

# DA / CC APPROVAL ONLY

## NOT FOR CONSTRUCTION

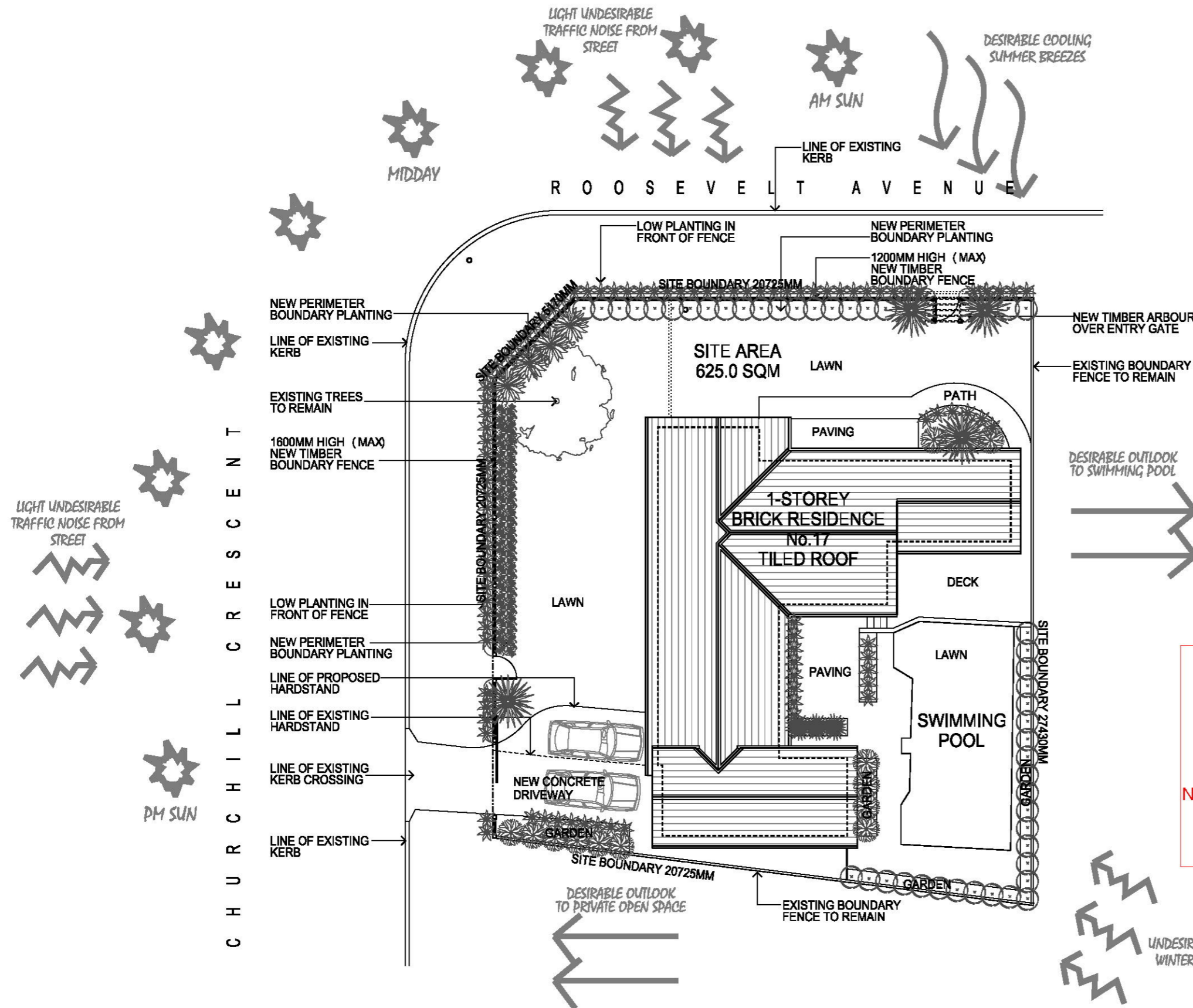
FOR SPECIFICATION REFER TO DRAWING NOTES

### GENERAL NOTES:

- DRAWINGS PREPARED FROM EXISTING DRAWINGS. ALL MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO STARTING CONSTRUCTION
- ALL BUILDING WORK IS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & BUILDING CODE OF AUSTRALIA & THE ACCOMPANYING BASIX CERTIFICATE.
- NEW GUTTERING IS TO MATCH THE EXISTING IN SIZE AND NEW DOWNPIPIES ARE TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM.
- INSTALL BITUMEN COATED ALUMINIUM FLASHINGS TO ALL NEW AND RELOCATED WINDOWS AND DOORS.
- ENSURE WEEPHOLES ARE INSTALLED AND CAVITIES ARE CLEAR.

### ADDITIONAL BASIX REQUIREMENTS:

- ANY NEW HOT WATER SYSTEM MUST BE A GAS INSTANTANEOUS SYSTEM.
- 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.
- THE APPLICANT MUST ENSURE A 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 A 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 A NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A MINIMUM 3 STAR WATER RATING.
- ALL NEW SUSPENDED FLOORS WITH ENCLOSED SUBFLOOR: FRAMED (R0.7) HAVE ADDITIONAL INSULATION OF R0.60 (OR R1.30 INCLUDING CONSTRUCTION).
- ALL NEW EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) HAVE ADDITIONAL INSULATION OF R1.30 (OR R1.70 INCLUDING CONSTRUCTION).
- THE APPLICANT MUST ENSURE THAT ALL NEW FLAT CEILING PITCHED ROOF: HAVE CEILING INSULATION : R0.95 (UP), ROOF: FOIL BACKED BLANKET (100MM) AND ARE DARK (SOLAR ABSORPTANCE > 0.70).
- THE APPLICANT MUST ENSURE THAT ALL NEW RAKED CEILING PITCHED ROOF: HAVE CEILING INSULATION : R1.24 (UP), ROOF: FOIL BACKED BLANKET (100MM) AND ARE DARK (SOLAR ABSORPTANCE > 0.70).
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDA, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL.
- OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE "OVERSHADOWING" COLUMN IN THE BASIX CERTIFICATE.



THIS PLAN TO BE READ IN CONJUNCTION WITH  
DA2018/ 1397  
NORTHERN BEACHES COUNCIL

NOTE:  
NO NEW WORK TO HOUSE AS PART OF THIS APPLICATION

## 01 SITE ANALYSIS PLAN / ROOF PLAN

1:200

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**Notes**  
WORK TO FIGURED DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING TO WORK. THIS DRAWING IS COPYRIGHT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY FROM THE ARCHITECTS.

Nominated Architect  
**JONATHAN WEST**  
B.Arch (HONS) RAIA  
REG NO.9899



Issue	Description	Date
A	INITIAL CLIENT ISSUE	24.08.17
B	DEVELOPMENT APPLICATION ISSUE	27.02.18
C	REVISED FENCE HEIGHTS	17.09.18

Project Title  
**NEW BOUNDARY FENCE**  
17 Roosevelt Ave,  
Allambie Heights, NSW 2100  
for Mr N. Jenkins  
Lot 7. D.P.207145

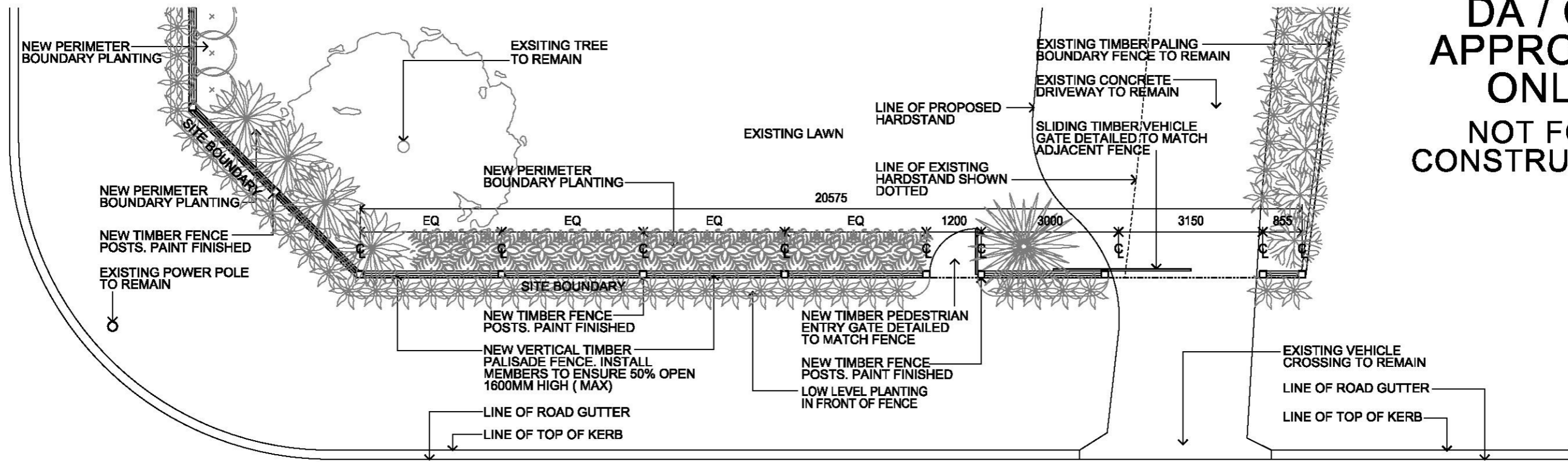
Drawing Title  
**SITE ANALYSIS / ROOF PLAN**

North	Project No.	Scale
	17009	1:200
	Drawing Number	Issue
	DA01	C

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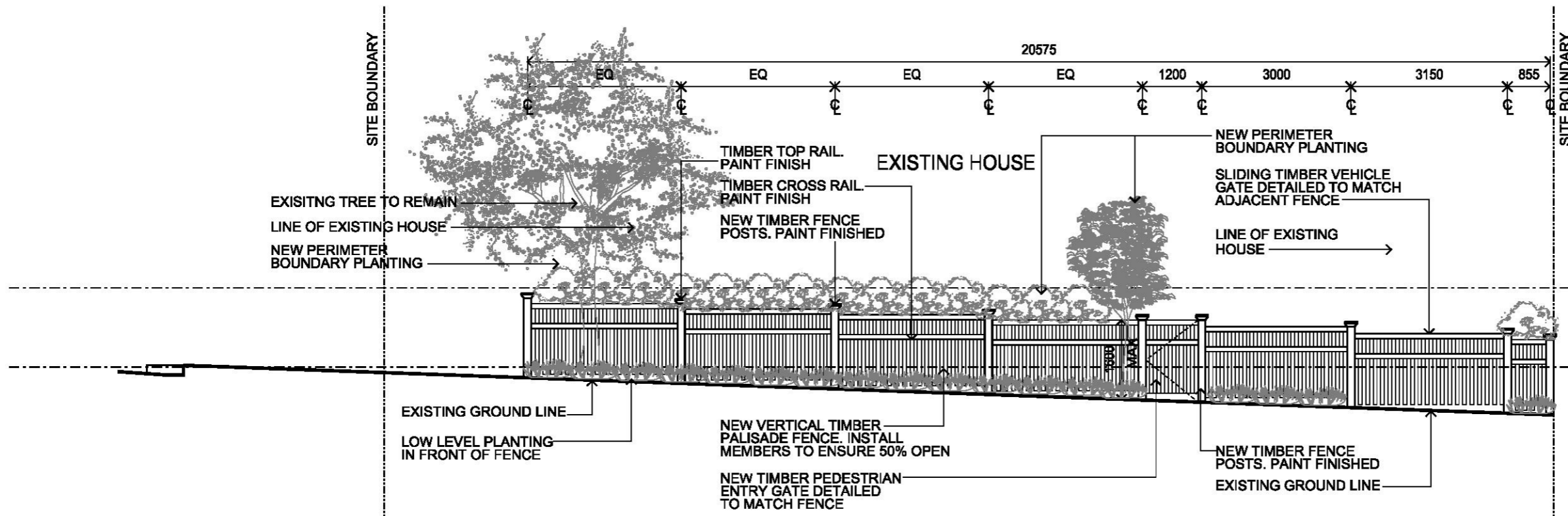


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**1** WESTERN FENCE PLAN  
1:100

C H U R C H I L L C R E S C E N T



**2** WESTERN FENCE ELEVATION  
1:100

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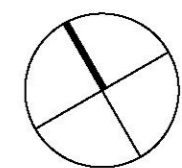
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for Mr N. Jenkins  
Lot 7. D.P.207145

Drawing Title

**CHURCHILL CRESCENT  
FENCE DETAILS**

North



Project No.

17009

Drawing Number

DA03

Scale

1:100

Issue

C