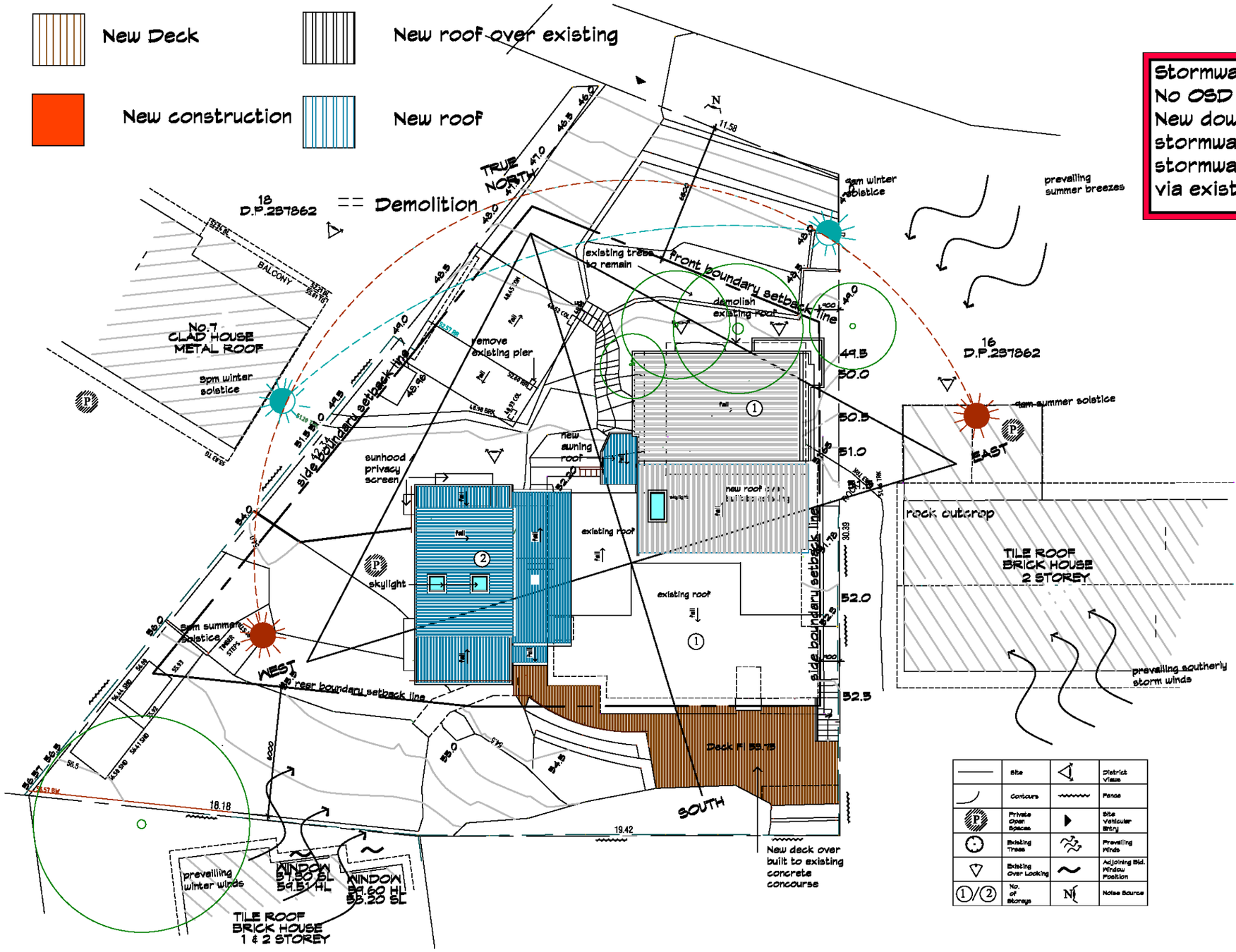
New Deck

New roof over existing

New construction

New roof

== Demolition



Stormwater:
No OSD Required
New downpipes to be connected to 90 mm diameter stormwater pipes and connected to existing stormwater system and discharged to Kenna Place via existing discharge outlet

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2019/0115

NORTHERN BEACHES COUNCIL

	Site		District Views
	Contours		Fence
	Private Open Spaces		Site Vehicular Entry
	Existing Trees		Prevailing Winds
	Existing Over Looking		Adjoining Bld. Window Position
1/2	No. of Storeys	N	Noise Source

SITE CALCULATIONS

SITE AREA	= 822.90 sq. metres
EXISTING SITE	
Existing Open Landscape Space	= 408.64 sq.metres
% Existing Open Landscape Space	= 49.65 %
Open Landscape < 2M wide	= 31.6 sq. metres
Existing Built Upon Area	= 382.66 sq. metres
% Existing Built Upon Area	= 46.5%
PROPOSED SITE	
Proposed Open Landscape	= 378.54 sq. metres
Propsed % Open Landscape Area	= 46.0%
Open Landscape < 2M wide	= 27.79sq. metres = 3.4 %
Proposed Built Upon Area	= 411.87 sq. metres = 50.6%

Site Plan

1:200

All dimensions & setouts to be checked on site prior to commencement of works & or fabrication of any components. DO NOT scale from drawings. This drawing is subject to copyright

Amendments :

Issue	Description	By	Date
a	DA Issue	sg	Feb.2019

SEAN GILMOUR
ARCHITECT (rn 7973)

ABN 40 824 597 934
59 Smith Avenue
Allambie Heights
NSW 2100

TEL: (02) 9905 8882
Mobile: 0406 995401
Email: sgkmgilmour@optus.net.com.au

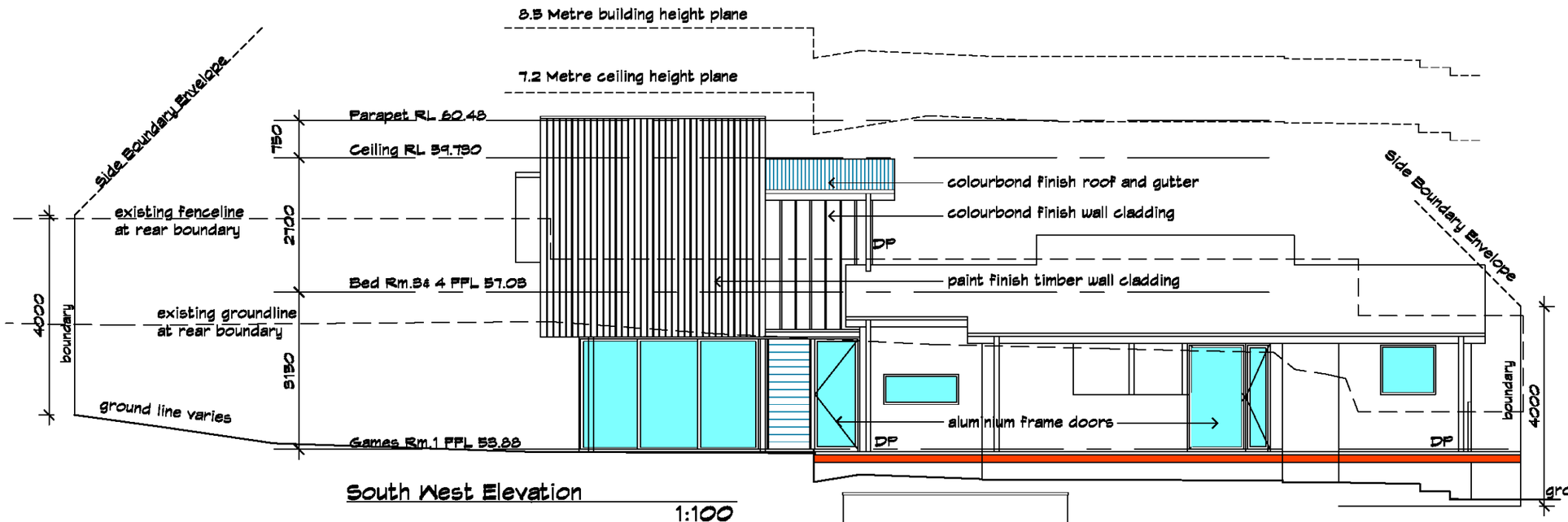
PROJECT
Devries Residence
Lot 17 in DP237862
6 Kenna Place
Cromer, NSW, 2099

Drawing : Site & Site Analysis Plan

Scale : 1:200 @ A3

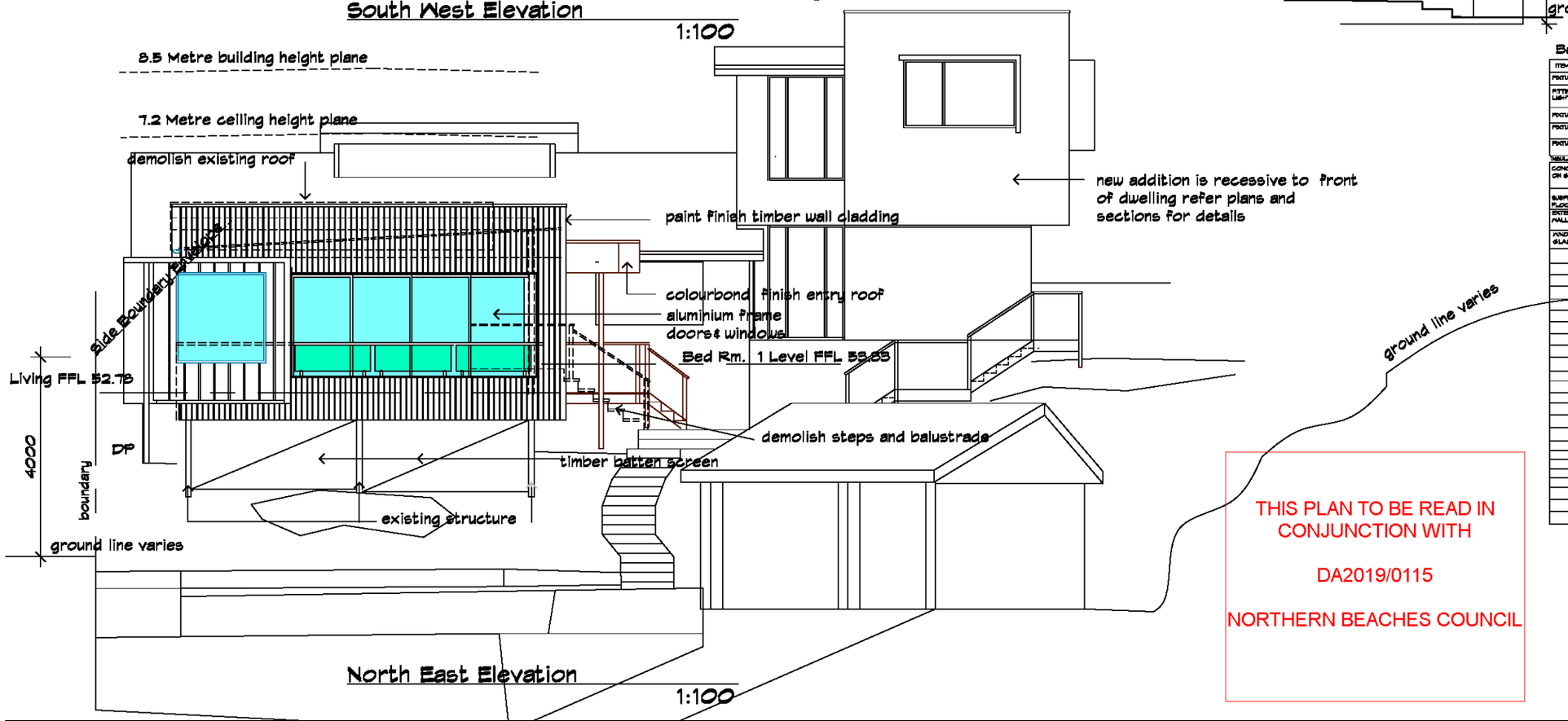
Date : Nov. 2018

Dwg : DA-01/a



South West Elevation

1:100



North East Elevation

1:100

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DIAL 1100 BEFORE YOU DIG

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100

Basix Certificate No. A356664

ITEM	ORIENTATION	BASIX REQUIREMENTS				
FIXTURES	NOT FIXTURE	GAS INSTANTANEOUS				
FITTINGS LIGHTS		40% OF NEW OR ALTERED LIGHTS ARE TO BE FLURO/COMPACT FLURO OR LED LAMPS				
FIXTURES	SHOWERHEADS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING				
FIXTURES	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING				
FIXTURES	TAPS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING				
INSULATION						
CONCRETE SLAB ON GROUND		NIL				
SUSPENDED FLOOR		R 0.8 (DOWNWARD R1.3 INCLUDING CONSTRUCTION				
EXTERNAL WALL FRAMED		R1.80 R OR R1.70 INCLUDING CONSTRUCTION				
WINDOWS & GLAZED DOORS		Area	overshadowing height	Distance	shading device	frame & glass type
W1	NE	0.24	Nil	Nil	eaves=600mm	standard aluminium single pyrolytic low-e U-value 5.7,SHGC0.47
W3	SE	1.53	Nil	Nil		
W5	SE	1.44	Nil	Nil	eaves=450mm	
W4	SW	1.05	Nil	Nil		
W8	SW	0.4	Nil	Nil		
W6	SE	2.09	Nil	Nil	eaves=400mm	
W7	NW	2.54	Nil	Nil		
W9	NE	5.34	Nil	Nil	eaves=750mm	
W8	NW	0.09	Nil	Nil		
W10	NW	1.01	Nil	Nil	eaves=600mm	
W11	NE	3.08	Nil	Nil	eaves=750mm	
W12	SW	0.36	Nil	Nil	eaves=450mm	
W13	SE	1.44	Nil	Nil	eaves=450mm	
D1	NW	6.66	Nil	Nil	eaves=400mm	
D2	NW	2.02	Nil	Nil	eaves=600mm	
D3	NE	4.01	Nil	Nil		
D4	SW	11.70	Nil	Nil	eaves=450mm	
D5	SW	1.74	Nil	Nil	eaves=400mm	
D6	SW	1.74	Nil	Nil		
D7	NW	1.74	Nil	Nil		
Hd1	NW	0.67	Nil	Nil		
S1	-	0.88	No shading			timber,low-E internal argon fill/clear,for u value: 2.5,SHGC 0.486
S2	-	0.44				
S3 & S4	-	0.44				

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Amendments :

Issue	Description	By	Date
a	DA issue	sg	Jan.2019

SEAN GILMOUR
ARCHITECT (rn 7978)

ABN 40 824 597 954
59 Smith Avenue
Allambie Heights
NSW 2100

TEL: (02) 9905 8882
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Email: sgkmgilmour@optus.net.com.au

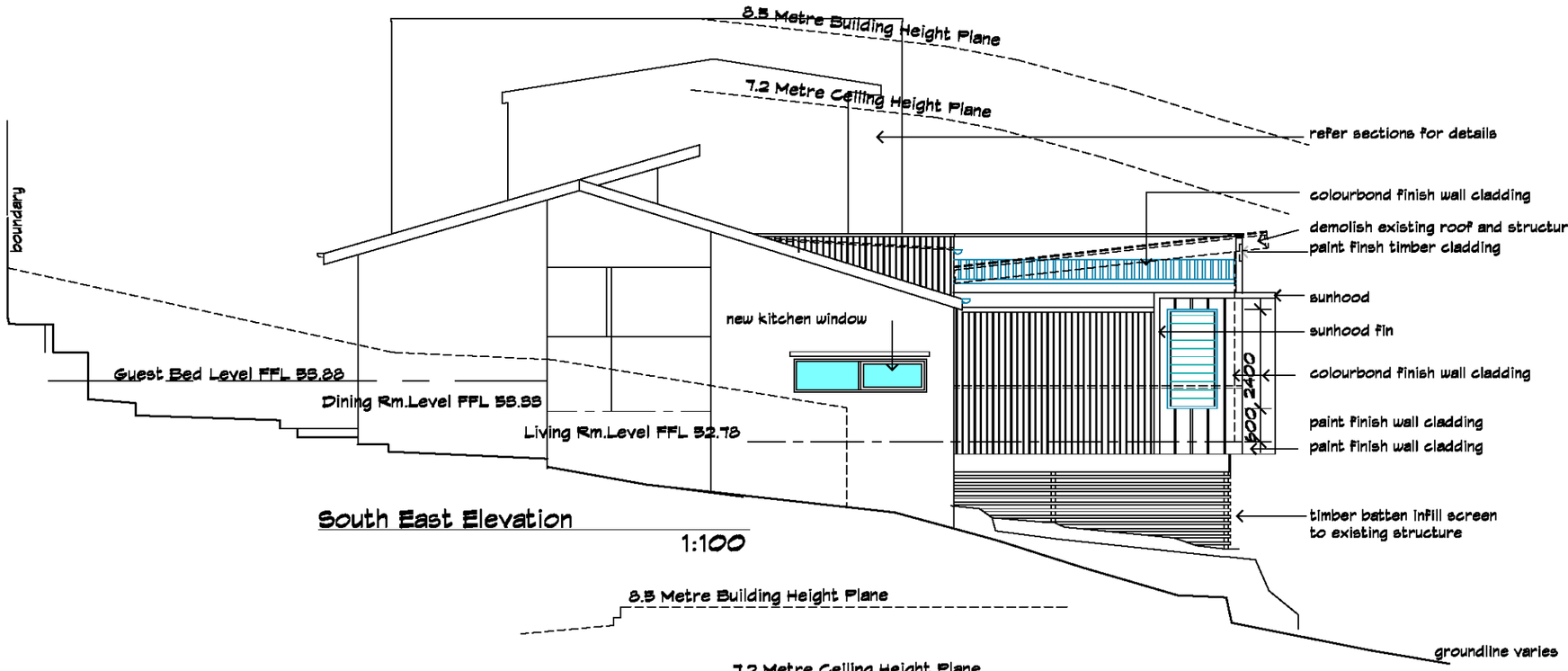
PROJECT
Devries Residence
Lot 17 in DP237862
6 Kenna Place
Cromer, NSW, 2099

Drawing : Elevations

Scale : 1:100 @ A3

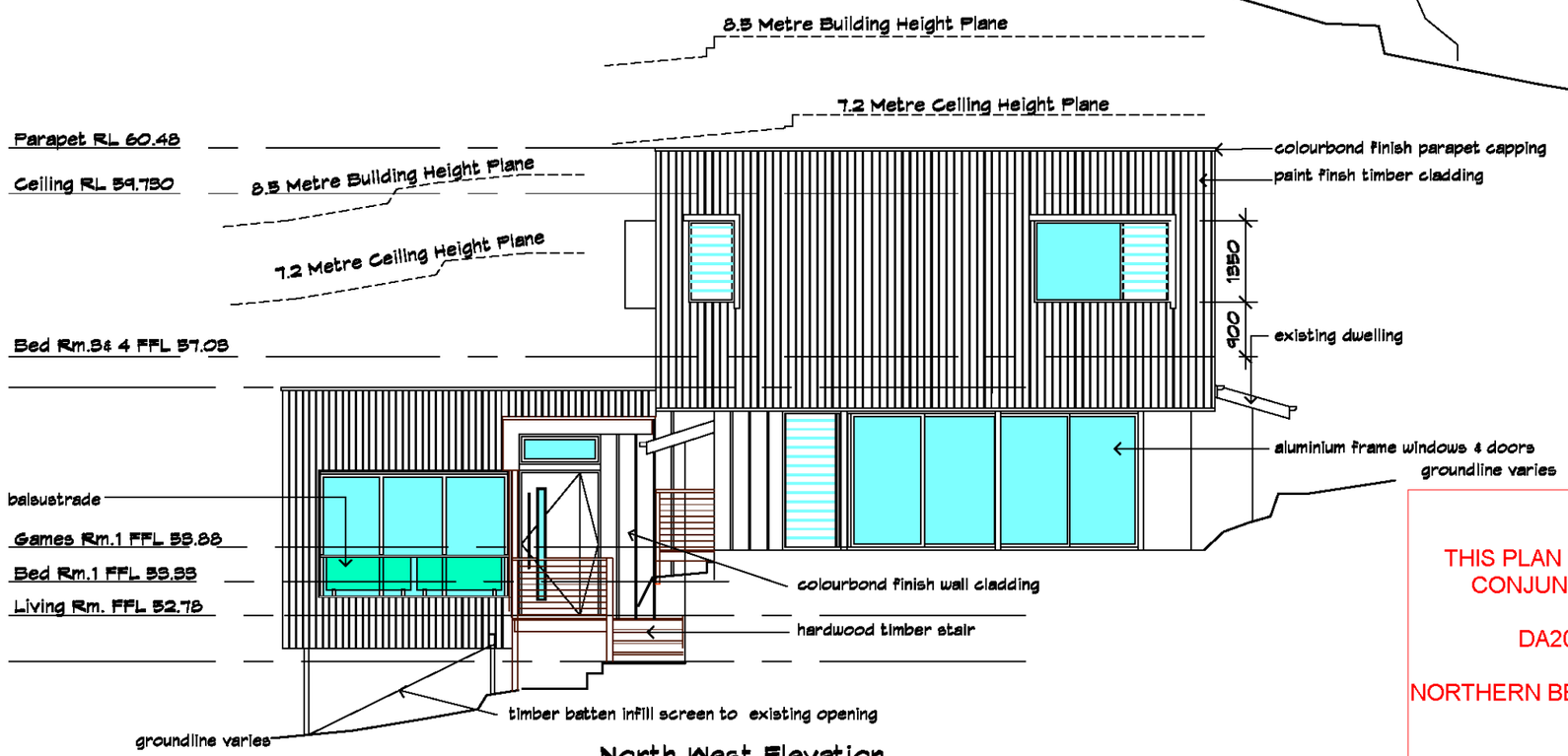
Date : Nov. 2018

Dwg : DA-05/a



South East Elevation

1:100



North West Elevation

1:100

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Basix Certificate No. A396664

ITEM	ORIENTATION	BASIX REQUIREMENTS
FIXTURES	HOT WATER SYSTEMS	GAS INSTANTANEOUS
FITTINGS LIGHTS		40% OF NEW OR ALTERED LIGHTS ARE TO BE FLURO/COMPACT FLURO OR LED LIGHTS
FIXTURES	SHOWERHEADS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FIXTURES	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FIXTURES	TAPS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
INSULATION		
CONCRETE SLAB ON GROUND		NIL
SUSPENDED FLOOR		R 0.5 (DOWN)OR R1.3 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R1.80 + OR R1.70 INCLUDING CONSTRUCTION

WINDOWS & GLAZED DOORS		Area	overshadowing Height	overshadowing Distance	shading device	frame & glass type
W1	NE	3.24	NS	NS	eaves=600mm	standard aluminium single pyrolytic low-e U-value 5.7,SHGC0.47
W2	SE	1.52	NS	NS		
W3	SE	1.44	NS	NS	eaves=450mm	
W4	SW	1.08	NS	NS		
W5	SW	0.9	NS	NS		
W6	SE	2.25	NS	NS	eaves=400mm	
W7	NW	2.34	NS	NS		
W8	NE	5.34	NS	NS	eaves=no blind	
W9	NW	3.09	NS	NS		
W10	NW	1.01	NS	NS	eaves=600mm	
W11	NE	3.09	NS	NS		
W12	SW	3.25	NS	NS	eaves=750mm	
W13	SE	1.44	NS	NS	eaves=450mm	
D1	NW	0.88	NS	NS	eaves=400mm	
D2	NW	2.02	NS	NS	eaves=600mm	
D3	NE	4.01	NS	NS		
D4	SW	11.33	NS	NS	eaves=450mm	
D5	SW	7.74	NS	NS	eaves=400mm	
D6	SW	7.74	NS	NS		
D7	NW	7.74	NS	NS		
HL1	NW	0.57	NS	NS		
S1	-	0.88	No shading			timber,low-E internal argon fill,clear,for u-value: 2.9,SHGC 0.456
S2	-	0.44				
S3 + S4	-	0.44				

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PROJECT
Devries Residence
Lot 17 in DP237862
6 Kenna Place
Cromer, NSW, 2099

Drawing : Elevations

Scale : 1:100 @ A3

Date : Nov. 2018

Dwg : DA-06/a