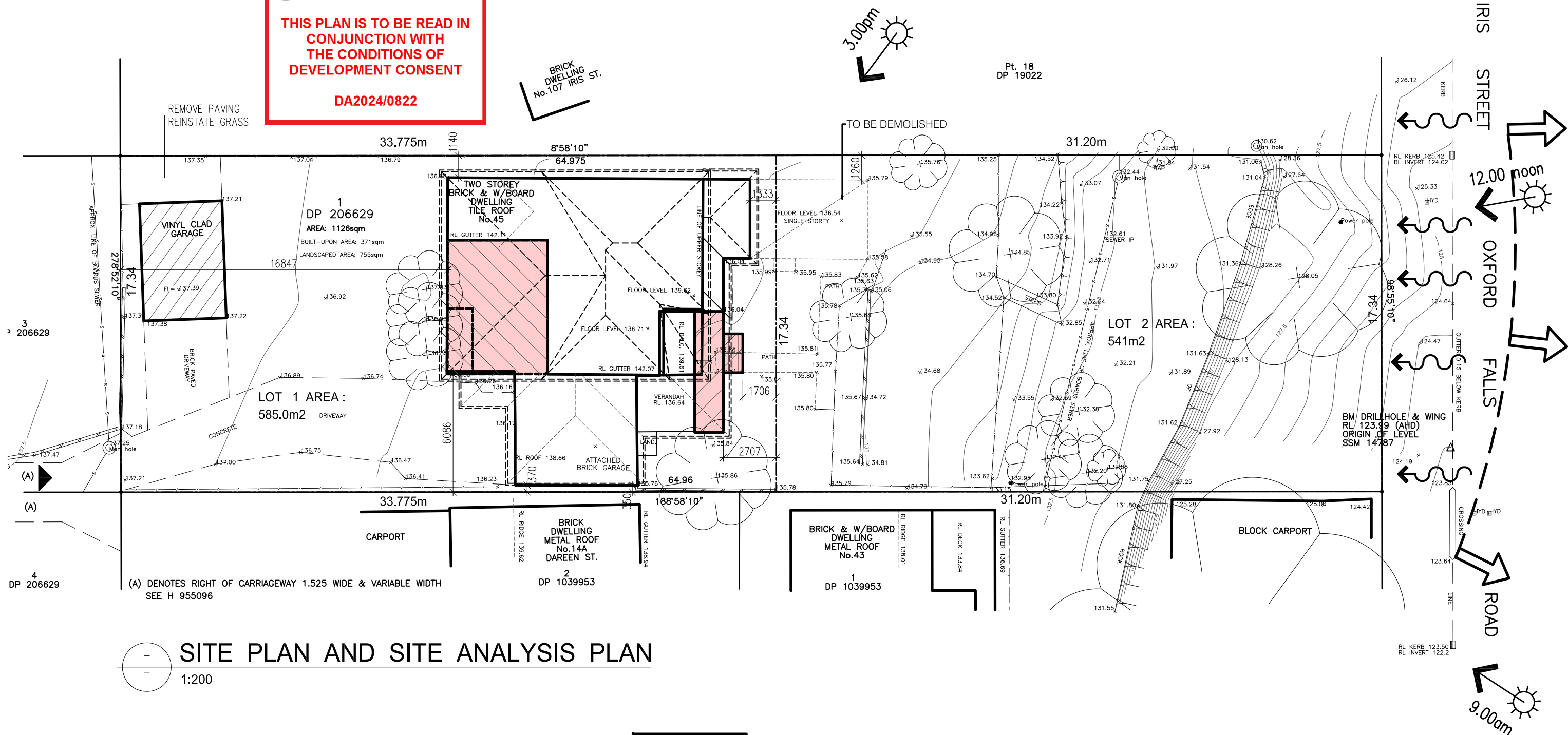






DA2024/0822

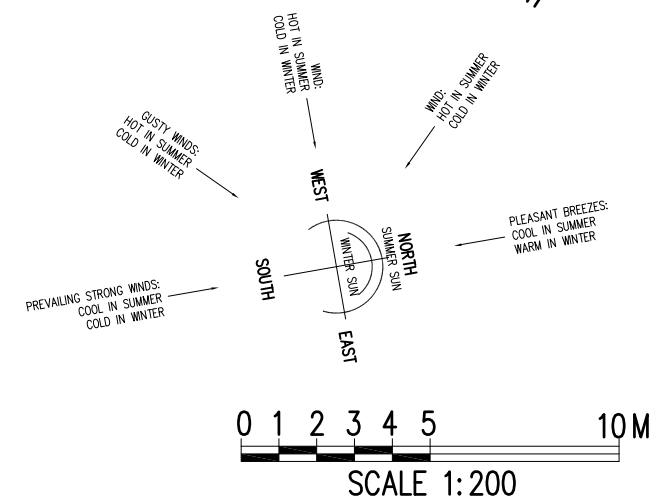


SCHEDULE OF COLOURS - DARK OR EARTHY TONES

-
- Diagram illustrating the layout of the property, showing the Ground Floor, First Floor, Carport, and a dashed area indicating the location for Demolish or Relocated Dwelling.

KEY

-  CAR ENTRY POINT
 SUN DIRECTION - 22 JUNE
 NOISE SOURCE
 DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

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8. Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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DESIGN BY:

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Phone: 99813332. Mob: 0438 148 944

PROJECT:

ALTERATIONS AND ADDITIONS
No 45 OXFORD FALLS ROAD
BEACON HILL

CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 17/04/24

DRAWN: MK

DRAWING Nr :

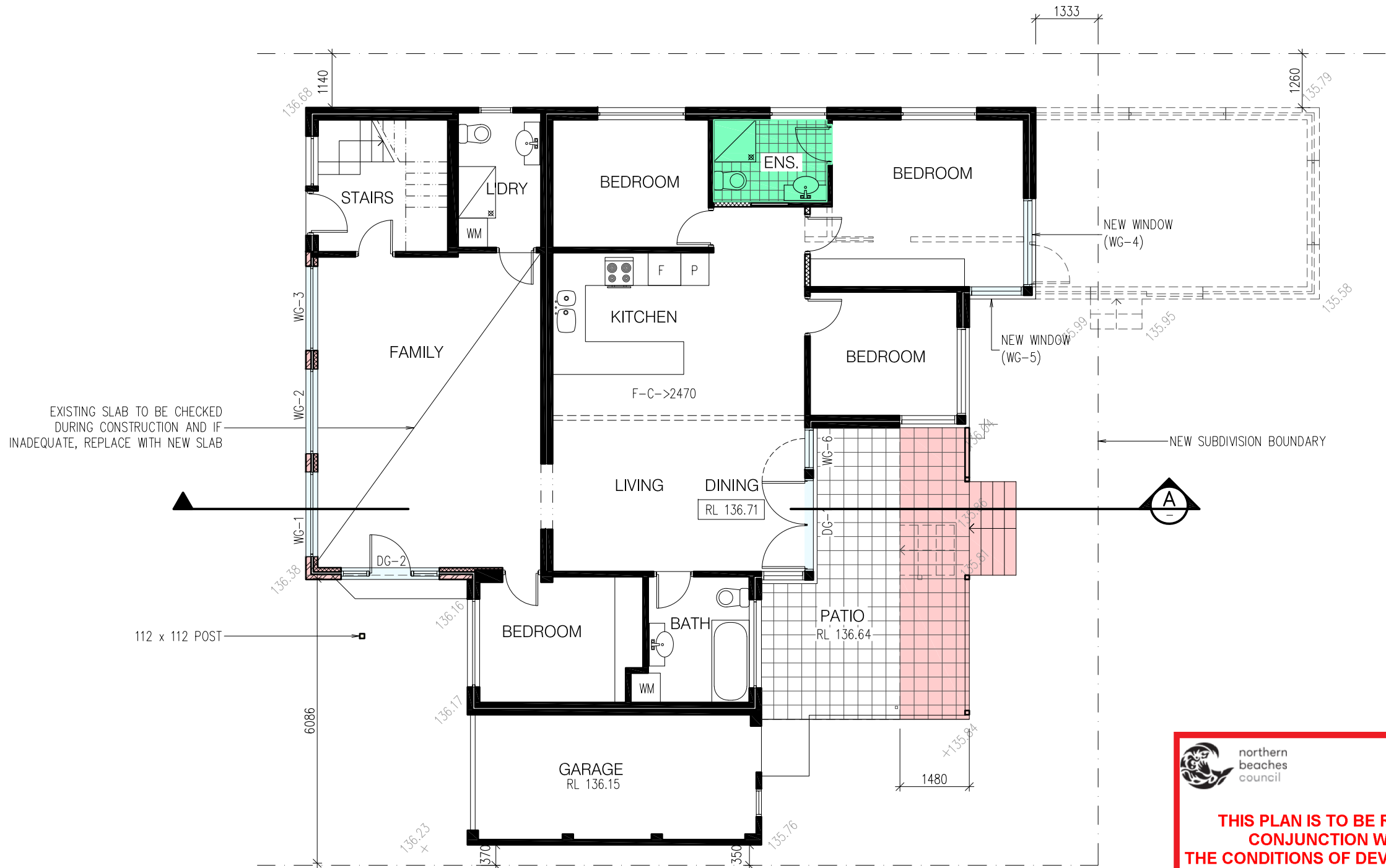
18080

SCALE: AS NOTED

ISSUE:	1
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SHEET:

1



NOTES

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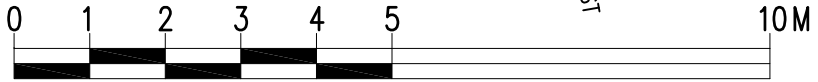
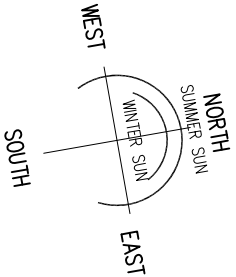


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- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW ADDITION
- NEW OPENING
- NEW STUD WALLS



SCALE 1:100

PROPOSED GROUND FLOOR PLAN

1:100

AREA: 156.4m2

GENERAL NOTES:

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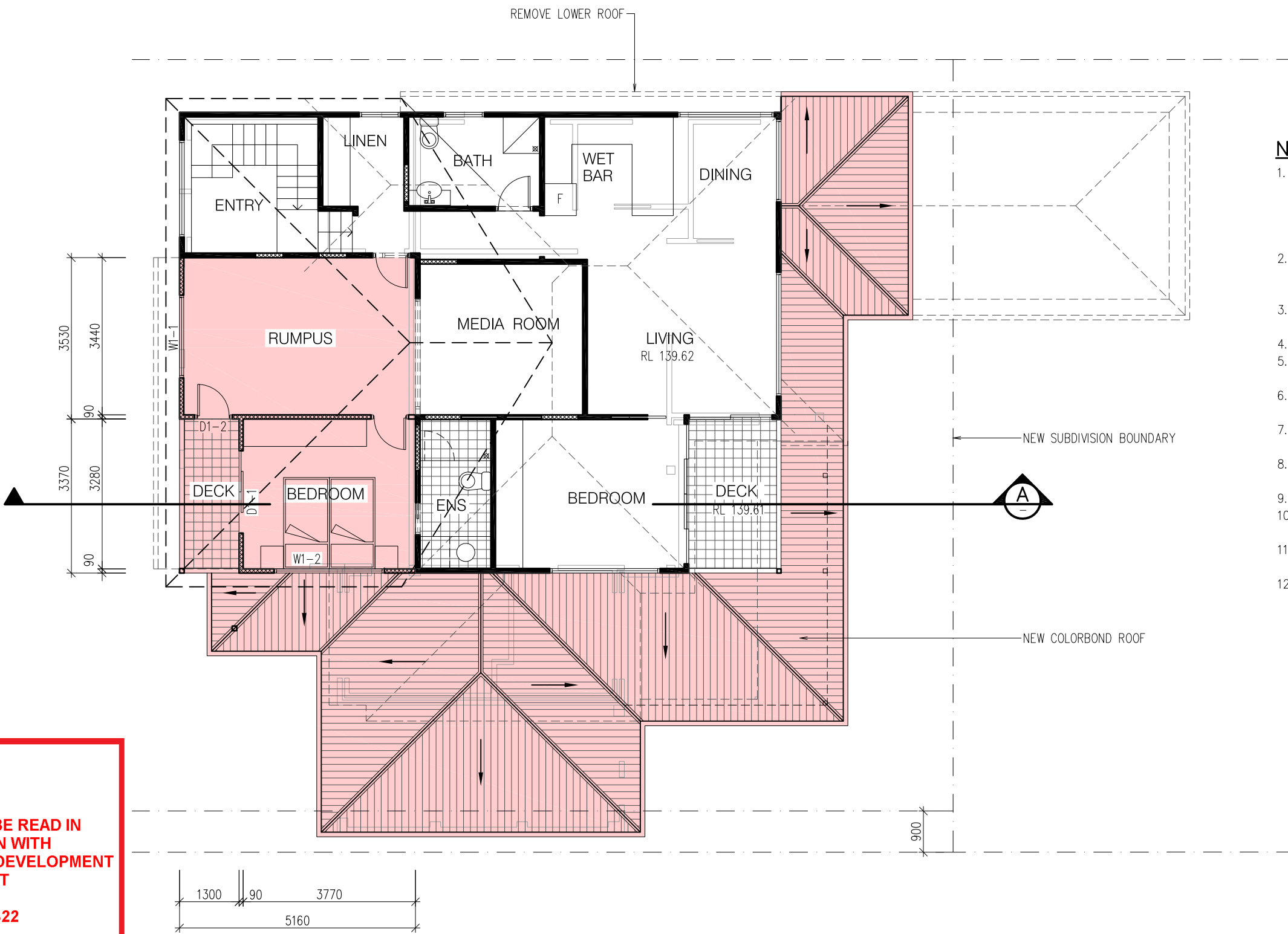
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No 45 OXFORD FALLS ROAD
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CLIENT:
JIRI AND MARCELA ALBRECHT

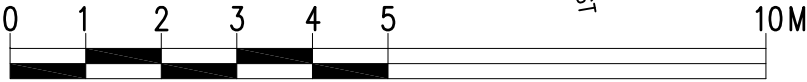
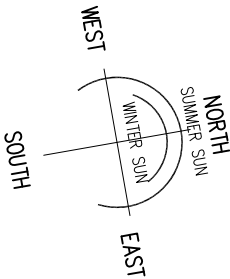
DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 6



NOTES

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- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW ADDITION
- NEW OPENING
- NEW STUD WALLS



SCALE 1:100

PROPOSED FIRST FLOOR PLAN

1:100

AREA: 121.5m2

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

DA2024/0822

GENERAL NOTES:

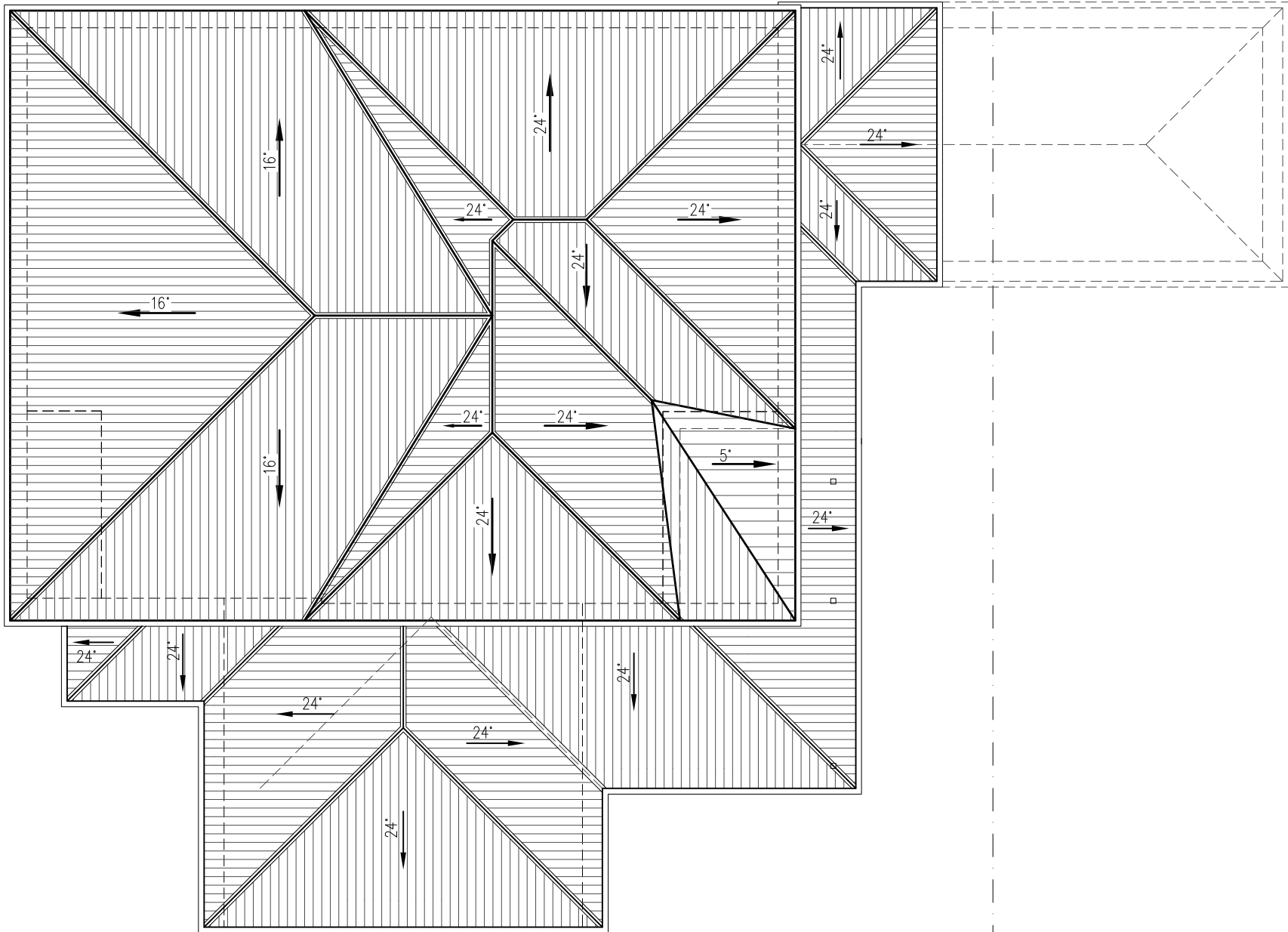
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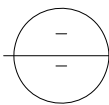
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BEACON HILL
CLIENT:
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DRAWING Nr : 18080	SHEET: 7



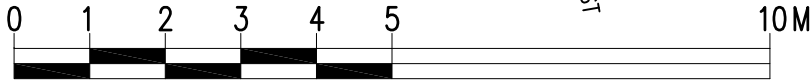
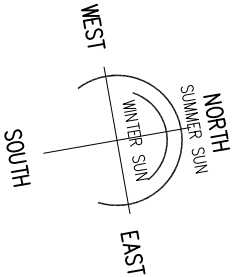
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PROPOSED ROOF PLAN

1:100



SCALE 1:100

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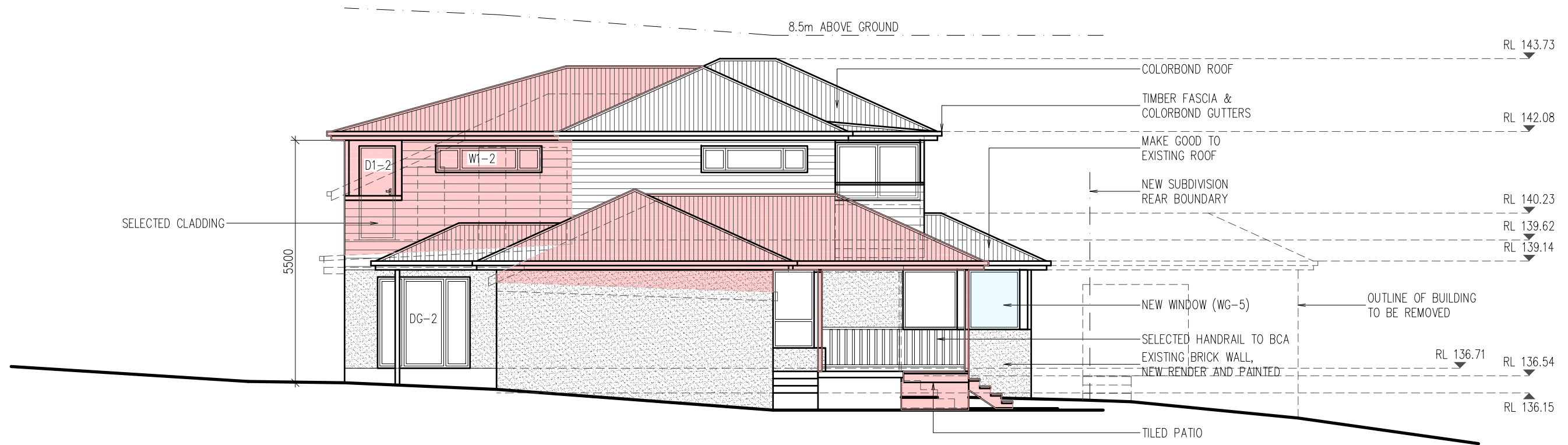
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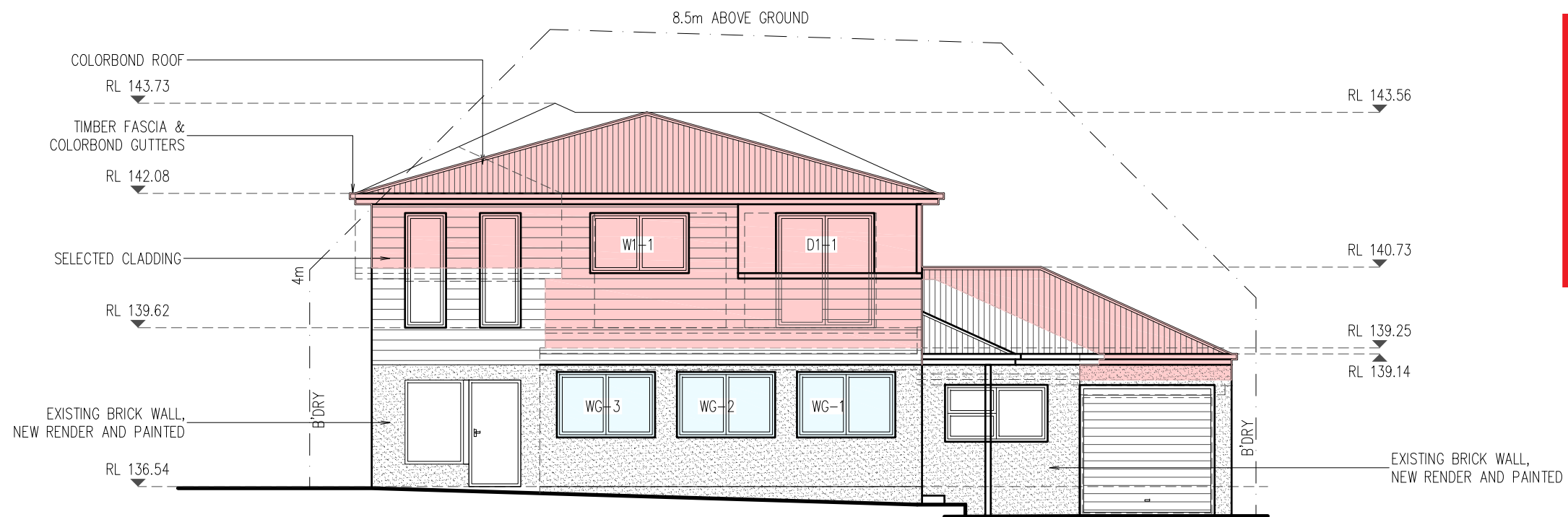
21 NALYA ROAD, NARRAWEENA NSW 2099
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DATE: 17/04/24	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 8



PROPOSED EAST ELEVATION
1:100

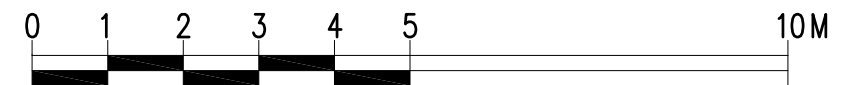


PROPOSED SOUTH ELEVATION
1:100

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SCALE 1:100

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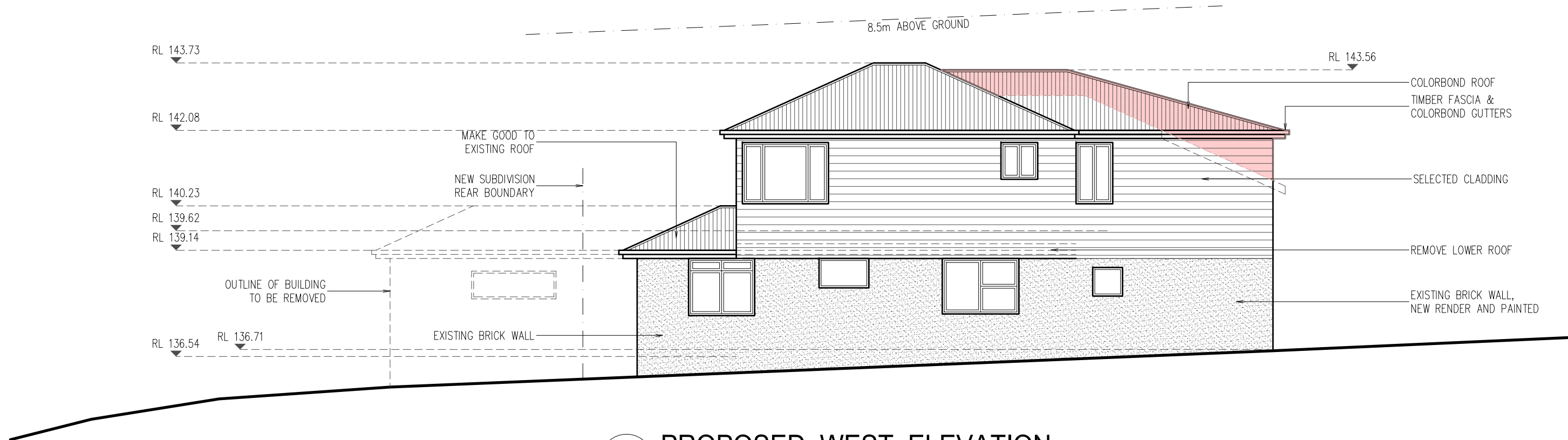
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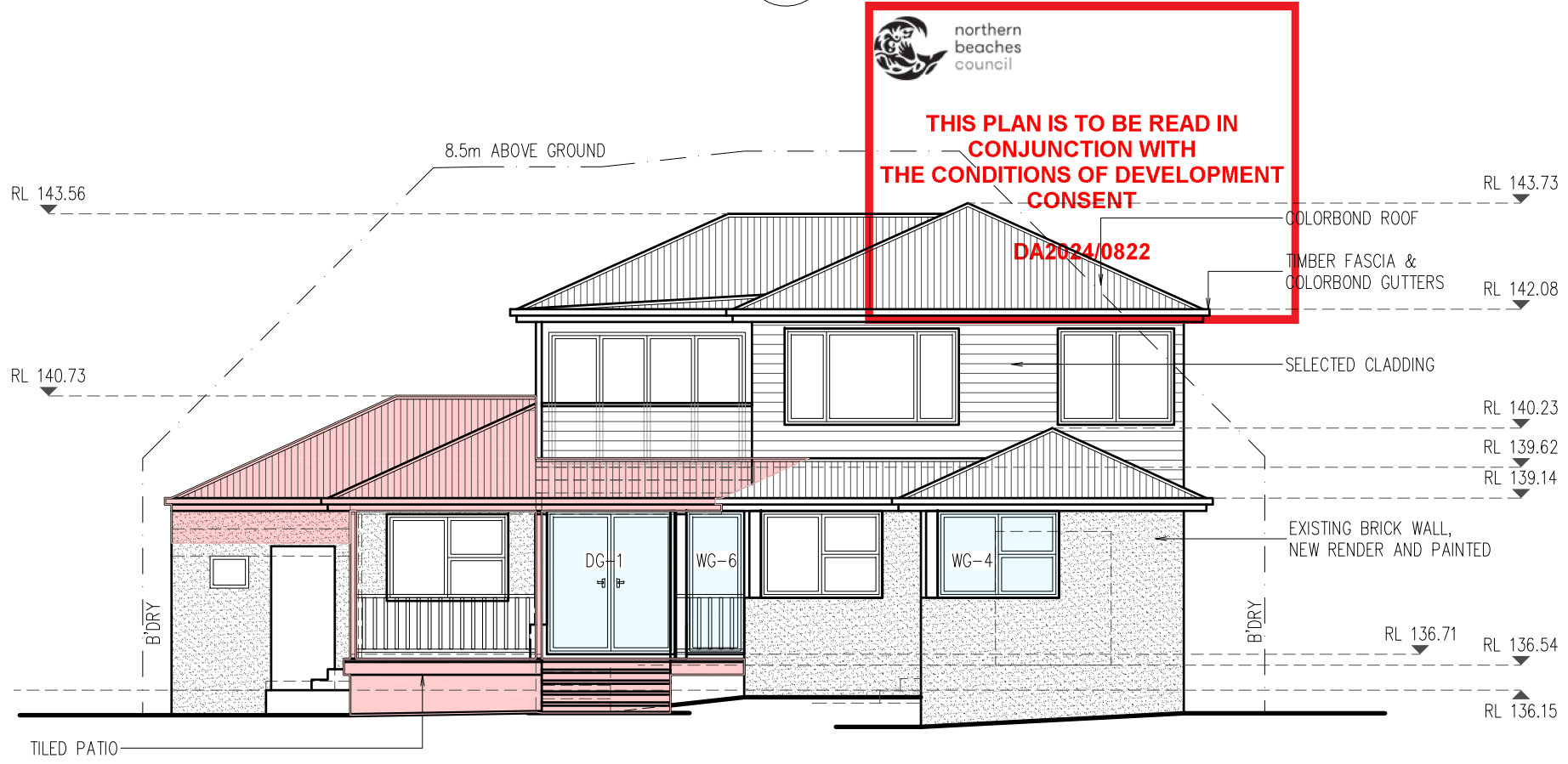
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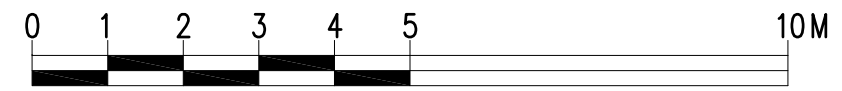
PROPOSED WEST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100

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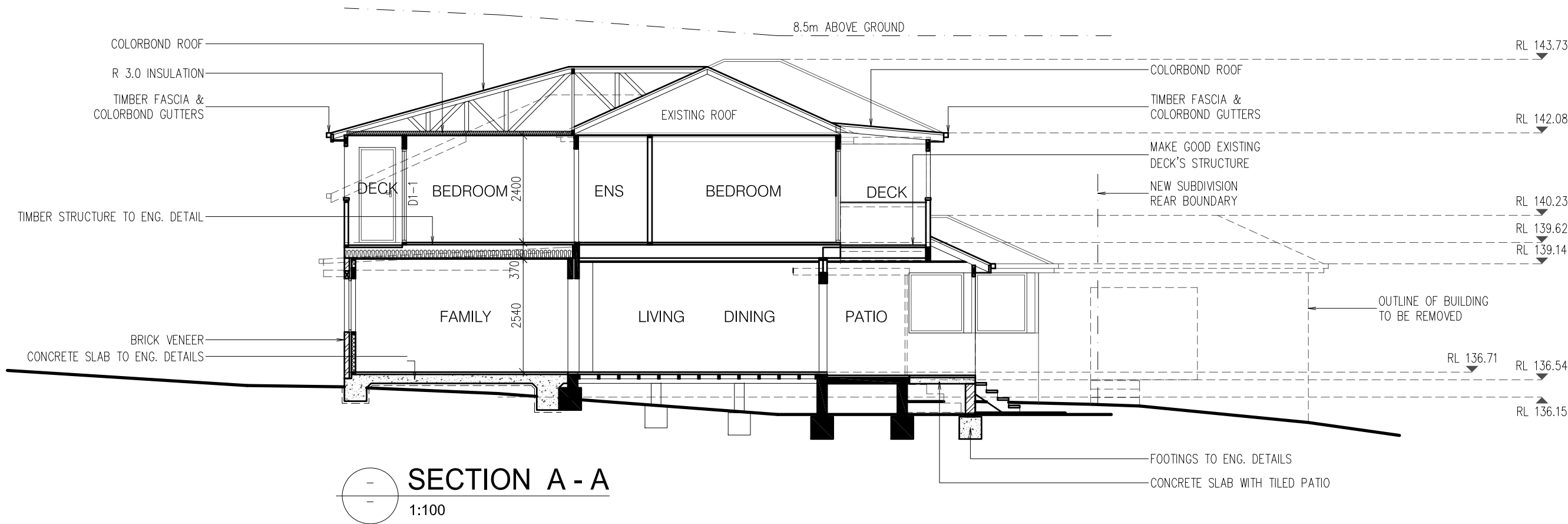
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WINDOWS AND DOOR SCHEDULE (FOR BASIX PURPOSES ONLY)						
	ORIENT.	SIZE		AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE MIN. REQUIREMENTS
		W	H			
WG-1	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-2	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-3	SOUTH	1800	1200	2.16	NONE	standard aluminium single clear
WG-4	NORTH	1890	1350	2.55	EAVE/PERGOLA >=450mm	standard aluminium, low-E
WG-5	EAST	1160	1350	1.57	EAVE/PERGOLA >=450mm	standard aluminium, low-E
WG-6	NORTH	900	2230	2.00	EAVE/PERGOLA >=900mm	standard aluminium single clear
DG-1	NORTH	1990	2230	4.44	EAVE/PERGOLA >=900mm	standard aluminium single clear
DG-2	EAST	2100	2070	4.35	EAVE/PERGOLA >=900mm	standard aluminium single clear
W1-1	SOUTH	1810	1100	2.00	NONE	standard aluminium single clear
W1-2	EAST	2410	600	1.45	NONE	standard aluminium single clear
D1-1	SOUTH	1800	2100	3.78	EAVE/PERGOLA >=900mm	standard aluminium single clear
D1-2	EAST	820	2130	1.75	EAVE/PERGOLA >=900mm	standard aluminium single clear

BASIX COMMITMENTS
CERTIFICATE NUMBER A1731377_02

NATURAL 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.

WINDOWS AND GLAZED DOORS
(SEE WINDOW SCHEDULE)

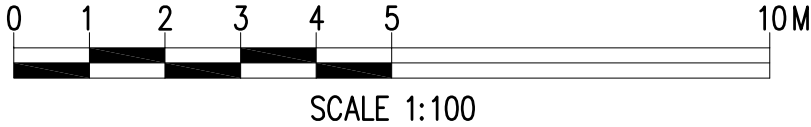
CONSTRUCTION
CONCRETE SLAB ON GROUND FLOOR: NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD): R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: BRICK VENEER, R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF: CEILING: R3.0 (UP), ROOF: FOIL/SARKING, MEDIUM (SOLAR ABSORPTANCE 0.475 – 0.70)



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