

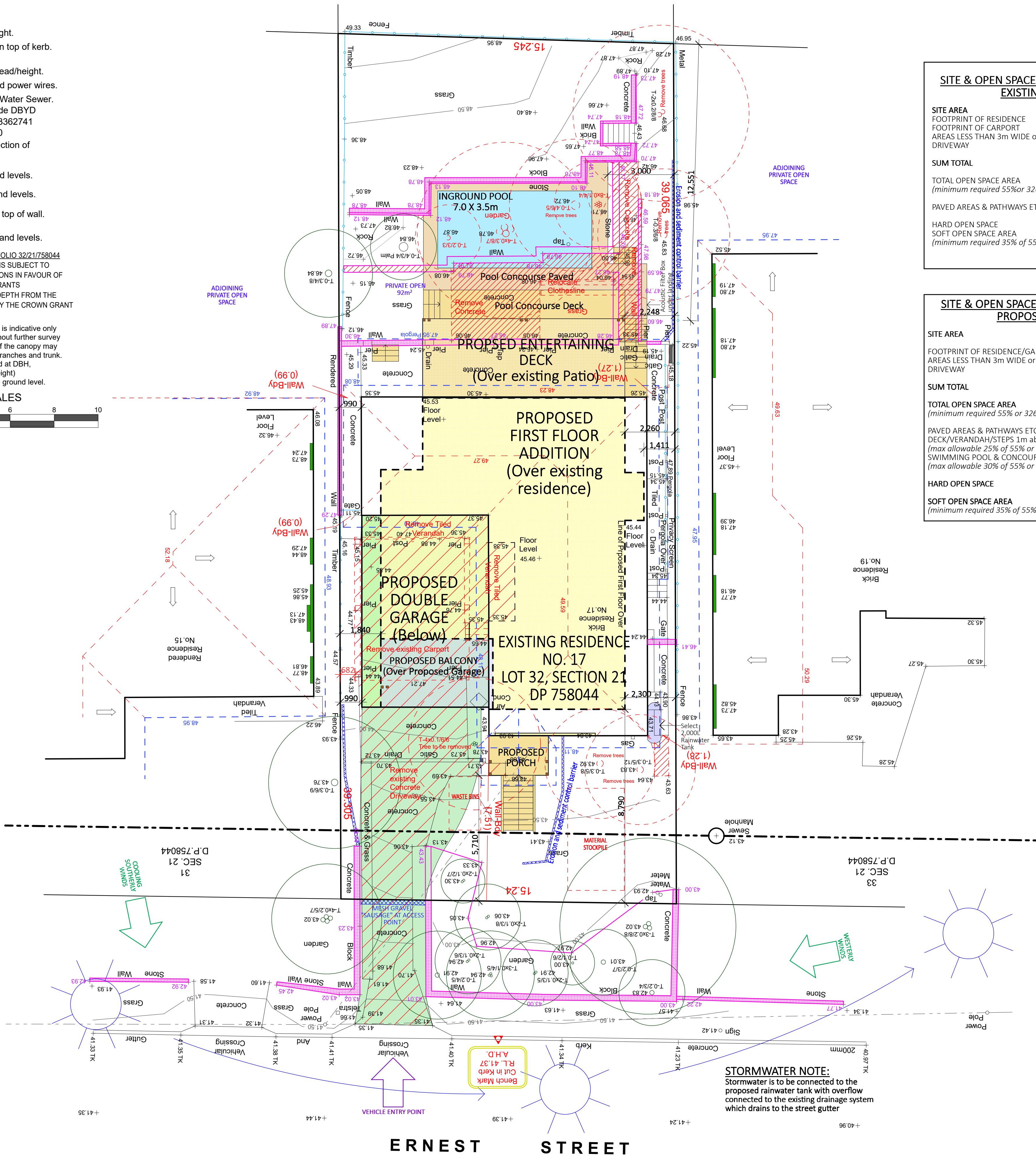
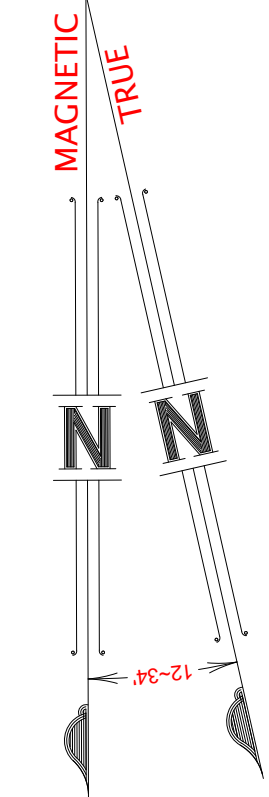
LEGEND

- +26.23 Denotes spot height.
+25.37 TK Denotes height on top of kerb.
Denotes tree-diameter/spread/height.
Denotes overhead power wires.
Denotes Sydney Water Sewer.
Plotted approx vide DBYD Sequence No.103362741
Dated 29/10/2020
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.
76.85
75.42 Denotes window and levels.

ENCUMBRANCES NOTED ON TITLE FOLIO 32/21/758044
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
2. EXCEPTING THE LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT

TREE NOTE
The spread and height of each tree is indicative only and cannot be shown accurately without further survey
The shape and size of the spread of the canopy may vary due to lack of uniformity of the branches and trunk.
All tree trunks are measured at DBH.
(Diameter at Breast Height)
approximately 1.3 metres above ground level.

BAR SCALES



STORMWATER NOTE:
Stormwater is to be connected to the proposed rainwater tank with overflow connected to the existing drainage system which drains to the street gutter

ERNEST STREET

SITE PLAN

1:100

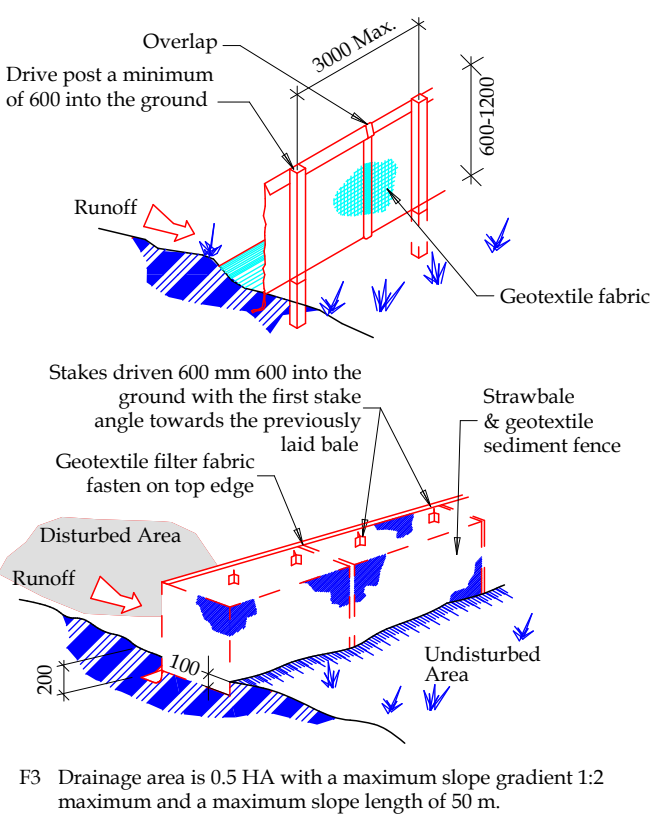
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

Sediment and Erosion control fences:

The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

SEDIMENT FENCE

- F1 Provide sediment fence on down slope boundary as shown on plan.
F2 Geotextile fabric to be buried 200 mm below ground at the lower edge.



SITE & OPEN SPACE AREA RATIOS - EXISTING:

SITE AREA	594.4m ²
FOOTPRINT OF RESIDENCE	137m ²
FOOTPRINT OF CARPORT	37m ²
AREAS LESS THAN 3m WIDE or 12m ² DRIVEWAY	27m ²
	38m ²
SUM TOTAL	239m ²
TOTAL OPEN SPACE AREA (minimum required 55% or 326.92m ²)	355.4m ² 59.8%
PAVED AREAS & PATHWAYS ETC	108m ²
HARD OPEN SPACE	108m ²
SOFT OPEN SPACE AREA (minimum required 35% of 55%)	247.4m ² 69.6%

SITE & OPEN SPACE AREA RATIOS - PROPOSED:

SITE AREA	594.4m ²
FOOTPRINT OF RESIDENCE/GARAGE	192m ²
AREAS LESS THAN 3m WIDE or 12m ² DRIVEWAY	31m ²
	41m ²
SUM TOTAL	264m ²
TOTAL OPEN SPACE AREA (minimum required 55% or 326.92m ²)	330.4m ² 55.6%
PAVED AREAS & PATHWAYS ETC	47m ²
DECK/VERANDAH/STEPS 1m above ground (max allowable 25% of 55% or 81.73m ²)	35.5m ²
SWIMMING POOL & CONCOURSE & DECK (max allowable 30% of 55% or 98.1m ²)	54m ²
HARD OPEN SPACE	136.5m ²
SOFT OPEN SPACE AREA (minimum required 35% of 55% or 114.4m ²)	193.9m ² 58%

NOTES:

All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.
Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors.
Finished ground levels on the plan are subject to the site conditions.
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

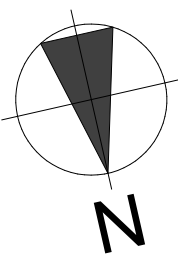
COPYRIGHT

This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

HOT WATER SYSTEM:
Existing Hot water system shall remain
INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building: / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roofceiling: / R0.95 (up),
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)
WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
SKYLIGHTS:
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate



LIFESTYLE
HOME DESIGNS

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

Client

MR & MRS SIPPEL

Project Name

ALTERATIONS & ADDITIONS

LOT 32, SECTION 21, DP 758044

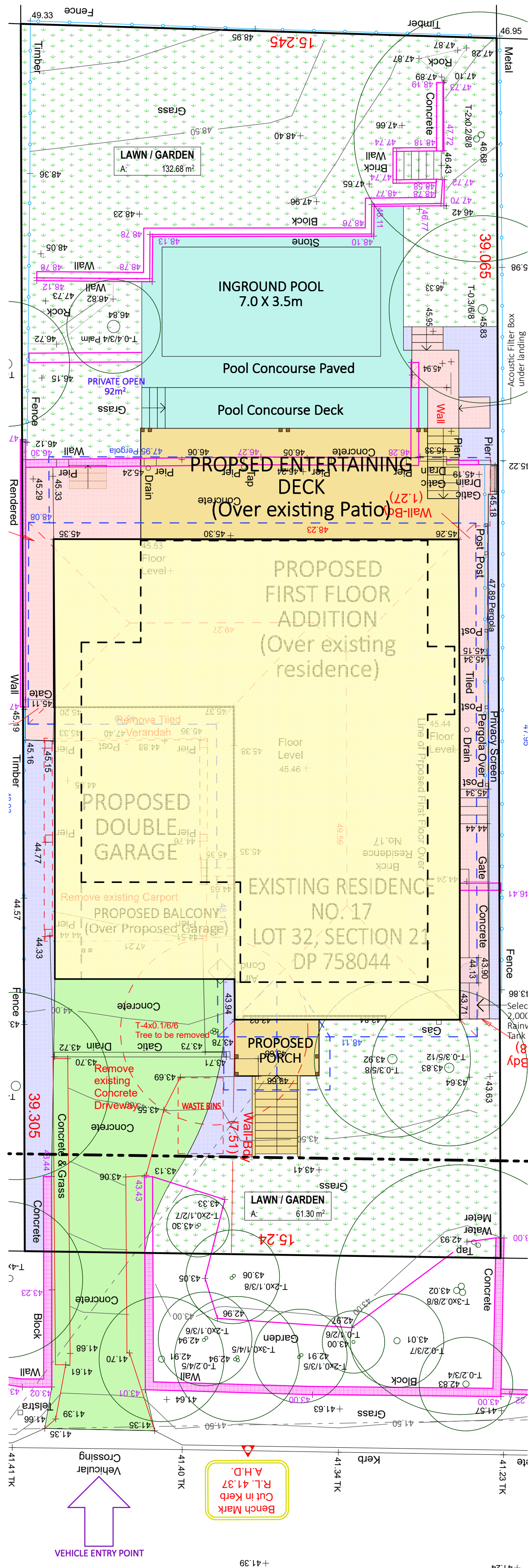
17 ERNEST STREET

BALGOWLAH HEIGHTS NSW 2093

Drawing Title:

SITE PLAN

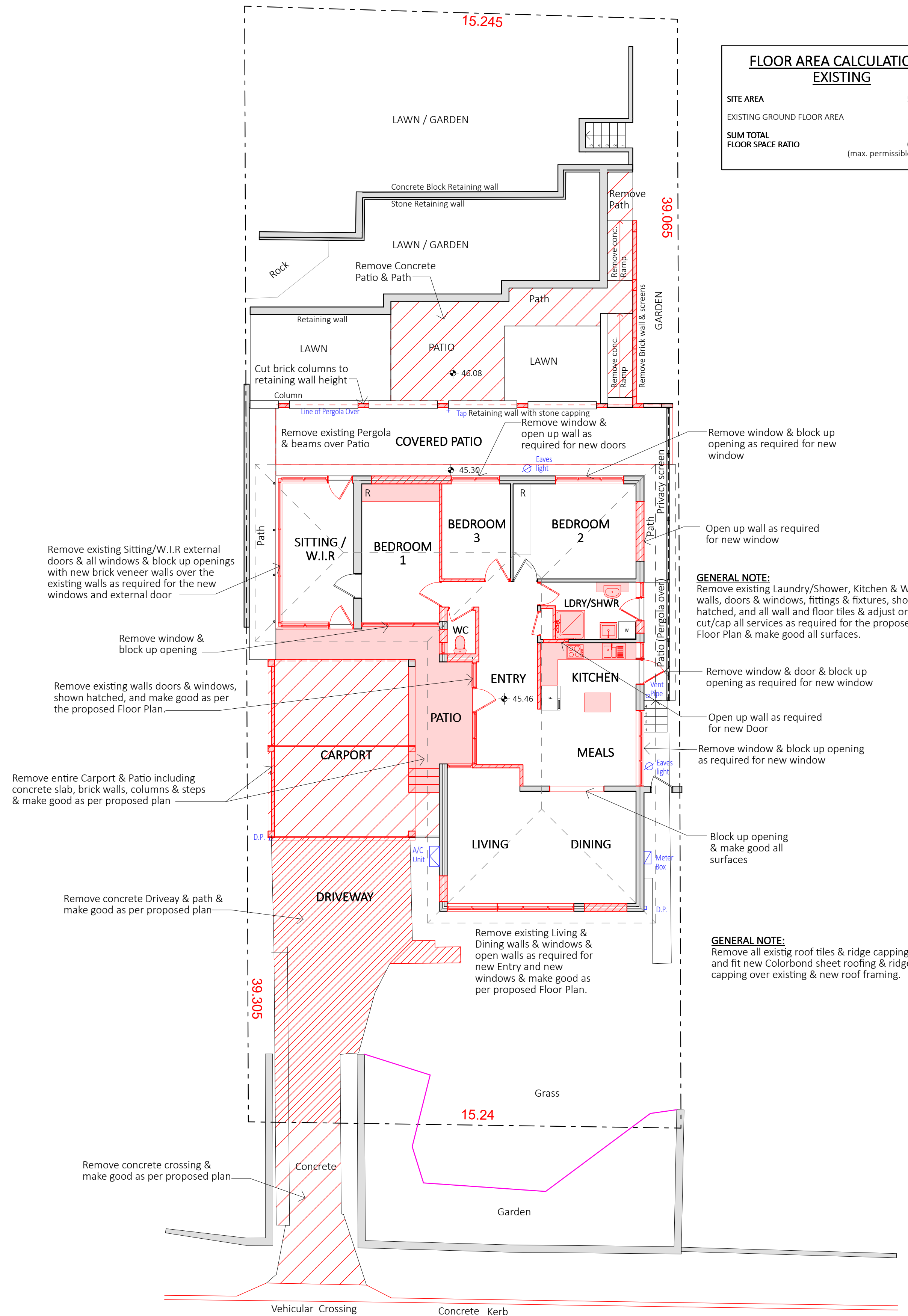
Scale : 1:100 (A1)	Date : FEBRUARY 2021
Council : NORTHERN BEACHES	Checked By : J. ADAMS
Project No : 2034	Drawing # : DA01
ANNEXURE "A"	Plot Date: 30/03/2021

**SITE & OPEN SPACE AREA RATIOS - PROPOSED:**

SITE AREA	594.4m ²
FOOTPRINT OF RESIDENCE/GARAGE	192m ²
AREAS LESS THAN 3m WIDE or 12m ²	11m ²
DRIVEWAY	41m ²
SUM TOTAL	264m ²
TOTAL OPEN SPACE AREA	330.4m ²
(minimum required 55% or 326.92m ²)	55.6%
PAVED AREAS & PATHWAYS ETC	47m ²
DECK/VERANDAH/STEPS 1m above ground	35.5m ²
(max allowable 25% of 55% or 81.73m ²)	
SWIMMING POOL & CONOURSE & DECK	54m ²
(max allowable 30% of 55% or 98.1m ²)	
HARD OPEN SPACE	136.5m ²
SOFT OPEN SPACE AREA	193.9m ²
(minimum required 35% of 55% or 114.4m ²)	59%

FLOOR AREA CALCULATIONS- EXISTING

SITE AREA	594.4m ²
EXISTING GROUND FLOOR AREA	123m ²
SUM TOTAL	123m ²
FLOOR SPACE RATIO	0.26:1
(max. permissible 0.45:1)	



NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees. Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors. Finished ground levels on the plan are subject to the site conditions. Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

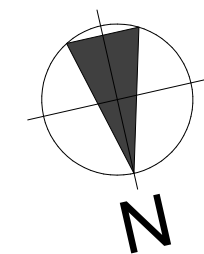
COPYRIGHT

This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

HOT WATER SYSTEM:
Existing Hot water system shall remain
INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building: / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roofceiling: / R0.95 (up),
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)
WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
SKYLIGHTS:
All skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate



Project North



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

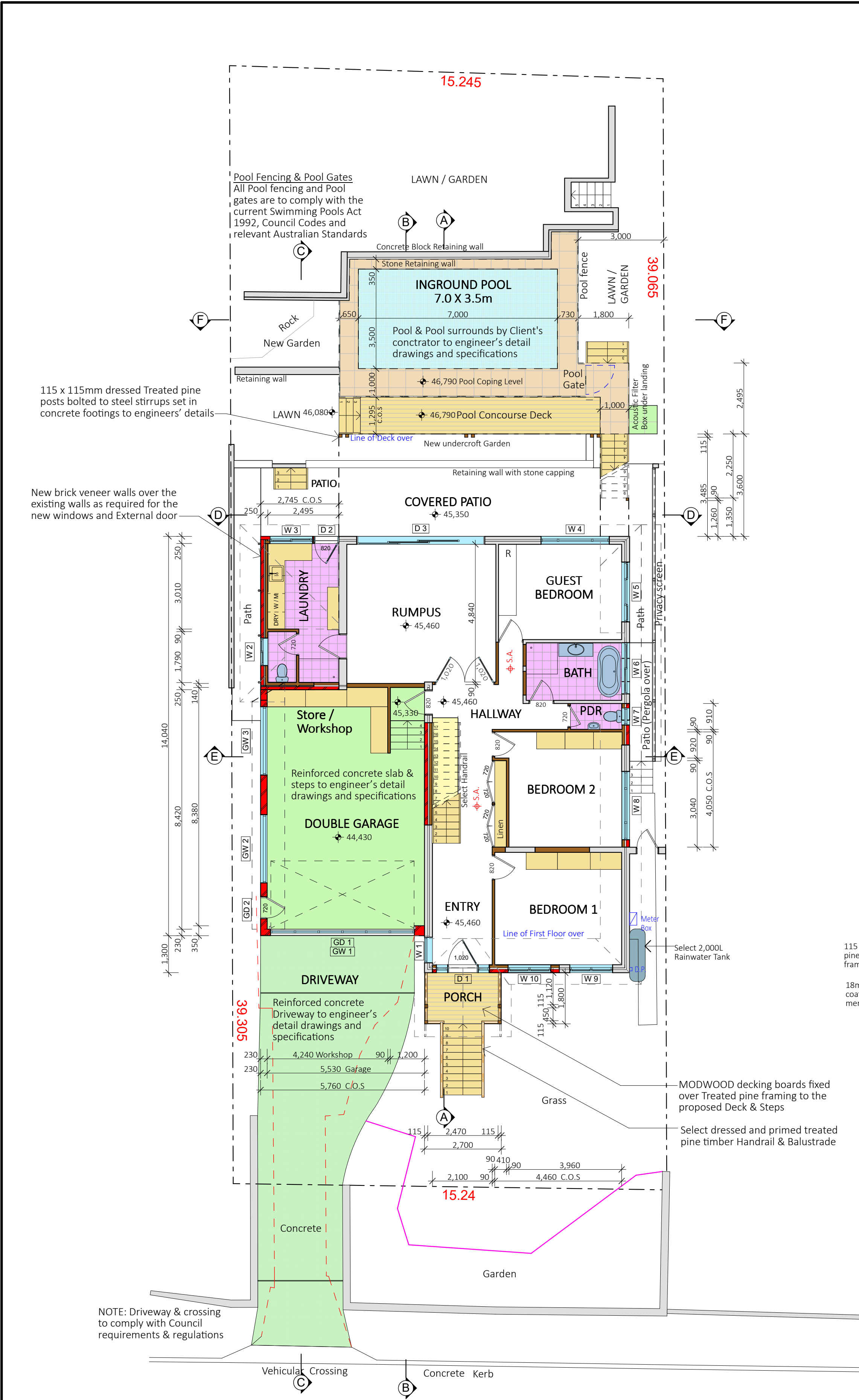
Client
MR & MRS SIPPEL
Project Name
ALTERATIONS & ADDITIONS
LOT 32, SECTION 21, DP 758044
17 ERNEST STREET
BALGOWLAH HEIGHTS NSW 2093
Drawing Title: **SITE BUA & OPEN SPACE**
AREA PLAN &
EXISTING FLOOR PLAN

Scale: 1:100 (A1) Date: FEBRUARY 2021

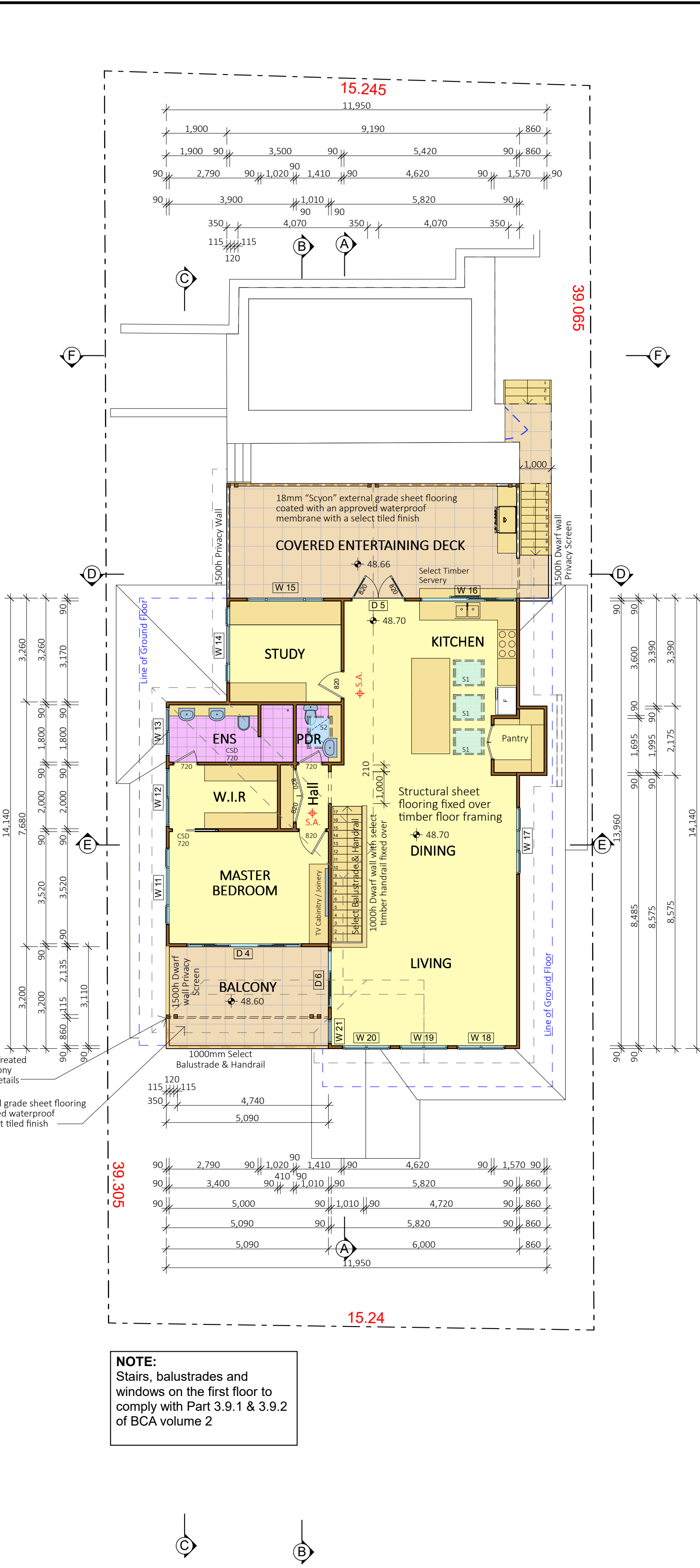
Council: NORTHERN BEACHES Checked By: J. ADAMS

Project No: 2034 Drawing #: DA02

ANNEXURE "A" Plot Date: 30/03/2021



1 PROPOSED GROUND FLOOR 1:100



2 PROPOSED FIRST FLOOR 1:100

WINDOW / DOOR SCHEDULE

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

NOTE: All windows & doors will be Aluminium framed & complete with keyed alike locks and flyscreens by the manufacturer

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

GD 1	2400h x 5035w Selected Panel Lift Garage Door
GD 2	2100h x 720w Select Solid Core Door
GW 1	Special - 600h x 5035w 6 Panel fixed window with glazing bars
GW 2 x 2	FW0624 Aluminium Framed window
D 1	Select - 2500h x 1020w Aluminium Framed Glass Panel Entry Door
D 2	Select - 2400h x 820w Aluminium Framed Glass Panel Door with Obscure Glass
D 3	2400h x 4500w Aluminium Framed Glass 3 Panel Stacker Door (3R)
D 4	Select - 2400h x 3600mm Aluminium Framed Glass Panel Double sliding doors with select glazing Bars
D 5	Select - 2400h x 2/820mm Aluminium Framed Glass Panel Double hinged French doors with select glazing Bars
D 6	2400h x 1800w Aluminium Framed Glass Panel Sliding Door
W 1	2400h x 900w Aluminium Framed Glass Louvre Window
W 2	SW 0709 Aluminium Framed Sliding Window with Obscure Glass
W 3	SW 1014 Aluminium Framed Sliding Window with Obscure Glass
W 4	Special - 1200h x width to fit existing opening (Approx. 2400w) Aluminium Framed Louvre / Fixed / Louvre Window - Check measure on site
W 5	SW 0621 Aluminium Framed Sliding Window
W 6	SW 1518 Aluminium Framed Sliding Window with Obscure Glass
W 7	1480h x 600w Aluminium Framed Glass Louvre window with Obscure Glass
W 8	1500h x 2400w Aluminium Framed Louvre / Fixed / Louvre Window
W 9 , W 10	Special - 1800h x 1500w Aluminium Framed Casement Window with fixed lower transom & with select glazing bars
W 11	SW 0624 Aluminium Framed Sliding Window
W 12	SW 0618 Aluminium Framed Sliding Window
W 13	SW 1315 Aluminium Framed Sliding Window with Obscure Glass
W 14	SW 0624 Aluminium Framed Sliding Window
W 15	1200h x 2400w Aluminium Framed Louvre / Fixed / Louvre Window
W 16	Special - 1350h x 3000w Aluminium Framed 3 panel Stacker Window (3L)
W 17	CW 1521 Aluminium Framed Casement Window
W 18, 19, 20	Special - 1800h x 1500w Aluminium Framed Casement Window with fixed lower transom & with select glazing bars
W 21	2400h x 750w Aluminium Framed Glass Louvre window
S 1 x 3	Special - 780 x 980mm "Velux" fixed roof windows - over Kitchen
S 2	Select 780 x 980mm Fixed "Velux" Skylight - Over Powder room

◆ S.A. Smoke-alarm - indicates a hard-wired smoke alarm installed in accordance with Clause 3.7.2.3 of the BCA and AS 3786-2014.

NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

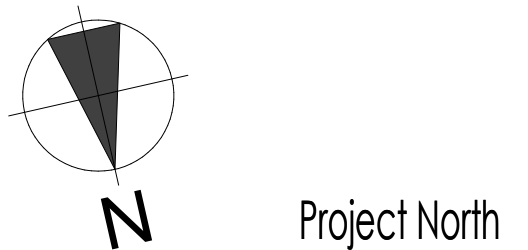
The Builder is to give all notices, obtain all permits and pay all fees.
Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors.
Finished ground levels on the plan are subject to the site conditions.
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

COPYRIGHT
This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:
LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

HOT WATER SYSTEM:
Existing Hot water system shall remain
INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building, / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roofceiling: / R0.95 (up),
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)
WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
SKYLIGHTS:
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate



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

Client
MR & MRS SIPPEL
Project Name
ALTERATIONS & ADDITIONS
LOT 32, SECTION 21, DP 758044
17 ERNEST STREET
BALGOWLAH HEIGHTS NSW 2093

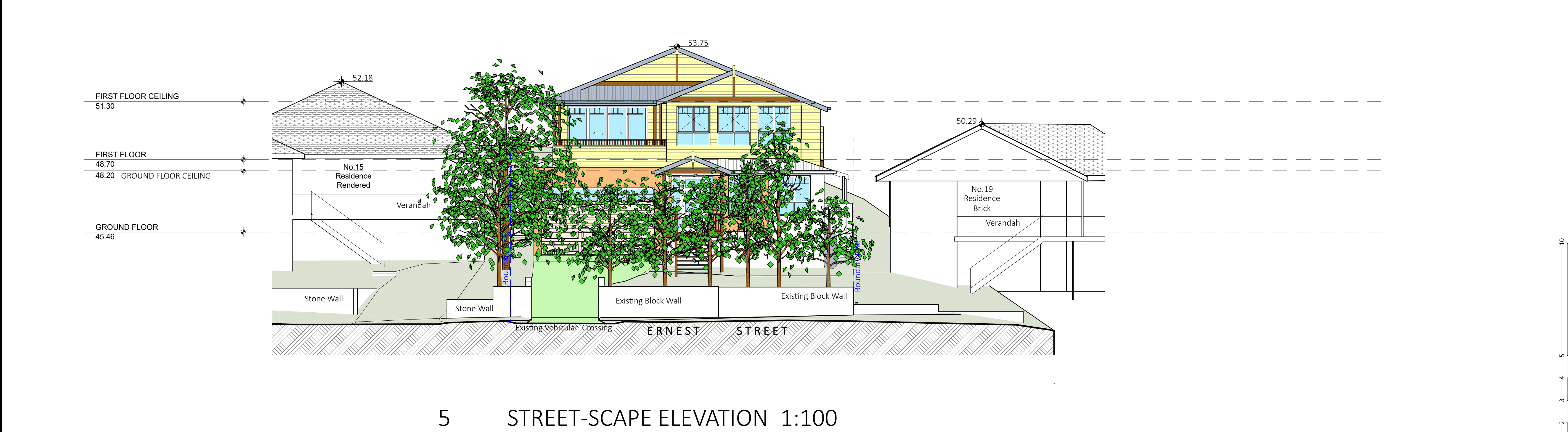
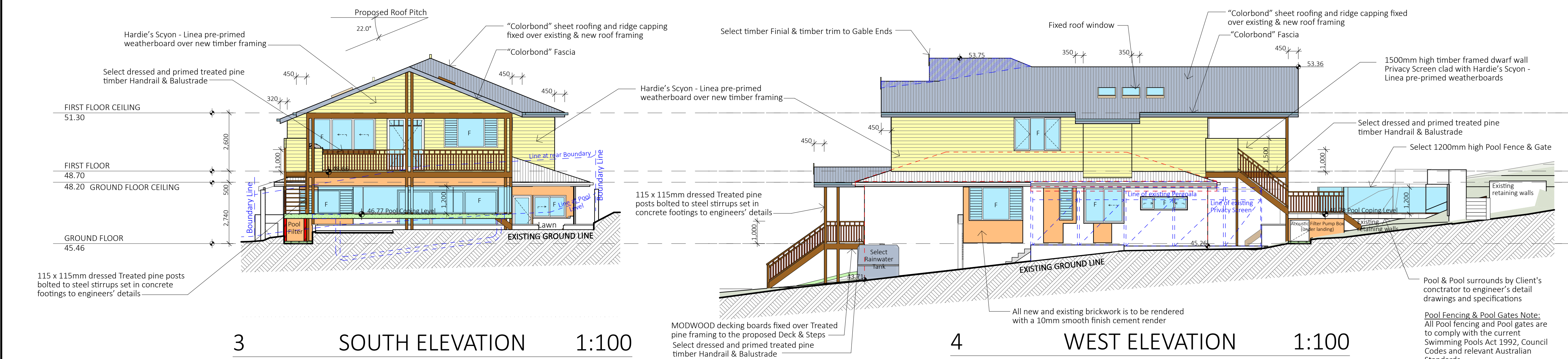
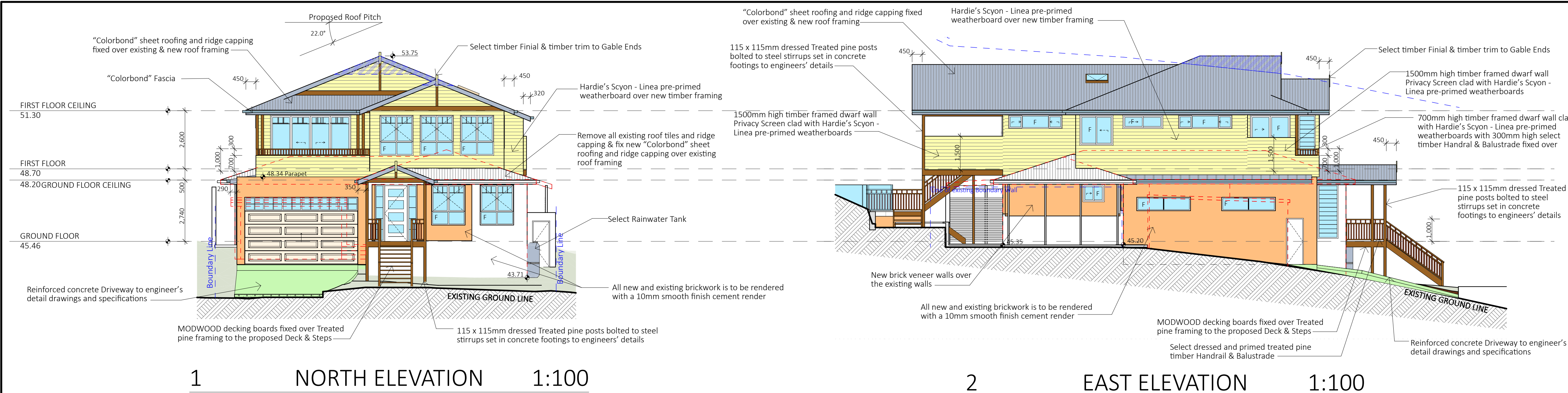
Drawing Title:
PROPOSED FLOOR PLANS
Scale : 1:100 (A1) Date : FEBRUARY 2021
Council : NORTHERN BEACHES Checked By : J. ADAMS
Project No : **2034** Drawing # : **DA03**
ANNEXURE "A" Plot Date: 30/03/2021

FLOOR AREA CALCULATIONS- EXISTING

SITE AREA	594.4m ²
EXISTING GROUND FLOOR AREA	123m ²
SUM TOTAL	123m ²
FLOOR SPACE RATIO	0.26:1 (max. permissible 0.45:1)

FLOOR AREA CALCULATIONS- PROPOSED

SITE AREA	594.4m ²
PROPOSED GROUND FLOOR AREA	123m ²
PROPOSED FIRST FLOOR AREA	127.5m ²
SUM TOTAL	250.5m ²
FLOOR SPACE RATIO	0.42:1 (max. permissible 0.45:1)



NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees. Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors. Finished ground levels on the plan are subject to the site conditions. Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

COPYRIGHT
This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

HOT WATER SYSTEM:
Existing Hot water system shall remain

INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building: / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roof/ceiling: / R0.95 (up) / nil
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

SKYLIGHTS:
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate

Pool & Pool surrounds by Client's contractor to engineer's detail drawings and specifications
Pool Fencing & Pool Gates Note:
All Pool fencing and Pool gates are to comply with the current Swimming Pools Act 1992, Council Codes and relevant Australian Standards

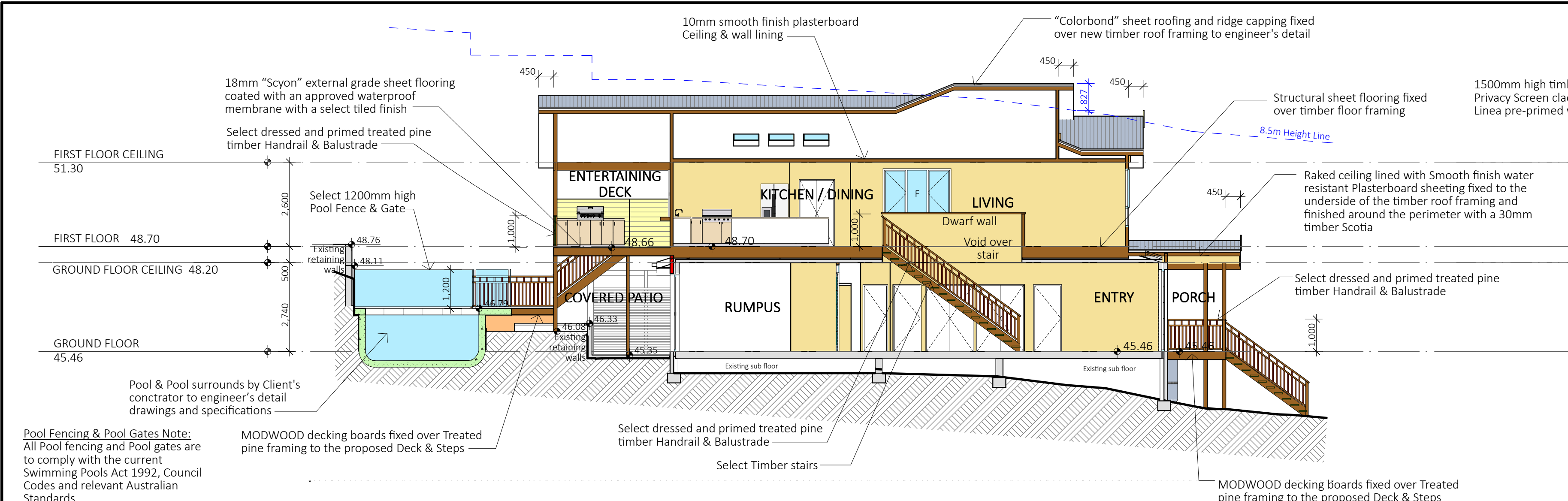
Project North

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

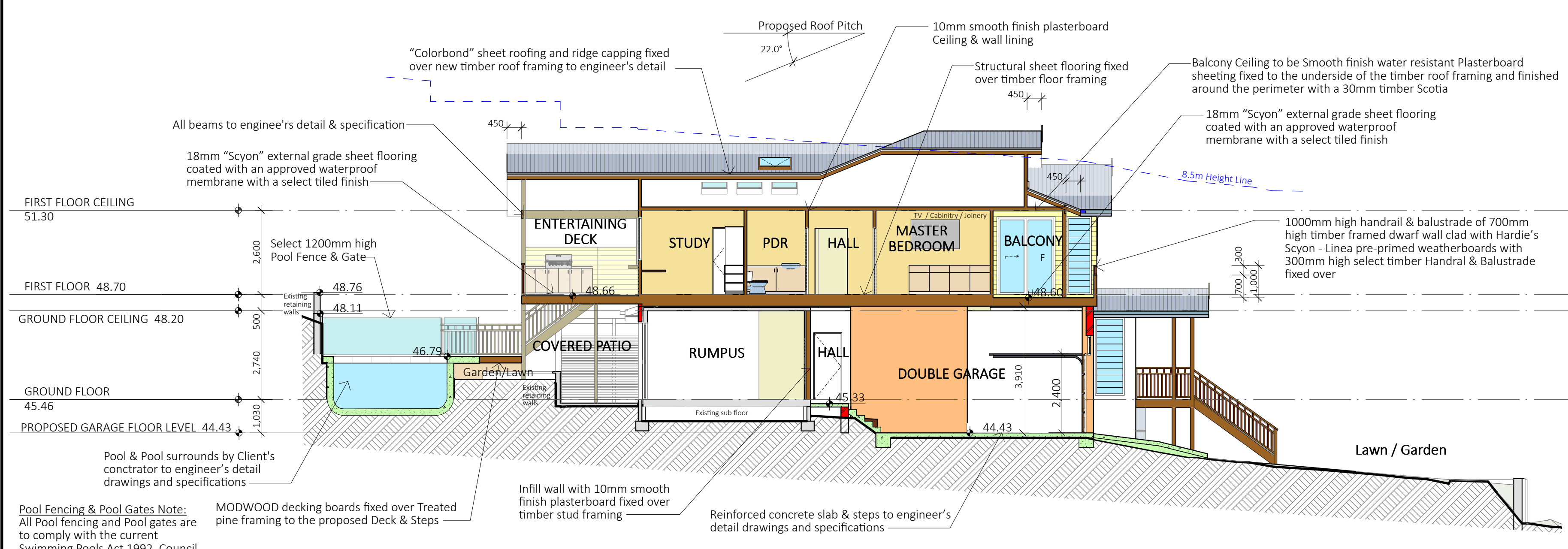
Client
MR & MRS SIPPEL
Project Name
ALTERATIONS & ADDITIONS
LOT 32, SECTION 21, DP 758044
17 ERNEST STREET
BALGOWLAH HEIGHTS NSW 2093

Drawing Title:
ELEVATIONS

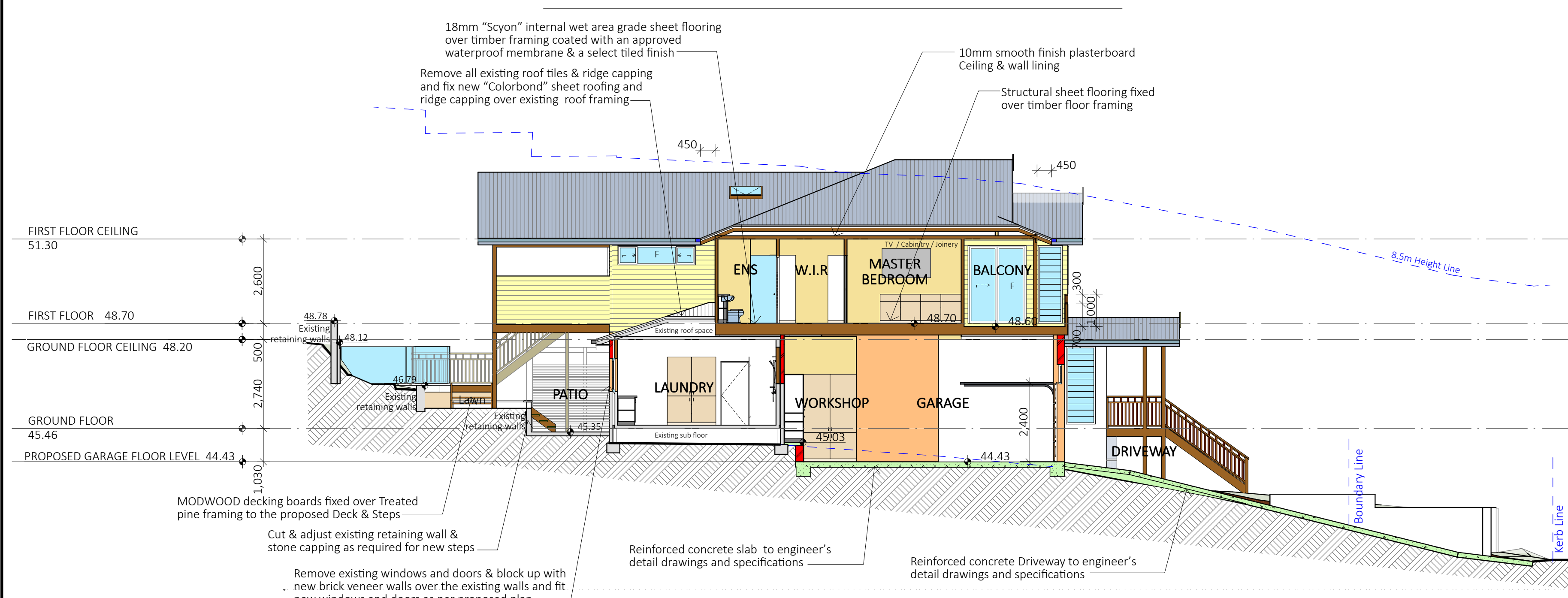
Scale : 1:100 (A1)	Date : FEBRUARY 2021
Council : NORTHERN BEACHES	Checked By : J. ADAMS
Project No : 2034	Drawing # : DA04
ANNEXURE "A" Plot Date: 30/03/2021	



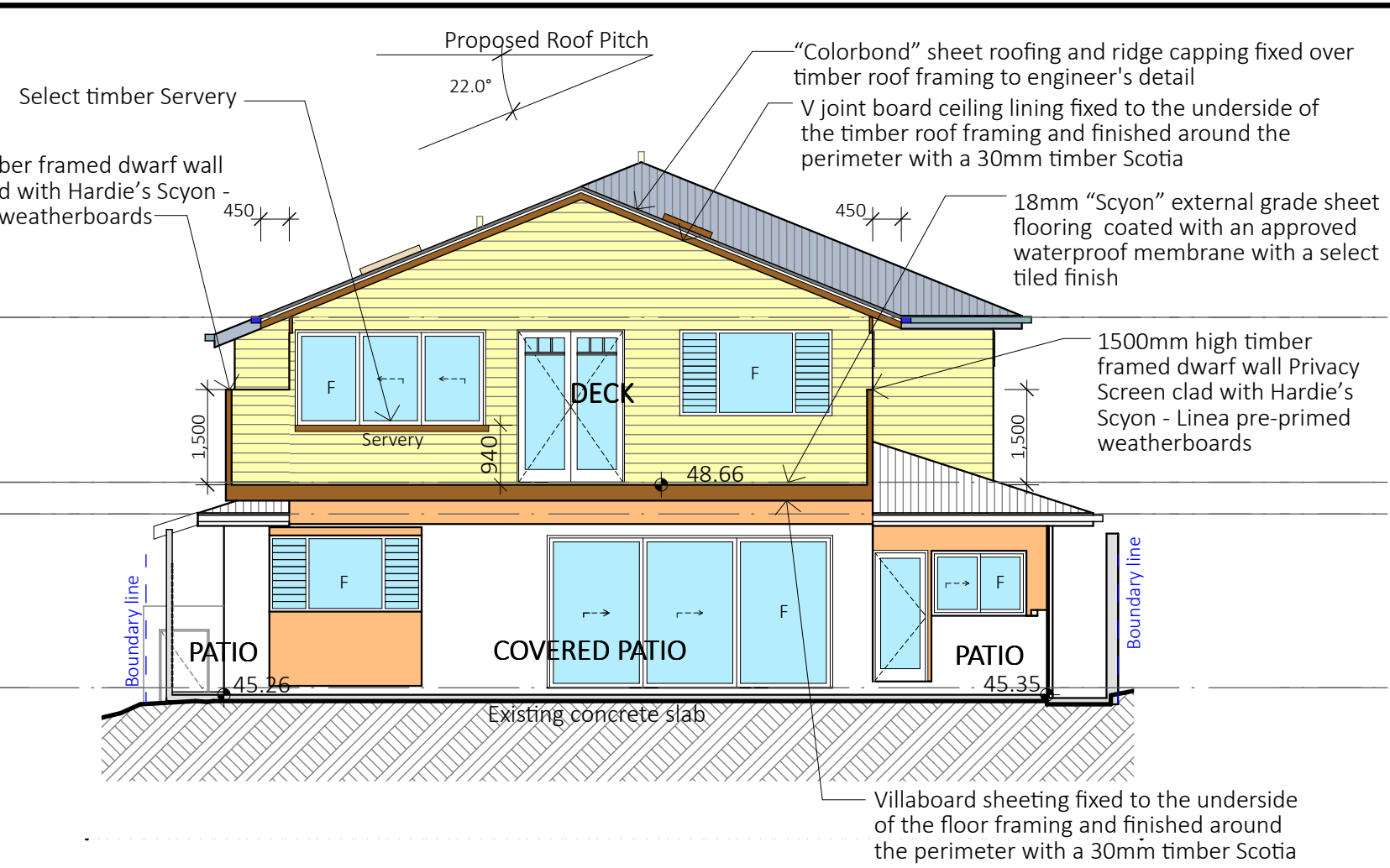
1 SECTION A - A 1:100



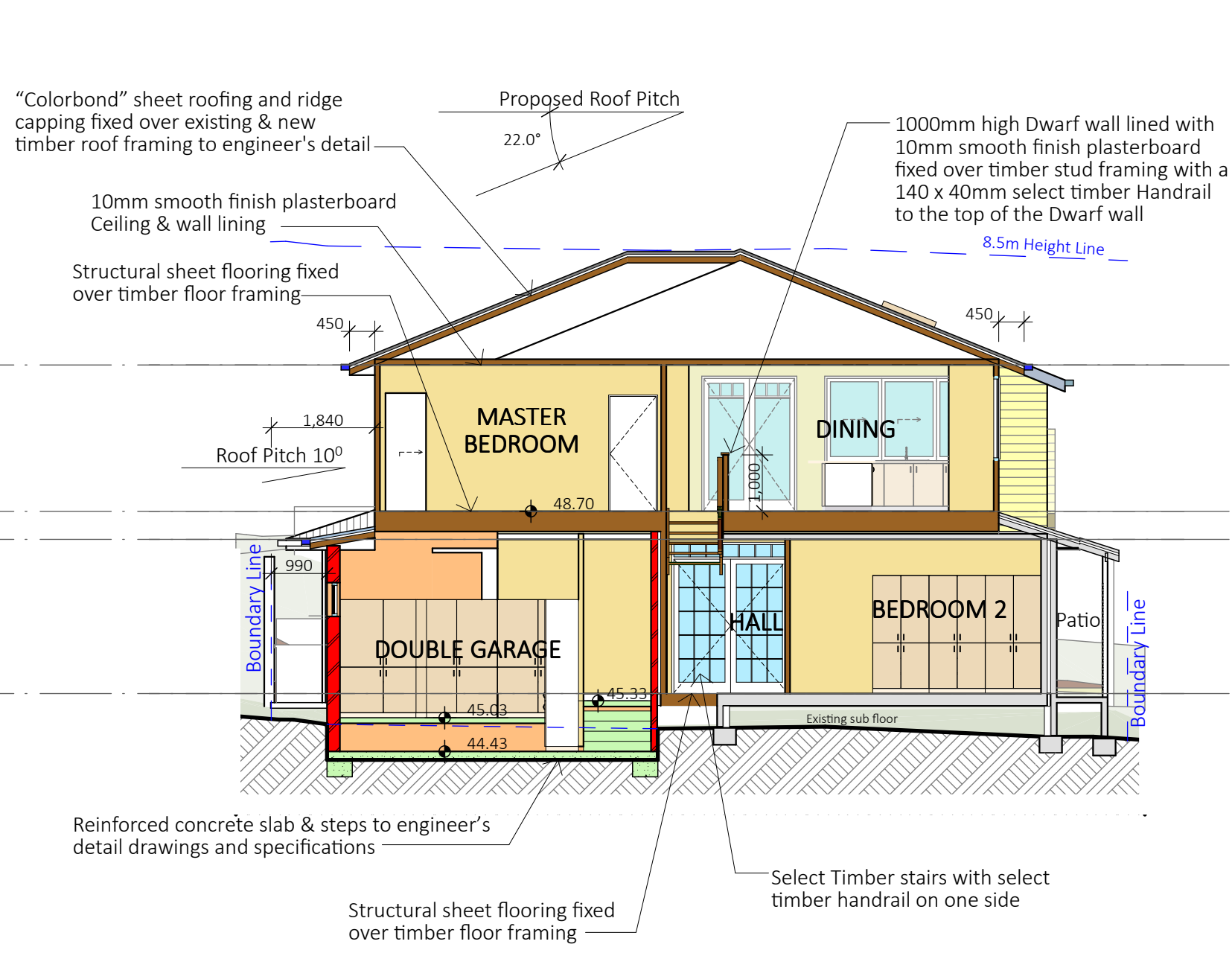
2 SECTION B - B 1:100



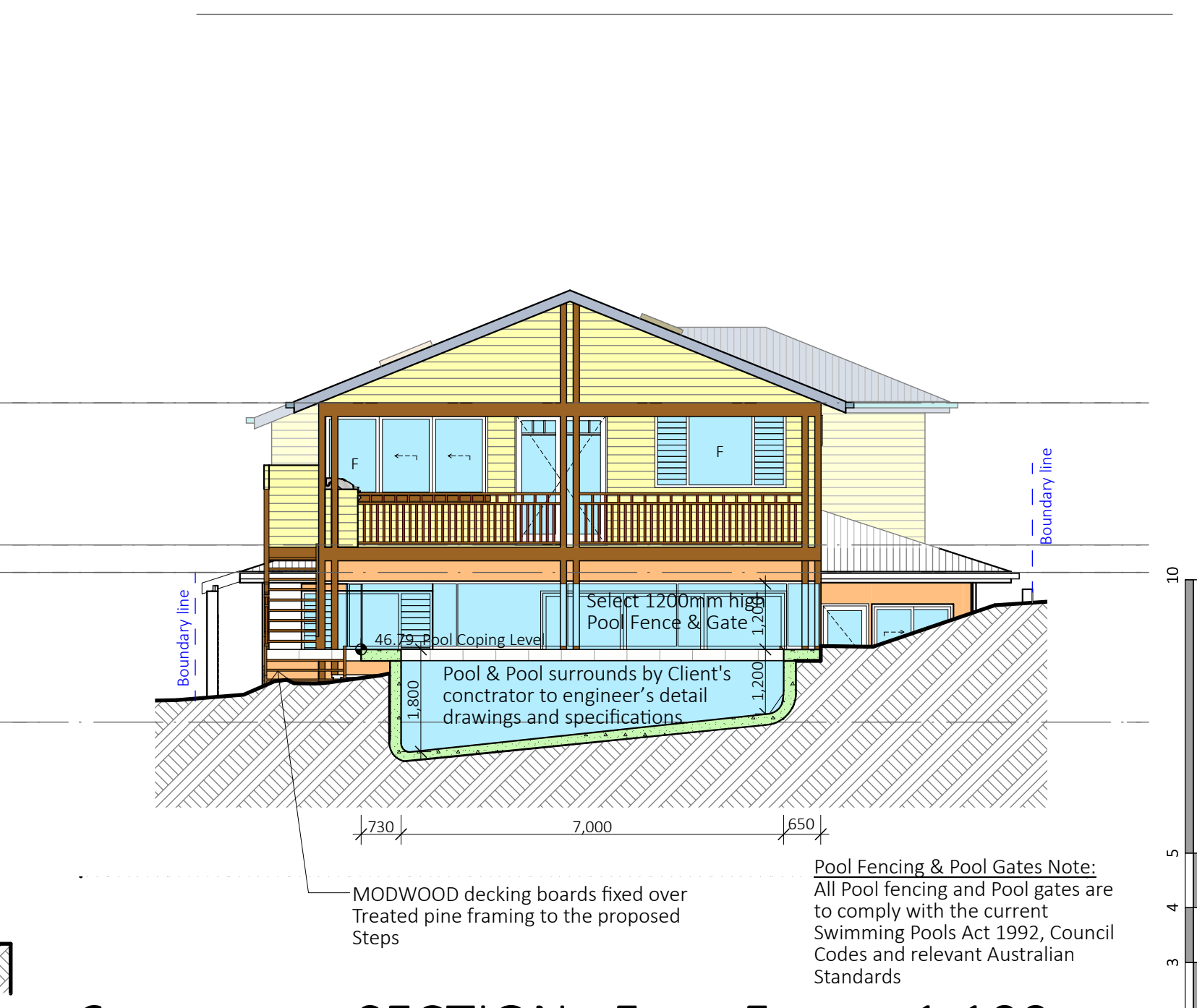
3 SECTION C - C 1:100



4 SECTION D - D 1:100



5 SECTION E - E 1:100



6 SECTION F - F 1:100

NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees. Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors. Finished ground levels on the plan are subject to the site conditions. Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

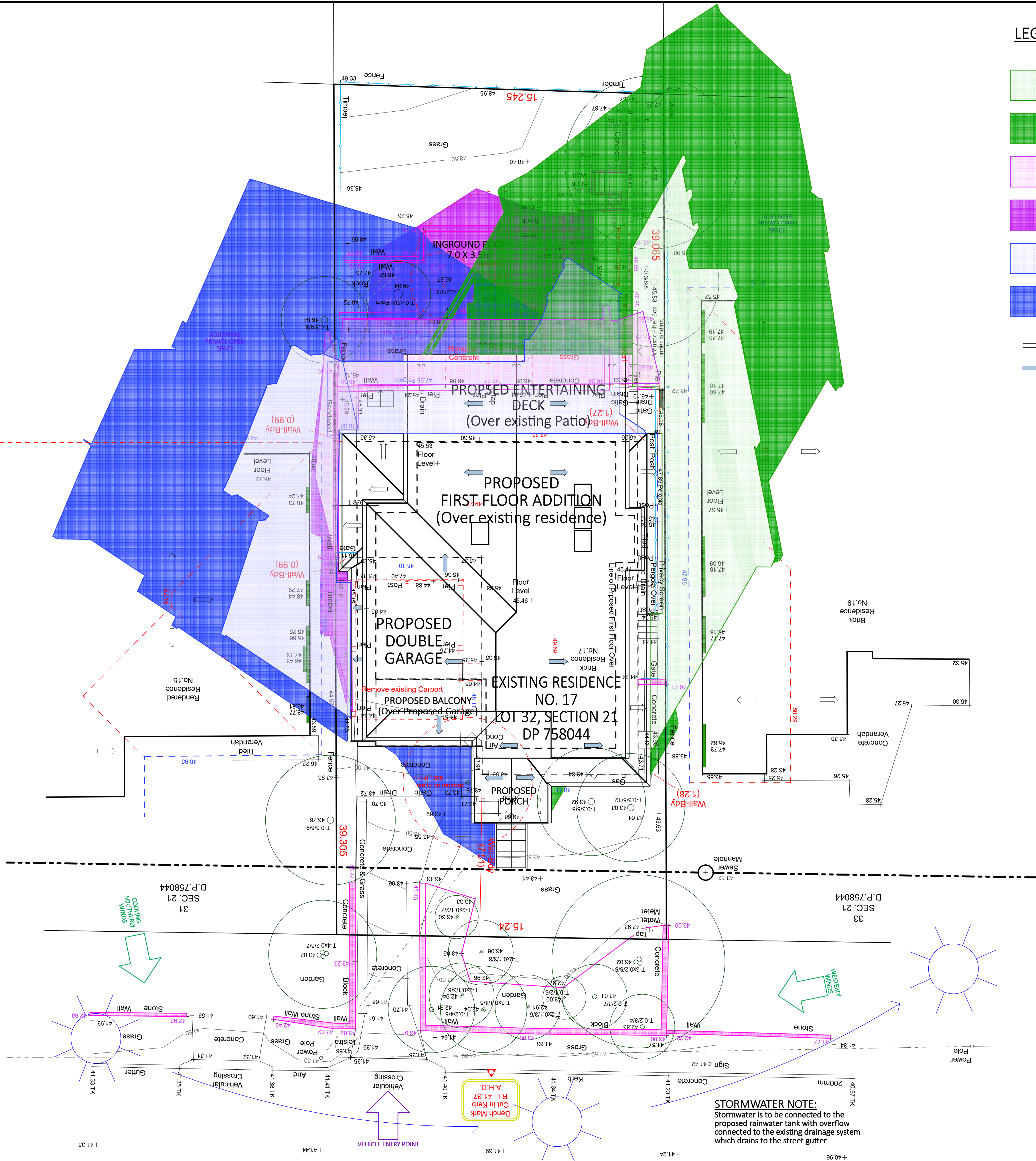
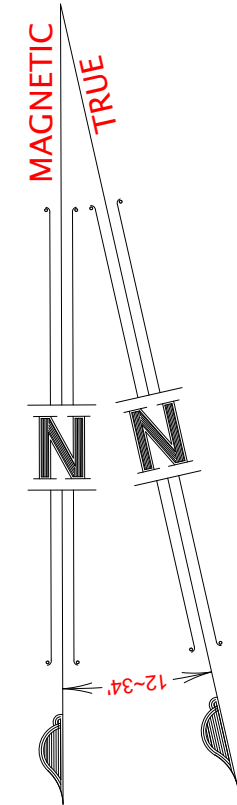
COPYRIGHT
This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:
LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.
HOT WATER SYSTEM:
Existing Hot water system shall remain
INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building: / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roofceiling: / R0.95 (up),
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)
WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
SKYLIGHTS:
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate

Client
MR & MRS SIPPEL
Project Name
ALTERATIONS & ADDITIONS
LOT 32, SECTION 21, DP 758044
17 ERNEST STREET
BALGOWLAH HEIGHTS NSW 2093

Drawing Title:
SECTIONS

Scale : 1:100 (A1)	Date : FEBRUARY 2021
Council : NORTHERN BEACHES	Checked By : J. ADAMS
Project No : 2034	Drawing # : DA05
ANNEXURE "A" Plot Date: 30/03/2021	



LEGEND

- EXISTING SHADOWS - 9AM 21 JUNE
- ADDITIONAL SHADOWS - 9AM 21 JUNE
- EXISTING SHADOWS - 12PM 21 JUNE
- ADDITIONAL SHADOWS - 12PM 21 JUNE
- EXISTING SHADOWS - 3PM 21 JUNE
- ADDITIONAL SHADOWS - 3PM 21 JUNE
- ROOF FALL - EXISTING ROOF
- ROOF FALL - PROPOSED NEW ROOF

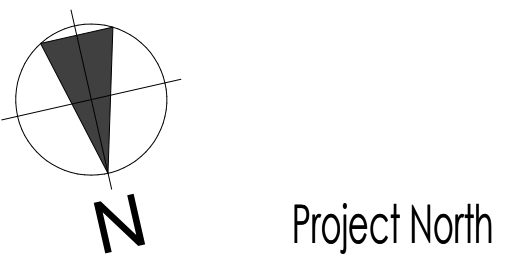
NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.
Check all Levels and Dimensions on Site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors.
Finished ground levels on the plan are subject to the site conditions.
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

COPYRIGHT
This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

BASIX INFORMATION REQUIREMENTS:
LIGHTING:
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
WATER COMMITMENTS:
New or altered fixture requirements:
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.
HOT WATER SYSTEM:
Existing Hot water system shall remain
INSULATION REQUIREMENTS:
Construction / Additional insulation requirement (R-value)
floor above existing dwelling or building: / nil
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36) / nil
flat ceiling, pitched roofceiling: / R0.95 (up),
roof: foil backed blanket (75 mm)
The roof shall be of dark colour (solar absorption >0.70)
WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
SKYLIGHTS:
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.
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 on the BASIX certificate



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

Client
MR & MRS SIPPEL
Project Name
ALTERATIONS & ADDITIONS
LOT 32, SECTION 21, DP 758044
17 ERNEST STREET
BALGOWLAH HEIGHTS NSW 2093
Drawing Title: **ROOF PLAN & SHADOW DIAGRAM - JUNE 21**
Scale: 1:100 (A1) Date: FEBRUARY 2021
Council: NORTHERN BEACHES Checked By: J. ADAMS
Project No: 2034 Drawing #: DA06
ANNEXURE "A" Plot Date: 30/03/2021

Schedule of Colours & Materials for Property at:

17 Ernest Street. Balgowlah heights NSW 2093

Lot 32, Section 21, DP 758044,

External finishes

Roof - Remove all existing roof tiles & ridge capping.

All new Corrugated “*Colorbond*” sheet roofing and ridge capping fixed over existing & new roof framing.

Colour to be Monument



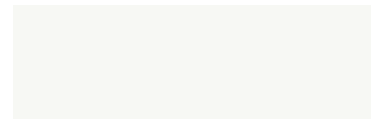
Brickwork – All new and existing brickwork is to be rendered with a 10mm smooth finish cement render finish.

Colour to be Tranquil Retreat (GR24)



Timber Frame walls – The new timber frame walls will be clad with *Hardie’s Scyon - Linea pre-primed* weatherboards.

Colour to be Vivid White



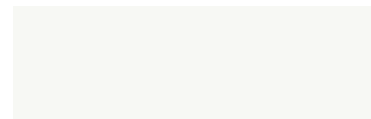
Windows & Doors - All windows, Hinged doors, sliding and stacker doors will be Aluminium framed

Colour to be Pearl White with front door to be Black



Fascia - “colorbond” fascias to the new work.

Colour to be Vivid White



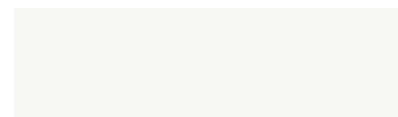
Gutters - Colorbond quad gutters to new work.

Colour to be Monument



Down pipes - 90mm diameter PVC downpipes to new work.

Colour to be Vivid White





Residence as viewed from the front yard.



Residence as viewed from the front yard.



Residence as viewed from the rear yard.



Existing rear Patio – Area of Proposed Deck over Patio



Rear Yard - Area of Proposed Swimming Pool



Residence as viewed from Ernest Street.