



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

DA2019/0700

DRAWING NOTES

All new RWP to be connected to the Council's satisfaction
All timber sizes to comply with timber codes of Australia
All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.
All building works to be in compliance with the building code of Australia.
DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY
DIMENSIONS TO BE CHECKED ON SITE.

CONSTRUCTION

Ground Level -Alterations

Demolish internal walls as shown
Remove sheds for carport
Demolish section of front fence for widened driveway
Remove roof tiles and metal decking to allow for first floor addition.
Construct new WC and stair to upper level
Extend carport as shown

First Floor Additions

Construct first floor addition with timber stud walls, weatherboard external cladding and plasterboard internal linings.
Construct new balcony and provide waterproof surface above lower entry.
Internal walls timber stud with plasterboard lining
Tiled roof is timber framed, insulated plasterboard ceilings.
Floor to first floor area is timber framed
Windows are timber and aluminium

GENERALLY

All sewer fixtures to be connected to existing sewer system
All new downpipes to drain to existing roof drainage and stormwater system.
Provide plumbing services to new bathroom facilities.
Provide electrical services to all new work

BASIX

As per Basix Certificate Number: A351303

Lighting - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures - New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation- for floor/walls/ceiling/roof):

Floor above existing - Nil
External wall: Framed: R1.3 or R1.7 incl construction
Flat ceiling, Pitched roof: ceiling: ceiling: 2.5(up), roof: foil / sarking
Rood-dark (solar absorptance > 0.7)

Windows & Glazed Doors - Each window or glazed door with standard aluminium or timber frames and single clear glass
or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75
Other windows to have alternate glass options as per the glazing requirements

AREAS			
SITE AREA		579.7 m2	
FSR	Allowed	0.45:1	
	Proposed	0.45:1	

DATE	Amdt.
Neil Harvey - B.Arch	
14 Farrer Place, Frenchs Forest NSW 2086	
Ph: 0403 505 322	
Email: nharvey@bigpond.com	

Alterations & Additions
Mr & Mrs Watt
20 Hogan Street, Balgowlah Heights 2093

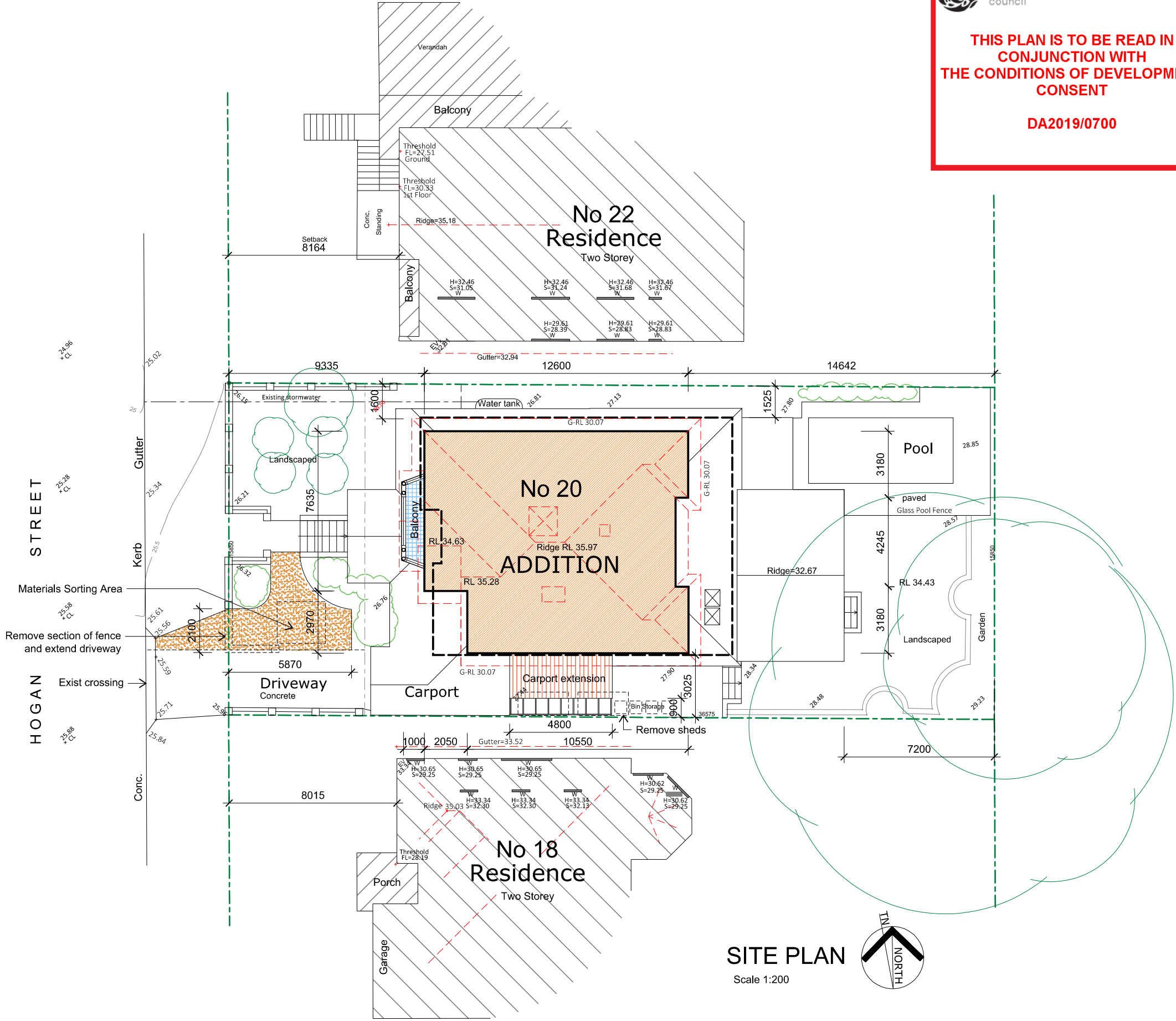
SITE PLAN

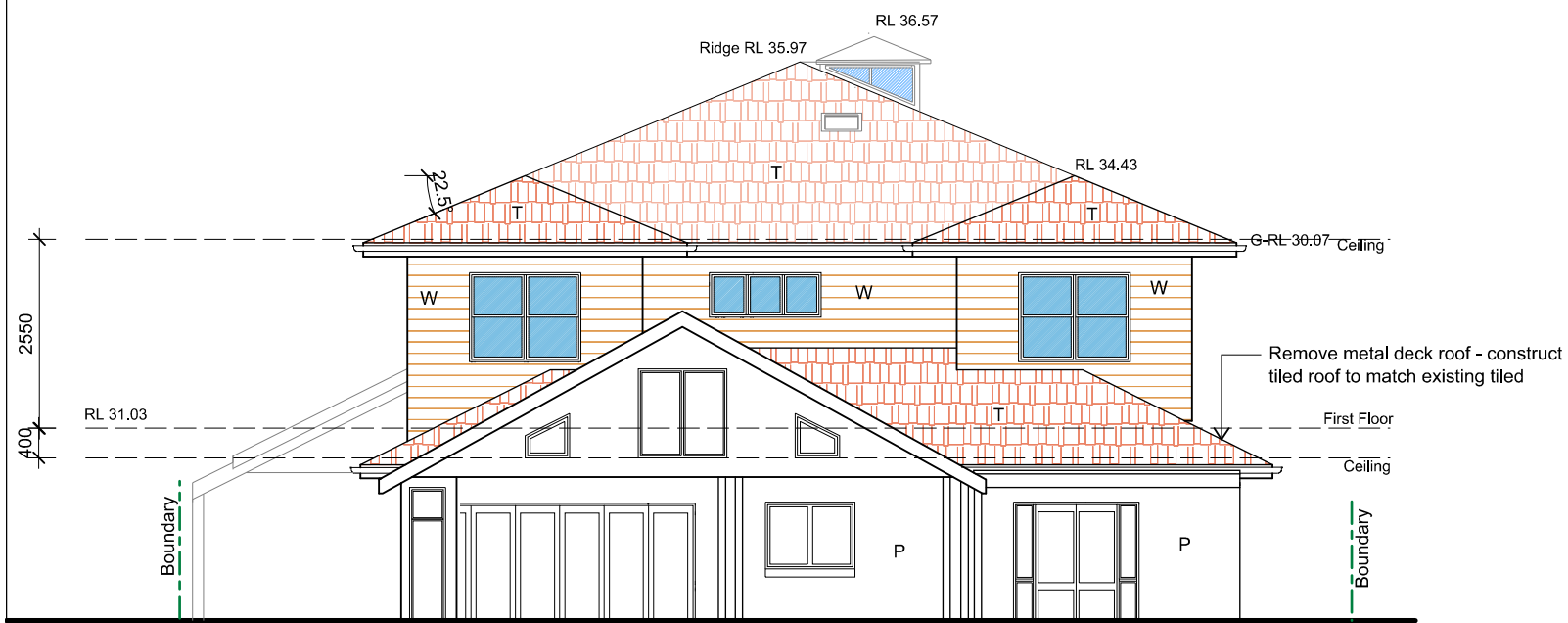
SCALE: 1:200

DRAWN:	JOB No:	2037
DATE: 11-6-2019	LOT REF:	Lot 41 DP 36454
DWG SIZE: A3	SHEET:	DA-1

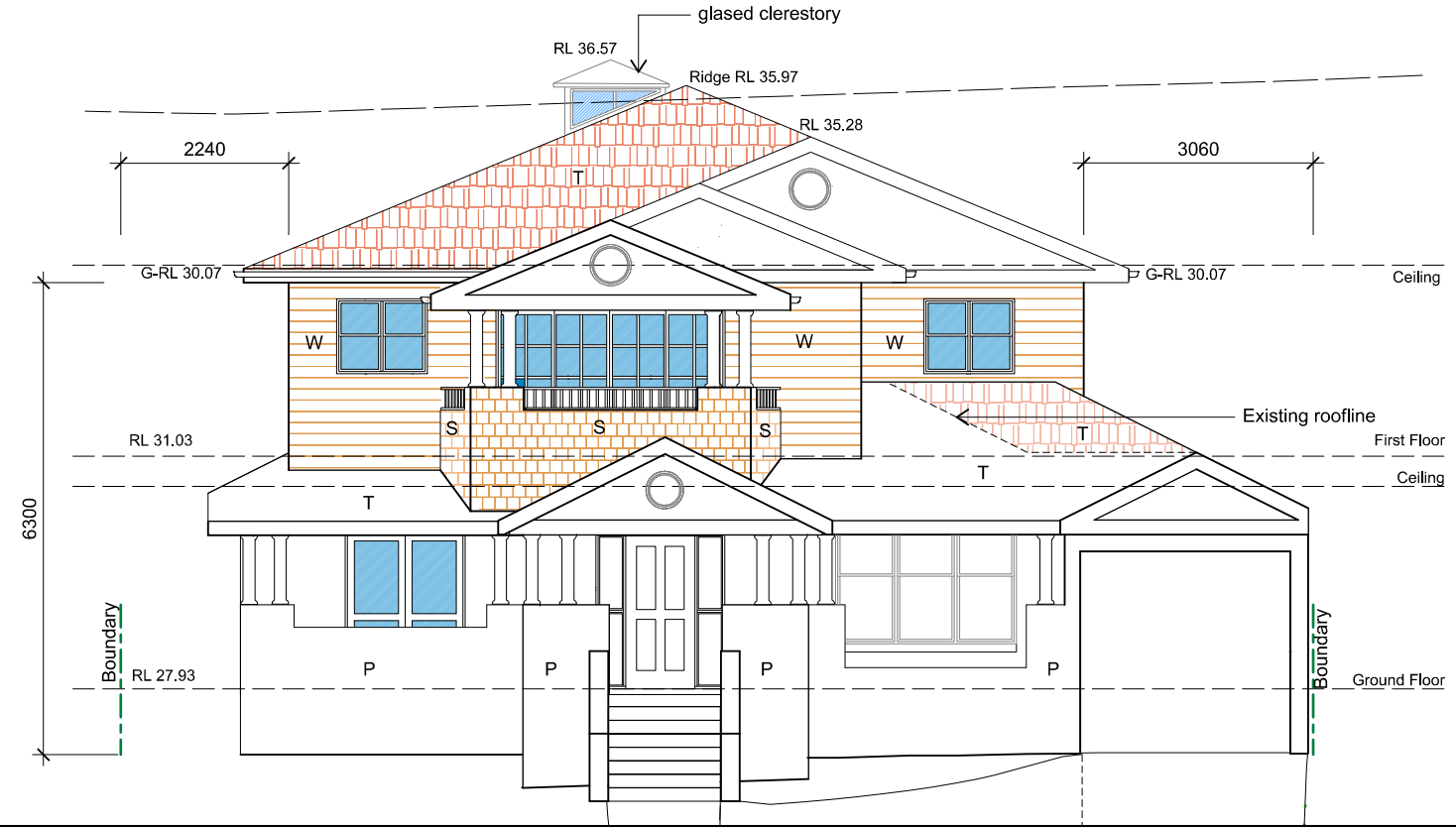
SITE PLAN

Scale 1:200

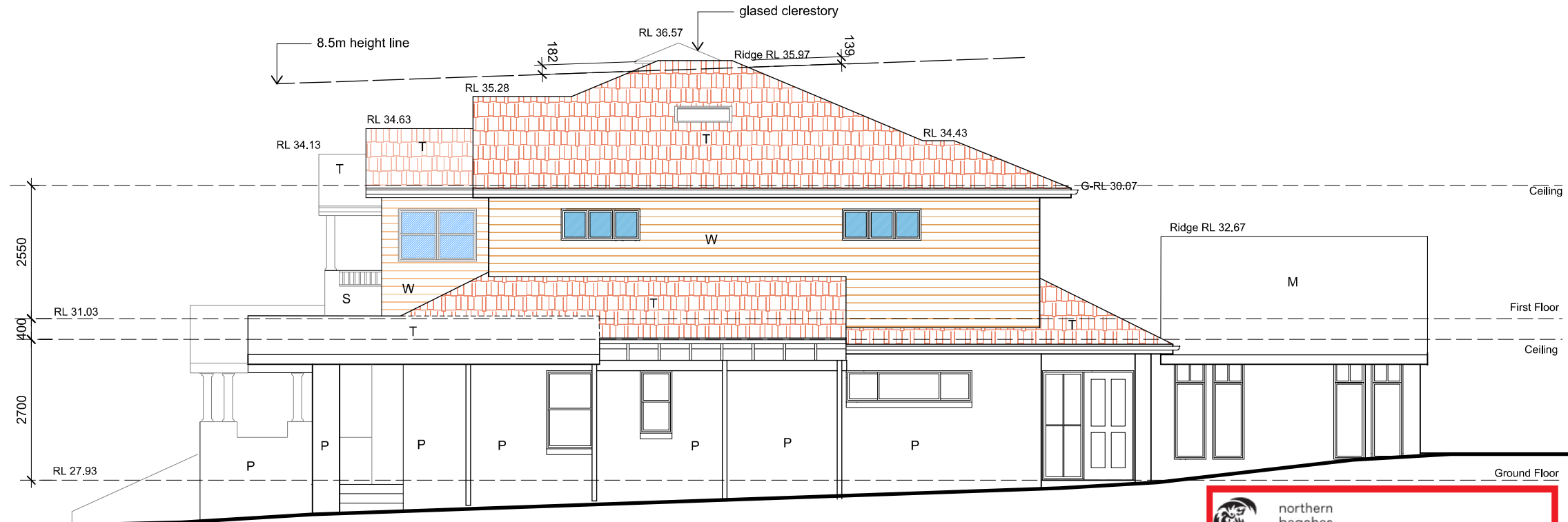




ELEVATION - EAST



ELEVATION - WEST



ELEVATION - SOUTH

- LEGEND**
- W WEATHERBOARD
 - T TILED ROOF
 - S SHINGLE SIDING
 - M METAL COLORBOND ROOF
 - P PAINTED EXISTING BRICK



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ELEVATIONS

SCALE:	1:100
DRAWN:	JOB No: 2037
DATE: 11-6-2019	LOT REF: Lot 41 DP 36454
DWG SIZE: A3	SHEET: DA-4