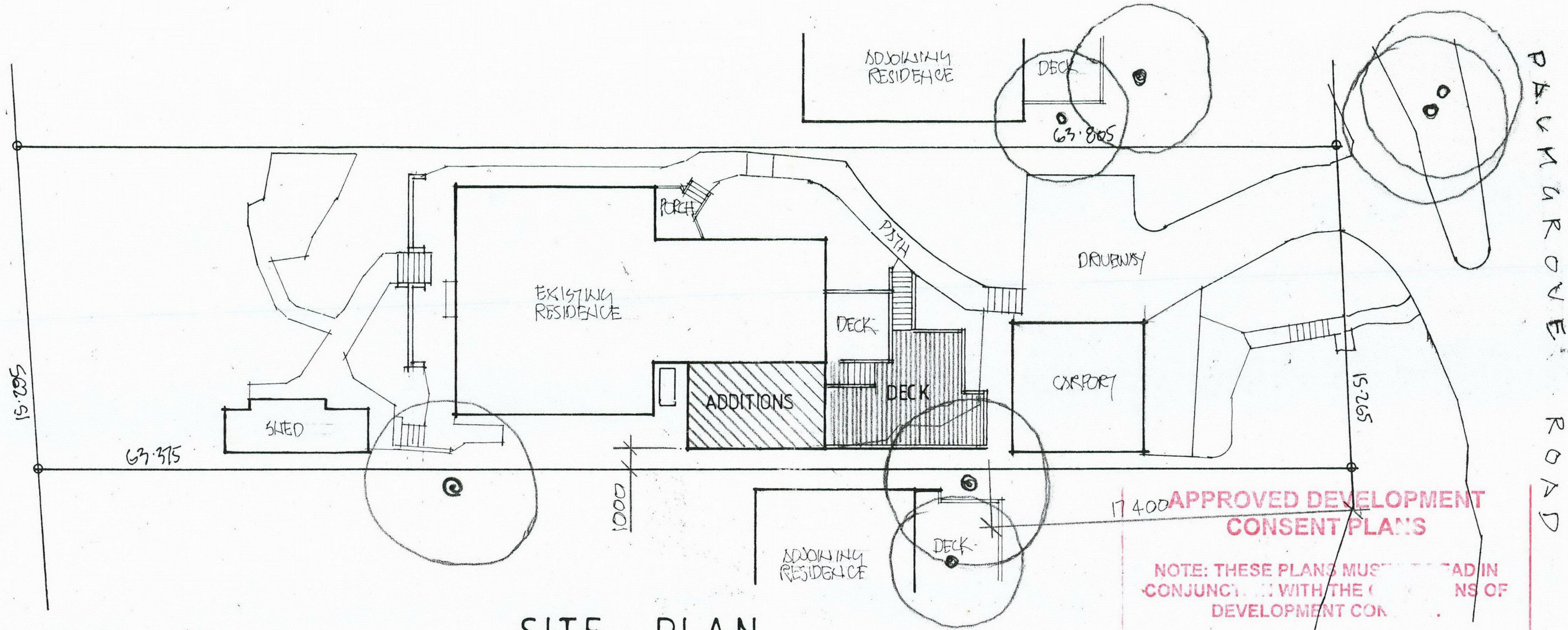
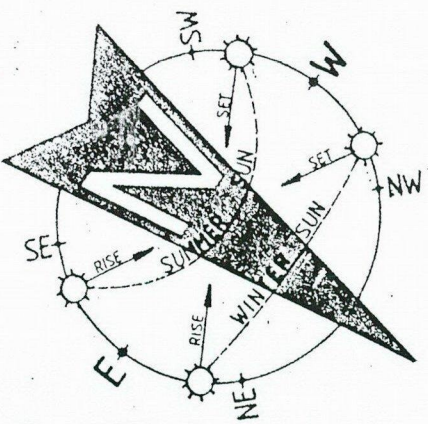




SITE PLAN
LOT 374 IN D.P. 16902



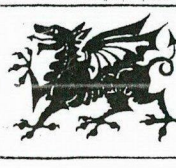
- NOTES:**
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 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

DEVELOPMENT CALCULATIONS		
SITE AREA	969.40 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	151.82	180.38
ROOF	151.82	180.38
PORCH	4.50	4.50
DECK	11.22	49.99
DRIVEWAY	68.58	68.50
CARPORT	40.96	40.96
SHED	15.40	15.40
TOTAL HARD SURFACE	292.40 (30.16%)	359.73 (37.11%)

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3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107

No.	AMENDMENT	DATE



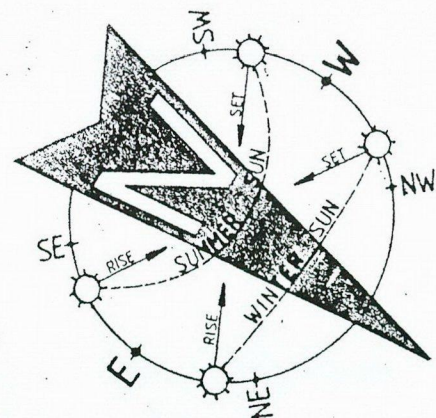
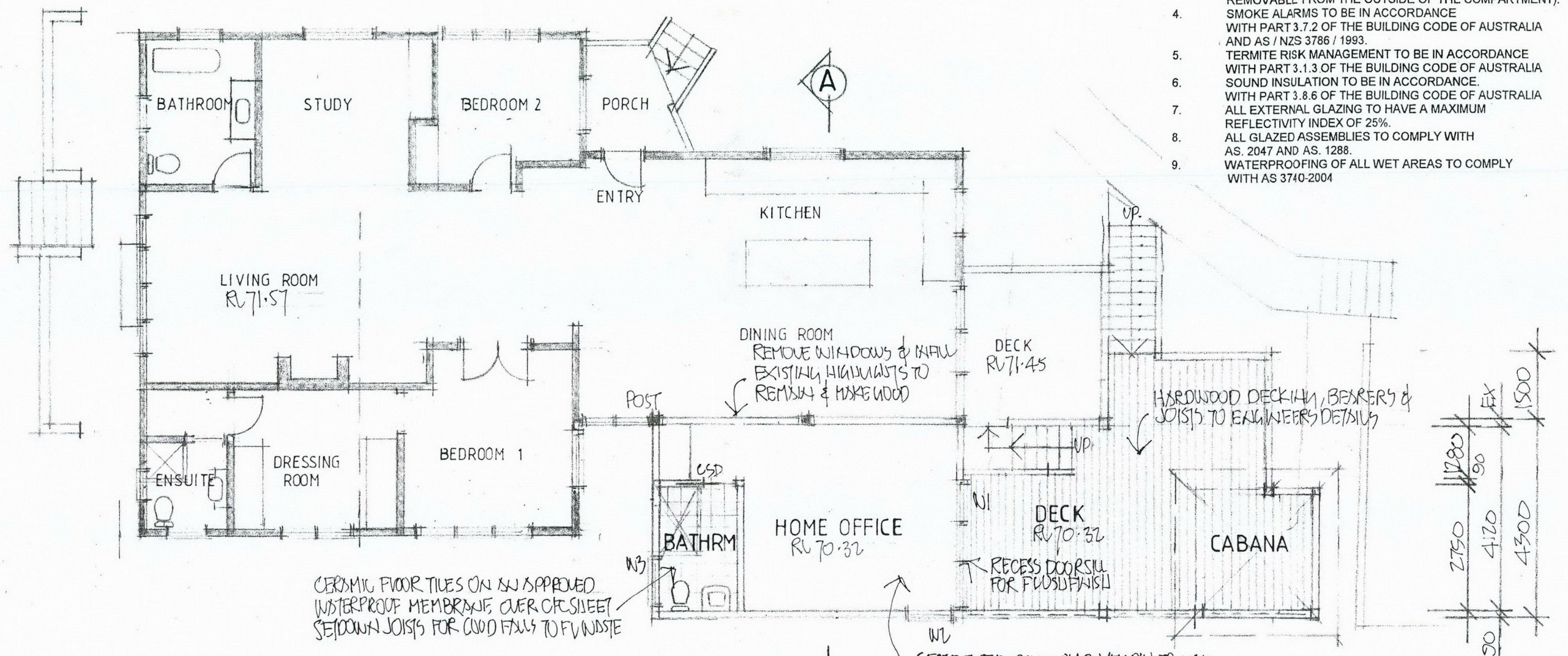
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Phone 9918 9206 mobile 0418 976 596
www.jdeco.com.au email info@jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 67 PALMGROVE ROAD
AVALON BEACH N.S.W. 2107
CLIENT
DON ROBERTSON

DATE 1/9/2015	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 1779-1	ISSUE

NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.0.
2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3, PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 / 1993.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004.



NOTES:

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FLOOR PLAN

FOR SCHEDULE OF BASIX COMMITMENTS
REFER TO DRAWING NUMBER 1779 - 4

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

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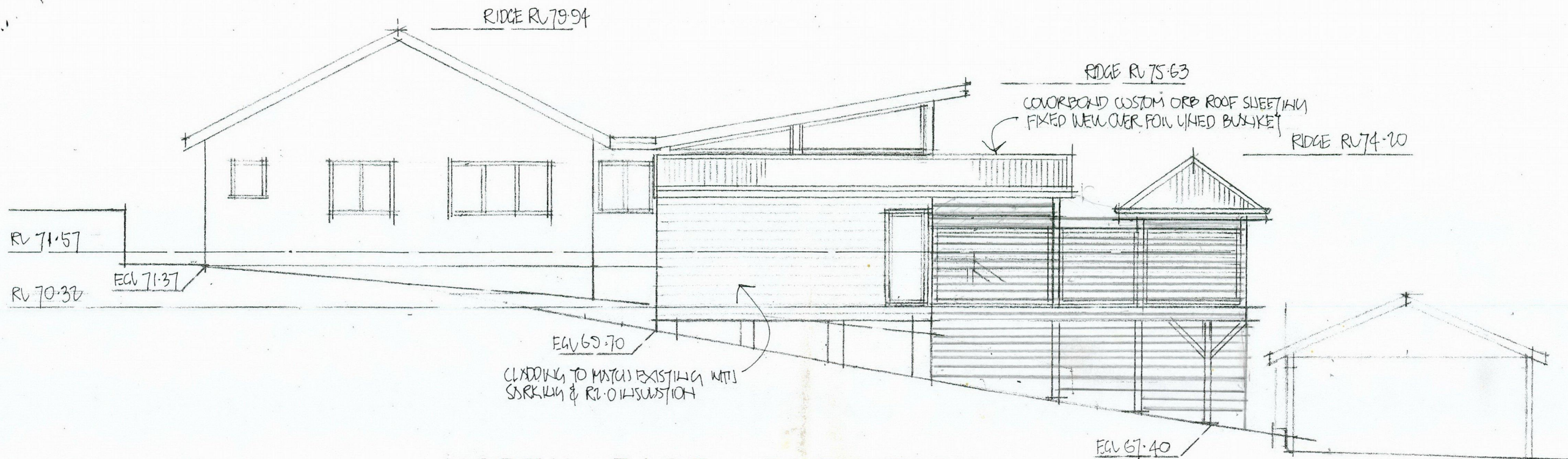
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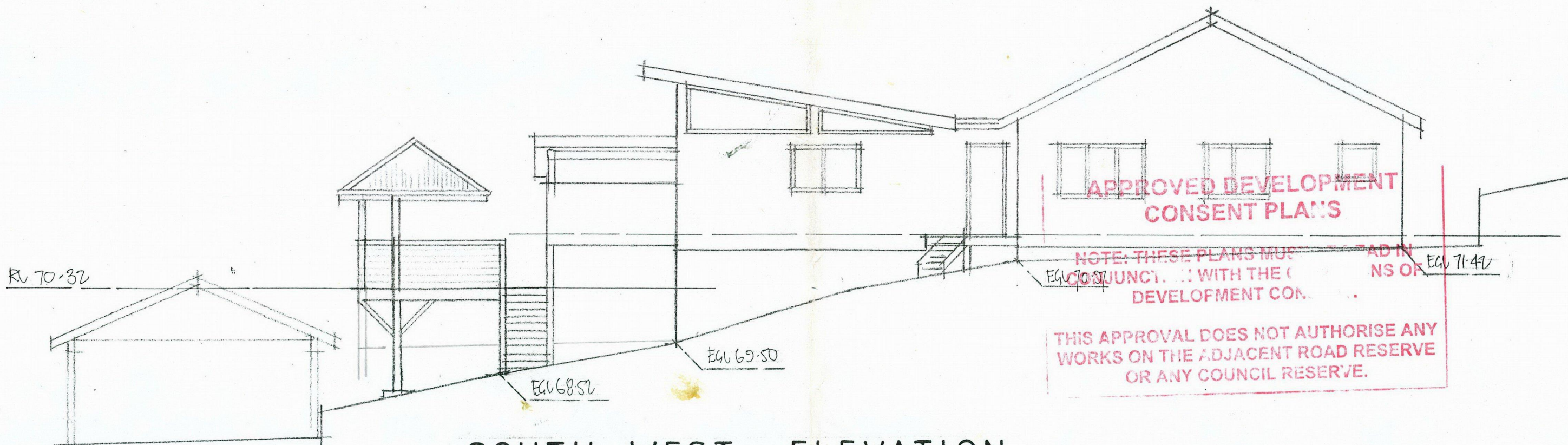
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1779-2	



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

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1779-3	

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A255455, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A255455. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

HOT WATER

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).

NATURAL LIGHTING

1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION, AS DEFINED IN THE BASIX DEFINITIONS.

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CON...

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FLOOR LEVEL RL 71.57

FLOOR LEVEL RL 70.32

NORTH - WEST ELEVATION

COVERBOARD CUSTOM ORB ROOF SHEETING
FIXED WELL OVER FOULING BUSH KET

RL 73.07

CLADDING TO MATCH EXISTING
SHEATHING & R-0 INSULATION

GYPSUM LINEO
R3-0 INSULATION

FLOOR LEVEL RL 71.57

HOME OFFICE

FLOOR LEVEL RL 70.32

SELECT FLOORING OVER YELLOW
TONGUE R-FLOOR

DINING ROOM

KITCHEN

REINFORCED CONCRETE STRIP & PAD FOOTINGS FOUNDED
ON UNDISTURBED NATURAL GROUND TO ENGINEERS DETAIL

SECTION A - A

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