



LOCALITY PLAN

DEVELOPMENT APPLICATION Alterations and Additions to an Existing Dwelling

88 QUIRK STREET
DEE WHY. N.S.W. 2099

applicant:

Mr. & Mrs. J. & T. Lowry

DA - DRAWING SCHEDULE:

- DA 01: COVER SHEET, LOCALITY AND DRAWING SCHEDULE
- DA 02: SITE SURVEY & SITE EVALUATION PLAN, and SITE INFORMATION
- DA 03: LANDSCAPE CALCULATION PLAN
- DA 04: GROUND FLOOR DEMOLITION PLAN
- DA 05: FIRST FLOOR DEMOLITION PLAN
- DA 06: PROPOSED GROUND FLOOR PLAN
- DA 07: PROPOSED FIRST FLOOR PLAN
- DA 08: PROPOSED MEZZANINE FLOOR PLAN
- DA 09: ROOF PLAN, CONCEPT DRAINAGE PLAN & TYPICAL SILT FENCE DETAIL
- DA 10: NORTH ELEVATION AND SOUTH ELEVATION

- DA 11: EAST ELEVATION AND WEST ELEVATION
- DA 12: SECTION S01 & SECTION S03
- DA 13: SECTION S02 & SECTION S04
- DA 14: WINDOW SCHEDULE
- DA 15: DOOR AND SKYLIGHT SCHEDULES
- DA 16: 'BASIX' CERTIFICATE A416055 SHTS. 1, 2, & 3
- DA 17: 'BASIX' CERTIFICATE A416055 SHTS. 4, 5, & 6.
- DA 18: 'BASIX' CERTIFICATE A416055 SHTS. 7, 8, & 9.
- DA 19: WASTE MANAGEMENT & MINIMISE DETAILS & MATERIALS STORAGE
- DA 20: SHADOW ANALYSIS PLANS 21st JUNE (WINTER SOLSTICE)
- DA 21: MATERIALS FINISHES SAMPLE SHEET

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

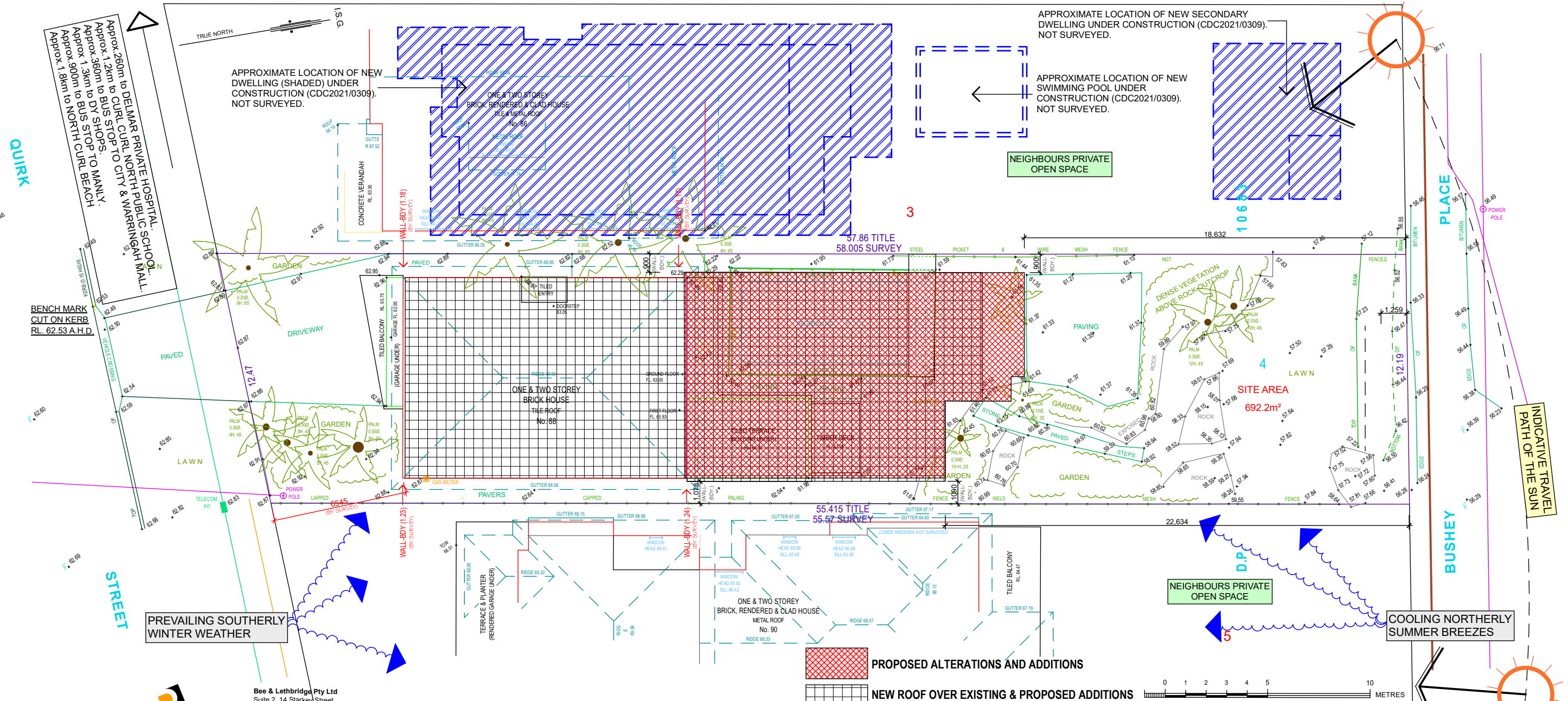
LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
DEE WHY. N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
COVER SHEET

DEVELOPMENT APPLICATION ISSUE

DATE:	1st June, 2021
SCALE:	As Shown
DRAWN:	L.K.S.
PROJECT REF:	2101 DA01 Rev. A



PREVAILING SOUTHERLY WINTER WEATHER

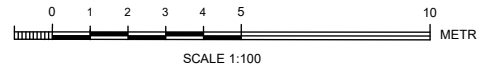
Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

SITE INFORMATION:

LOT 4, D.P.10683, 88 QUIRK RD., DEE WHY. NSW 2099

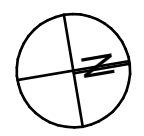
TOTAL SITE AREA:	692.2m²
EXIST. DWELLING FOOTPRINT INCL. BALCONYS	187.6m ²
PROPOSED ADDITIONAL DWELLING FOOTPRINT	110.0m ²
PROPOSED TOTAL DWELLING FOOTPRINT	297.6m²
EXIST. SURFACE AREA OF POOL (To be removed)	34.17m ²
EXISTING LANDSCAPE AREA (Incl. Surface area of ex.pool)	48.26% of site 334.0m ²
LANDSCAPE AREA TO BE REMOVED (Incl. surface area of pool)	88.34m ²
ADDITIONAL LANDSCAPE AREA (Remove ex. paved area)	37.85m ²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	40.95% of site 283.5m²



SITE SURVEY & SITE EVALUATION PLAN
1:200

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LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
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PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING

88 QUIRK STREET,
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LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry

DRAWING TITLE:
SITE SURVEY AND SITE EVALUATION PLAN & SITE INFORMATION

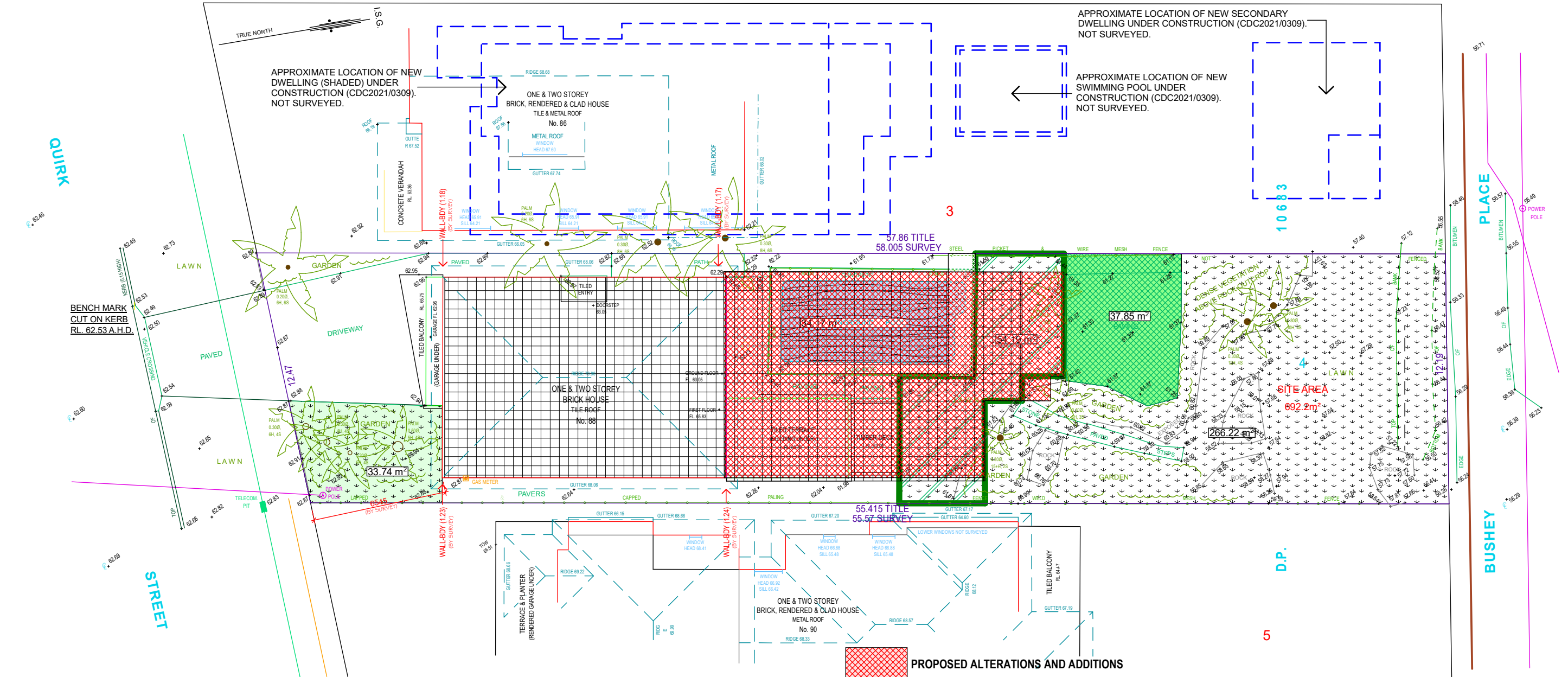
DATE: 1st June, 2021

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2101 DA02 Rev. A

DEVELOPMENT APPLICATION ISSUE



APPROXIMATE LOCATION OF NEW DWELLING (SHADED) UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.

APPROXIMATE LOCATION OF NEW SECONDARY DWELLING UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.

APPROXIMATE LOCATION OF NEW SWIMMING POOL UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.

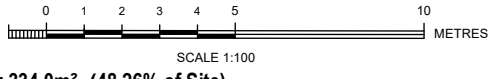
BENCH MARK CUT ON KERB RL. 62.53 A.H.D.

Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeletlh.com.au
ABN: 13 003 194 447
www.beeletlh.com.au

PROPOSED LANDSCAPE AREA = 283.5m², (40.95% of Site)

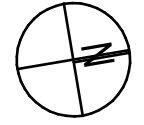
- PROPOSED ALTERATIONS AND ADDITIONS
- NEW ROOF OVER EXISTING & PROPOSED ADDITIONS
- EXISTING LANDSCAPE AREA (incl. Pool water surface area) = 334.0m², (48.26% of Site)
- EXISTING SURFACE AREA OF POOL = 34.17m² (Pool to be demolished)
- EXISTING LANDSCAPE AREA REMOVED = 54.19m²
- ADDITIONAL LANDSCAPE AREA = 37.85m²



LANDSCAPE PLAN

1:200
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DRAWING TITLE:
LANDSCAPE CALCULATION PLAN

DATE: 1st June, 2021

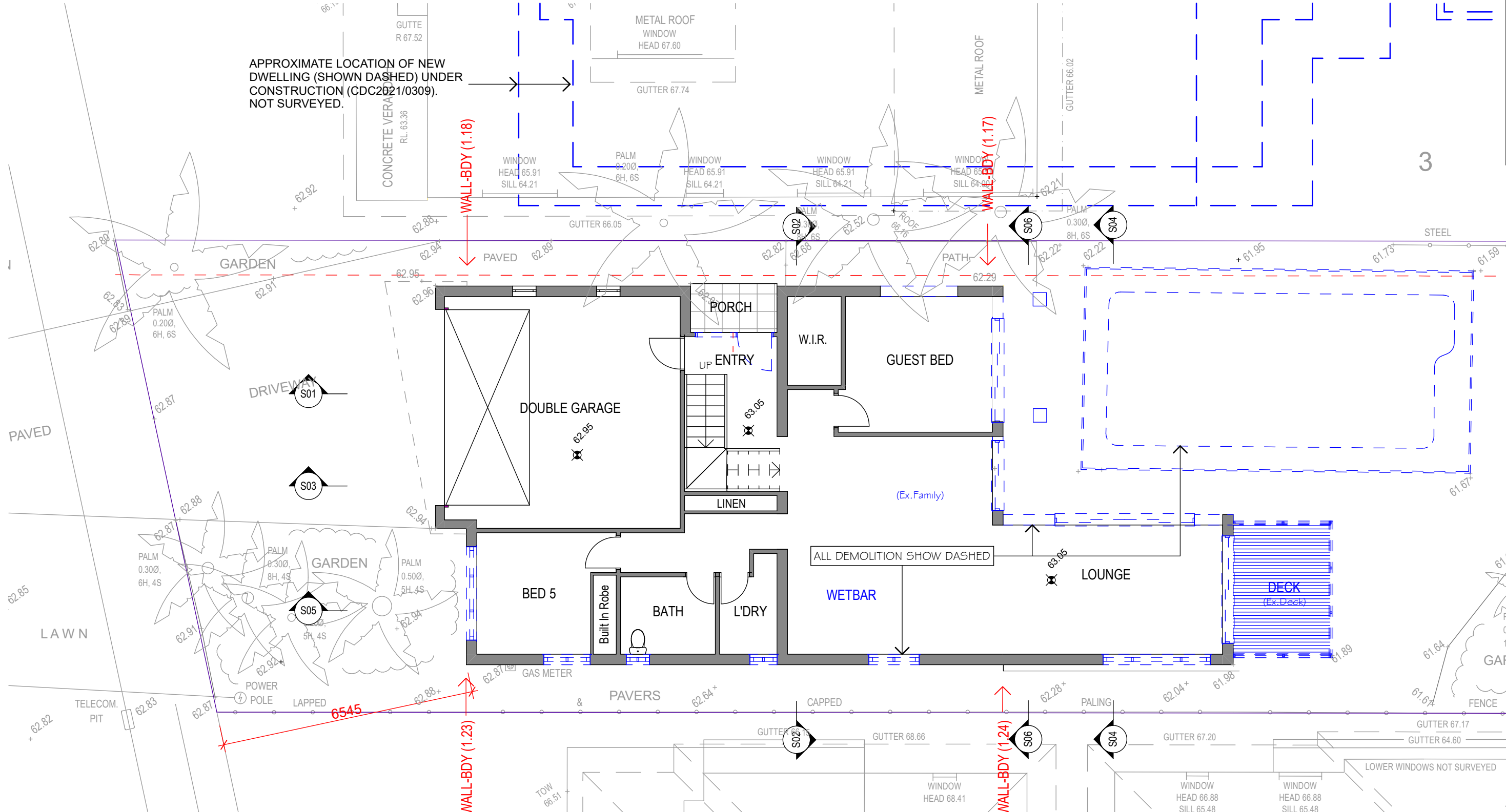
SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2101 DA03 Rev. A

DEVELOPMENT APPLICATION ISSUE

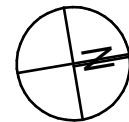
APPROXIMATE LOCATION OF NEW DWELLING (SHOWN DASHED) UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.



GROUND FLOOR DEMOLITION PLAN
1:100

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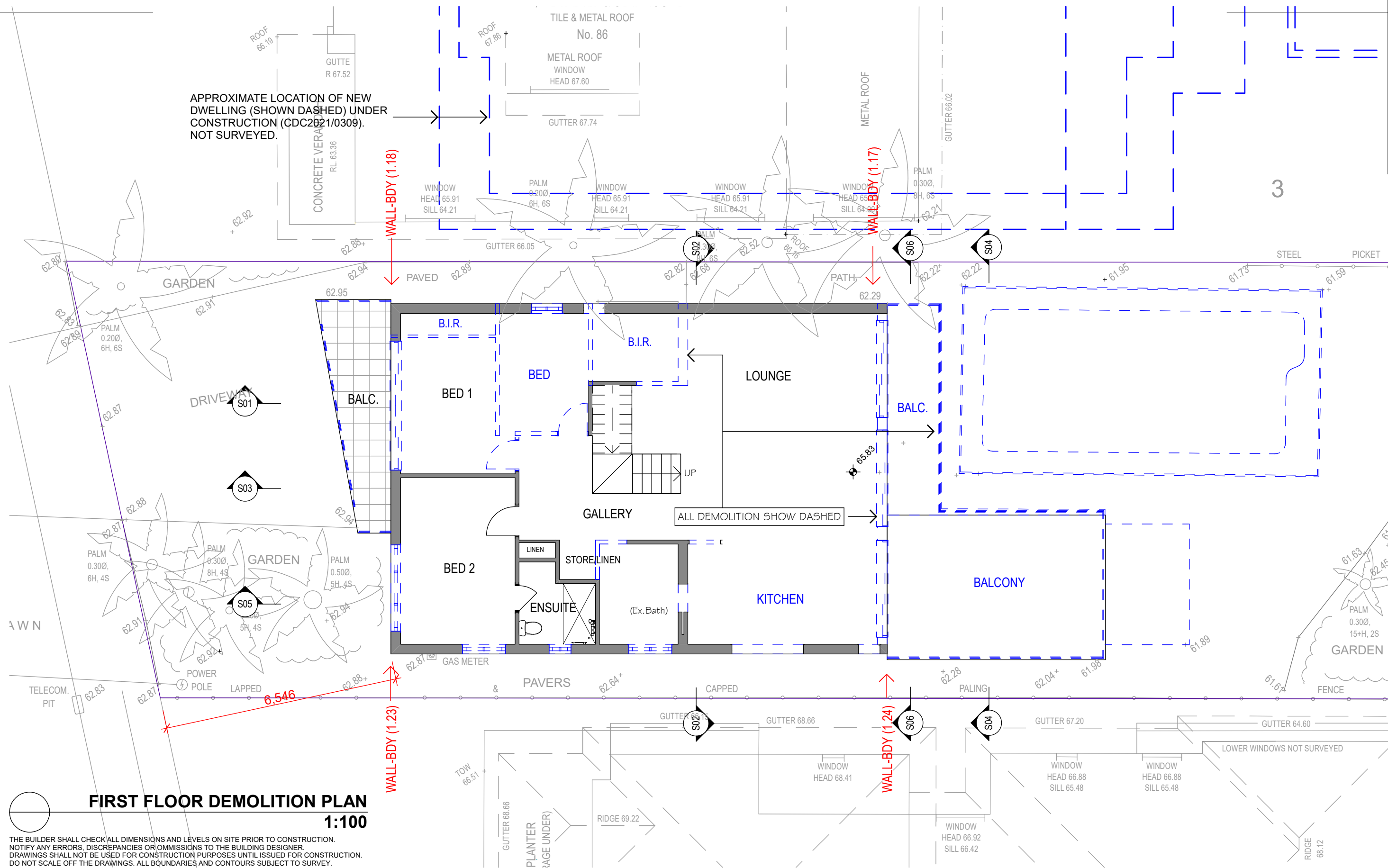
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CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
GROUND FLOOR DEMOLITION PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA04 Rev. A

DEVELOPMENT APPLICATION ISSUE

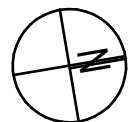
APPROXIMATE LOCATION OF NEW DWELLING (SHOWN DASHED) UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.



FIRST FLOOR DEMOLITION PLAN
1:100

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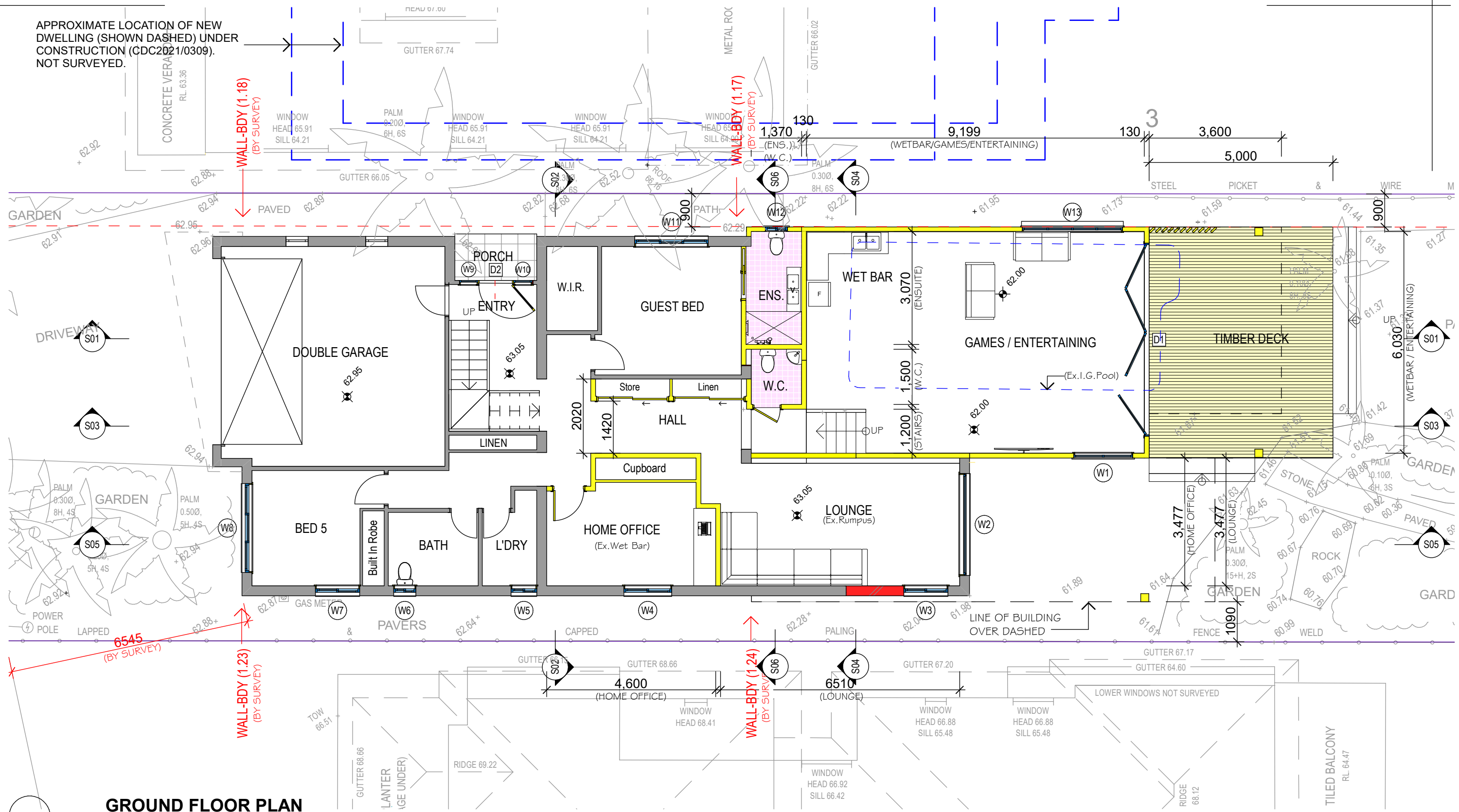
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DRAWING TITLE:
FIRST FLOOR DEMOLITION PLAN

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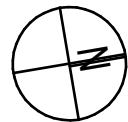
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GROUND FLOOR PLAN
1:100

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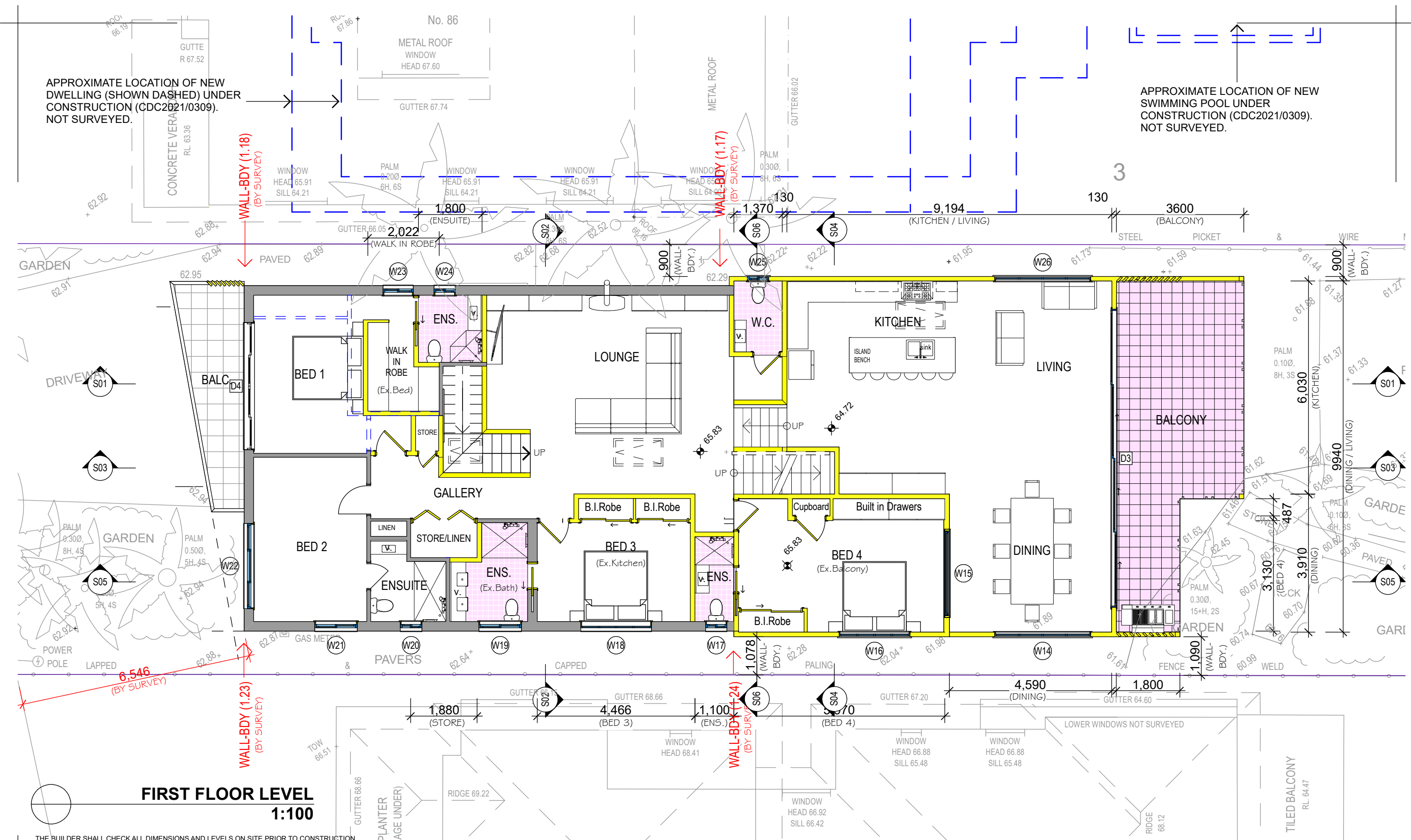
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LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DEVELOPMENT APPLICATION ISSUE

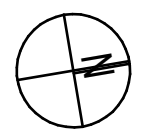
DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA06 Rev. A



FIRST FLOOR LEVEL
1:100

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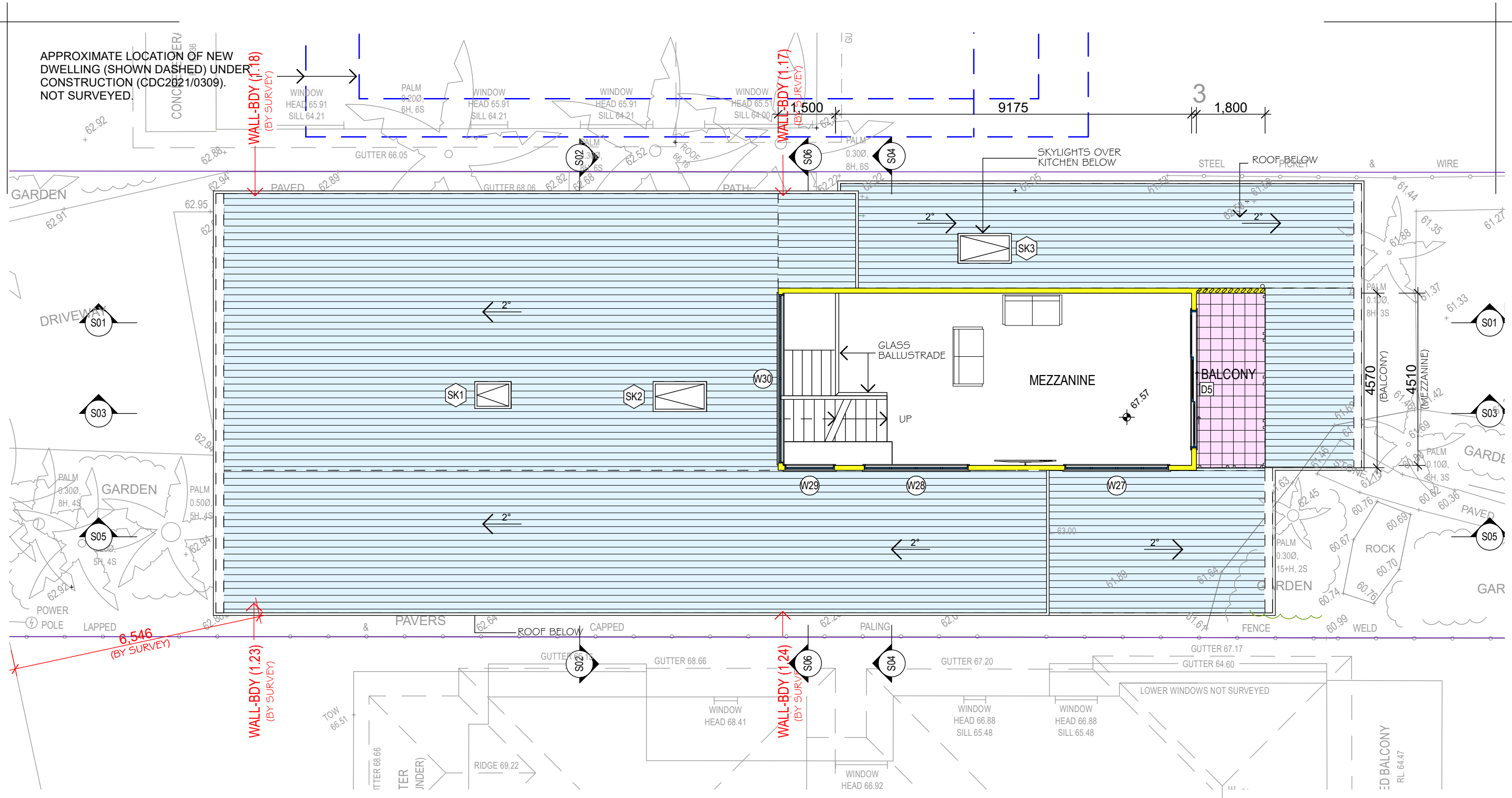
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LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA07 Rev. A

DEVELOPMENT APPLICATION ISSUE



MEZZANINE
1:100

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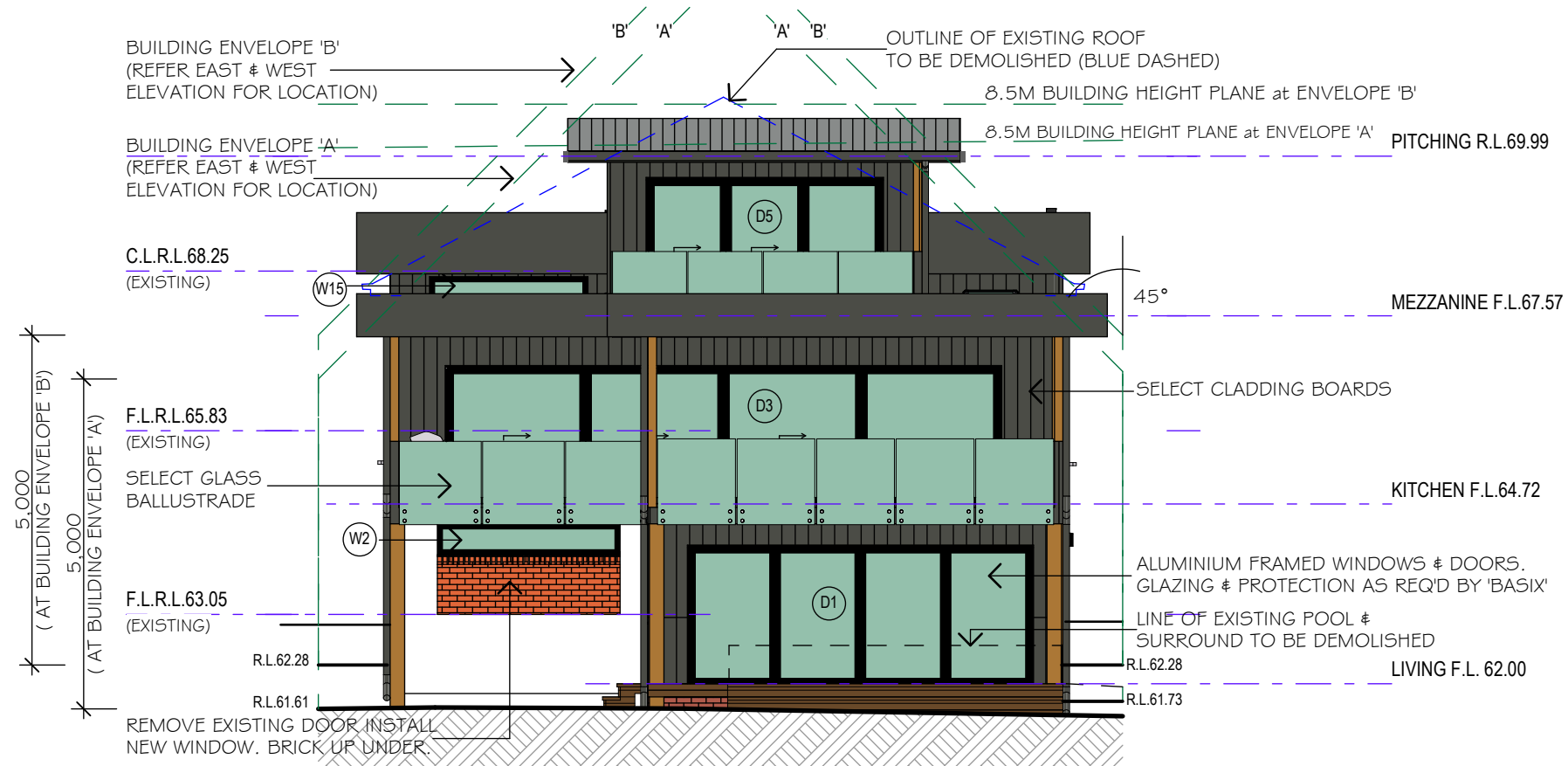
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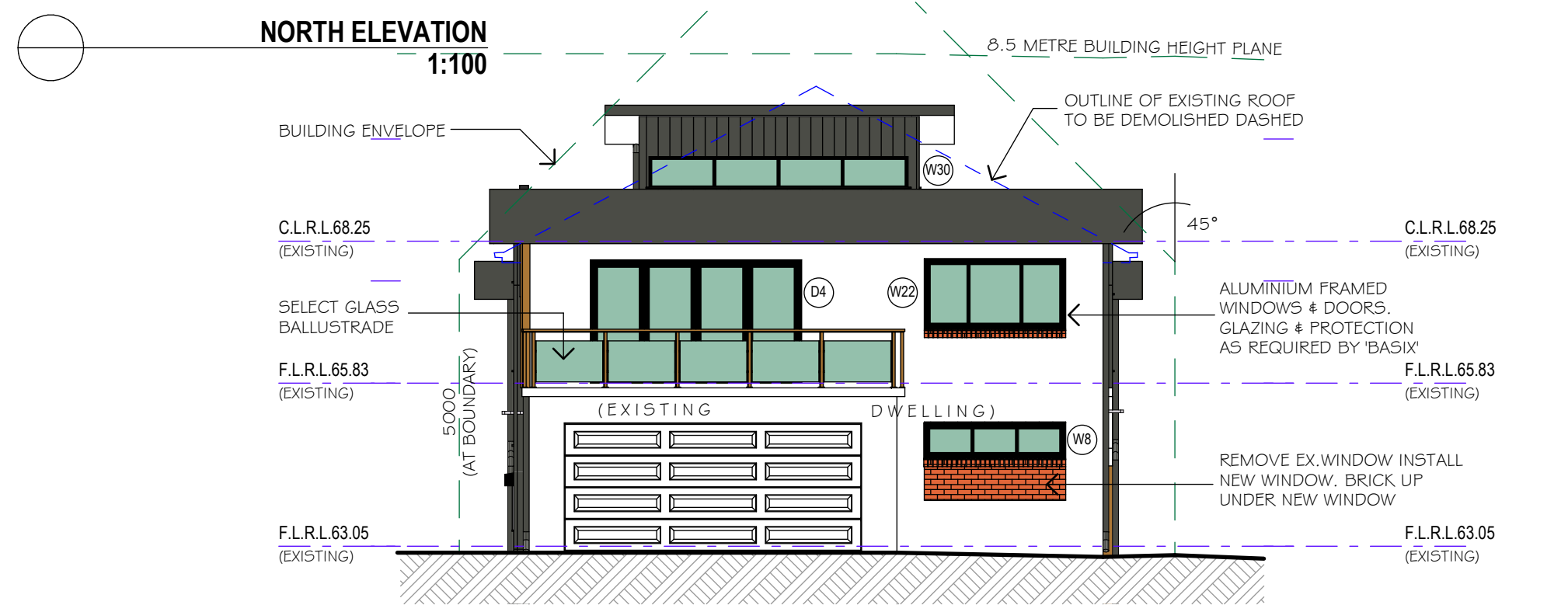
CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
PROPOSED MEZZANINE FLOOR PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA08 Rev. A

DEVELOPMENT APPLICATION ISSUE



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

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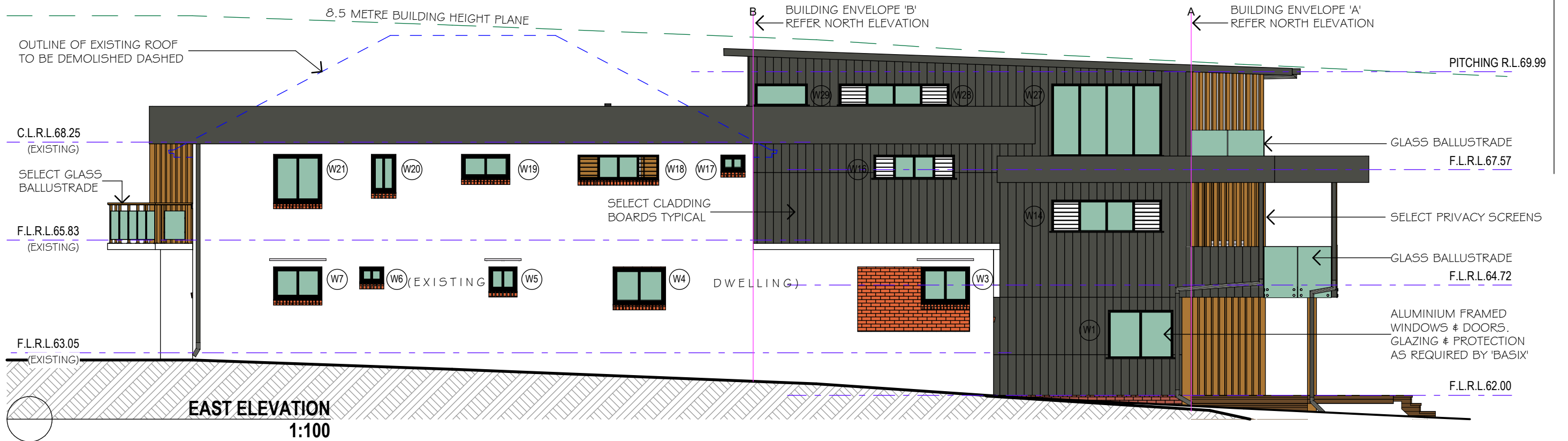
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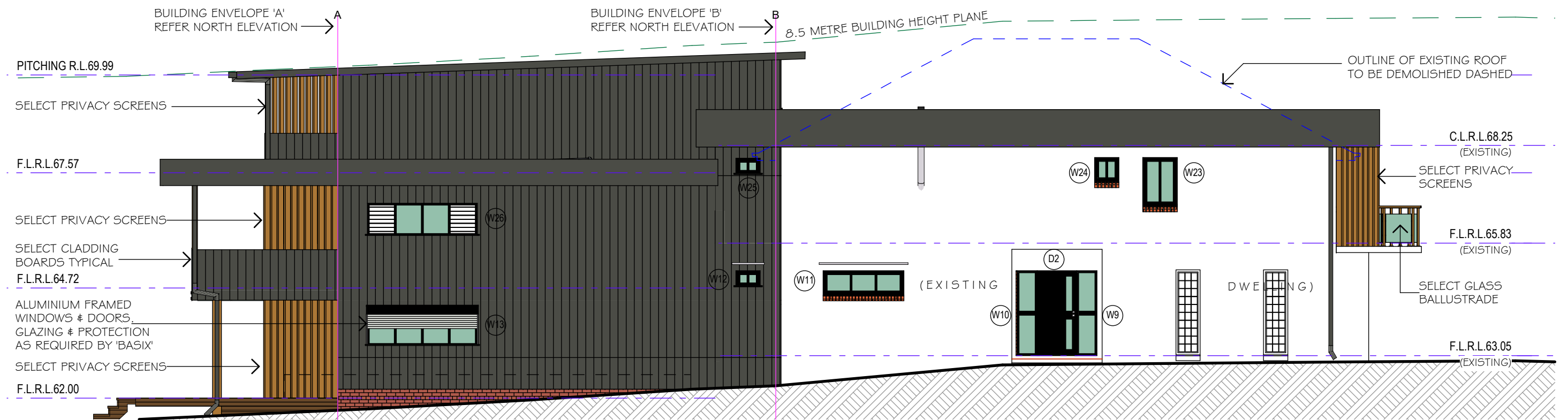
CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
NORTH ELEVATION and SOUTH ELEVATIONS

DEVELOPMENT APPLICATION ISSUE

DATE:	1st June, 2021
SCALE:	As Shown
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PROJECT REF:	2101 DA10 Rev. A



EAST ELEVATION
1:100



WEST ELEVATION
1:100

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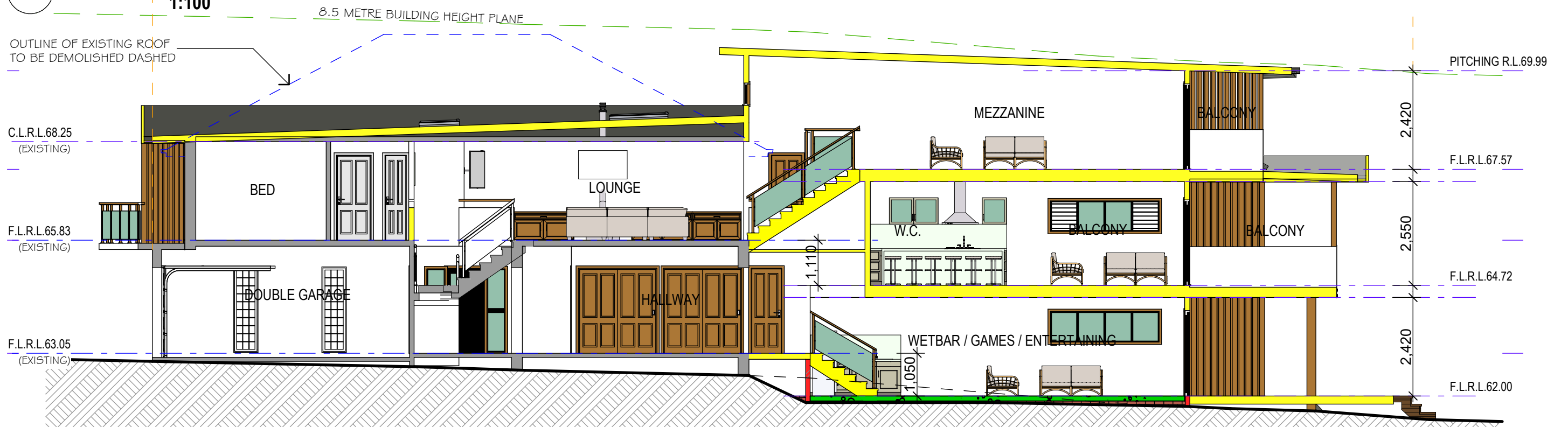
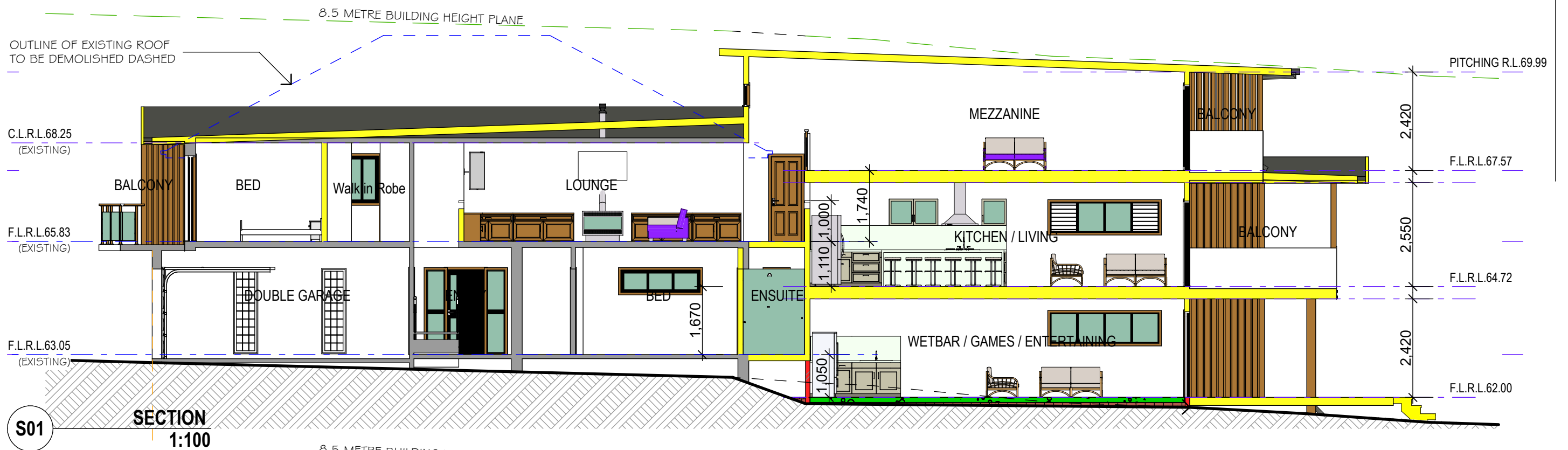
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DRAWING TITLE:
EAST ELEVATION and WEST ELEVATION

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PROJECT REF:	2101 DA11 Rev. A



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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

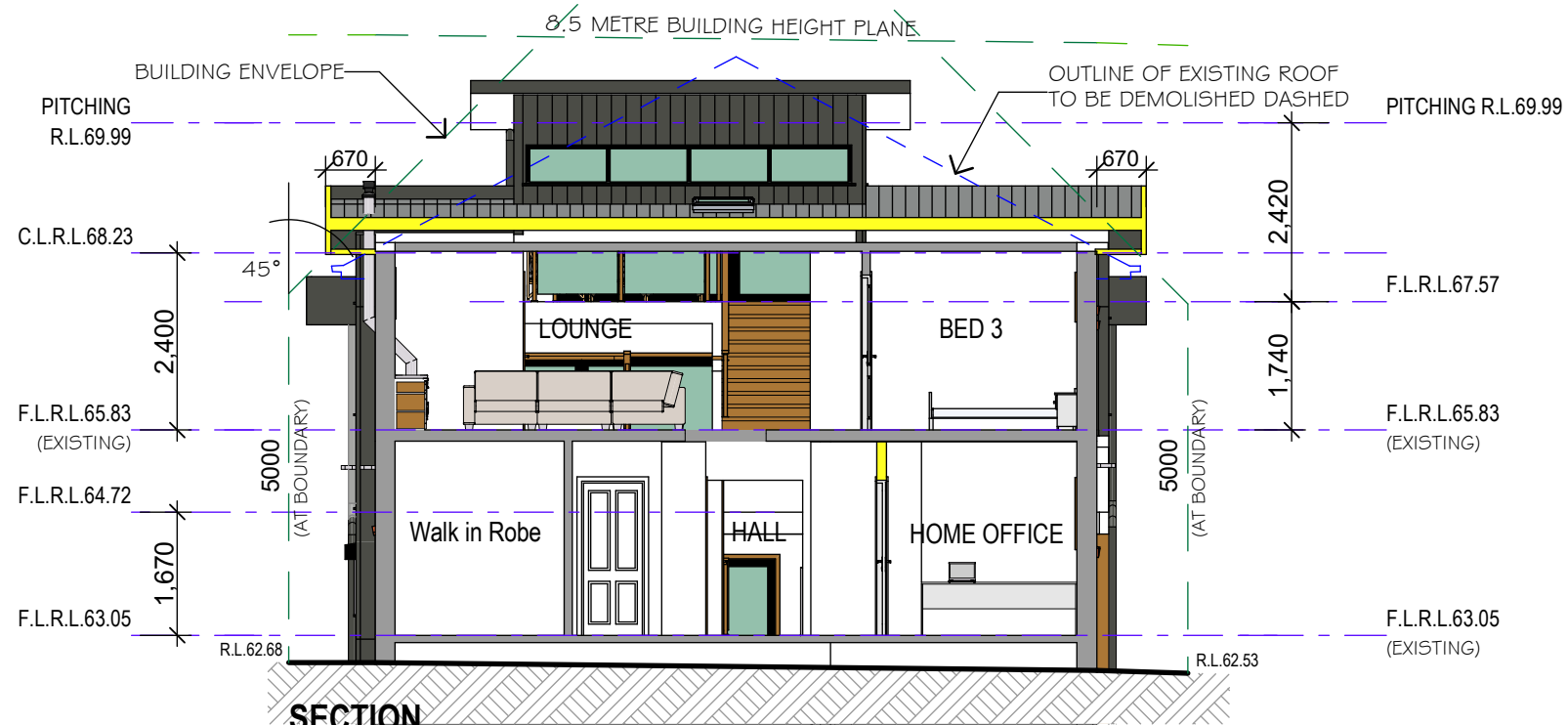
LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
DEE WHY, N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
SECTION S01 & SECTION S03

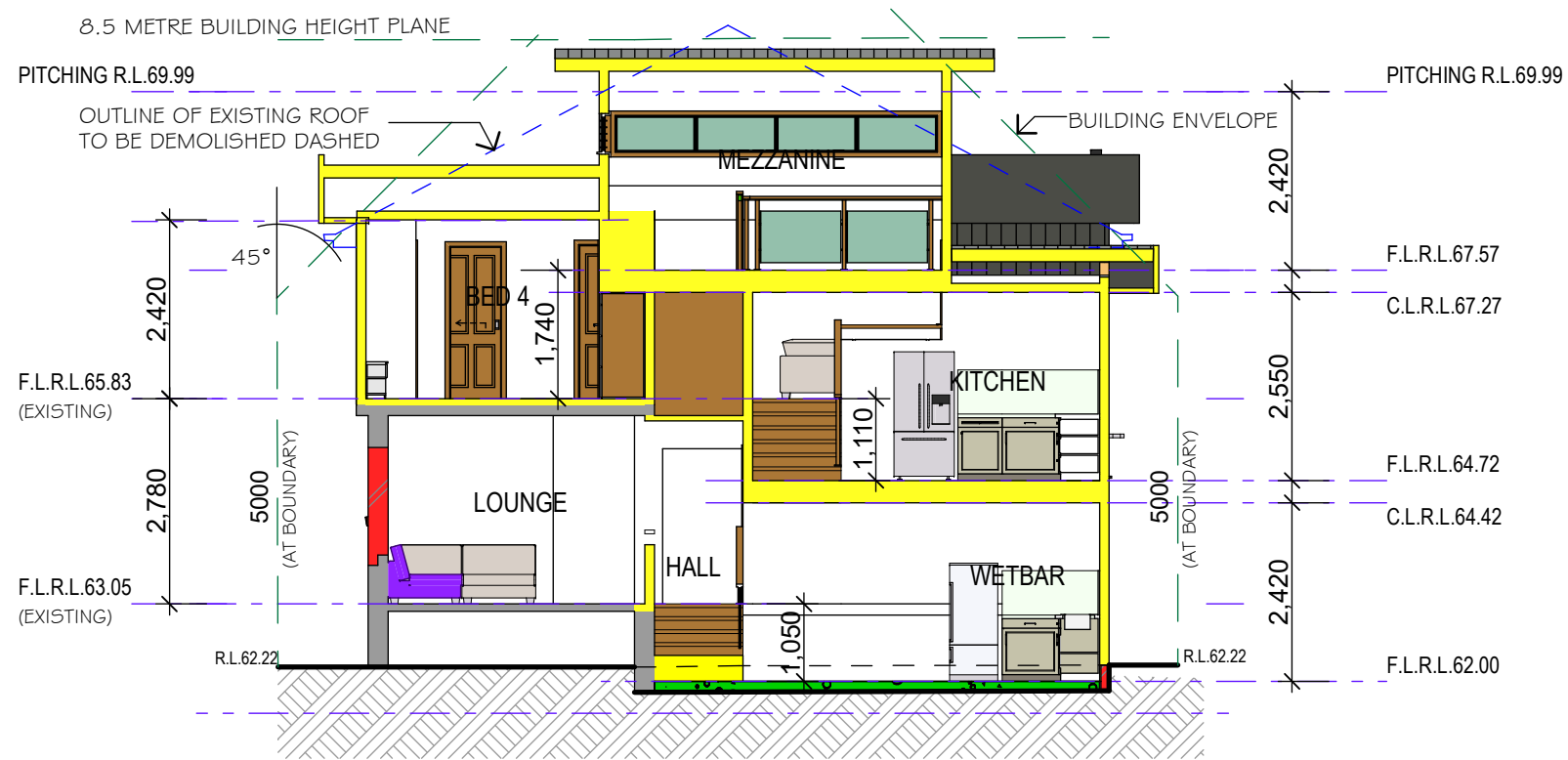
DEVELOPMENT APPLICATION ISSUE

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA12 Rev. A



S02

SECTION
1:100



S04

SECTION
1:100

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01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

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P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
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PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
DEE WHY, N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
SECTION S02 & SECTION S04

DEVELOPMENT APPLICATION ISSUE

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA13 Rev. A

WINDOW SCHEDULE									
NO.	SIZE (W x H)	AREA (Fram & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
W1	1,600x1,200	1.92m2	GAMES/ ENTERTAINING	SLIDING	EAST	NONE	EAVE/VERANDA/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W2	2,770x470	1.30m2	LOUNGE	FIXED	NORTH	NONE	EAVE/VERANDA/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W3	1,200x900	1.08m2	LOUNGE	SLIDING	EAST	2.93m(Height) 2.07m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.23	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W4	1,300x900	1.17m2	HOME OFFICE	SLIDING	EAST	4.41m(Height) 2.05m(Distance)	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W5	700x600	0.42m2	LAUNDRY	SLIDING	EAST	1.58m(Height) 2.05m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.23	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W6	600x400	0.24m2	BATH	SLIDING	EAST	1.74m(Height) 2.13m(Distance)	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W7	1,200x800	0.96m2	BED 5	SLIDING	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W8	2,417x600	1.45m2	BED 5	SLIDING	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W9	500x2,100	1.05m2	ENTRY	FIXED	WEST	2.98m(Height) 3.01m(Distance)	EAVE/VERANDA/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W10	500x2,100	1.05m2	ENTRY	FIXED	WEST	2.98m(Height) 3.01m(Distance)	EAVE/VERANDA/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W11	2,000x600	1.2m2	GUESTS BED	SLIDING	WEST	1.62m(Height) 1.93m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.23	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W12	600x400	0.24m2	ENSUITE	SLIDING	WEST	1.24m(Height) 1.68m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.36	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W13	2,720x800	2.17m2	GAMES/ ENTERTAINING	SLIDING	WEST	NONE	EXTERNAL LOUVER / BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W14	2,720x800	2.17m2	DINING	LOUVRE/FIXED/FIXED/LOUVRE	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W15	2,400x400	0.96m2	BED 4	FIXED	NORTH	NONE	EAVE/VERANDA/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W16	2,000x600	1.2m2	BED 4	LOUVRE/FIXED/FIXED/LOUVRE	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W17	600x400	0.24m2	ENSUITE	SLIDING	EAST	1.13m(Height) 2.05m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W18	2,000x600	1.2m2	BED 3	LOUVRE/FIXED/FIXED/LOUVRE	EAST	1.33m(Height) 2.05m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W19	1,200x600	0.72m2	ENSUITE	SLIDING	EAST	1.31m(Height) 2.05m(Distance)	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W20	610x940	0.57m2	ENSUITE	SLIDING	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W21	1,200x1,200	1.44m2	BED 2	SLIDING	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W22	2,410x1,200	2.89m2	BED 2	SLIDING	SOUTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W23	850x1,200	1.02m2	BED 1	SLIDING	WEST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W24	600x600	0.36m2	ENSUITE	SLIDING	WEST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W25	600x400	0.24m2	W.C.	SLIDING	WEST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W26	2,720x800	2.17m2	LIVING	LOUVRE/FIXED/FIXED/LOUVRE	WEST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W27	2,720x1,800	4.89m2	MEZZANINE	FIXED/FIXED/FIXED/FIXED	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.29	STANDARD ALUMINIUM, TONED/AIR GAP/CLEAR, (OR U-VALUE: 5.31, SHGC: 0.48)	
W28	2,720x550	1.49m2	MEZZANINE	LOUVRE/FIXED/FIXED/LOUVRE	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W29	1,290x550	0.70m2	MEZZANINE	FIXED	EAST	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W30	4,415x550	2.42m2	MEZZANINE	FIXED/FIXED/FIXED/FIXED	SOUTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO>=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	

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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER No.6120
 P.O. Box 4101, North Curl Curl, N.S.W. 2099
 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 WINDOW SCHEDULE

DEVELOPMENT APPLICATION ISSUE

DATE:	1st June, 2021
SCALE:	As Shown
DRAWN:	L.K.S.
PROJECT REF:	2101 DA14 Rev. A

DOOR SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
D1	5,250x2,100	11.02m ²	GAMES/ ENTERTAINING	BIFOLD	NORTH	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
D2	976x2,100	1.02m ²	ENTRY	HINGED ENTRY	WEST	2.98m(Height) 3.01m(Distance)	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
D3	8,440x2,100	17.72m ²	LIVING/DINING	STACKING SLIDING	NORTH	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
D4	3,600x2,100	7.56m ²	BED 1	STACKING SLIDING	SOUTH	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=600mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
D5	3,600x2,100	7.56m ²	MEZZANINE	STACKING SLIDING	NORTH	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	

SKYLIGHT SCHEDULE								
NO.	SIZE (W x H)	Area(Frame & Glass)	LOCATION	TYPE	ORIENTATION	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	3D Front View
SK1	700x950	0.66m ²	GALLERY	FIXED	SOUTH	NONE	TIMBER, DOUBLE CLEAR / AIR FILL (OR U-VALUE:4.3, SHGC:0.5)	
SK2	780x1,400	1.09m ²	LOUNGE	FIXED	SOUTH	NONE	TIMBER, LOW-E INTERNAL / ARGON FILL / CLEAR EXTERNAL (OR U-VALUE:2.5, SHGC: 0.456)	
SK3	780x1,400	1.09m ²	KITCHEN	FIXED	NORTH	NONE	TIMBER, LOW-E INTERNAL / ARGON FILL / CLEAR EXTERNAL (OR U-VALUE:2.5, SHGC: 0.456)	

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 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 DOOR AND SKYLIGHT SCHEDULES

DEVELOPMENT APPLICATION ISSUE

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 **DA15** **Rev. A**

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A416055

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 27, May 2021
To be valid, this certificate must be lodged within 3 months of the date of issue



Description of project

Project address	
Project name	Lowry
Street address	88 Quirk Street Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 10683
Lot number	4
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$60,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: lks design & drafting
ABN (if applicable): 62343830351

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	✓
Fixtures The applicant must ensure 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 new or altered inlets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																								
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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																								
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td></td> </tr> <tr> <td>suspended floor with open subfloor: framed (R0.7).</td> <td>R0.8 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>suspended floor with enclosed subfloor: framed (R0.7).</td> <td>R0.60 (down) (or R1.30 including construction)</td> <td></td> </tr> <tr> <td>external wall: cavity brick</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R2.24 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> <tr> <td>flat ceiling, flat roof: framed</td> <td>ceiling: R2.08 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil		suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		external wall: cavity brick	nil		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)	flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



01-06-2021	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
DEE WHY, N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
'BASIX' CERTIFICATE A416055
Sht's 1, 2, and 3

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 **DA16** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
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 table below.	✓	✓	✓
Windows and glazed doors glazing requirements			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	F	1.92	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	E	1.08	2.03	2.07	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	1.17	4.41	2.05	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	E	0.42	1.58	2.03	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	E	0.24	1.74	2.13	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	E	0.96	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	S	1.45	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	W	1.05	2.98	3.01	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	1.08	2.98	3.01	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	W	1.2	1.62	1.93	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	W	0.24	1.24	1.68	projection/height above sill ratio >=0.38	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	W	2.17	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W14	E	2.17	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	N	0.96	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	E	1.2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	E	0.24	1.13	2.05	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	E	1.2	1.33	2.05	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	E	0.72	1.31	2.05	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W20	E	0.57	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W21	E	1.44	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W22	S	2.88	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W23	W	1.02	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W24	W	0.36	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W25	W	0.24	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W26	W	2.17	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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01-06-2021	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER No.6120
 P.O. Box 4101, North Curl Curl, N.S.W. 2099
 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 'BASIX' CERTIFICATE A416055
 Sht's. 4, 5 and 6

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 **DA17** Rev. A

DEVELOPMENT APPLICATION ISSUE

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W27	F	4.88	0	0	projection/height above sill ratio ≥ 0.29	standard aluminium, inert/air gap/clear, (U-value: 5.31, SHGC: 0.48)		
W28	E	1.49	0	0	projection/height above sill ratio ≥ 0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W29	E	0.7	0	0	projection/height above sill ratio ≥ 0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W30	S	2.42	0	0	projection/height above sill ratio ≥ 0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	N	11.02	0	0	eave/verandah/ pergola/balcony ≥ 900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D2	W	1.02	2.98	3.01	eave/verandah/ pergola/balcony ≥ 900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D3	N	17.72	0	0	eave/verandah/ pergola/balcony ≥ 900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D4	S	7.56	0	0	projection/height above sill ratio ≥ 0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D5	N	7.56	0	0	eave/verandah/ pergola/balcony ≥ 900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.			
The following requirements must also be satisfied in relation to each skylight:			
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.			
		✓	✓
		✓	✓
		✓	✓

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
SK1	0.00	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
SK2	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.466)			
SK3	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.466)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER No.6120
 P.O. Box 4101, North Curl Curl, N.S.W. 2099
 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 'BASIX CERTIFICATE' A416055
 Shts 7, 8 and 9

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 **DA18** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

WASTE MINIMISATION AND SORTING

THE AIM OF THIS SECTION IS TO ASSIST IN REDUCING THE AMOUNT OF MATERIAL GOING TO LANDFILL, AND TO INCREASE THE AMOUNT OF MATERIAL RECYCLED, THUS REDUCING ITS EMBODIED ENERGY AND INCREASING ITS USEFULNESS. THIS WILL ALSO RESULT IN SIGNIFICANT SAVINGS FOR THE PROJECT. WASTE MINIMISATION BEST PRACTICE SHALL BE ADHERED TO DURING THE COURSE OF THE WORKS.

1. THE BUILDER SHALL KEEP THE WORKS CLEAN AND TIDY. THE BUILDER SHALL ISSUE A DIRECTIVE TO ALL PERSONS WORKING ON THE SITE, USING AN A3 (420mm x 300mm) SIGN IN THE MOST PROMINENT POSITION AS POSSIBLE, AS FOLLOW;

'DON'T GET WASTED - GET SORTED'
EACH SUBCONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED.

2. THE BUILDER SHALL PROVIDE RUBBISH CONTAINERS OR SKIPS AND REMOVE FROM THE SITE TO A SUITABLE RECYCLING STATION AS SOON AS THE CONTAINER IS FULL. IF THE MATERIAL IS NON-RECYCLABLE IT SHALL BE TAKEN TO A LICENCED LANDFILL. THE BUILDER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES ASSOCIATED WITH DISPOSING MATERIALS. NAD MUST KEEP RECEIPTS TO DOCUMENT WHERE THE MATERIAL HAS BEEN RECYCLED/DISPOSED OF. RUBBISH MUST NOT BE HEAPED ON THE GROUND OR PLACED ON THE GARDEN.
3. THE BUILDER SHALL ENSURE THAT ALL RUBBISH, WASTE AND OFFCUTS FROM EACH TRADE SUBCONTRACTOR SHALL BE PLACED BY THAT TRADE SUBCONTRACTOR INTO A CONTAINER OR SKIP BIN TO BE PROVIDED BY THE BUILDER.

ALL WASTE SHALL BE SORTED BY THE RELEVANT TRADE SUBCONTRACTORS INTO THE FOLLOWING CATEGORIES, AND DISPOSED OF AS SPECIFIED:

- **FOOD SCRAPS & NON-RECYCLABLE FOOD CONTAINERS FROM WORKERS ON SITE:** - RUBBISH BIN FOR CARRYING TO EITHER AN APPROVED LOCAL TRANSFER STATION, LICENCED LANDFILL, OR FOR WEEKLY COLLECTION BY COUNCIL IN AN APPROVED BIN. (THE BUILDER SHALL ENQUIRE OF COUNCIL AS TO WHICH DAYS COLLECTIONS ARE MADE).
- **PAPER, BOTTLES AND CANS FROM WORKER'S PERSONAL WASTE:** - RECYCLING CONTAINERS FOR WEEKLY COLLECTION BY COUNCIL AS ABOVE, OR TAKEN TO A LOCAL RECYCLING DEPOT IF NO PICKUP SERVICE IS AVAILABLE.
- **PLASTIC PALLET WRAP:** - TO BE PLACED IN A DEDICATED AREA FOR PLASTIC RECYCLING WHERE AVAILABLE, OR PLACED IN THE GENERAL WASTE CONTAINER OR SKIP BIN IF NO OTHER OPTION EXISTS.
- **STEEL PALLET STRAPS, STEEL OFF CUTS, ROOFING SHEETS, ALUMINIUM OFF CUTS ETC:** - TO BE PLACED IN A DEDICATED SKIP BIN OR CONTAINER FOR RECYCLING.
- **USED PALLETS:** - SHALL BE STACKED BY TYPE IN A LOCATION ALLOWING EASY TRUCK ACCESS FOR PICKUP BY SPECIALIST CONTRACTOR. THIS SHALL BE ORGANISED BY THE BUILDER.
- **MASONRY WASTE, OFF CUTS:** - SHALL BE SENT IN PURE LOADS TO THE NEAREST LOCAL CRUSHER OR OTHER APPROVED RECYCLING CENTRE.
- **TIMBER OFF CUTS:** - IF NOT CHEMICALLY TREATED OR PAINTED SHALL BE SENT FOR RECYCLING EITHER BY GRINDING INTO MULCH OR BY OTHER APPROVED METHOD. TREATED TIMBER SHALL BE SENT TO A LICENCED LANDFILL.
- **PLASTERBOARD OFF CUTS:** - SHALL BE STACKED IN AN UNDERCOVER LOCATION THAT ALLOWS EASY TRUCK ACCESS FOR PICKUP BY A SPECIALIST CONTRACTOR. THIS SHALL BE ORGANISED BY THE PLASTERING CONTRACTOR OR THE BUILDER.
- **ALL OTHER NON-RECYCLABLE WASTE:** - SHALL BE PLACED IN A SPECIFIED CONTAINER AND TAKEN TO A LICENCED LANDFILL STATION AT REGULAR INTERVALS.

ALL DEMOLITION MATERIALS, AND WASTE AND OFF CUTS SHALL BECOME THE PROPERTY OF THE BUILDER, AND SHALL BE PLACED IN THE CORRECT CONTAINER OR SKIP BIN PROVIDED, OR REMOVED FROM THE SITE BY THE CONTRACTOR AS SOON AS PRACTICABLE.

WITH THE EXCEPTION OF METALS, MASONRY MATERIALS AND TIMBER, AD HOC RUBBISH PILES ON THE GROUND ARE NOT PERMITTED, AND ALL RUBBISH AS DEFINED ABOVE SHALL BE SORTED IN AN ENCLOSED CONTAINER OR SKIP UNTIL FULL, AND THEN REMOVED. NO SUCH CONTAINER OR SKIP BIN MAY BE STORED IN ANY PLACE THAT CONTRAVENES COUNCIL DIRECTIVES.

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr. & Mrs. J. & T. Lowry

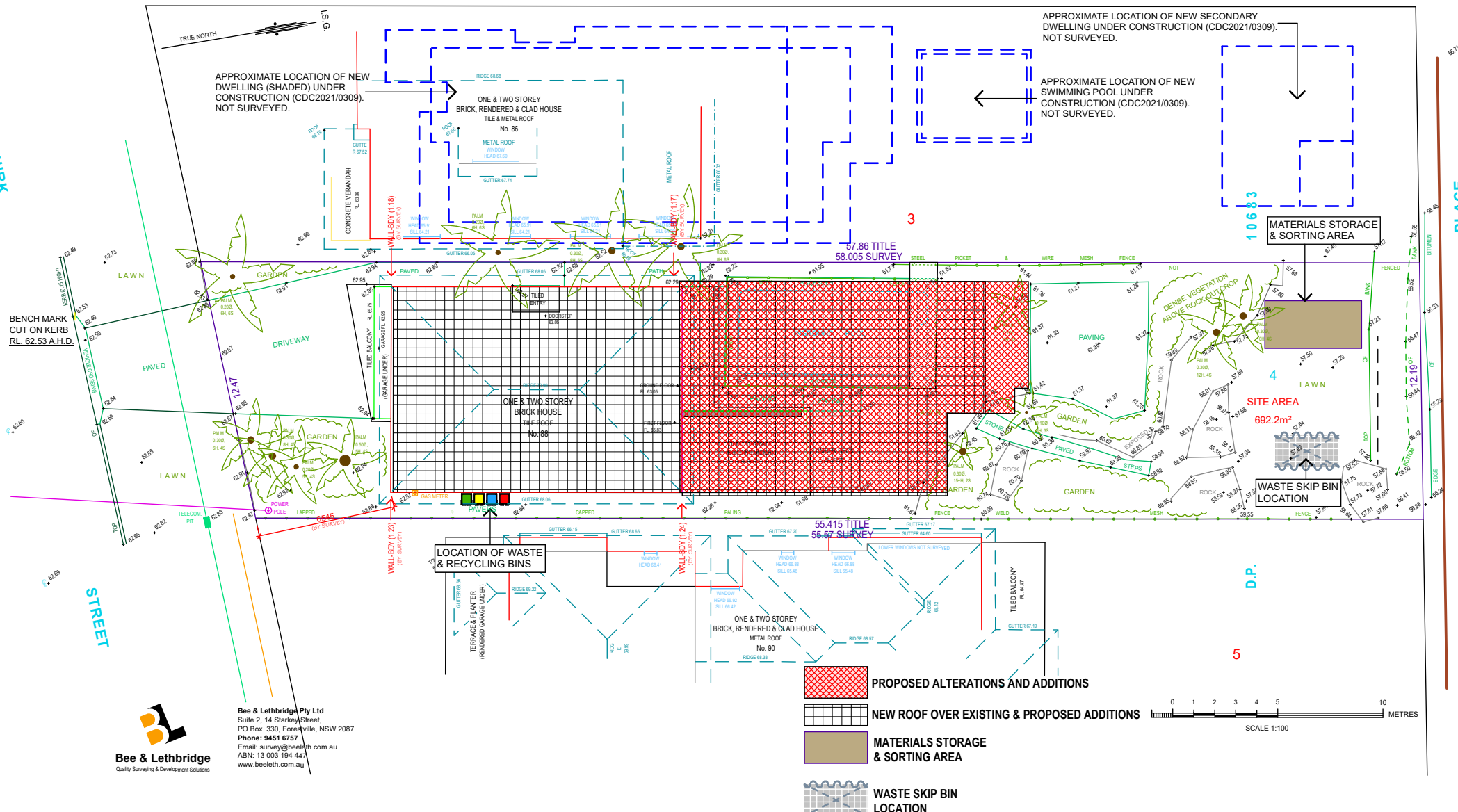
DRAWING TITLE:
WASTE MANAGEMENT & MINIMISE DETAILS & MATERIALS STORAGE

DATE: 1st June, 2021

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2101 DA19 Rev. A



PROPOSED ALTERATIONS AND ADDITIONS

NEW ROOF OVER EXISTING & PROPOSED ADDITIONS

MATERIALS STORAGE & SORTING AREA

WASTE SKIP BIN LOCATION

LOCATION OF WASTE & RECYCLING BINS

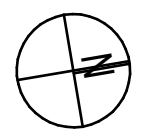
SCALE 1:100 METRES

WASTE MANAGEMENT PLAN
1:250

ON-GOING WASTE MANAGEMENT				Describe how you intend to ensure ongoing management of waste on-site (eg. Lease conditions, caretaker/manager on site)
Type Of Waste To Be Generated	Expected Vol. Per Week	Proposed On-Site Storage And Treatment Facilities	Destination	
General Household Waste	120 lt / week	Council's Bin	Council's Contractor	Owner Occupier
Glass, Paper & Metal	120 lt / alternate weeks	Council's Recycling Bin	Council's Contractor	Owner Occupier
Garden Waste, Grass Clippings	240 lt / fortnight	Council's Bin	Council's Contractor	Owner Occupier

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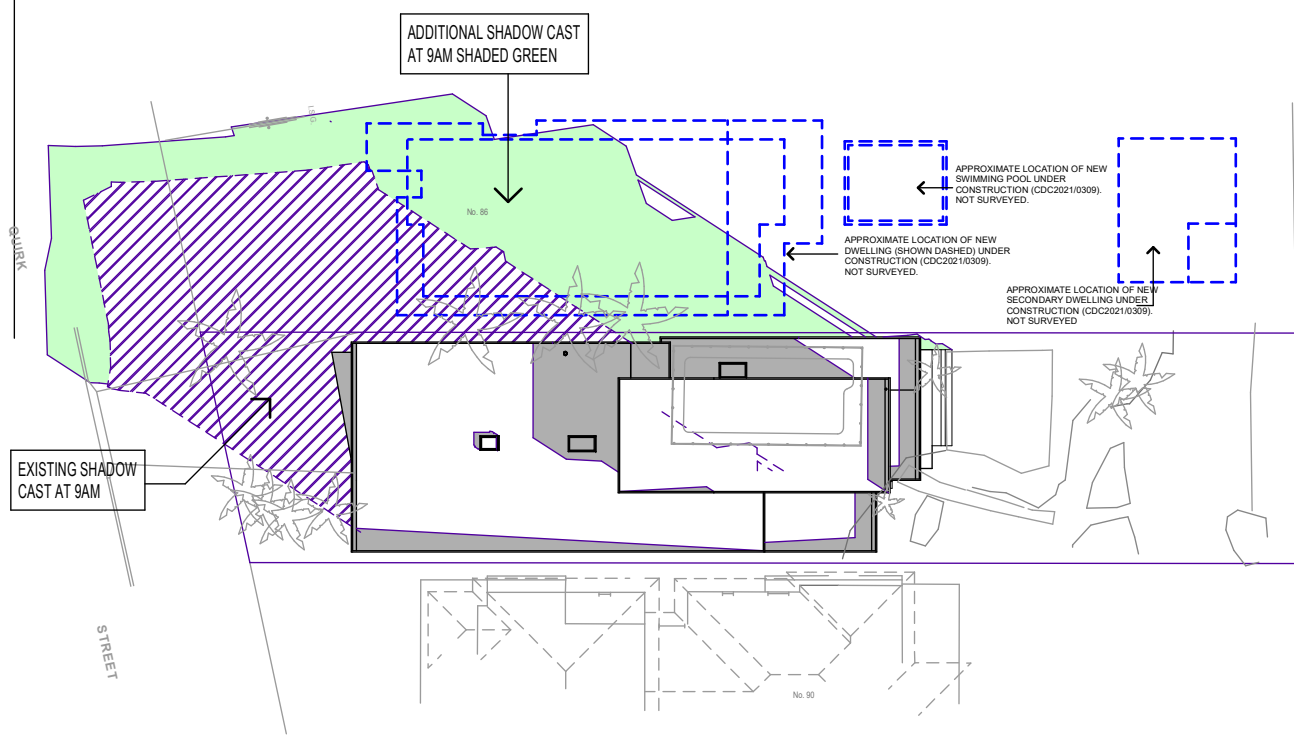
DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120

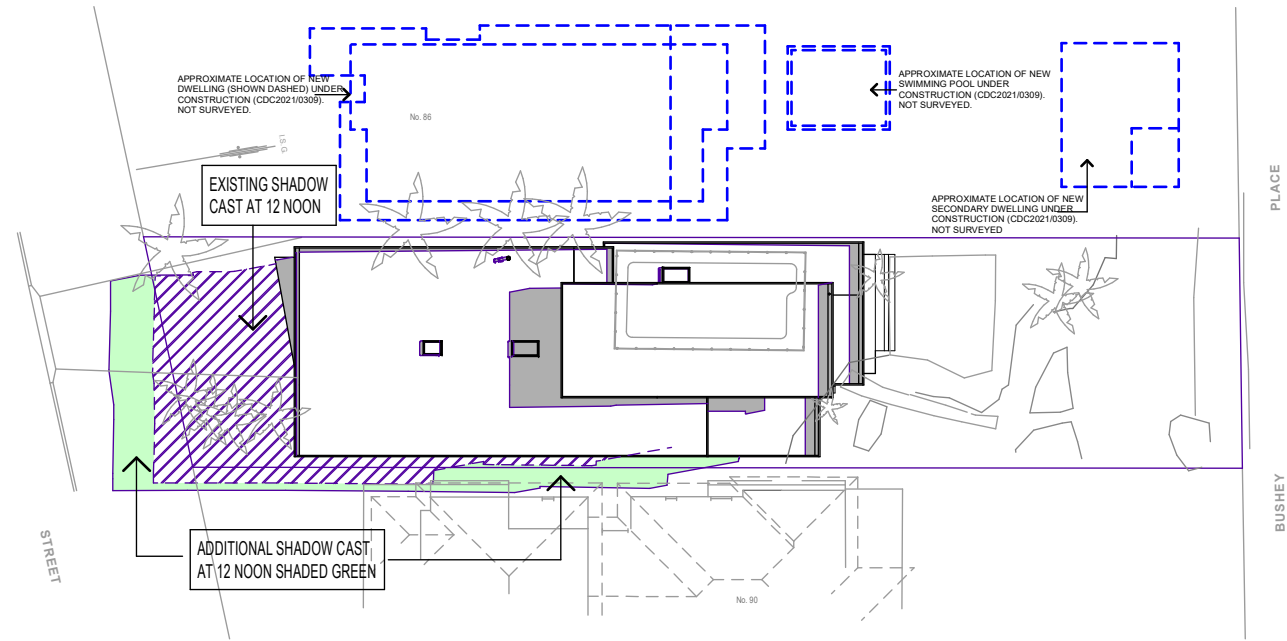
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING

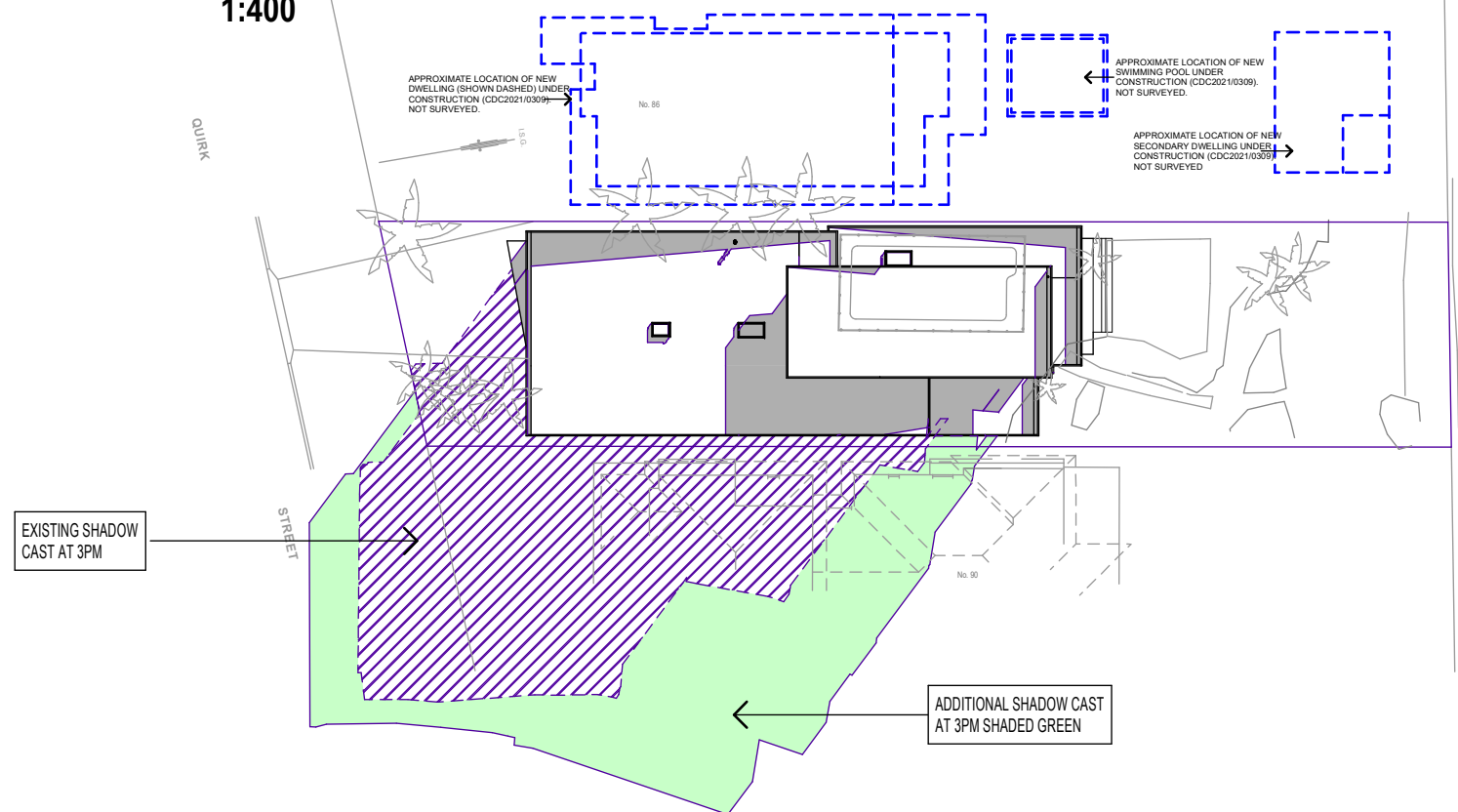
88 QUIRK STREET,
DEE WHY, N.S.W. 2099
LOT. 4. DP.10683



21st June-9AM
1:400



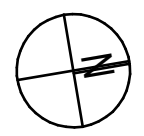
21st June-12 Noon
1:400



21st June-3PM
1:400

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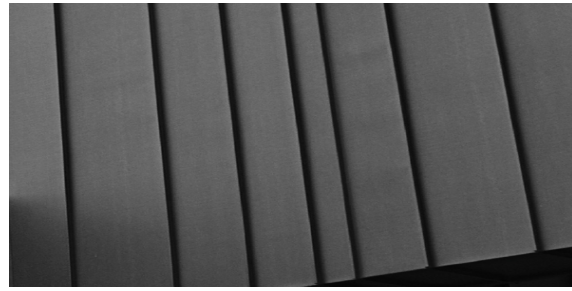
LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
DEE WHY, N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
SHADOW ANALYSIS PLANS
21st JUNE (WINTER SOLSTICE)

DEVELOPMENT APPLICATION ISSUE

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA20 Rev. A



SELECT CLADDING FIXED OVER VAPOUR PERMEABLE BUILDING WRAP TO MANUFACTURERS SPECIFICATIONS.



ALUMINIUM FRAMED WINDOWS & EXTERNAL DOORS. GLAZING SHALL COMPLY WITH THE ATTACHED 'BASIX' CERTIFICATE No.A416055.



SHADE PROJECTIONS OVER WINDOWS AS REQUIRED BY THE BASIX CERTIFICATE.



SELECT GLAZED BALLUSTRADE TO BALCONYS TO COMPLY WITH A.S.1288, A.S.1657 & A.S. 2047, NCC.-B.C.A. PART 3.6, 3.9.1 & 3.9.2



MATCHING FACE BRICKWORK



'ENVIROSEAL PROCTORWRAP' RESIDENTIAL VAPOUR PERMEABLE BUILDING WRAP



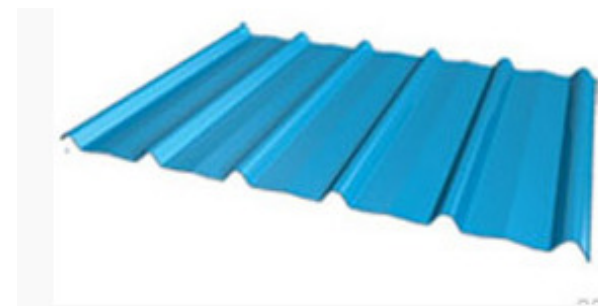
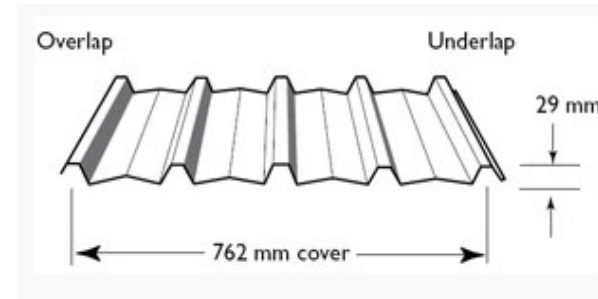
KNAUF EARTHWOOL ROOFING BLANKET WITH FOIL FACING 55mm THICK TO COMPLY WITH THE 'BASIX' CERTIFICATE No.A416055



'KNAUFINSULATION' GLASSWOOL-EARTHWOOL BATTS R2.5 EXTERNAL WALL INSULATION BATTS & R3.5 CEILING INSULATION BATTS BETWEEN RAFTERS

MATERIALS SPECIFICATION - SCHEDULE OF FINISHES - Existing Dwelling)

- ROOF COVERING : LYSAGHTS, COLOURBOND KLIPLOK ROOF SHEETING, RIDGE, HIP & BARGE CAPPINGS. COLOUR BCA CLASSIFICATION - MEDIUM. 'BASIX' MEDIUM SOLAR ABSORPTANCE - 0.475 - 0.7
- ROOF INSULATION: 'KNAUF EARTHWOOL' 55MM FOIL BACKED INSULATION BLANKET UNDER ROOF SHEETING. 'KNAUF EARTHWOOL' R2.5 INSULATION CEILING BATTS
- ROOF GUTTERS: SELECT COLOURBOND STEEL.
- RAINWATER PIPES: SELECT COLOURBOND STEEL.
- CEILING LININGS: GYPSUM PLASTERBOARD OVER R2.5 'EARTHWOOL' CEILING INSULATION.
- WALL FRAMING: 90 x 45 TIMBER FRAMING TO A.S.1684.4.2010
- WALL COVERING : SELECT CLADDING FIXED OVER 'ENVIROSEAL PROCTORWRAP' VAPOUR PERMEABLE BUILDING WRAP. COLOUR AS SELECTED BY OWNERS
- WALLS INTERNAL: GYPSUM PLASTERBOARD LININGS TO NEW FRAMED WALLS. PAINT FINISH AS DIRECTED.
- WALL INSULATION: R2.5 'EARTHWOOL' WALL INSULATION THROUGHOUT.
- FLOOR FRAMING: TIMBER FLOOR FRAMING THROUGHOUT.
- FLOORING : REINFORCED CONCRETE FLOOR TO LOWER LEVEL. 19MM STRUCTA FLOOR 'R FLOOR' SHEET FLOORING. 19MM JAMES HARDIE 'SCYON SECURA' SHEET FLOOR TO WET AREAS. CARPET TO OTHER AREAS AS DIRECTED.
- SOFFITT LININGS: F.C.SHEET LININGS
- CORNICE: GYPSUM PLASTERBOARD OR AS SELECTED BY THE OWNERS
- SKIRTING & ARCHITRAVES: AS SELECTED BY THE OWNERS
- INTERNAL DOORS: TIMBER PANELLED & AS SELECTED BY THE OWNERS.
- WINDOWS & DOORS: ALUMINIUM FRAMED WINDOWS & DOORS. WINDOWS & DOORS SHALL HAVE WEATHER STRIPPING ALL ROUND, & GLAZING SHALL COMPLY WITH THE ATTACHED 'BASIX' CERTIFICATE A416055 DATED 27th MAY, 2021.



BLUESCOPE STEEL COLOURBOND TRIMDECK ROOF SHEETING AND CAPPINGS. COLOUR TO COMPLY WITH BCA CLASSIFICATION OF MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70)

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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER No.6120
 P.O. Box 4101, North Curl Curl, N.S.W. 2099
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PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 MATERIALS FINISHES SAMPLE SHEET

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 **DA21** Rev. **A**

DEVELOPMENT APPLICATION ISSUE