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ATTACHED

- SITE ANALYSIS
- STATEMENT OF ENVIRONMENTAL EFFECTS
- WASTE MANAGEMENT PLAN
- BASIX CERTIFICATE

SITE CALCULATION	
PROPERTY ADDRESS	42 Ettalong Street
	Auburn
GENERAL ZONING	2(b)
COUNCIL	Auburn Council
AREAS	
SITE	607
EXISTING	101.19
PROPOSED GROUND FLOOR	130.2
PROPOSED FIRST FLOOR	65.57
TOTAL FLOOR AREA	195.77
TOTAL ROOF AREA	100.19
DRIVEWAY AREA	84.75
TOTAL SITE COVERAGE	184.94
SITE COVERAGE RATIO	30.46787479

OWNER: REBECA ELIJAH
ADDRESS:42 ETTALONG STREET, AUBURN

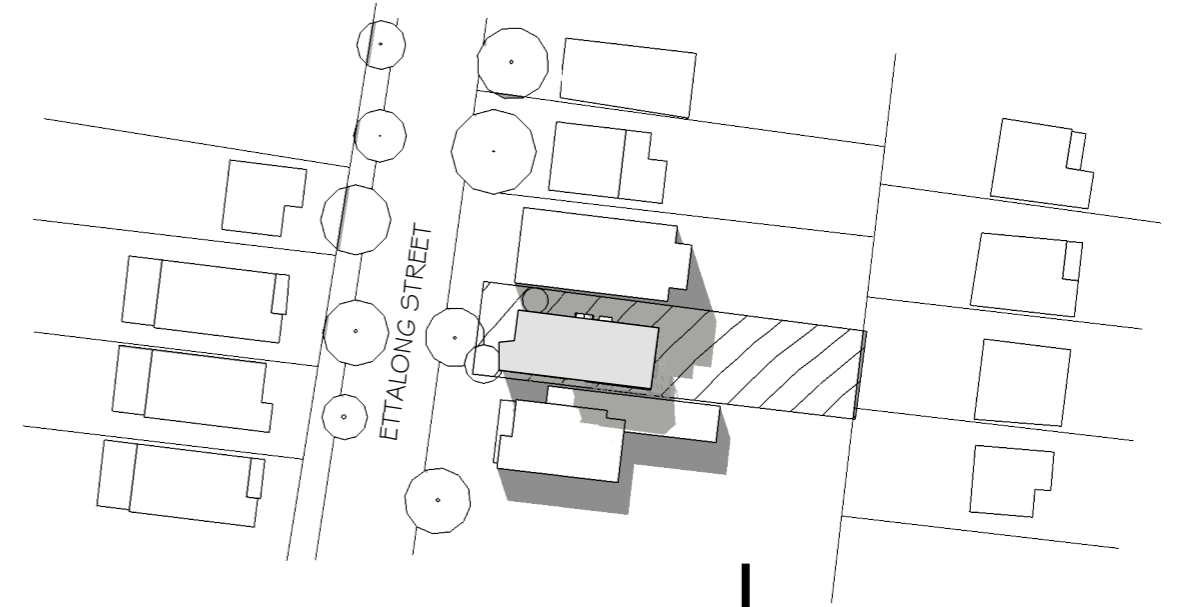
BUILDER:
AADBUILD 72705C
Andrew Dwight
6 Terry Road, Box Hill



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PROJECT NAME
2nd Storey
Extension & Addition
contents



ETTALONG STREET

4166
FRONT SETBACK
TO EXISTING
PORCH

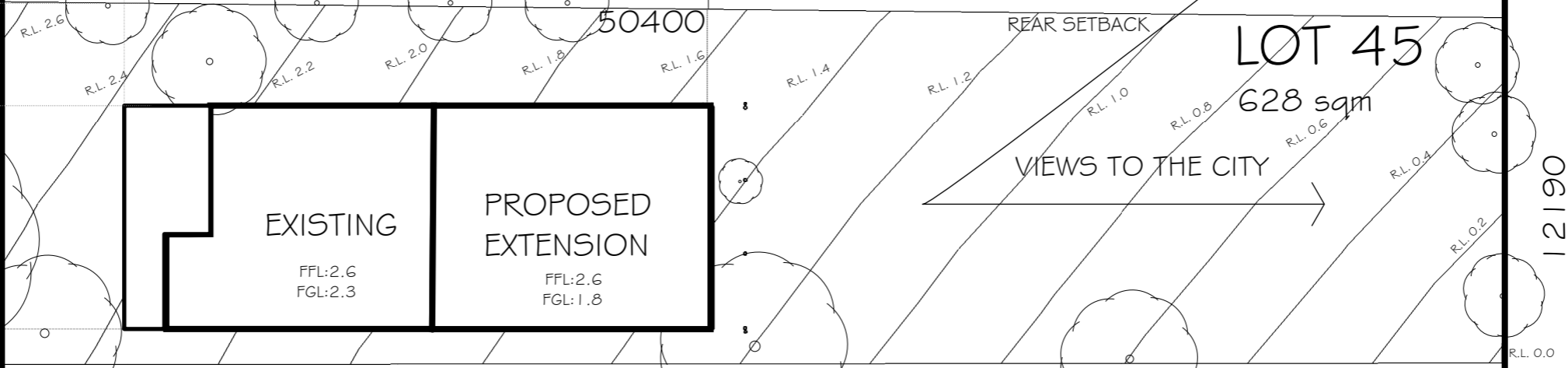
3500
SIDE SETBACK
TO EXISTING

1125
SIDE SETBACK
TO EXISTING

ELEC
POLE



No. 44 Neighbouring dwelling



27109

LOT 45

628 sqm

REAR SETBACK

VIEWS TO THE CITY

12190

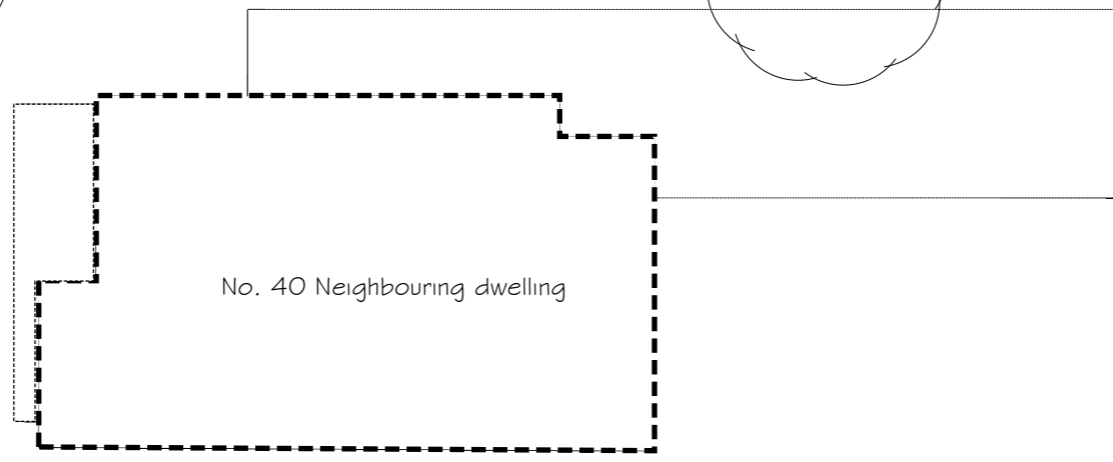


EXISTING

FFL:2.6
FGL:2.3

PROPOSED
EXTENSION

FFL:2.6
FGL:1.8



No. 40 Neighbouring dwelling

PREVAILING WINDS
FROM THE SOUTH

OWNER: REBECA ELIJAH
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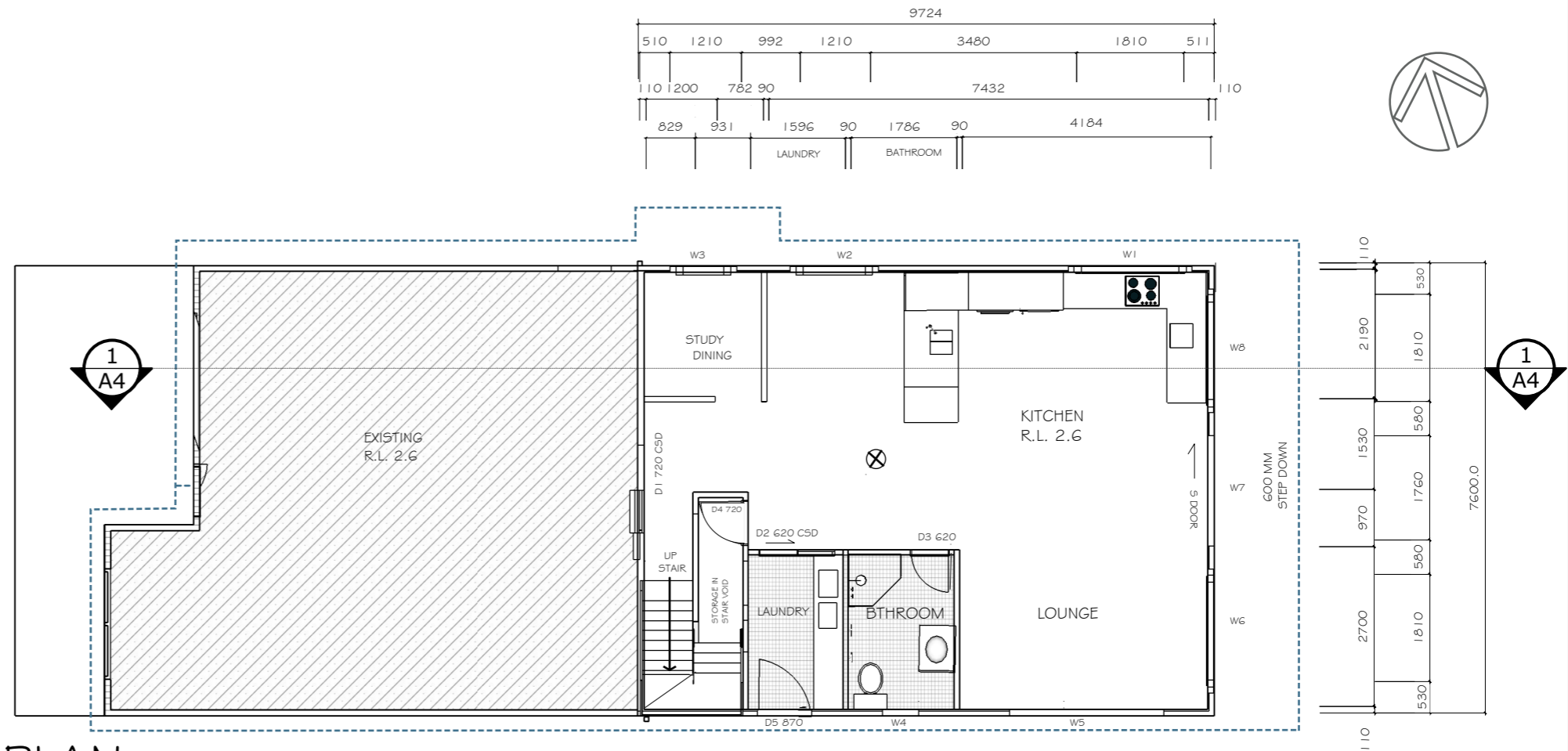
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1:200 SHEET 1 OF 5

WINDOW #	ORIENTATION	SIZE	CODE	TYPE	AREA	ROOM
1	NORTH	1030*1810	XO 1018	SLIDING	1.86	KITCHEN
2	NORTH	860*1210	XO 0812	SLIDING	1.04	DINING
3	NORTH	860*850	XO 0812	SLIDING	0.73	STUDY
4	SOUTH	850*610	XO 0806	DH FROSTED	0.52	BATHROOM
5*	SOUTH	930*2600	REUSE FROM EXISTING		2.42	LOUNGE ROOM
6	EAST	1030*1810	XO 1018	SLIDING	1.86	LOUNGE ROOM
7	EAST	2100*1860		SLIDING DOOR	3.91	LOUNGE
8	EAST	1030*1810	XO 1018	SLIDING	1.86	KITCHEN
9	NORTH	850*750		FIXED	0.64	ROBE
10*	NORTH	930*1700	REUSE FROM EXISTING		1.58	MASTER BED
11	NORTH	2100*1500		SLIDING DOOR	3.15	MASTER BED
12	WEST	860*1210	XO 0812	SLIDING	1.04	MASTER BED
13	WEST	860*1210	XO 0812	SLIDING	1.04	STAIRS
14*	SOUTH	930*1170	REUSE FROM EXISTING		1.09	SITTING ROOM
15	EAST	1030*1570	XO 1015	SLIDING	1.62	BED 1
16	EAST	1030*1570	XO 1015	SLIDING FROSTED	1.62	ENSUITE

* TO BE CHECKED MEASURED ON SITE



GROUND FLOOR PLAN

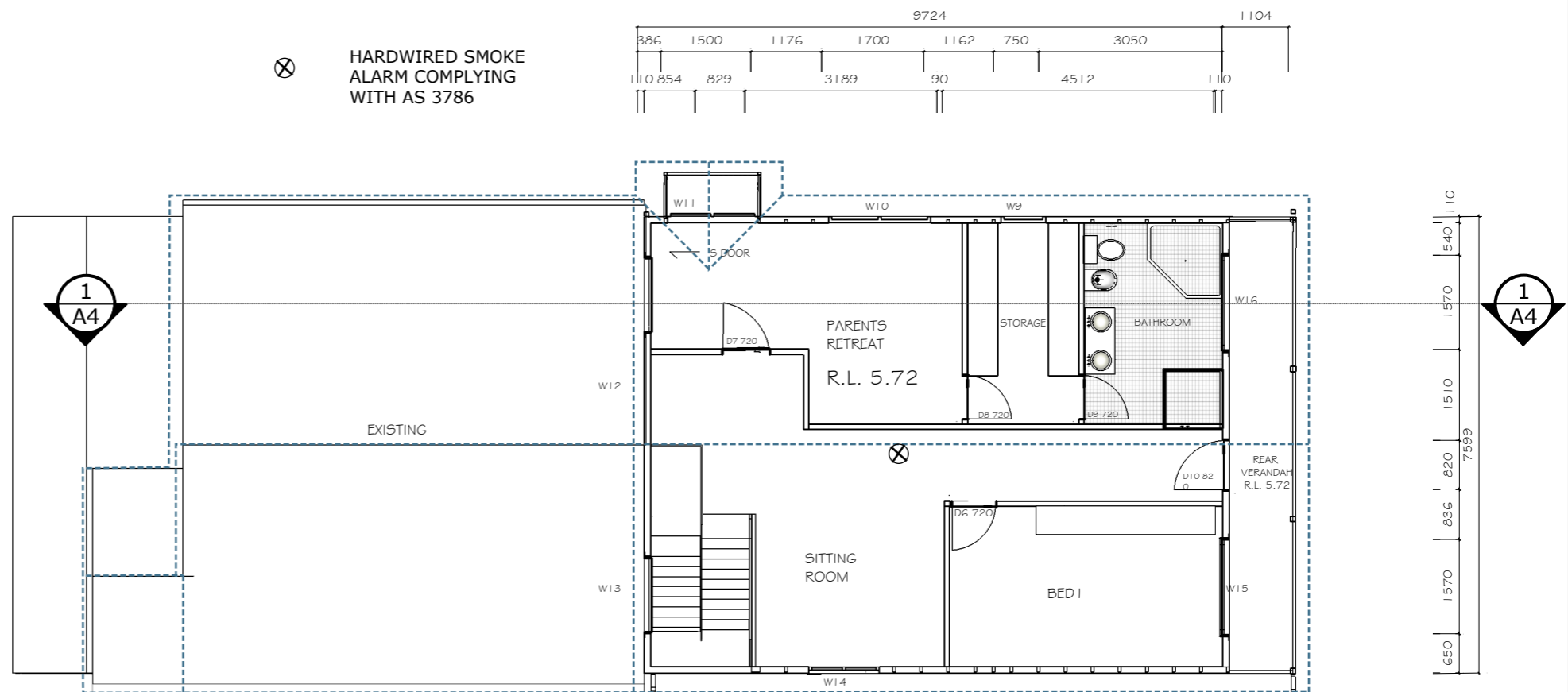
SCHEDULE OF EXTERNAL FINISHES				
ELEMENT	LOCATION	MATERIAL	FINISH	COLOUR
WALLS	ALL	WEATHERTEX	TBD	TBD
ROOF	ALL	TILE	TBD	TBD
GUTTER & DP	ALL	COLORBOND	TBD	TBD
FASCIA	ALL	TIMBER	TBD	TBD

⊗ HARDWIRED SMOKE ALARM COMPLYING WITH AS 3786

DOOR SCHEDULE				
DOOR #	SIZE	TYPE	AREA	ROOM
1*	2100*720	CAVITY SLIDER	1.51	EXISTING
2	2100*620	CAVITY SLIDER	1.3	LAUNDRY
3	2100*620	SOLID CORE	1.3	BATHROOM
4	2100*720	SOLID CORE	1.72	STORAGE
5	2100*870	EXTERNAL	1.83	LAUNDRY
6	2100*720	SOLID CORE	1.51	BED1
7	2100*720	SOLID CORE	1.51	PARENTS RETREAT
8	2100*720	SOLID CORE	1.51	ROBE
9	2100*720	SOLID CORE	1.51	ENSUITE
10	2100*820	EXTERNAL	1.72	VERANDAH

* TO BE CHECKED MEASURED ON SITE

FIRST FLOOR PLAN



OWNER: REBECA ELIJAH
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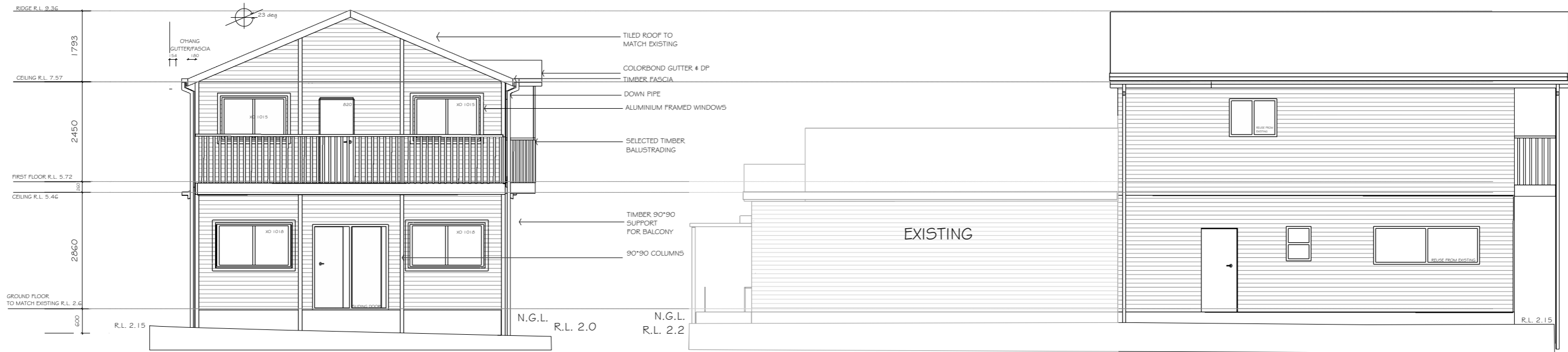


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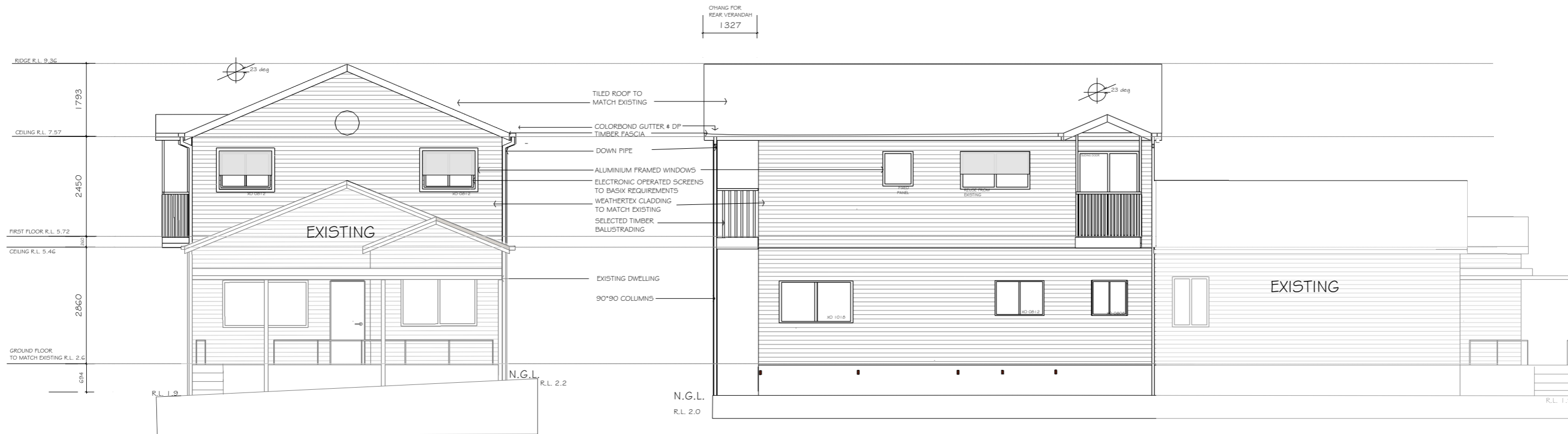
PROJECT NAME
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Extension # Addition

1:100 SHEET 2 OF 5



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION

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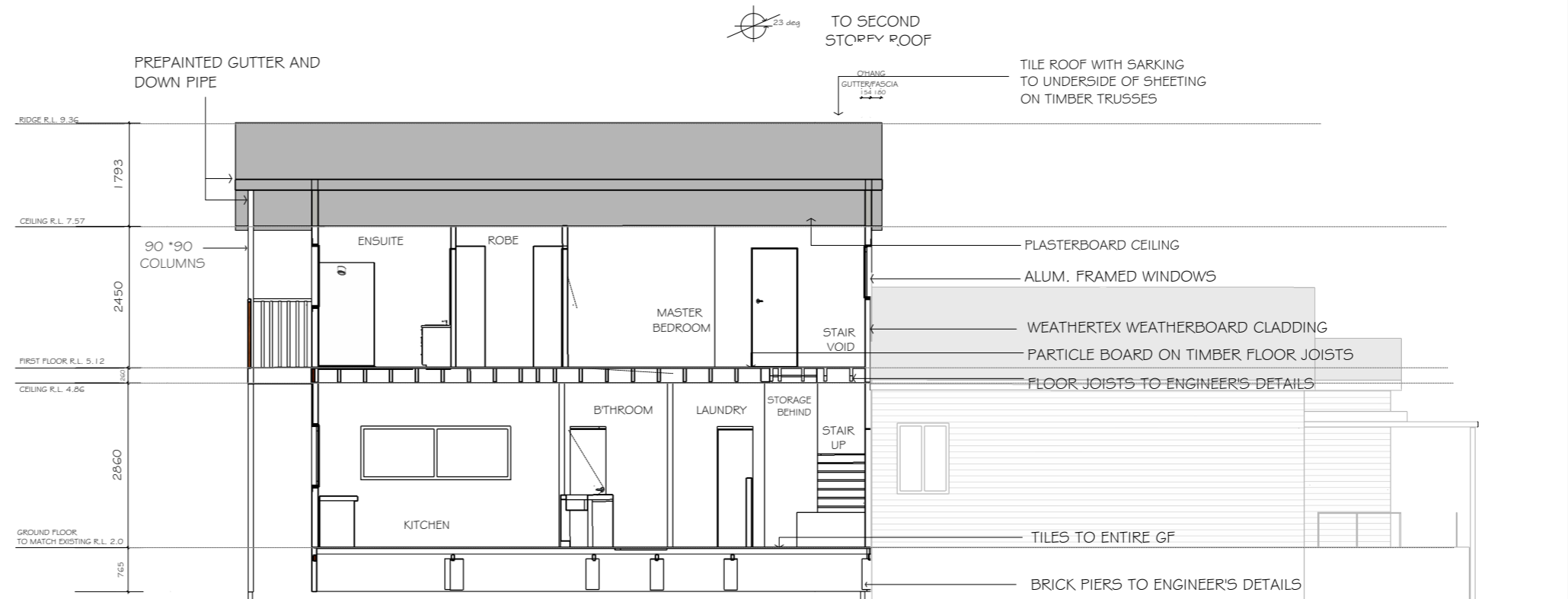
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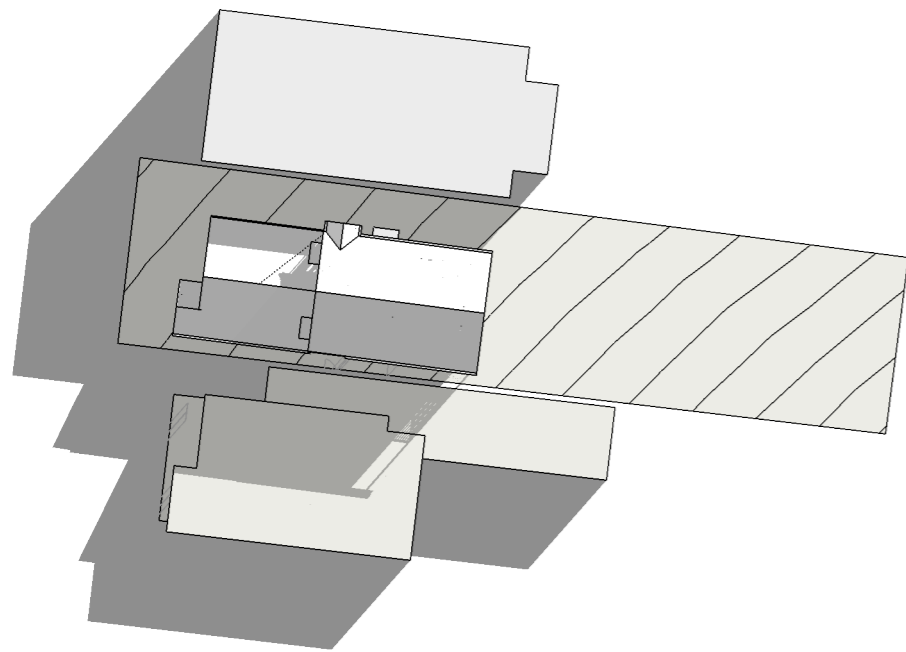
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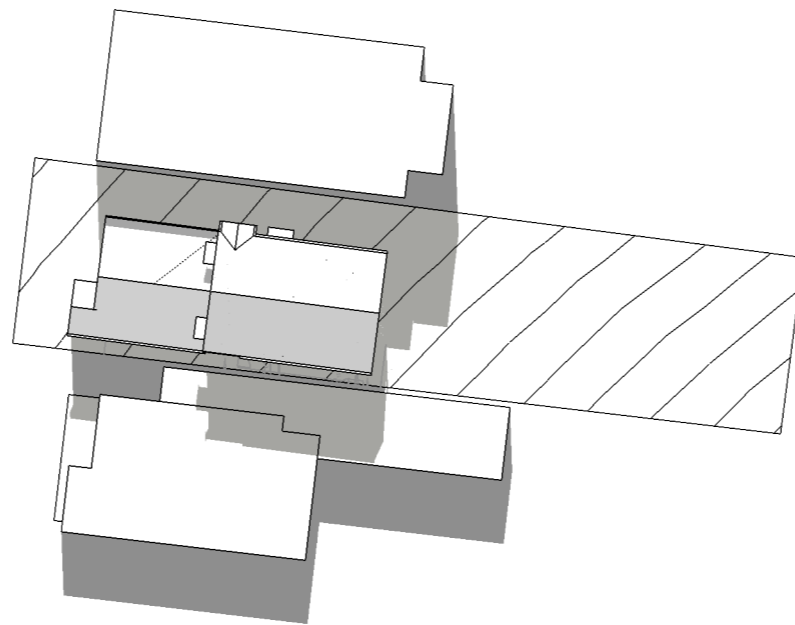
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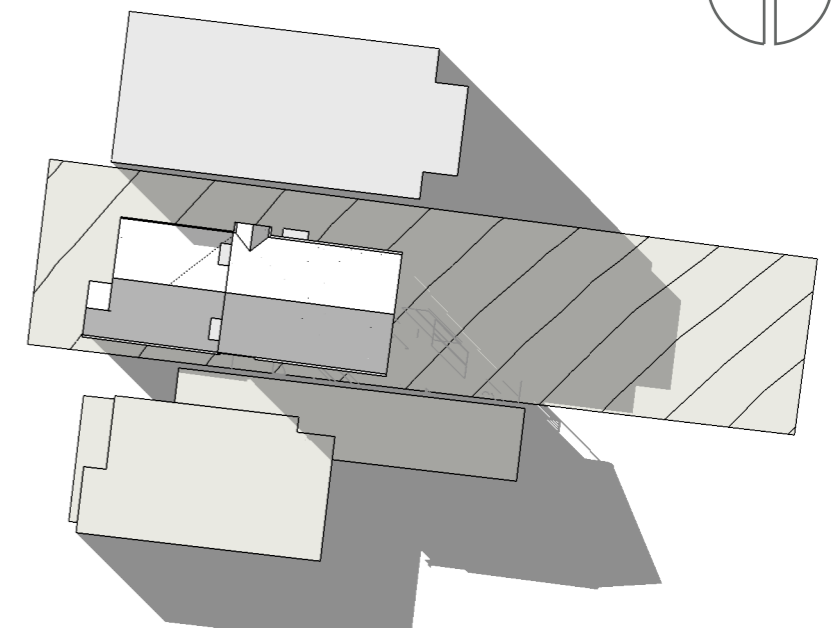
JUNE 21 WINTER SOLSTICE



TIME OF DAY: 9 AM



TIME OF DAY: 12 PM



TIME OF DAY: 3 PM

SECTION A-A



SHADOW DIAGRAMS

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BASIX NOTES

FIXTURES AND SYSTEMS
LIGHTING
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
FIXTURES
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specific is not required for parts of altered construction where insulation already exists.		
Construction	Additional Insulation required(R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R1.3 (down) (or R2.00 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements
Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
External <u>louvres</u> and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

DUST CONTROL MEASURES:
<ul style="list-style-type: none"> SITE TO BE WET DOWN PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK AN AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE DUST & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)
NOISE & VIBRATION MEASURES
ALL EXCAVATION WILL BE CARRIED BETWEEN THE TIME SET OUT IN THE COUNCIL CONDITIONS.
MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIREMENT FOR THE JOB

TERMITE PROTECTION												
PROVIDE PROTECTION IN ACCORD WITH THE B.C.A. AND AS 3660.1 - 2000. "PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES". THE BUILDERS AND OWNERS SHALL:												
<ol style="list-style-type: none"> NEGOTIATE AN OPTION FOR TERMITE CONTROL WITHIN THE CODE. (THE BUILDER SHALL MAKE AVAILABLE TO THE OWNER INFORMATION WRITTEN FOR THE CONSUMER RELATING TO TERMITE PROTECTION OPTIONS. EG. M.B.A. - "HOME OWNER'S GUIDE FOR PROTECTION FROM TERMITES") RECORD IN WRITING THE SELECTED OPTION AND EACH RETAIN A COPY SIGNED BY BOTH PARTIES 												
<table border="0"> <tr> <td>OPTION SELECTED</td> <td>RETICULATED SYSTEM</td> <td>TERMIMESH</td> </tr> <tr> <td></td> <td>KORDON</td> <td>PHYSICAL</td> </tr> <tr> <td></td> <td>NATURA SPRAY</td> <td>VIZ SYSTEM</td> </tr> <tr> <td></td> <td colspan="2">OTHER- SPECIFY _____</td> </tr> </table>	OPTION SELECTED	RETICULATED SYSTEM	TERMIMESH		KORDON	PHYSICAL		NATURA SPRAY	VIZ SYSTEM		OTHER- SPECIFY _____	
OPTION SELECTED	RETICULATED SYSTEM	TERMIMESH										
	KORDON	PHYSICAL										
	NATURA SPRAY	VIZ SYSTEM										
	OTHER- SPECIFY _____											
THE HOME OWNER AND SUBSEQUENT OWNERS SHALL BE RESPONSIBLE FOR ARRANGING INSPECTIONS BY A TRAINED PERSON AT MAXIMUM 12 MONTH INTERVALS.												

OWNER: REBECA ELIJAH ADDRESS: 42 ETTALONG STREET, AUBURN	BUILDER: AADBUILD 72705C Andrew Dwight 6 Terry Road, Box Hill		REVISIONS		APPROVED BY:	DATE: ____/____/____	PROJECT NAME 2nd Storey Extension & Addition
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