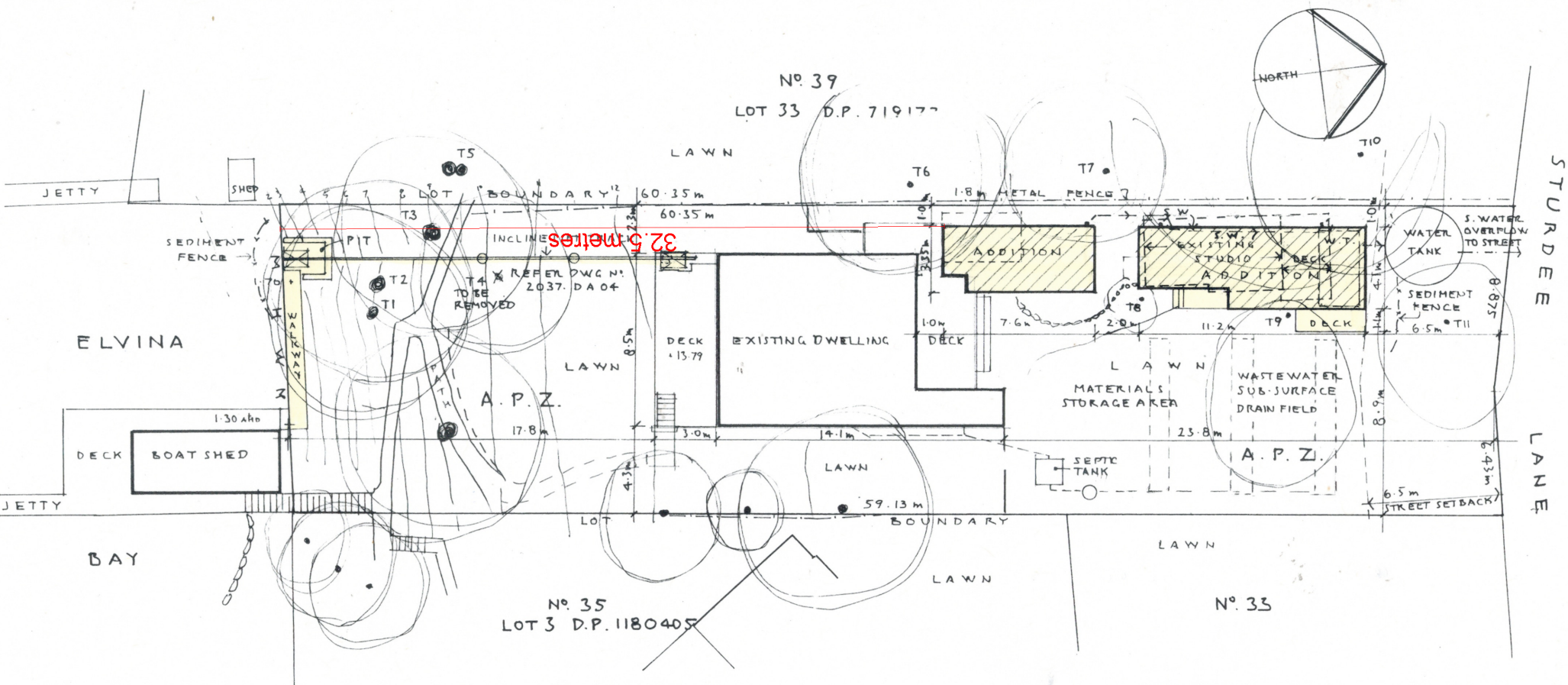




NOTE: ASSET PROTECTION ZONE

THE WHOLE OF THE SITE IS TO BE MAINTAINED AS AN ASSET PROTECTION ZONE

The Asset Protection Zone is a buffer zone between a bush fire hazard and the dwelling. It is an area of reduced bush fire fuel. Fallen leaves, twigs and bark should not be allowed to build up, however a light cover over 90% of the ground should be retained to help prevent soil erosion. Encourage native ground covers such as maidenhair, kidney weed and the native grasses (from List 1.)

NOTE: ALL WORKS SHALL COMPLY WITH
BAL 12.5 OF AS3959:2009

Construction of Buildings in Bushfire Prone Areas and
Section A3.7 of the NSW Rural Fire Service Addendum
to Appendix 3 of Planning for Bushfire protection 2006.

NOTE: ALL WORKS SHALL COMPLY
WITH THE BUILDING CODE
OF AUSTRALIA

Prepared: Stephen Crosby & Assoc.
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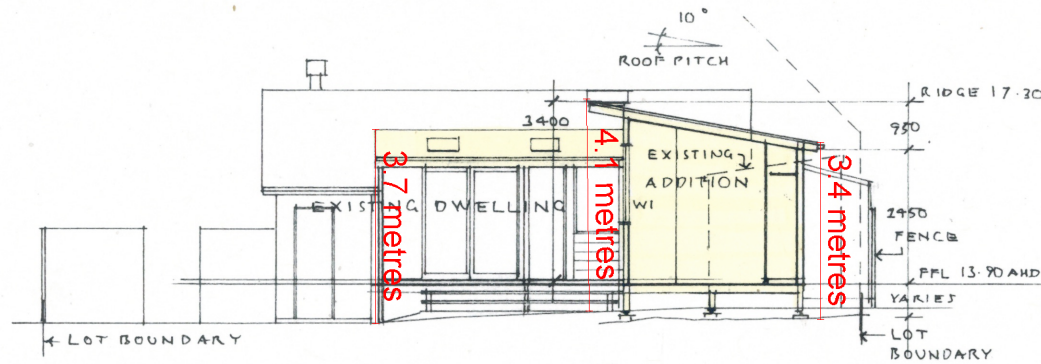
Job:
**ALTERATIONS
& ADDITIONS**
37 STURDEE LANE
ELVINA BAY
Lot 32 DP 8013

For: W & E WALKER

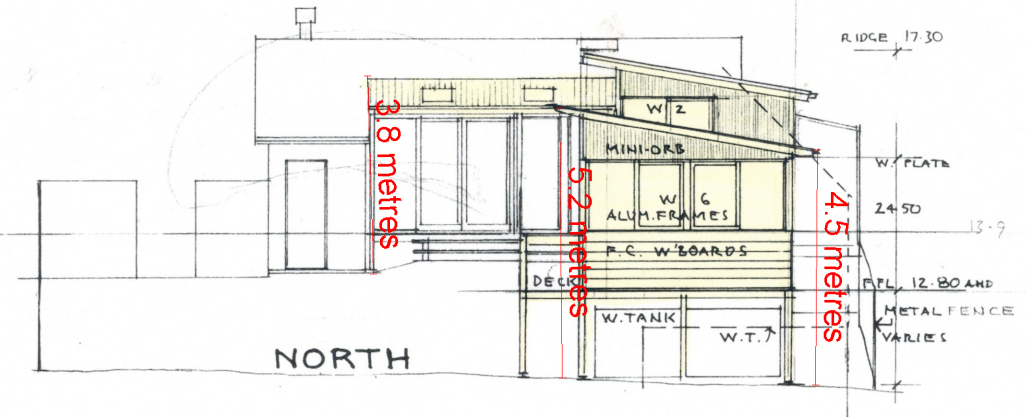
SITE PLAN

Scale: 1:200 AT A3
Date: SEPT. 2019
Drawn: S.C.
Drawing Number:

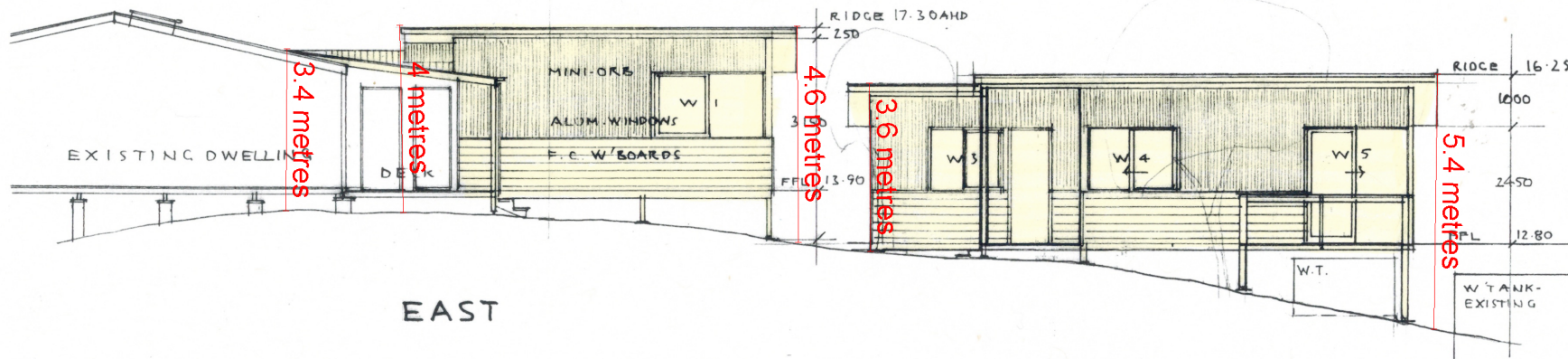
2037 - DA 01



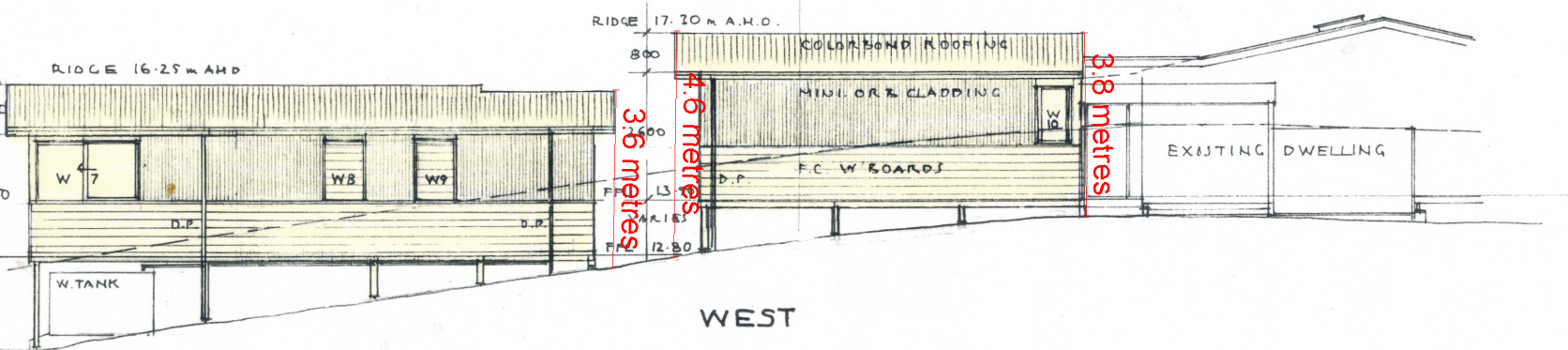
SECTION



NORTH



EAST



WEST

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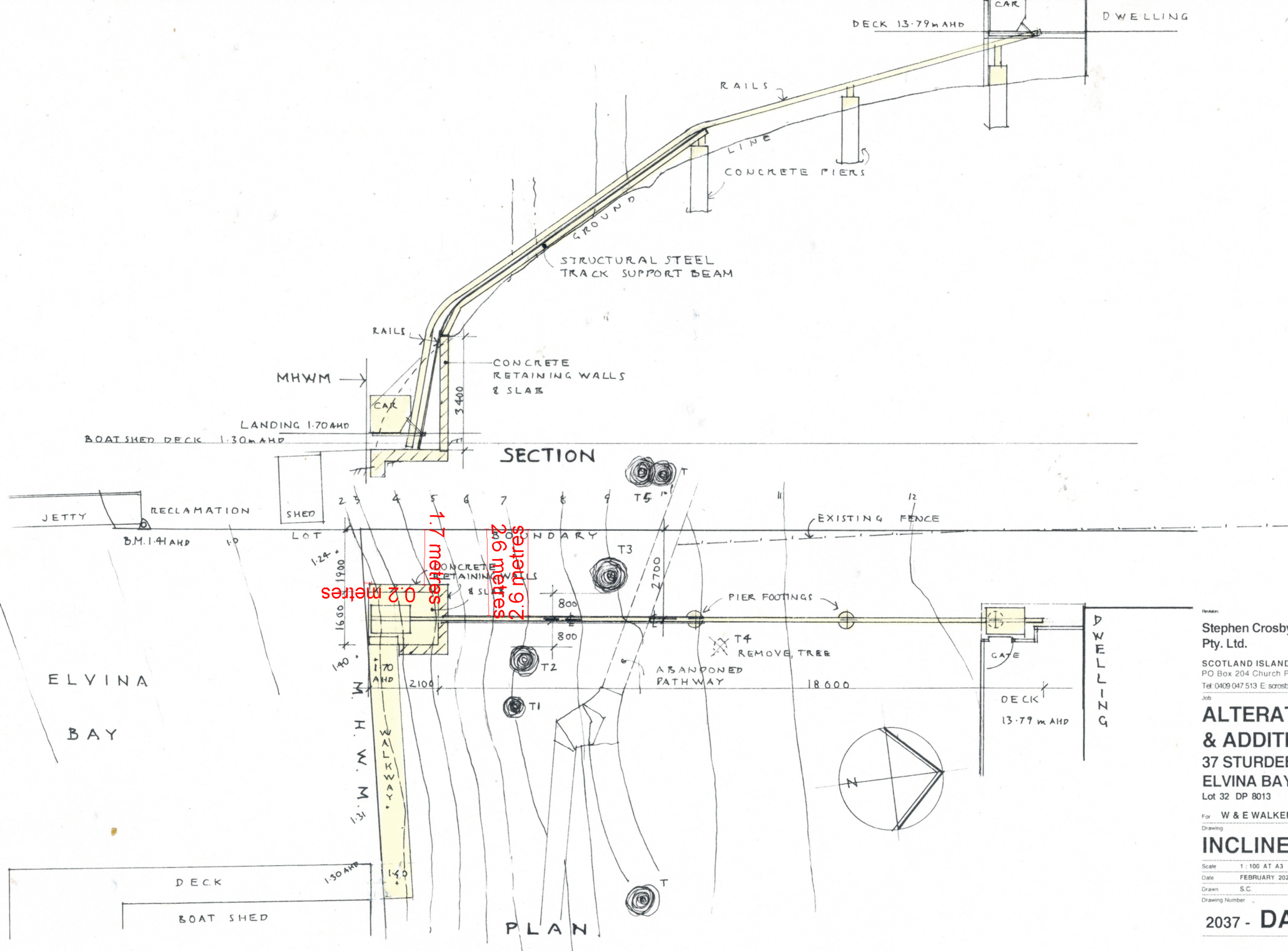
**ALTERATIONS
& ADDITIONS**
37 STURDEE LANE
ELVINA BAY
Lot 32 DP 8013

For W & E WALKER

**SECTION &
ELEVATIONS**

Scale 1:100 AT A3
Date SEPT. 2019
Drawn S.C.
Drawing Number

2037 - DA 03



Revision: Date:
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Job

**ALTERATIONS
& ADDITIONS**
37 STURDEE LANE
ELVINA BAY
Lot 32 DP 8013

For W & E WALKER

Drawing
INCLINE LIFT

Scale 1:100 AT A3

Date FEBRUARY 2020

Drawn S.C.

Drawing Number

2037 - DA 04

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.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	3.1	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	2.3	6	10	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	1.9	4	5	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	2.3	1	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	E	5	2	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	N	4.7	1	6	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	W	2.7	1	6	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	W	1.4	1	6	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	W	1.4	1	6	external louvre/blind (fixed)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	W	0.8	1	6	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Revision: Date:
**Stephen Crosby & Assoc.
Pty. Ltd.**

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**ALTERATIONS
& ADDITIONS**
37 STURDEE LANE
ELVINA BAY
Lot 32 DP 8013

For **W & E WALKER**

Drawing
**BASIX
REQUIREMENTS**

Scale
Date **MARCH 2020**
Drawn **S.C.**
Drawing Number

2037 - DA 05

SCHEDULE OF EXTERIOR FINISHES

Date: 11th March 2020

Address: No.37 STURDEE LANE, ELVINA BAY
(Lot 32 DP 8013)

ALTERATIONS & ADDITIONS TO DWELLING & INCLINE LIFT

Colours to tone with existing dwelling

For: W & E Walker

