

EXISTING AND ADDITIONAL HEAVY PLANTING  
TO NORTHERN BOUNDARY

TIMBER GRAIN AND MONUMENT GREY  
EXTERNAL COLOURS ARE INDICATIVE



Proposed Dual Occupancy for M Lute and I Mackenzie  
8 Alooata Ave Ocean Shores

CLIENT  
Matt Lute and Iona Mackenzie  
8 Alooata Ave Ocean Shores  
DA ISSUE V1.0

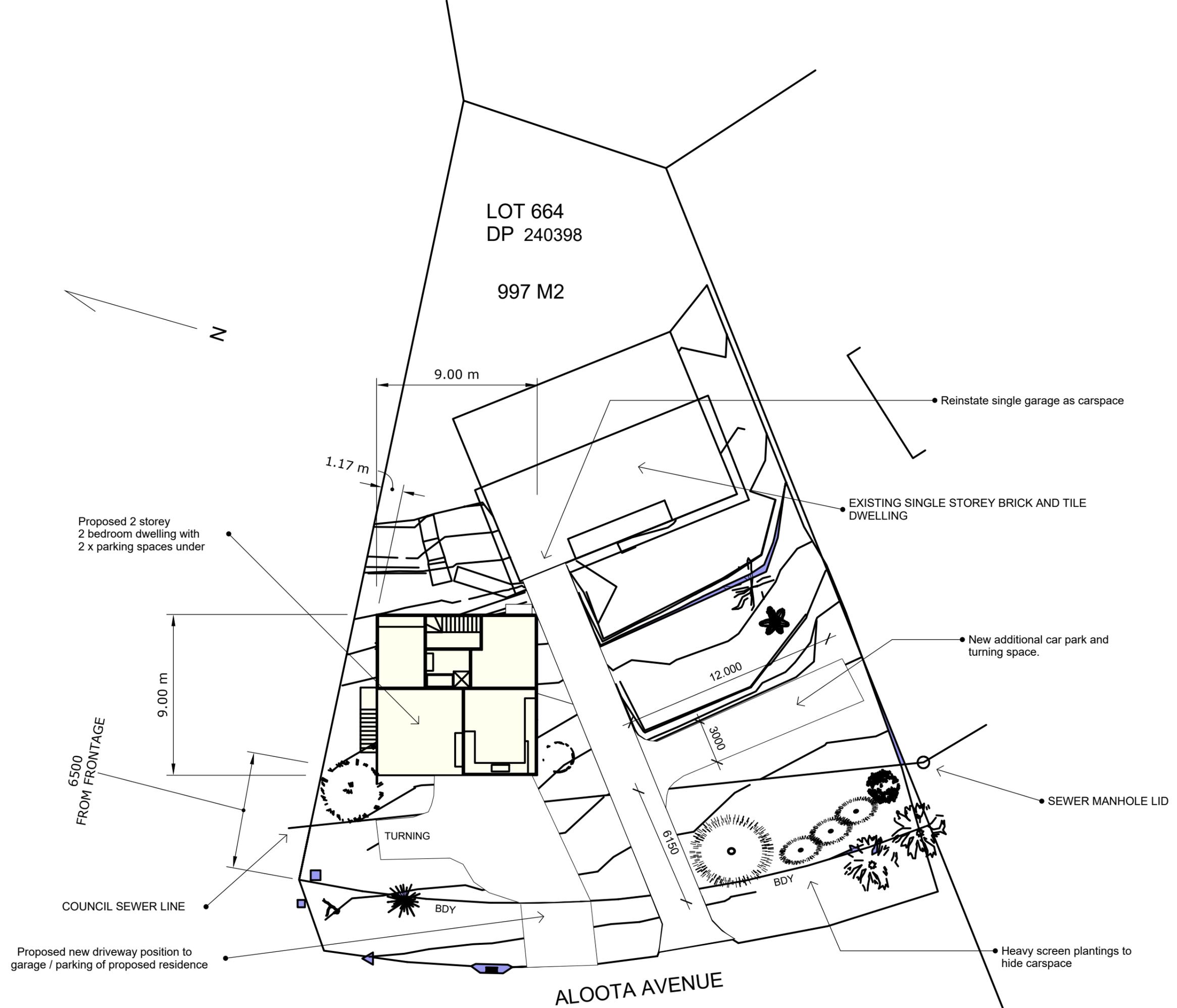
30.1.2021

PROJECT NO.  
245.170  
PROJECT  
8 Alooata Ave  
Ocean Shores

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01



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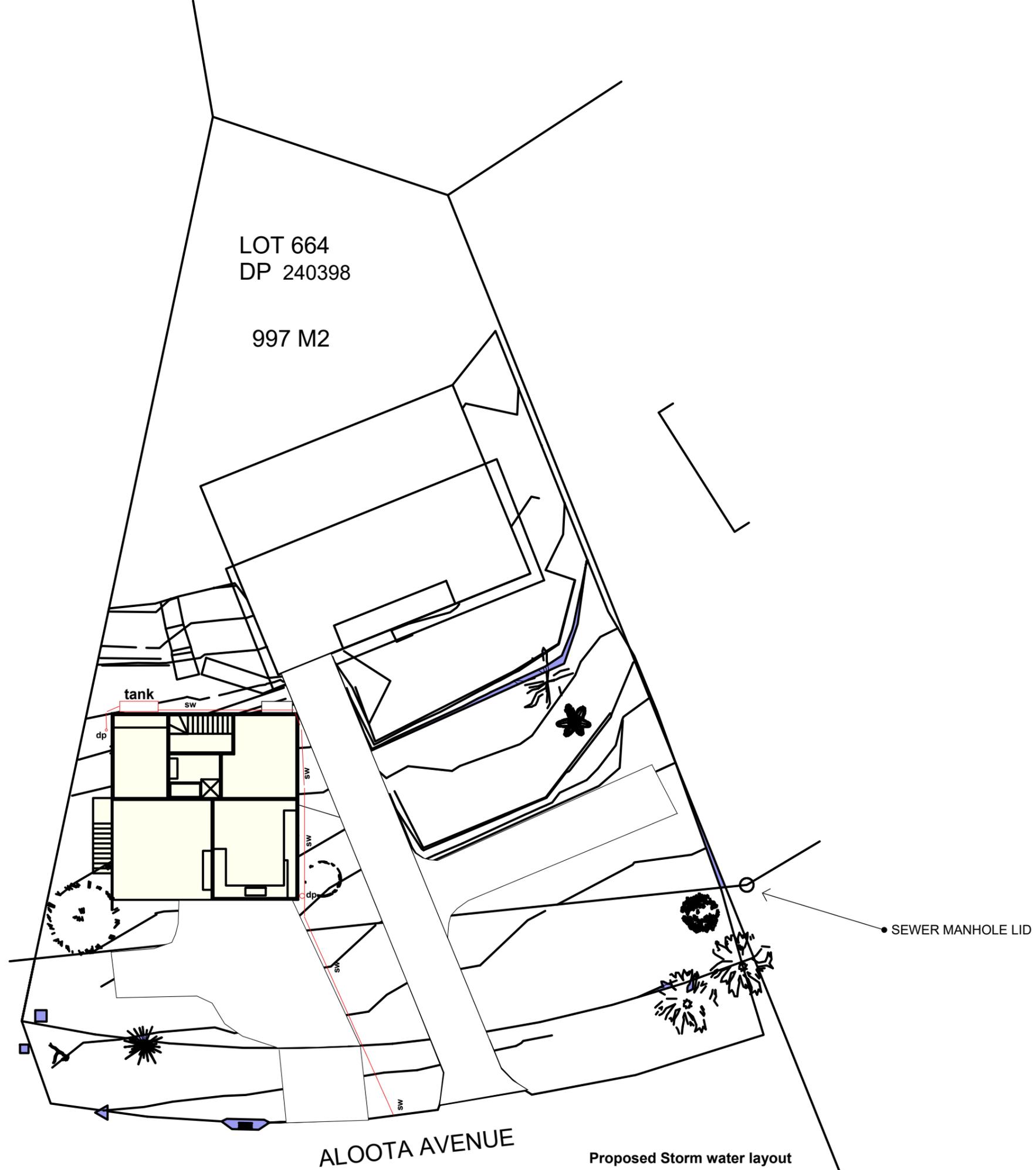
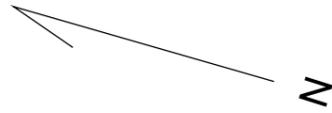
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**02**



ALOOTA AVENUE

Proposed Storm water layout

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**03**





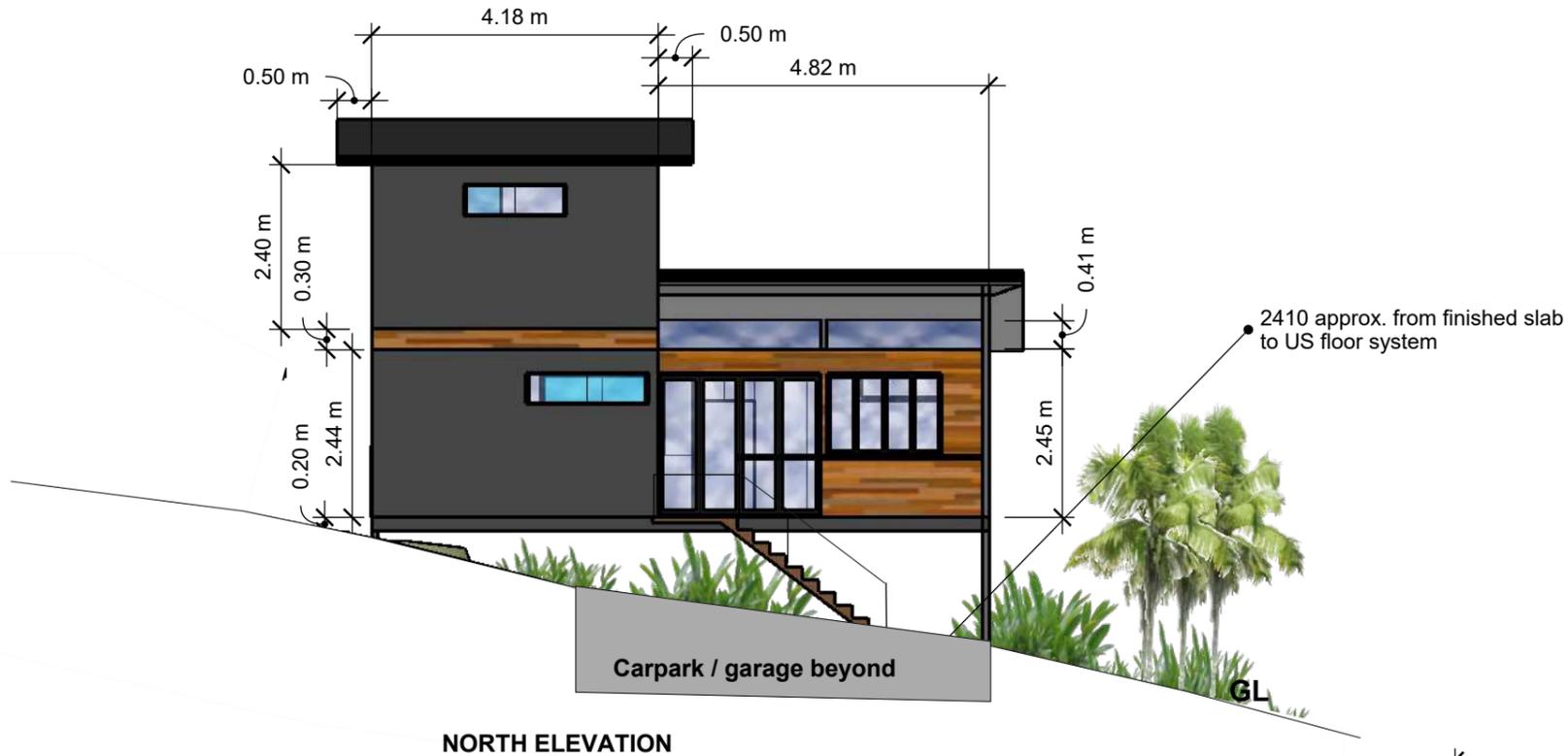
# Perspectives

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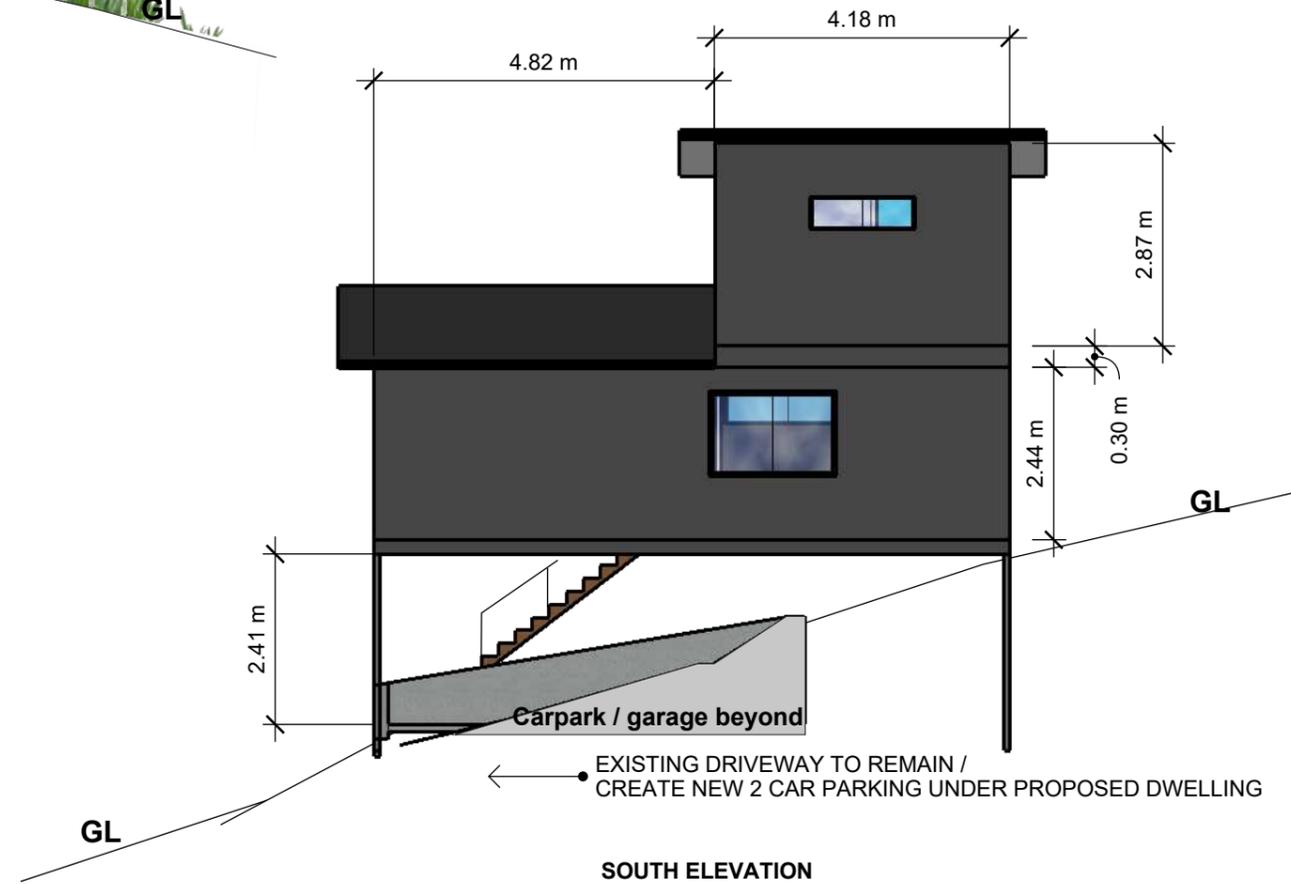


NORTH ELEVATION

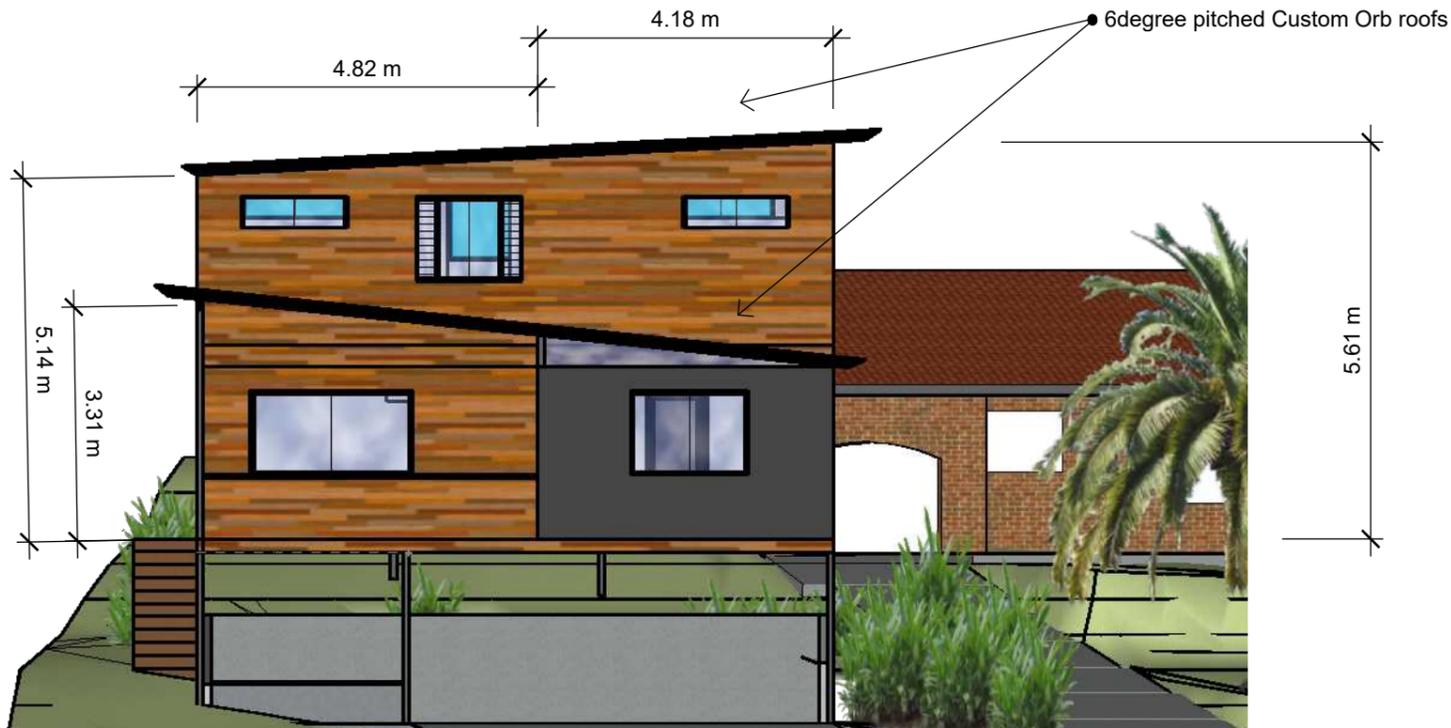
**Construction Notes :**

- :: 90 mm timber framed construction
- :: LVL / I joist floor frame to engineers specifications bearing onto 89 x 89 SHS steel posts.
- :: Bored piers as required to engineers details
- :: Core filled blockwork and retaining walls to perimeter of garage as per engineers details.
- :: F.C Cladding to all external walls with painted timber cover strips
- :: Aluminium windows and doors as selected
- :: Colorbond Custom Orb roofing in DUNE colour
- :: All tapware / insulation / water collection as per BASIX requirements
- :: Mains power supported Smoke detectors to be installed
- :: Internal and external staircases to meet AS
- :: Antecon roofing blanket to underside of roofing
- :: Wet area waterproofing to meet AS
- Stormwater to connect to councils system as per AS 3500
- :: Carparking to comply with AS 2890.1

**MECHANICAL EXHAUST TO HAVE FLOW RATES AS PER BCA REQUIREMENTS PART 3.8.7.3**  
**BATHROOM 25L / SEC**  
**LAUNDRY 20L / SEC**  
**KITCHEN 50L / SEC**  
**WALLS HAVE PLIABLE SARKING MEMBRANE**



SOUTH ELEVATION



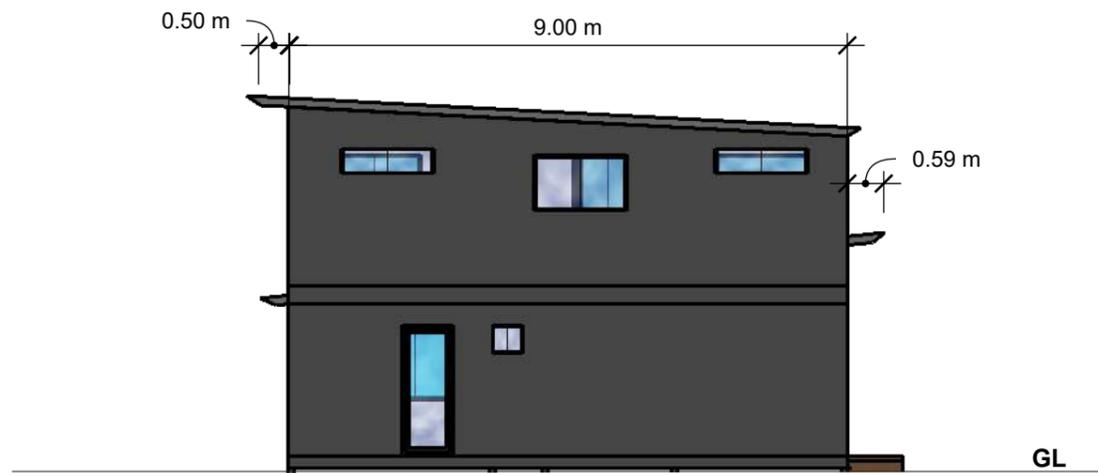
**WEST ELEVATION**

BHP encroachment has no nett effect on shadow cast to property to North.  
 Given odd block shape, dimensions and easement restrictions to  
 West Boundary Drainage easement  
 BHP encroachment has resulted.  
 Please reference DA.10.2020.299.1 for precedence set by DA approval granted 14 Aug 2020 by BSC.

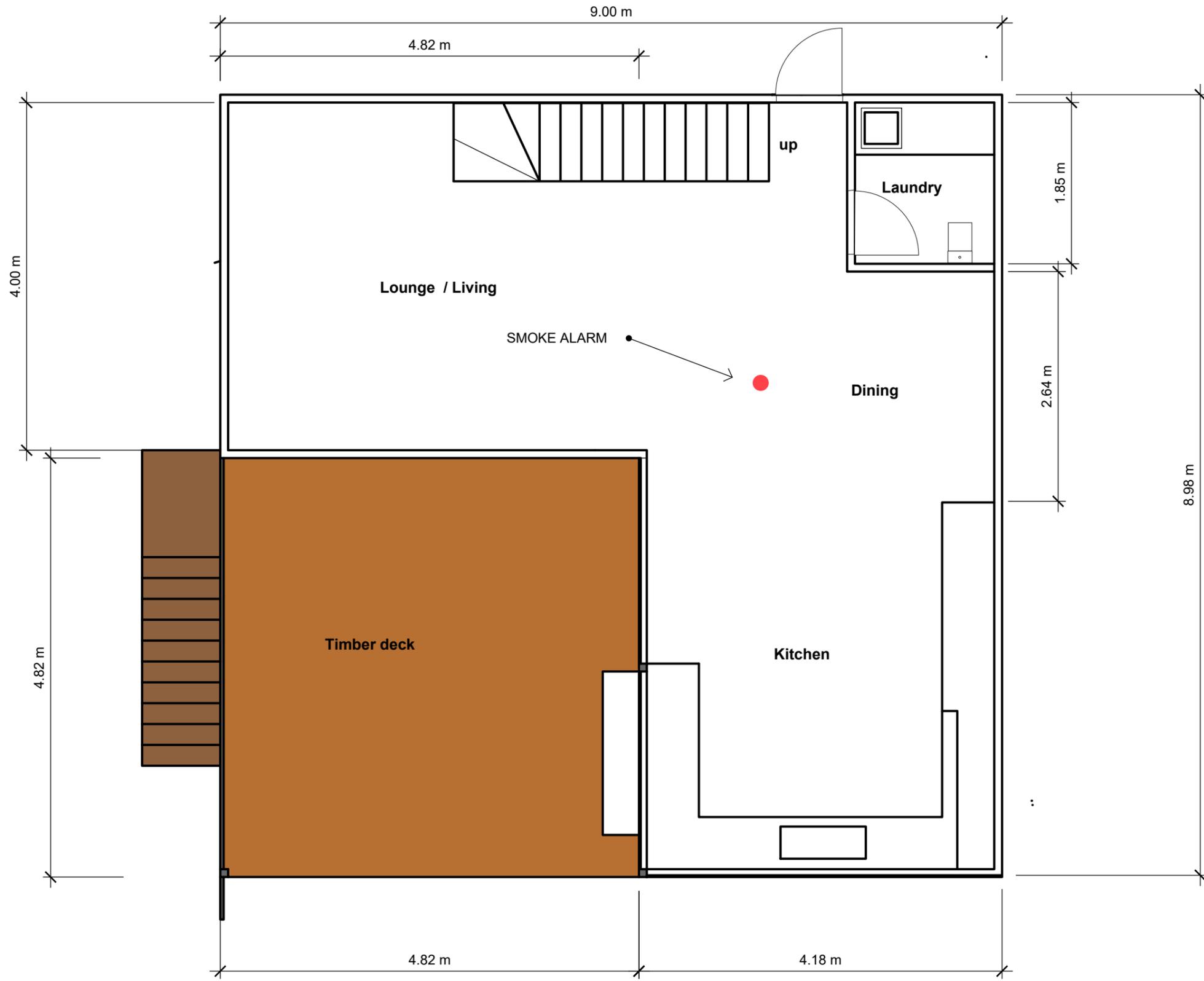
This proposal shares the same aspect and yields the same zero effect to neighbours amenity / ability to undertake and enjoy recreational activities and natural sunlight as per councils requirements at councils stipulated times.

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**EAST ELEVATION**



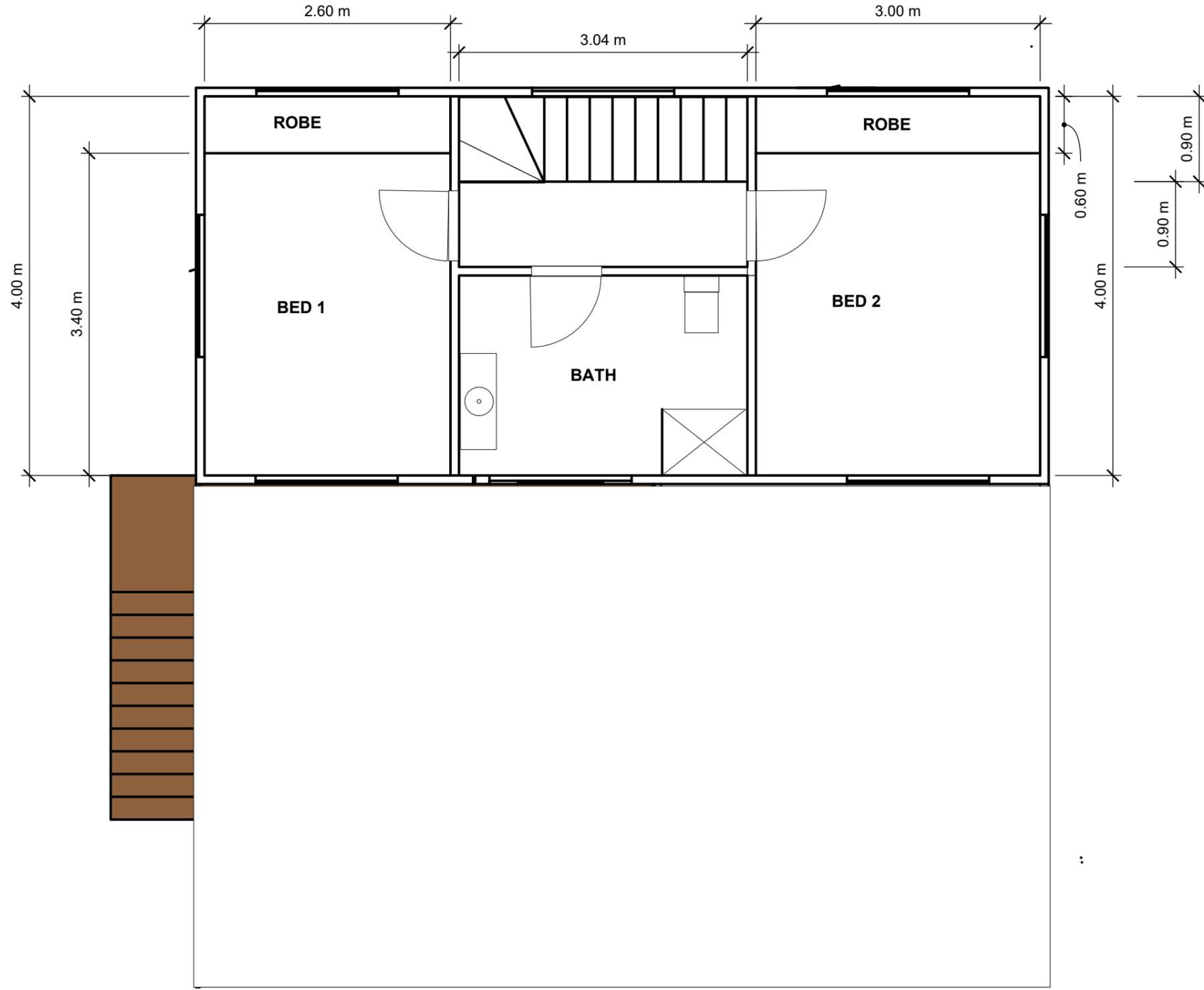
Ground Floor level

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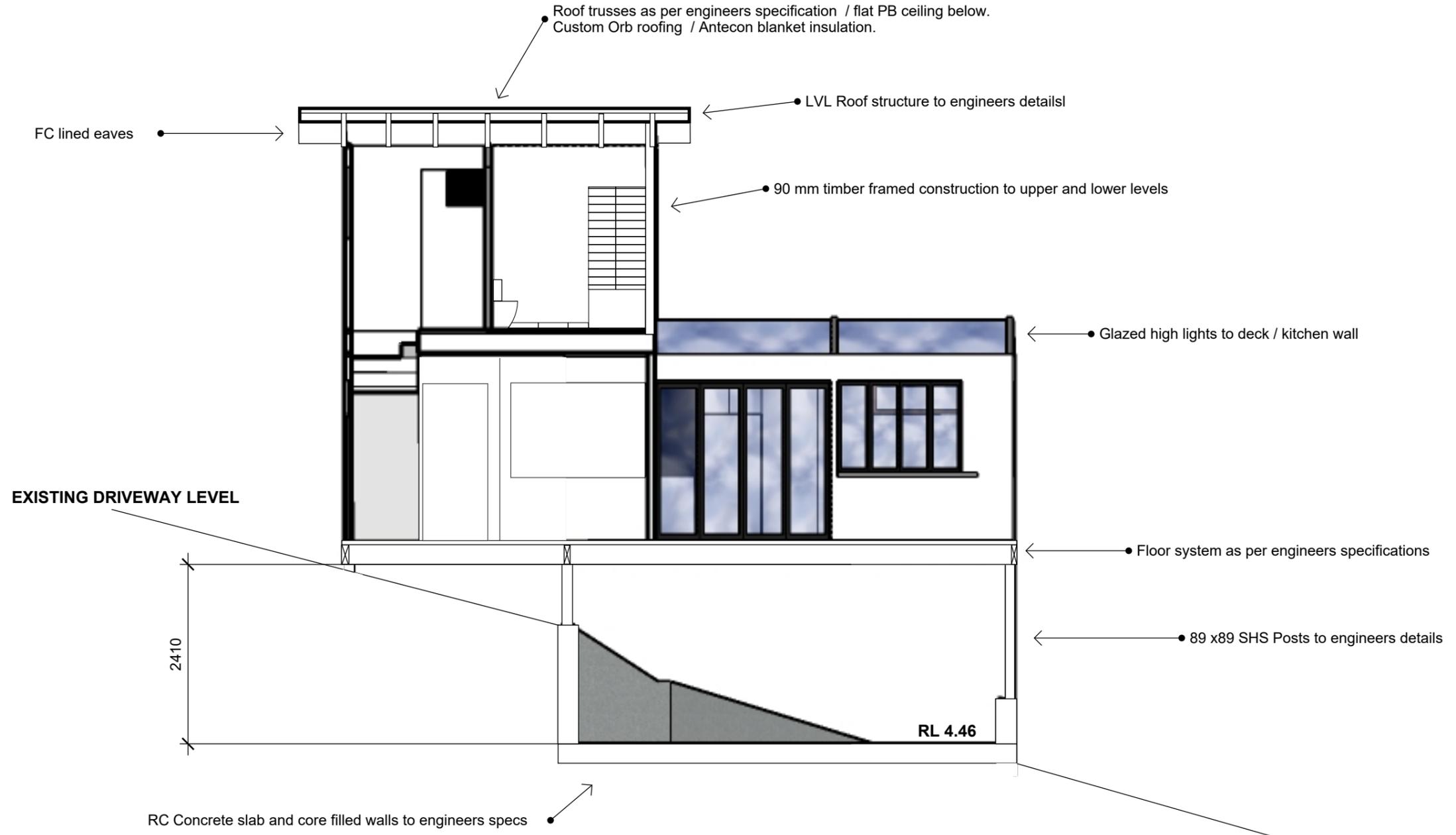
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**First Floor plan**



COLOURED WHITE FOR CLARITY

TYPICAL SECTION

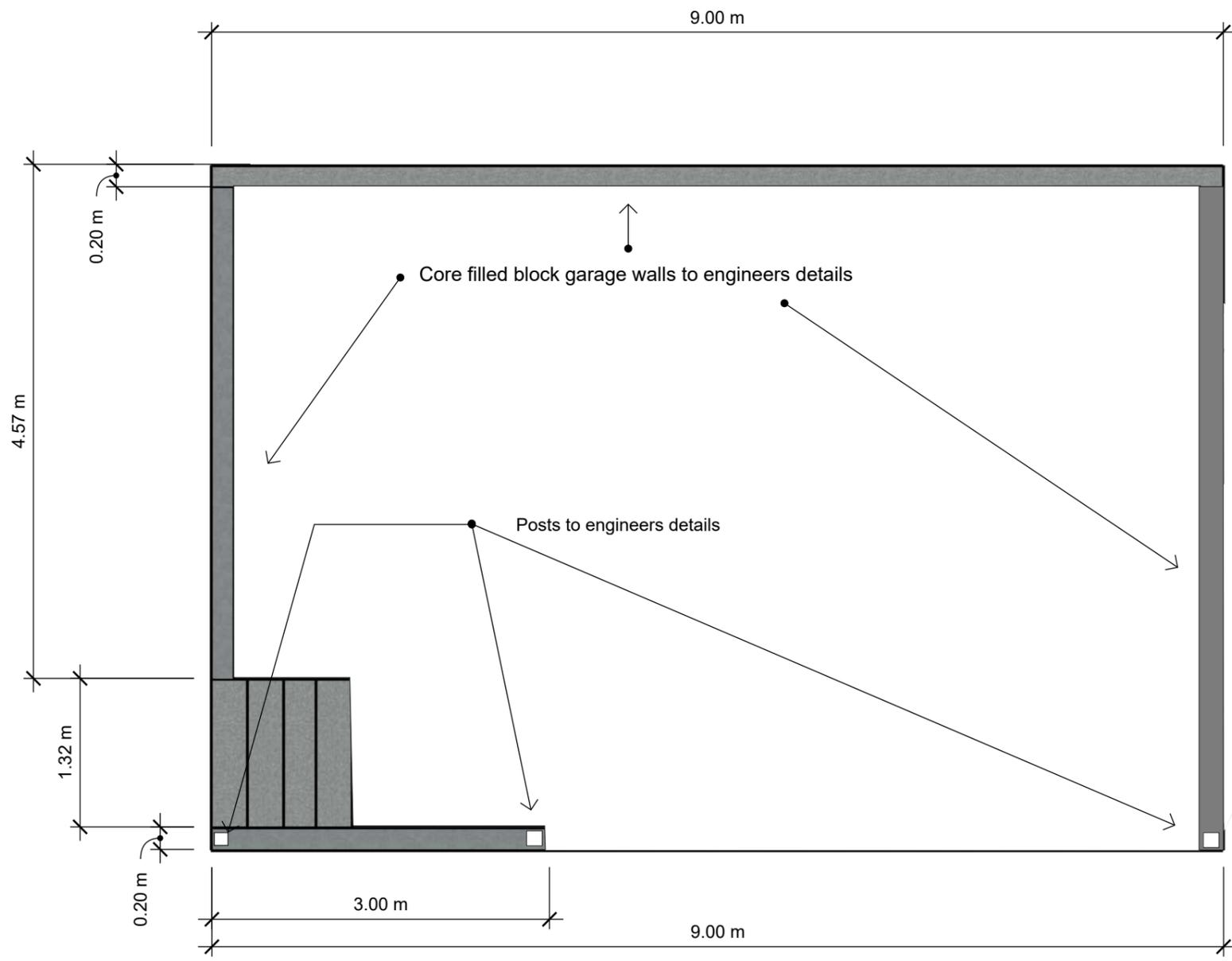
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**CARPARK / GARAGE SPACE**

**Existing Driveway**

APPROX 3200 THROUGH HEIGHT PLANE AT NE CORNER

TIMBER GRAIN AND MONUMENT GREY  
EXTERNAL COLOURS ARE INDICATIVE



HEIGHT PLANE PERSPECTIVE 1

Nth Boundary

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Actual view from North Boundary



NORTH ELEVATION

HEIGHT PLANE PERSPECTIVE 3

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HEIGHT PLANE PERSPECTIVE  
45 degree lines indicated

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HEIGHT PLANE PERSPECTIVE 5

## NOTES

ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA 2019, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- AS 1684 TIMBER FRAMING CODE
- AS 3700 MASONRY IN BUILDINGS
- AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
- AS 3660.1 2014 TERMITE MANAGEMENT
- AS 3500. STORMWATER DISCHARGE
- AS 3740 WATERPROOFING OF WET AREAS
- AS 2047 WINDOWS IN BUILDINGS
- STAIRWAYS IN ACCORDANCE WITH BCA 2019 CLAUSE 3.9.1
- AS 1926 SWIMMING POOL SAFETY
- PHOTOELECTRIC SMOKE DETECTORS IN ACCORDANCE WITH BCA 2019 CLAUSE 3.7.2
- AS 2918- 2001 DOMESTIC SOLID FUEL BURNING APPLIANCES –INSTALLATION
- ALL VERANDAHMS AT LEVELS GREATER THAN 1000 MM TO HAVE HANDRAIL ASSEMBLIES IN ACCORDANCE WITH BCA 3.9.1 & 3.9.2
- AS 1530.8- 2012 BUILDING MATERIALS IN BUSHFIRE PRONE AREAS
- INSULATION INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1

ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE

## BASIX COMMITMENTS

### WATER ;

Min 4000l Tank connected to toilet and outside tap  
Toilets 4 Star  
Taps 3 Star

### THERMAL

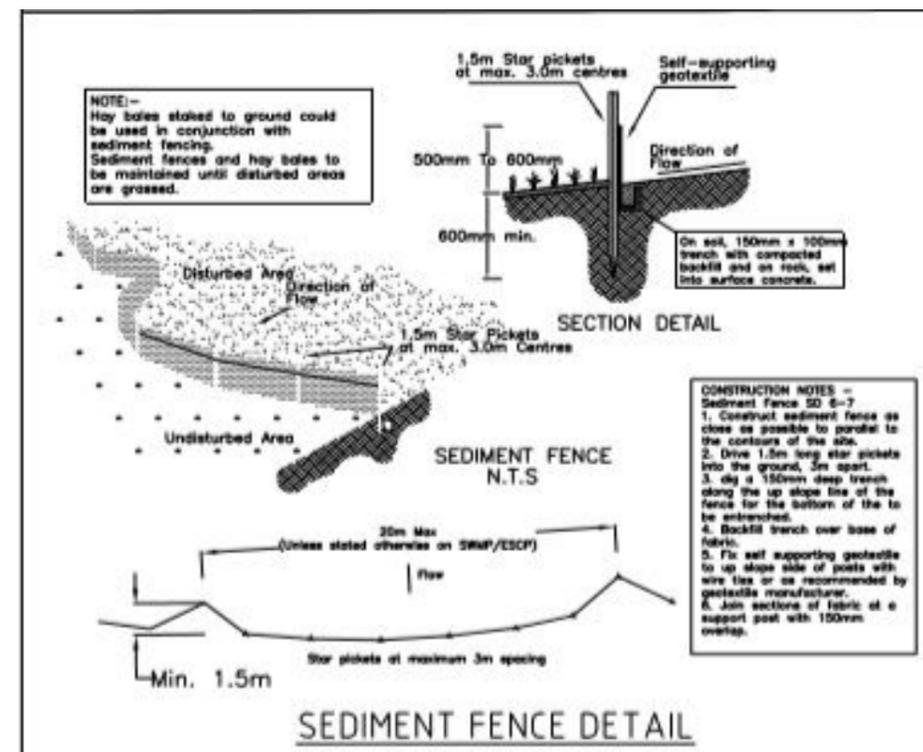
Foil backed blanket to under side of roofing giving total of R4.0 including insulation to ceiling  
R 2.5 insulation to external walls  
Ceiling fans throughout.  
Roof colour light tones  
Wall colours light tones

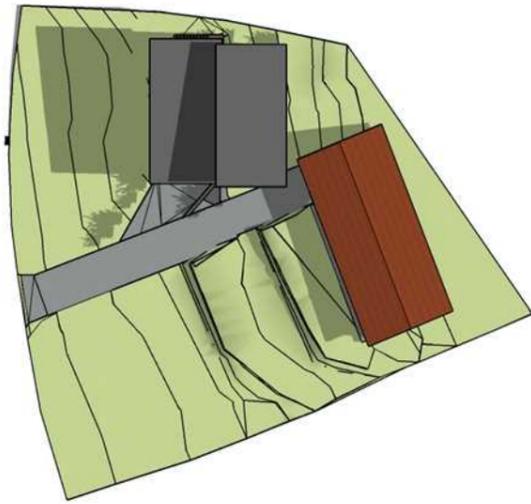
### ENERGY:

Windows as per schedule / standard glazing  
Instantaneous gas Hot Water  
LED Energy efficient lighting throughout.

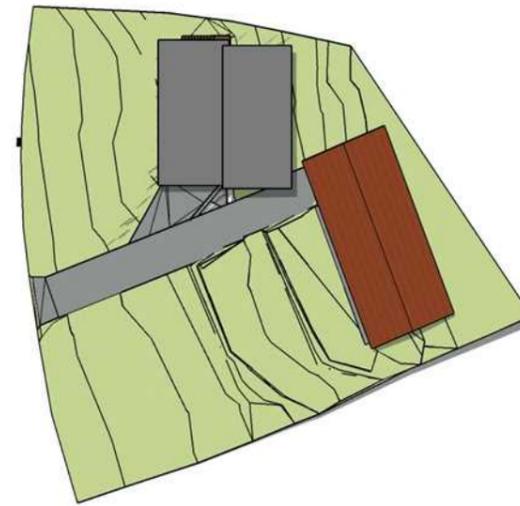
Please see BASIX Report for further info

## GENERAL NOTES

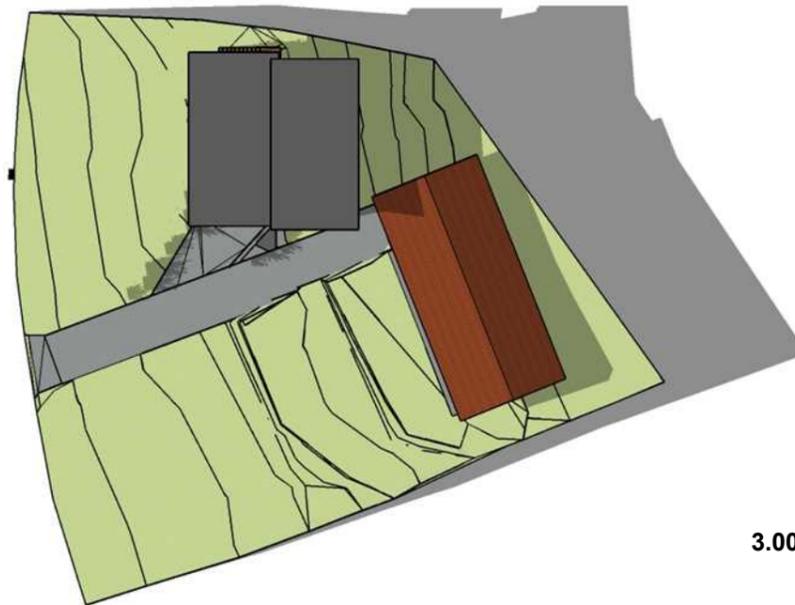




9.00 am



12.00 pm



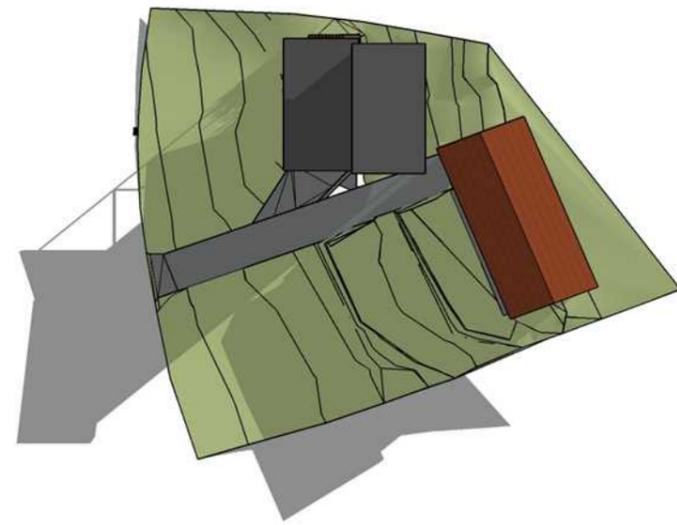
3.00 pm

Summer solstice shadow indications

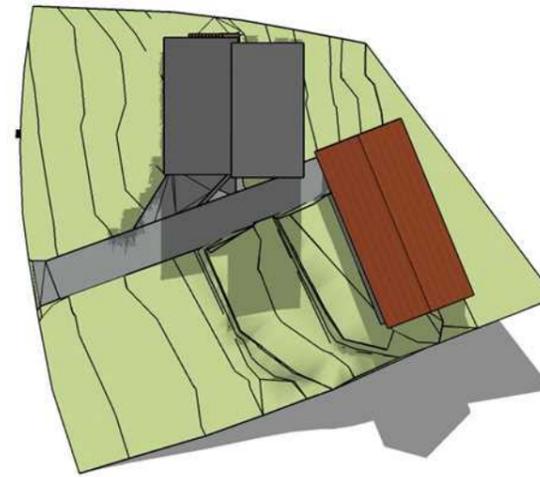
**Summer results / effects :**

**Zero effect on neighbour to north boundary.**

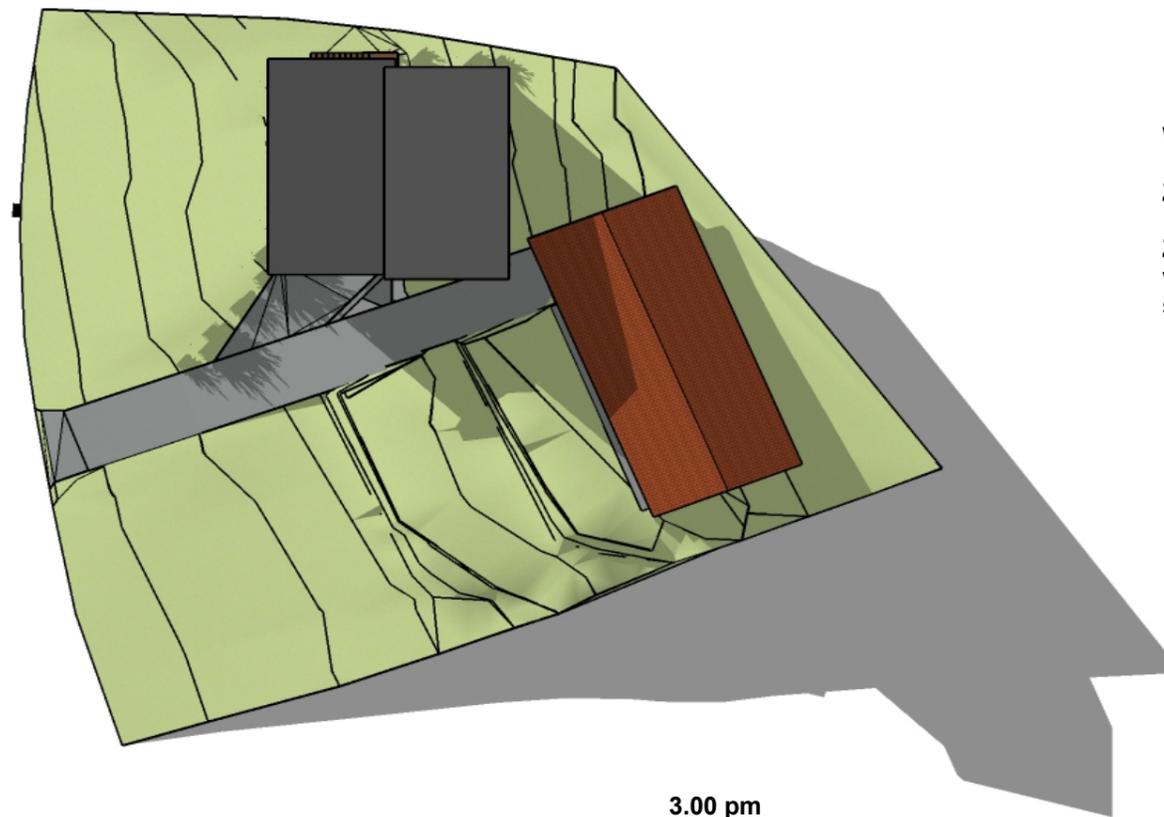
**Zero effect to adjoining dwelling on same lot with regard to recreation or private activity space to rear.**



9.00 am



12.00 pm



3.00 pm

Winter solstice patterns

**Winter results / effects :**

**Zero effect on neighbour to north boundary.**

**Zero effect to adjoining dwelling on same lot with regard to recreation or private activity space to rear.**