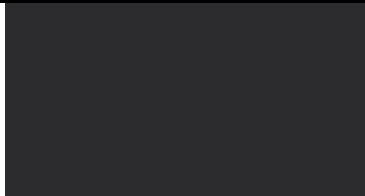
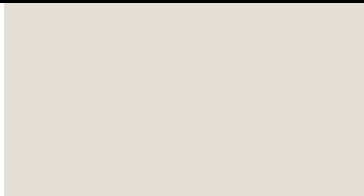

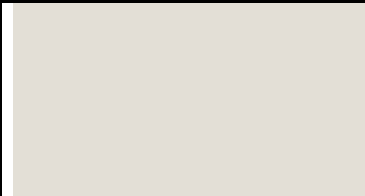



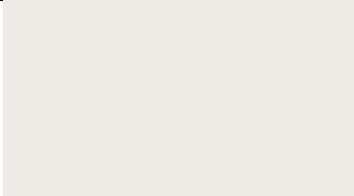

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## EXTERNAL COLOUR SCHEDULE

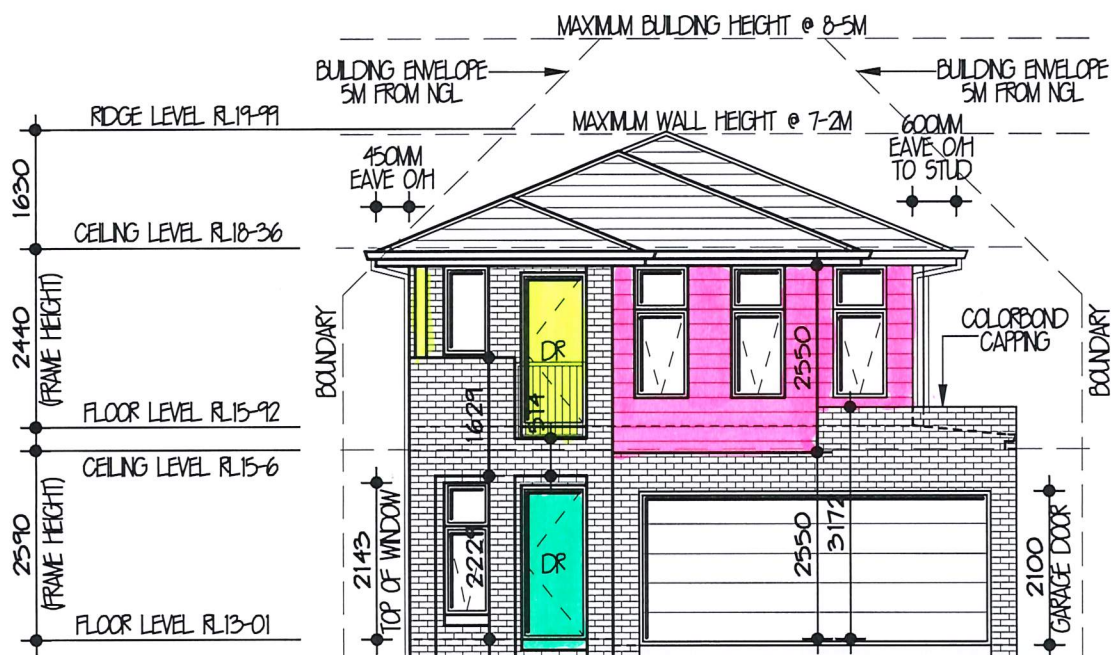
This external colour schedule has been created by the Home Option Gallery.  
Contact a Complete Home Consultant for all your colour and design needs.

Client Name: 0023885

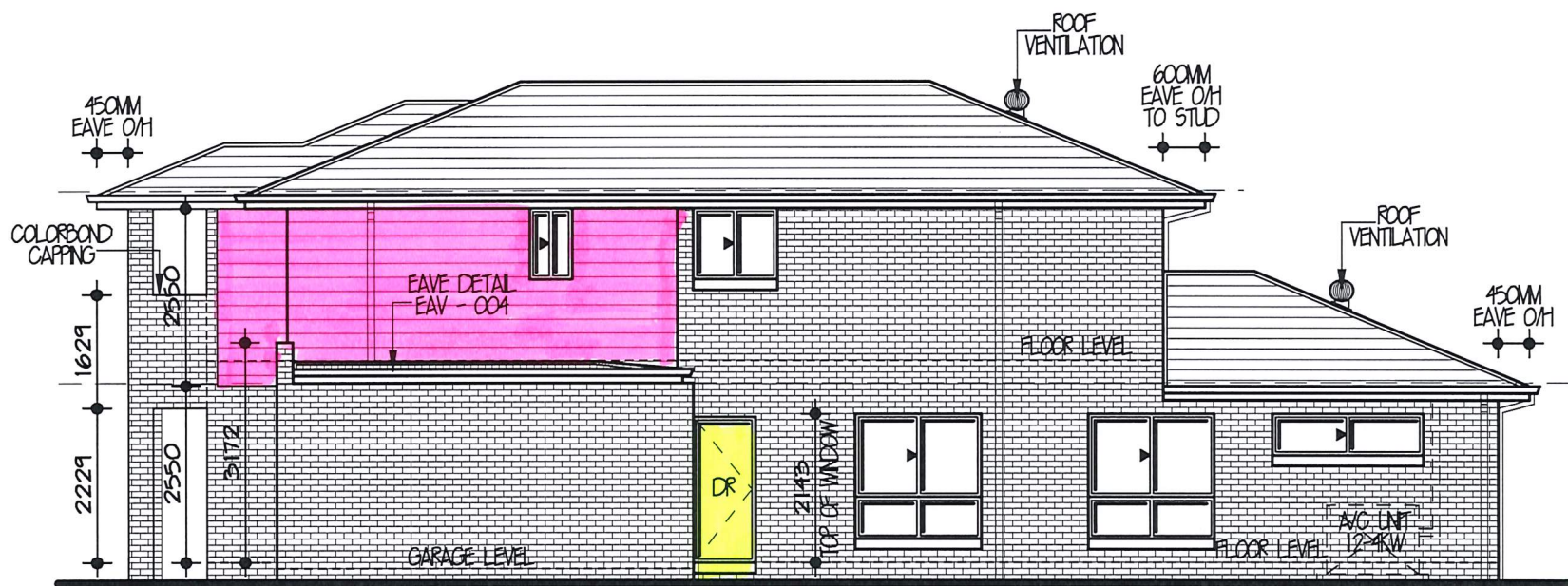
Job Address: LOT 5, 51 AMOURIN ST, NORTH MANLY

MONIOR ROOF TILE	GUTTER	FRONT DOOR	BALCONY POST	GARAGE DOOR
				
<b>HORIZON PROFILE</b> BARRAMUNDI	<b>COLORBOND</b> MONUMENT	<b>COLORBOND</b> SURFMIST	<b>TAUBMANS</b> BRILLIANT WHITE	<b>COLORBOND</b> SURFMIST
BRICK 1	FASCIA & DOWNPIPE	ALUMINIUM WINDOWS & DOORS	CLADDING	DRIVEWAY
				
<b>PGH BRICKS</b> GRAPHITE	<b>COLORBOND</b> SURFMIST	<b>STEGBAR</b> PEARL WHITE	<b>TAUBMANS</b> CHALK WHITE 1/4	<b>GREYWACKE</b>

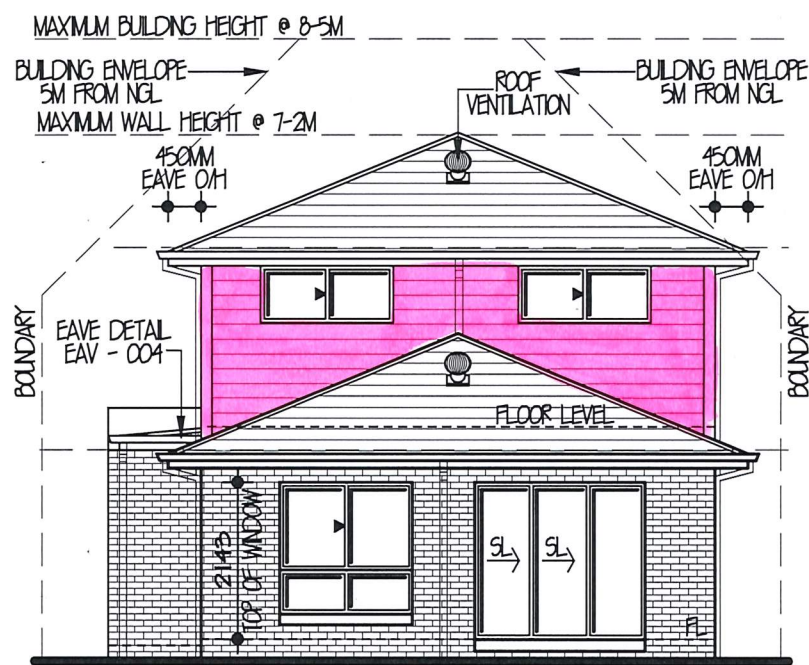




**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**



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- Brilliant white
- Surfmist
- Chalk Wash  $\frac{1}{4}$



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## Concept Landscape Plan

Lot 5. NO.51

DP 2154.

404.6M2

