

01 new roof with Colorbond sheeting 02 weatherboard exterior cladding to new wall

03 new external tiles on new concrete deck

04 new concrete driveway

05 new metal balustrade 06 new timber balustrade

07 not used 08 steel support column with timber cladding, to

engineer's detail 09 new concrete stair with tile finish

10 new flue to fireplace

11 concrete block wall to render finish

12 screen planting13 new timber deck to concrete slab

14 new leveled lawn

15 new external vental louvres

16 metal gutters

17 sandstone cladding fence wall 18 stone cladding foundation wall

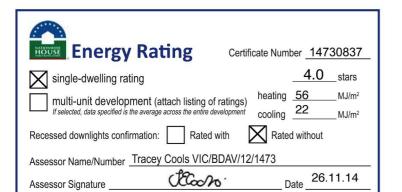
19 new metal fence and gate, as per landscape architect's detail

20 new block work retaining wall

21 new timber framed deck with timber finish 22 new concrete stair with pile under, refer

engineer's detail 23 timber slate cover for storage under deck

24 demolish ex. garage and patch concrete floor for new driveway



S.96 COLOURS TO: AS1100.301-1985 & AS2700S-1996

PROPOSED ITEM IS BLACK

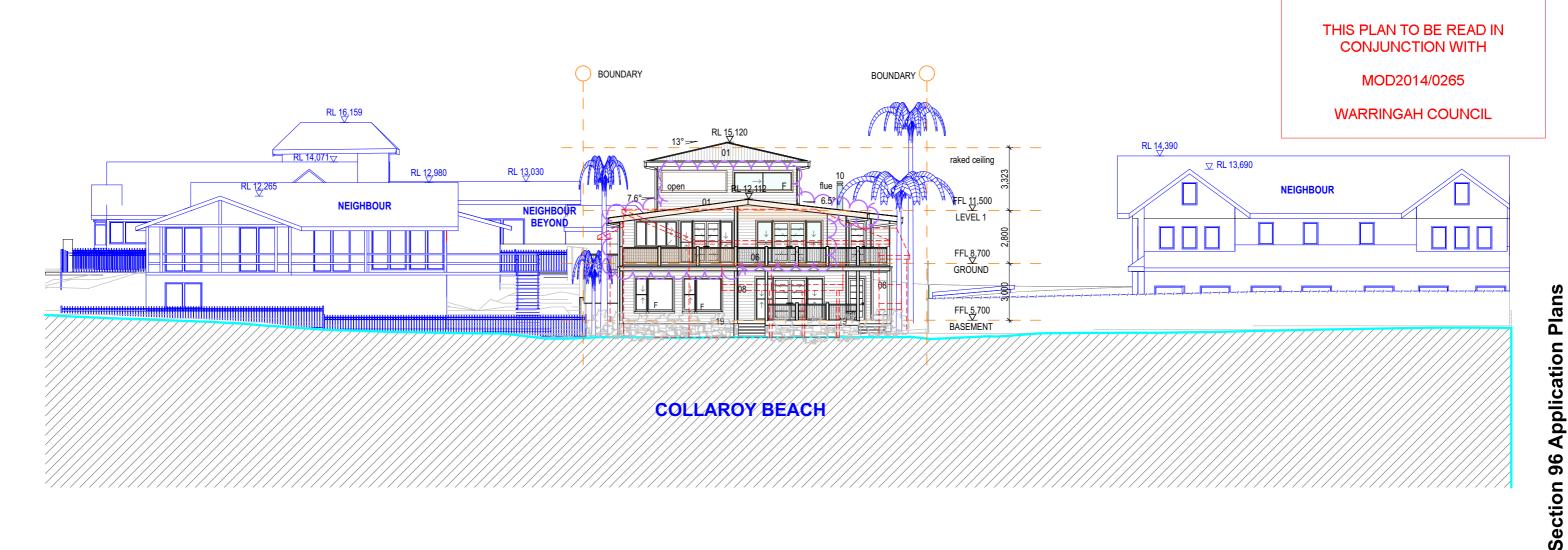
DEMOLISHED ITEM IS RED

EXISTING ITEM IS **BLUE** / BLUE

COLOURS:

S.96 MODIFICATIONS SHOWN CLOUDED

GEOTECH REPORT: REF. 2013-190, SEP 2013





Address: Suite 206, 20 Dale Street Brookvale NSW 2100

Office: 02 9938 5180 Mobile: 0412 348 575 Architect: Adam Pressley FRAIA Principal Architect #6007 info@aaarchitect.com.au www.aaarchitect.com.au ABN 95 492 673 232



Project: New Dwelling

DA2013/1380

Printed: Tuesday, 12 November 2014 /Users/AAA1/Documents/Job/Und03/CAD/Und03_model_S96.pln Client:

Lisa & Jon Graham

3 Ocean Grove Collaroy NSW 2097 Lot 1, D.P. 211132

Beach Elevation

1:200 @ A3

0 1 2 3 4 5

Und 03

S96.05

Issue: Α

Energy Rating Certificate Number 14730837		
single-dwelling rating 4.0 stars		
multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development cooling MJ/m² Cooling		
Recessed downlights confirmation: Rated with Rated without		
Assessor Name/Number Tracey Cools VIC/BDAV/12/1473		
Assessor Signature		

ALL AUSTRALIAN

ARCHITECTURE

Mobile: 0412 348 575

ABN 95 492 673 232

COLOURS:

PROPOSED ITEM IS BLACK

EXISTING ITEM IS BLUE / BLUE

DEMOLISHED ITEM IS RED

S.96 COLOURS TO: AS1100.301-1985 & AS2700S-1996

Lot 1, D.P. 211132

ALL WORKS COMPLETED IN CONJUNCTION WITH:

BASIX UNDERTAKINGS: REF. ARCHITECTURAL DRAWINGS 'S.96-00' BDAV SPECIFICATIONS: REF. CERTIFICATION NO. 14730837 B STORMWATER ENGINEER'S DETAILS: REF.13-0904 / H01-H02 / REV.C SEDIMENT & EROSION ENGINEER'S DETAILS: REF.13-0904 / H03 / REV.A LANDSCAPE PLAN: REF. L1/A, PREPARED BY WALLMAN PARTNERS

ARBORIST REPORT: REF. 4TH NOV, 2013 BY MARGOT BLUES **GEOTECH** REPORT: REF. 2013-190, SEP 2013

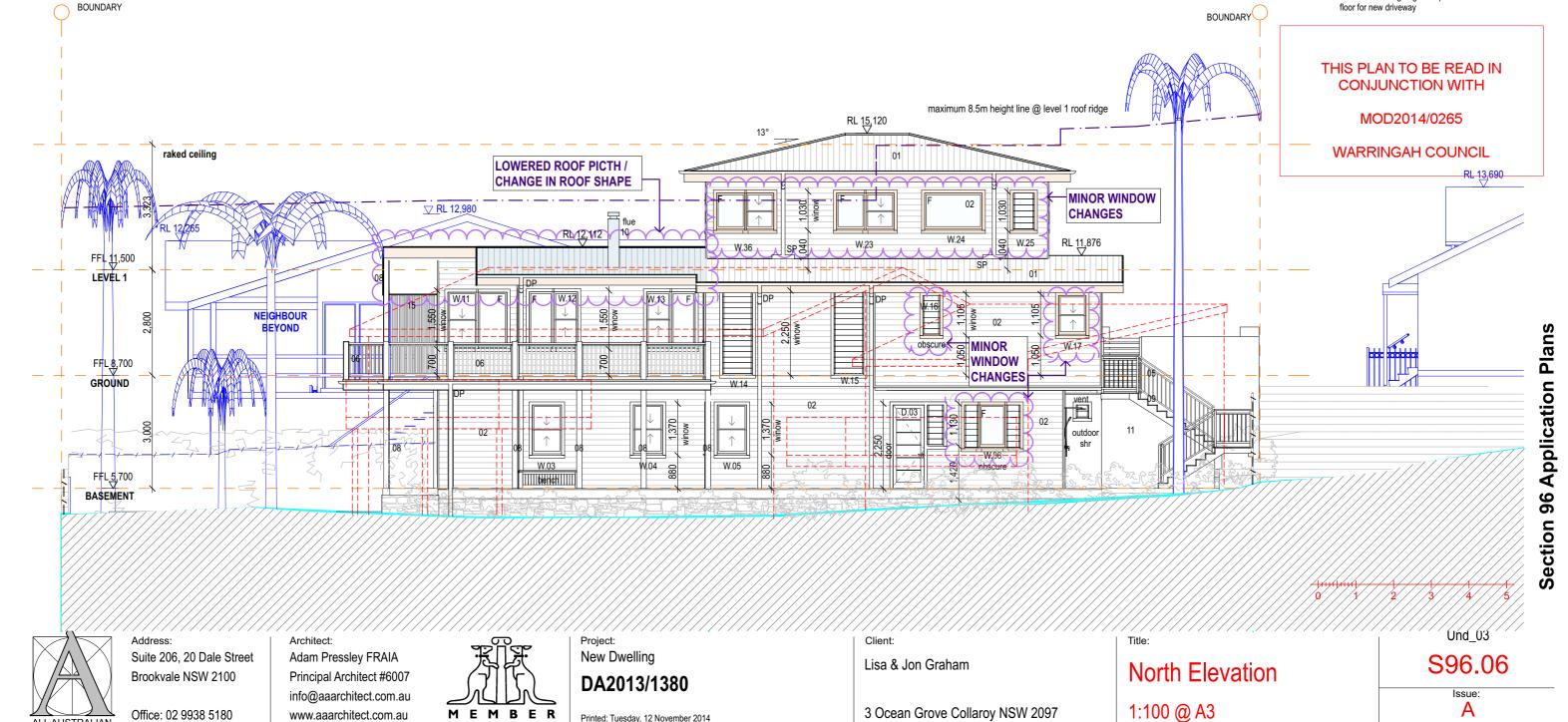
COSTAL ASSESSEMENT REPORT: REF. 8A0256 / NOV. 2013

S.96 MODIFICATIONS SHOWN CLOUDED

DRAWING NOTES:

- 01 new roof with Colorbond sheeting
- 02 weatherboard exterior cladding to new wall
- 03 new external tiles on new concrete deck 04 new concrete driveway
- 05 new metal balustrade
- 06 new timber balustrade 07 not used
- 08 steel support column with timber cladding, to engineer's detail
- 09 new concrete stair with tile finish
- 10 new flue to fireplace
- 11 concrete block wall to render finish
- 12 screen planting 13 new timber deck to concrete slab
- 14 new leveled lawn
- 15 new external vental louvres
- 16 metal gutters
- 17 sandstone cladding fence wall 18 stone cladding foundation wall
- 19 new metal fence and gate, as per landscape
- architect's detail
- 20 new block work retaining wall 21 new timber framed deck with timber finish
- 22 new concrete stair with pile under, refer
- engineer's detail
- 23 timber slate cover for storage under deck 24 demolish ex. garage and patch concrete

Copyright 2014



Printed: Tuesday, 12 November 2014

/Users/AAA1/Documents/Job/Und03/CAD/Und03_model_S96.pln

THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS

<u></u>	
Energy Rating	Certificate Number 14730837
single-dwelling rating	4.0stars
multi-unit development (attach listing of	
Recessed downlights confirmation: Rated with Rated without	
Assessor Name/Number Tracey Cools VIC/BDAV/12/1473	
Assessor Signature	o Date 26.11.14

COLOURS:

PROPOSED ITEM IS BLACK

EXISTING ITEM IS BLUE / BLUE

DEMOLISHED ITEM IS RED

S.96 COLOURS TO : AS1100.301-1985 & AS2700S-1996

ALL WORKS COMPLETED IN CONJUNCTION WITH:

BASIX UNDERTAKINGS: REF. ARCHITECTURAL DRAWINGS 'S.96-00'
BDAV SPECIFICATIONS: REF. CERTIFICATION NO. 14730837_B
STORMWATER ENGINEER'S DETAILS: REF.13-0904 / H01-H02 / REV.C
SEDIMENT & EROSION ENGINEER'S DETAILS: REF.13-0904 / H03 / REV.A

DRAWING NOTES:

04 new concrete driveway

05 new metal balustrade

06 new timber balustrade

10 new flue to fireplace

14 new leveled lawn
15 new external vental louvres

16 metal gutters

architect's detail

07 not used

engineer's detail

01 new roof with Colorbond sheeting

09 new concrete stair with tile finish

11 concrete block wall to render finish 12 screen planting 13 new timber deck to concrete slab

17 sandstone cladding fence wall 18 stone cladding foundation wall 19 new metal fence and gate, as per landscape

20 new block work retaining wall 21 new timber framed deck with timber finish

02 weatherboard exterior cladding to new wall

08 steel support column with timber cladding, to

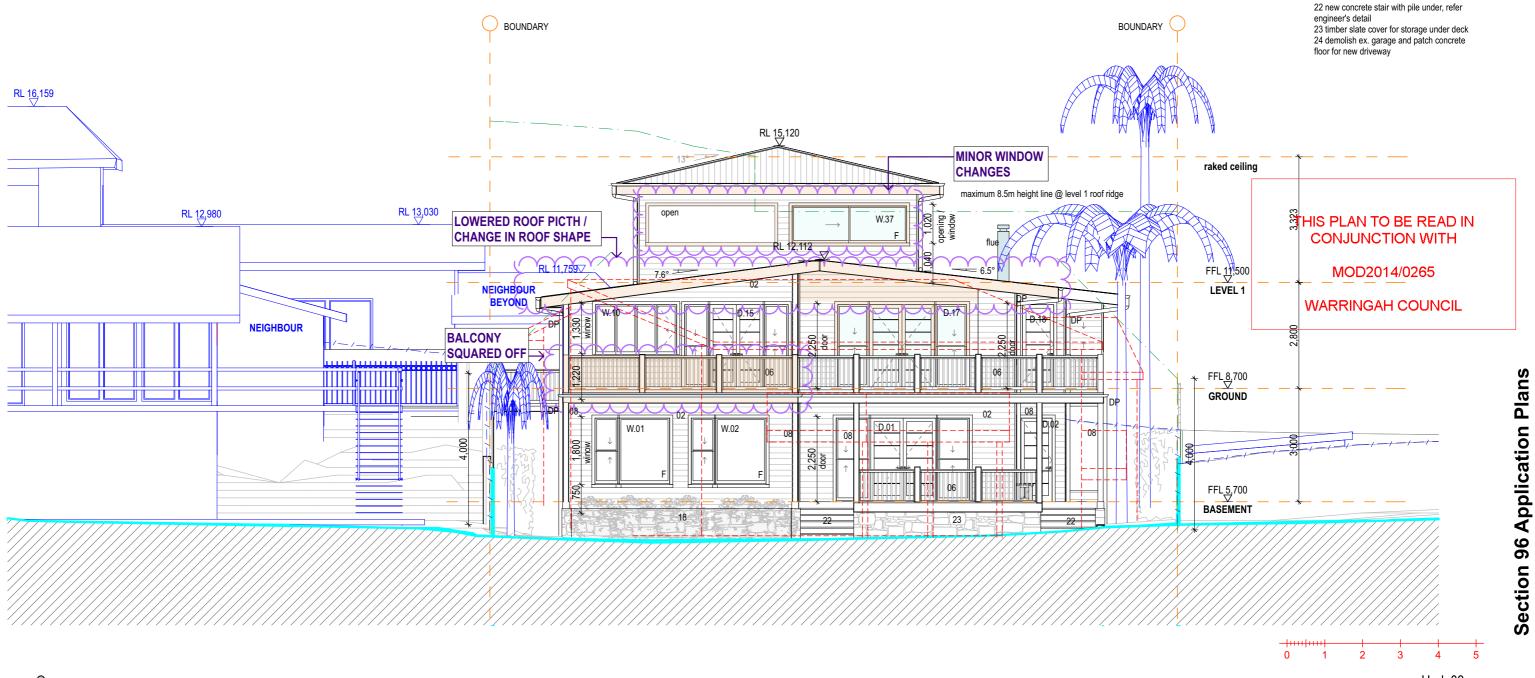
03 new external tiles on new concrete deck

LANDSCAPE PLAN: REF. L1/A, PREPARED BY WALLMAN PARTNERS
ARBORIST REPORT: REF. 4TH NOV, 2013 BY MARGOT BLUES
GEOTECH REPORT: REF. 2013-190, SEP 2013

COSTAL ASSESSEMENT REPORT: REF. 8A0256 / NOV. 2013



S.96 MODIFICATIONS SHOWN CLOUDED





ARCHITECTURE

Address: Suite 206, 20 Dale Street Brookvale NSW 2100

Office: 02 9938 5180 Mobile: 0412 348 575 Architect:
Adam Pressley FRAIA
Principal Architect #6007
info@aaarchitect.com.au
www.aaarchitect.com.au
ABN 95 492 673 232



Project: New Dwelling

DA2013/1380

Printed: Tuesday, 12 November 2014 /Users/AAA1/Documents/Job/Und03/CAD/Und03_model_S96.pln Client:

Lisa & Jon Graham

3 Ocean Grove Collaroy NSW 2097 Lot 1, D.P. 211132 Title:

East Elevation

1:100 @ A3

Und_03

S96.07

Issue:

Energy Rating Certificate Number 14730837		
single-dwelling rating 4.0 stars		
multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development cooling MJ/m² 22 MJ/m²		
Recessed downlights confirmation: Rated with Rated without		
Assessor Name/Number Tracey Cools VIC/BDAV/12/1473		
Assessor Signature 26.11.14		

COLOURS:

PROPOSED ITEM IS BLACK

EXISTING ITEM IS BLUE / BLUE

DEMOLISHED ITEM IS RED

S.96 COLOURS TO: AS1100.301-1985 & AS2700S-1996 ALL WORKS COMPLETED IN CONJUNCTION WITH:

BASIX UNDERTAKINGS: REF. ARCHITECTURAL DRAWINGS 'S.96-00' BDAV SPECIFICATIONS: REF. CERTIFICATION NO. 14730837 B STORMWATER ENGINEER'S DETAILS: REF.13-0904 / H01-H02 / REV.C SEDIMENT & EROSION ENGINEER'S DETAILS: REF.13-0904 / H03 / REV.A LANDSCAPE PLAN: REF. L1/A, PREPARED BY WALLMAN PARTNERS ARBORIST REPORT: REF. 4TH NOV, 2013 BY MARGOT BLUES

S.96 MODIFICATIONS SHOWN CLOUDED

GEOTECH REPORT: REF. 2013-190, SEP 2013 COSTAL ASSESSEMENT REPORT: REF. 8A0256 / NOV. 2013

engineer's detail 09 new concrete stair with tile finish

DRAWING NOTES:

04 new concrete driveway

05 new metal balustrade

06 new timber balustrade

07 not used

01 new roof with Colorbond sheeting

02 weatherboard exterior cladding to new wall

08 steel support column with timber cladding, to

03 new external tiles on new concrete deck

10 new flue to fireplace

11 concrete block wall to render finish 12 screen planting

13 new timber deck to concrete slab

14 new leveled lawn

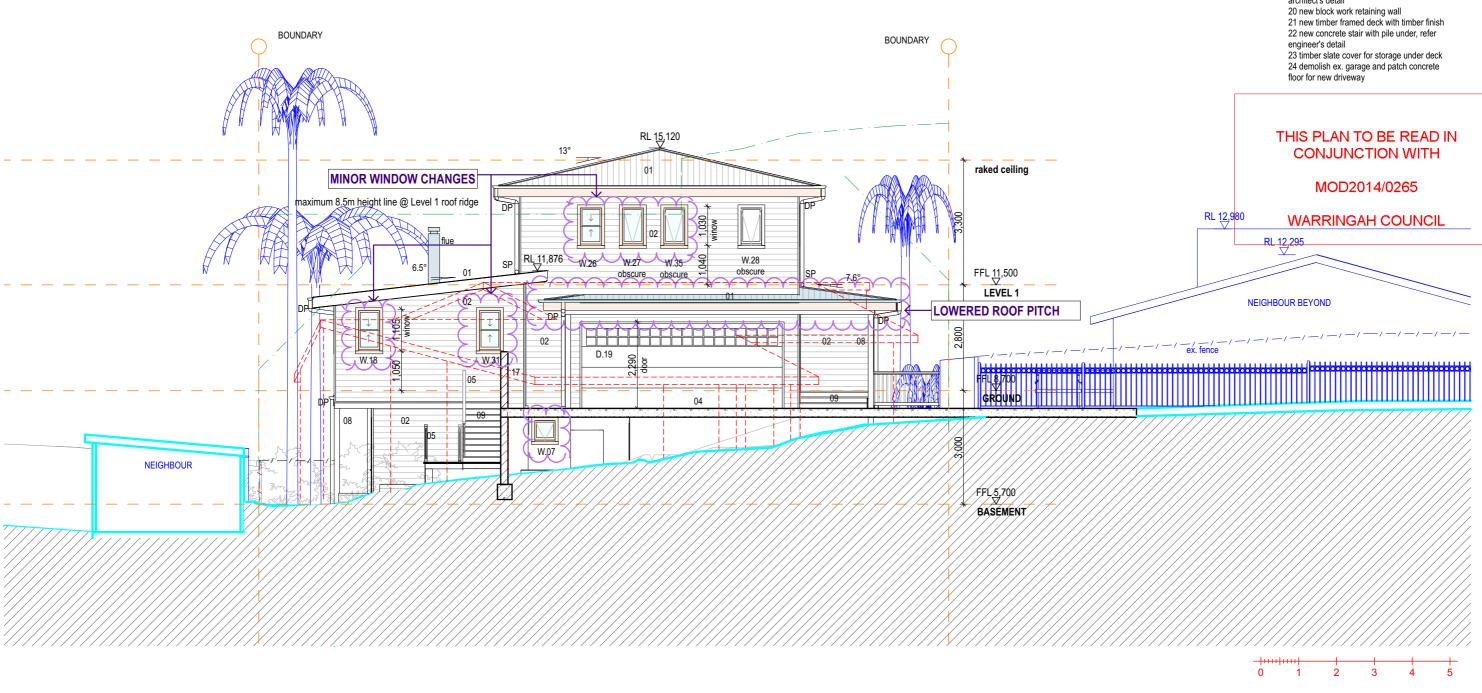
15 new external vental louvres

16 metal gutters

17 sandstone cladding fence wall

18 stone cladding foundation wall

19 new metal fence and gate, as per landscape architect's detail





ARCHITECTURE

Address: Suite 206, 20 Dale Street Brookvale NSW 2100

Office: 02 9938 5180 Mobile: 0412 348 575 Architect: Adam Pressley FRAIA Principal Architect #6007 info@aaarchitect.com.au www.aaarchitect.com.au ABN 95 492 673 232



Project: **New Dwelling**

DA2013/1380

Printed: Tuesday, 12 November 2014 /Users/AAA1/Documents/Job/Und03/CAD/Und03_model_S96.pln Client:

Lisa & Jon Graham

3 Ocean Grove Collaroy NSW 2097 Lot 1, D.P. 211132

West Elevation

1:100 @ A3

Und 03

Application Plans

96

ection

S96.08

Issue: Α

Energy Rating Certificate Number 14730837		
single-dwelling rating 4.0 stars		
multi-unit development (attach listing of ratings) ### multi-unit development (attach listing of ratings) ### feating 56 MJ/m² cooling 22 MJ/m²		
Recessed downlights confirmation: Rated with Rated without		
Assessor Name/Number Tracey Cools VIC/BDAV/12/1473		
Assessor Signature		

COLOURS:

PROPOSED ITEM IS BLACK

EXISTING ITEM IS **BLUE** / **BLUE**

DEMOLISHED ITEM IS RED

S.96 COLOURS TO: AS1100.301-1985 & AS2700S-1996 ALL WORKS COMPLETED IN CONJUNCTION WITH:

BASIX UNDERTAKINGS: REF. ARCHITECTURAL DRAWINGS 'S.96-00' BDAV SPECIFICATIONS: REF. CERTIFICATION NO. 14730837 B STORMWATER ENGINEER'S DETAILS: REF.13-0904 / H01-H02 / REV.C SEDIMENT & EROSION ENGINEER'S DETAILS: REF.13-0904 / H03 / REV.A

LANDSCAPE PLAN: REF. L1/A, PREPARED BY WALLMAN PARTNERS ARBORIST REPORT: REF. 4TH NOV, 2013 BY MARGOT BLUES **GEOTECH** REPORT: REF. 2013-190, SEP 2013

COSTAL ASSESSEMENT REPORT: REF. 8A0256 / NOV. 2013

S.96 MODIFICATIONS SHOWN CLOUDED

18 stone cladding foundation wall

16 metal gutters

DRAWING NOTES:

04 new concrete driveway

05 new metal balustrade

06 new timber balustrade

07 not used

engineer's detail

12 screen planting

14 new leveled lawn 15 new external vental louvres

10 new flue to fireplace 11 concrete block wall to render finish

01 new roof with Colorbond sheeting

09 new concrete stair with tile finish

13 new timber deck to concrete slab

17 sandstone cladding fence wall

02 weatherboard exterior cladding to new wall

08 steel support column with timber cladding, to

03 new external tiles on new concrete deck

19 new metal fence and gate, as per landscape architect's detail BOUNDARY 20 new block work retaining wall BOUNDARY 21 new timber framed deck with timber finish 22 new concrete stair with pile under, refer engineer's detail 23 timber slate cover for storage under deck 24 demolish ex. garage and patch concrete floor for new driveway RL <u>15</u>,120 MINOR WINDOW CHAGES maximum 8.5m height line @ level 1 roof ridge 01 raked ceiling RL 13,690 02 LOWERED ROOF PITCH W.34 RL 11,876 RO RL 11,500 **BEYOND** LEVEL 1 BEYOND 02 15 W.32 02 RL 8.700 **GROUND NEIGHBOUR BEYOND** ADDITIONAL RL <u>5,</u>700 EXCAVATION BASEMENT FOR SIDE ACCESS HIS PLAN TO BE READ IN MINOR WINDOW CHAGE CONJUNCTION WITH MOD2014/0265 WARRINGAH COUNCIL



Address: Suite 206, 20 Dale Street Brookvale NSW 2100

Office: 02 9938 5180 Mobile: 0412 348 575 Architect: Adam Pressley FRAIA Principal Architect #6007 info@aaarchitect.com.au www.aaarchitect.com.au ABN 95 492 673 232



Project: **New Dwelling**

DA2013/1380

Printed: Tuesday, 12 November 2014 /Users/AAA1/Documents/Job/Und03/CAD/Und03_model_S96.pln Client:

Lisa & Jon Graham

3 Ocean Grove Collaroy NSW 2097 Lot 1, D.P. 211132

South Elevation

1:100 @ A3

Und 03

ection 96 Application Plans

S96.09

Issue: Α