

IMPORTANT NOTES:

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All discrepancies to be brought to the attention of the Architect
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F	8 JUNE 22	FOR DEVELOPMENT APPLICATION
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

JQDM

JOSEPH QUARELLO DESIGN AND MANAGEMENT
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

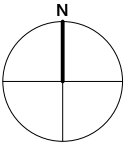
SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-00	ISSUE F	

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
- DA-15
- Landscape + Planting Details



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)

<u>Landscape vegetation:</u>	★ 282m ² lawn + gardens, with 50m ² low water use species.
<u>Rainwater tank:</u>	★ 5200 litres. ★ Collecting from roof area = 150m ² min. ★ Water to be used in: gardens + pool.
<u>Swimming pool / Spa:</u>	★ Pool = 55 kilolitres, with pool cover.
<u>Hot Water Recirculation:</u>	★ Yes, ‘on-demand’.
<u>Toilets, Showerheads, Taps:</u>	★ 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:

<u>Roof:</u>	★ Concrete + R2.0 insulation to topside of roof. ★ ‘Light’ colour.
<u>Ceilings:</u>	★ Minimum R2.5 insulation to all ceilings with roof above. ★ Rated with sealed exhaust ventilation Not rated with down-lights.
<u>External Walls:</u>	★ 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.
<u>Internal Walls:</u>	★ Plasterboard on stud to all first floor internal walls. ★ Brick (or cavity brick) to lower level internal walls.
<u>Glazing:</u>	★ 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).
<u>Floors:</u>	★ 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).
<u>Additional Ventilation:</u>	★ 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.)

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

A22 MARPRELIMINARY

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

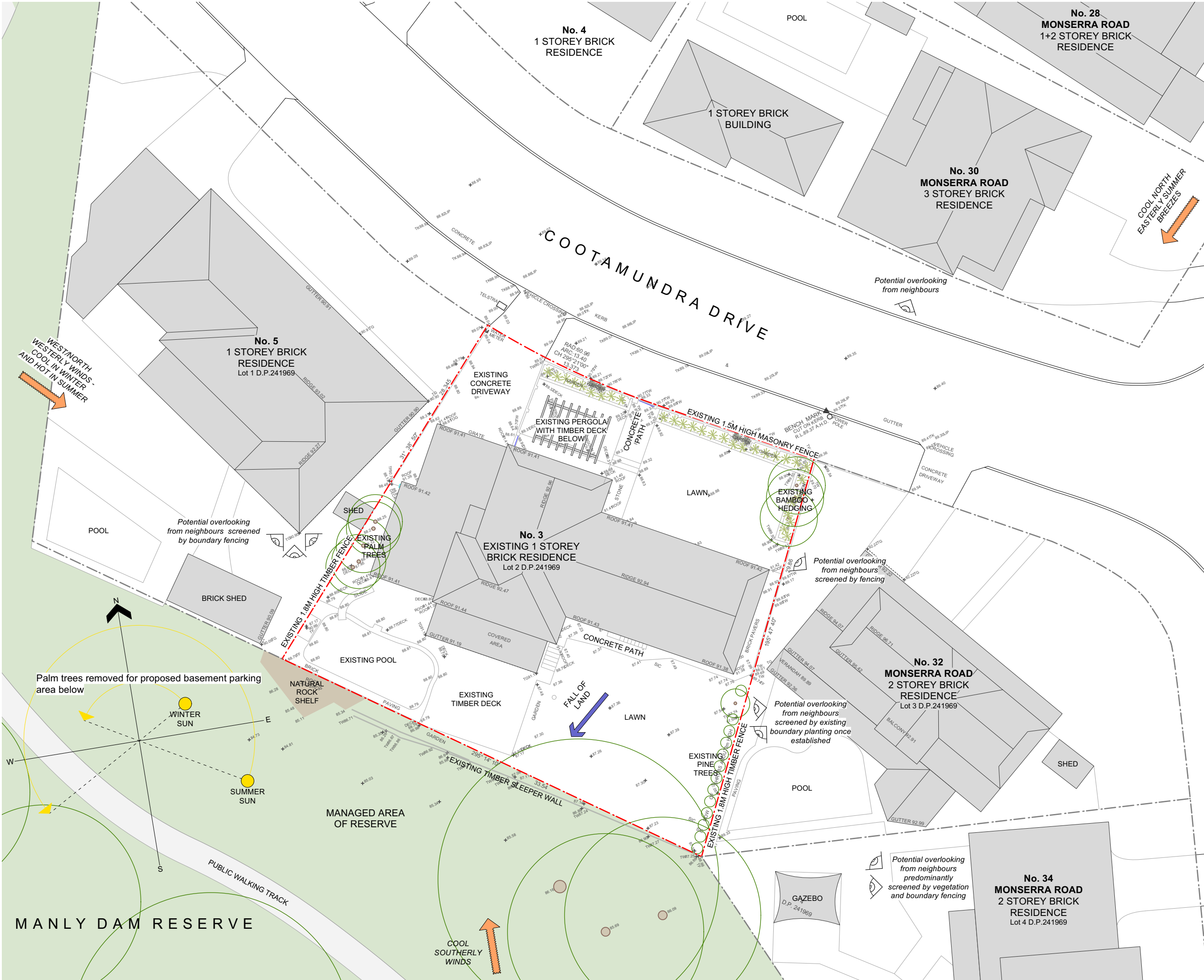
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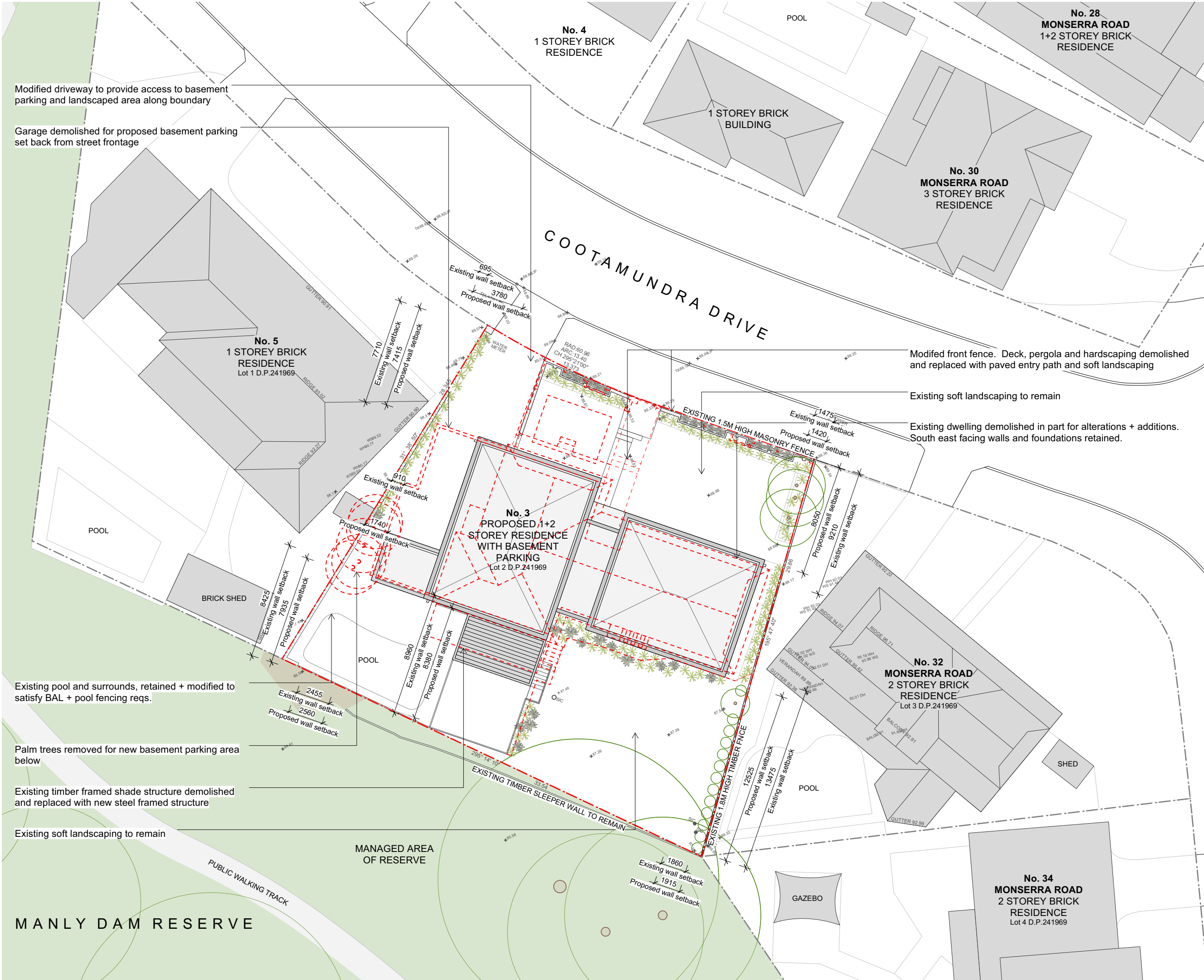
CHECKED
JQ

JOB No.
2102

DRAWING No.
DA-01

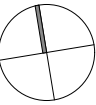
ISSUE
B





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

DRAWING TITLE
SITE PLAN

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



Rainwater tank - refer BASIX and Hydraulic Engineer's docs.

New low boundary retaining wall

Palm trees removed for access to basement parking

Parking entry door shown dashed

Area beneath existing pool, to be retained

Extent of existing dwelling to be demolished

Existing walls and footings to be retained

Glazed ventilation opening with fire shutter

BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

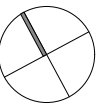
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	Kitchen taps 5 star	Bathroom taps 5 star	
Alternative Water:	min 5200L water tank to collect run-off from at least 150sqm of roof area, with connections for use in gardens + pool		
Swimming Pool:	55kL with pool cover, solar heating only, timers to 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
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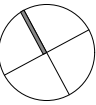
DRAWING TITLE
BASEMENT PLAN

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



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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
- Brick internal walls throughout

ISSUE	DATE	AMENDMENT
I	20 MAY 22	FOR DEVELOPMENT APPLICATION
H	MAY 22	PRELIMINARY
G	APR 22	PRELIMINARY
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DRAWING TITLE
GROUND FLOOR PLAN

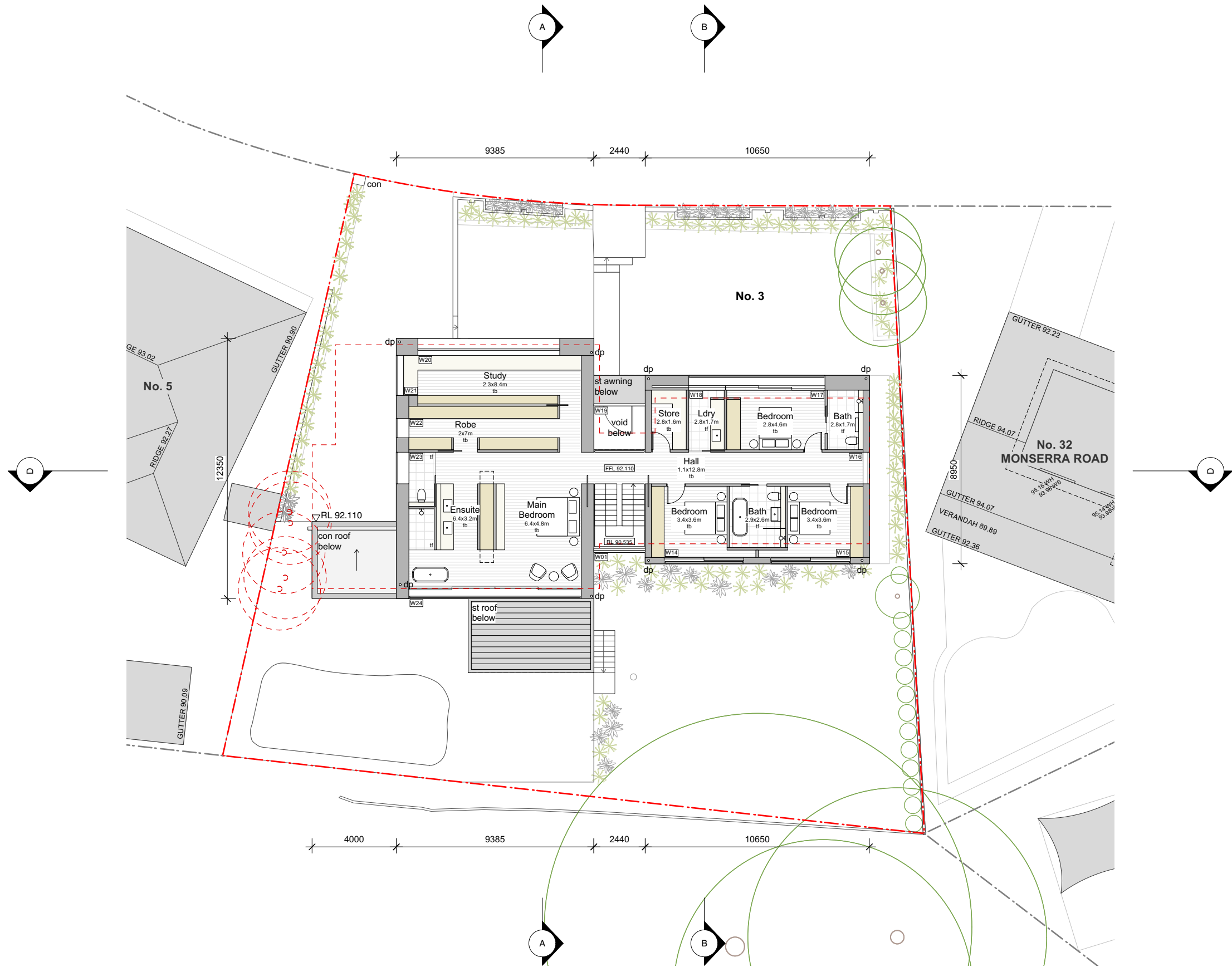
BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

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.

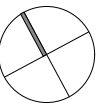
External Walls:	Cavity brick: 'medium' colour, R1.0 insulation to lower levels walls (ex. garage) Cavity brick(timber clad): 'dark' colour, R1.0 insulation to first floor walls
Internal Walls:	Plasterboard on stud to first floor internal walls Brick (or cavity brick) to lower level internal walls
Glazing:	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

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



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DRAWING TITLE
FIRST FLOOR PLAN

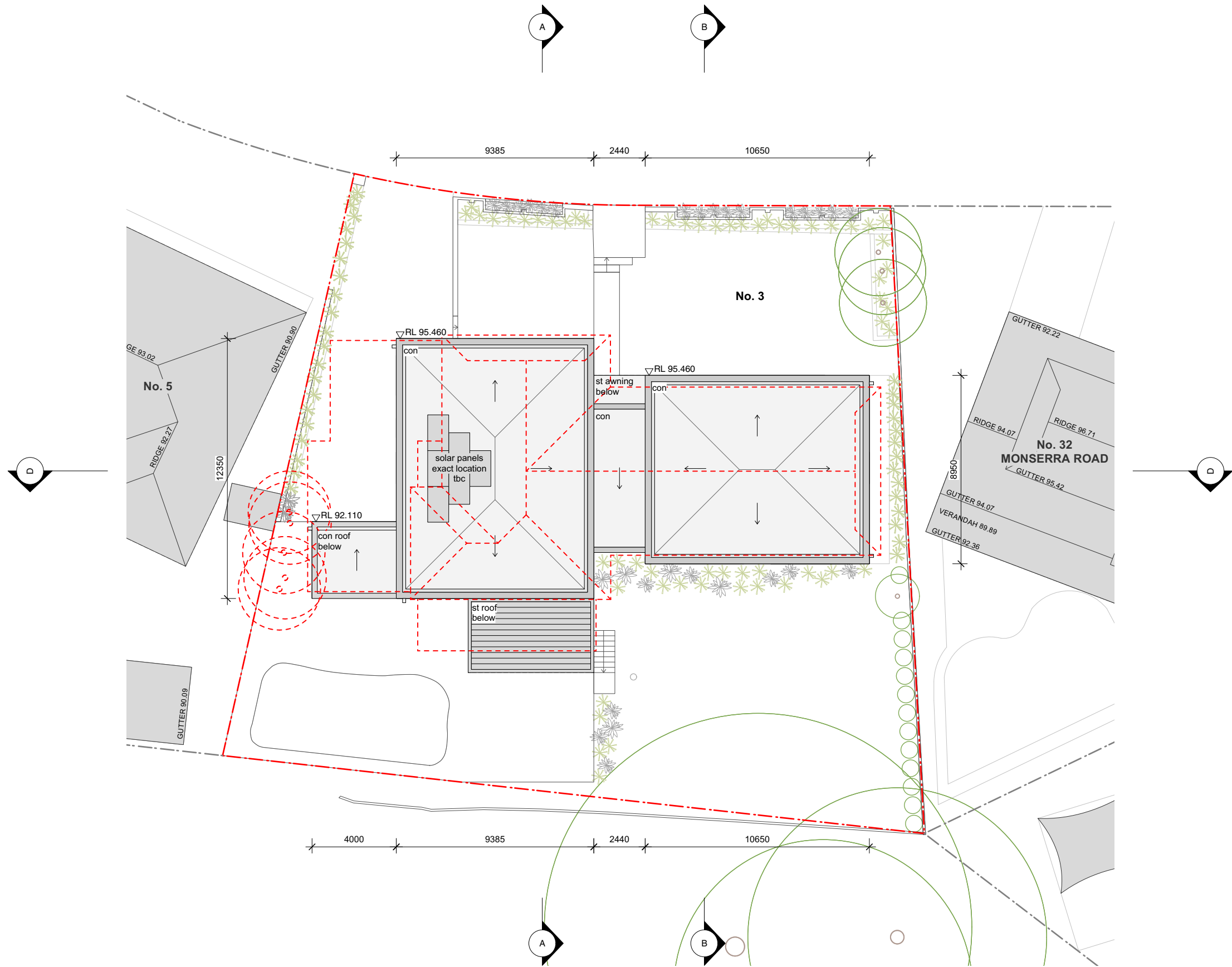
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2102	DA-06	J	

BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

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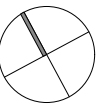
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Fridge:	Well ventilated
Roof:	Concrete, 'light' colour, R2.0 insulation to top side of roof
Ceilings:	R2.5 insulation to all ceilings with roof above, rated with sealed exhaust ventilation, not rated with downlights.

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DRAWING TITLE
ROOF PLAN

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

BASIX COMMITMENTS: CERTIFICATE NUMBER: 1287525S

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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

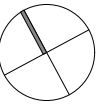
New low water use planting

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

Eucalyptus trees beyond - unaffected by proposed works

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LEGEND

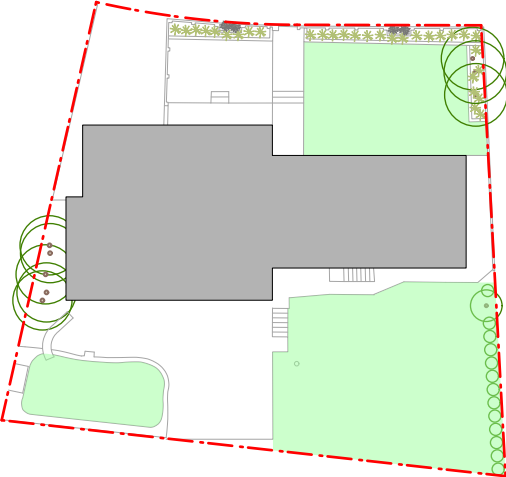
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br	brick	sl	sliding door/window
con	concrete	st	steel
d	door	sp	stone paving
dp	downpipe	tf	tile floor
ex	existing	tb	timber floor boards
fc	fibre cement	tm	timber
fg	fixed glass	w	window
gd	glazed door		

- Site boundary
- Neighbouring boundary
- Existing tree
- Line of structure over / under

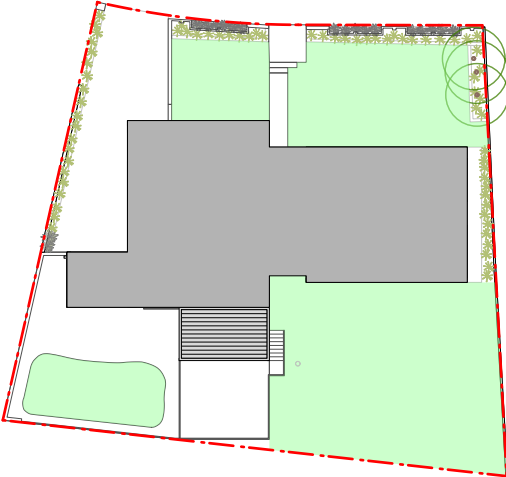
1 Landscape Plan

MANLY DAM RESERVE

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

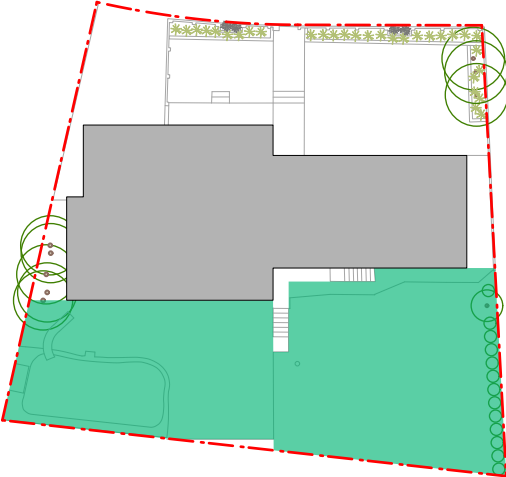


EXISTING AREA:
288.5m² (34.4% site area)

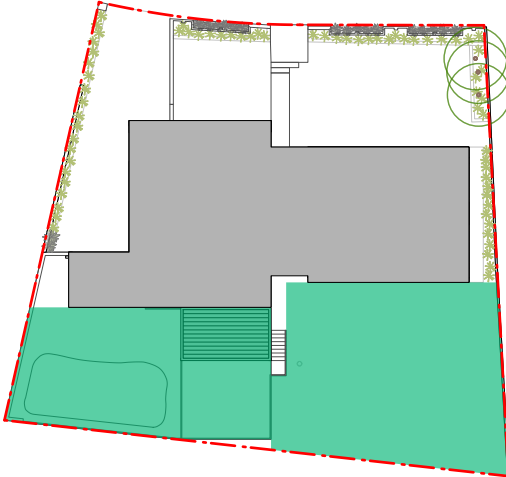


PROPOSED AREA:
335m² (40% site area)

PRIVATE OPEN SPACE CALCULATIONS: MINIMUM AREA: 60m²



EXISTING AREA:
333.5m²



PROPOSED AREA:
317m²

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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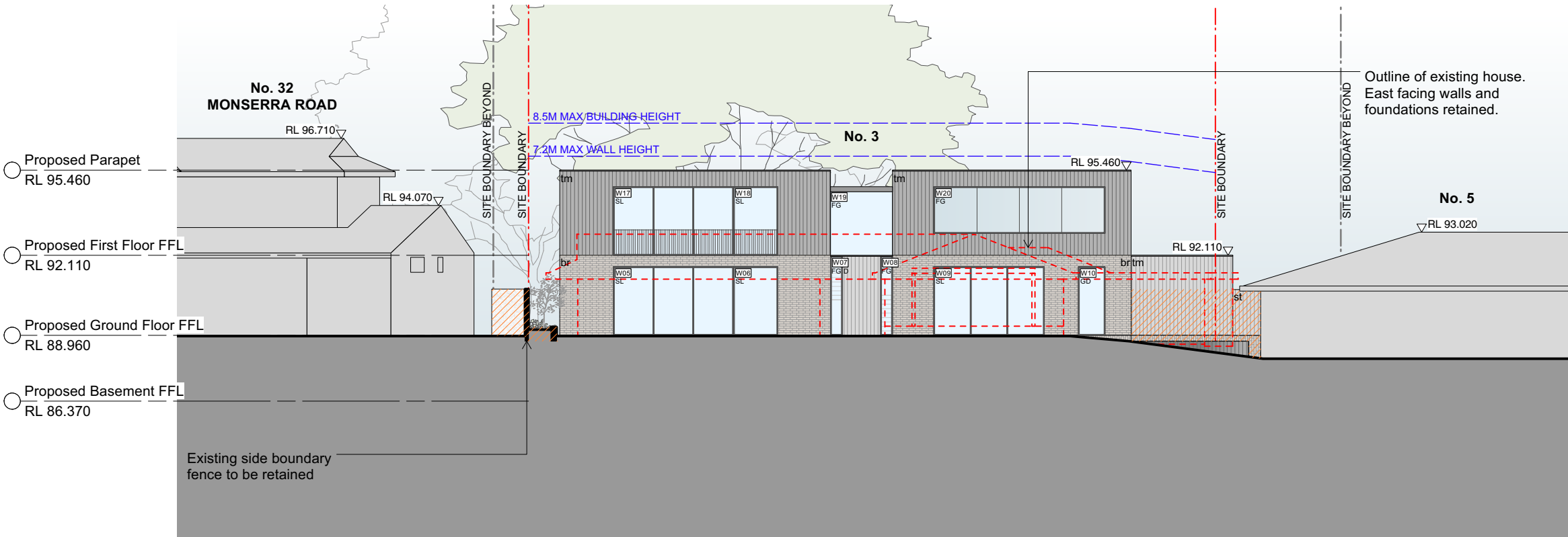
CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

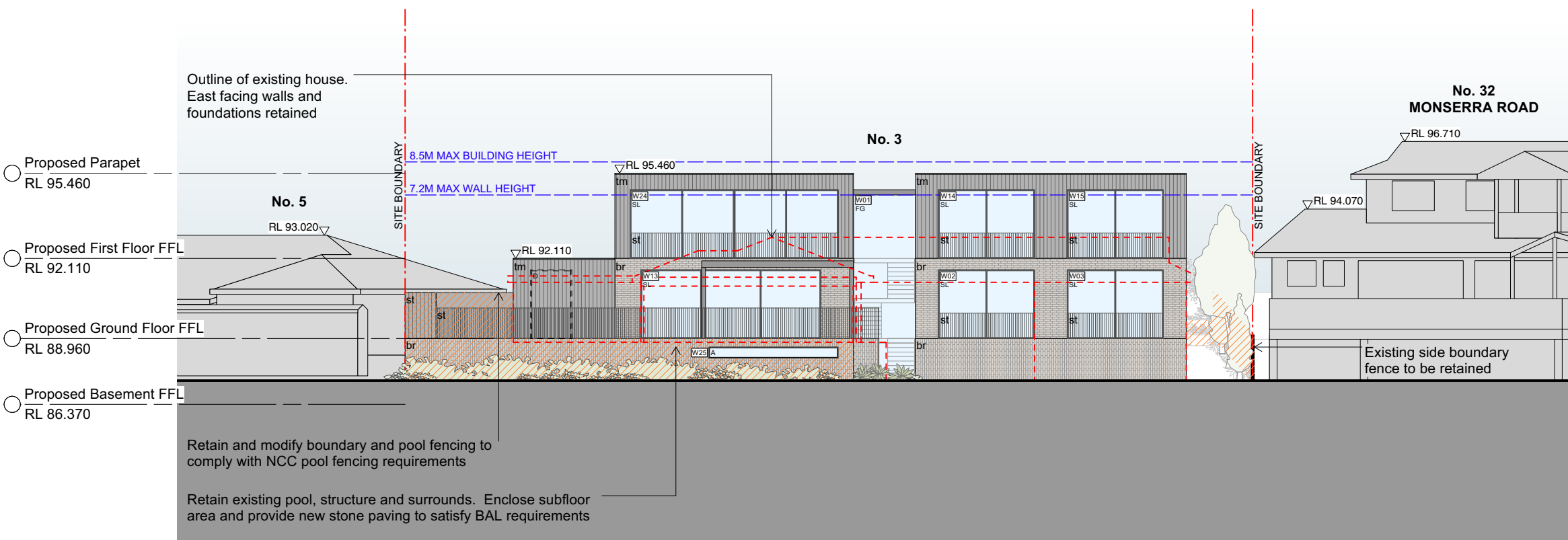
LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
DEVELOPMENT CALCS. +
LANDSCAPE PLAN

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



1 North East Elevation



2 South West Elevation

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

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

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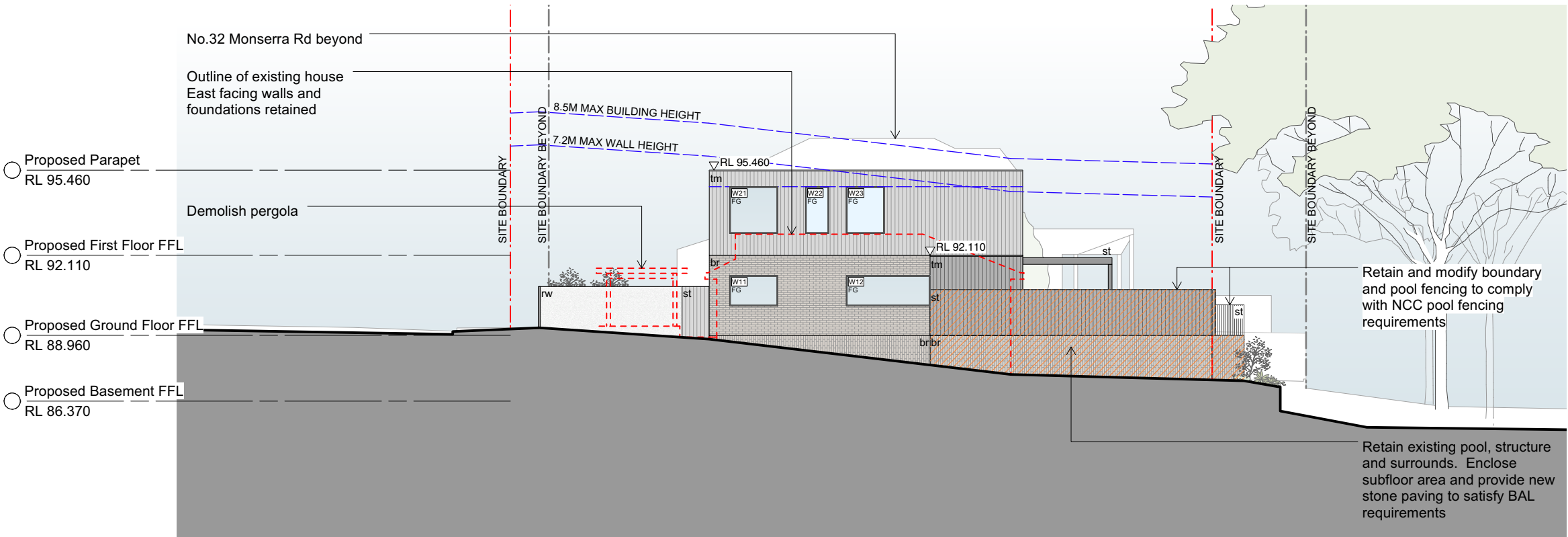
CLIENT
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PROJECT
Proposed alterations + additions to existing dwelling

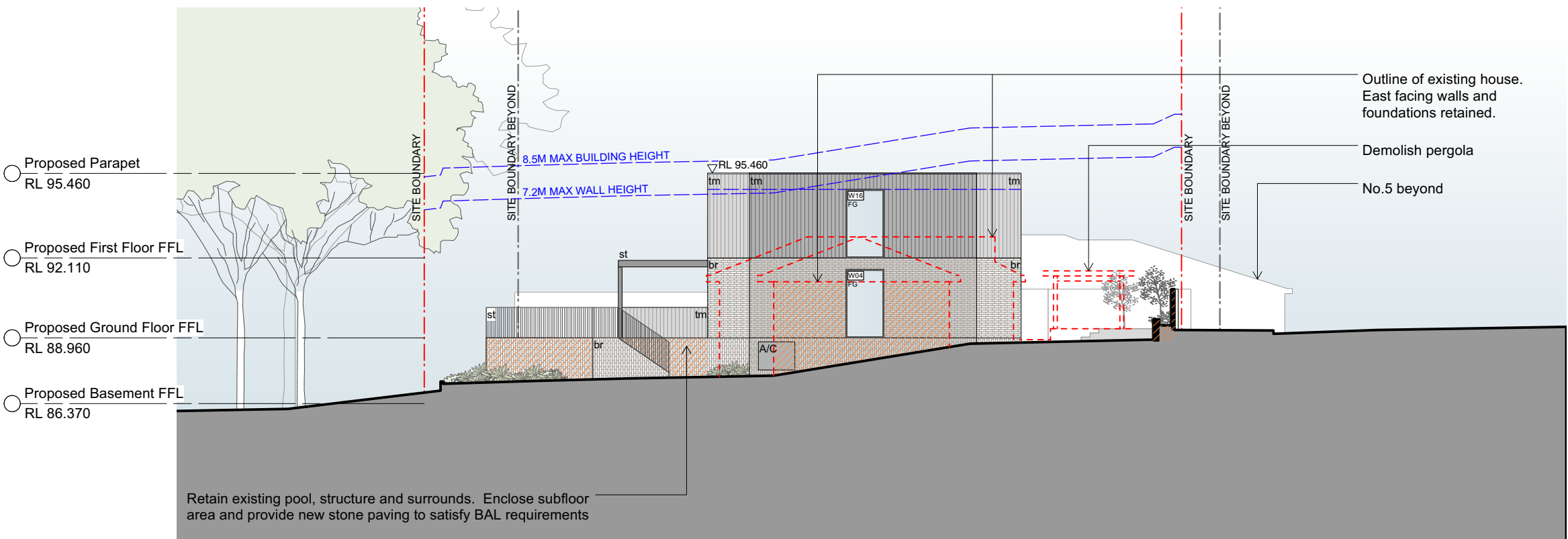
LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
ELEVATIONS

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



1 North West Elevation



2 South East Elevation

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LEGEND			
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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

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

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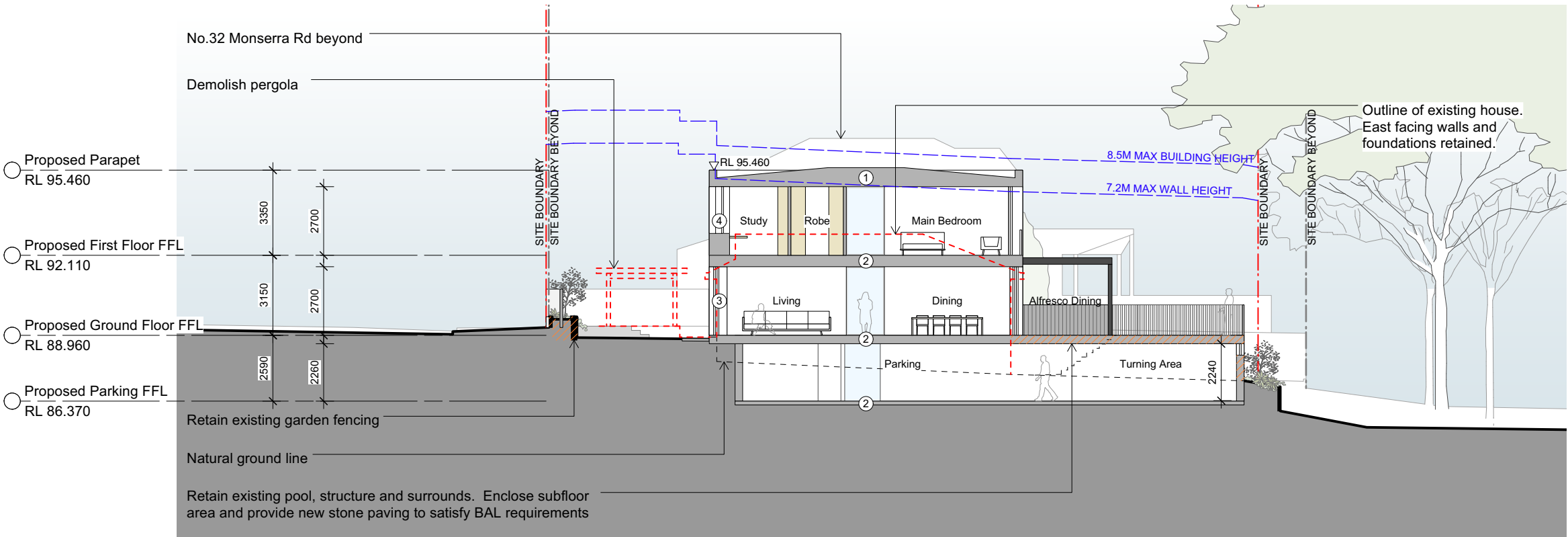
CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to existing dwelling

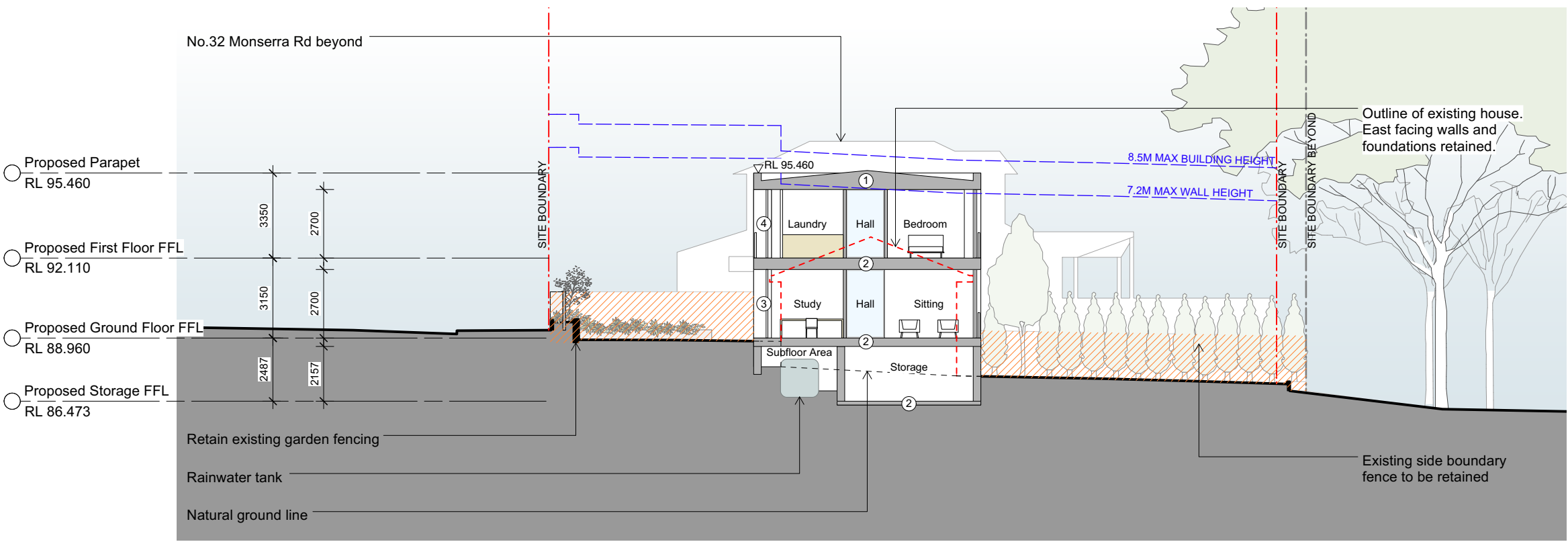
LOCATION
3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969

DRAWING TITLE
ELEVATIONS

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



1 Section A



2 Section B

IMPORTANT NOTES:

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LEGEND			
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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
- Line of structure over / under
- 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

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

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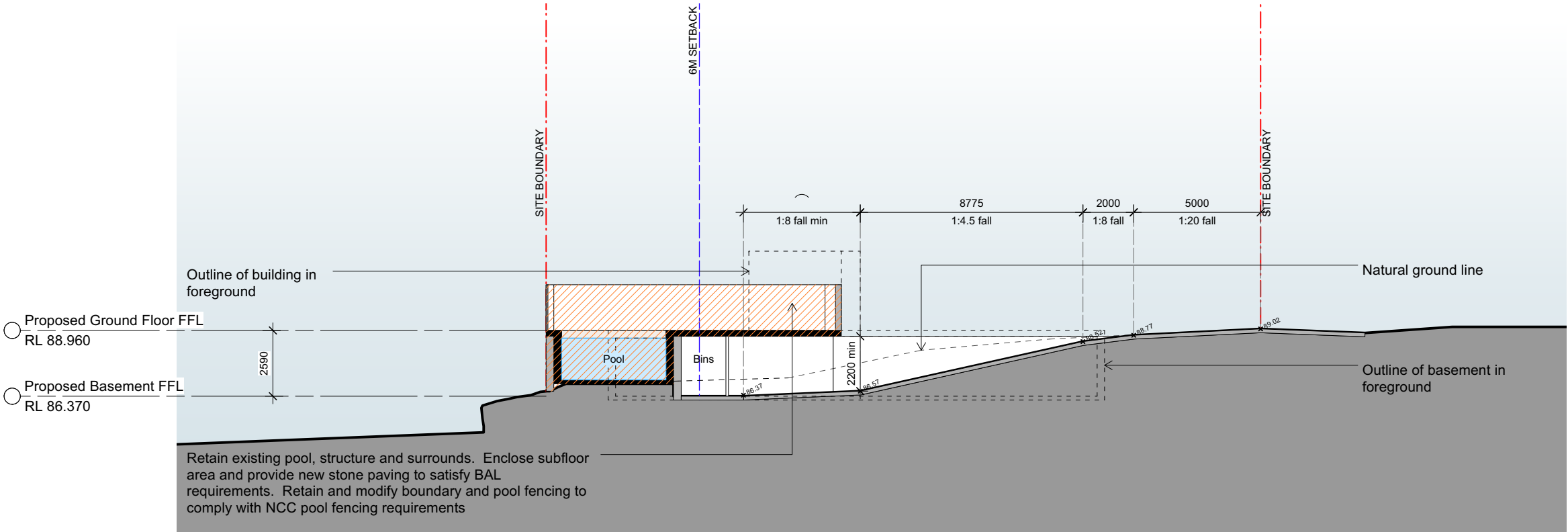
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PROJECT
Proposed alterations + additions to existing dwelling

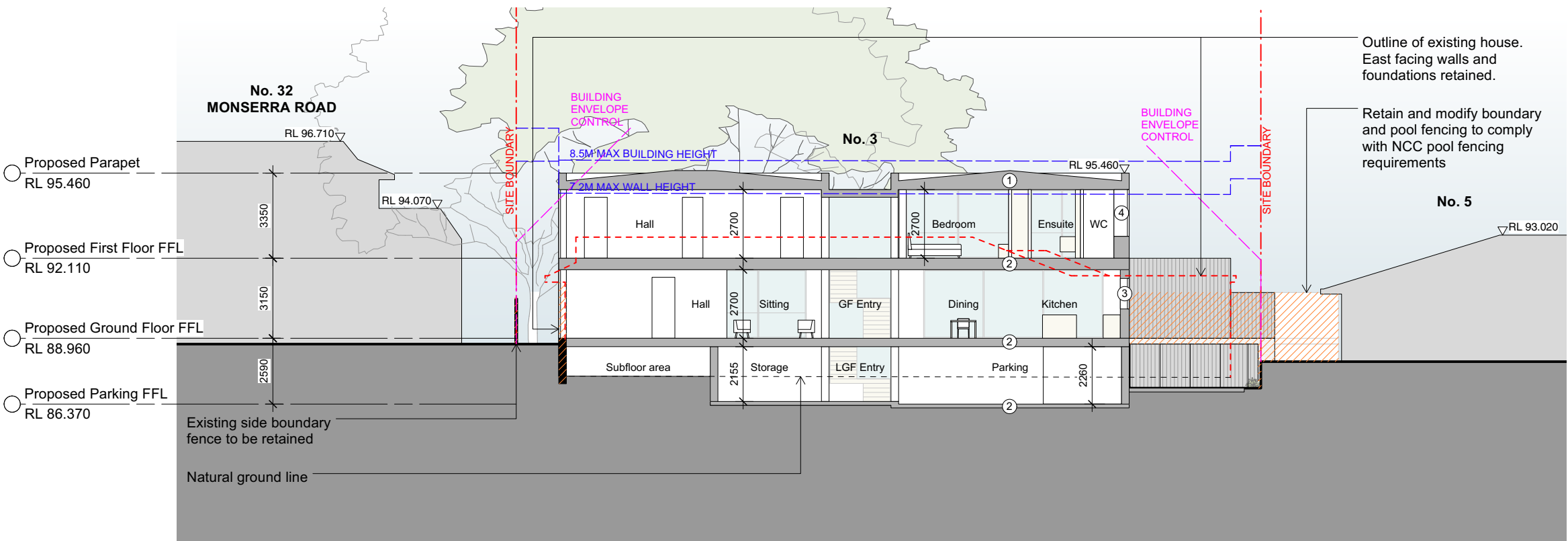
LOCATION
**3 Cootamundra Drive
Allambie Heights
Lot 2 D.P.241969**

DRAWING TITLE
SECTIONS

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



1 Section C



2 Section D

IMPORTANT NOTES:

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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
- ① Concrete roof with R2.0 insulation topside
- ② Concrete structure
- ③ Cavity brick external walls Ground Floor
- ④ Timber-clad cavity brick external walls First Floor

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

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PROJECT
Proposed alterations + additions to existing dwelling

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

DRAWING TITLE
SECTIONS

SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-12	ISSUE H	



br
brick walls



con
concrete roofs, paths, driveway and structure



sp
stone paving



st
steel balustrades, gates,
fence + awning



tb
timber floorboards - internal



tm
timber cladding - charred finish

NOTE:
ALL MATERIALS AND INSTALLATION TO COMPLY WITH DESIGNATED BUSHFIRE ATTACK LEVEL (BAL 29) AND BASIX REQUIREMENTS.

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LEGEND

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

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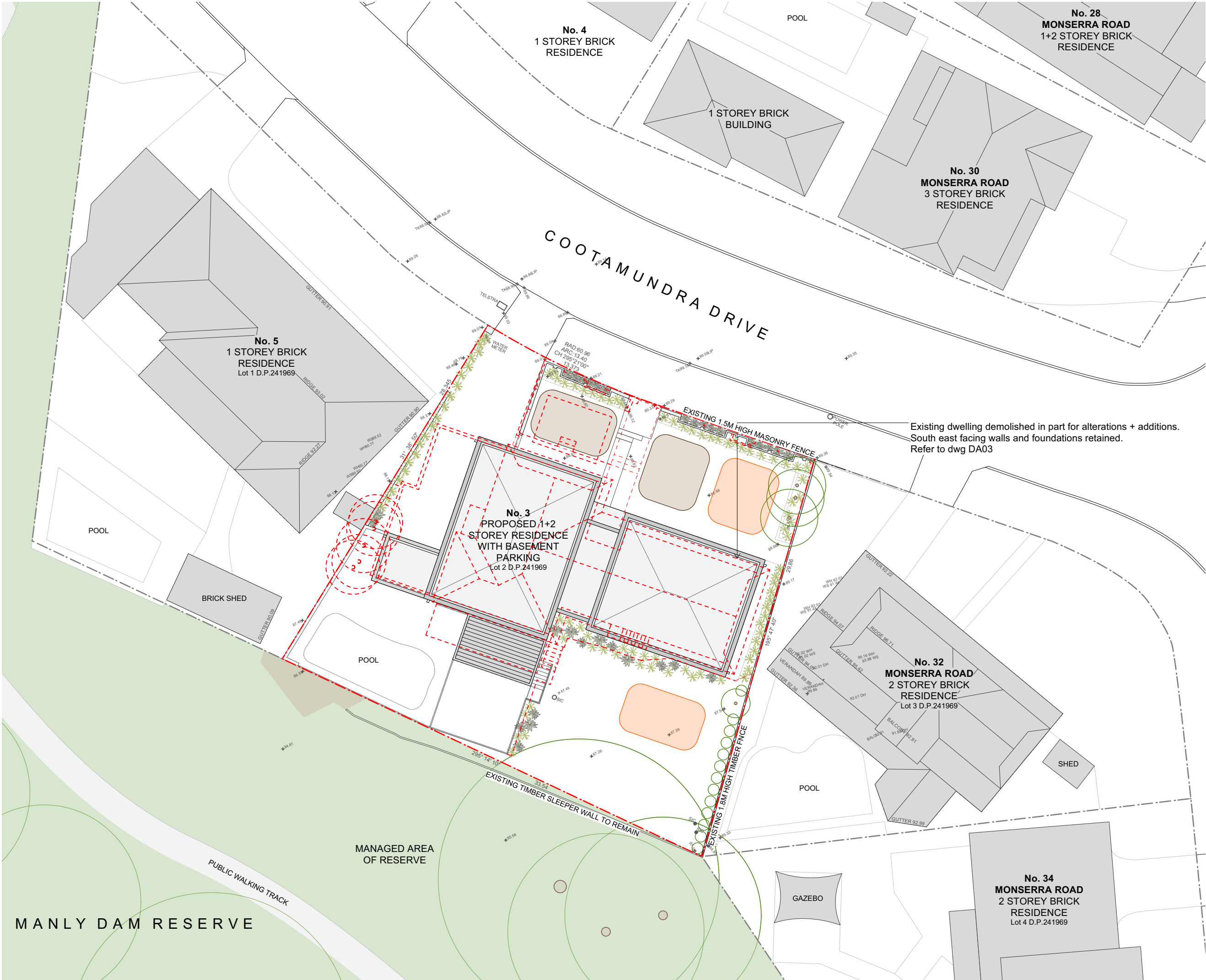
CLIENT
Amy + Steve Firth

PROJECT
Proposed alterations + additions to
existing dwelling

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

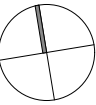
DRAWING TITLE
EXTERNAL MATERIALS +
FINISHES

SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-13	ISSUE F	



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LEGEND			
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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
- Proposed waste storage area
- Proposed materials storage area

Existing dwelling demolished in part for alterations + additions.
South east facing walls and foundations retained.
Refer to dwg DA03

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

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PROJECT
Proposed alterations + additions to existing dwelling

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

DRAWING TITLE
SITE WASTE MANAGEMENT PLAN

SCALE 1:250@A3	DATE MAR22	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-14	ISSUE B	

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
8x Blue flax lily
10x Acacia 'limelight'

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

Bangalow palm trees removed for new basement parking area below

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

1 Detailed Landscape + Planting Plan



INDICATIVE PLANTING SCHEDULE:

COMMON NAME	BOTANICAL NAME	POT SIZE	MATURE SIZE	TOTAL	COMMON NAME	BOTANICAL NAME	POT SIZE	MATURE SIZE	TOTAL
Acacia 'limelight'	Acacia cognata Limelight	20cm	H:1.5m W:1.5m	20	Flannel flower	Actinotus helianthi	14cm	H:0.5m W:0.5m	5
Basket grass	Lomandra longifolia	14cm	H:1m W:1m	12	Grey spider flower	Grevillea buxifolia	14cm	H:2m W:2m	2
Blue chalksticks	Senecio serpens	14cm	H:0.6m W:0.6m	10	Indian hawthorn	Rhaphiolepis indica	17cm	H:1m W:0.5m	6
Blue flax lily	Dianella caerulea	50cm	H:1m W:1m	13	Kangaroo paws	Anigozanthos sp.	14cm	H:0.6m W:0.6m	2
Bluewaves	Crassula undulatifolia	14cm	H:1m W:1m	10	Kidney weed	Dichondra repens	14cm	H:0.1m W:1m	44
Coastal rosemary	Westringia fruticosa	20cm	H:2m W:2m	5	Parrot-pea	Dillwynia floribunda	5cm	H:1m W:0.5m	3

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

KEY

EXISTING TREE TO BE REMOVED

Bangalow Palm (Archontophoenix cunninghamiana)

EXISTING TREE TO BE RETAINED

B Bamboo (Bambusa sp.)
P Pine tree (Cupressus sp.)
G Gum tree (Eucalyptus sp.)

NEW PLANTING

Mass planting beds
Groundcover
Turf

HARDSCAPE

Concrete surface
Paved surface

BASIX COMMITMENTS

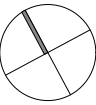
- Proposed area of low water use planting >50m²
- Proposed area of lawn 282m²
- External taps connected to rainwater tanks for garden watering and swimming pool

NOTES

- Refer to Arborists Report for details of tree removal and retention
- Refer to Bushfire Report for details and extent of asset protection zone
- Refer to Hydraulic Engineering documentation for drainage
- All work in accordance with relevant codes and standards.

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LEGEND

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

- - - Site boundary
- - - Neighbouring boundary
+ Existing tree
- - - Line of structure over / under

A	8 JUNE 22	FOR DEVELOPMENT APPLICATION
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
LANDSCAPE + PLANTING
DETAILS

SCALE 1:200@A3	DATE MAY21	DRAWN CH	CHECKED JQ
JOB No. 2102	DRAWING No. DA-15	ISSUE A	