

Sediment and Erosion control fences:
The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

SEDIMENT FENCE
F1 Provide sediment fence on down slope boundary as shown on plan.
F2 Geotextile fabric to be buried 200 mm below ground at the lower edge.

Overlap
Drive post a minimum of 600 into the ground

Runoff

Stakes driven 600 mm 600 into the ground with the first stake angle towards the previously laid bale
Geotextile filter fabric fasten on top edge

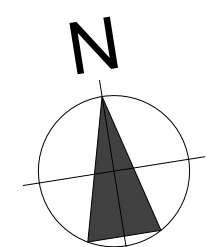
Strawbale & geotextile sediment fence

Disturbed Area
Runoff
Undisturbed Area

F3 Drainage area is 0.5 HA with a maximum slope gradient 1:2 maximum and a maximum slope length of 50 m.

- NOTES:**
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- COPYRIGHT**
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- BASIX INFORMATION REQUIREMENTS:**
LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps
- WATER COMMITMENTS:**
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating
- HOT WATER SYSTEM:**
The existing Hot water system shall remain
- INSULATION REQUIREMENTS:**
Concrete slab on Ground Floor: Nil
External walls: The external walls shall meet minimum R 1.70 (including construction)
The new ceilings shall meet minimum R 1.58 (up)
The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption > 0.70)
- WINDOWS & GLAZED DOORS:**
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

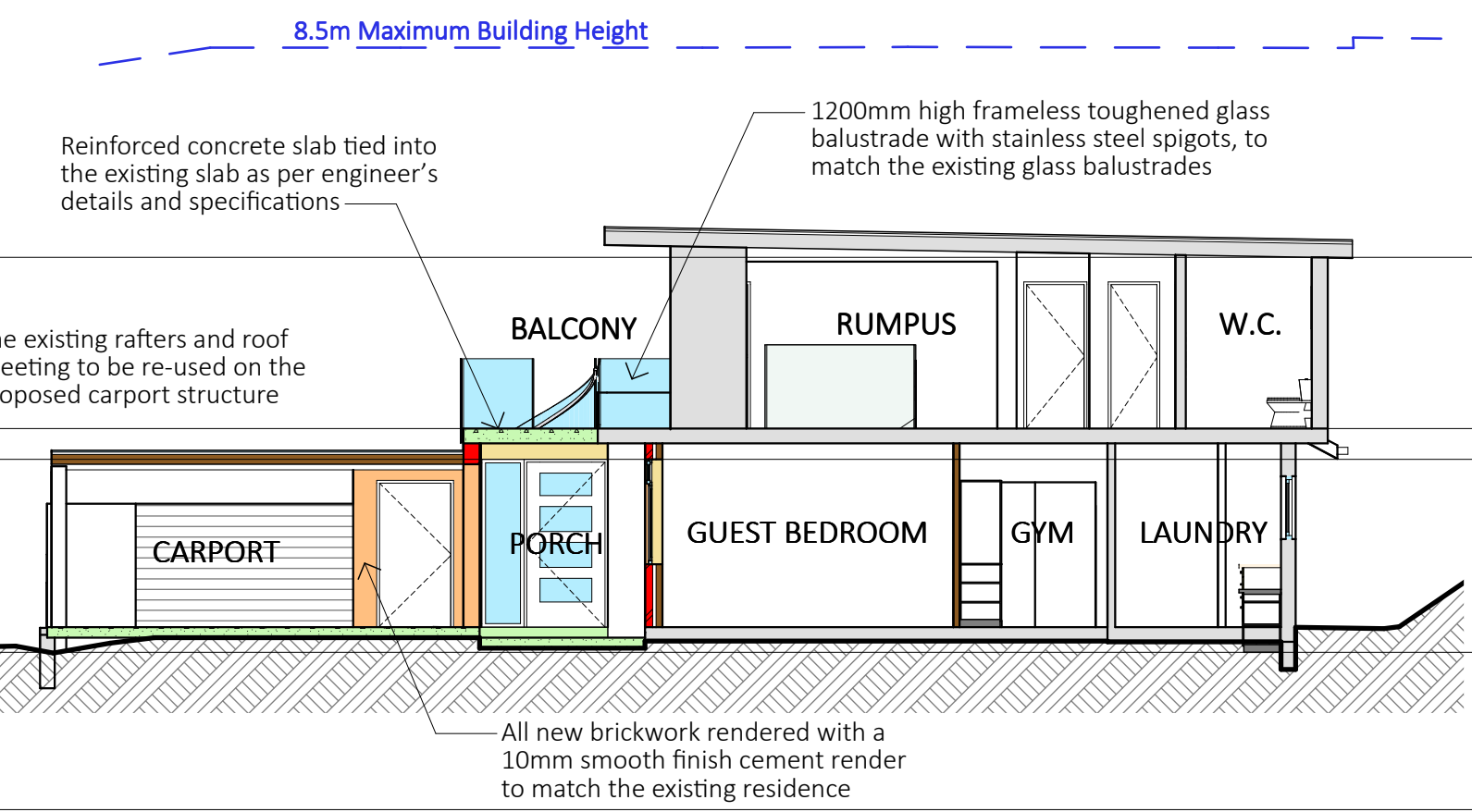
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0366



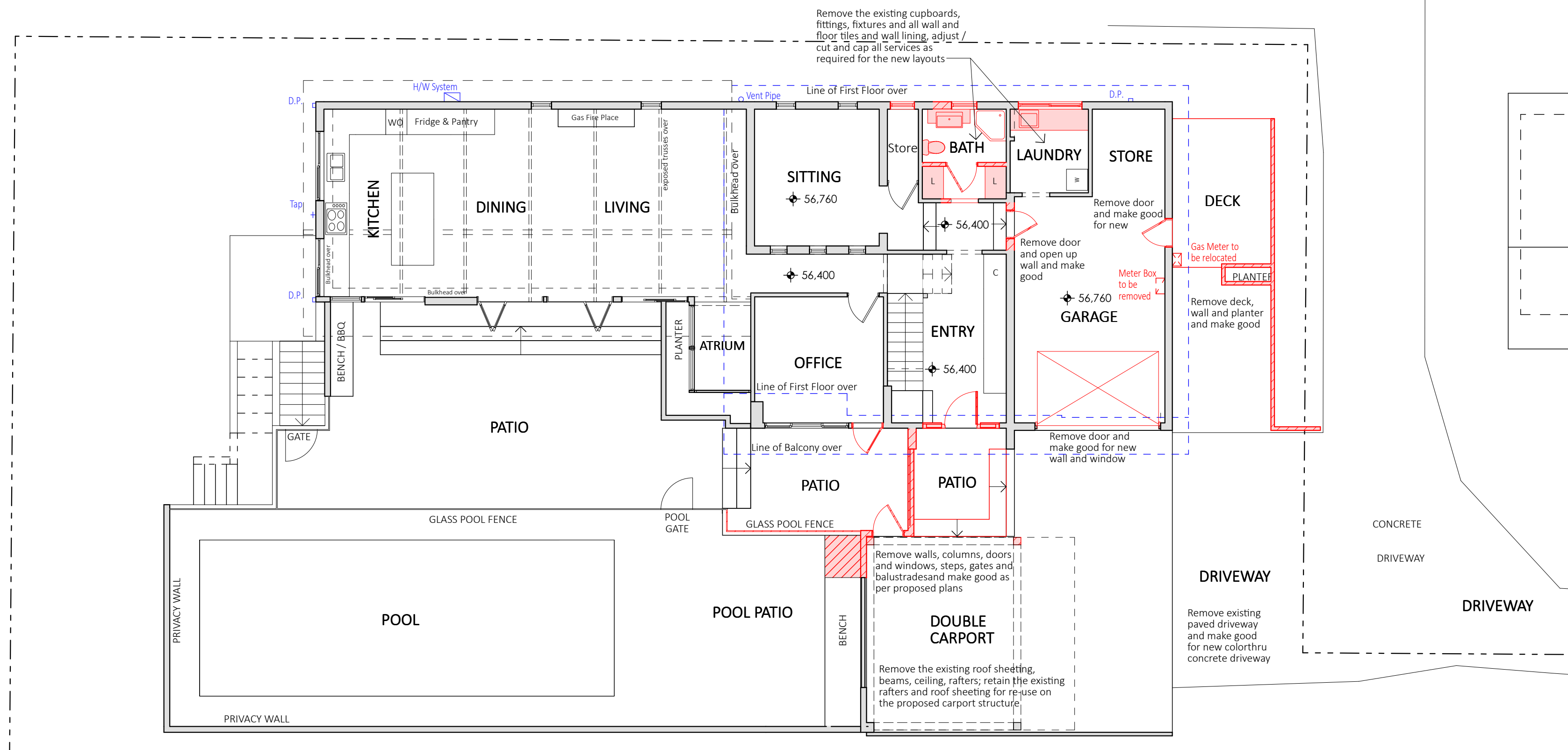
Project North

1 PARTIAL SITE PLAN 1:100
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

SITE RATIOS - EXISTING:		
SITE AREA	934.6m ²	
SITE AREA (LESS ACCESS HANDLE 193.4M ²)	741.4m ²	
FOOTPRINT OF RESIDENCE	228.5m ²	
AREAS LESS THAN 3m WIDE or 12m ²	59.5m ²	
DRIVEWAY	63.5m ²	
SUM TOTAL	351.5m ²	
OPEN SPACE AREA	389.9m ²	52.5%
(minimum required 60% = 444.84m ²)		
SWIMMING POOL & SURROUNDS	123m ²	
PAVED AREAS & PATHWAYS	142.9m ²	
HARD OPEN SPACE	265.9m ²	
SOFT OPEN SPACE AREA	124m ²	31.8%
(minimum required 40% of 60% = 177.95m ²)		
SITE RATIOS - PROPOSED:		
SITE AREA	934.6m ²	
SITE AREA (LESS ACCESS HANDLE 193.4M ²)	741.4m ²	
FOOTPRINT OF RESIDENCE	248.5m ²	
AREAS LESS THAN 3m WIDE or 12m ²	59.5m ²	
DRIVEWAY	52m ²	
SUM TOTAL	351.5m ²	
OPEN SPACE AREA	389.9m ²	52.5%
(minimum required 60% = 444.84m ²)		
SWIMMING POOL & SURROUNDS	118.5m ²	
PAVED AREAS & PATHWAYS	147.4m ²	
HARD OPEN SPACE	265.9m ²	
SOFT OPEN SPACE AREA	124m ²	31.8%
(minimum required 40% of 60% = 177.95m ²)		



2 SECTION C - C 1:100



1 EXISTING GROUND FLOOR 1:100

FLOOR AREA CALCULATIONS-
EXISTING

SITE AREA	934.6m ²
SITE AREA LESS ACCESS HANDLE (193.4M ²)	741.4m ²
EXISTING GARAGE FLOOR AREA	32.5m ²
EXISTING GROUND FLOOR AREA	136.0m ²
EXISTING FIRST FLOOR AREA	106.0m ²
SUM TOTAL FLOOR SPACE RATIO	274.5m ² 0.37:1 (max. permissible 0.4:1)

FLOOR AREA CALCULATIONS-
PROPOSED

SITE AREA	934.6m ²
SITE AREA LESS ACCESS HANDLE (193.4M ²)	741.4m ²
EXISTING GROUND FLOOR AREA	190.5m ²
EXISTING FIRST FLOOR AREA	106.0m ²
SUM TOTAL FLOOR SPACE RATIO	296.5m ² 0.40:1 (max. permissible 0.4:1)

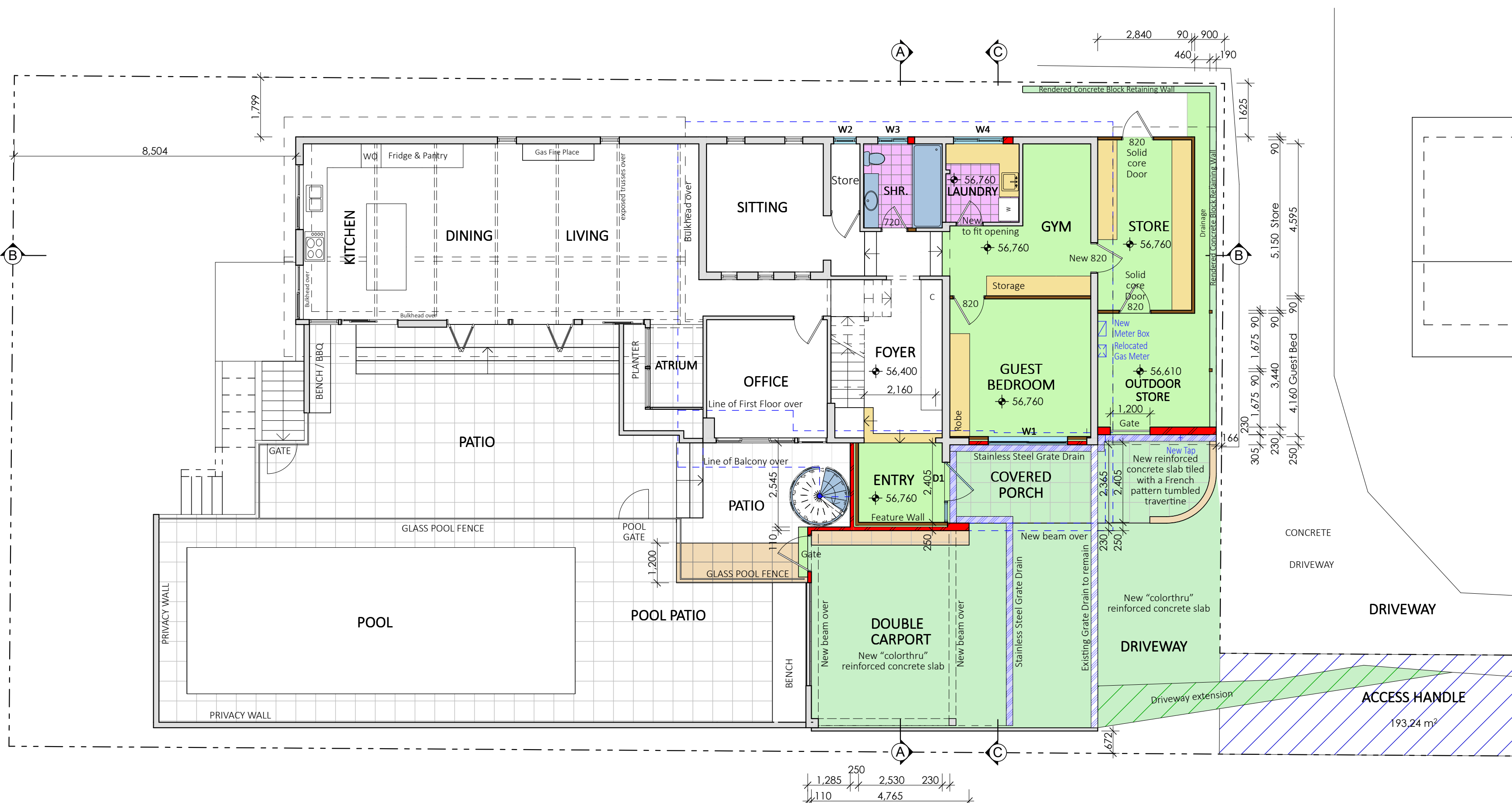
WINDOW / DOOR SCHEDULE

NOTE: The Builder shall source all windows and doors from "Vantage" Aluminium Joinery System to match Kitchen

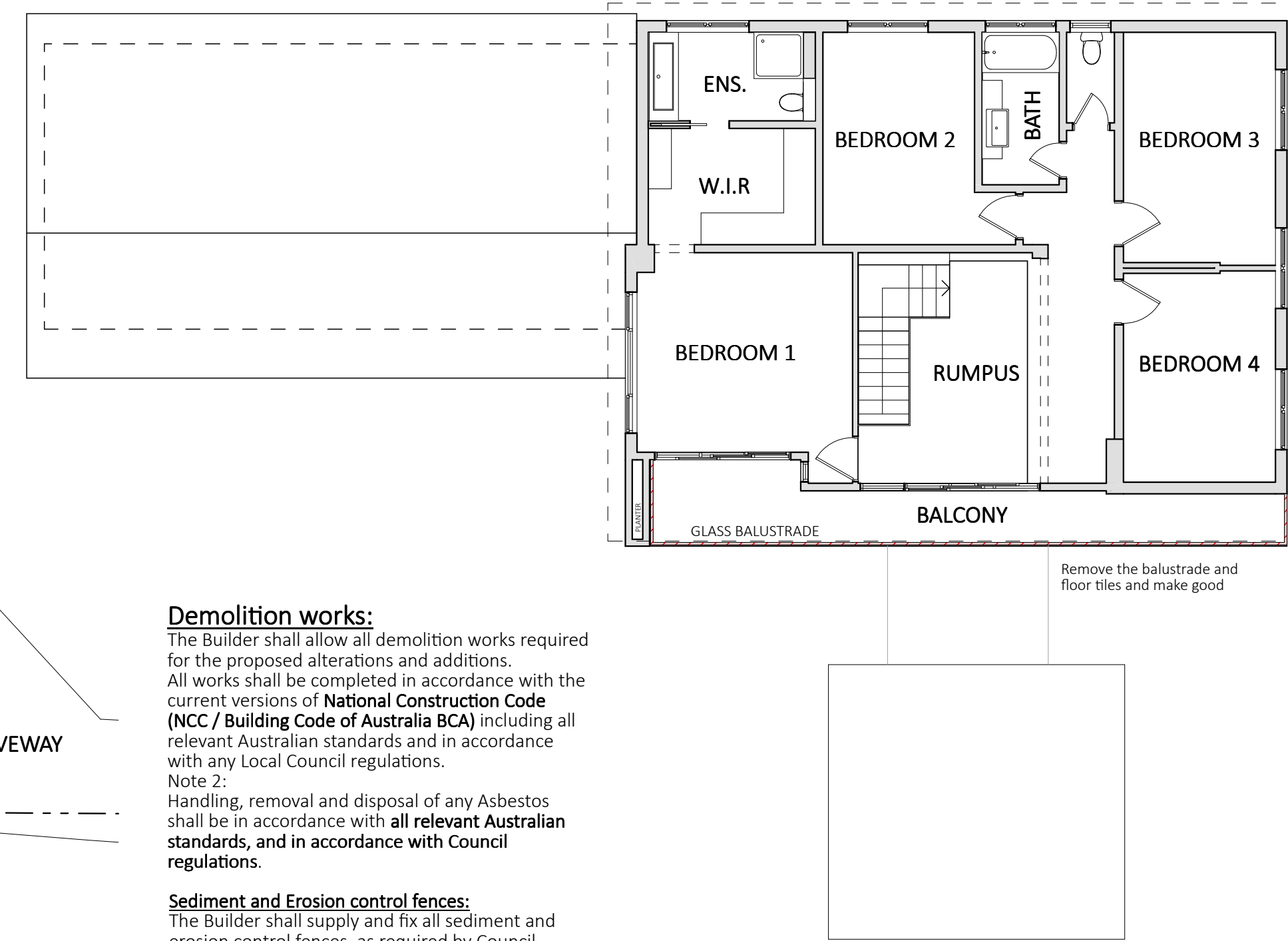
NOTE: All new windows and new external doors are to comply with the Basix Certificate

NOTE: The Builder shall check measure all windows and doors on site prior to order

D 1	2400h x 1200w Select Entry Door with 2400h x 600w Select Fixed Aluminium Framed Sidelight
W 1	1500h x 2400w Aluminium Framed Sliding Window
W 2	Special Aluminium Framed Double Hung Window to fit the existing opening (Approx. 720h x 680mm)
W 3	1200h x 900w Aluminium Framed Sliding Window with Obscure Glass
W 4	600h x 1500w Aluminium Framed Sliding Window



2 PROPOSED GROUND FLOOR 1:100



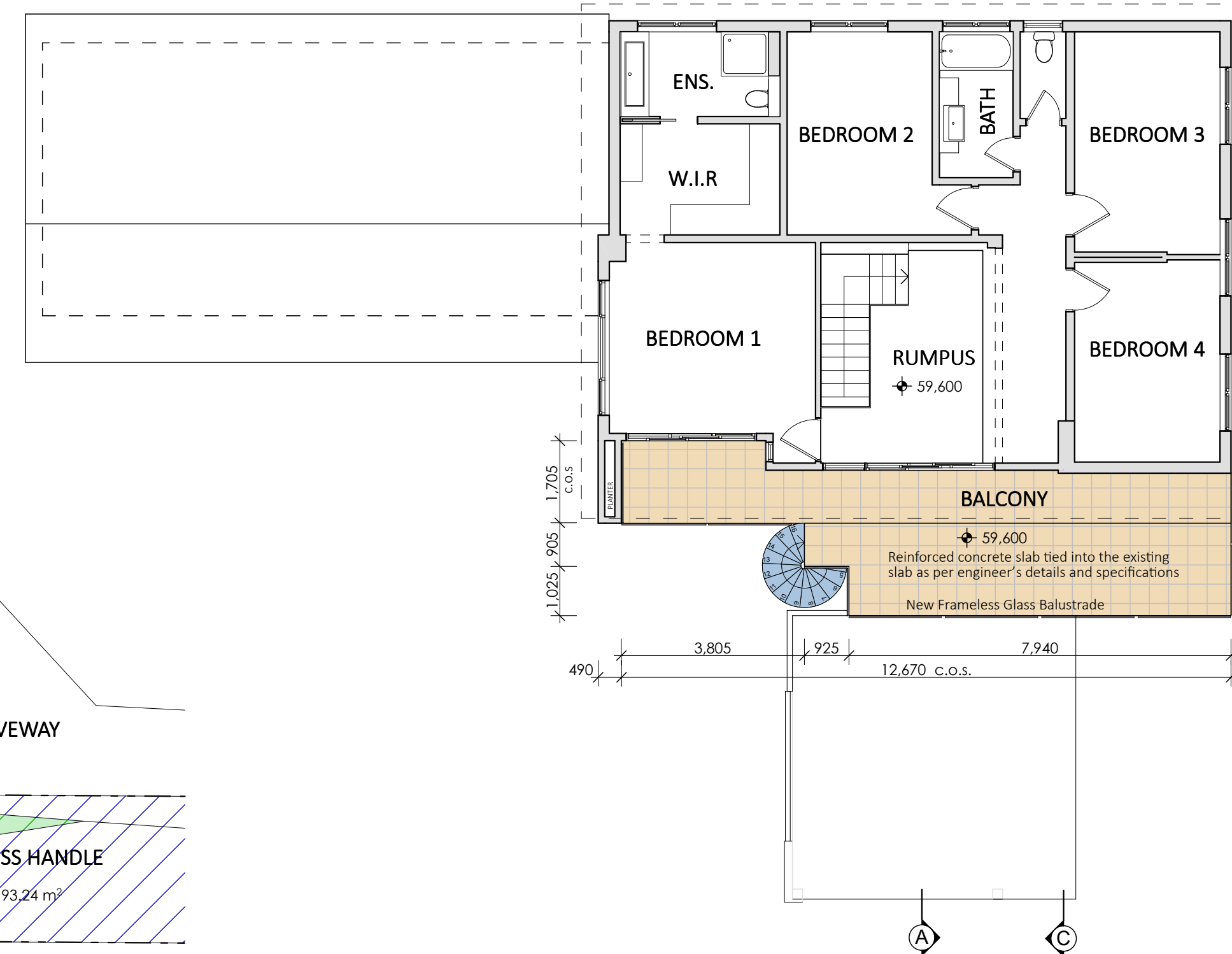
Demolition works:

The Builder shall allow all demolition works required for the proposed alterations and additions. All works shall be completed in accordance with the current versions of **National Construction Code (NCC / Building Code of Australia BCA)** including all relevant Australian standards and in accordance with any Local Council regulations.
Note 2: Handling, removal and disposal of any Asbestos shall be in accordance with **all relevant Australian standards, and in accordance with Council regulations.**

Sediment and Erosion control fences:

The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

3 EXISTING FIRST FLOOR 1:100



4 PROPOSED FIRST FLOOR 1:100

NOTES:
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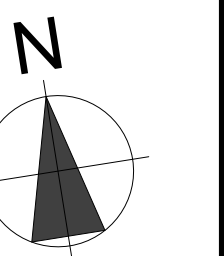
BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating
HOT WATER SYSTEM:
The existing Hot water system shall remain

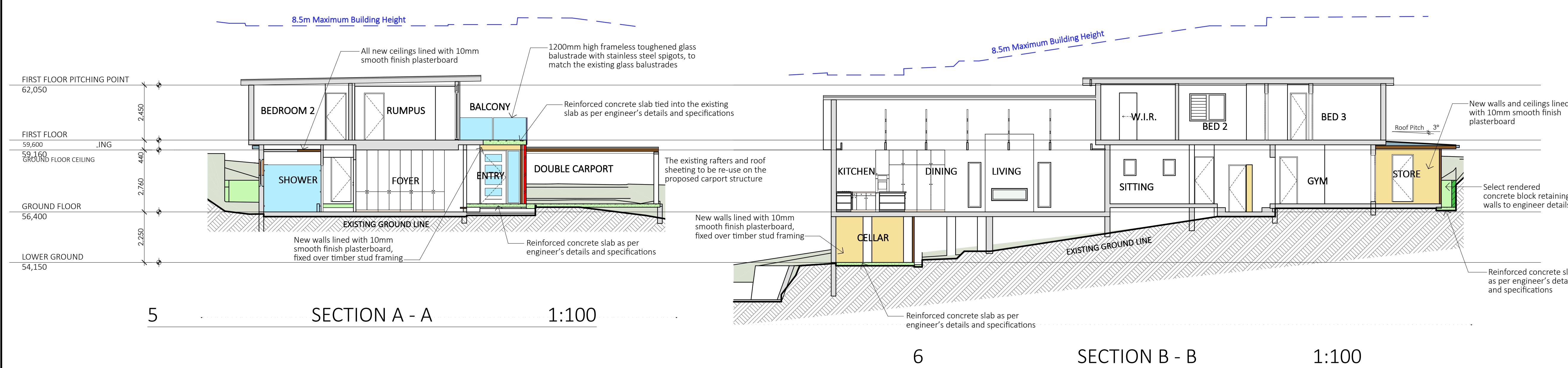
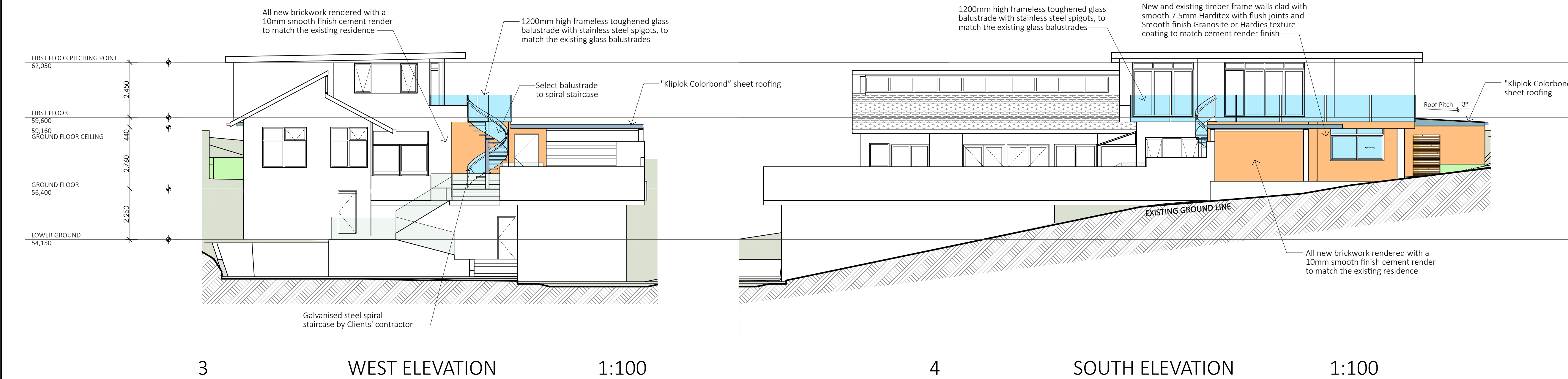
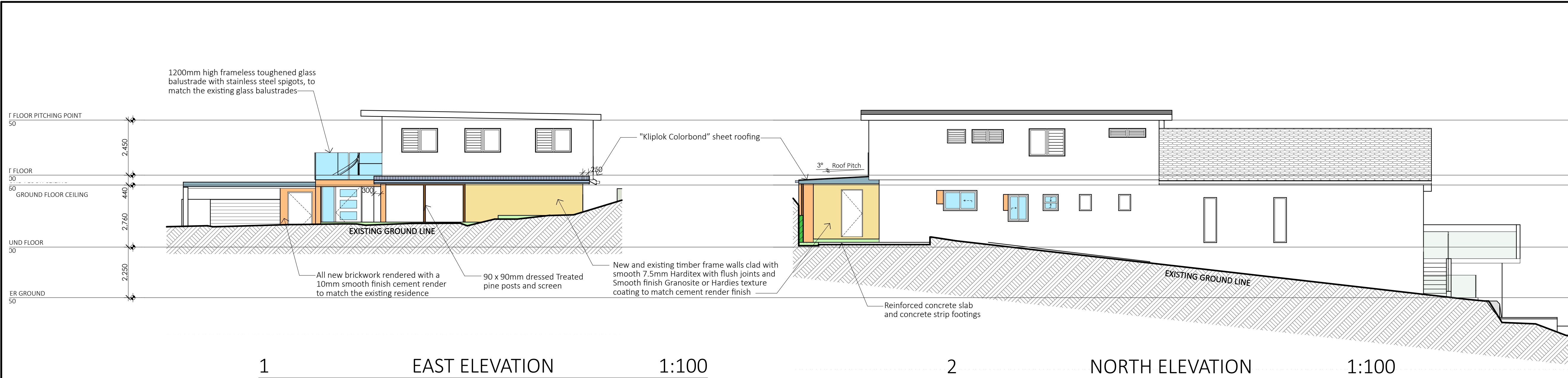
INSULATION REQUIREMENTS:
Concrete slab on Ground Floor: Nil
External walls: The external walls shall meet minimum R 1.70 (including construction)
Ceilings: The new ceilings shall meet minimum R 1.58 (up)
Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption > 0.70)

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Client
MR & MRS BYRON
Project Name
Alterations & Additions
1A VISTA AVENUE
LOT A, D.P. 420920
BALGOWLAH HEIGHTS N.S.W. 2093

Drawing Title:	
FLOOR PLANS	
Scale: 1:100	Date: APRIL 2019
Council: NORTHERN BEACHES	Checked By: J. Adams
Project No: 1727	Drawing No.: DA 03
ANNEXURE "A"	Plot Date: 8/04/2019



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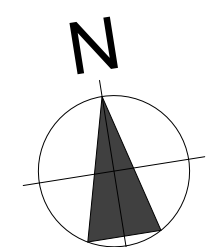
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DA2019/0386



Project North

LIFESTYLE HOME DESIGNS
LEVEL 1, 10/14 NARABANG WAY - BELMORE
PH. (02)9986 1311 FAX (02)9986 1322

Client
MR & MRS BYRON
Project Name
Alterations & Additions
1A VISTA AVENUE
LOT A, D.P. 420920
BALGOWLAH HEIGHTS N.S.W. 2093

Drawing Title:

ELEVATIONS & SECTIONS

Scale: 1:100	Date: APRIL 2019
Council: NORTHERN BEACHES	Checked By: J. Adams
Project No: 1727	Drawing No.: DA 04
ANNEXURE "A"	
Plot Date: 8/04/2019	