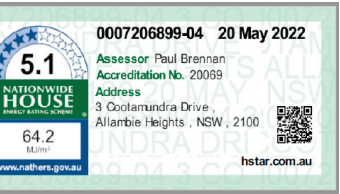


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E	20 MAY 22	FOR DEVELOPMENT APPLICATION
D	MAY 22	PRELIMINARY
C	MAR 22	PRELIMINARY
B	FEB 22	PRELIMINARY
A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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joe@jqdm.com.au | www.jqdm.com.au

CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

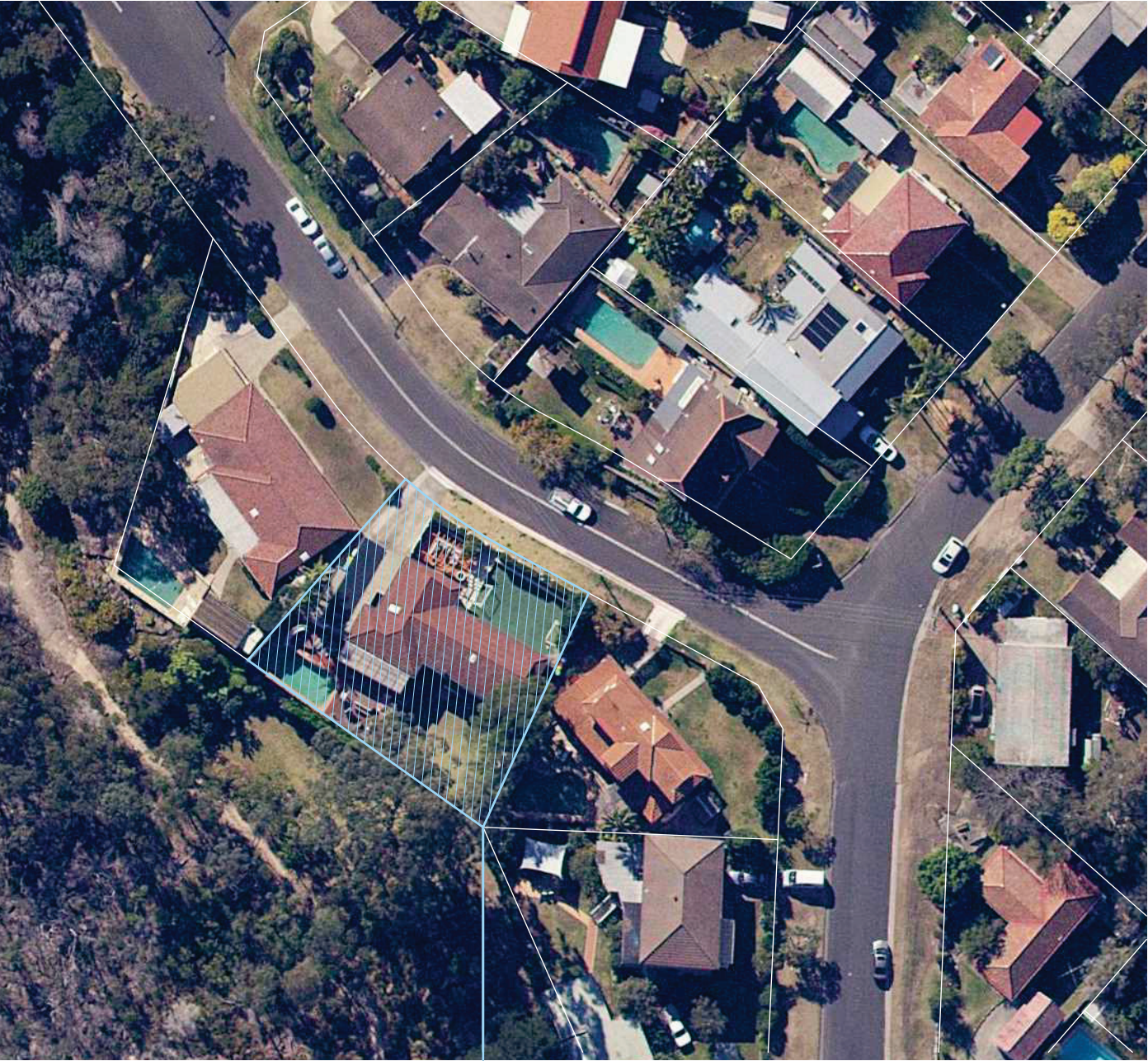
LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
COVER PAGE + LOCATION PLAN

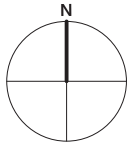
SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-00	ISSUE E	

DRAWING SCHEDULE

- DA-00 Cover Page + Location Plan
- DA-01 BASIX Commitments
- DA-02 Site Analysis Plan
- DA-03 Site Plan
- DA-04 Basement Plan
- DA-05 Ground Floor Plan
- DA-06 First Floor Plan
- DA-07 Roof Plan
- DA-08 Development Calcs. + Landscape Plan
- DA-09 Elevations: NE + SW
- DA-10 Elevations: NW + SE
- DA-11 Sections
- DA-12 Sections
- DA-13 External Materials + Finishes
- DA-14 Site Waste Management Plan



1 Location Plan
NTS



BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

Landscape:	282m2 lawn + gardens, with 50m2 low water species throughout site	
Fixtures:	Shower 4 star Kitchen taps 5 star	Toilet flushing 5 star Bathroom taps 5 star
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool	
Swimming Pool:	55kL with pool cover, solar heating only, timers to pumps	
Hot Water Service:	Gas instantaneous, min 5 star	
Cooling:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas Ceiling fans to all bedrooms and upper Study	
Heating:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas	

Ventilation:	Ducted and sealed exhaust fans with manual on/off switch to Laundry, Kitchen, WC and Bathroom areas
Artificial Lighting:	Compact fluorescent or LED with dedicated fittings throughout.
Alternative Energy:	Photovoltaic, 1.0kW peak
Cooking:	Induction cook-top, electric oven
Clothes Line:	Private outdoor + indoor
Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to topside of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick(timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	NFRC: Uw = 3.0, SHGC = 0.26 to all glazing e.g. thermally improved, aluminium framed, double glazed 'Low-e' glass
Floors:	Concrete floors to all levels R1.5 insulation to all floors with garage level or subfloor below R1.0 insulation to all heated slab floors Timber and tile coverings to floors as per plans.
Additional Ventilation:	Sealed ceiling ventilation to upper hall + upper study Sealed wall ventilation to lower hall

‘WATER’ OPTIONS:

(selection of all 'options' will enable the 'WATER' target to be achieved)

Landscape vegetation:	★ 282m ² lawn + gardens, with 50m ² low water use species.
Rainwater tank:	★ 5200 litres. ★ Collecting from roof area = 150m ² min. ★ Water to be used in: gardens + pool.
Swimming pool / Spa:	★ Pool = 55 kilolitres, with pool cover.
Hot Water Recirculation:	★ Yes, 'on-demand'.
Toilets, Showerheads, Taps:	★ Showerheads '4★' (4.5-6.0 L/min), Toilets '5★', Kitchen Taps '5★', Bathroom taps '5★'.

‘THERMAL COMFORT’ (AccuRate) OPTIONS:

(selection of all 'options' will NOT enable the 'THERMAL COMFORT' target to be achieved)

The following design options were included during the New Run of the AccuRate Assessment process.
Inclusion of ALL 'options' will enable the dwelling to achieve the targets set by BASIX:

Roof:	★ Concrete + R2.0 insulation to topside of roof. ★ 'Light' colour.
Ceilings:	★ Minimum R2.5 insulation to all ceilings with roof above. ★ Rated with sealed exhaust ventilation Not rated with down-lights.
External Walls:	★ Cavity brick + R1.0 insulation to lower levels walls (except 'Garage'). ★ Cavity brick (timber-clad) + R1.0 insulation to first floor walls. ★ 'Medium' colour brick walls; 'Dark' coloured timber-clad walls.
Internal Walls:	★ Plasterboard on stud to all first floor internal walls. ★ Brick (or cavity brick) to lower level internal walls.
Glazing:	★ NFRC: Uw = 3.0, SHGC = 0.26 to all glazing. eg Thermally-improved aluminium-framed double-glazed 'Low-e' glass. ★ (All windows changes + No roof glazing).
Floors:	★ Concrete floors to all levels. ★ R1.5 insulation to all floors with 'Garage' level or subfloor below. ★ R1.0 insulation to all heated slab floors (BASIX requirement). ★ Timber & tile coverings to floors (as per plans).
Additional Ventilation:	★ Sealed ceiling ventilation to: Upper Hall & Upper Study. ★ Sealed wall ventilation to: Lower Hall.

‘ENERGY’ OPTIONS:

(selection of all 'options' will enable the 'ENERGY' target to be achieved.)

Cooling:	★ Air-conditioner, 1-phase, 3.5 'star' to Living & Bed areas. ★ Ceiling fans to all bedrooms & upper Study.
Heating:	★ Air-conditioner, 1-phase, 3.5 'star' to Living & Bed areas.
Water Heating:	★ Gas instantaneous, min. 5.0 'Star'.
Energy Efficient Lighting:	★ Compact fluorescent or LED to: <u>All</u> rooms.
Cooking:	★ Induction cook-top, electric oven.
Ventilation:	★ Bathrooms+ WCs + Laundry + Kitchen: exhausts ducted & sealed; manual 'on/' 'off'.
Refrigerator space:	★ Well ventilated.
Clothes drying lines:	★ Outdoor & indoor lines installed.
Swimming Pool:	★ Solar only heating; timers to pumps.
Alternative Energy Supply:	★ Photovoltaic, 1.0 kilowatt peak.

‘BASIX’ ASSESSMENT - NEW RESULTS #2:

PROJECT:

3 Cootamundra Drive, Allambie Heights - Proposed New Dwelling.

COUNCIL:

Northern Beaches.

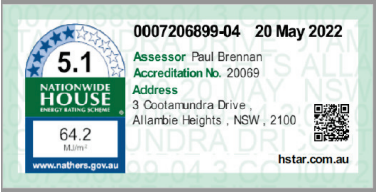
BASIX RESULTS:

The following table shows the overall BASIX RESULTS achieved for the dwelling(s) based upon 'OPTIONS' provided below:

	BASIX 'Targets'	PROJECT
‘WATER’	(40 Points)	40 ✓
‘THERMAL COMFORT’ AccuRate	(‘PASS’)	‘PASS’ ✓
‘ENERGY’	(50 Points)	50 ✓

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B20 MAY 22FOR DEVELOPMENT APPLICATION

A22MARPRELIMINARY

ISSUEDATEAMENDMENT

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CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
BASIX COMMITMENTS

SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-01	ISSUE B	



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LEGEND

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br	brick	sl	sliding door/window
con	concrete	st	steel
d	door	sp	stone paving
dp	downpipe	tf	tile floor
ex	existing	tb	timber floor boards
fc	fibre cement	tm	timber
fg	fixed glass	w	window
gd	glazed door		

Site boundary

Neighbouring boundary

Existing tree

0007206899-04 20 May 2022

Assessor Paul Brennan
Accreditation No. 20069
Address
3 Cootamundra Drive,
Allambie Heights, NSW, 2100

64.2 MJ/m²

www.nahem.com.au

hstar.com.au

ABSA
Accreditation Period 01/04/2022-31/03/2023
Assessor Name Paul Brennan
Assessor Number 20069
Assessor Signature

D	20 MAY 22	FOR DEVELOPMENT APPLICATION
C	MAR 22	PRELIMINARY
B	FEB 22	PRELIMINARY
A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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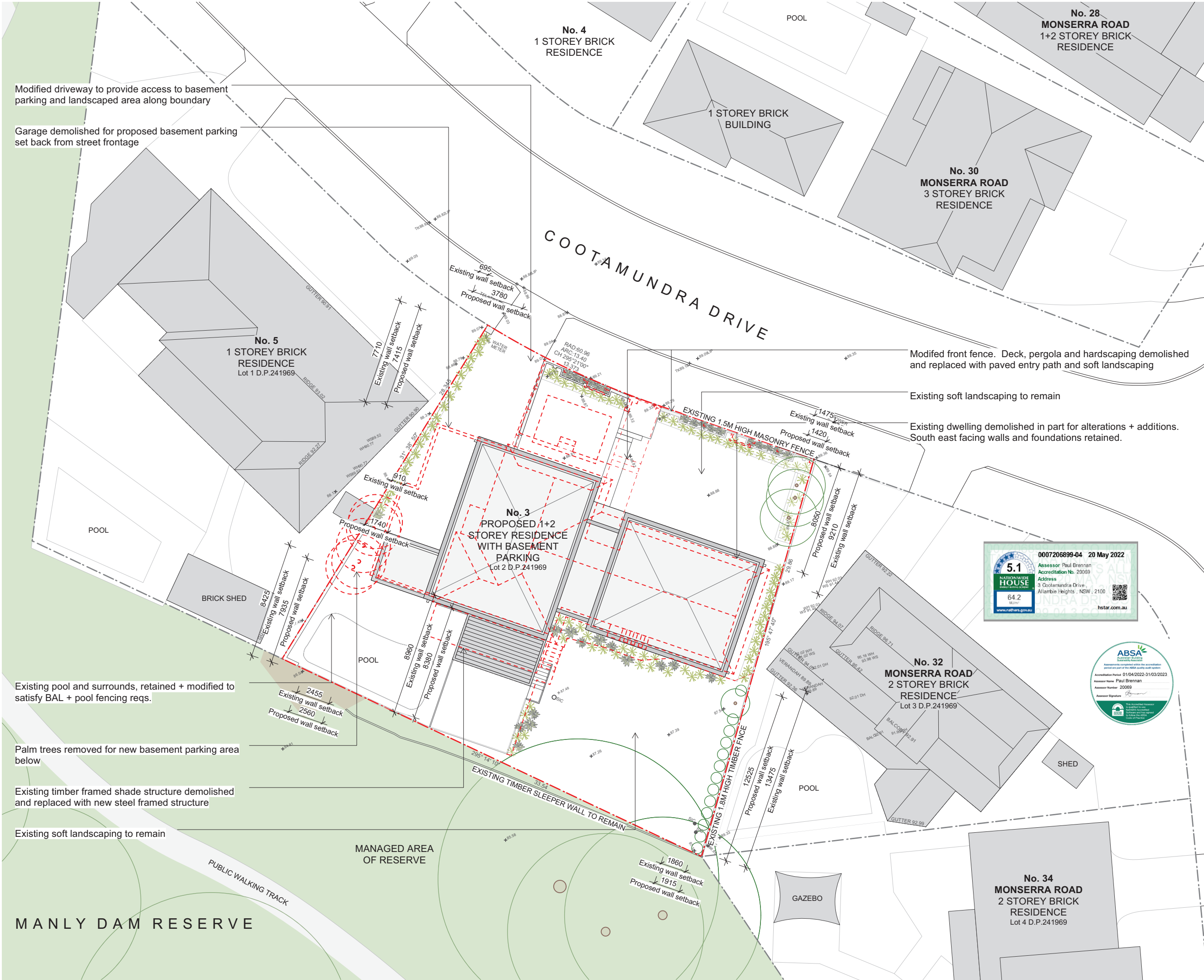
CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

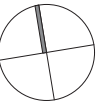
DRAWING TITLE
SITE ANALYSIS PLAN

SCALE 1:250@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-02	ISSUE D	



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ex	existing	tb	timber floor boards
fc	fibre cement	tm	timber
fg	fixed glass	w	window
gd	glazed door		

- Site boundary
- Neighbouring boundary
- Existing tree
- Line of structure over / under
- To be demolished
- Existing structure
- New structure
- Existing building element to be retained

F	20 MAY 22	FOR DEVELOPMENT APPLICATION
E	MAY 22	PRELIMINARY
D	APR 22	PRELIMINARY
C	MAR 22	PRELIMINARY
B	FEB 22	PRELIMINARY
A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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PROJECT
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LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:250@A3	MAY21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-03	F	



BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

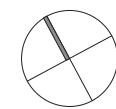
Landscape:	282m2 lawn + gardens, with 50m2 low water species throughout site		
Fixtures:	Shower 4 star	Toilet flushing 5 star	
	Kitchen taps 5 star	Bathroom taps 5 star	
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool		
Swimming Pool:	55kL with pool cover, solar heating only, timers to pumps		
Hot Water Service:	Gas instantaneous, min 5 star		
Cooling:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas Ceiling fans to all bedrooms and upper Study		
Heating:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas		

Ventilation:	Ducted and sealed exhaust fans with manual on/off switch to Laundry, Kitchen, WC and Bathroom areas
Artificial Lighting:	Compact fluorescent or LED with dedicated fittings throughout.
Alternative Energy:	Photovoltaic, 1.0kW peak
Cooking:	Induction cook-top, electric oven
Clothes Line:	Private outdoor + indoor
Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to topside of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick(timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	NFRC: Uw = 3.0, SHGC = 0.26 to all glazing e.g. thermally improved, aluminium framed, double glazed 'Low-e' glass
Floors:	Concrete floors to all levels R1.5 insulation to all floors with garage level or subfloor below R1.0 insulation to all heated slab floors Timber and tile coverings to floors as per plans.
Additional Ventilation:	Sealed ceiling ventilation to upper hall + upper study Sealed wall ventilation to lower hall

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fg	fixed glass	w	window
gd	glazed door		

---	Site boundary
---	Neighbouring boundary
+	Existing tree
---	Line of structure over / under
---	To be demolished
---	Existing structure
---	New structure
---	Existing building element to be retained

J	20 MAY 22	FOR DEVELOPMENT APPLICATION
I	MAY 22	PRELIMINARY
H	MAY 22	PRELIMINARY
G	APR 22	PRELIMINARY
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E	FEB 22	PRELIMINARY
D	FEB 22	PRELIMINARY
C	JULY 21	PRELIMINARY
B	JULY 21	PRELIMINARY
A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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LOCATION
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Lot 2 D.P.241969

DRAWING TITLE
BASEMENT PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A3	JUNE21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-04	J	



Retain existing crossover

Deck, pergola and hardscaping demolished and replaced with entry path and soft landscaping.

Garage demolished for proposed basement parking set back from street frontage

Modify rendered masonry front fence to incorporate letter box, new gates and additional planting

Existing low garden walls to be retained

Extent of existing dwelling to be demolished

Existing walls to be retained

Existing side boundary fence to be retained

Roof over Alfresco Dining shown dashed

Retain existing pool, structure and surrounds. Enclose subfloor area, provide new paving and fencing to satisfy BAL + pool fencing reqs.

BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

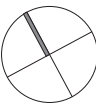
Landscape:	282m2 lawn + gardens, with 50m2 low water species throughout site		
Fixtures:	Shower 4 star	Toilet flushing 5 star	
	Kitchen taps 5 star	Bathroom taps 5 star	
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool		
Swimming Pool:	55kL with pool cover, solar heating only, timers to pumps		
Hot Water Service:	Gas instantaneous, min 5 star		
Cooling:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas Ceiling fans to all bedrooms and upper Study		
Heating:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas		

Ventilation:	Ducted and sealed exhaust fans with manual on/off switch to Laundry, Kitchen, WC and Bathroom areas
Artificial Lighting:	Compact fluorescent or LED with dedicated fittings throughout.
Alternative Energy:	Photovoltaic, 1.0kW peak
Cooking:	Induction cook-top, electric oven
Clothes Line:	Private outdoor + indoor
Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to top side of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick (timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	NFRC: Uw = 3.0, SHGC = 0.26 to all glazing e.g. thermally improved, aluminium framed, double glazed 'Low-e' glass
Floors:	Concrete floors to all levels R1.5 insulation to all floors with garage level or subfloor below R1.0 insulation to all heated slab floors Timber and tile coverings to floors as per plans.
Additional Ventilation:	Sealed ceiling ventilation to upper hall + upper study Sealed wall ventilation to lower hall

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fc	fibre cement	tm	timber
fg	fixed glass	w	window
gd	glazed door		

--- Site boundary

--- Neighbouring boundary

--- Existing tree

--- Line of structure over / under

--- To be demolished

--- Existing structure

--- New structure

--- Existing building element to be retained

① Brick internal walls throughout

I	20 MAY 22	FOR DEVELOPMENT APPLICATION
H	MAY 22	PRELIMINARY
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ISSUE	DATE	AMENDMENT

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CLIENT

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PROJECT

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LOCATION

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Allambie Heights
Lot 2 D.P.241969

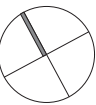
DRAWING TITLE

GROUND FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A3	JUNE21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-05	I	



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A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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Proposed alterations + additions to existing dwelling

3 Cootamundra Drive
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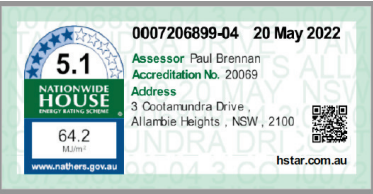
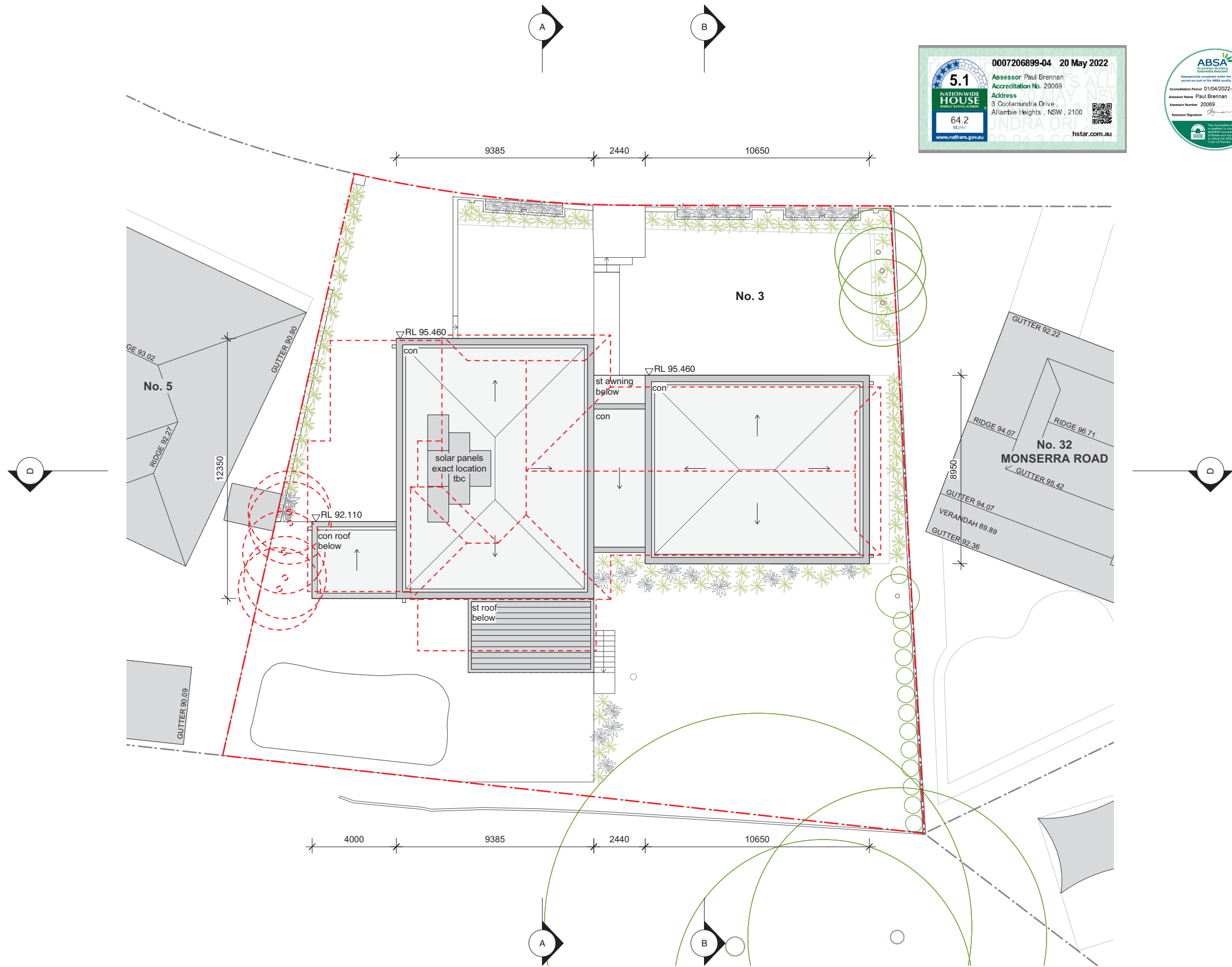
FIRST FLOOR PLAN

SCALE 1:200@A3	DATE JUNE21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-06		ISSUE J

Landscape:	282m2 lawn + gardens, with 50m2 low water species throughout site	
Fixtures:	Shower 4 star Kitchen taps 5 star	Toilet flushing 5 star Bathroom taps 5 star
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool	
Swimming Pool:	55kL with pool cover, solar heating only, timers to pumps	
Hot Water Service:	Gas instantaneous, min 5 star	
Cooling:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas Ceiling fans to all bedrooms and upper Study	
Heating:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas	

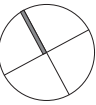
Ventilation:	Ducted and sealed exhaust fans with manual on/off switch to Laundry, Kitchen, WC and Bathroom areas
Artificial Lighting:	Compact fluorescent or LED with dedicated fittings throughout.
Alternative Energy:	Photovoltaic, 1.0kW peak
Cooking:	Induction cook-top, electric oven
Clothes Line:	Private outdoor + indoor
Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to topside of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick(timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	NFRC: $U_w = 3.0$, SHGC = 0.26 to all glazing e.g. thermally improved, aluminium framed, double glazed 'Low-e' glass
Floors:	Concrete floors to all levels R1.5 insulation to all floors with garage level or subfloor below R1.0 insulation to all heated slab floors Timber and tile coverings to floors as per plans.
Additional Ventilation:	Sealed ceiling ventilation to upper hall + upper study Sealed wall ventilation to lower hall



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- Site boundary
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- Existing tree
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- New structure
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A	MAY 21	PRELIMINARY
ISSUE	DATE	AMENDMENT

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CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

LOCATION
**3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969**

DRAWING TITLE
ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A3	MAY21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-07	H	

BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

Landscape:	282m2 lawn + gardens, with 50m2 low water species throughout site	
Fixtures:	Shower 4 star Kitchen taps 5 star	Toilet flushing 5 star Bathroom taps 5 star
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool	
Swimming Pool:	55kL with pool cover, solar heating only, timers to pumps	
Hot Water Service:	Gas instantaneous, min 5 star	
Cooling:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas Ceiling fans to all bedrooms and upper Study	
Heating:	Air conditioning, 1-phase, 3.5 star to Living and Bedroom areas	

Ventilation:	Ducted and sealed exhaust fans with manual on/off switch to Laundry, Kitchen, WC and Bathroom areas
Artificial Lighting:	Compact fluorescent or LED with dedicated fittings throughout.
Alternative Energy:	Photovoltaic, 1.0kW peak
Cooking:	Induction cook-top, electric oven
Clothes Line:	Private outdoor + indoor
Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to topside of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick(timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	NFRC: Uw = 3.0, SHGC = 0.26 to all glazing e.g. thermally improved, aluminium framed, double glazed 'Low-e' glass
Floors:	Concrete floors to all levels R1.5 insulation to all floors with garage level or subfloor below R1.0 insulation to all heated slab floors Timber and tile coverings to floors as per plans.
Additional Ventilation:	Sealed ceiling ventilation to upper hall + upper study Sealed wall ventilation to lower hall

Modify rendered masonry front fence retaining walls to incorporate new letter box, gates and additional planting

Deck, pergola and hardscaping demolished and replaced with entry path and soft landscaping.

New low water use planting

Proposed low masonry wall within property boundary. Slope to match adjacent natural ground levels to No.5

Proposed bin storage room beneath pool area, accessed via driveway and basement level. Refer to dwg DA04

Retain existing pool, structure and surrounds. Enclose subfloor area and provide new fencing and stone paving to satisfy BAL and pool fencing reqs.

Rock ledge beyond - unaffected by proposed works

New low water use planting

Existing low garden walls to remain

Existing bamboo and hedging plants to remain with new low water use planting below

Existing boundary fence to remain

Replace existing concrete side path

Existing pine trees to remain

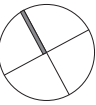
New low water use planting

Existing timber sleeper retaining wall to remain - unaffected by proposed works

Eucalyptus trees beyond - unaffected by proposed works

IMPORTANT NOTES:

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LEGEND

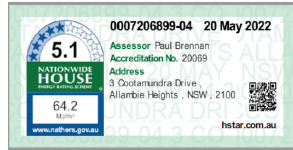
a	awning window	rw	rendered walls
br	brick	sl	sliding door/window
con	concrete	st	steel
d	door	sp	stone paving
dp	downpipe	tf	tile floor
ex	existing	tb	timber floor boards
fc	fibre cement	tm	timber
fg	fixed glass	w	window
gd	glazed door		

--- Site boundary

--- Neighbouring boundary



--- Line of structure over / under



D	20 MAY 22	FOR DEVELOPMENT APPLICATION
C	MAY 22	PRELIMINARY
B	MAR 22	PRELIMINARY
A	MAR 22	PRELIMINARY
ISSUE	DATE	AMENDMENT

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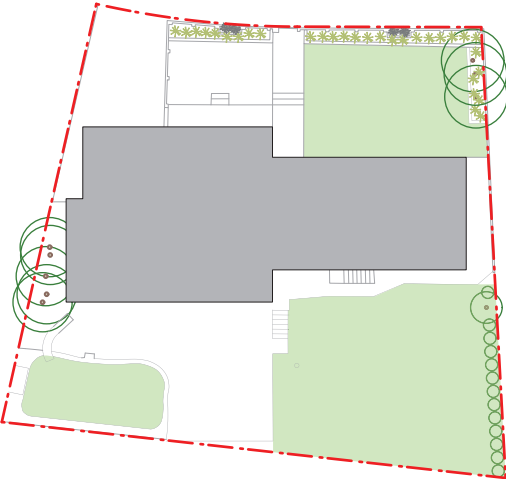
LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
DEVELOPMENT CALCS. +
LANDSCAPE PLAN

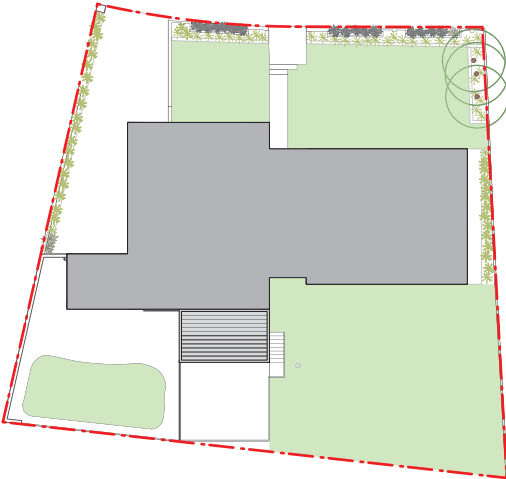
SCALE	DATE	DRAWN	CHECKED
1:200@A3	MAY21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-08	D	

1 Landscape Plan

LANDSCAPED OPEN SPACE CALCULATIONS: MINIMUM AREA: 335m² (40% site area)

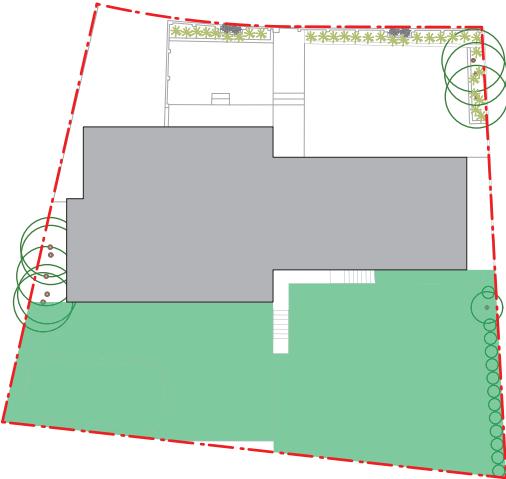


EXISTING AREA:
288.5m² (34.4% site area)

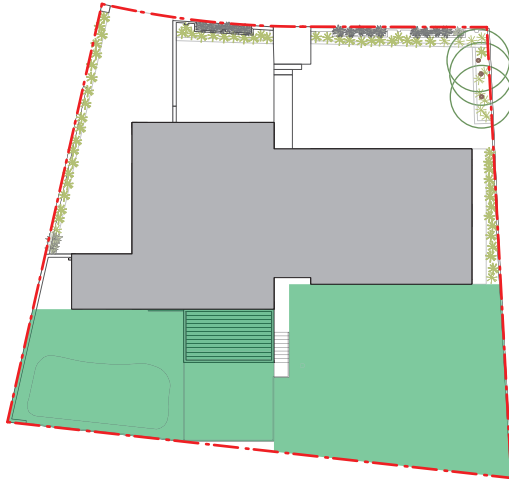


PROPOSED AREA:
335m² (40% site area)

PRIVATE OPEN SPACE CALCULATIONS: MINIMUM AREA: 60m²



EXISTING AREA:
333.5m²



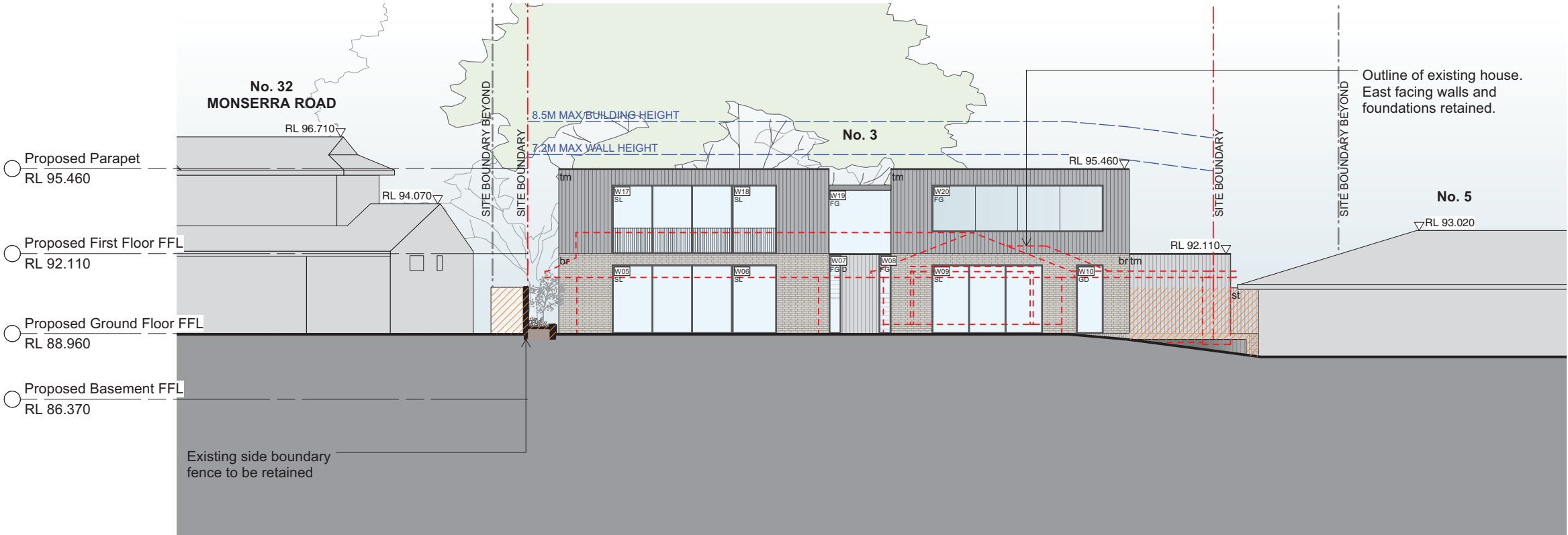
PROPOSED AREA:
317m²

IMPORTANT NOTES:

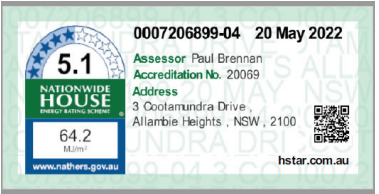
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fg	fixed glass	w	window
gd	glazed door		

- Site boundary
- Neighbouring boundary
- Existing tree
- Line of structure over / under
- To be demolished
- Existing structure
- New structure
- Existing building element to be retained



1 North East Elevation



ISSUE	DATE	AMENDMENT
H	20 MAY 22	FOR DEVELOPMENT APPLICATION
G	MAY 22	PRELIMINARY
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E	MAR 22	PRELIMINARY
D	MAR 22	PRELIMINARY
C	FEB 22	PRELIMINARY
B	FEB 22	PRELIMINARY
A	MAY 21	PRELIMINARY

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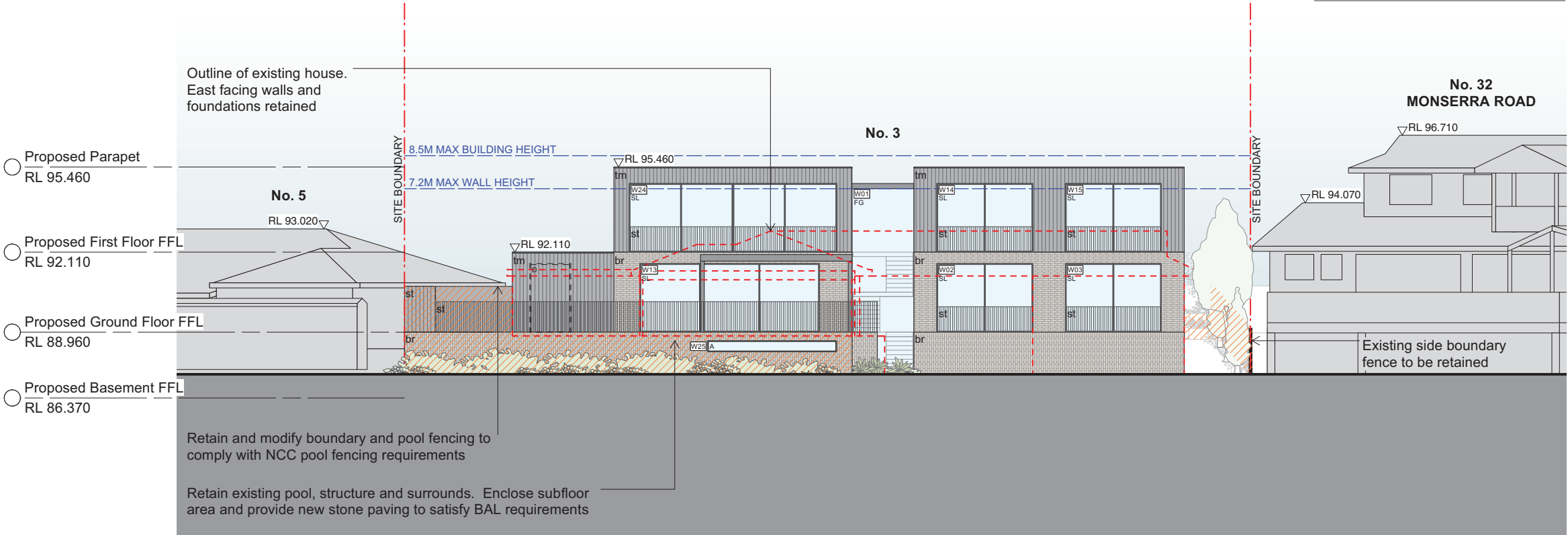
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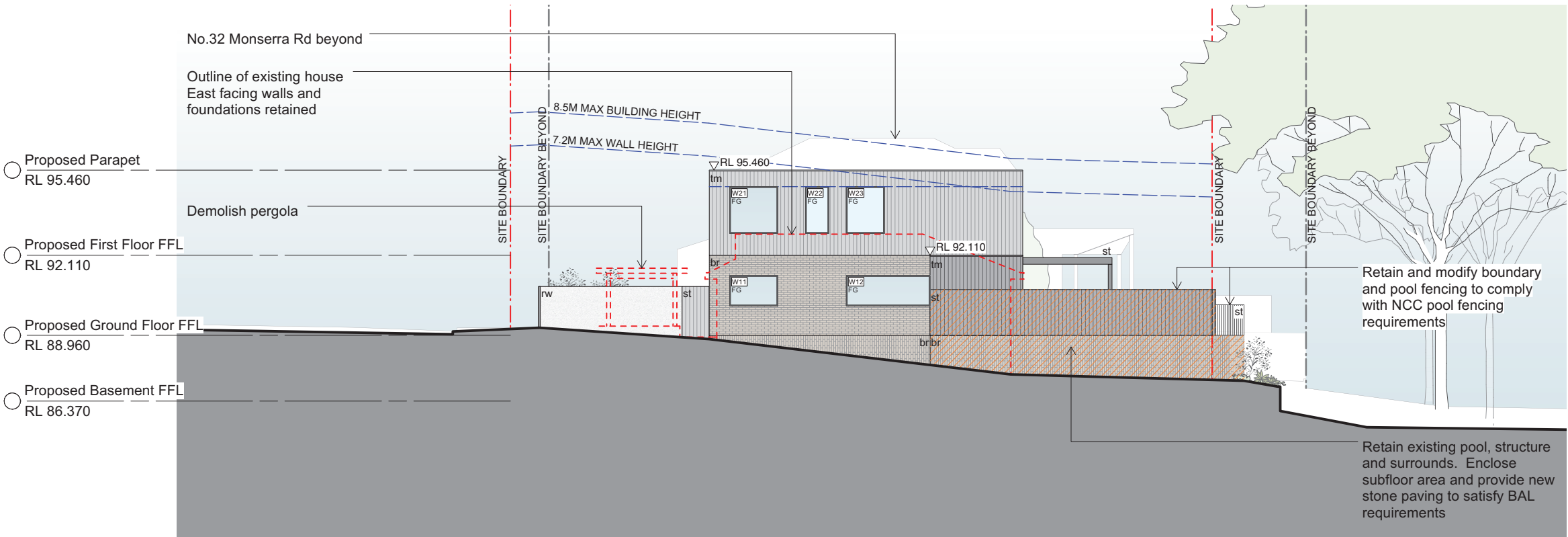
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3 Cootamundra Drive
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DRAWING TITLE
ELEVATIONS

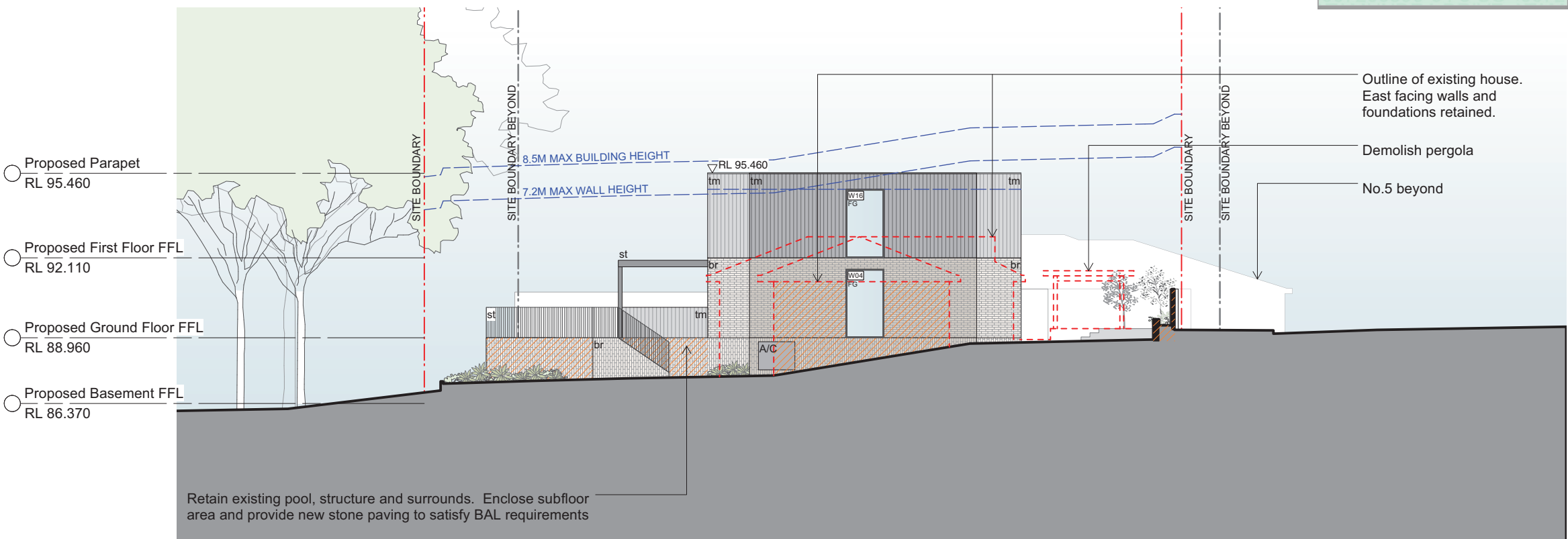


2 South West Elevation

SCALE	DATE	DRAWN	CHECKED
1:200@A3	MAY21	CH	JQ
JOB No.	DRAWING No.	ISSUE	
2102	DA-09	H	



1 North West Elevation



2 South East Elevation

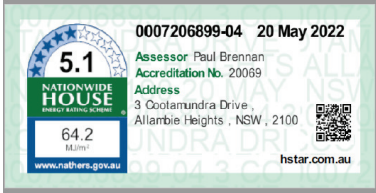
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LEGEND

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fg	fixed glass	w	window
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- Site boundary
- Neighbouring boundary
- Existing tree
- Line of structure over / under
- To be demolished
- Existing structure
- New structure
- Existing building element to be retained



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DRAWING TITLE
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SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-10	ISSUE H	

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- Site boundary
- Neighbouring boundary
- Existing tree
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- To be demolished
- Existing structure
- New structure
- Existing building element to be retained
- Concrete roof with R2.0 insulation topside
- Concrete structure
- Cavity brick external walls Ground Floor
- Timber-clad cavity brick external walls First Floor

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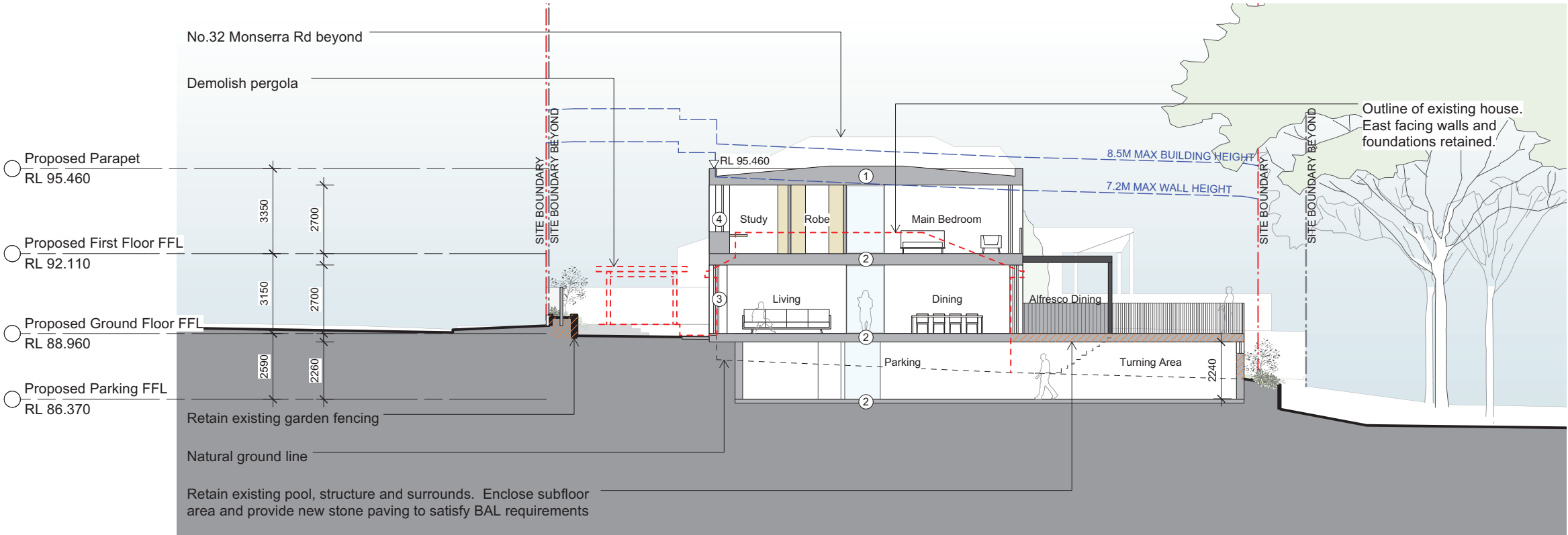
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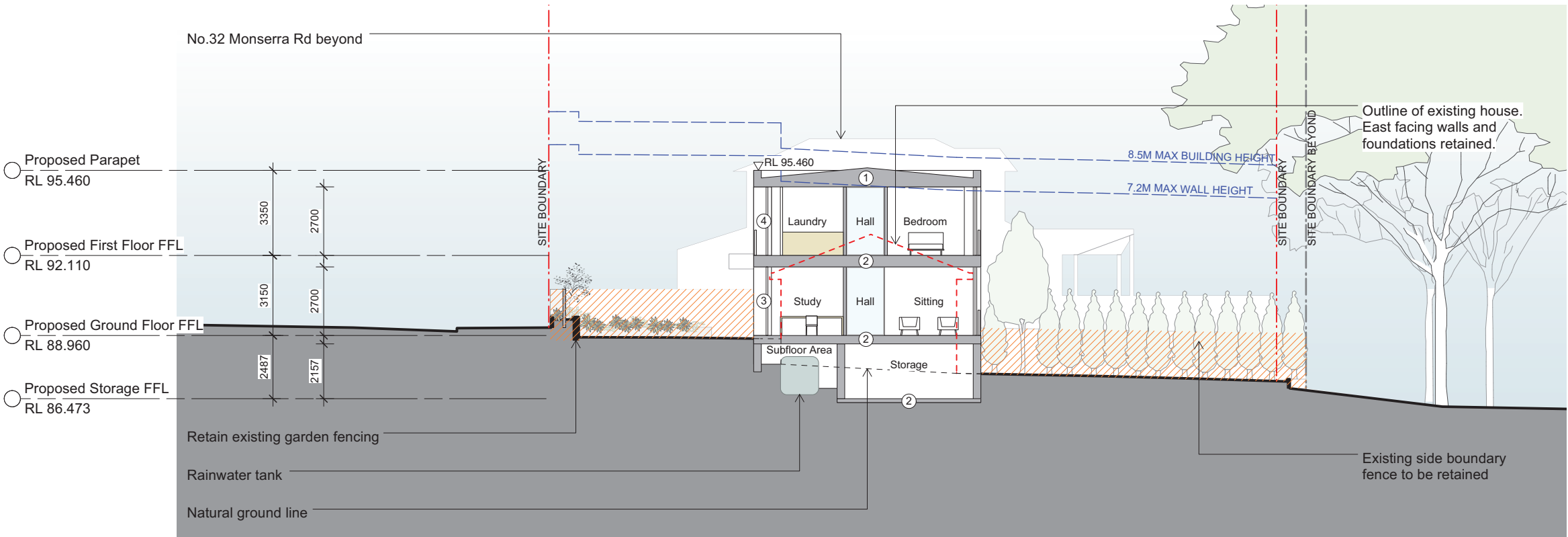
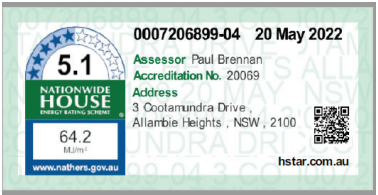
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DRAWING TITLE
SECTIONS

SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-11	ISSUE H	



1 Section A



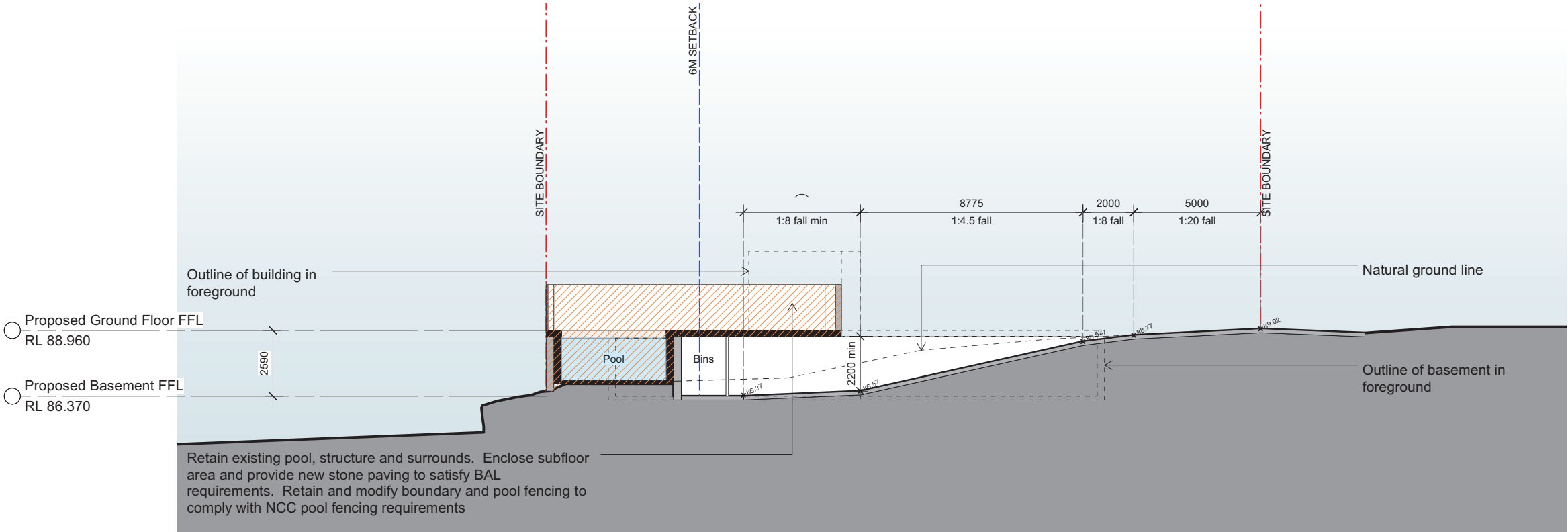
2 Section B

IMPORTANT NOTES:

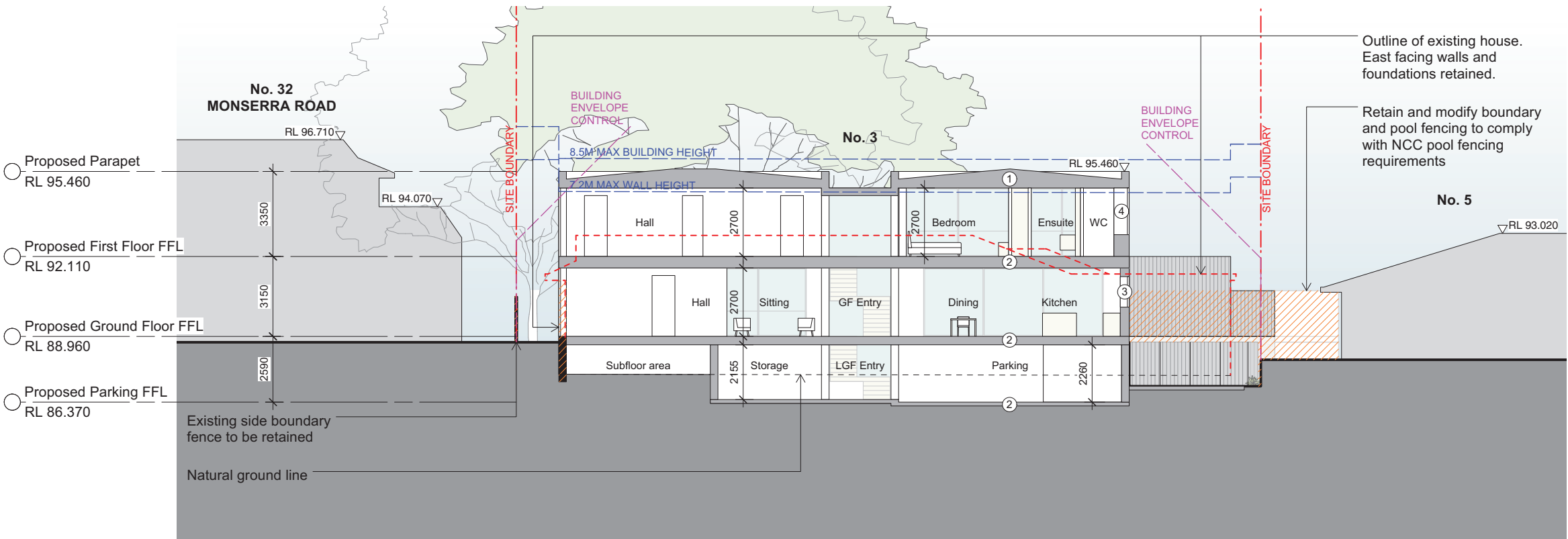
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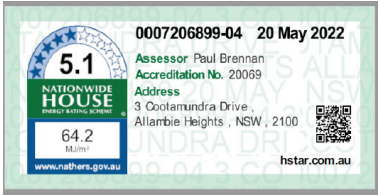
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1 Section C



2 Section D



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