

28 INGLEBAR AVENUE, ALLAMBIE HEIGHTS, NSW 2100
LOT 3, DP 245112

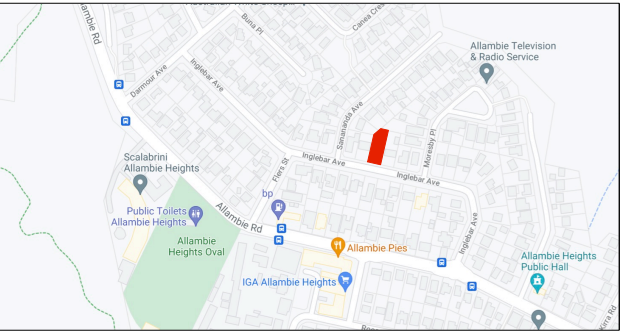
PROPOSED NEW DWELLING
AND INGROUND SWIMMING POOL

DRAWING REGISTER

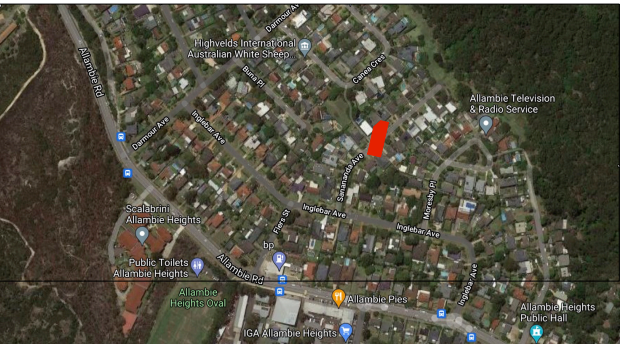
- DA001 DRAWING REGISTER, LOCATION PLAN, SPECIFICATION AND NOTES
- DA011 DEMOLITION SITE PLAN
- DA012 DEMOLITION FLOOR PLANS
- DA013 DEMOLITION ELEVATIONS
- DA101 SITE ANALYSIS PLAN
- DA102 PROPOSED SITE PLAN
- DA201 PROPOSED GROUND FLOOR PLAN
- DA202 PROPOSED FIRST FLOOR PLAN
- DA203 PROPOSED ROOF PLAN
- DA301 PROPOSED NORTH AND SOUTH ELEVATIONS
- DA302 PROPOSED WEST AND EAST ELEVATIONS
- DA401 PROPOSED SECTIONS a-a, b-b, c-c, d-d
- DA402 PROPOSED SECTIONS e-e, f-f
- DA501 SHADOW DIAGRAMS
- H01-02 HYDRAULIC PLANS AND DETAILS by Peninsula Consulting Engineers
- 01 LANDSCAPE PLANS AND DETAILS by Libby Birley Landscape Design
- 4920 SURVEY by DC Surveys.M

SCOPE OF WORKS

DEMOLITION OF EXISTING DWELLING AND ATTACHED GARAGE
NEW TWO STOREY DWELLING WITH FIVE BEDROOMS INCLUDING BALCONIES
SWIMMING POOL AND ASSOCIATED DECKS POOL FENCE AND LANDSCAPING



01 location plan



02 aerial plan

BASIX REQUIREMENTS

INSULATION:
- for external framed walls (weatherboard, fibro,metal clad) use R2.00 (or R2.40 including construction)
- for flat ceiling, flat roof use R0.7 (up) roof 100mm foil backed insulation
- gable end vents, light roof (solar absorptance <0.475)

GLAZED DOORS & WINDOWS: (U-value: 6.70, SHGC: 0.57)
- The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
W01
aluminium, single, clear, solid overhang 1405mm, 250mm above head, 2-4m H, 2-5m away
W02, W03, W04
aluminium, single, clear, solid overhang 1975mm, 250mm above head, 2-4m H, 2-5m away
W05, W14
aluminium, single, clear, solid overhang 500mm, 250mm above head
W06
aluminium, single, clear, solid overhang 500mm, 970mm above head
W07
aluminium, single, clear, eaves 100mm, 330mm above head, >4m H, <2m away
W08, W10
aluminium, single, clear, solid overhang 1005mm, 10mm above head
W09
aluminium, single, clear, solid overhang 5565mm, 10mm above
W11
aluminium, single, clear, solid overhang 500mm, 1160mm above head
W12
aluminium, single, clear, solid overhang 500mm, 1160mm above head, 1-2m H, >1.5m away
W13
aluminium, single, clear, solid overhang 500mm, 250mm above, 2-4m H, 2-5m away
W15
aluminium, single, clear, solid overhang 500mm, 150mm above head,2-4m H, 5-8m away
W16
aluminium, single, clear, solid overhang 500mm, 2750mm above head,2-4m H, 5-8m away
W17
aluminium, single, clear, solid overhang 1370mm, 380mm above head
W18, W19, W20
aluminium, single, clear, solid overhang 1960mm, 300mm above head
W21, W22, W23
aluminium, single, clear, solid overhang 2660mm, 300mm above head
W24
aluminium, single, clear, solid overhang 500mm, 440mm above head
W25, W26, W27, W28, W32, W34, W36, W37, W18
aluminium, single, clear, solid overhang 500mm, 150mm above head
W29, W30, 31
aluminium, single, clear, solid overhang 3805mm, 10mm above head
W33
aluminium, single, clear, solid overhang 500mm, 150mm above head, 1-2m H, >1.5m away

SWIMMING POOL:
- swimming pool maximum capacity of 38 kilolitres
- swimming pool to have a pool cover and a pool pump timer installed
- swimming pool to have a heat pump installed for heating run by solar (gas boosted)

RAINWATER TANK:
- rainwater tank minimum capacity 3000 litres to be installed on site
- rainwater tank should collect rainwater runoff from at least 119.5 square metres of roof area

HOT WATER:
- a gas instantaneous hot water heater is to be installed on site

ALTERNATIVE ENERGY:
- applicant to install a photovoltaic system to generate minimum 2kW peak electricity must be installed and connected to electrical system

LANDSCAPING
- indigenous or low water species to be installed to minimum of 180 square metres of site

FINISHES SCHEDULE

ROOF: LONG RUN AND CUSTOM ORB METAL
ROOFING
COLORBOND SHALE GREY



WALLS,
DULUX DEWPOINTQUARTER S32A1Q



TRIM, DOORS:
DULUX WHITE



ALUMINIUM WINDOW FRAMES:
SATIN WHITE POWDERCOAT



GUTTERS:
COLORBOND WHITE



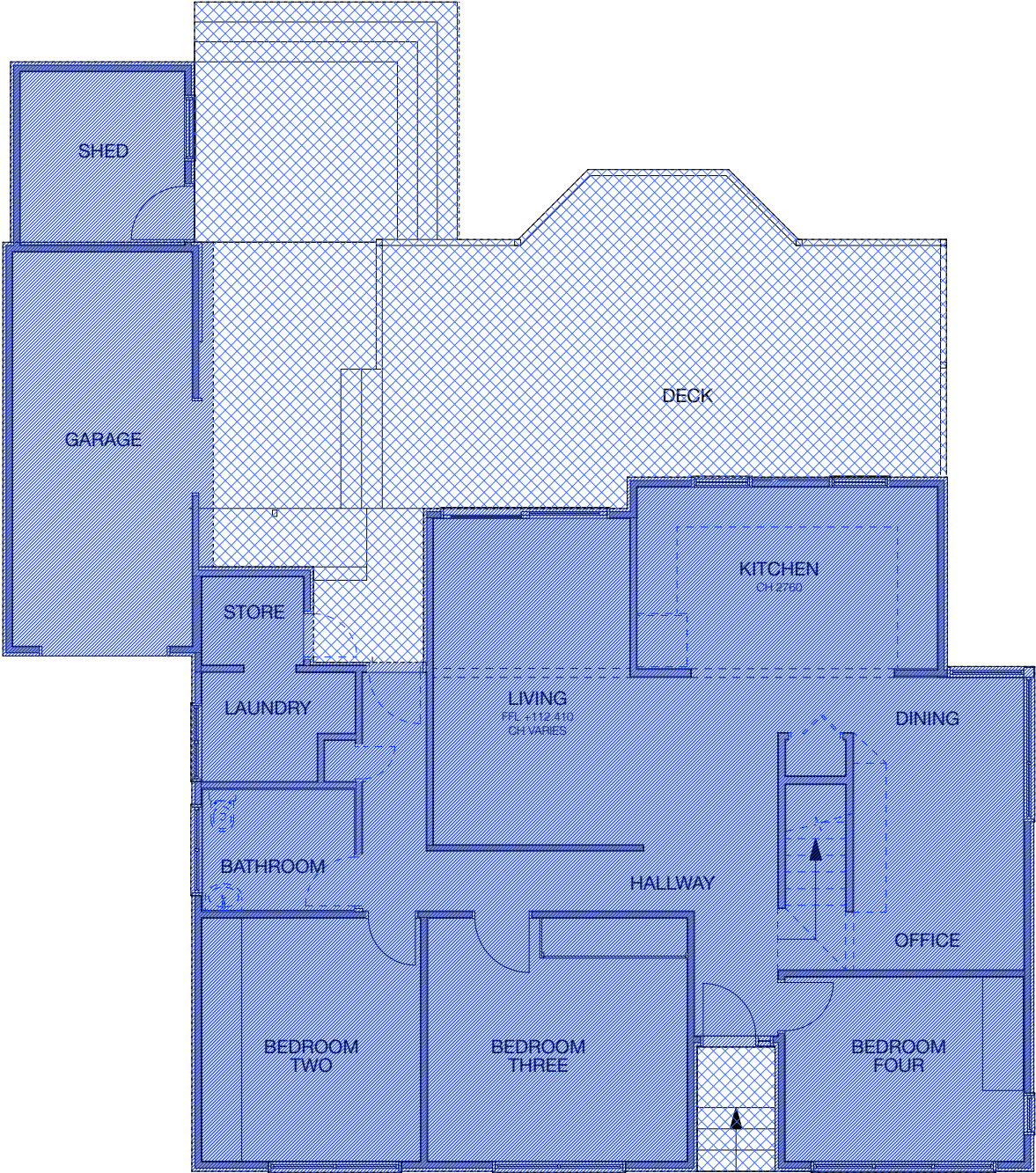
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rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in aDAordance with structural engineers' documentation Do not scale drawings	
A	25.11.21	da submission		

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
drawing register, location plan,
basix and notes

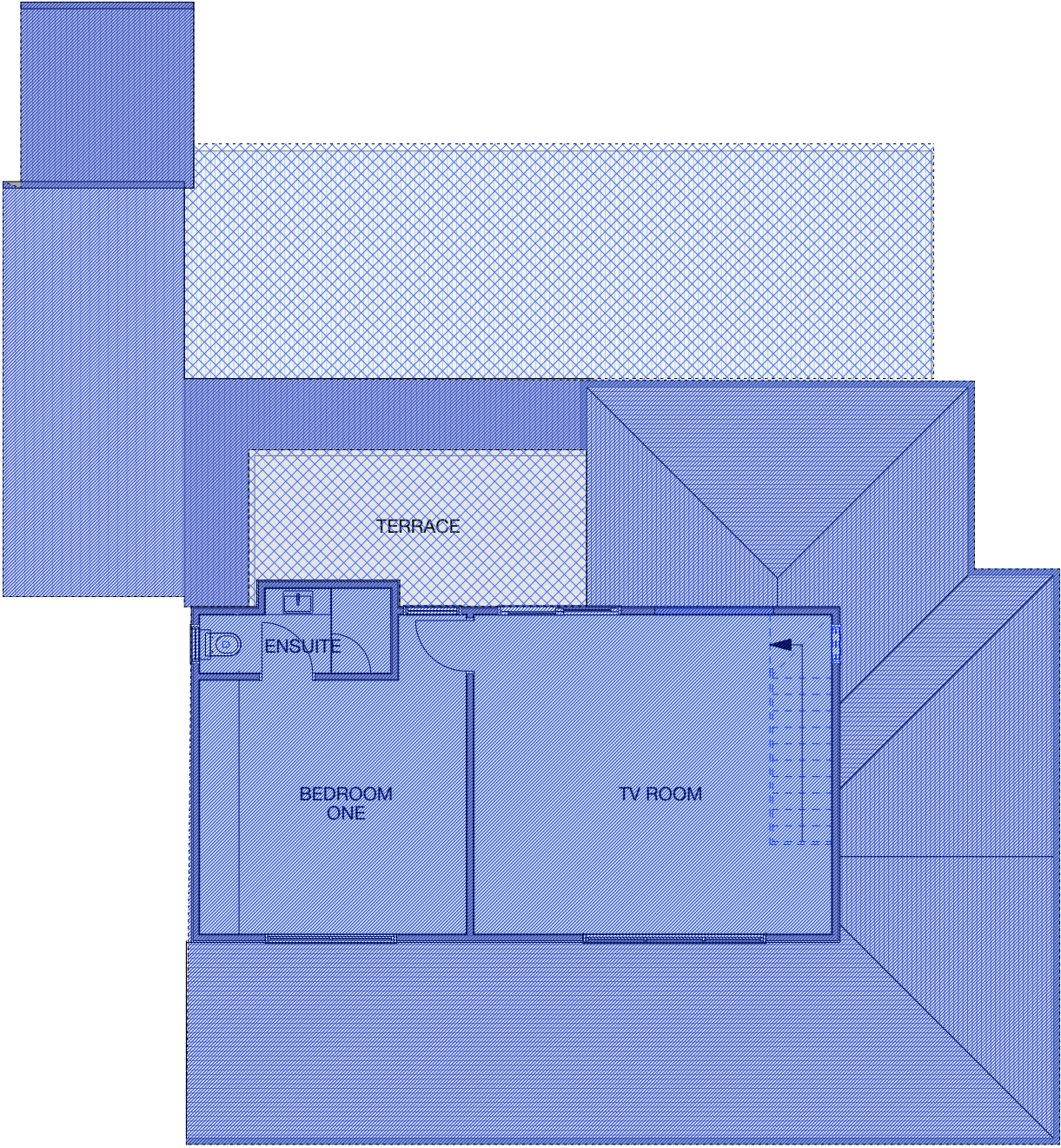
scale: nts@A3
issue: DA
date: nov 2021
drawn by: emc

DA SUBMISSION

dwg no:
DA001
rev:
A



01 existing ground floor plan



02 existing first floor plan

issue

rev	date	description
A	25.11.21	da submission

general notes

All work is to comply with the building code of australia, saa codes and relevant by-laws.
All measurements are in millimetres and are to be verified on site prior to commencement of any work.
All dimensions relating to site boundaries and easements are subject to verification by a site survey.
All structural work is to be done in accordance with structural engineers' documentation
Do not scale drawings

legend



existing house to be removed



existing steps, awnings and deck to be removed

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
existing floor plans

scale: 1:100@A3
issue: DA
date: nov 2021
drawn by: emc

DA SUBMISSION

dwg no:
DA012

rev:

A

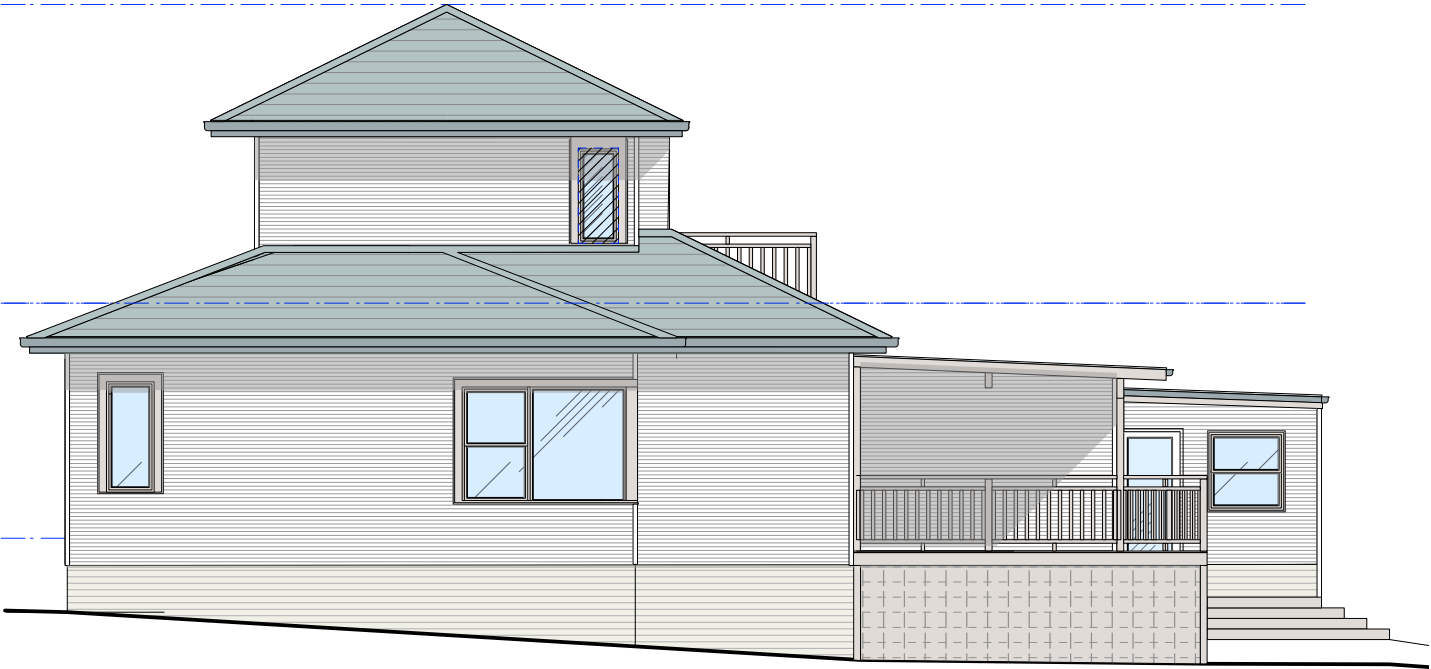
119.470
existing ridge line

115.520
existing first floor level

112.410
existing ground floor level



01 north elevation



01 east elevation

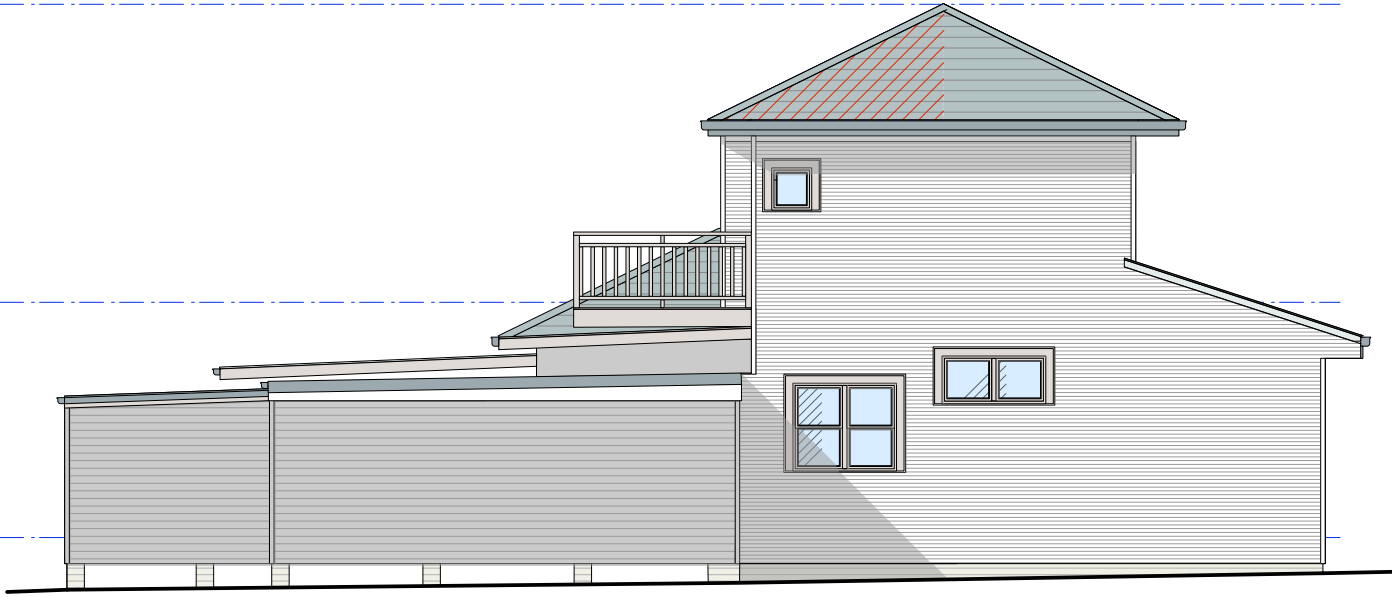
119.470
existing ridge line

115.520
existing first floor level

112.410
existing ground floor level

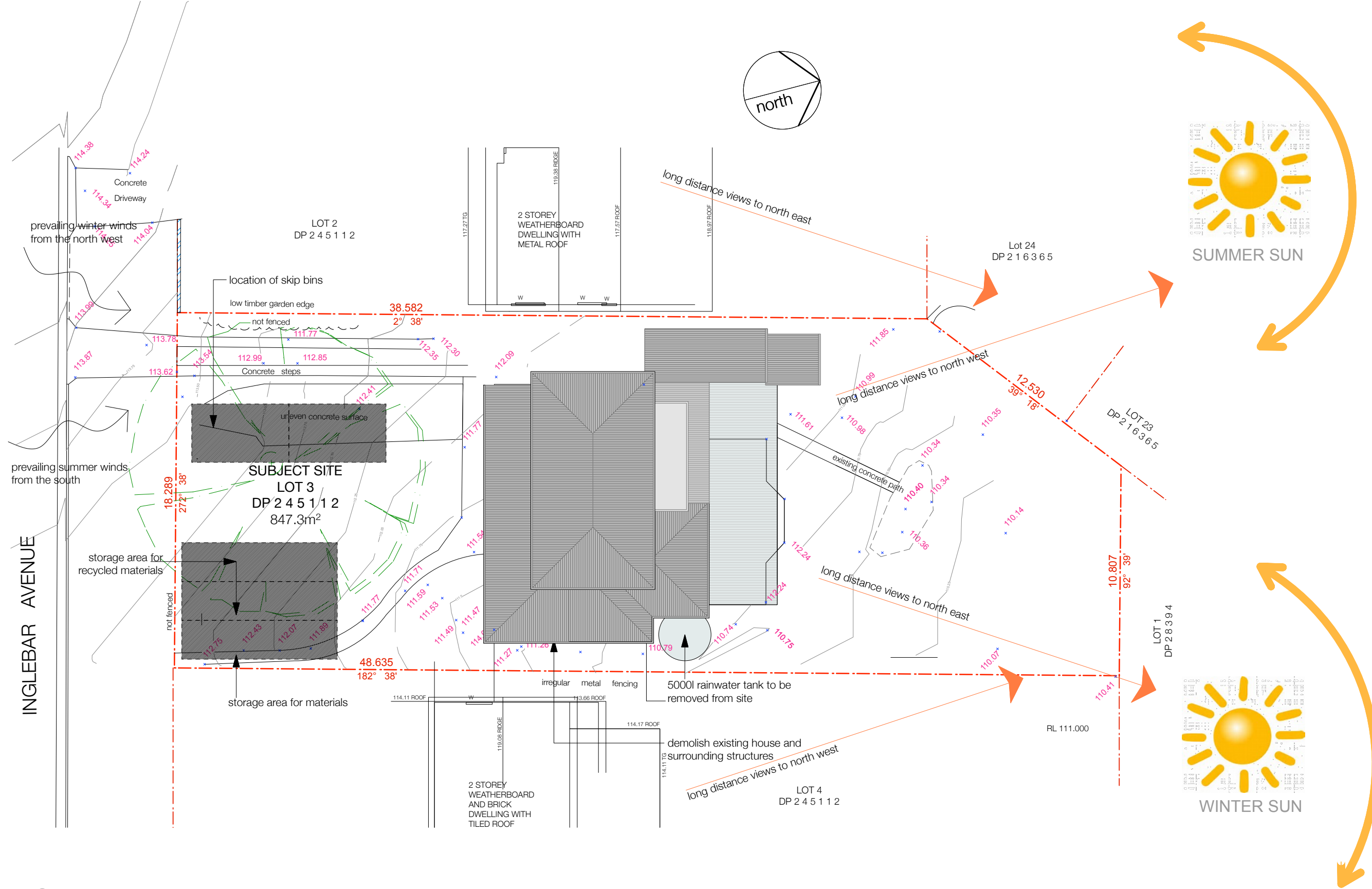


02 south elevation



02 west elevation

issue			general notes	legend	DA SUBMISSION		
rev	date	description			project title:	scale:	dwg no:
A	25.11.21	da submission	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings		28 inglebar avenue, allambie heights	1:100@A3	DA013
					client:	issue:	rev:
					clare and jack luchetti	DA	
					dwg title:	date:	
					existing elevations	nov 2021	A
						drawn by: emc	



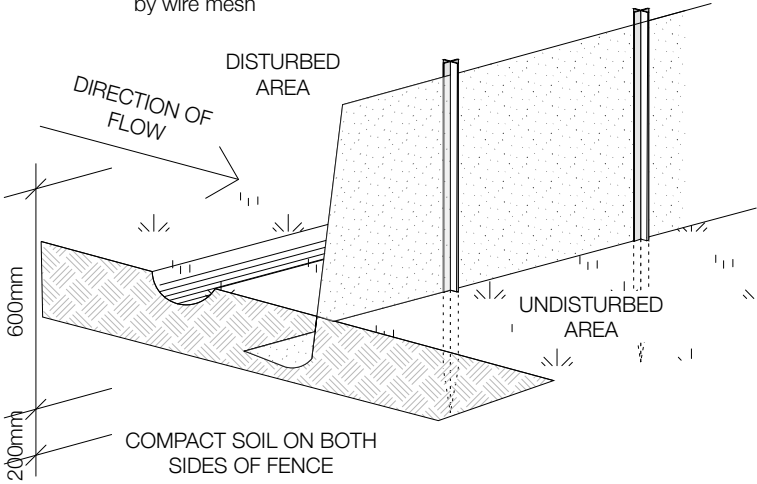
01 site analysis plan

issue			general notes		legend		DA SUBMISSION				
rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings		boundary	110.000	existing ground level	project title:		dwg no:	
A	29.06.21	preliminary issue						28 inglebar avenue, allambie heights		DA101	
	05.07.21	issue to engineer						client:		rev:	
	16.09.21	issue to landscape designer	existing tree to be removed		clare and jack luchetti		scale: 1:200@A3		issue: DA		
B	25.11.21	da submission			dwg title:		date: nov 2021		drawn by: emc		
site analysis plan								B			

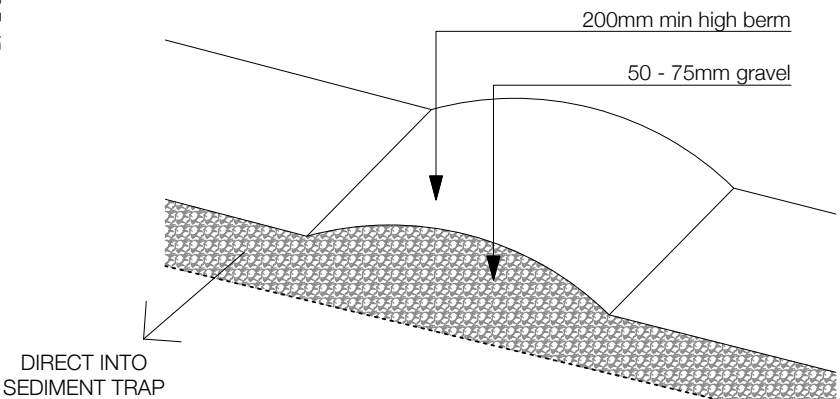
required landscaped area is 40% of 847.3m² = 338.92m²
proposed landscaped area is 359.01m² = 42.4%
private open space is 183.0m²
refer to landscape plan

SEDIMENT CONTROL MEASURES
COMPLY WITH COUNCIL GUIDELINES ON
EROSION AND SEDIMENT CONTROL
INSTALL SEDIMENT CONTROL STRUCTURES IN
LOCATIONS INDICATED ON DRAWINGS AND AS
OTHERWISE REQUIRED TO CONTROL
SEDIMENT DURING ALL EXCAVATIONS AND TO
ALL SITE AREAS EXPOSED TO EROSION
CONTROL STRUCTURES TO BE AS SHOWN ON
DETAIL BELOW. ENSURE ENDS ARE TURNED
UPHILL AT ENDS TO PREVENT FLOW AROUND
REVIEW WEEKLY AND MAINTAIN DURING
CONSTRUCTION AND UNTIL 70% OF
VEGETATION PLANTED

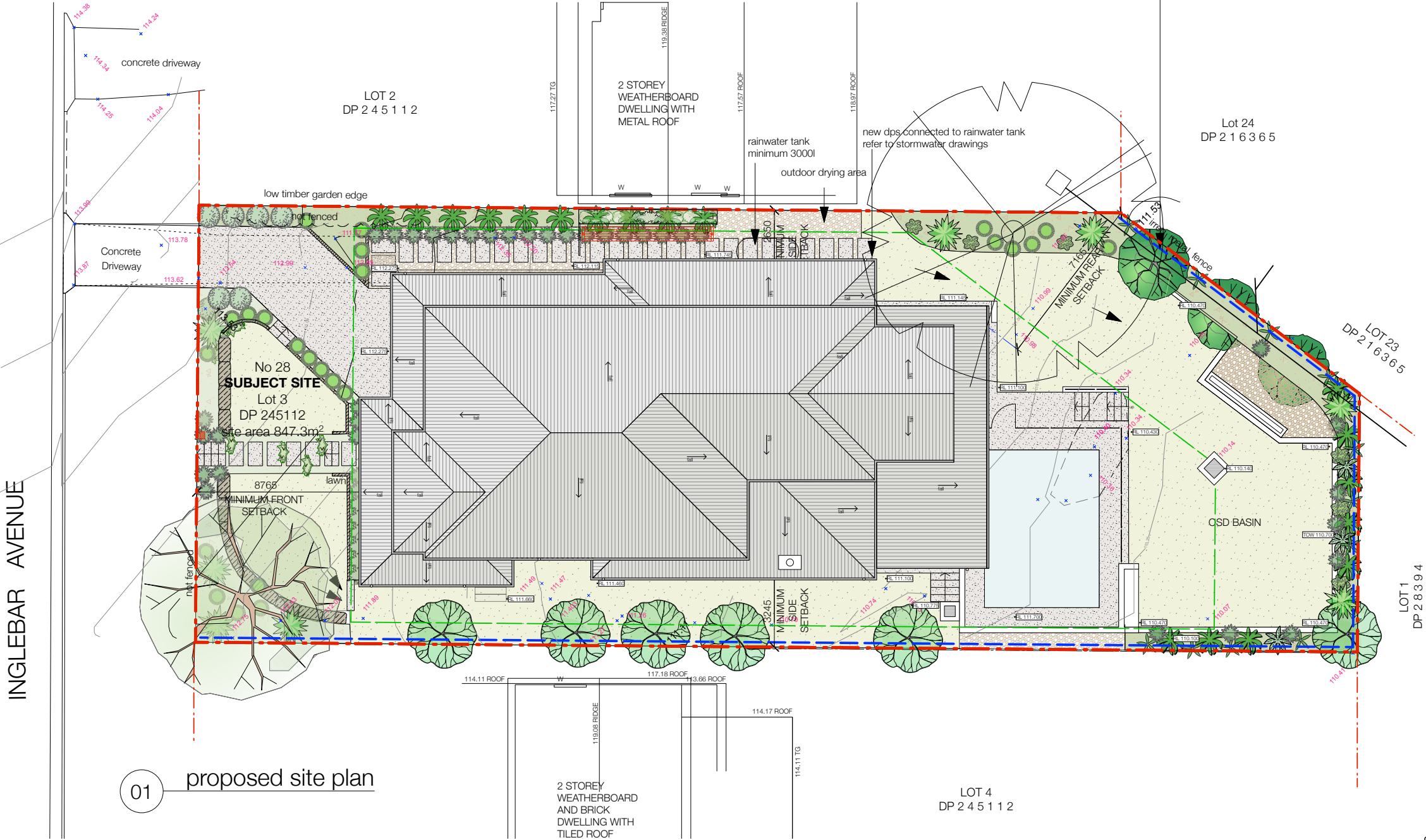
metal star picket posts driven
minimum 600mm into ground
and maximum 3m apart
geotextile filter fabric supported
by wire mesh



02 sediment control fence detail



03 berm to site entry



01 proposed site plan

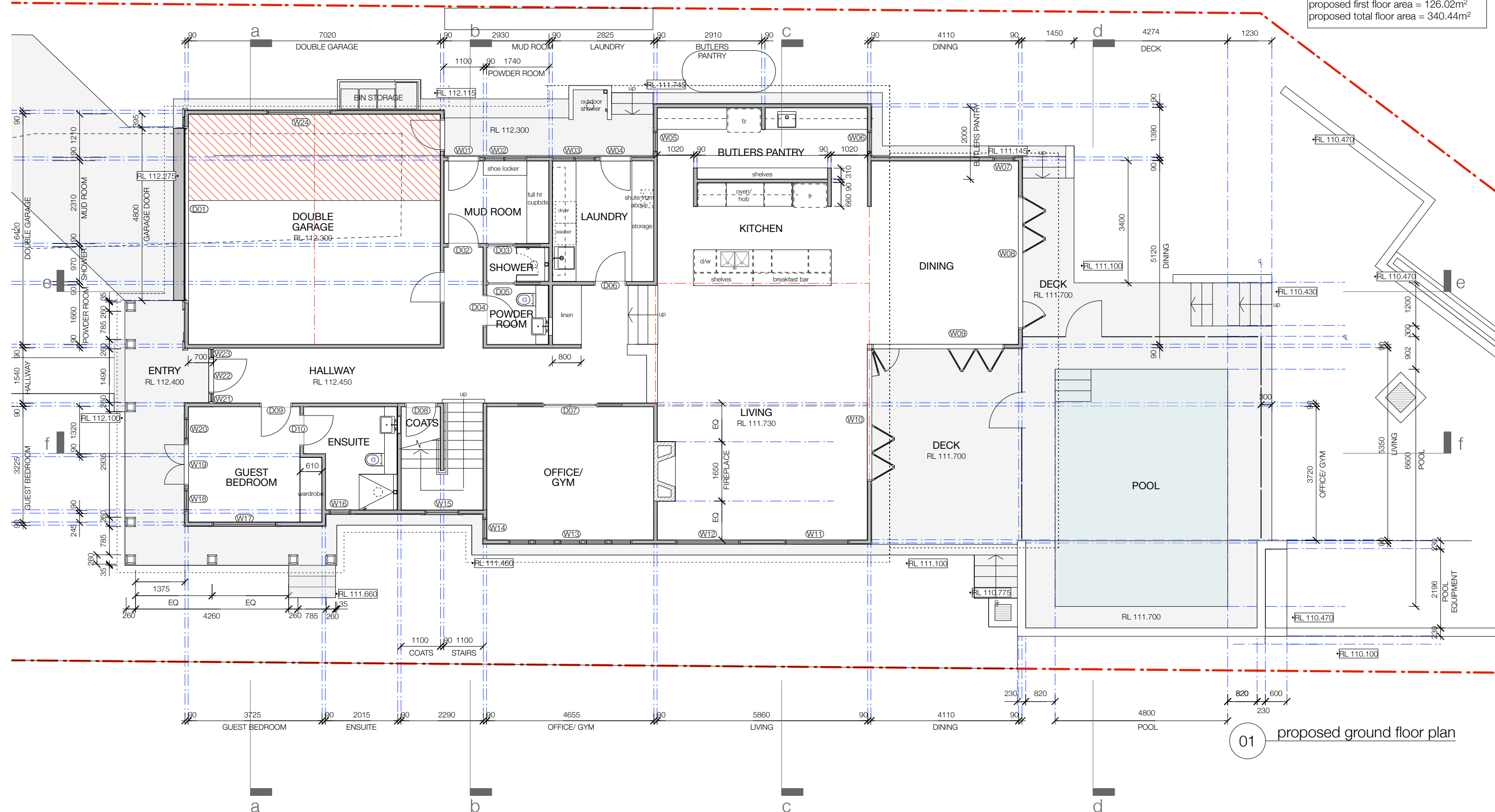
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	05.07.21	issue to engineer	
	16.09.21	issue to landscape designer	
B	25.11.21	da submission	

legend	
	boundary
	sediment control fence
	minimum setbacks
	existing ground level
	new ground level
	new garden areas
	new grassed areas
	mulch
	hard landscaped areas/ driveway

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
proposed site plan

DA SUBMISSION
scale: 1:200@A3
issue: DA
date: nov 2021
drawn by: emc
dwg no: DA102
rev: B

proposed ground floor area = 214.42m²
not including one car space and access
proposed first floor area = 126.02m²
proposed total floor area = 340.44m²



01 proposed ground floor plan

issue			general notes	legend
rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings	
A	29.06.21	preliminary issue		
	05.07.21	issue to engineer		
	16.09.21	issue to landscape designer		
B	25.11.21	da submission		

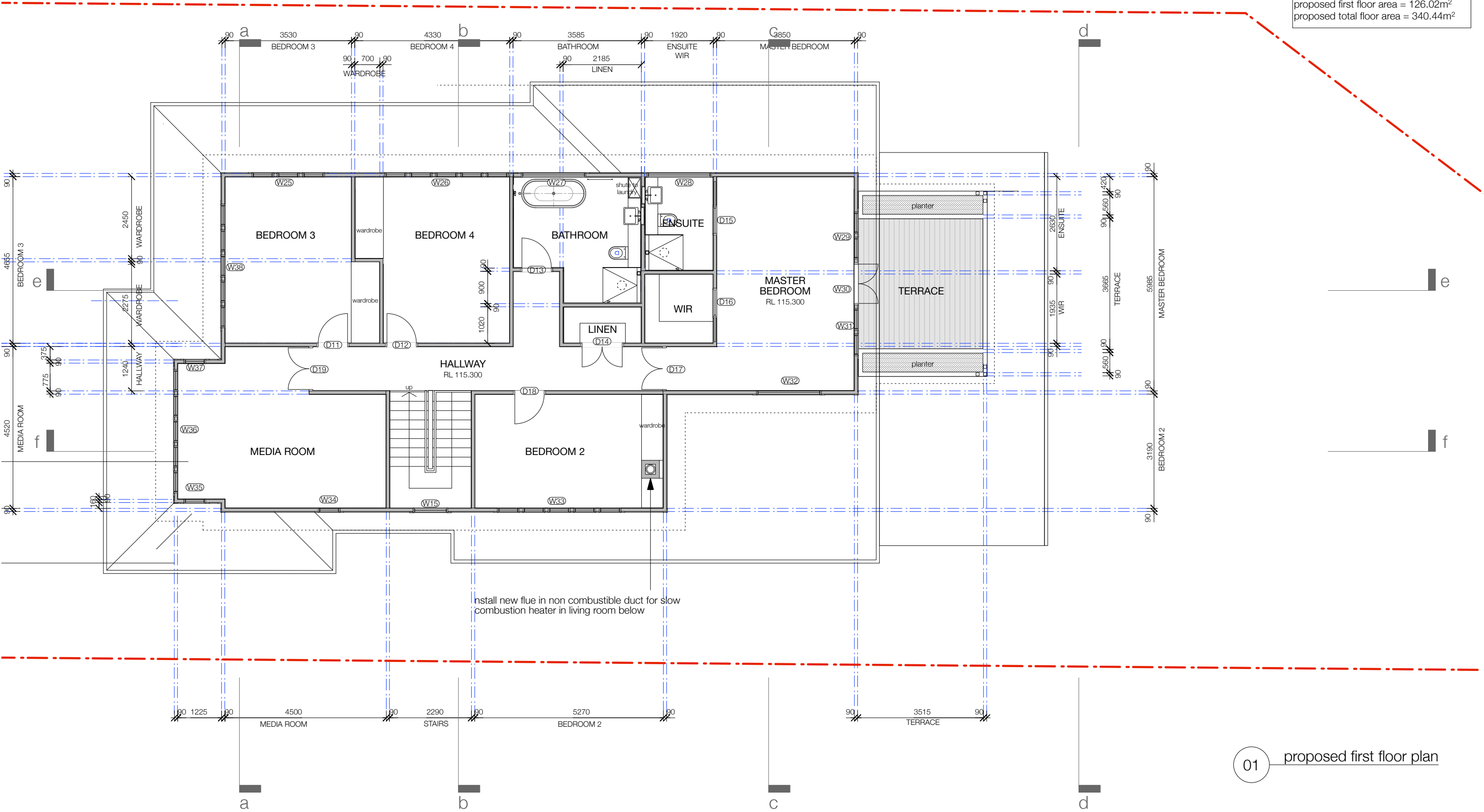
project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
proposed ground floor plan

DA SUBMISSION

scale: 1:100@A3
issue: DA
date: nov 2021
drawn by: emc

dwg no:
DA201
rev:
A

proposed ground floor area = 214.42m²
not including one car space and access
proposed first floor area = 126.02m²
proposed total floor area = 340.44m²



01 proposed first floor plan

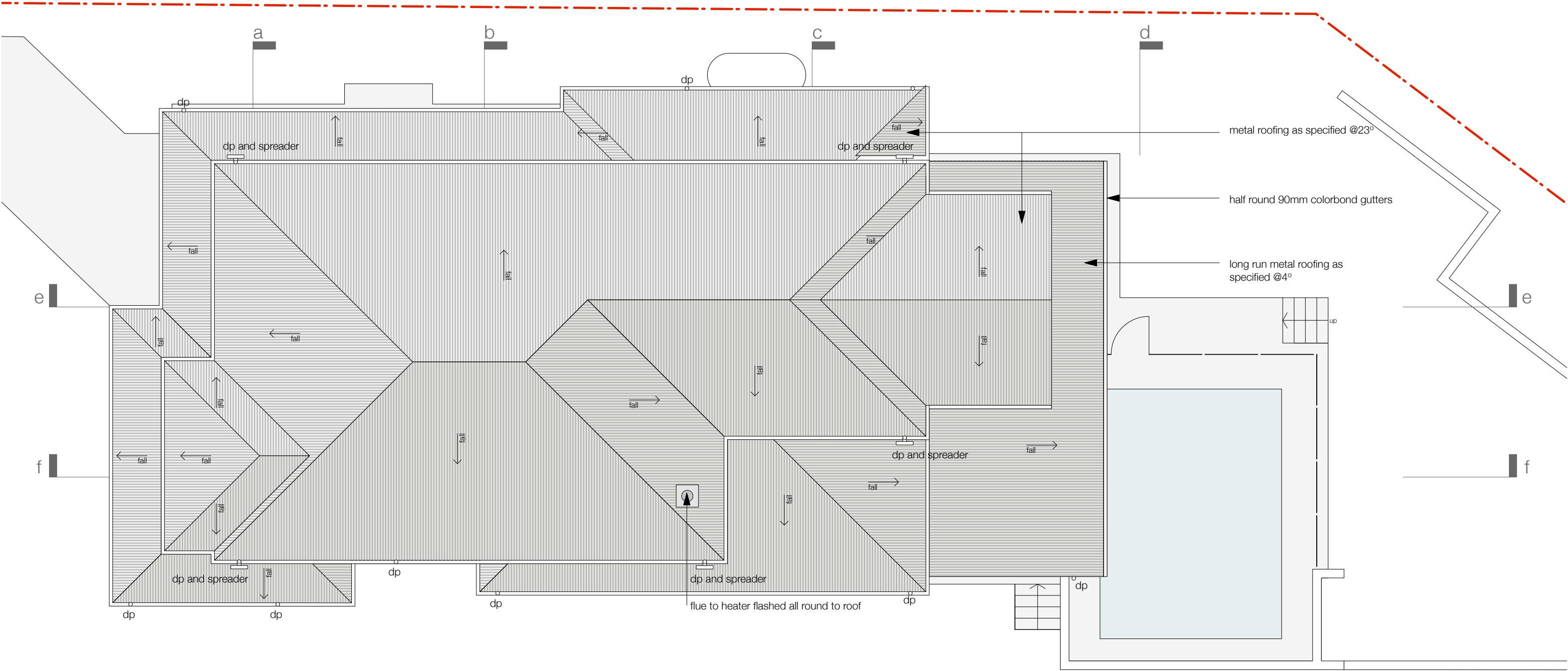
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A	29.06.21	preliminary issue	
B	05.07.21	issue to engineer	
B	25.11.21	da submission	

legend	
	new masonry walls
	new 90mm timber or metal stud walls
	new timber stud walls to terraces and planters

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
proposed first floor plan

DA SUBMISSION

scale:	1:100@A3	dwg no:	DA202
issue:	DA	rev:	B
date:	nov 2021		
drawn by:	emc		



01 proposed roof plan

issue			general notes	legend
rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings	
A	29.06.21	preliminary issue		
B	05.07.21	issue to engineer		
B	25.11.21	da submission		

project title:
28 inglebar avenue, allambie heights

client:
clare and jack luchetti

dwg title:
roof plan

scale: 1:100@A3

issue: DA

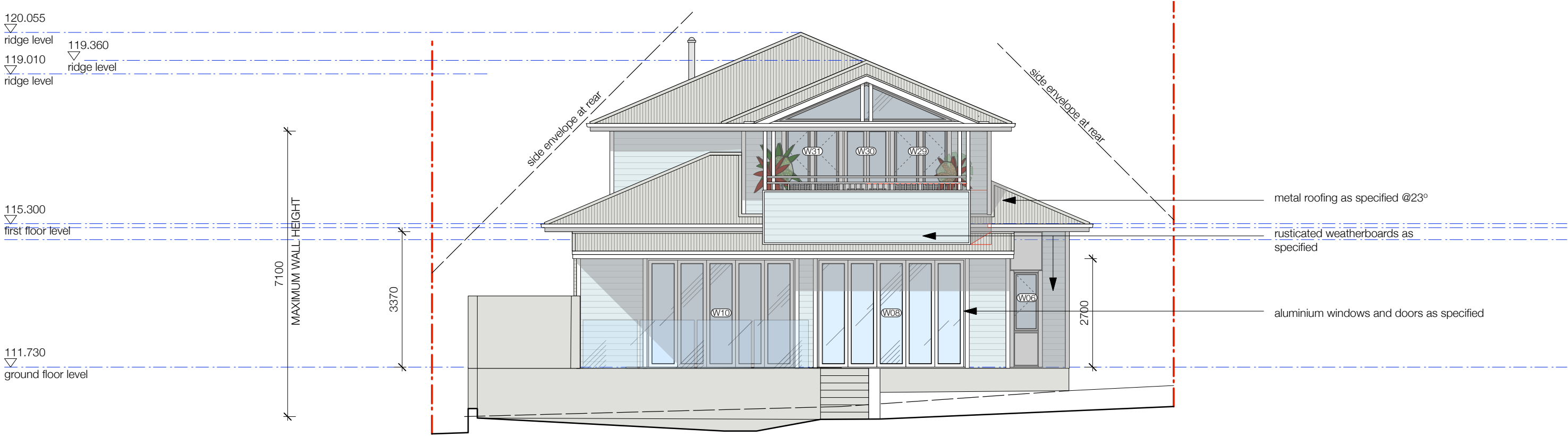
date: nov 2021

drawn by: emc

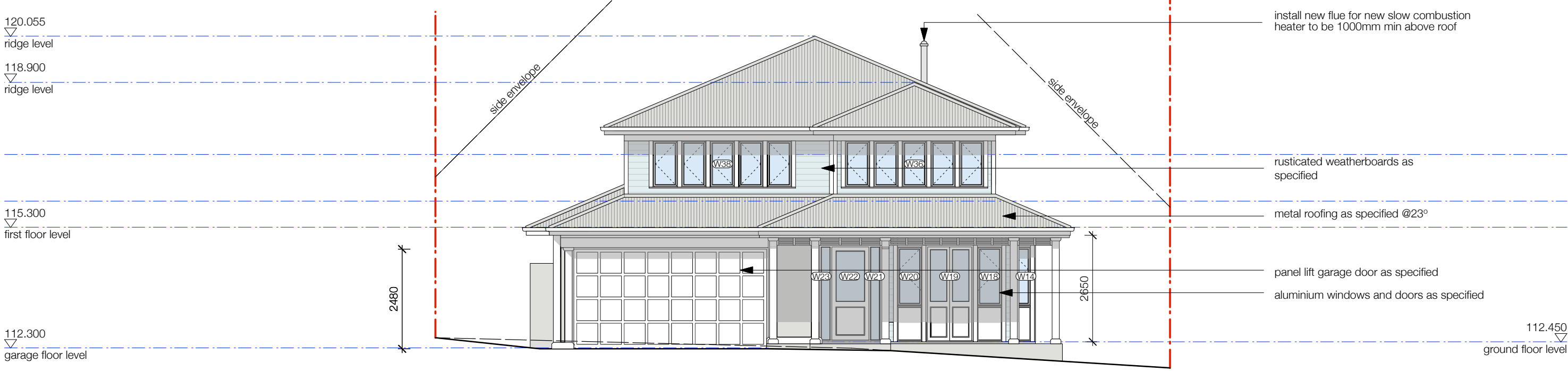
dwg no:
DA203

rev:
B

DA SUBMISSION

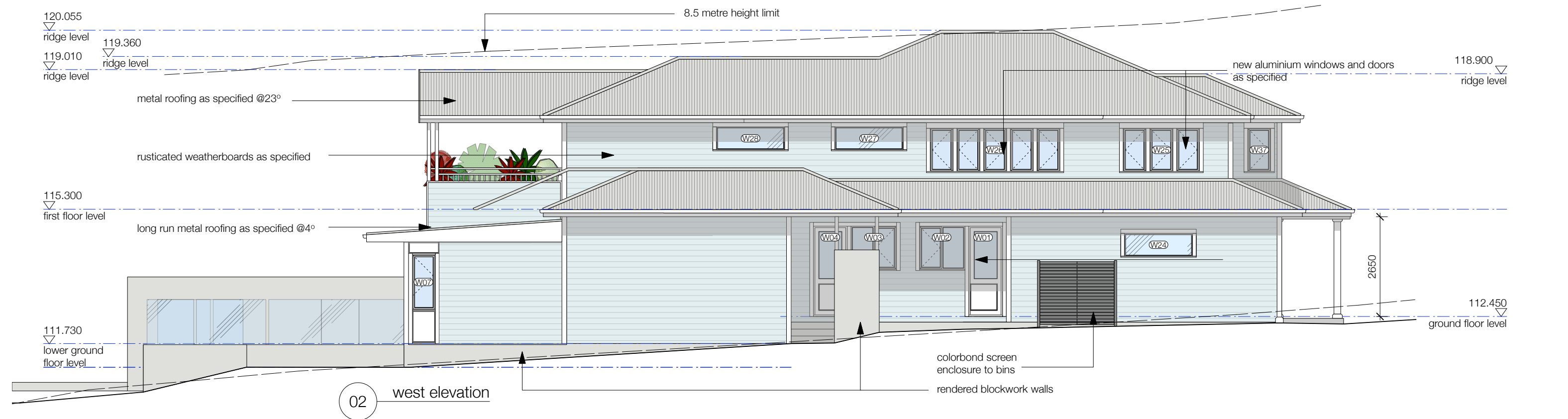
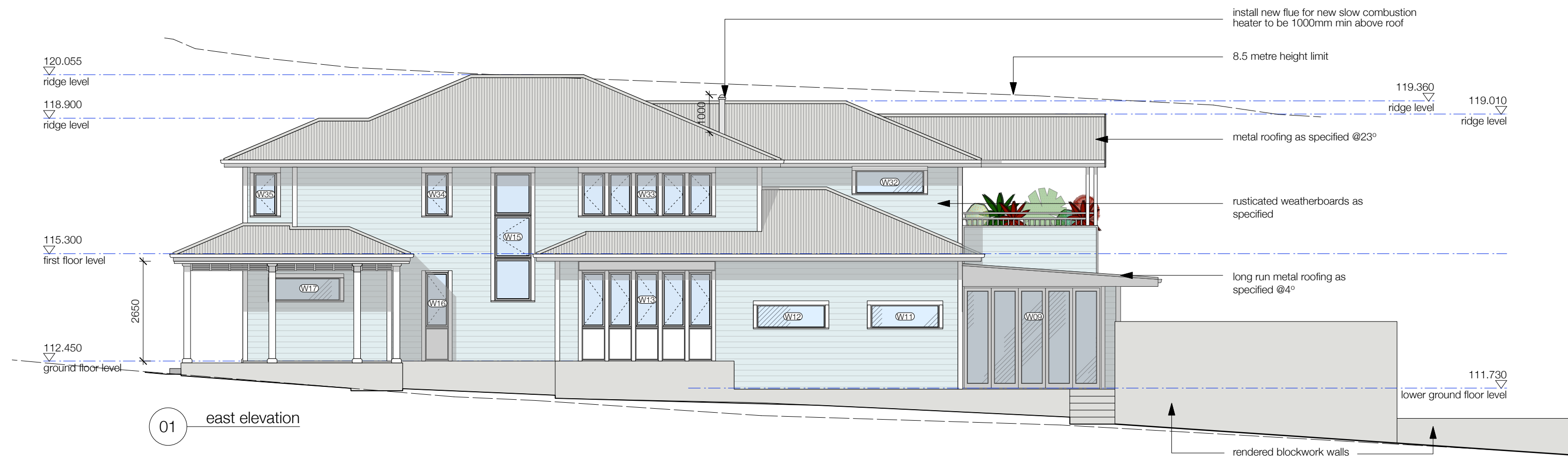


01 north elevation



02 south elevation

issue			general notes	legend	DA SUBMISSION			
rev	date	description		All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in aDAordance with structural engineers' documentation Do not scale drawings	project title:		scale:	dwg no:
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	05.07.21	issue to engineer			client:		issue:	rev:
	16.09.21	issue to landscape designer			clare and jack luchetti		date:	
B	25.11.21	da submission			dwg title:		drawn by:	
					proposed elevations	emc	B	



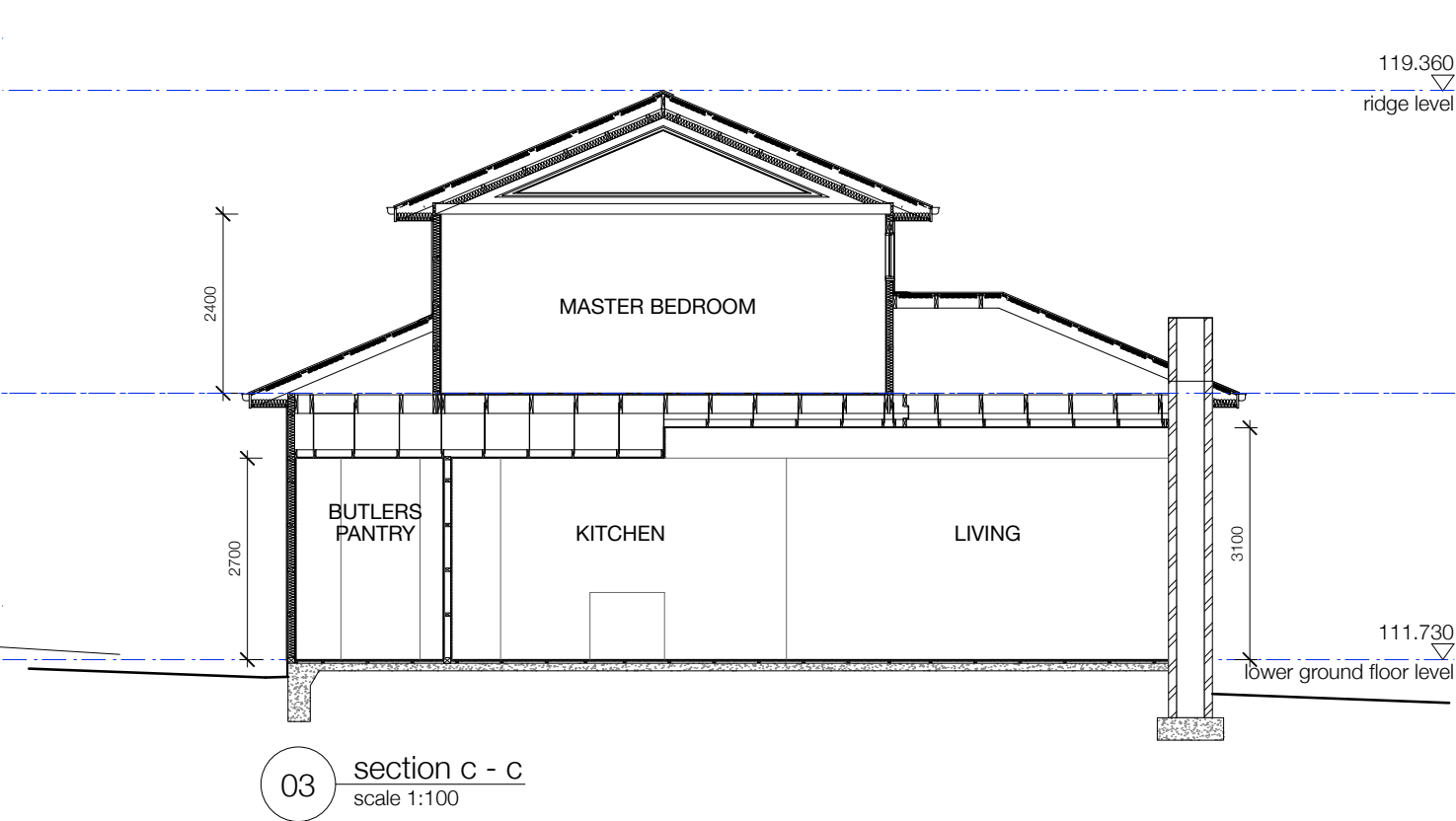
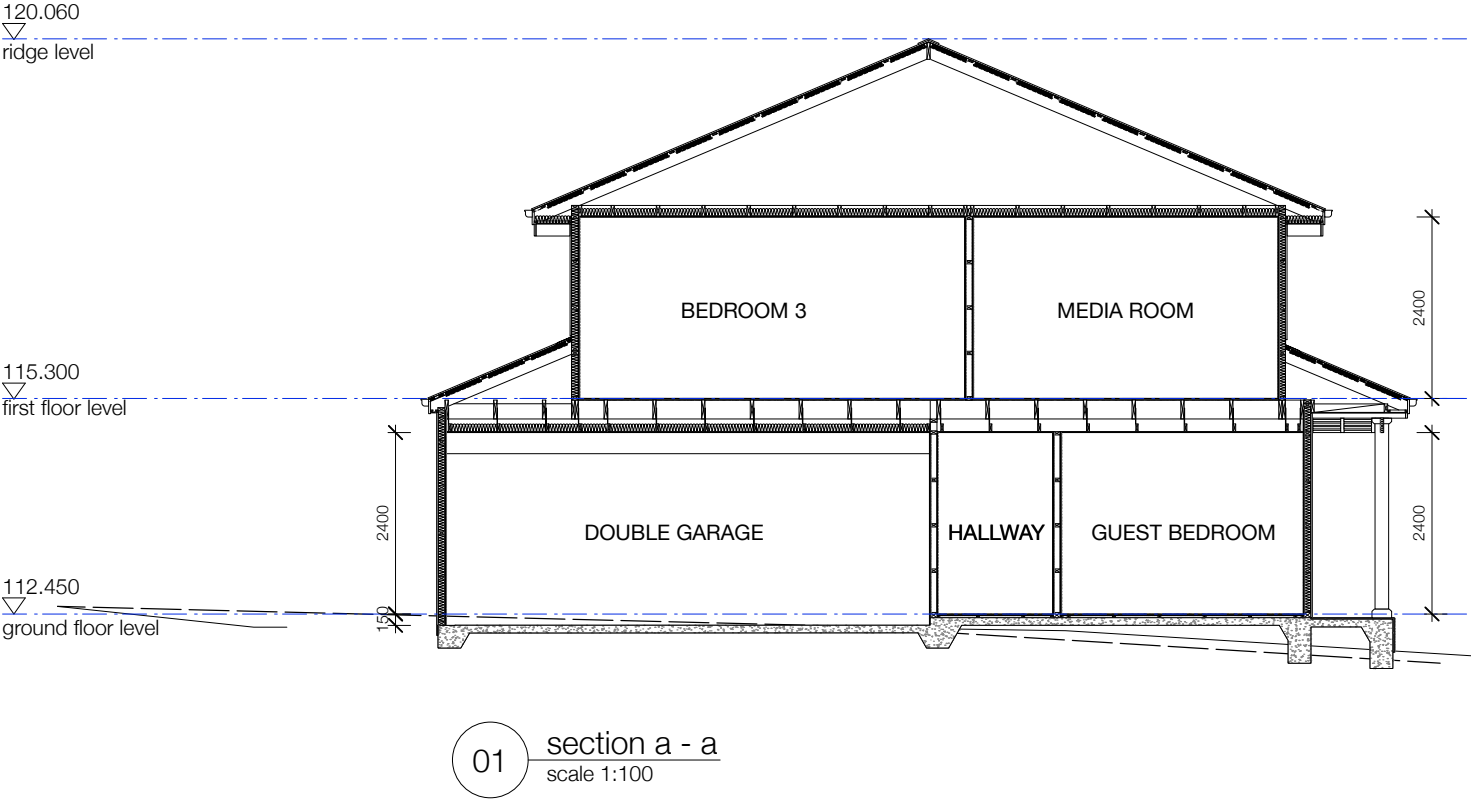
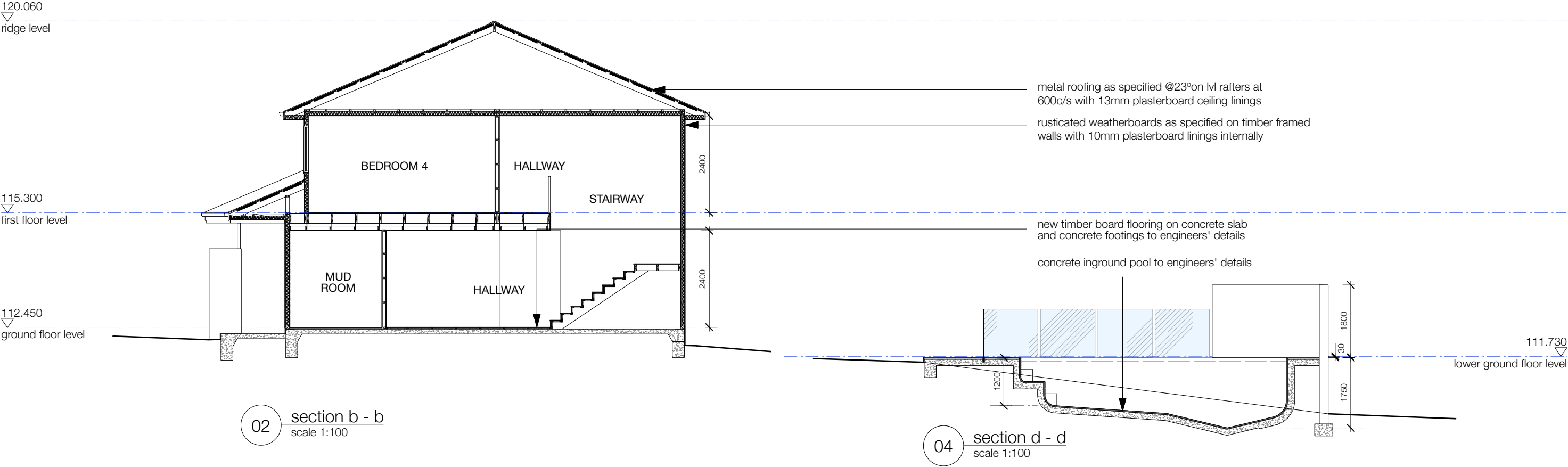
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	16.09.21	issue to landscape designer		
B	25.11.21	da submission		

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
proposed elevations 2

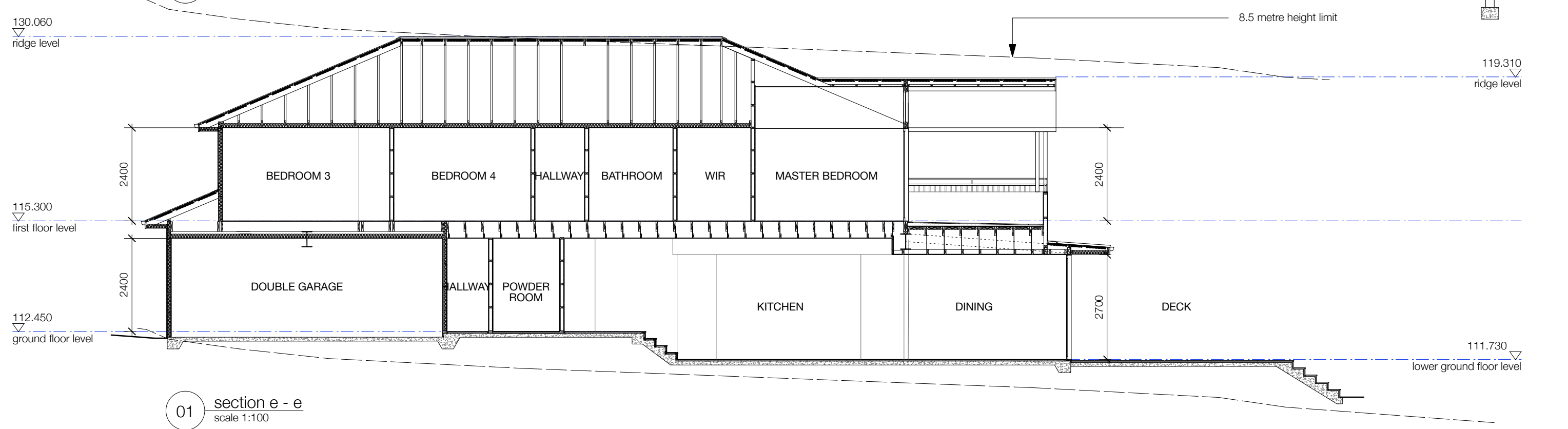
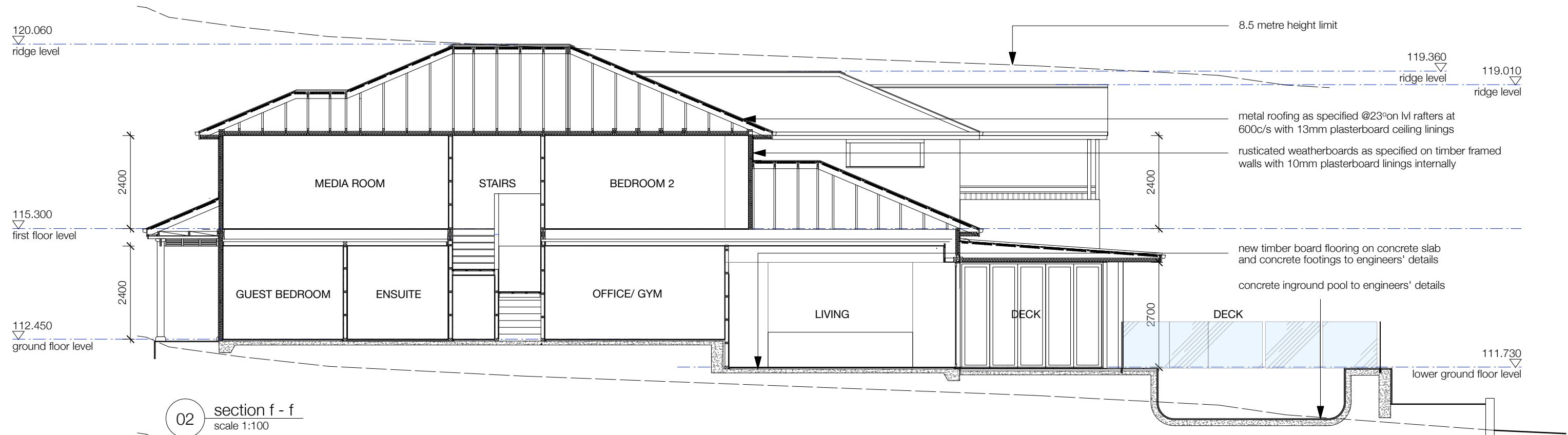
scale: 1:100@A3
issue: DA
date: nov 2021
drawn by: emc

DA SUBMISSION

dwg no:
DA302
rev:
B



issue			general notes	legend	DA SUBMISSION		
rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings		project title:	dwg no:	
A	29.06.21	preliminary issue			28 inglebar avenue, allambie heights	scale:	1:100@A3
	05.07.21	issue to engineer			client:	issue:	DA
	16.09.21	issue to landscape designer			clare and jack lchetti	date:	nov 2021
B	25.11.21	da submission			dwg title:	drawn by:	emc
					proposed sections 1		



01 section e - e
scale 1:100

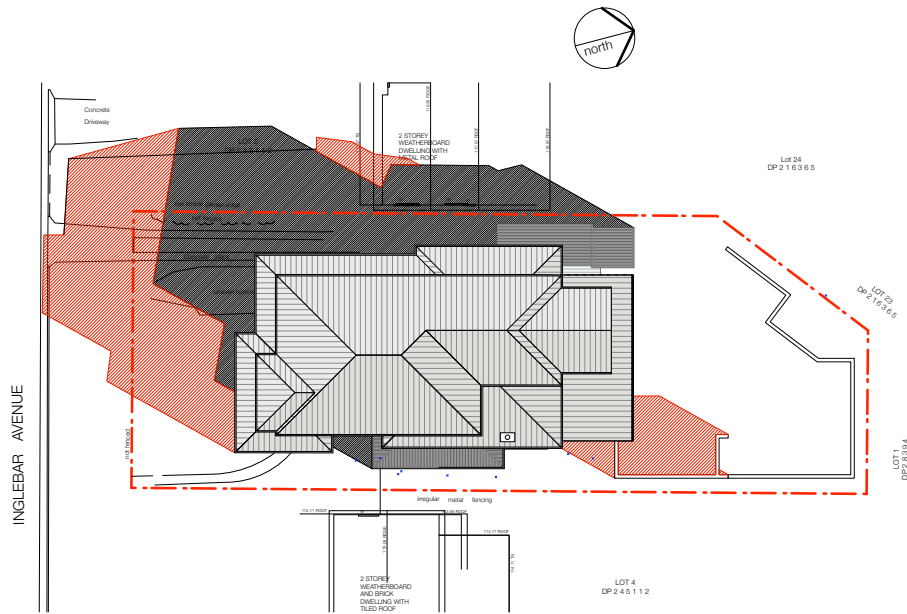
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B	05.07.21	issue to engineer		
B	25.11.21	da submission		

project title:
28 inglebar avenue, allambie heights
client:
clare and jack luchetti
dwg title:
proposed sections 2

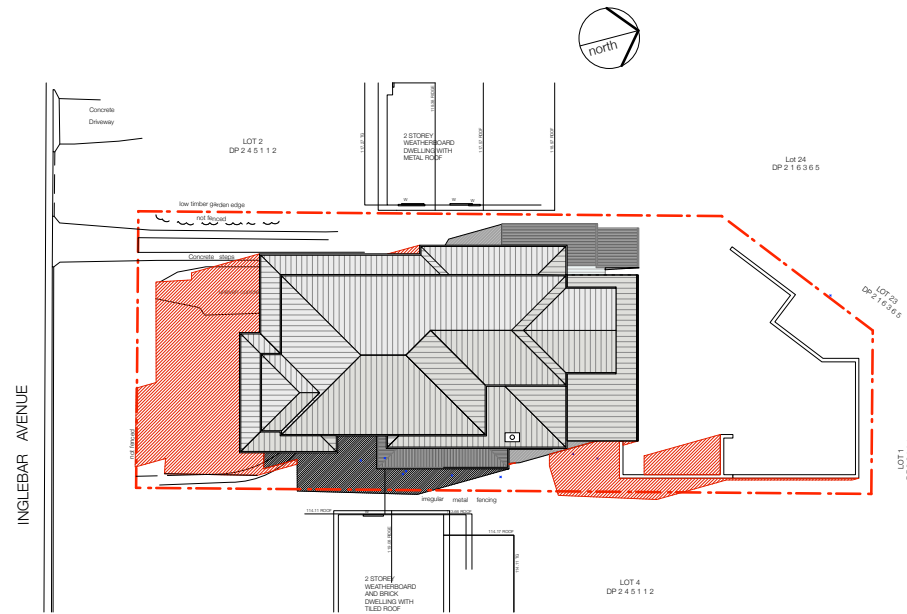
scale: 1:100@A3
issue: DA
date: nov 2021
drawn by: emc

DA SUBMISSION

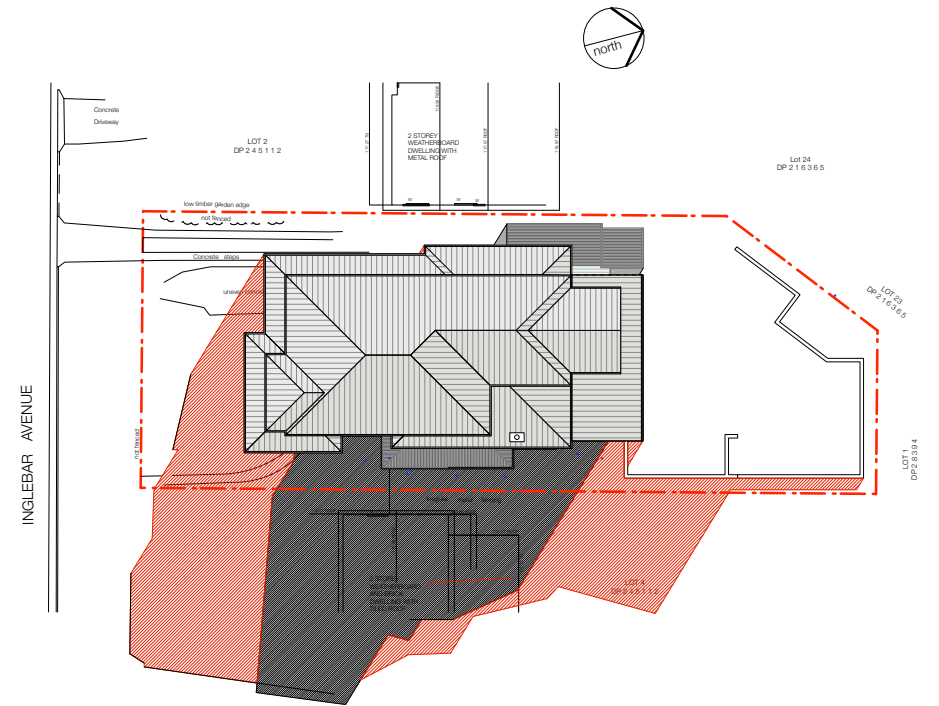
dwg no:
DA402
rev:
B



01 shadow diagram
9am 22 june

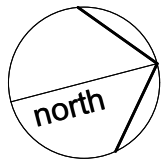


02 shadow diagram
12pm 22 june



03 shadow diagram
3pm 22 june

issue			general notes	legend	DA SUBMISSION				
rev	date	description	All work is to comply with the building code of australia, saa codes and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings	existing shadow additional shadow	project title:		dwg no:		
A	29.06.21	preliminary issue			28 inglebar avenue, allambie heights		scale:	as shown@A3	DA501
	16.09.21	issue to landscape designer			client:		issue:	DA	rev:
B	25.11.21	da submission			clare and jack luchetti		date:	nov 2021	A
					dwg title:	drawn by:	emc		
					winter shadow diagrams				



Westringia fruticosa



Lomandra Tanika



Dypsis leutescens

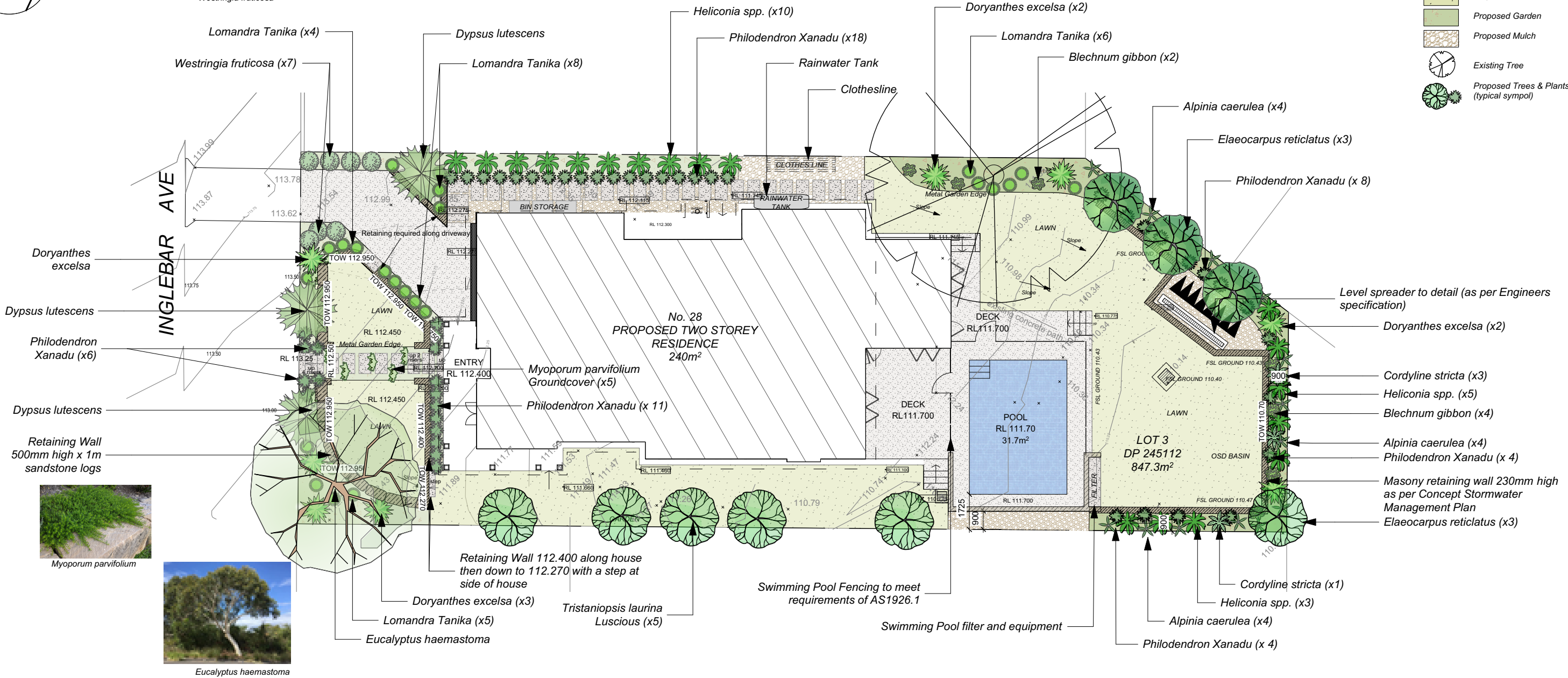
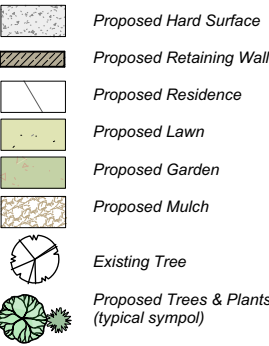


Philodendron Xanadu



Heliconia spp.

LEGEND



- NOTES:
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
 2. All surface and sub-surface drainage requirements shall be to Engineers details.
 3. Refer to architectural details for information on erosion and sediment control.
 4. Numeric dimensions should be taken in preference to scaling.
 5. All dimensions should be checked on-site prior to commencing construction.
 6. Contractors shall verify the location of all site features prior to commencing works.
 7. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
 8. A search of under ground services has not been undertaken as part of the preparation of this design; it is recommended contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
 9. This plan is to be read in conjunction with the architectural and engineering plans.
 10. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and ard pavement areas.

SCALE 1:200 @A3



SITE CALCULATIONS

TOTAL SITE AREA	847.3m ²
Private Open Space	
Area min Req	60m ² with 5m min
Area	183m ² (Complies)
Landscape Open Space	
Area Min Req	338.92m ² - 40%
Area	350.01m ² - 42.4% (Complies)
Ref: DCP Landscape Open Space and Bushland Setting and Warringah Local Environmental Plan 2011.	

Tree requirement

The front garden to have at least 1 canopy tree capable of being 6m at maturity within 6 years of planting. Min pot size 25L. If any replacement tree dies prior to reaching six (6) metres in height that tree is to be replaced. In accordance with Tree Removal Approval,



Elaeocarpus reticulatus



Tristaniopsis laurina Luscious



Doryanthes excelsa



Cordyline stricta



Alpinia caerulea



Blechnum gibbum

PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	H X W (m)	POT SIZE mm	QUANTITY
TREES				
Elaeocarpus reticulatus	Blueberry Ash	9m x 4m	400	4
Eucalyptus haemastoma	Scribbly Gum	15m x 5m	25L	1
Tristaniopsis laurina Luscious	Water Gum Luscious	7-10m x 5m	400	5
SHRUBS				
Dypsis leutescens	Golden Cane Palm	4-8m x 3m	Existing	3
Westringia fruticosa	Coastal Rosemary	1m x 1m	200	7
STRAPPY, FERNS & GRASSES				
Alpinia caerulea	Native Ginger	1.5m x 2m	200	12
Blechnum gibbum	Silver Lady Fern		200	6
Cordyline stricta	Slender Palm Lily	1.5 x 1m	200	4
Doryanthes excelsa	Gymea Lily	1.5m x 1.5m	200	8
Heliconia spp.	Heliconia spp.	2-3m x 1-2m	200	18
Lomandra longifolia Tanika	Lomandra Tanika	0.7m x 0.7m	140	19
Philodendron Xanadu	Xanadu	0.7m x 0.7m	140	51
GROUNDCOVERS				
Myoporum parvifolia Yareena	Myoporum Yareena	Groundcover	140	5

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
					B	22/11/2021	REVISION
					A	22/10/21	FOR DA



NOTES:

THIS DRAWING IS FOR GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS. RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMENSIONS ON SITE AND WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS. PLEASE NOTE THAT THE PLANT GRAPHICS ARE INDICATIVE SIZES ONLY AND NOT AN ACCURATE REPRESENTATION AT TIME OF PURCHASE.

DESIGNING GARDENS FOR LIVING IN

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Project Title	Landscape Plan 28 Inglebar Ave Allambie Heights	Project ID		Client	C and J LUCHETTI
Drawn By	VW	Reviewed By		Scale	1:200
Reviewed By		Date	22.10.21	Sheet No.	01
CAD File Name	11Kindsroad-vwx				