

SITE RATIO'S - EXISTING & PROPOSED:

SITE AREA	458.7m <sup>2</sup>
LESS RIGHT OF CARRIAGE WAY (28m <sup>2</sup> ) =	430.7m <sup>2</sup>
BUILDING FOOTPRINT	109m <sup>2</sup>
PORCH	2m <sup>2</sup>
PATIO	13.5m <sup>2</sup>
OUTBUILDINGS FOOTPRINT	6m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	99m <sup>2</sup>
AREAS UNDER 2m WIDE	17m <sup>2</sup>
SUM TOTAL	246.5m <sup>2</sup>
EXISTING LANDSCAPED AREA	184.2m <sup>2</sup>
	42.7%

LEGEND

- +26.23 Denotes spot height.
- +25.37 TK Denotes height on top of kerb.
- T-0.2/5/4 Denotes tree-diameter/spread/height.
- Denotes overhead power wires.
- Denotes Sydney Water Sewer.
- Plotted approx vide DBYD Sequence No.100357973 Dated 04/08/2020
- Denotes flow direction of roof waters.
- 78.37 Denotes ridge and levels.
- 74.26 Denotes gutter and levels.
- 63.14 Denotes level on top of wall. All walls Timber, unless noted otherwise.
- 76.85 Denotes window and levels.
- 75.42

ENCUMBRANCES NOTED ON TITLE FOLIO 1/1168235

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
2. EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
3. RIGHT OF CARRIAGEWAY (D.P.1168235)
4. APPURTENANT EASEMENT FOR SERVICES (D.P.1168235)
5. RESTRICTION(S) ON THE USE OF LAND (D.P.1168235)
6. POSITIVE COVENANT (D.P.1168235)

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

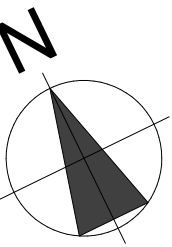
**WATER COMMITMENTS:**  
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

**HOT WATER SYSTEM:**  
Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate

**INSULATION REQUIREMENTS:**  
Floor above existing building: Nil  
External walls: The external walls shall meet minimum R 1.70 (including construction)  
Ceilings: The new ceilings shall meet minimum R 2.50 (up)  
Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption > 0.70)

**WINDOWS & GLAZED DOORS:**  
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**SKYLIGHTS:**  
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All new skylights shall meet the requirements of the Basix certificate



Project North



LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

Client

**MR & MRS CHAWLA**

Project Name

**ALTERATIONS & ADDITIONS**

**LOT 1, DP 1168235**

**88 ALLAMBIE ROAD**

**ALLAMBIE HEIGHTS**

**NSW 2100**

Drawing Title:

**SITE PLAN**

Scale : 1:100 (A1)

Date : SEPTEMBER 2020

Council : NORTHERN BEACHES

Checked By : J. ADAMS

Project No :

**2024**

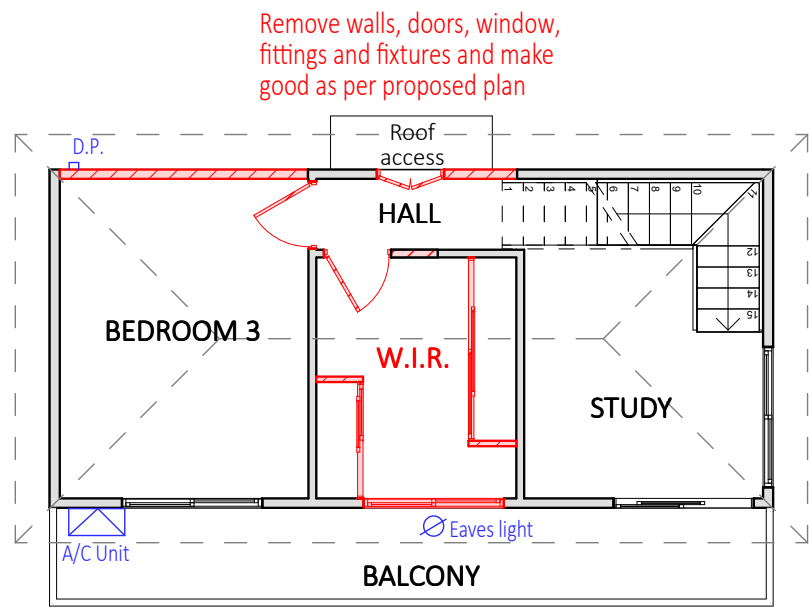
Drawing # :

**DA01**

**ANNEXURE "A"**

Plot Date: 21/09/2020





### WINDOW / DOOR SCHEDULE

**NOTE:** The Builder shall source all windows and doors from "Trend"

**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

W 1	SS 1221 Aluminium Framed Sliding Window
W 2	SS 1218 Aluminium Framed Sliding Window
W 3	SS 0618 Aluminium Framed Sliding Window
W 4	QL 0718/2 Aluminium Framed Louvre Window
W 5	QL 0718/2 Aluminium Framed Louvre Window
W 6	SS 1227/3 Aluminium Framed Sliding Window
W 7	SS 1209 Aluminium Framed Sliding Window with Obscure Glass
W 8	QL 1018/2 Aluminium Framed Louvre Internal Window

S 1	Select 780 x 980mm "Velux" Fixed Skylight
S 2	Select 780 x 1180mm "Velux" Electric Opening Skylight with Electric Blir
S 3	Select 1140 x 700mm "Velux" Electric Opening Skylight with Electric Blir

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#### BASIX REQUIREMENTS:

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#### WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

#### HOT WATER SYSTEM:

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#### INSULATION REQUIREMENTS:

Floor above existing building: Nil  
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Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption > 0.70)

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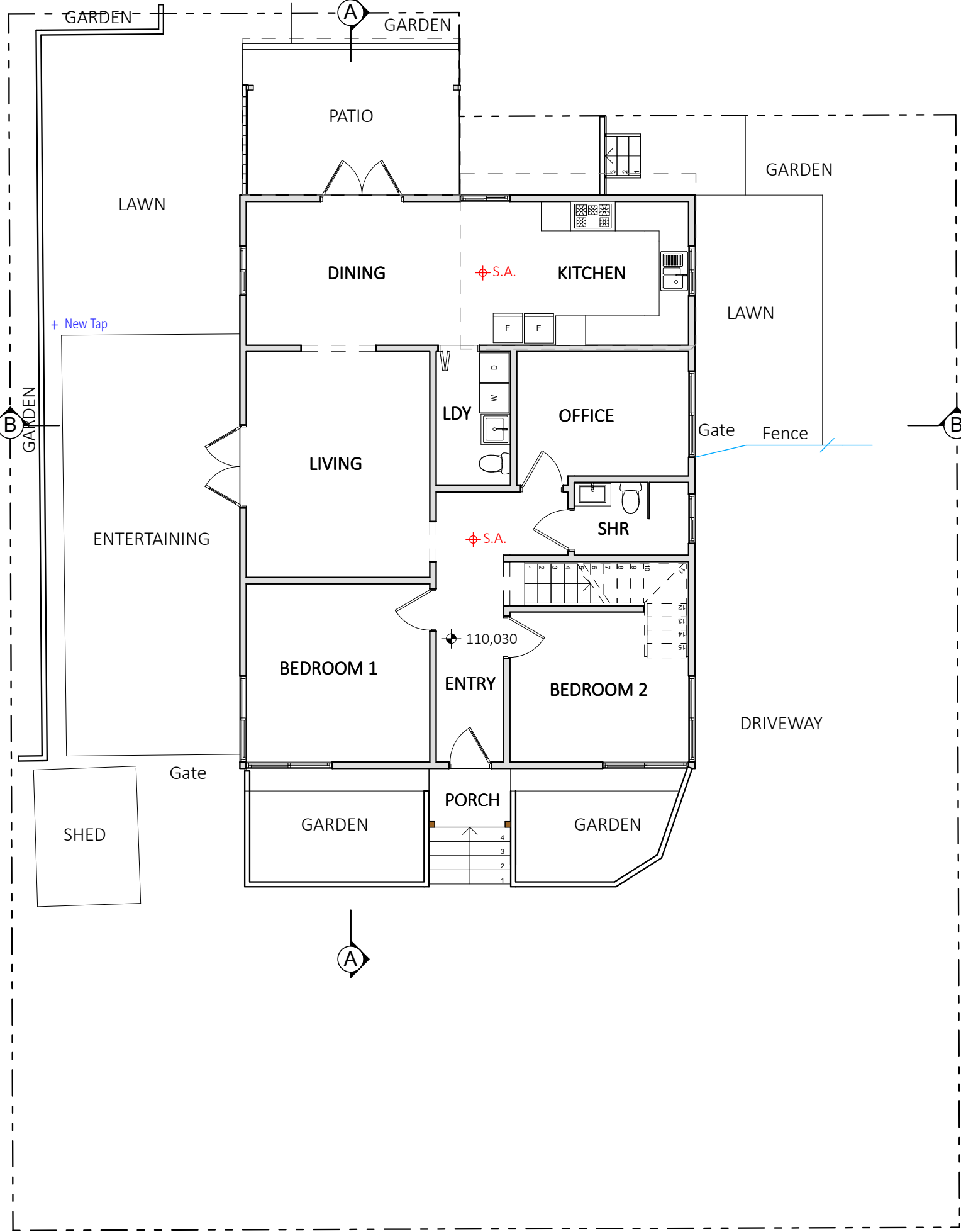
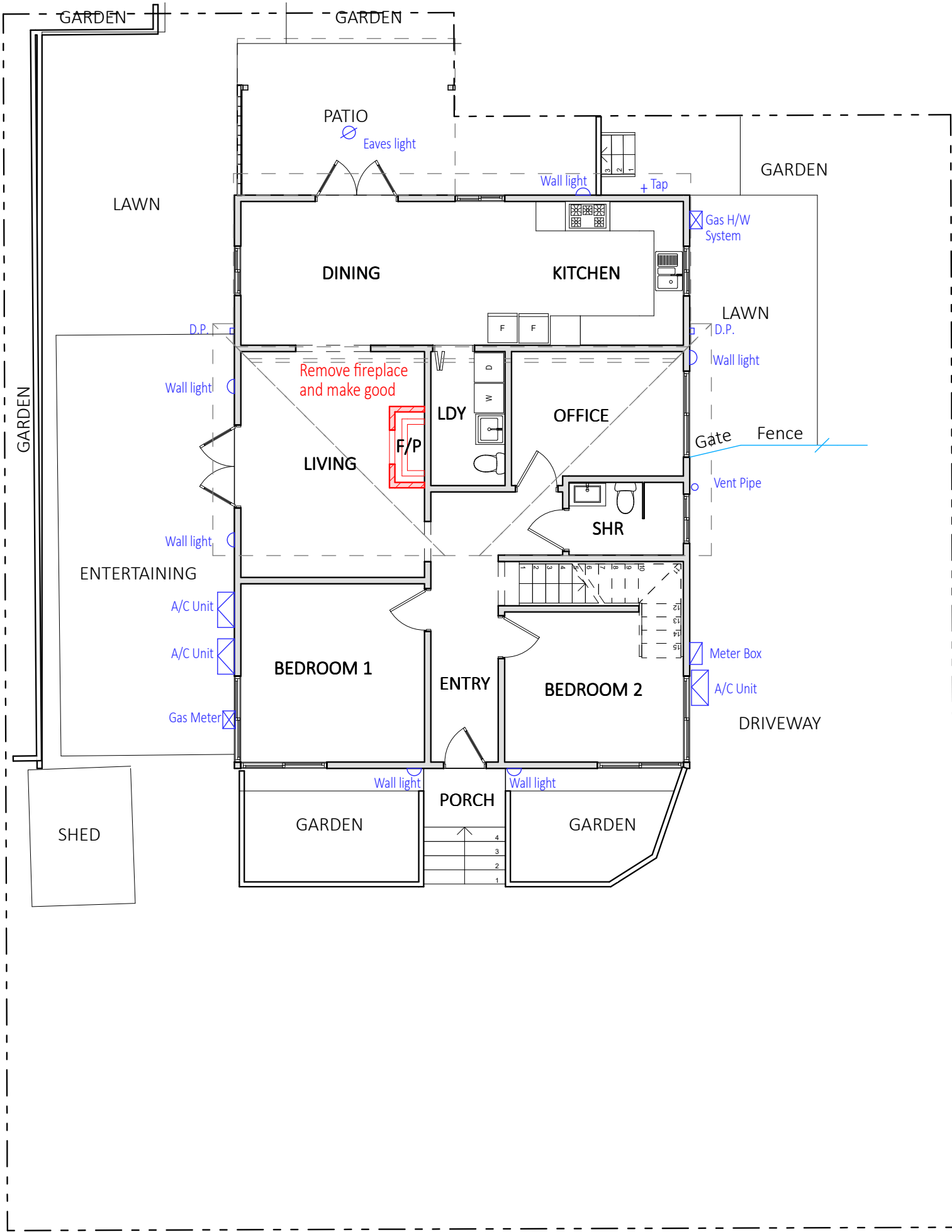
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#### SKYLIGHTS:

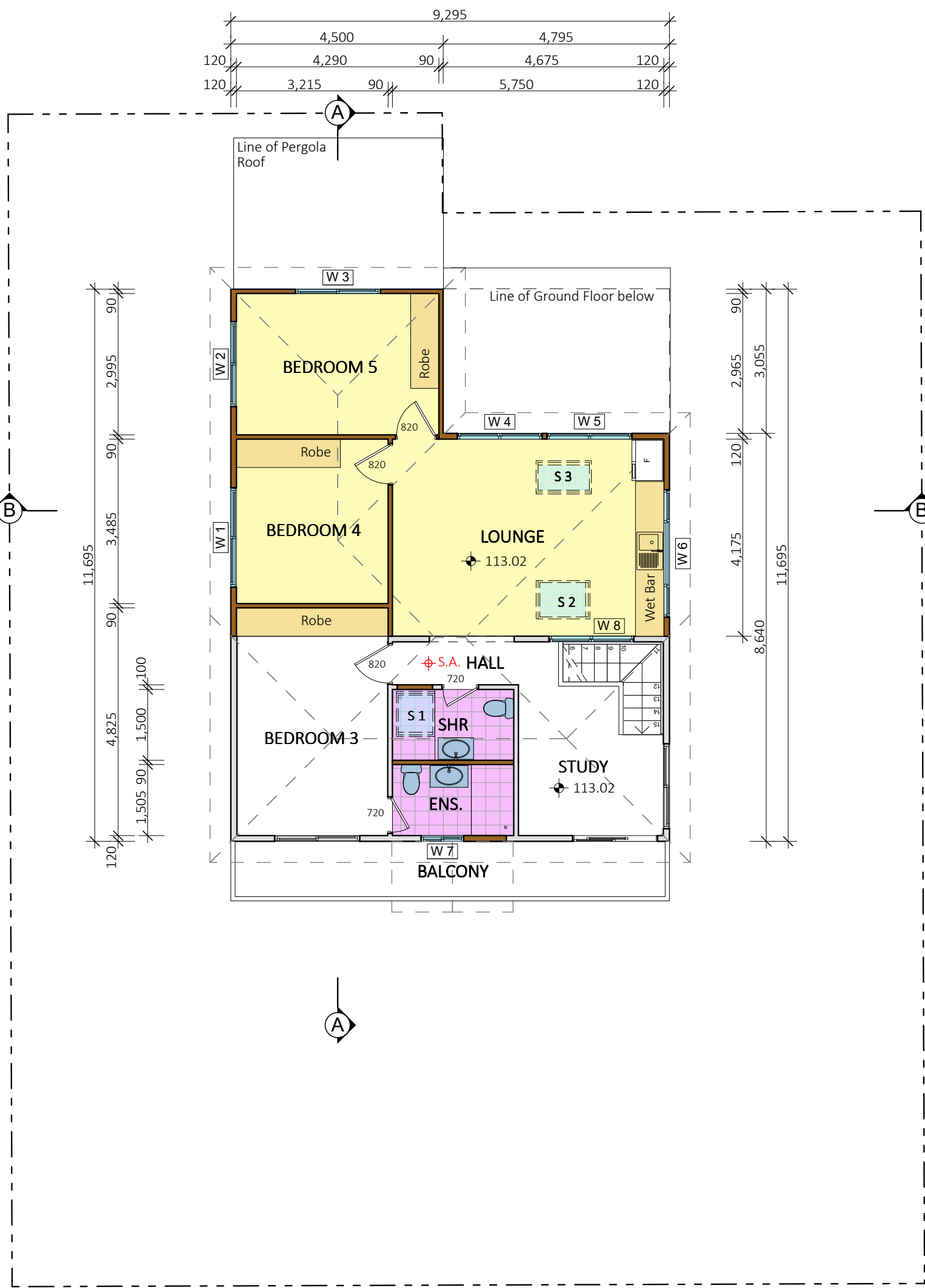
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3 EXISTING FIRST FLOOR 1:100

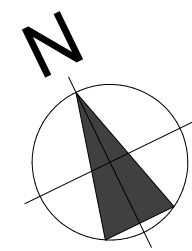


2 PROPOSED GROUND FLOOR 1:100



4 PROPOSED FIRST FLOOR 1:100

1 EXISTING GROUND FLOOR 1:100



Project North



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Client

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Project Name

**ALTERATIONS & ADDITIONS**

**LOT 1, DP 1168235**

**88 ALLAMBIE ROAD**

**ALLAMBIE HEIGHTS**

**NSW 2100**

Drawing Title:

**FLOOR PLANS**

Scale: 1:100 (A1)

Date: SEPTEMBER 2020

Council: NORTHERN BEACHES

Checked By: J. ADAMS

Project No:

**2024**

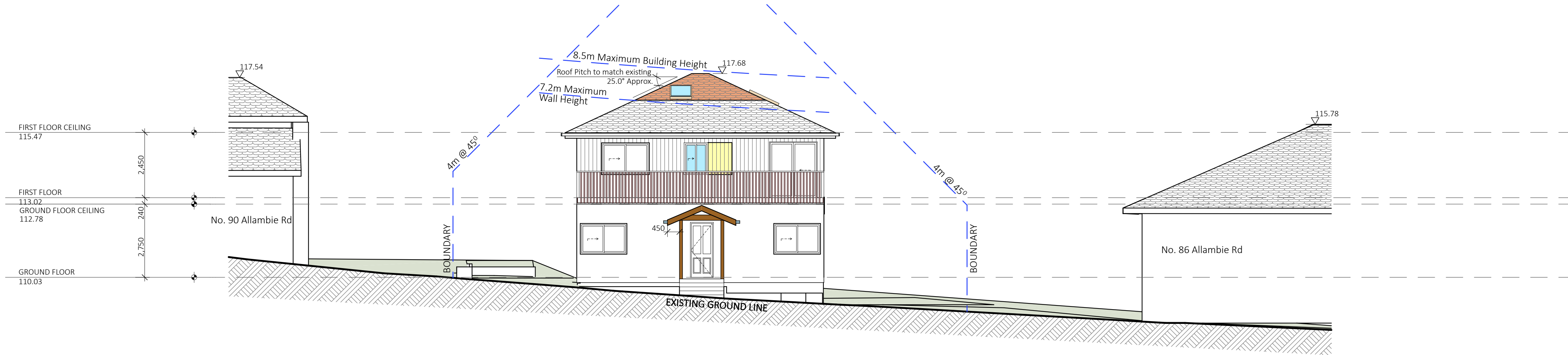
Drawing #:

**DA02**

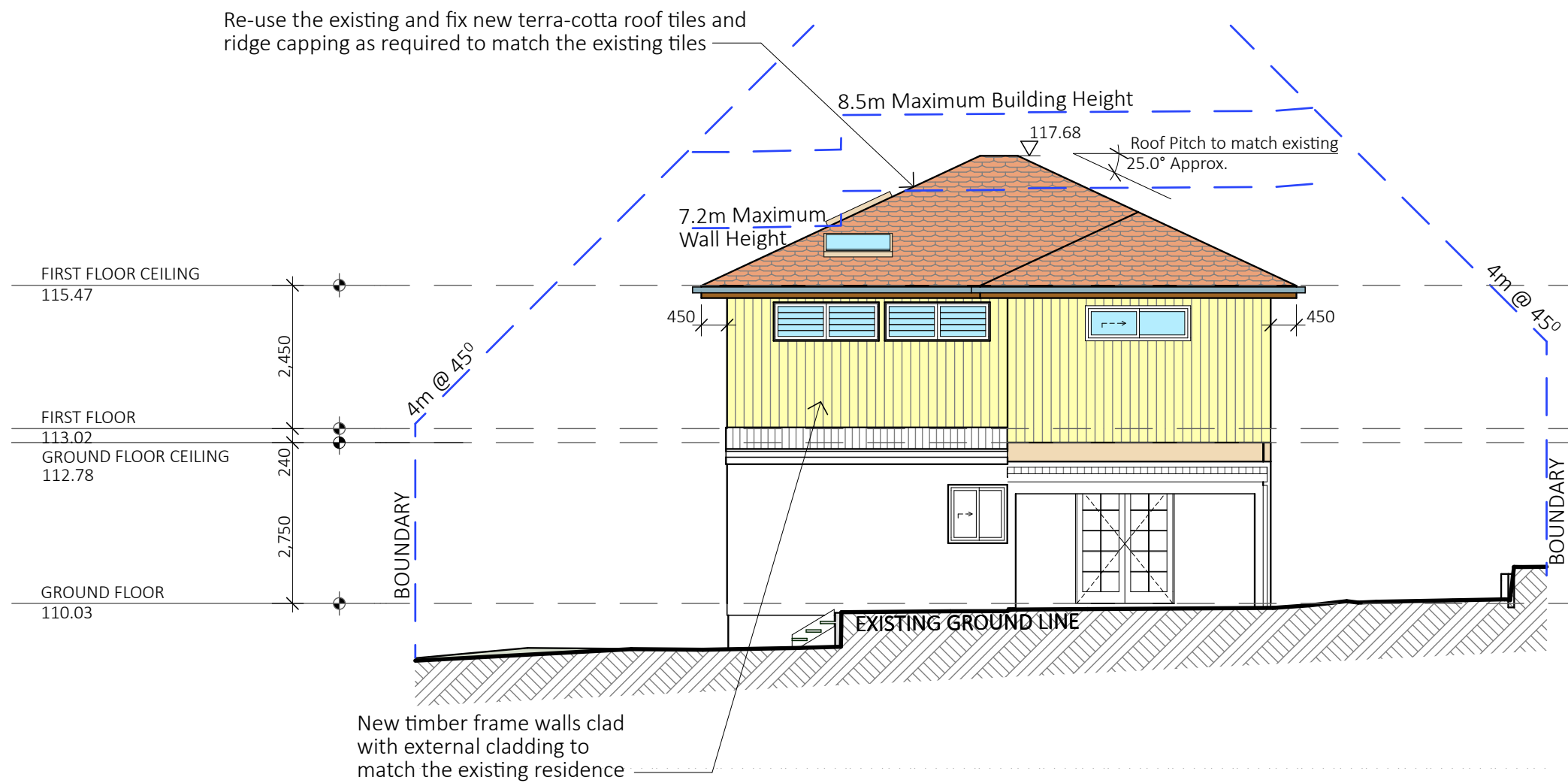
**ANNEXURE "A"**

Plot Date: 21/09/2020

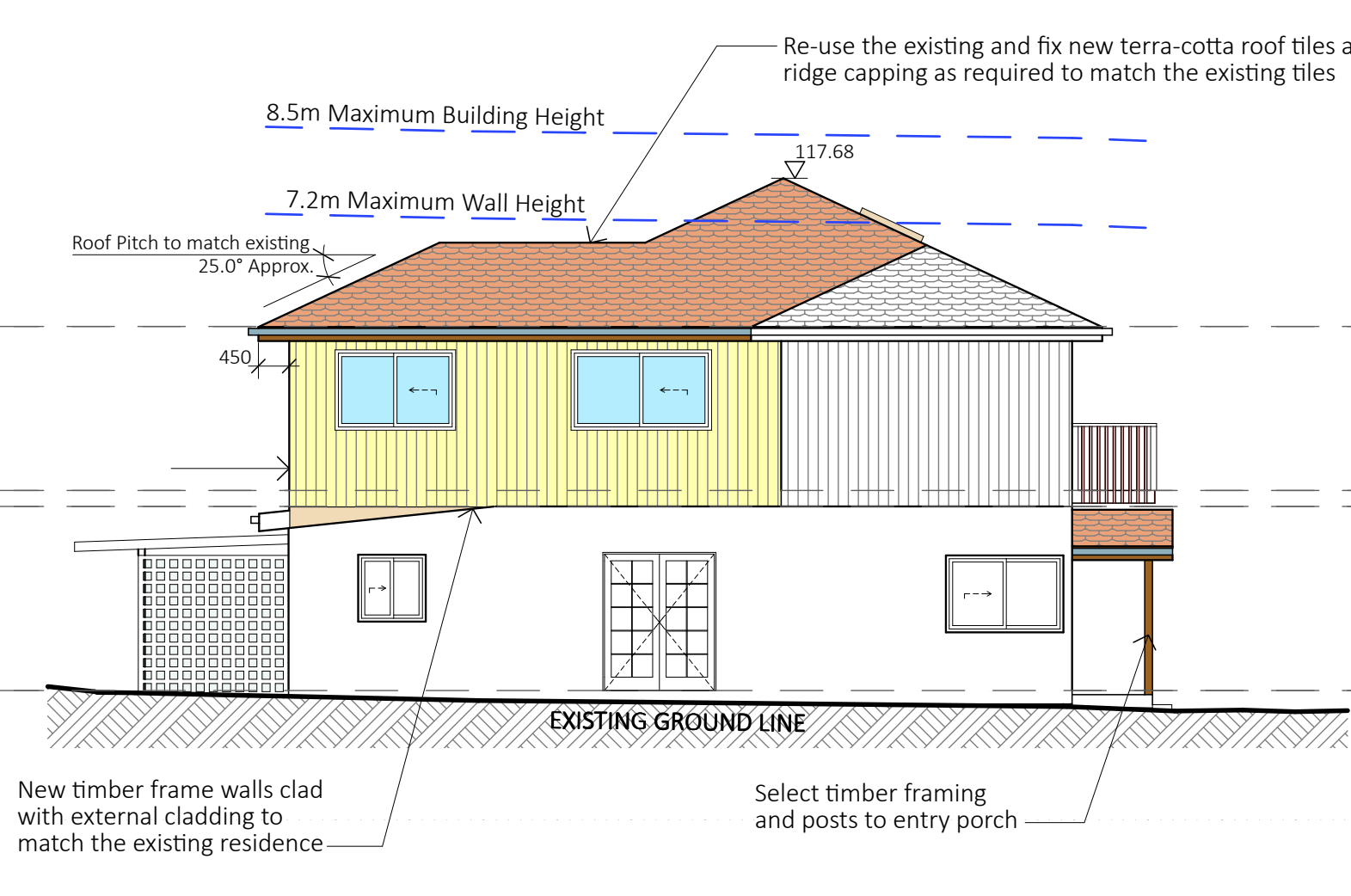




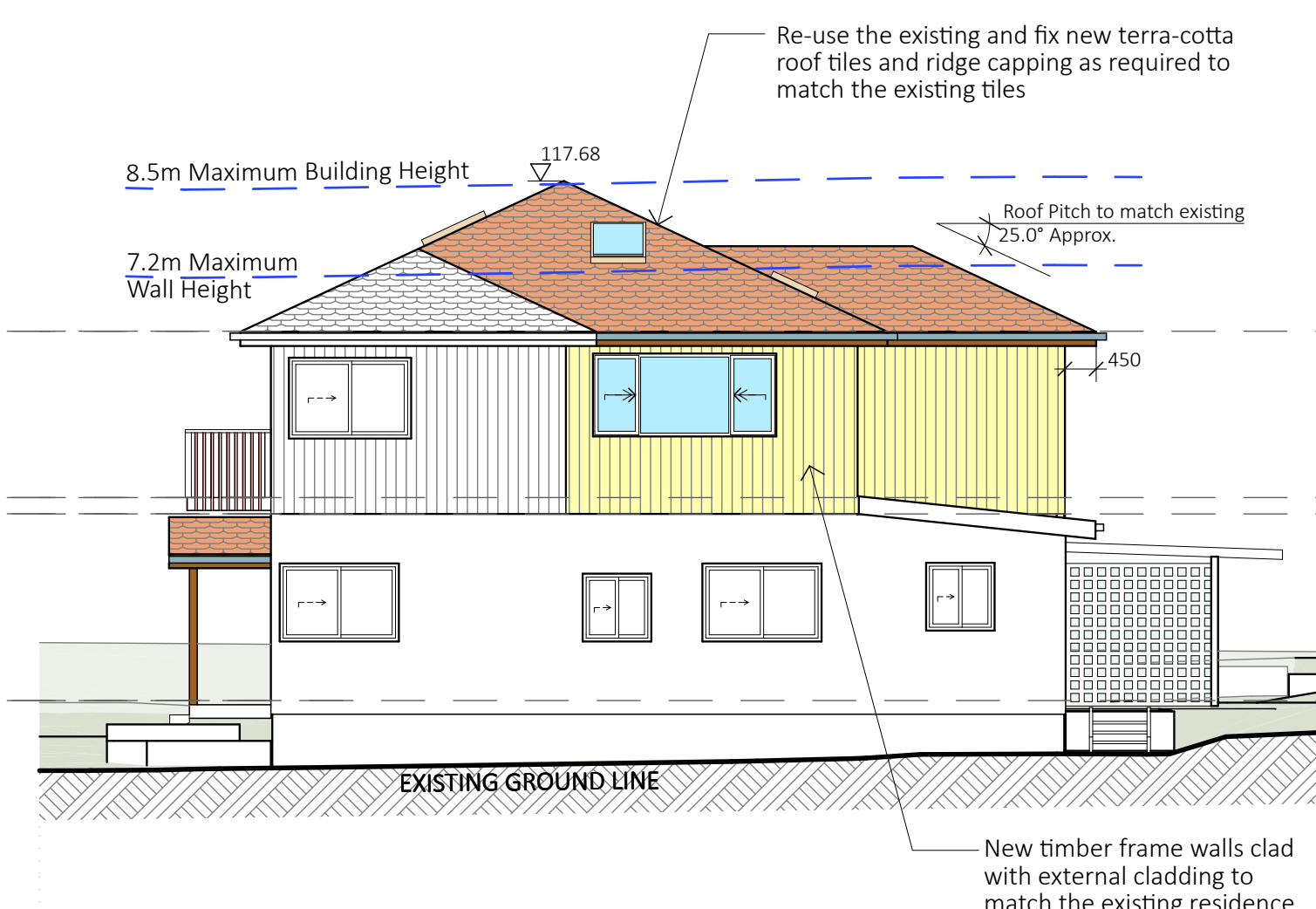
1 STREET / SOUTH WEST ELEVATION 1:100



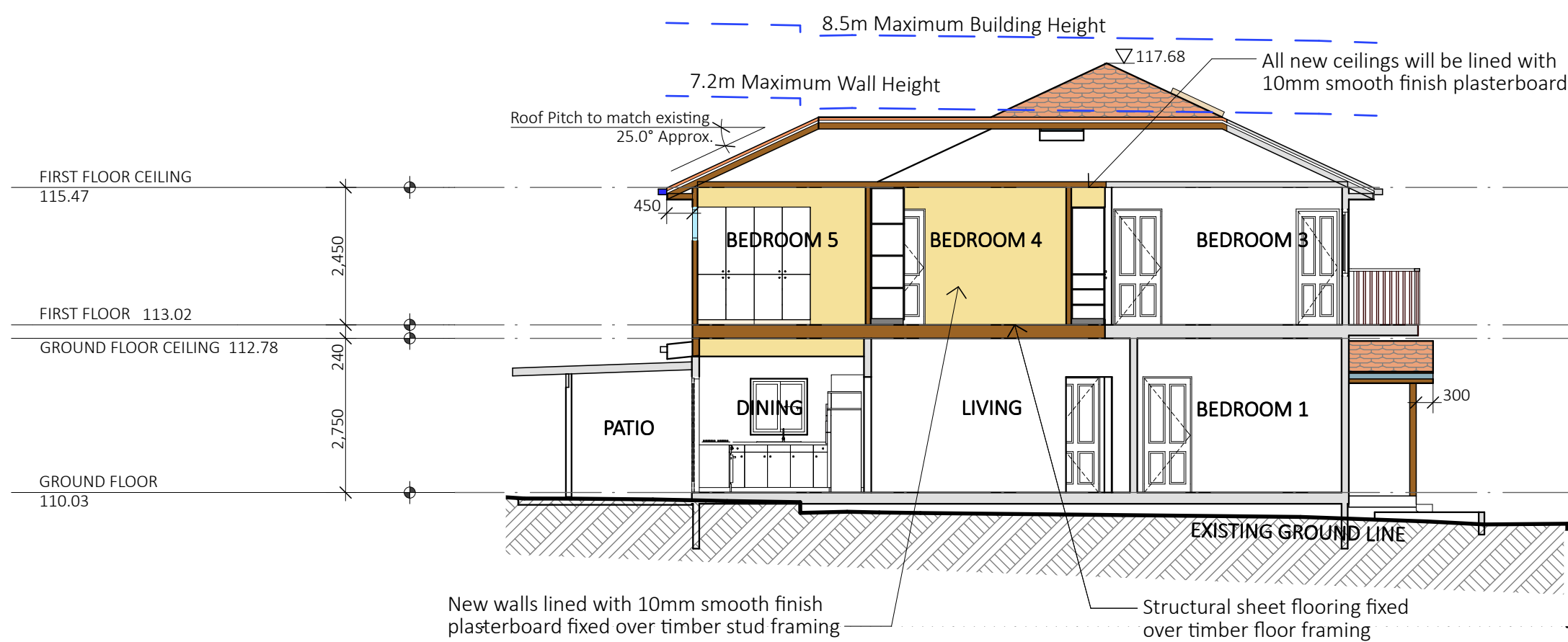
2 NORTH EAST ELEVATION 1:100



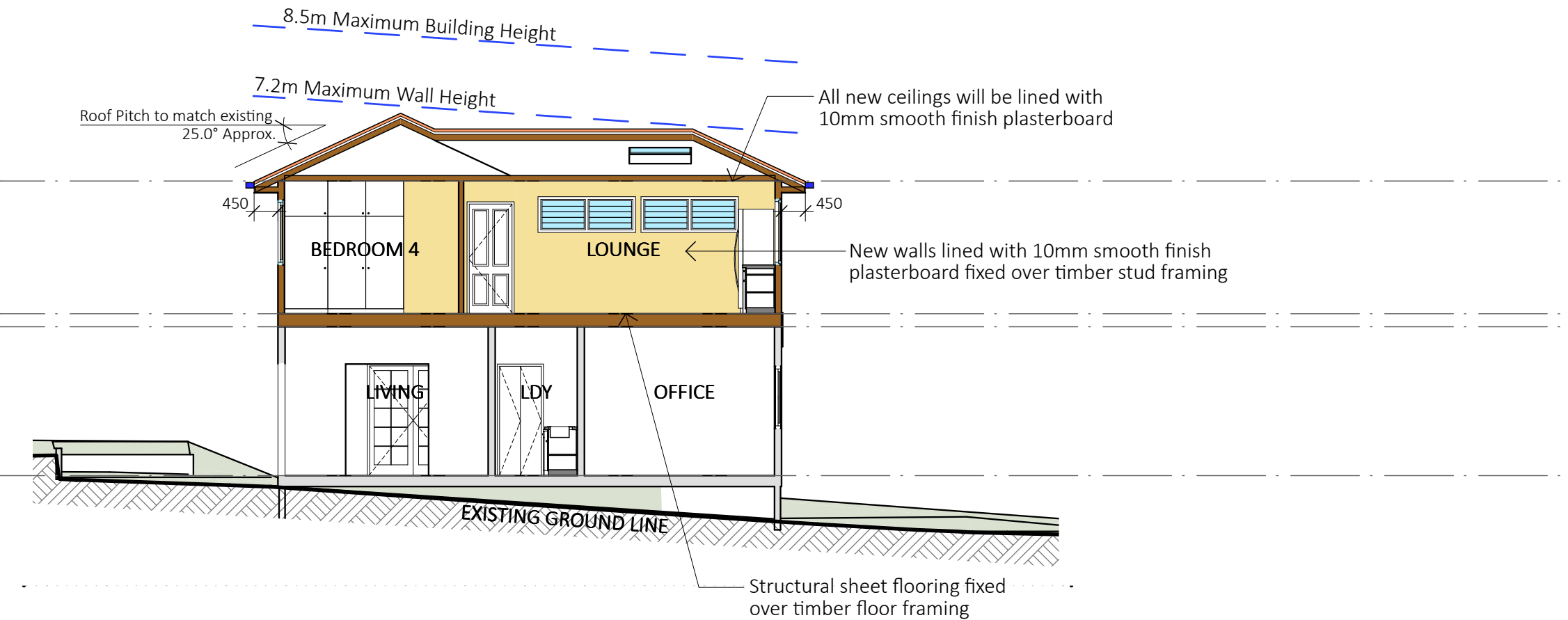
3 NORTH WEST ELEVATION 1:100



4 SOUTH EAST ELEVATION 1:100



5 SECTION A - A 1:100



6 SECTION B - B 1:100

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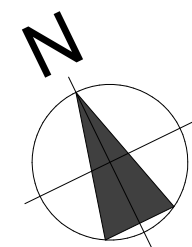
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Client  
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Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 1, DP 1168235**  
**88 ALLAMBIE ROAD**  
**ALLAMBIE HEIGHTS NSW 2100**

Drawing Title:

**ELEVATIONS & SECTIONS**

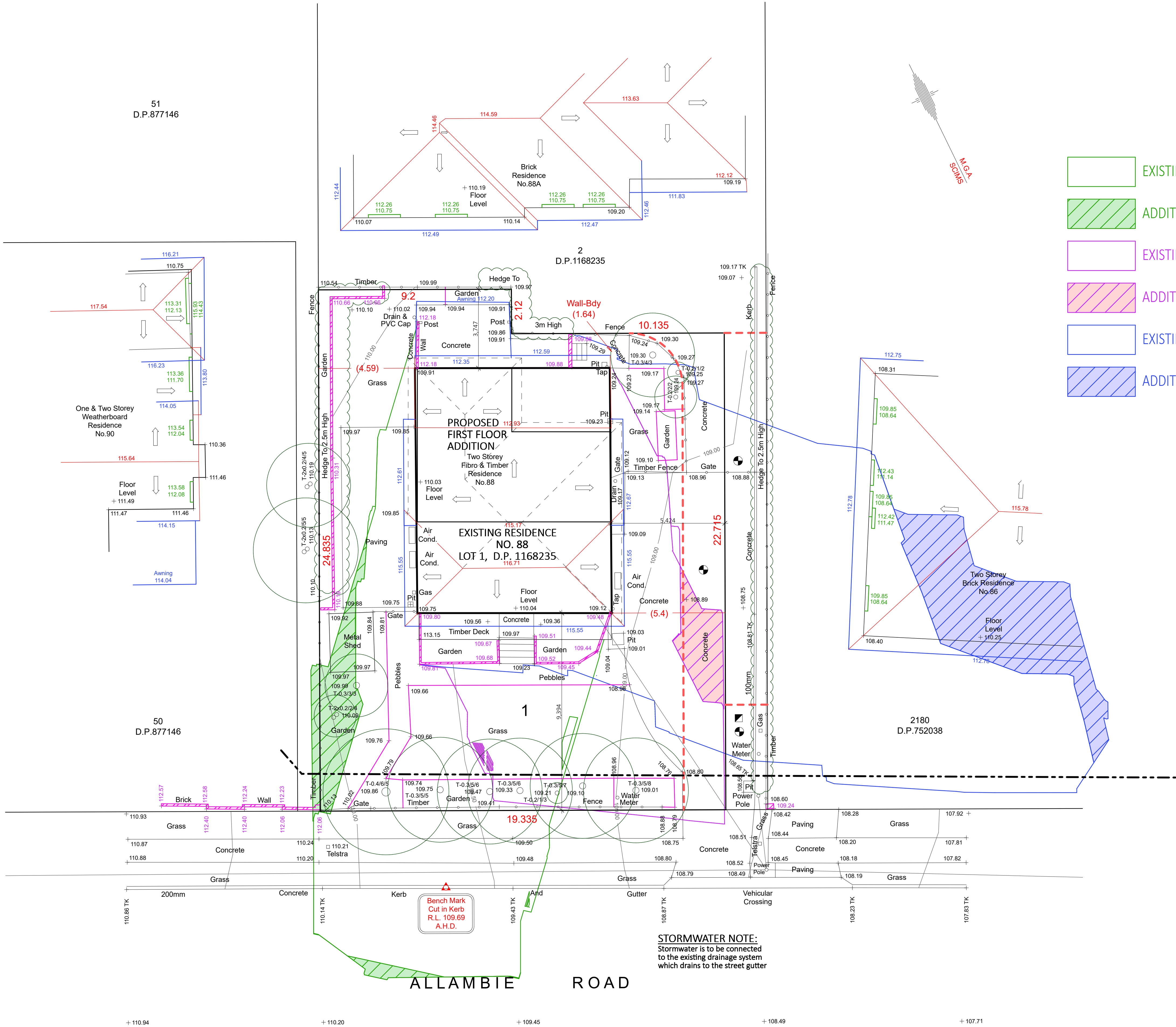
Scale: 1:100 (A1) Date: SEPTEMBER 2020

Council: NORTHERN BEACHES Checked By: J. ADAMS

Project No: **2024** Drawing #: **DA03**

**ANNEXURE "A"** Plot Date: 21/09/2020





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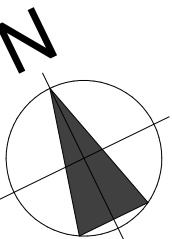
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Client  
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Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 1, DP 1168235**  
**88 ALLAMBIE ROAD**  
**ALLAMBIE HEIGHTS NSW 2100**

Drawing Title:  
**SHADOW DIAGRAMS**

Scale: 1:100 (A1) Date: SEPTEMBER 2020  
Council: NORTHERN BEACHES Checked By: J. ADAMS

Project No: **2024** Drawing #: **DA04**

ANNEXURE "A" Plot Date: 21/09/2020



## **Schedule of Colours & Materials for Property at:**

88 Allambie Road, Allambie Heights, Lot 1, D.P. 1168235  
NSW 2100

### **External finishes - to match existing residence**

**Roof** - Terracotta roof tiles and ridge capping to match the existing residence

**Wall** - Profile and size of external cladding shall match the existing residence

**Fascia** - Dressed and primed treated pine fascia boards, to match the existing Residence

**Gutters & Down pipes** - to match the existing residence

