

SITE PLAN

Scale 1:200

SITE CRITERIA

No.19 MORESBY PLACE ALLAMBIE HEIGHTS N.S.W. 2100
LOT 19 D.P. 28394

SITE AREA	= 625.8	sq. m.
EXISTING HARDSTAND	= 313.8	sq. m.
EXISTING SOFT OPEN SPACE	= 312.0	sq. m.
PROPOSED DRIVEWAY AREA	= 40.9	sq. m.
PROPOSED GARAGE FLOOR AREA UNDER GROUND FLOOR	= 52.5	sq. m.
PROPOSED GROUND FLOOR AREA	= 155.2	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	= 23.6	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	= 29.2	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	= 92.5	sq. m.
DWELLING ROOF AREA	= 210.9	sq. m.

2 CAR PARKING SPACES PROVIDED IN GARAGE

POST SOFT OPEN SPACE AREA	= 380.1	sq. m.	60.7%
POST HARDSTAND OPEN SPACE AREA	= 54.0	sq. m.	
POST TOTAL OPEN SPACE	= 434.1	sq. m.	
HARDSTAND POST DEVELOPMENT	= 191.7	sq. m.	
TOTAL HARDSTAND POST DEVELOPMENT	= 245.7	sq. m.	39.3%

REQUIRED OSD AREA = SITE AREA x 40% = 250.3 sq.m.
POST OSD AREA (ROOF + IMPERVIOUS PERVIOUS) = 249.7 sq. m. 39.9%

IF IN
DOUBT
ASK

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 1374624M

ROOF AREA TO TANK TO BE USED
FOR TOILET FLUSHING, COLD WATER
CLOTHES WASHING AND GARDEN
TAPS SUPPLY (MINIMUM)

WATER STORAGE TANK CAPACITY	210.9 sq.m.
NEW SHOWER HEAD MINIMUM RATING	2,000 MIN. LITRES
NEW TOILET MINIMUM RATING	3 STAR RATING
ALL NEW TAP FITTINGS MINIMUM RATING	4 STAR RATING
GLAZING TO ALUMINIUM FRAMED WINDOWS AND TIMBER DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE NATHERS/BASIX REPORT	
ROOF COLOUR	MEDIUM - SA < 0.40 < 0.60
FLOOR ABOVE ENCLOSED SUBFLOOR	R2.0 RATING
FLOOR ABOVE GARAGE	N.A.
ROOF SHEETING ON INSULATION	R1.3 RATING
EXTERNAL WALLS INSULATION	R2.5 RATING
INTERNAL WALLS INSULATION	N.A.
CEILING INSULATION	(GARAGE, LAUNDRY, POWDER ROOM & BATHROOM) R3.5 RATING (EXCLUDES GARAGE CEILING)
INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 10 sq.m. OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.	
HOT WATER SERVICE TO BE ELECTRIC HEAT PUMP AIR SOURCED WITH A PERFORMANCE OF FEWER THAN 15STC's OR BETTER.	
COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER PLUS A CEILING FAN TO BEDROOM ONLY. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.	
HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.	
FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED	
INDUCTION COOKER WITH ELECTRIC OVEN.	

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

- THE LAUNDRY, AT LEAST 5 OF THE BEDROOMS (DEDICATED)
- STUDY, 4 LIVING/DINING ROOMS (DEDICATED)
- ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)

NOTES:-

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
- EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
- AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- 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.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
- ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
- ALL PAINTING TO OWNERS REQUIREMENTS.
- ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
- ALL GLAZING TO CODE AS1288
- ALL PEST TREATMENT TO CODE AS3660.1-2000
- SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
- ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- ALL TIMBER FRAMING TO CODE AS1684
- ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

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



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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR

Mr. R. & Mrs. L. MERRY

DATE DEC, 2022 SCALE 1:200

JOB No.

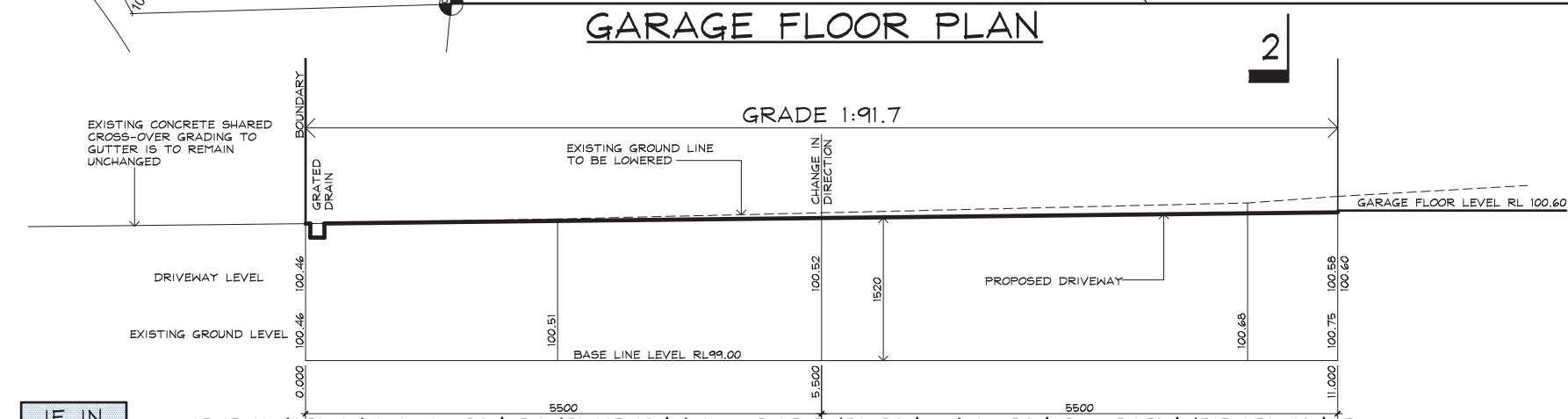
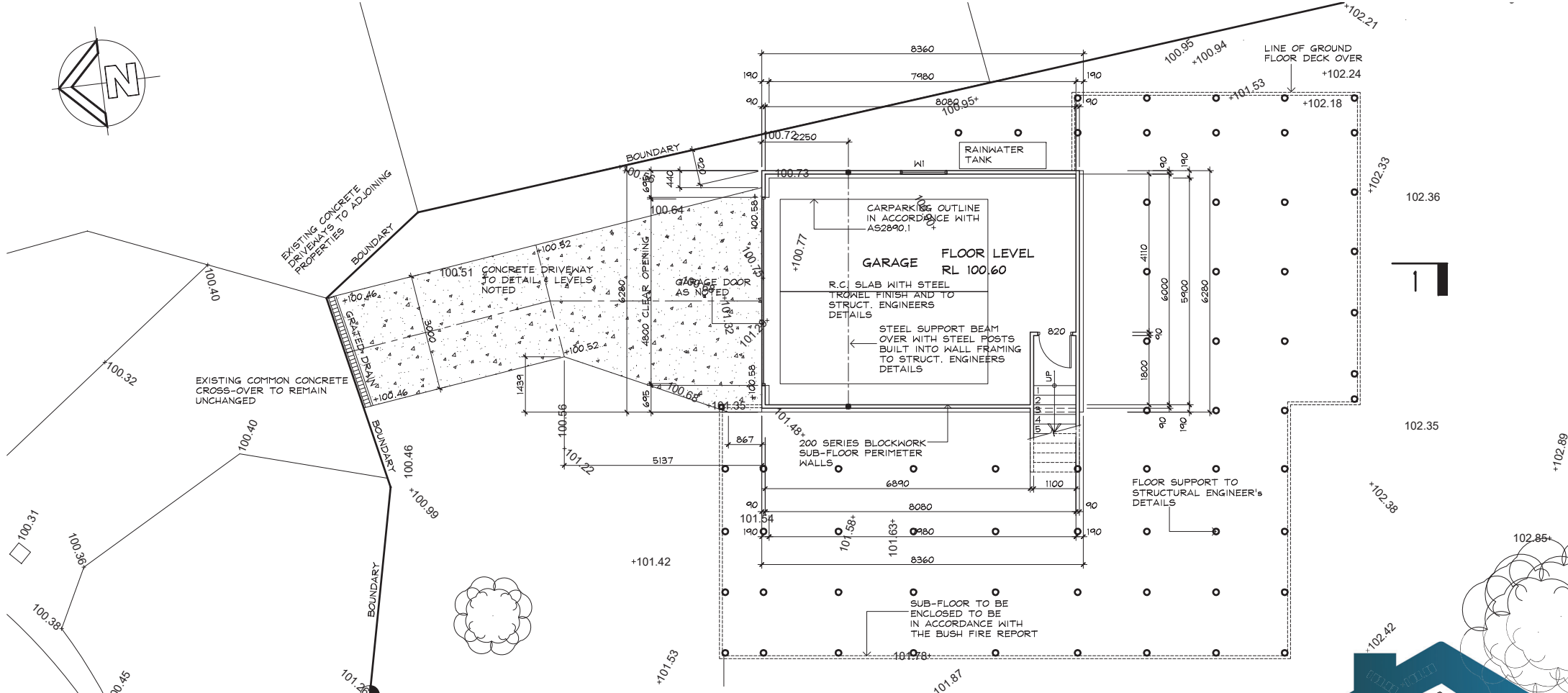
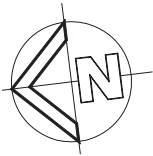
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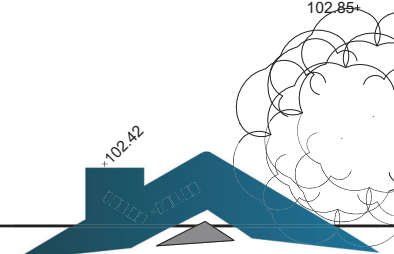
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IF IN DOUBT ASK

DRIVEWAY LONGITUDINAL SECTION ALONG CENTRELINE
Scale 1:50 (VERTICAL & HORIZONTAL)



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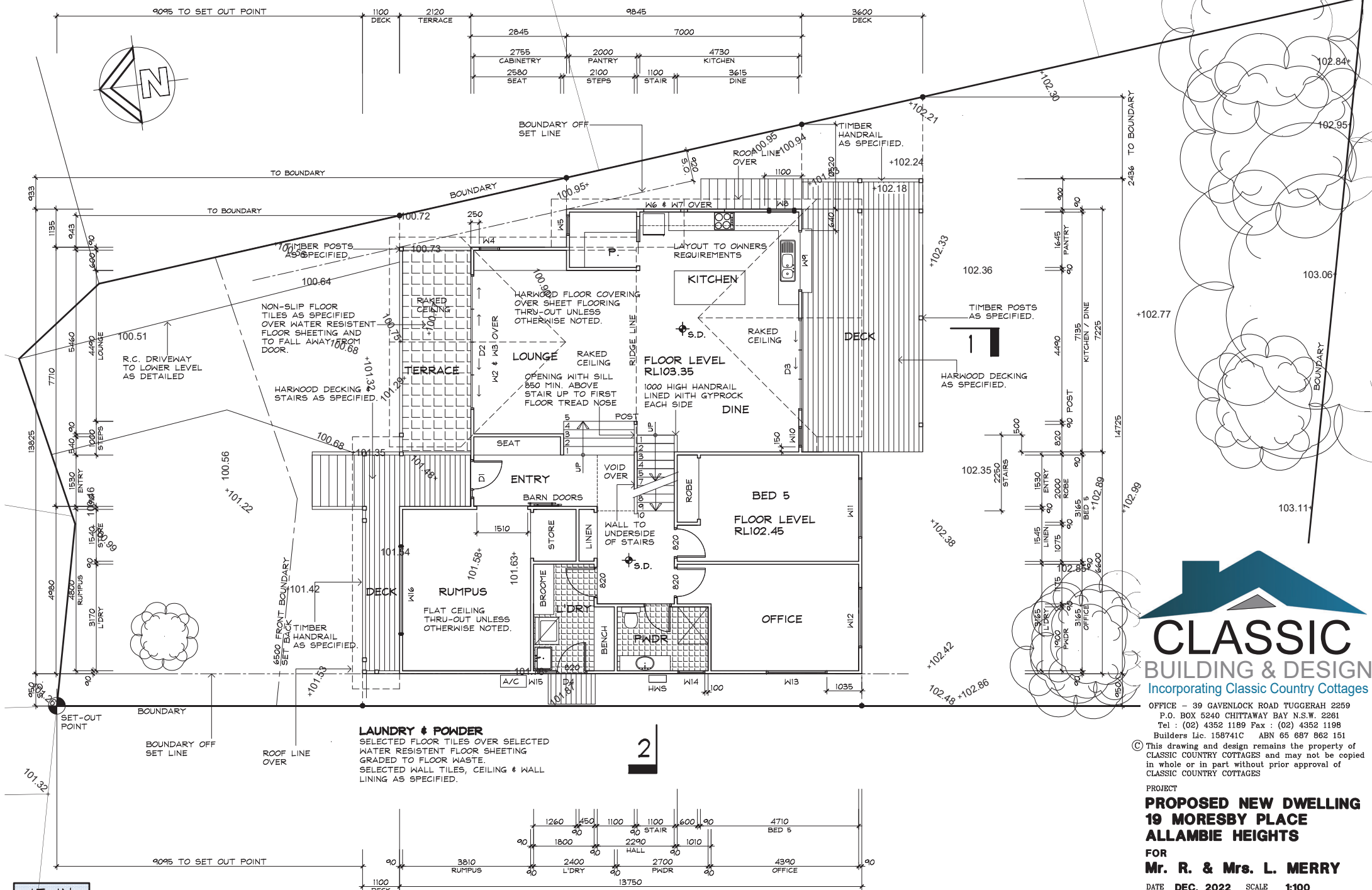
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FOR
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DATE **DEC, 2022** SCALE **1:100**

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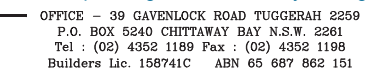
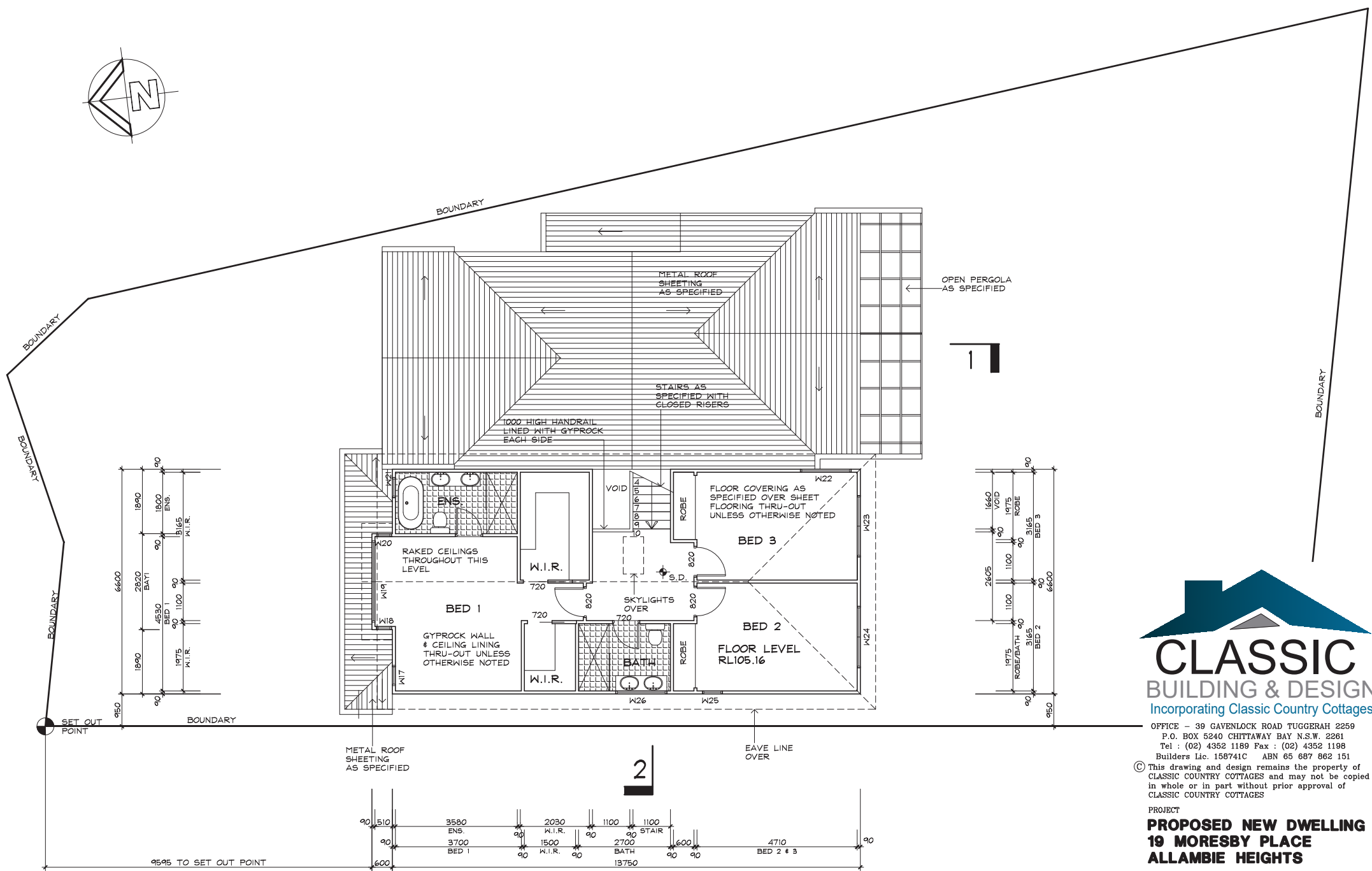
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PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

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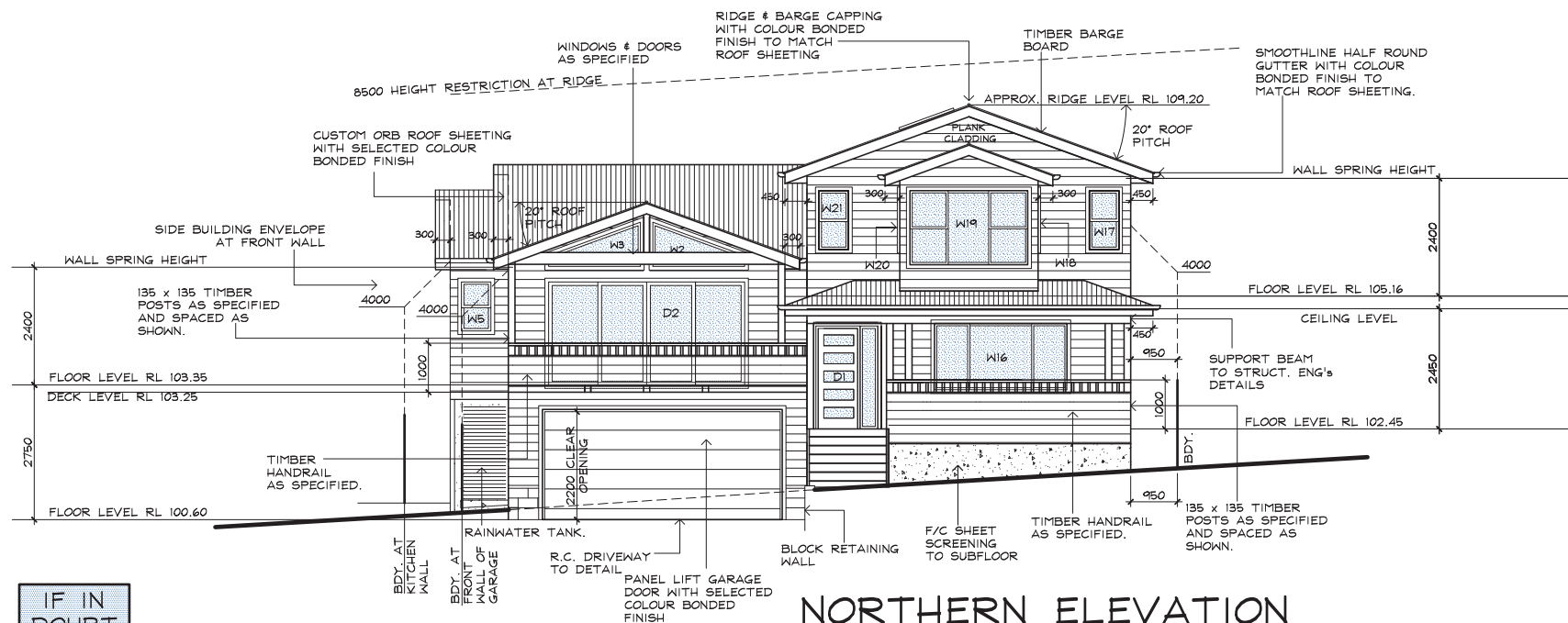
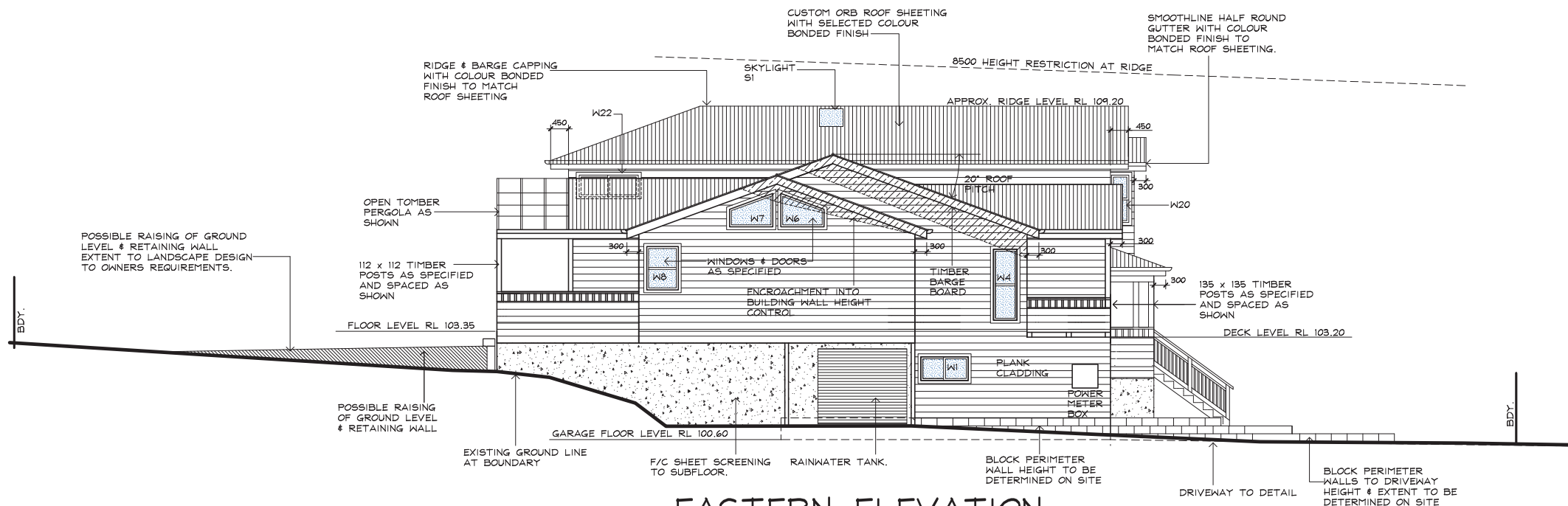
FOR
Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:100**

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IF IN
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FIRST FLOOR PLAN



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19 MORESBY PLACE
ALLAMBIE HEIGHTS**

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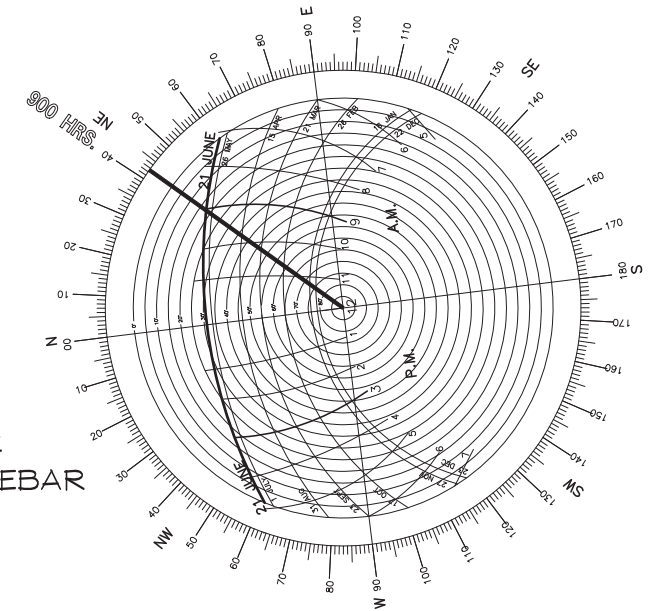
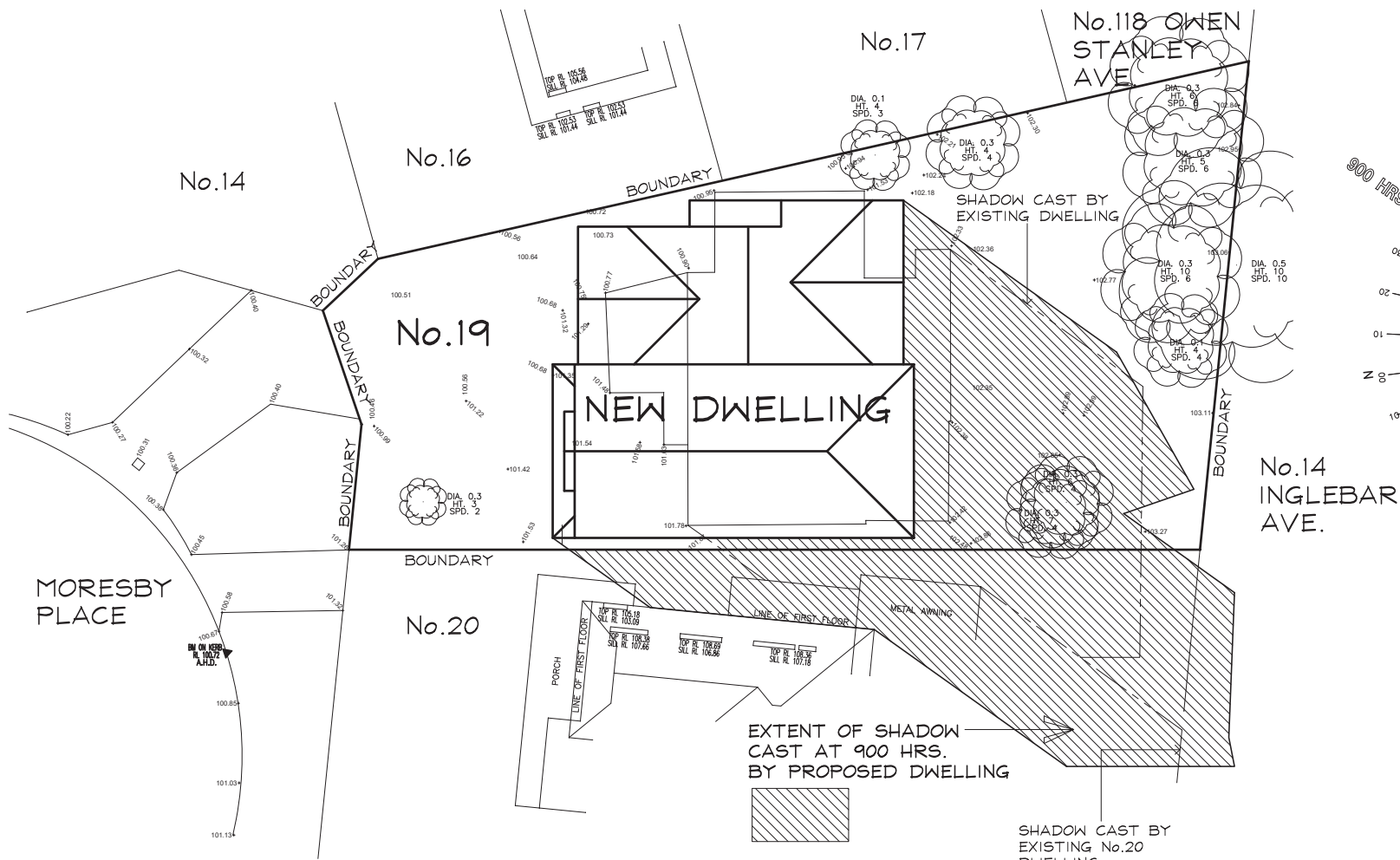
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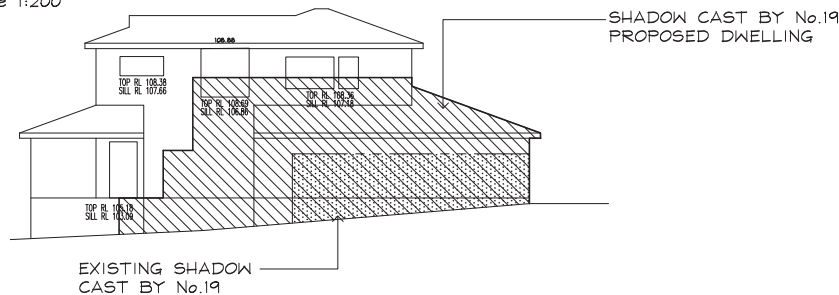
IF IN
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SOLAR ROSE
21 st. JUNE

0900 HRS. SOLAR ANALYSIS PLAN

Scale 1:200



NORTH-EAST ELEVATION No.20

Scale 1:200

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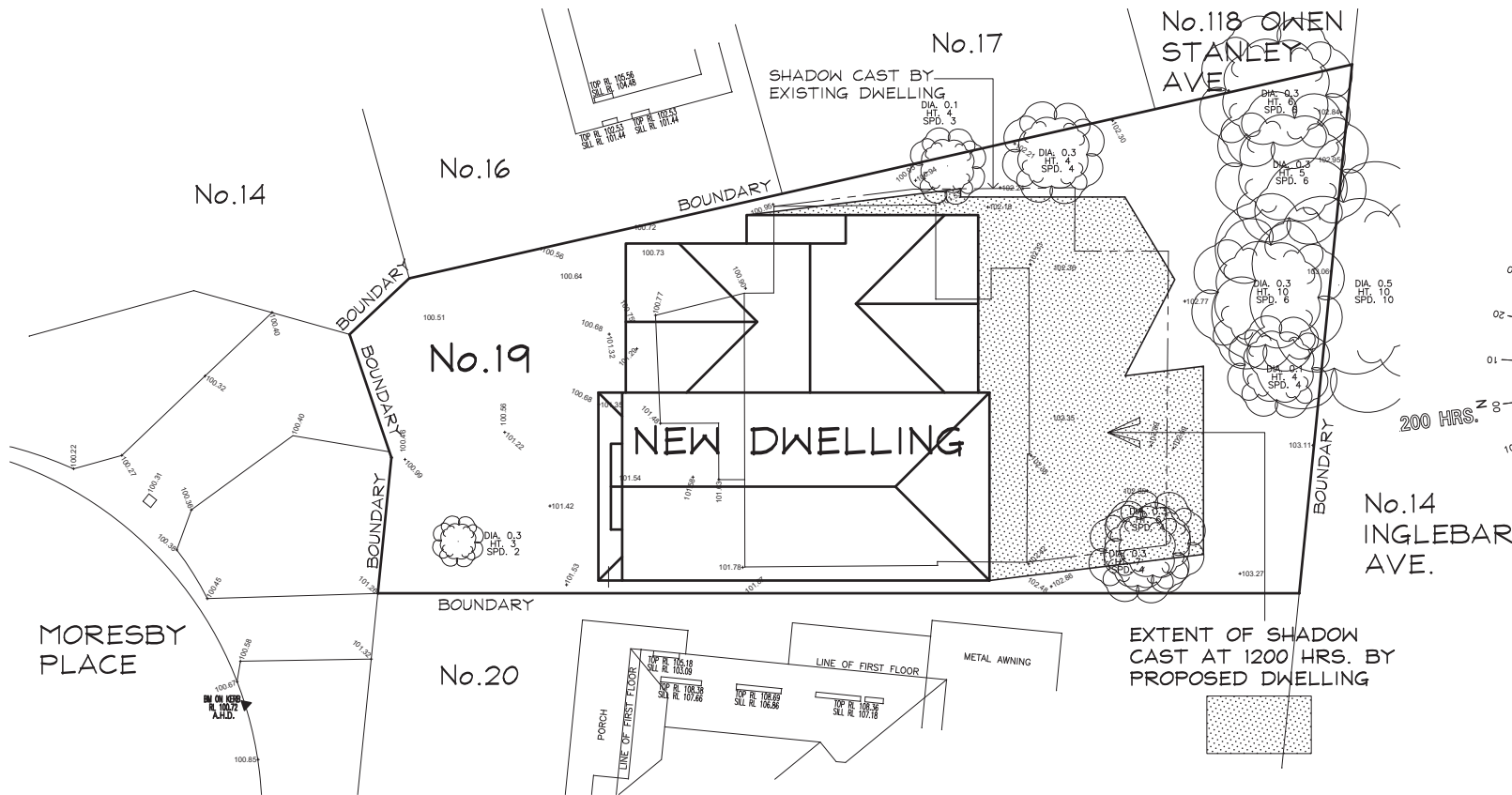
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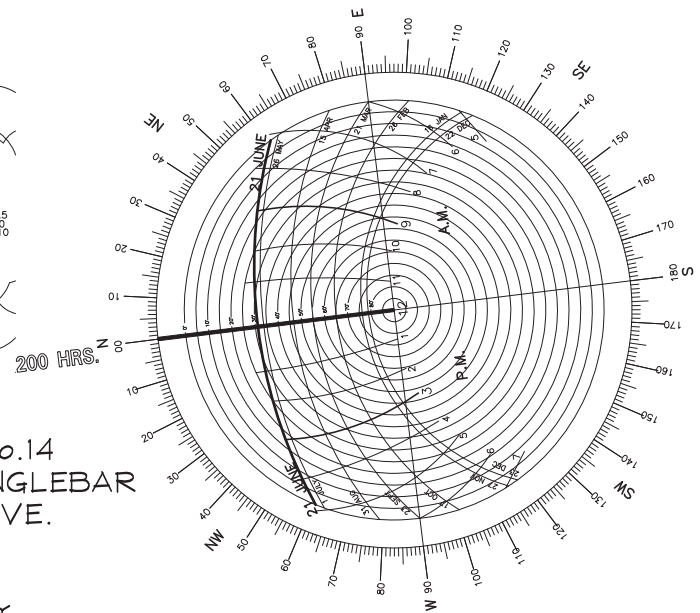
IF IN
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ASK



1200 HRS. SOLAR ANALYSIS PLAN

Scale 1:200

NO ADJOINING PROPERTY
RESIDENCE ARE AFFECTED



SOLAR ROSE
21 st. JUNE

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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:200**

JOB No.

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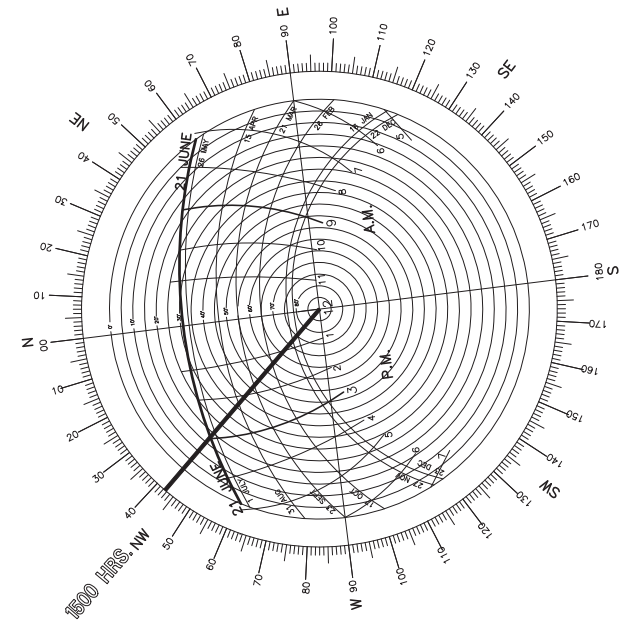
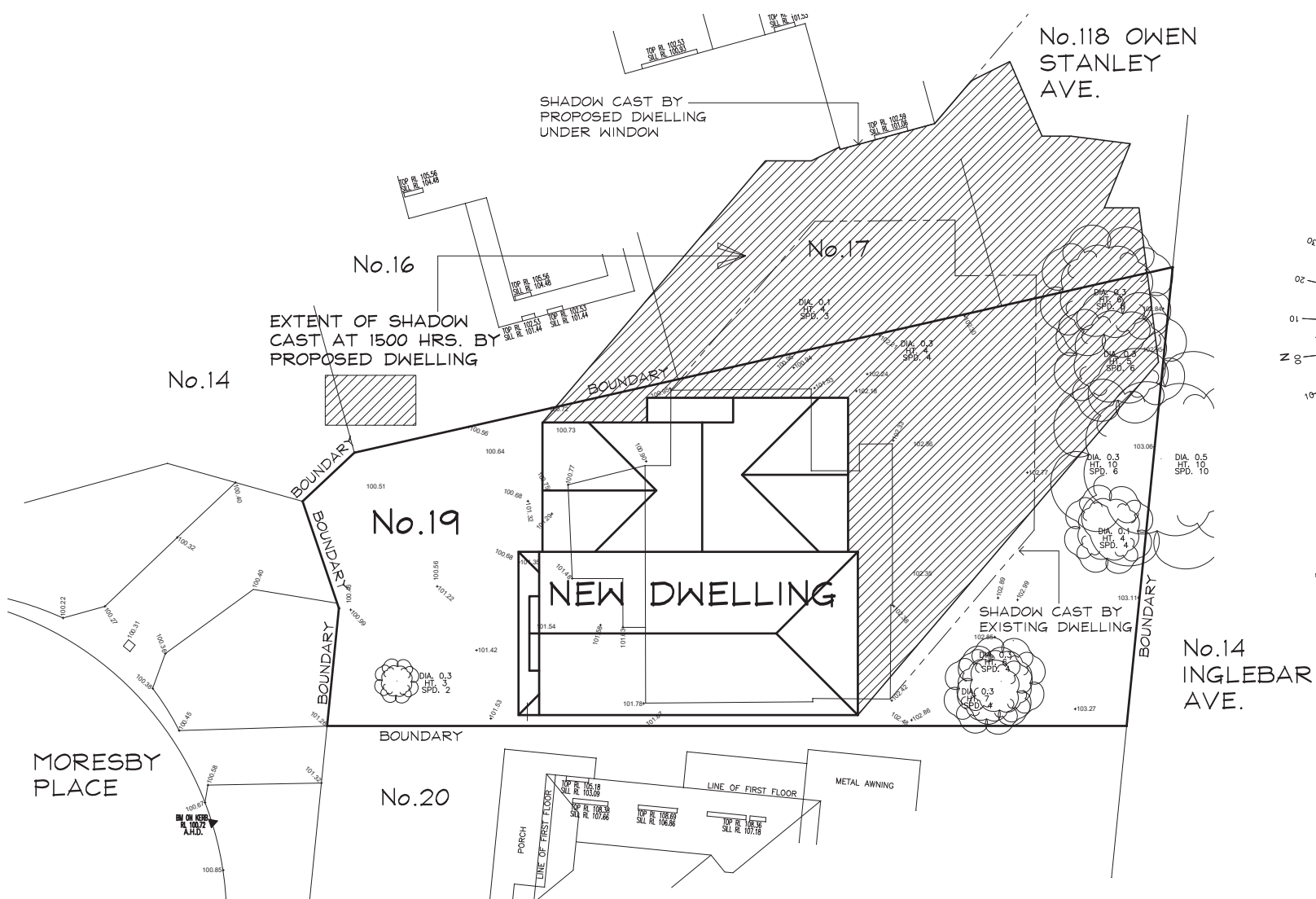
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REV

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IF IN
DOUBT
ASK



1500 HRS. SOLAR ANALYSIS PLAN

Scale 1:200

NO ADJOINING PROPERTY
RESIDENCE ARE AFFECTED

IF IN
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ASK

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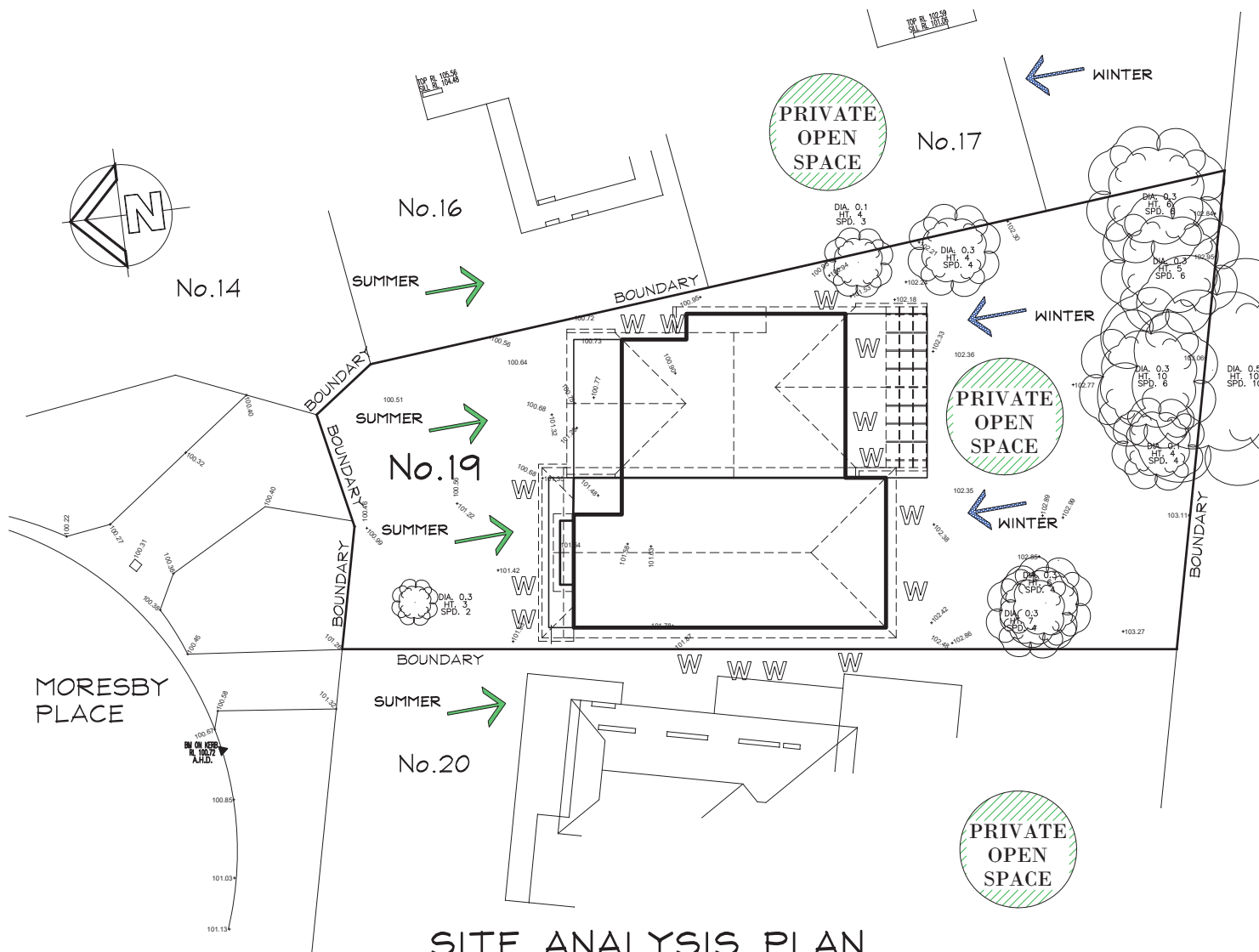
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01



SITE ANALYSIS PLAN

Scale 1:200

KEY

- W ——— WINDOWS
- CONTOURS ——— EXISTING CONTOURS
- BOUNDARY ——— BOUNDARY LINE
- ← VIEWS ——— VIEWS
- ← SUMMER ——— SUMMER PREVAILING WINDS
- ← WINTER ——— WINTER PREVAILING WINDS



PRIVATE OPEN SPACE



GROUND FLOOR COMPONENT



FIRST FLOOR COMPONENT



DECK AREA COMPONENT



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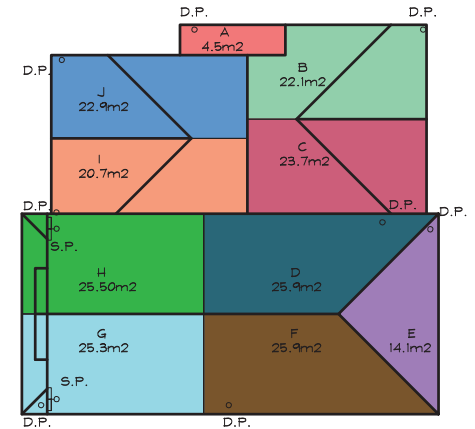
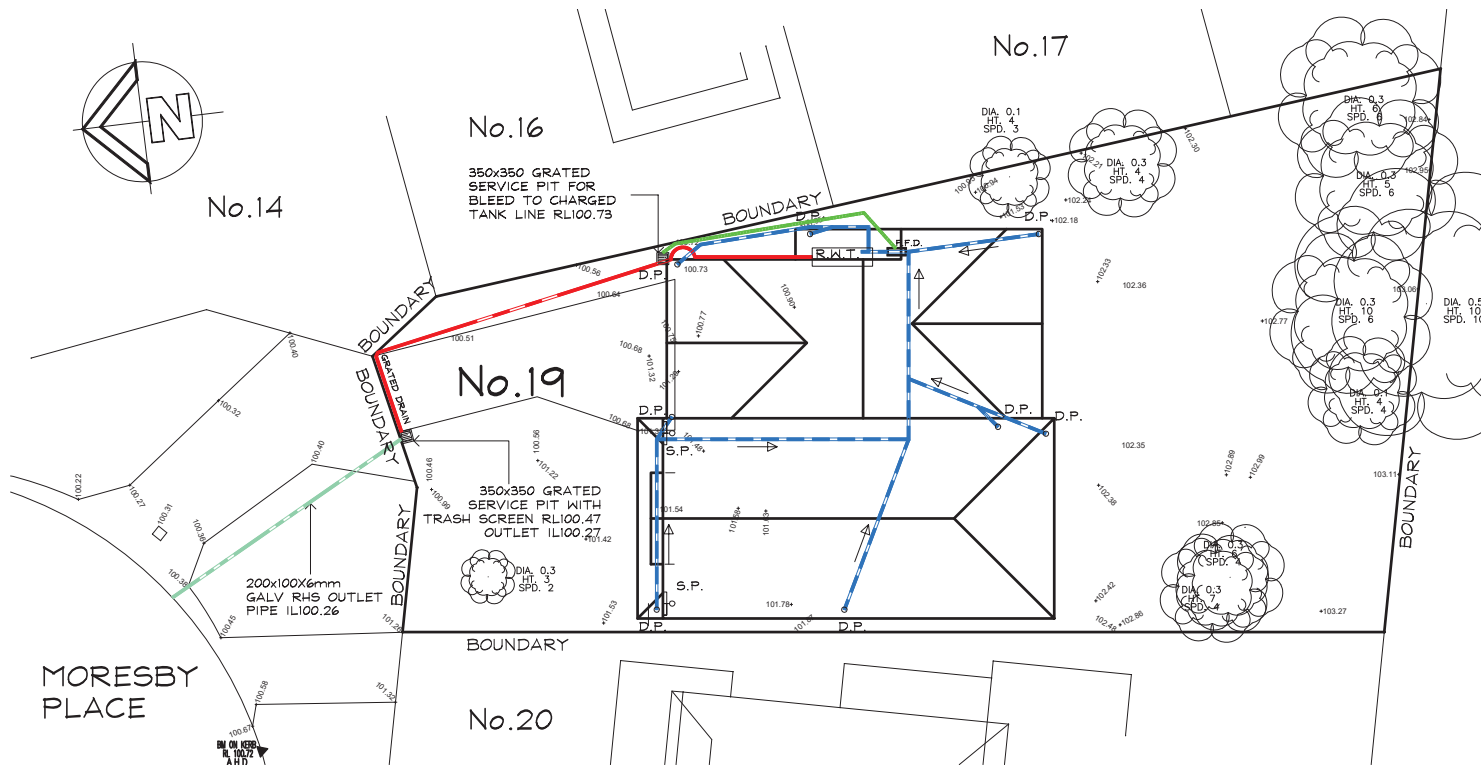
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IF IN
DOUBT
ASK



STORMWATER ROOF PLAN

Scale 1:200

KEY

- S.P. --- DOWN PIPE (SPREADER)
- D.P. --- DOWN PIPE 90mm
- FIRST FLUSH DIVERTER
- 100mm DIA STORM WATER PIPE TO STORAGE TANK
- 90mm DIA STORM WATER DISCARD PIPE TO SERVICE PIT STORMWATER PIPE
- 60mm DIA BLEED PIPE
- EXISTING STORMWATER PIPE
- GALVANISED STEEL RHS PIPE TO KERB
- DRAINAGE GRATE
- GRATED PIT 150mm
- RW/T --- RAIN WATERTANK

HYDRAULIC NOTES

- THE CONTRACTOR SHALL GIVE NOTICE TO COUNCIL'S ENGINEER IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS WHEN INSPECTIONS ARE REQUIRED.
- WHERE DEPTH OF STORMWATER DRAINAGE PITS EXCEEDS 1.2m, HOT DIPPED GALVANISED STEEL STEP IRONS SHALL BE PROVIDED.
- ALL PITS SHALL BE PRECAST CONCRETE WITH GRATE OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- STORMWATER CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE DONE UNDER THE SUPERVISION OF COUNCIL'S ENGINEER.
- ALL STORMWATER PIPES BELOW AND INCLUDING 225mm SHALL BE UPVC OR APPROVED EQUIV. UNLESS NOTED OTHERWISE.
- ALL PIPES ABOVE 225mm SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
- MINIMUM PIPE COVER TO BE 700mm UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE LAID AND COVERED WITH SAND TO A MINIMUM DEPTH EQUAL TO THE PIPE DIAMETER, BUT NOT LESS THAN 300mm.
- IN SANDY SOILS THE EXCAVATED SOIL MAY BE REUSED.
- ALL 1000 SUBSOIL DRAINAGE TO BE PLACED A MINIMUM OF 650mm BELOW FINISHED SURFACE LEVELS AND COVERED WITH A MINIMUM OF 500mm GRAVEL.
- PIPE BEDDING SUPPORT SHALL BE H1 UNLESS NOTED OTHERWISE.
- STORMWATER GRATES AND MANHOLE CLASSES SHALL BE IN ACCORDANCE WITH AS3996.
- WHERE PIPE GRADES ARE NOT SHOWN ON DRAWINGS, MINIMUM PIPE GRADES SHALL BE 1% UNO.
- PIPE GRADES INDICATED ON DRAWINGS ARE MINIMUM GRADES. IF MINIMUM GRADES CANNOT BE ACHIEVED CONTACT THE DESIGN ENGINEER PRIOR TO PLACEMENT.

RAINWATER TANK NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS. 3500.3.2.
- THIS PLAN TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE NUMBER LISTED IN BASIX/NATHERS NOTES.
- A TOTAL RAINWATER TANK STORAGE CAPACITY OF 2,000 LITRES IS PROVIDED VIA ONE SUMILINE TANK CONSISTING OF AN APPROX SIZE 685mm WIDE X 2,060mm L X 1,905mm H WATER TANK CONNECTED TO THE FOLLOWING:
 - ALL TOILETS IN THE DEVELOPMENT.
 - THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
 - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTED: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION.)
- ALL PIPE AND DOWN PIPES TO BE PRESURE GRADE PIPES TO 500mm ABOVE MAXIMUM WATER LEVEL OF RAIN WATERTANKS.

GUTTER NOTES

- ALL GUTTERS TO HAVE A MINIMUM CROSS SECTION AS OUTLINED IN TABLE 1.
- ALL GUTTER GRADIENTS TO BE NOT LESS THAN 1:500
- TOP OF FASCIA TO BE A MINIMUM OF 15mm ABOVE GUTTER SLOTTED OVERFLOW
- DOWNPIPE SIZES TO BE IN ACCORDANCE WITH TABLE 1.

CATCHMENT AREAS FOR INDIVIDUAL DOWNPIPES AND GUTTERS

	PLAN VIEW AREA m2	AREA INC SLOPE	GUTTER mm2 (CROSS SECTION)	DOWNPIPE SIZE	AVERAGE RECURRENCE INTERVAL 1 IN 20 YEAR
A	4.5	4.8	7700	90mm	200mm/hr
B	22.1	23.5	7700	90mm	200mm/hr
C	23.7	25.2	7700	90mm	200mm/hr
D	25.9	27.5	7700	90mm	200mm/hr
E	14.1	15.0	7700	90mm	200mm/hr
F	25.9	27.5	7700	90mm	200mm/hr
G	25.3	26.9	7700	90mm	200mm/hr
H	25.5	27.1	7700	90mm	200mm/hr
I	20.7	22.0	7700	90mm	200mm/hr
J	22.9	24.4	7700	90mm	200mm/hr

SITE CALCULATIONS

TOTAL SITE AREA:	625.8 m2
ROOF CATCHMENT AREA	210.9 m2
OTHER PAVED AREAS (Refer to Site Plan)	34.8 m2
TOTAL IMPERVIOUS AREA	245.7 m2 (39.3%)
RAIN WATER TANK STORAGE (MINIMUM)	2,000 LITRES
ON-SITE DETENTION IS NOT REQUIRED AS 249.7 m2 IS < 250.3 m2 OR 40% OF SITE AREA.	



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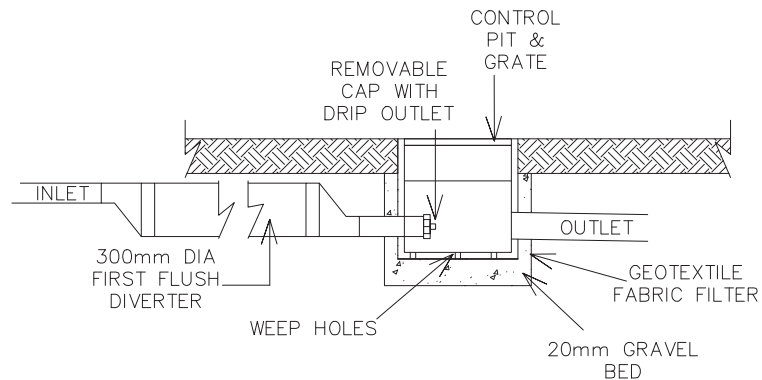
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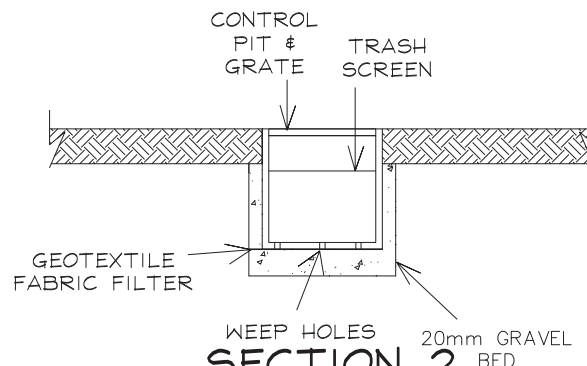
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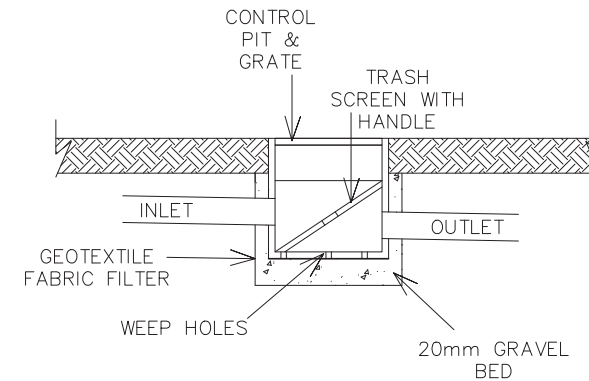
IN LINE F.F.D. & CONTROL PIT

N.T.S.



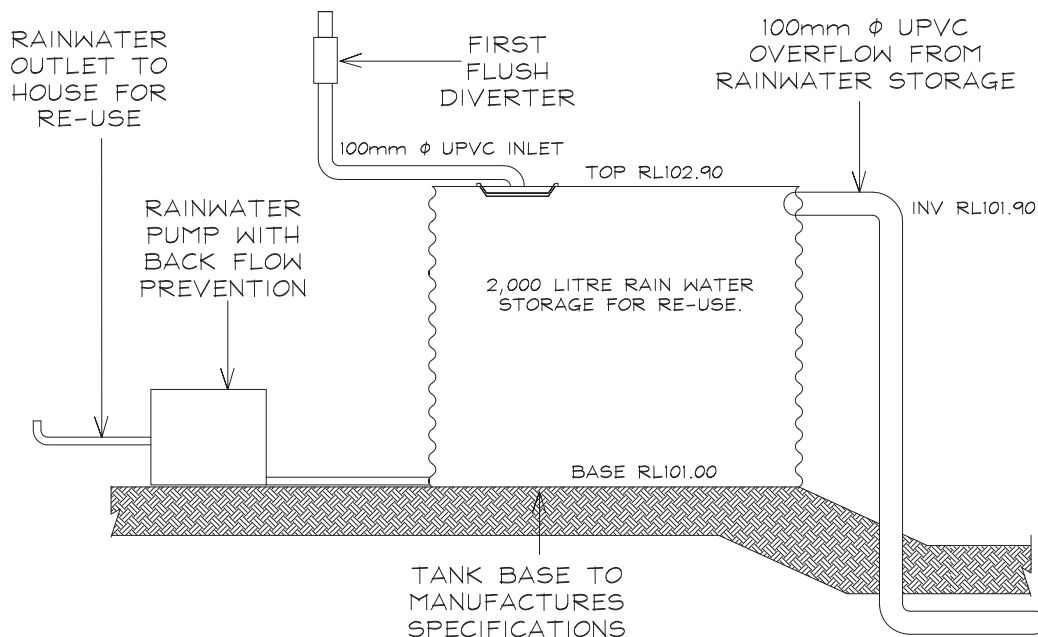
SECTION 2 CONTROL PIT

N.T.S.



SECTION CONTROL PIT

N.T.S.



SECTION 1 RAINWATER TANK

N.T.S.

HYDRAULIC NOTES

1. THE CONTRACTOR SHALL GIVE NOTICE TO COUNCIL'S ENGINEER IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS WHEN INSPECTIONS ARE REQUIRED.
2. WHERE DEPTH OF STORMWATER DRAINAGE PITS EXCEEDS 1.2m, HOT DIPPED GALVANISED STEEL STEP IRONS SHALL BE PROVIDED.
3. ALL PITS SHALL BE PRECAST CONCRETE WITH GRATE OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
4. STORMWATER CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE DONE UNDER THE SUPERVISION OF COUNCIL'S ENGINEER.
5. ALL STORMWATER PIPES BELOW AND INCLUDING 225Ø SHALL BE UPVC OR APPROVED EQUIV. UNLESS NOTED OTHERWISE.
6. ALL PIPES ABOVE 225Ø SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
7. MINIMUM PIPE COVER TO BE 700mm UNLESS NOTED OTHERWISE.
8. ALL PIPES TO BE LAID AND COVERED WITH SAND TO A MINIMUM DEPTH EQUAL TO THE PIPE DIAMETER, BUT NOT LESS THAN 300mm.
9. IN SANDY SOILS THE EXCAVATED SOIL MAY BE REUSED.
10. ALL 100Ø SUBSOIL DRAINAGE TO BE PLACED A MINIMUM OF 650mm BELOW FINISHED SURFACE LEVELS AND COVERED WITH A
11. MINIMUM OF 500mm GRAVEL.
12. PIPE BEDDING SUPPORT SHALL BE H1 UNLESS NOTED OTHERWISE.
13. STORMWATER GRATES AND MANHOLE CLASSES SHALL BE IN ACCORDANCE WITH AS3996.
14. WHERE PIPE GRADES ARE NOT SHOWN ON DRAWINGS, MINIMUM PIPE GRADES SHALL BE 1% UNO.
15. PIPE GRADES INDICATED ON DRAWINGS ARE MINIMUM GRADES. IF MINIMUM GRADES CANNOT BE ACHIEVED CONTACT
16. THE DESIGN ENGINEER PRIOR TO PLACEMENT.

RAINWATER TANK NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS. 3500.3.2.
2. THIS PLAN TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE NUMBER LISTED IN BASIX/NATHERS NOTES.
3. A TOTAL RAINWATER TANK STORAGE CAPACITY OF 2,000 LITRES IS PROVIDED VIA ONE SLIMLINE TANK CONSISTING OF AN APPROX SIZE 685mm WIDE X 2,060mm L X 1,905mm H WATER TANK CONNECTED TO THE FOLLOWING:
 - ALL TOILETS IN THE DEVELOPMENT.
 - THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
 - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTED: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION.)
4. ALL PIPE AND DOWN PIPES TO BE PRESURE GRADE PIPES TO 500mm ABOVE MAXIMUM WATER LEVEL OF RAIN WATERTANKS.

GUTTER NOTES

1. ALL GUTTERS TO HAVE A MINIMUM CROSS SECTION AS OUTLINED IN TABLE 1.
2. ALL GUTTER GRADIENTS TO BE NOT LESS THAN 1:500
3. TOP OF FASCIA TO BE A MINIMUM OF 15mm ABOVE GUTTER SLOTTED OVERFLOW
4. DOWNPIPE SIZES TO BE IN ACCORDANCE WITH TABLE 1.



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
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Builders Lic. 158741C ABN 65 687 862 151

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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **N.T.S.**

JOB No.

CC171

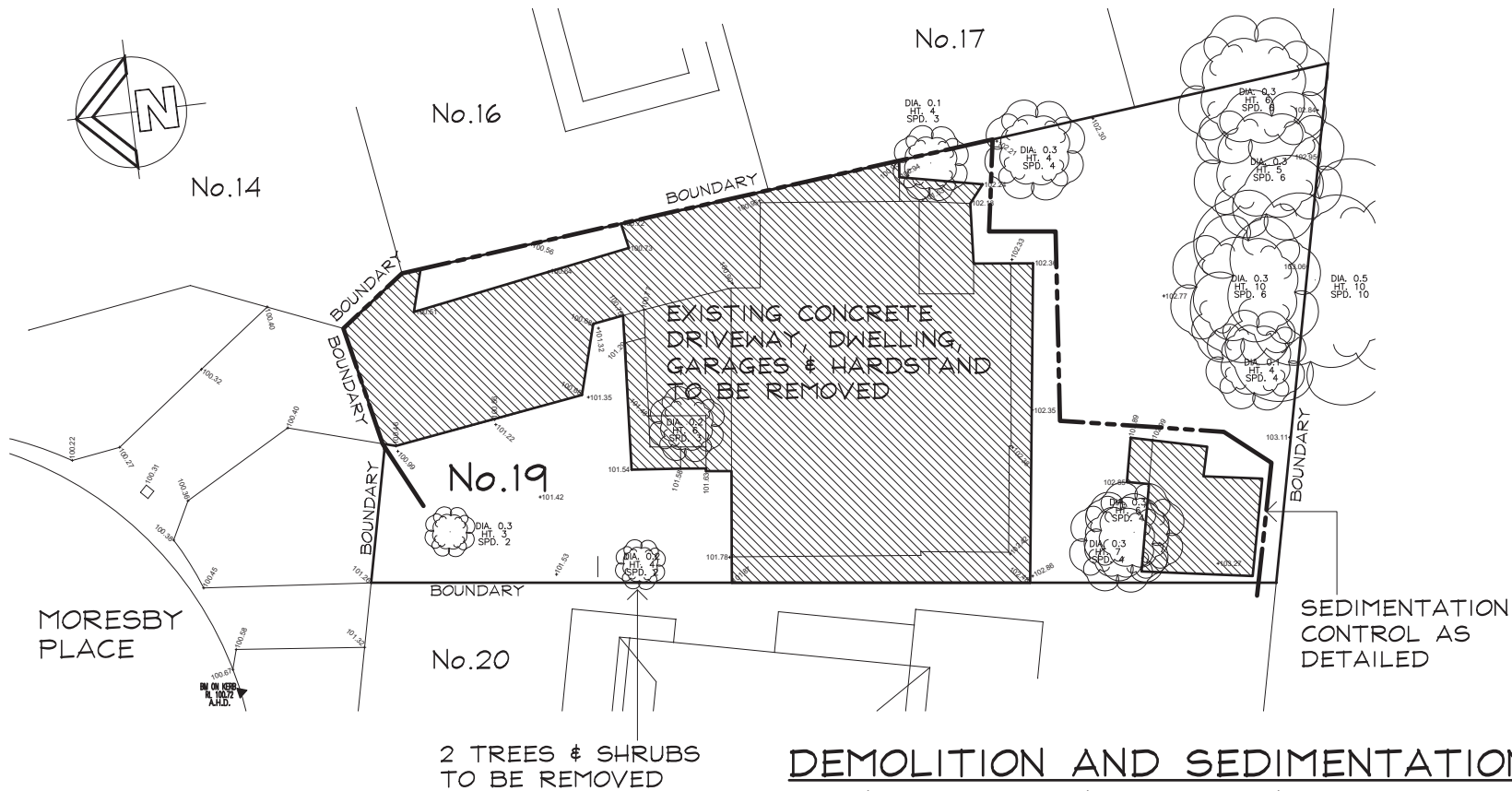
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REV

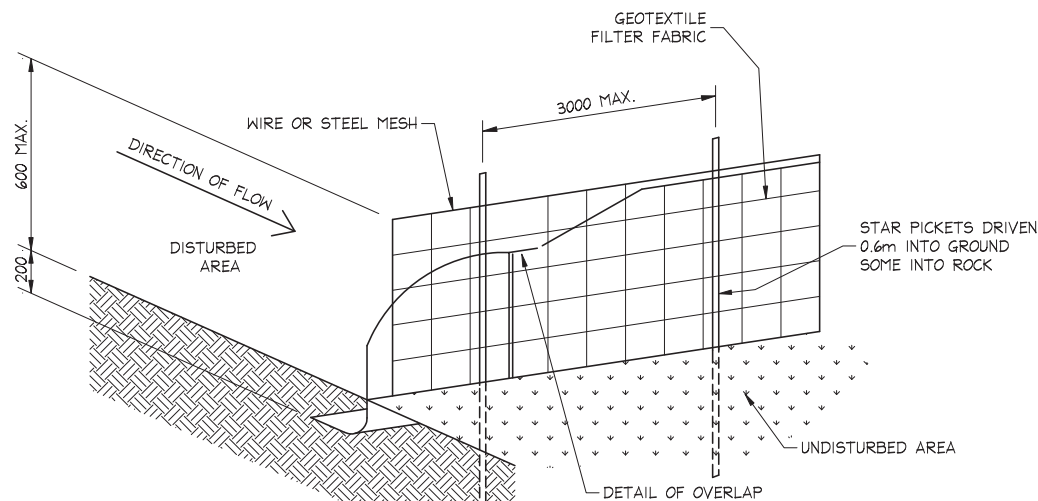
01

IF IN
DOUBT
ASK



DEMOLITION AND SEDIMENTATION CONTROL FENCE PLAN

Scale 1:200



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

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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REV

01

Colour & Material Schedule

for

9-03-2023

19 Moresby Place, Allambie Heights NSW 2100

The owners have expressed a desire for the design and character of the home to be apathetic to the locality and to improve the visual quality and identity of the streetscape, the colours and materials chosen are warm earthy tones and natural timber to help the home harmonise with the natural surrounding environment and ensure minimum visual eminence.

Roof

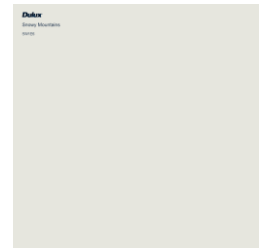
Colorbond Steel

Woodlands Grey



Cladding

Dulux Snowy Mountains



Decks

Natural Timber

Natural Timber stain

