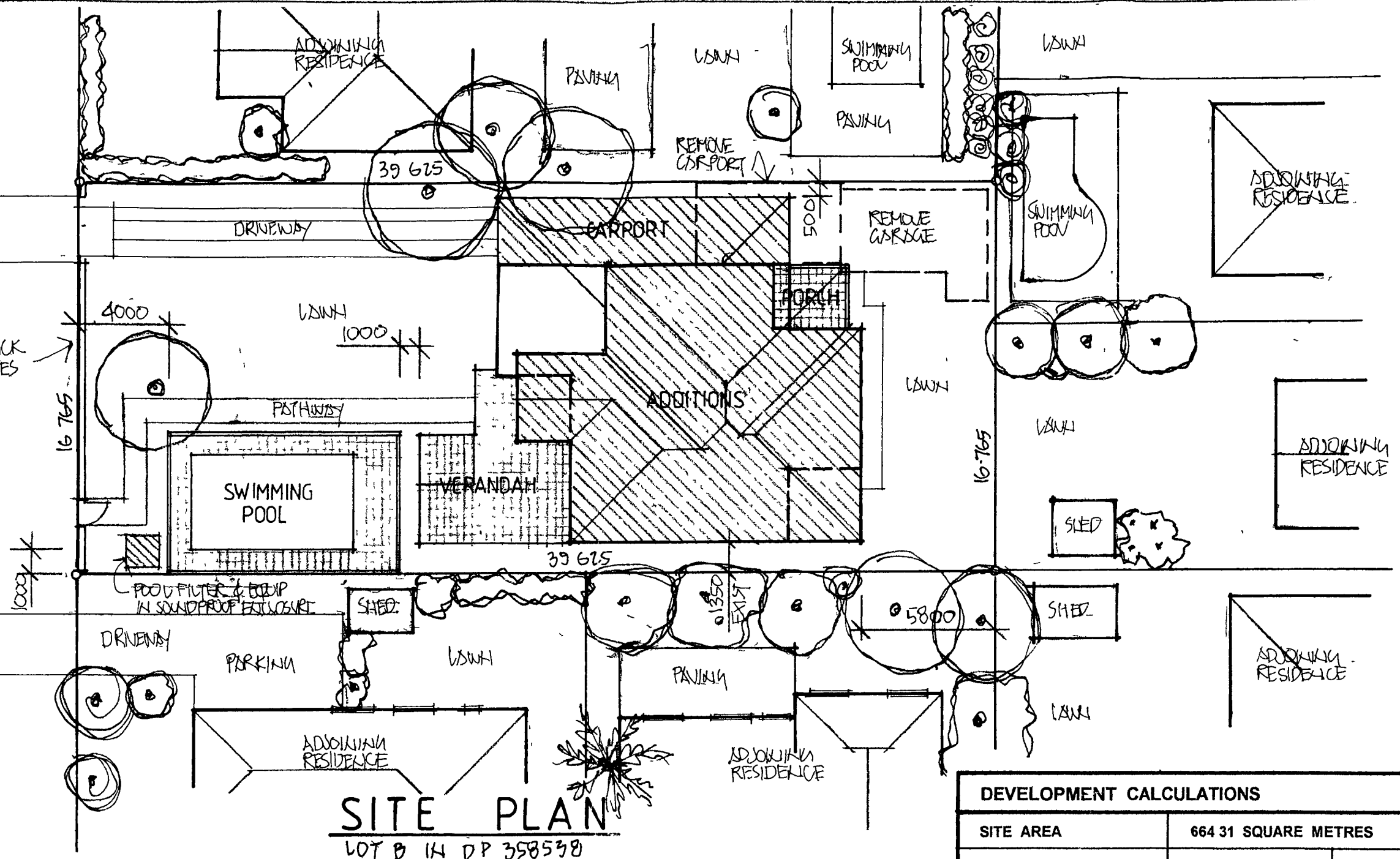


AUBREEN STREET

EXISTING BRICK FENCE & GATES



SITE PLAN LOT 8 IN DP 358538

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2013/1540

WARRINGAH COUNCIL

NOTES

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74 RIVIERA AVE, AVALON BEACH, NSW

NO	AMENDMENT	DATE



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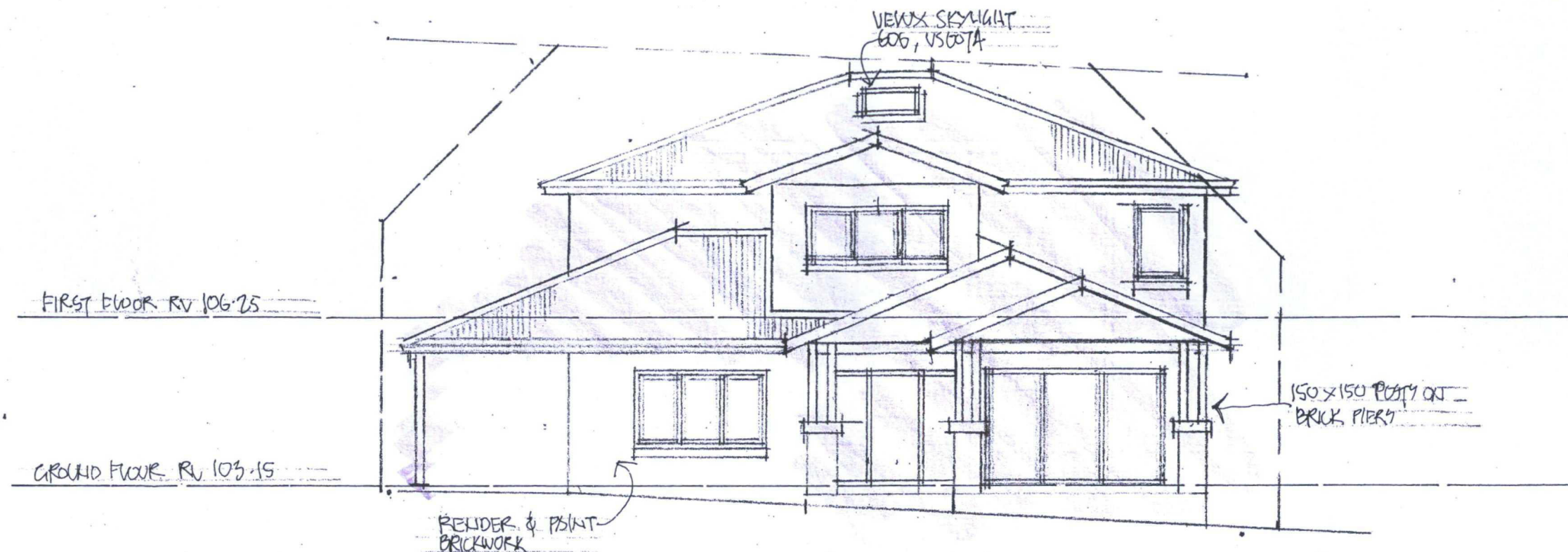


PROJECT
PROPOSED ALTERATIONS / ADDITIONS
No. 21 AUBREEN STREET
COLLAROY PLATEAU N.S.W. 2097
CLIENT
ROB & HOLLIE NAPPER

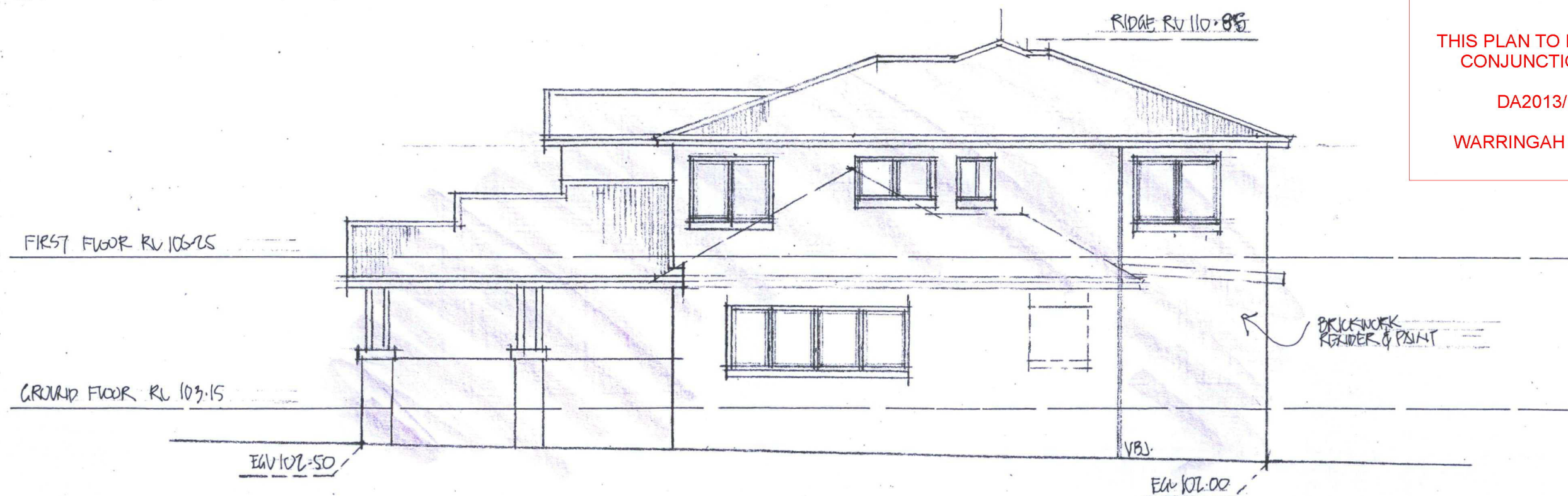
DATE 11/10/2010	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No	ISSUE
1210-1	

DEVELOPMENT CALCULATIONS

SITE AREA	664 31 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
GROUND FLOOR	144 63	154 51
FIRST FLOOR	—	142 68
ROOF	144 63	154 51
DRIVEWAY	53 60	36 00
VERANDAH	20 25	33 24
CARPORT	21 89	37 17
GARAGE	25 68	—
POOL COPING	—	32 00
TOTAL HARD SURFACE	274 37	301 88
LESS THAN 2 0 METRES	53 58	45 81
TOTAL LANDSCAPING	336 36 (50 63%)	316 62 (47 66%)



WEST ELEVATION



SOUTH ELEVATION

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WARRINGAH COUNCIL

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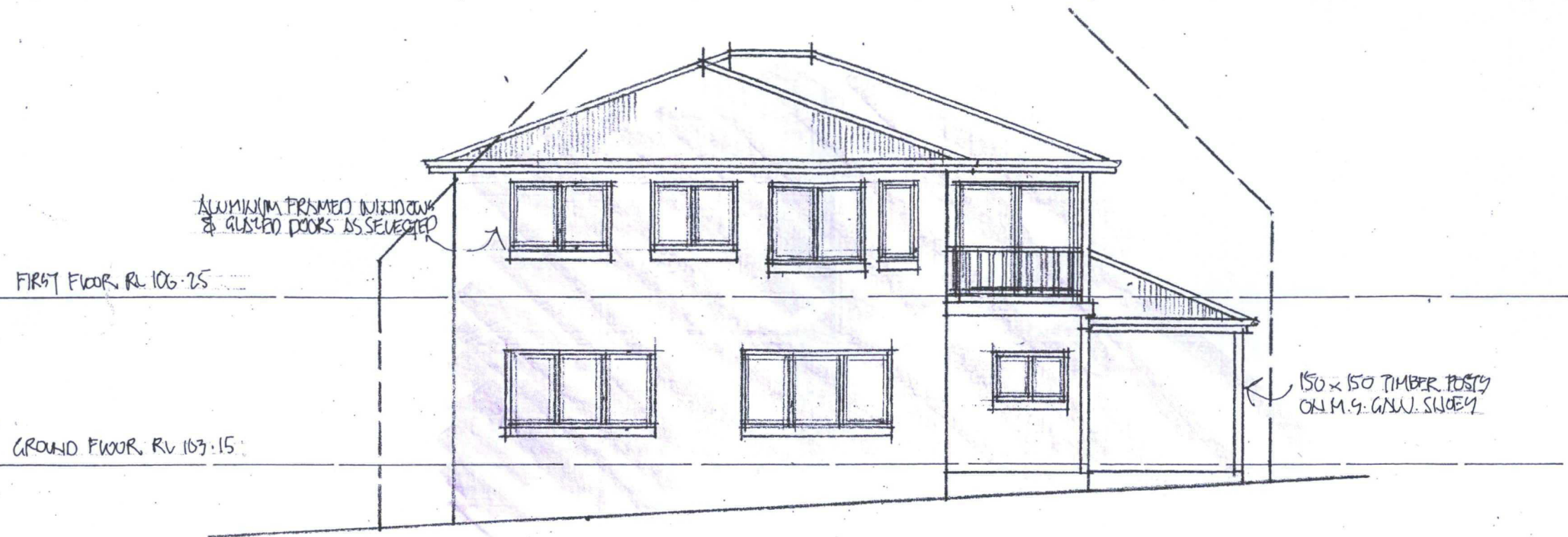
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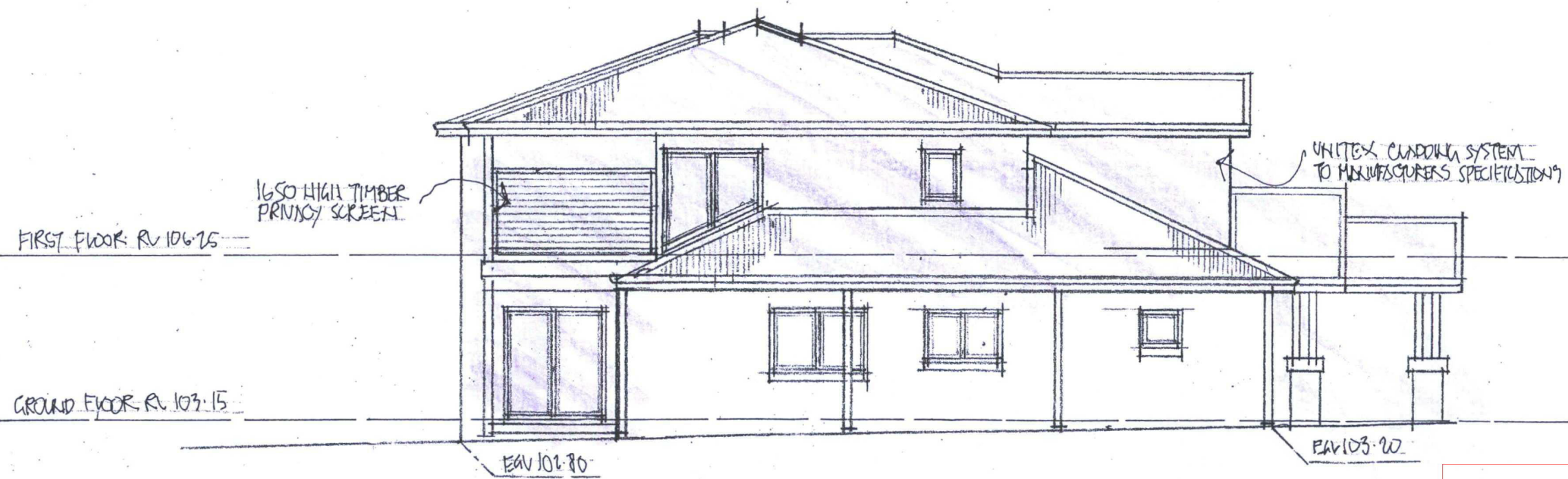


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EAST ELEVATION



NORTH ELEVATION

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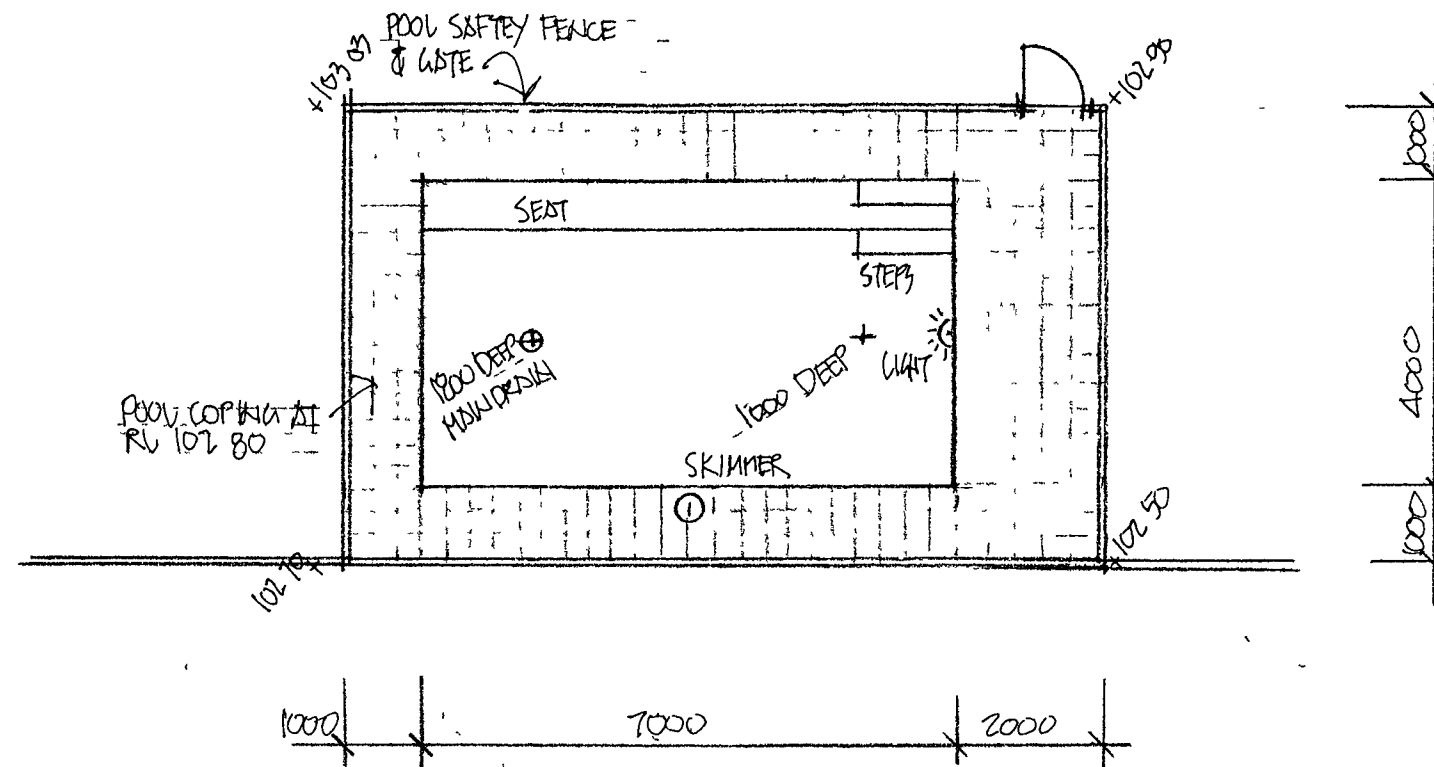
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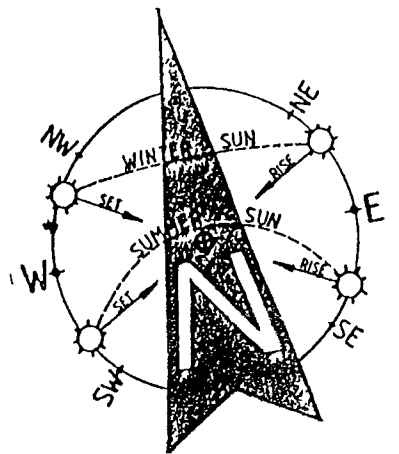
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SWIMMING POOL PLAN

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WARRINGAH COUNCIL



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NOTE

- 1 POOL FENCING IS TO BE DESIGNED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE SWIMMING POOL ACT 1992 AS AMENDED AS 1926 1 - 2007 LOCATION OF SAFETY BARRIER FENCING FOR PRIVATE SWIMMING POOLS
- 2 A RESUSCITATION AND EXTERNAL CARDIAC COMPRESSION CHART IS TO BE AFFIXED AND MAINTAINED IN A PROMINENT LOCATION ADJACENT TO POOL AREA
- 3 ALL POOL OVERFLOW WATER AND WASTE WATER FROM THE FILTRATION PROCESS IS TO BE DIRECTED TO THE SEWER

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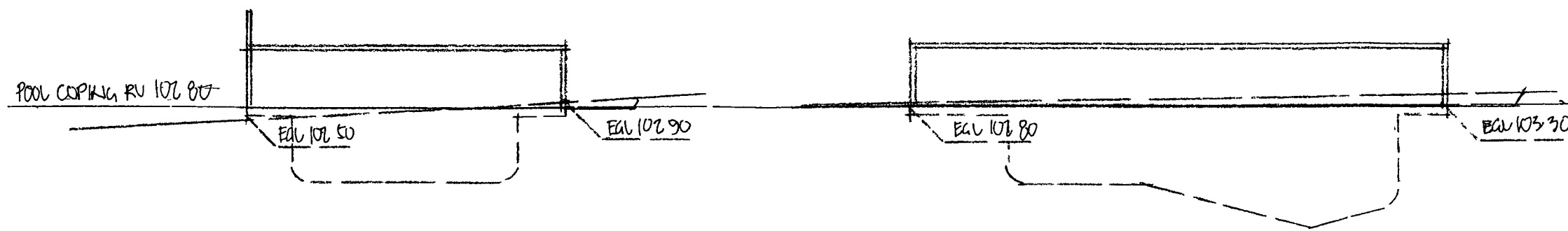
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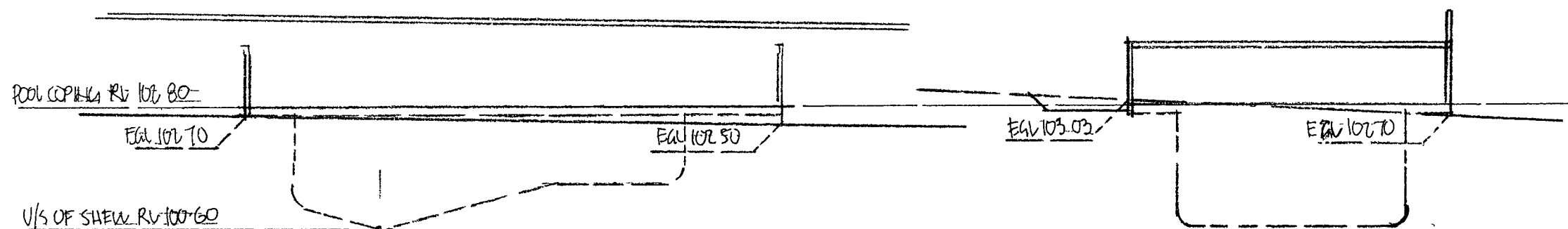
PROJECT
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No 21 AUBREEN STREET
COLLARROY PLATEAU N S W 2097
CLIENT
ROB & HOLLIE NAPPER

DATE 11/10/2010 SCALE 1:100
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DRAWING No 1210-8 ISSUE



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

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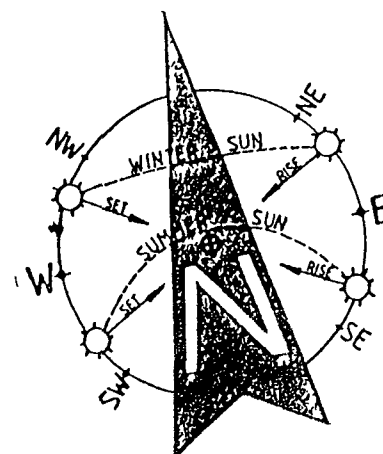
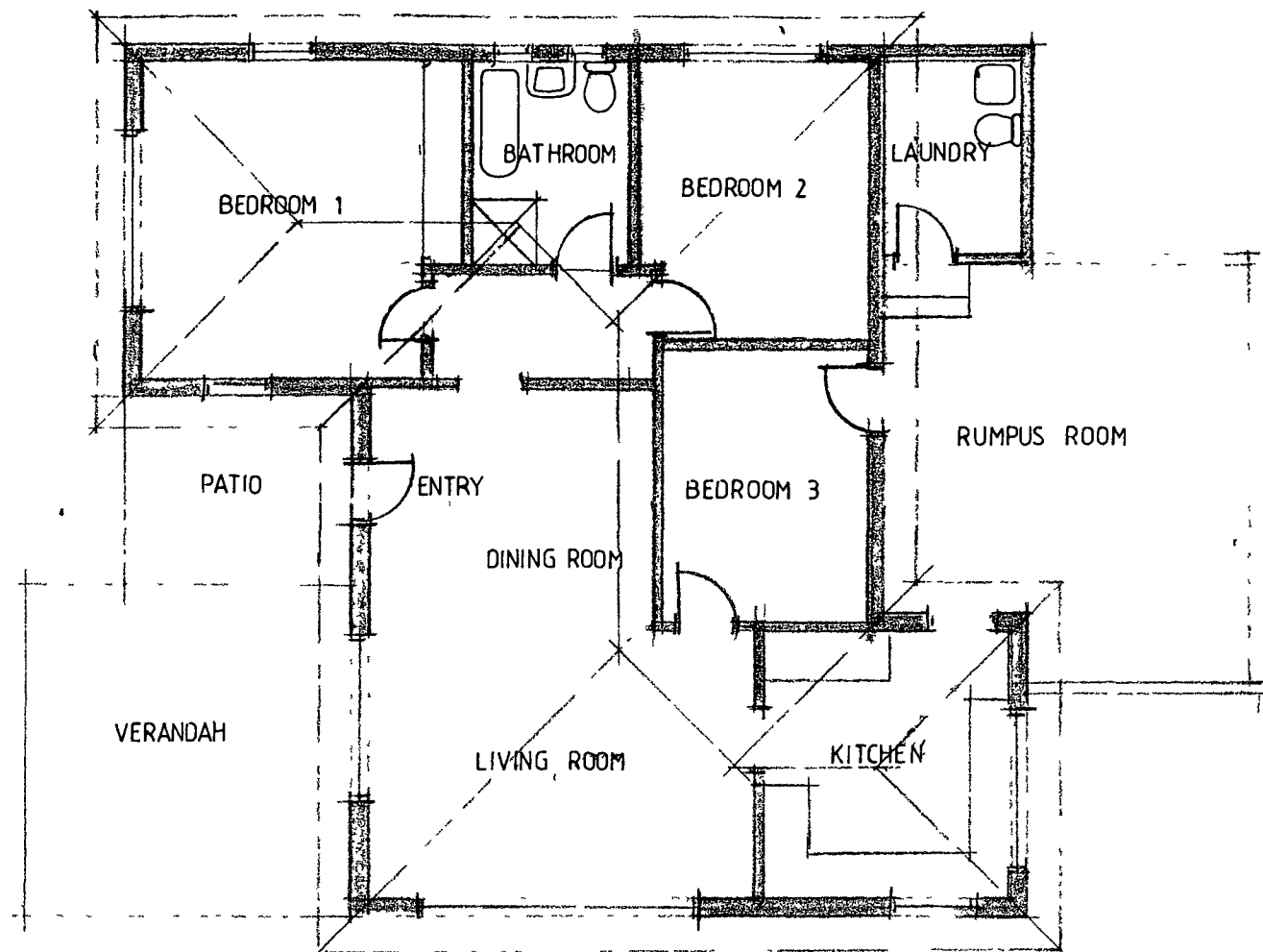
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EXISTING FLOOR PLAN

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WARRINGAH COUNCIL

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

RAINWATER WATER

1. THE APPLICANT MUST INSTALL A RAINWATER TANK OF 1048 LITRES MINIMUM AND MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
2. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK IS TO COLLECT RAIN RUNOFF FROM AT LEAST 100 SQUARE METERS OF ROOF AREA
3. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT LEAST ONE OUTDOOR TAP LOCATED WITHIN 10 METRES OF THE EDGE OF POOL

OUTDOOR SWIMMING POOL

1. THE SWIMMING POOL MUST BE OUTDOORS
2. THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 42 KILOLITRES
3. THE SWIMMING POOL MUST HAVE A POOL COVER AND MUST BE PROTECTED
4. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL
5. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT SOLAR ONLY

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 A179302, 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 A179302 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

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)
 - b. KITCHEN INDIVIDUAL FAN, NOT DUCTED, OPERATION CONTROL MANUAL SWITCH ON/OFF
 - c. LAUNDRY NATURAL VENTILATION ONLY

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

OUTDOOR SWIMMING POOL

1. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS OF THIS DEVELOPMENT SOLAR ONLY
2. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL

OTHER

1. THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN
2. THE APPLICANT MUST CONSTRUCT THE REFRIGERATOR SPACE IN THE RESIDENCE SO THAT IT IS WELL VENTILATED, AS DEFINED IN THE BASIX DEFINITIONS
3. THE APPLICANT MUST HAVE INSTALLED A FIXED OUTDOOR CLOTHES DRYING LINE



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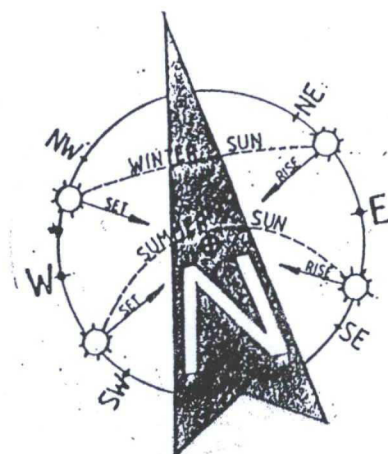


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COLLAROY PLATEAU N S W 2097
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DATE 11/10/2010	SCALE 1:100
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1210-2	

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



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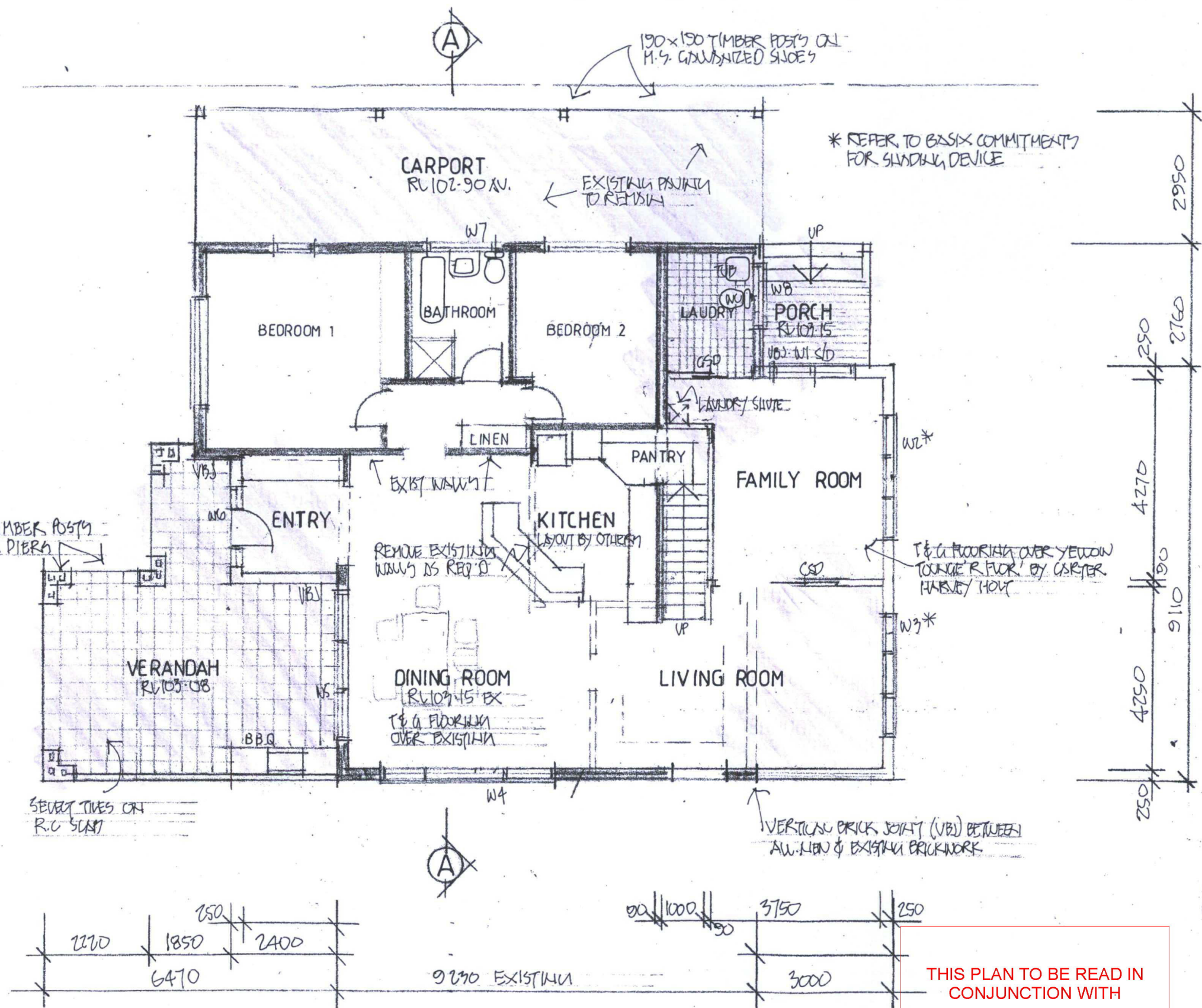


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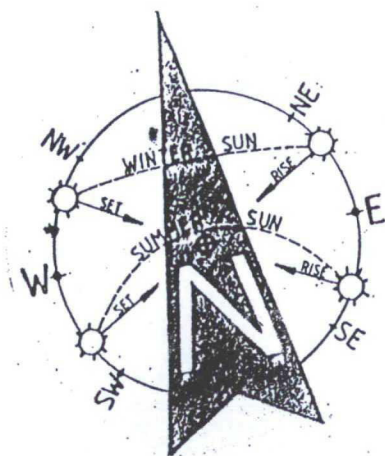
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GROUND FLOOR PLAN

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 WARRINGAH COUNCIL



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 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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No.	AMENDMENT	DATE

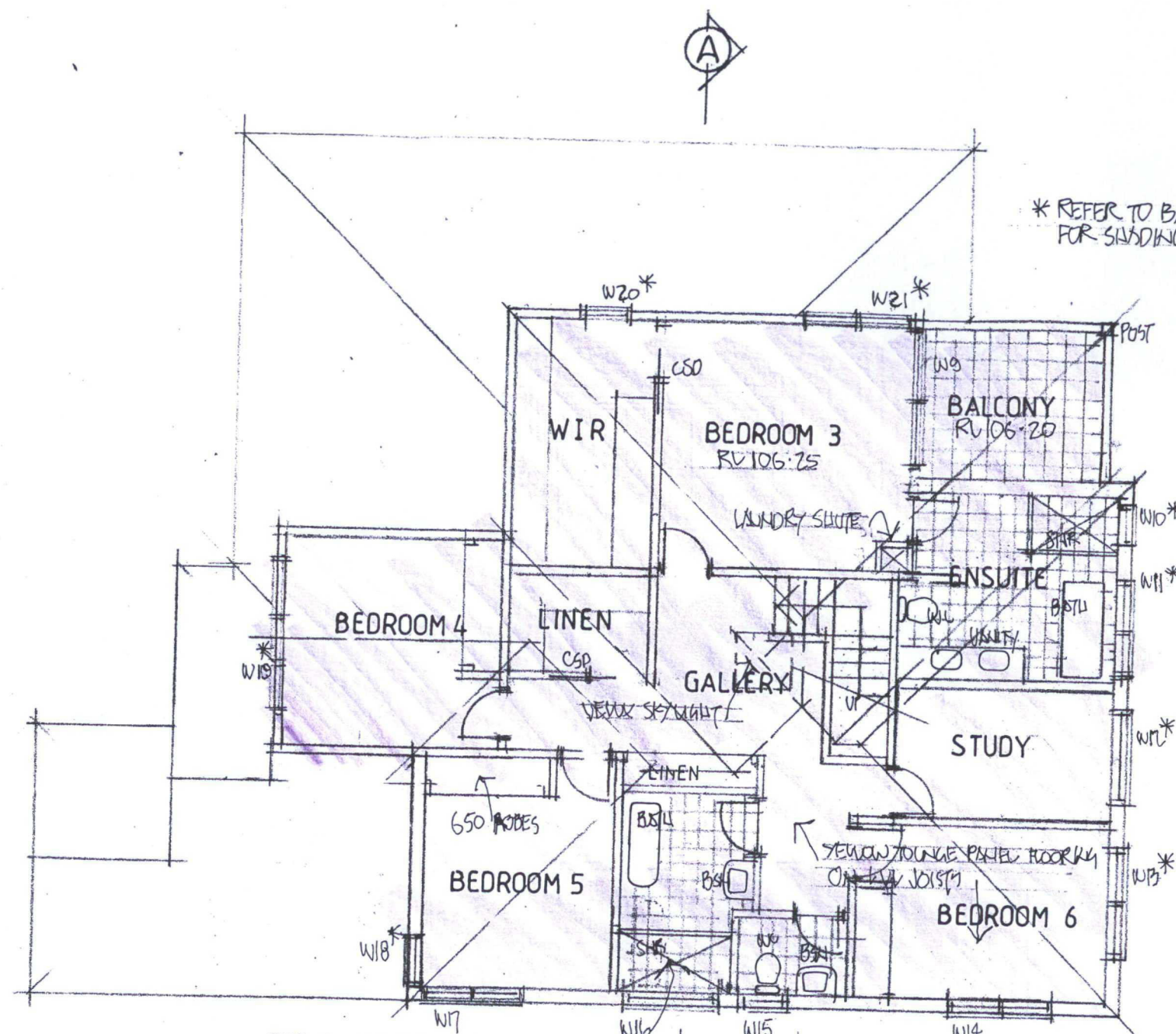


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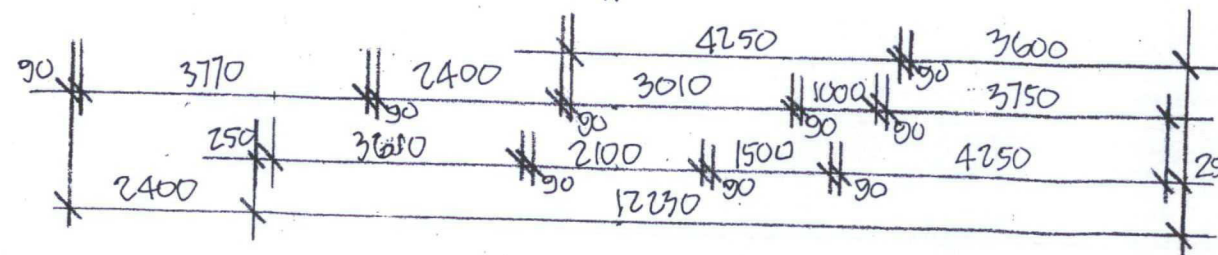
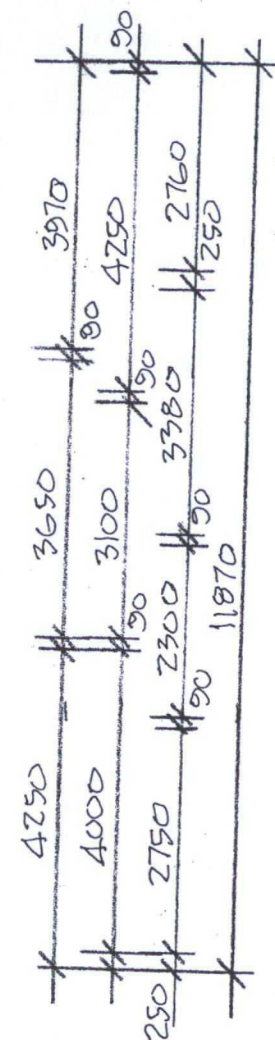


PROJECT
PROPOSED ALTERATIONS / ADDITIONS
No. 21 AUBREEN STREET
COLLAROY PLATEAU N.S.W. 2097
CLIENT:
ROB & HOLLIE NAPPER

DATE 11/10/2010	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
1210-4	



* REFER TO BASSX COMMITMENTS FOR SHADING DEVICE



FIRST FLOOR PLAN

THIS PLAN TO BE READ IN
 CONJUNCTION WITH

DA2013/1540

WARRINGAH COUNCIL

