

DA2023/1832

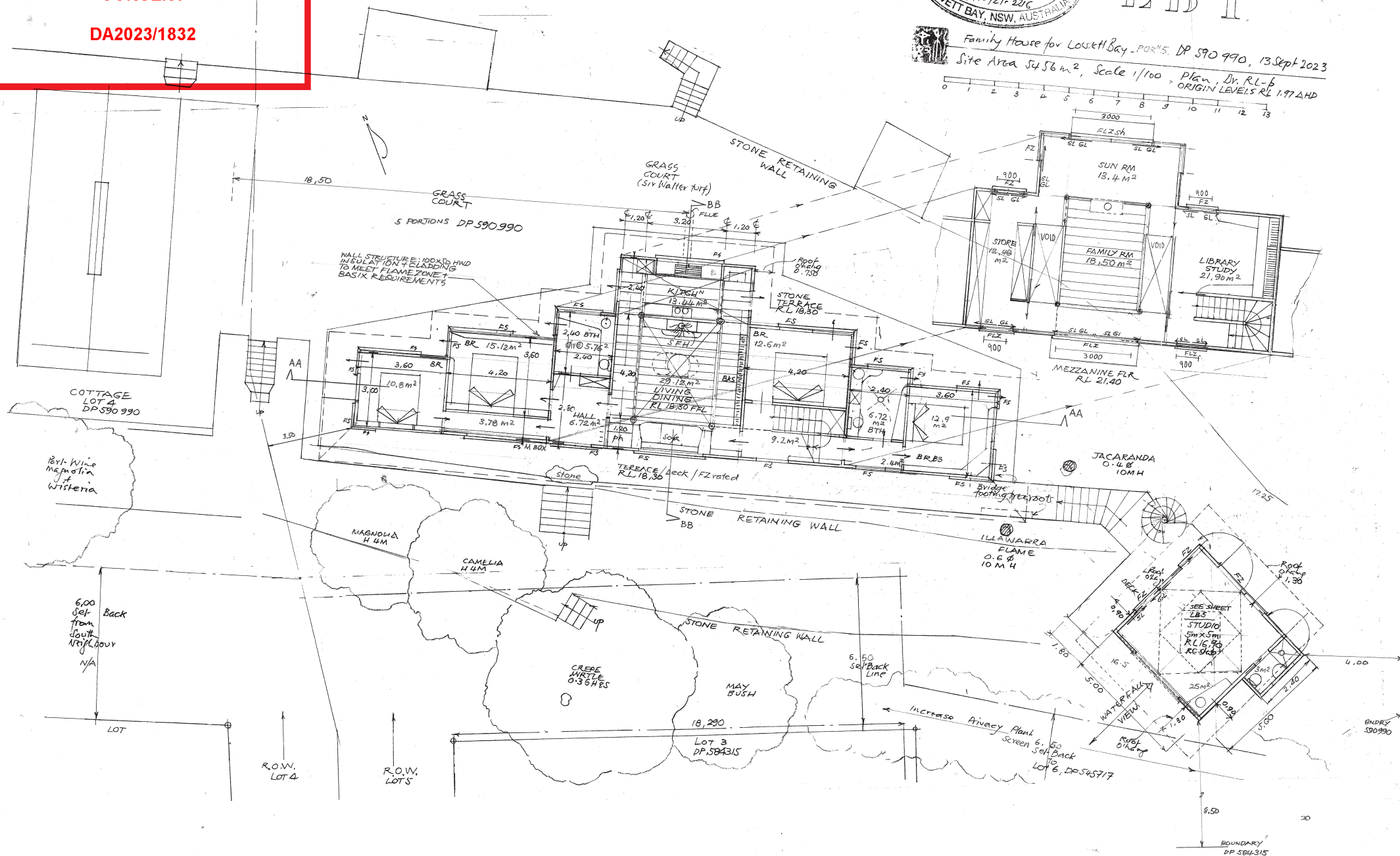


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II BB T

Family House for Lowett Bay - POR#5. DP 570 970, 13 Sept 2023
Site Area 5456 m², Scale 1/100. Plan, Dr. RL-6
ORIGIN LEVELS RL 1.97 AND





BASIX information

Minimum 55mm foil lined blanket under metal roof.

R2.5 insulation to all ceilings except living/dining/kitchen (this is in addition to above roof insulation).

All external walls to have reflective sarking/16mm firecheck barrier/R2.5 insulation/ply lining.

All internal walls ply stud with R2.5 adjacent to bathrooms.

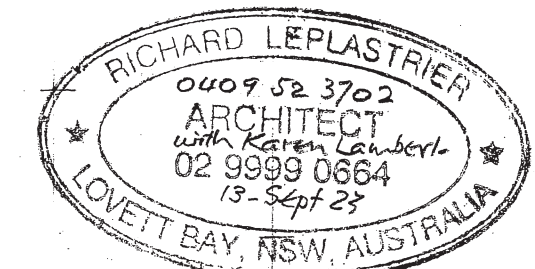
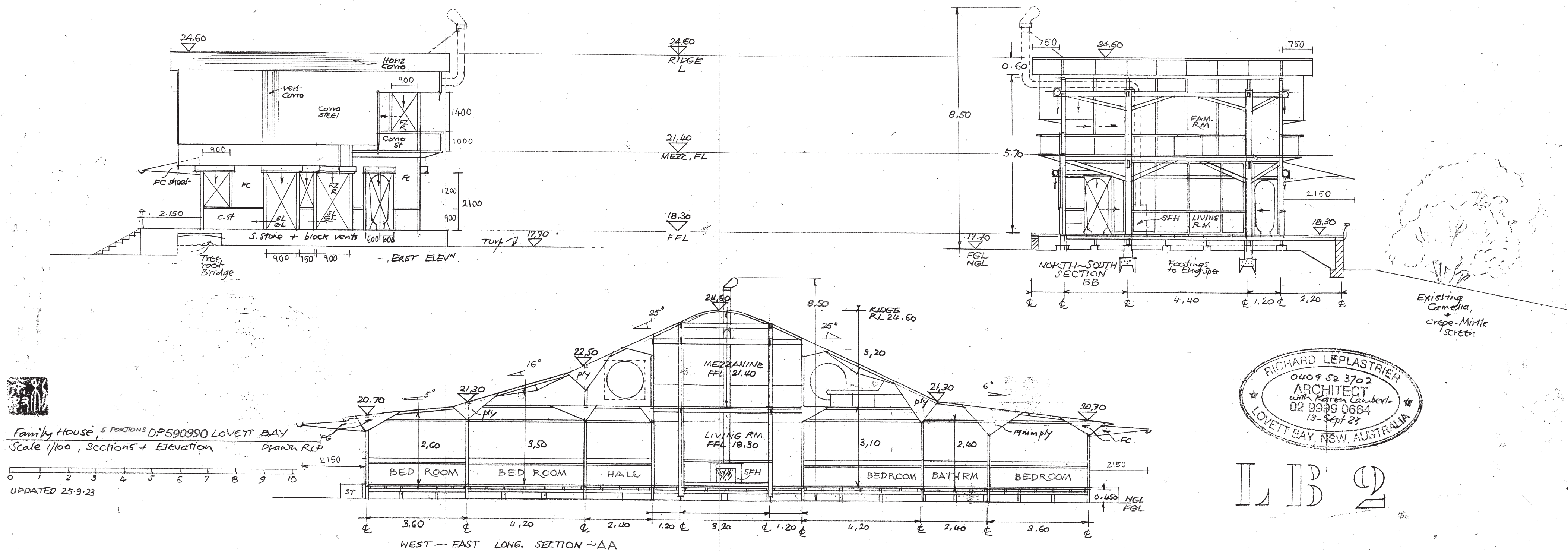
R2.5 underfloor insulation to framed/suspended floor.

Studio w/c timber/glass door $U=5.4$ $SHGC=0.56$.

Windows/glass doors of mezzanine floor, living/dining/kitchen, corridors, and studio DG/clear $U=3.6$ $SHGC=0.47$ (hinged) $SHGC=0.54$ (sliding).

Windows/glass doors of bedrooms and bathrooms DG/clear $U=4.3$ $SHGC=0.47$ (+/-10%) hinged $SHGC=0.53$ (+/-10%) sliding.

All recessed downlights sealed and to allow for uninterrupted ceiling insulation.



LB 2



0008943235-03 18 Mar 2024

Assessor Peter Cumming

Accreditation No. 20042

Address

5 Portions Road,
Lovett Bay, NSW,
2105

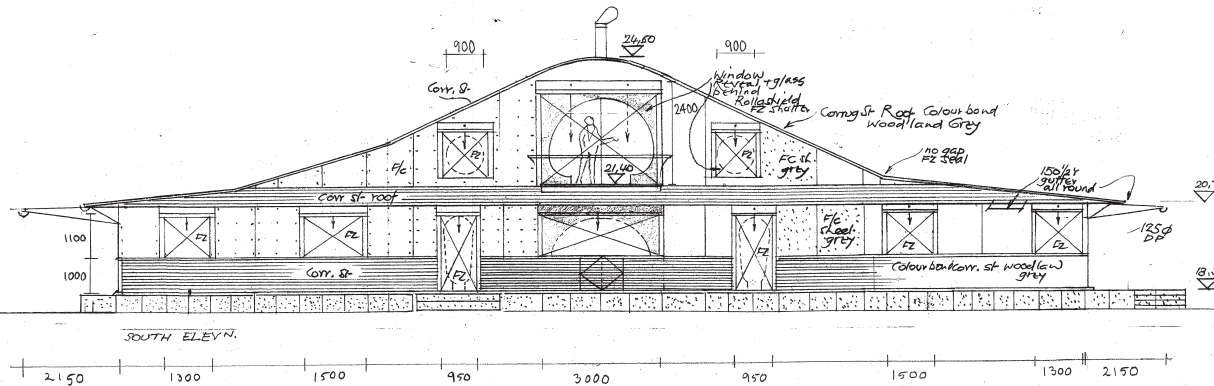
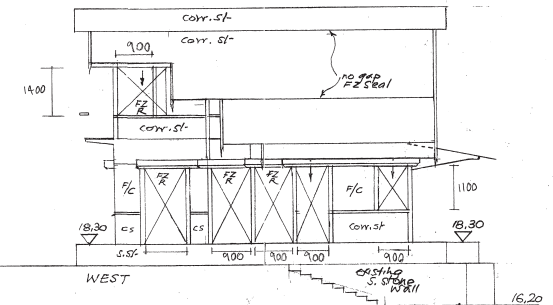
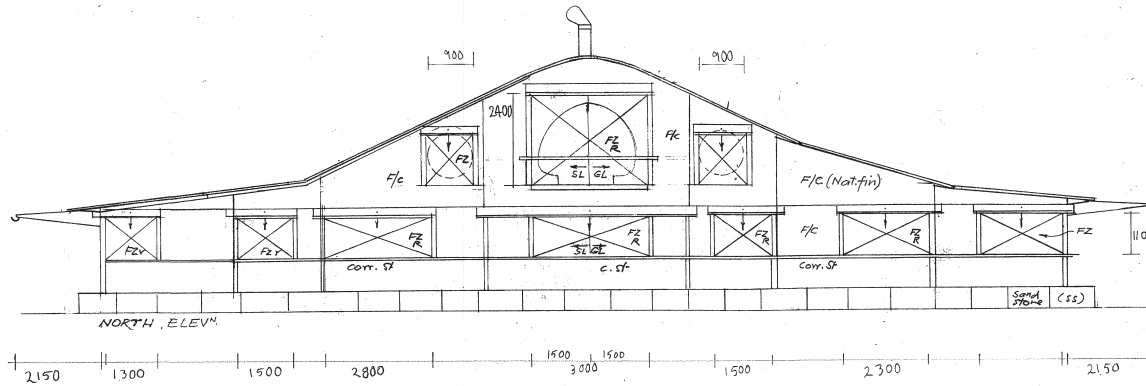


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**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

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LIB 3



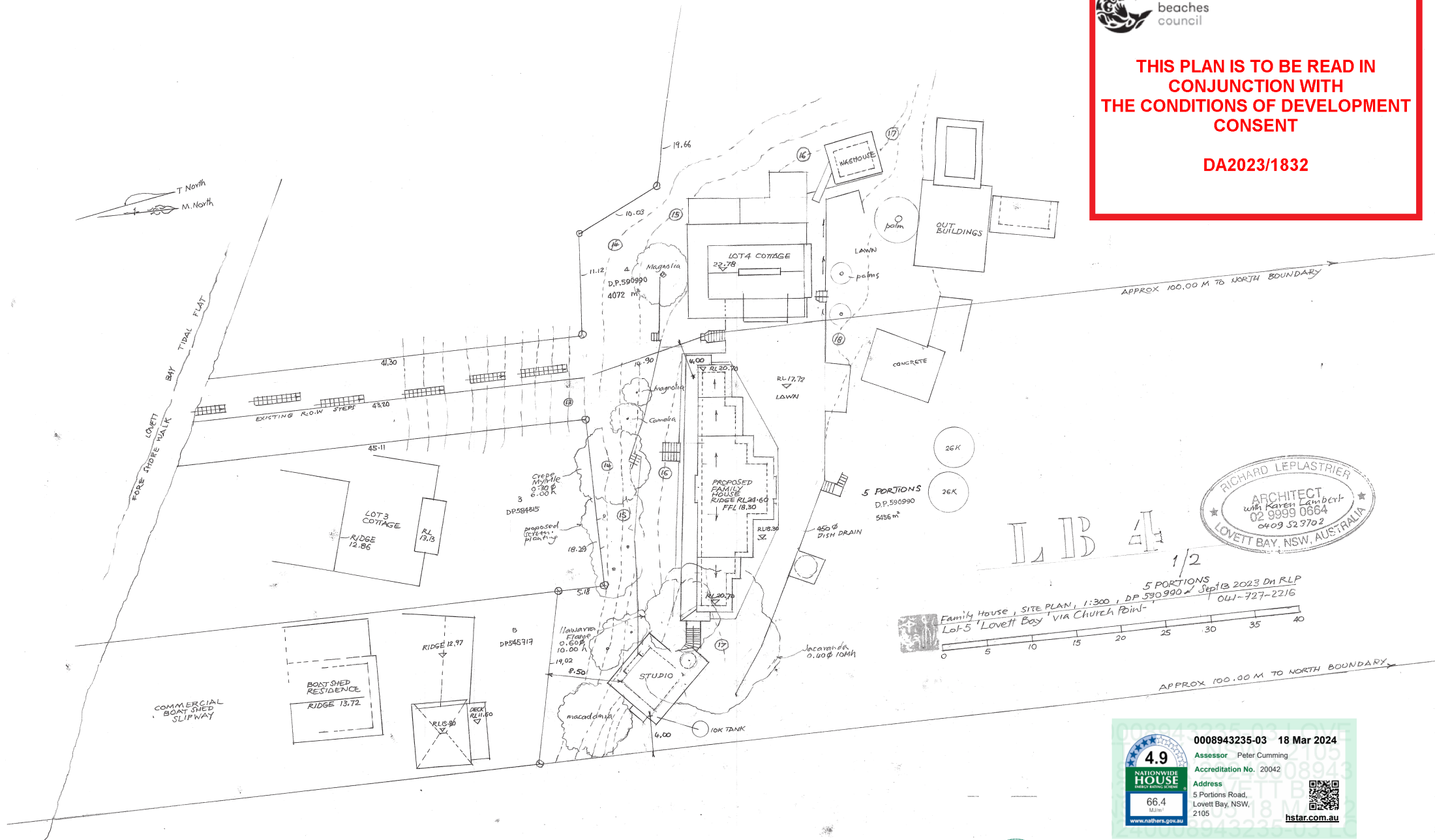
Family House for 5 PORTIONS DP590390 LOVETT BAY 2105
South, North, West ELEVATIONS, Scale 1/100 DM, RLP

0 1 2 3 4 5 6 7 8 9 10 11 12



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VIEW TO WATERFALL, CLIFFS
+ LOVETT BAY

 northern
beaches
council

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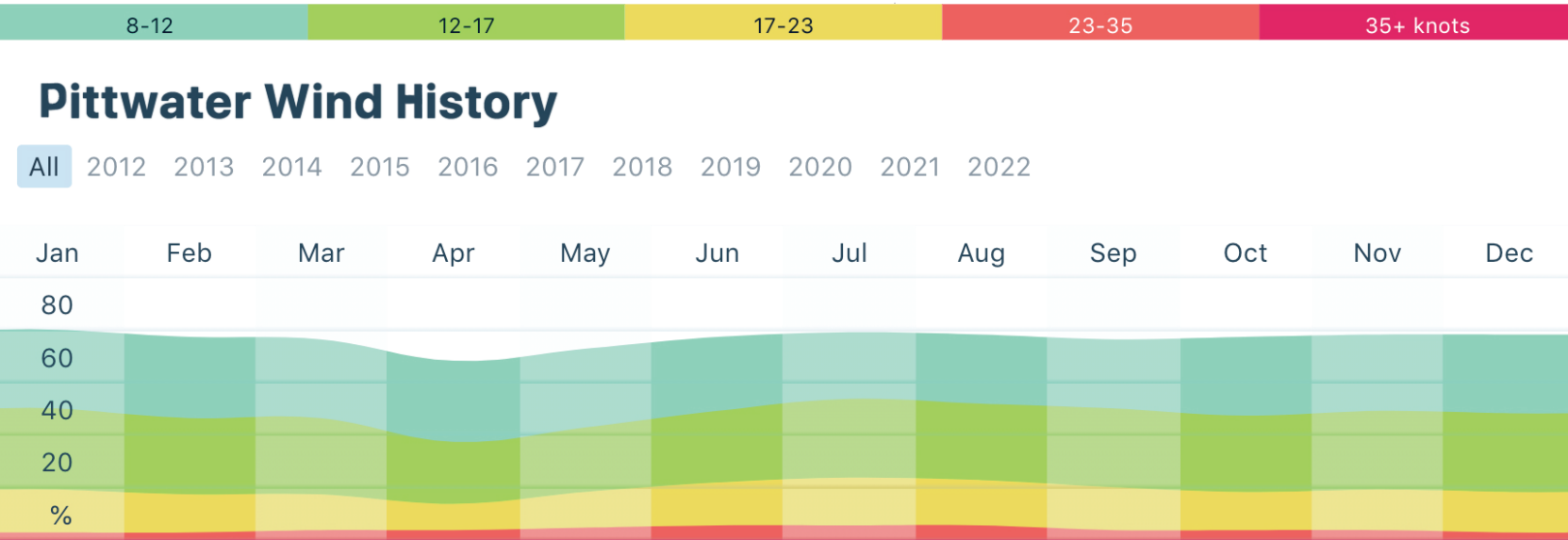
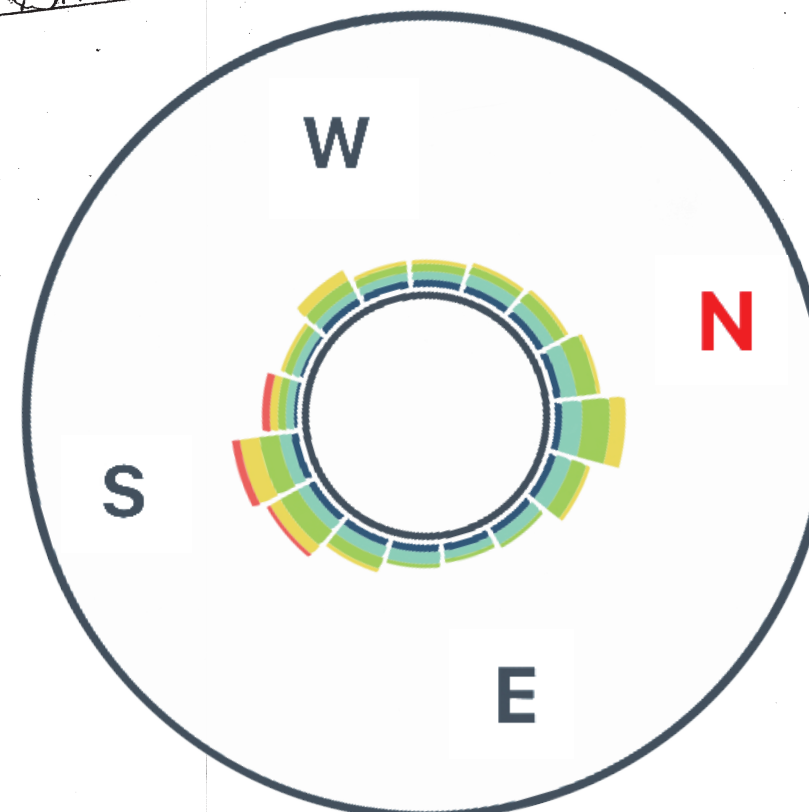


PLANS OF: LANDSCAPE CONCEPT

SITE ANALYSIS
EXCAVATION + FILL
EROSION + SOIL CONTROL
WASTE MANAGEMENT
CONCEPT STORMWATER MANAGEMENT



Family House, SITE PLAN, 1:300, DP 590990
"Lovett Bay" via Church Point
5 PORTIONS Sep 13 2023 DN RLP
OWI-727-2216





northern
beaches
council

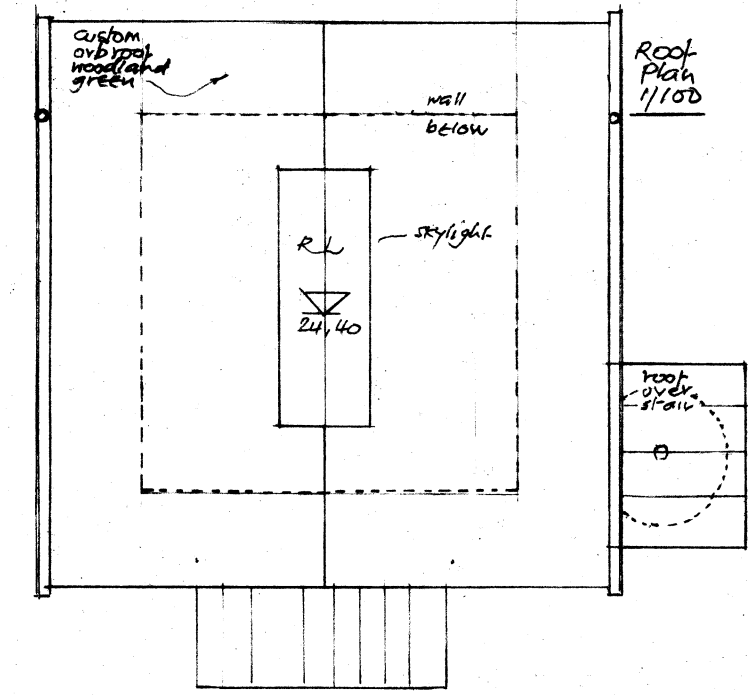
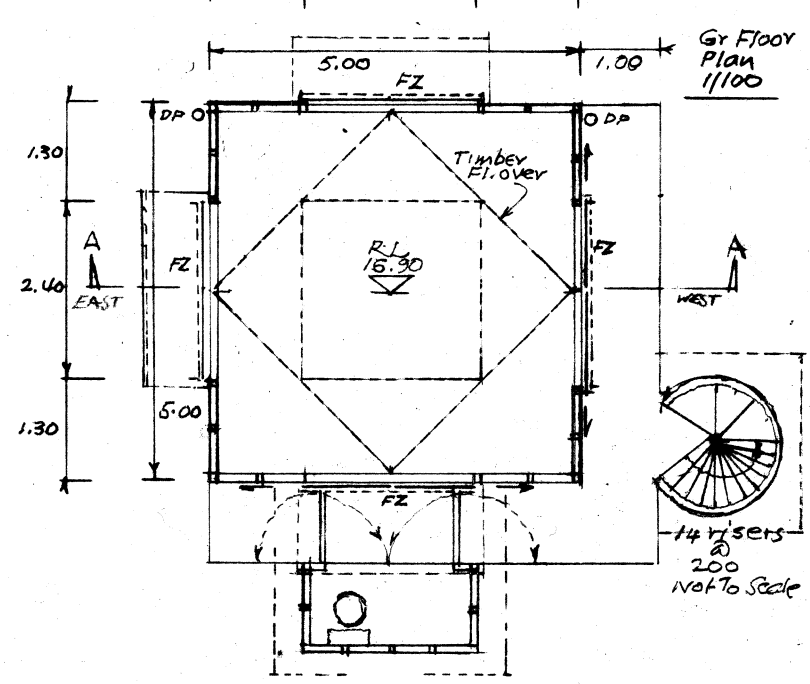
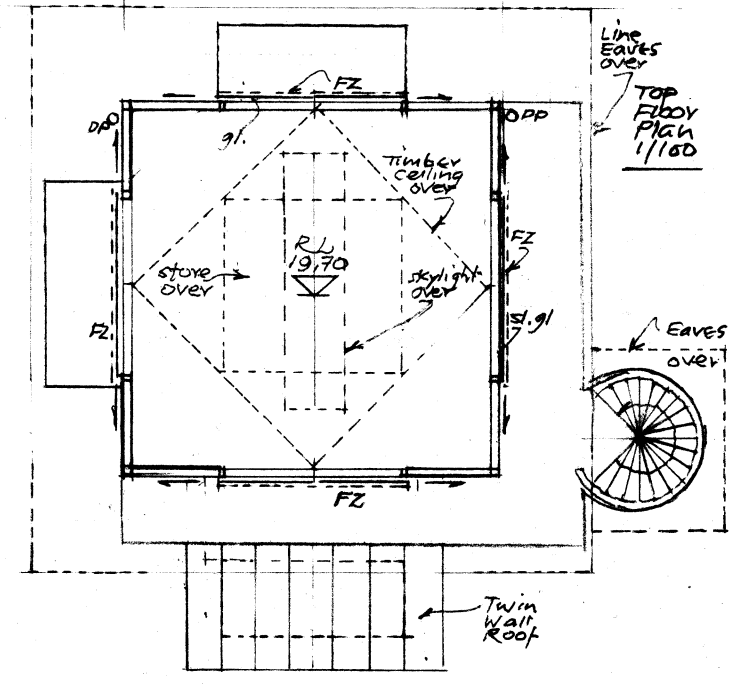
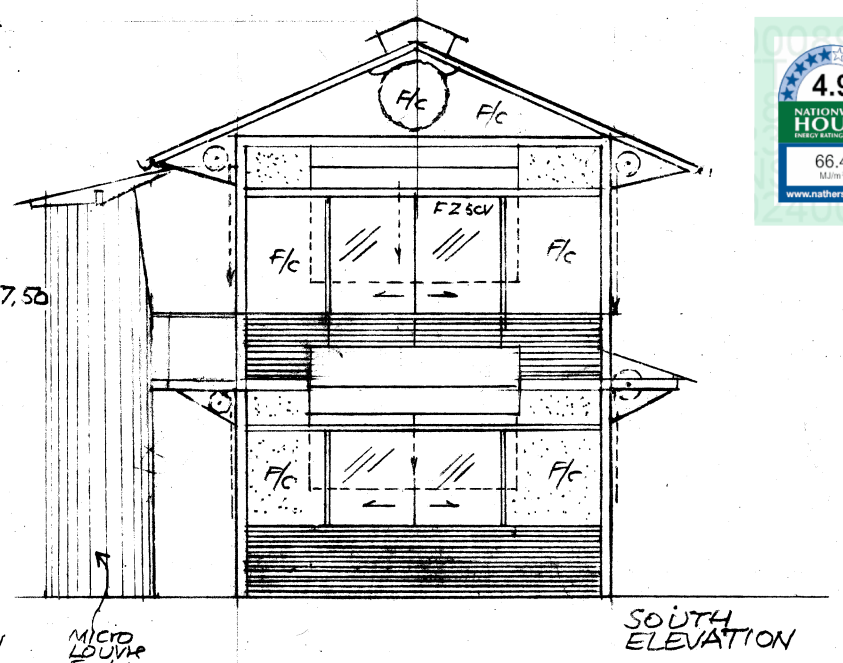
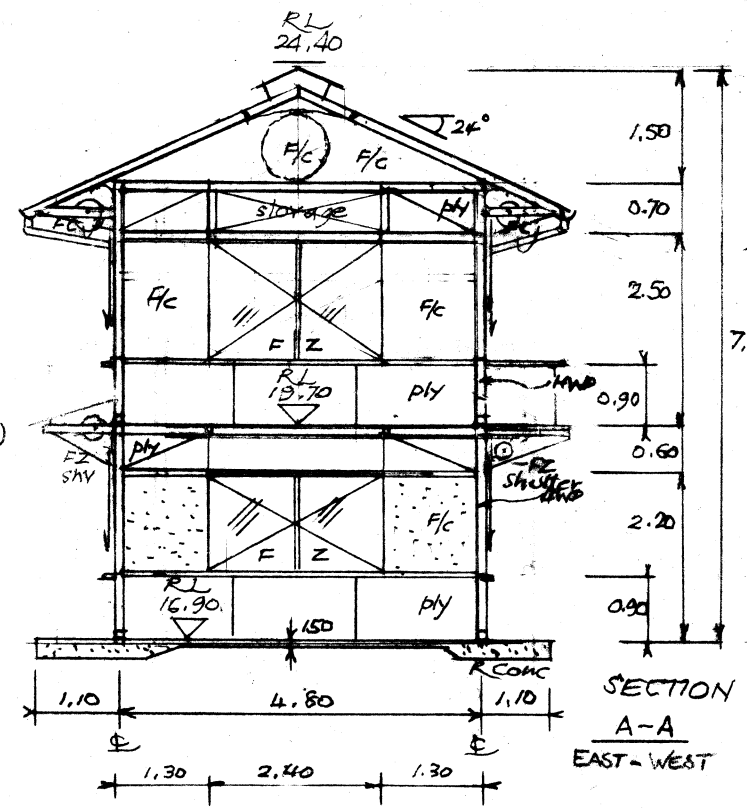
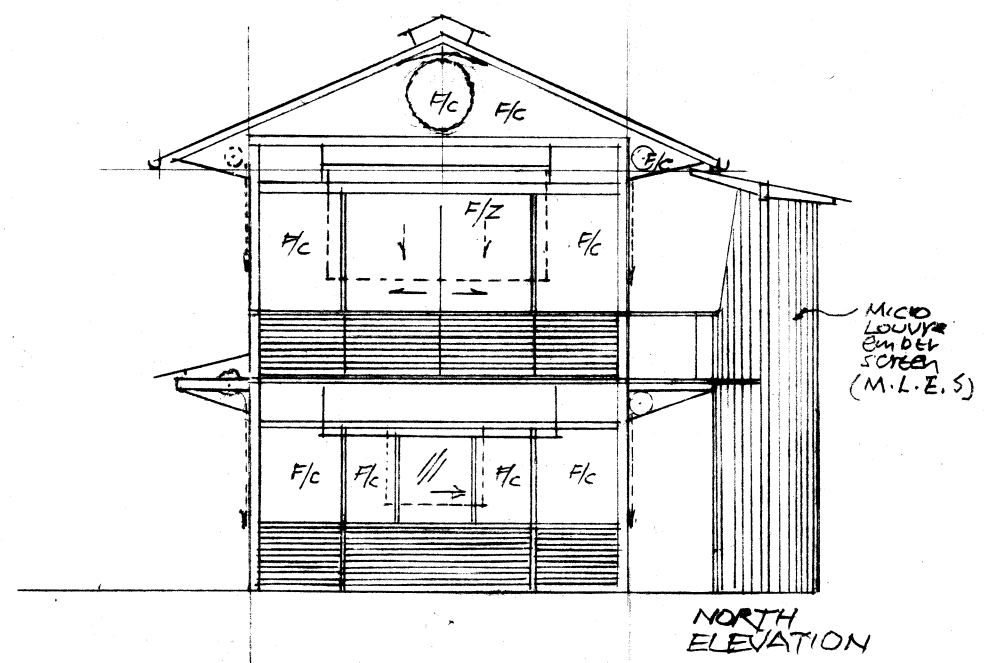
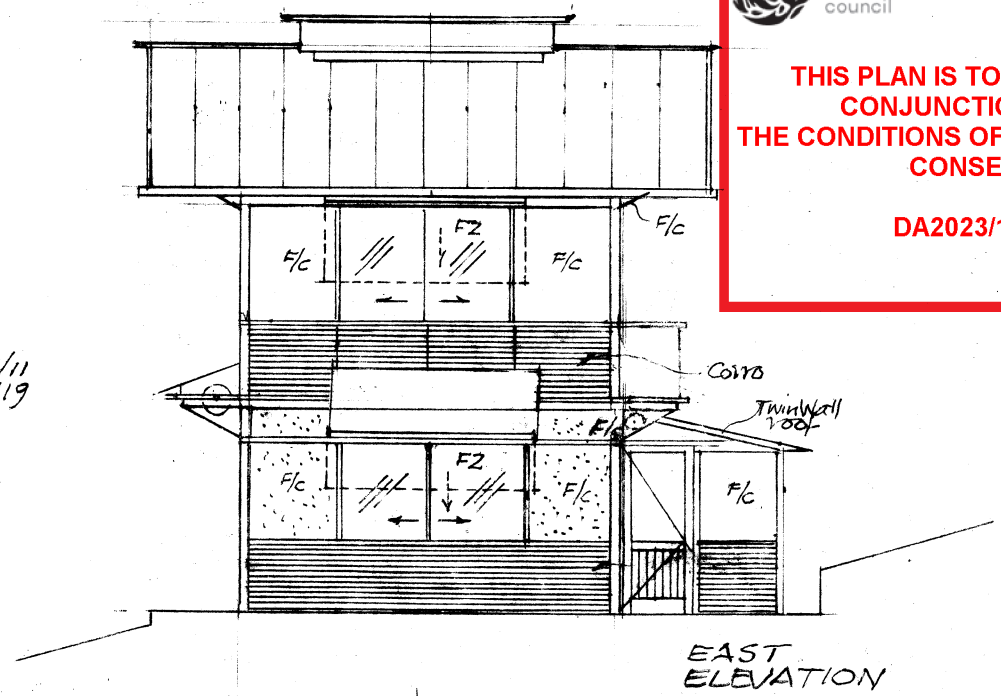
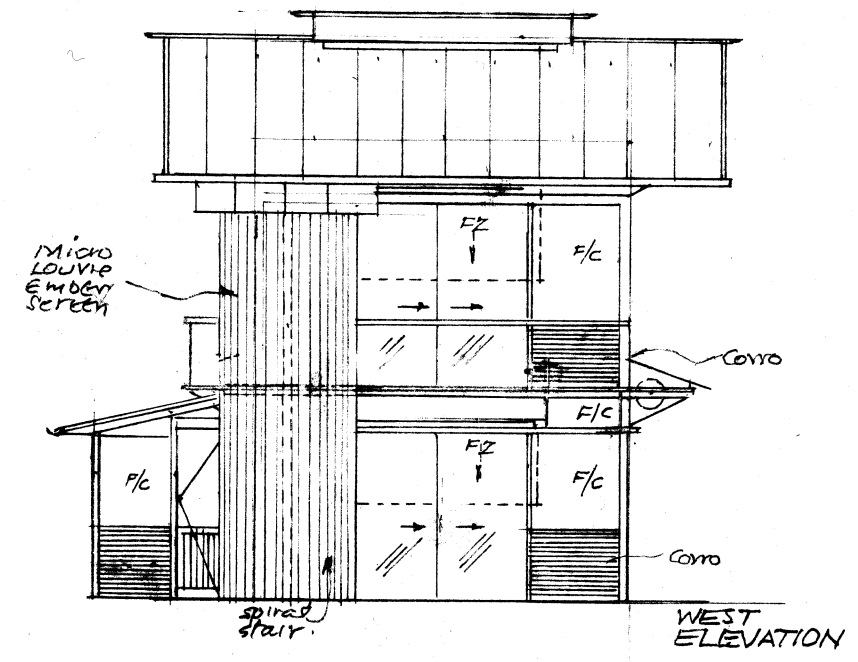
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STUDIO TO NEW FAMILY HOUSE Drawn RLP
1/100 Amended Plans/Section, Elev., May 24/11
May 24/19

LIB 3





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Assessor Peter Cumming

Accreditation No. 20042

Address
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Lovett Bay, NSW,
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66.4
Miles

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