

- GENERAL NOTES
- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. 9828295 DATED 13 FEBRUARY 2019
 - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1993 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM)
 - TERMITE MANAGEMENT TO COMPLY WITH AS3660-2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
 - GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS 2047-1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
 - WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. NO AIR DRIED LIQUID APPLIED TO MEMBRANES SHALL BE USED.
 - ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4
 - ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
 - DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
 - STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA
 - BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
 - ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
 - DAMP PROOF MEMBRANE MUST BE HIGH IMPACT, 0.2mm THICK POLYETHYLENE FILM
 - ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES

	ISSUE	1	DATE	13/2/19	FOR DA	PROJECT #	K33
	PROJECT	NEW SECONDARY DWELLING				DWG #	A3 11.01
	ADDRESS	9 WAKOOKA AVE, ELANORA HEIGHTS				ISSUE	1
	CLIENT	ANTJE KUEHNAST & MARCUS BISPING					
	DWG	SITE PLAN					
		DATE #	2018-11-06	SCALE	A5 SHOWN @ A3		
		DRAWN	LP	CHKD	AM		
		48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au				ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
		envirotecture projects pty ltd ABN 49 078 853 577				NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/0140

1M SETBACK

STONE

06'

RETAINING

WALL

790

8685

33.53

OPAQUE WINDOWS

910

3185

1010 RETAINING

STONE

6.5M SETBACK

5.95

RL57.05

5°

8190

RETAINING

WALL

S

56.0

9480

55.0

STONE

57.5

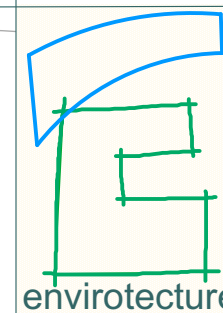
57.0

1

FLOOR PLAN
1:50

2
A3 40.01

1
A3 40.01

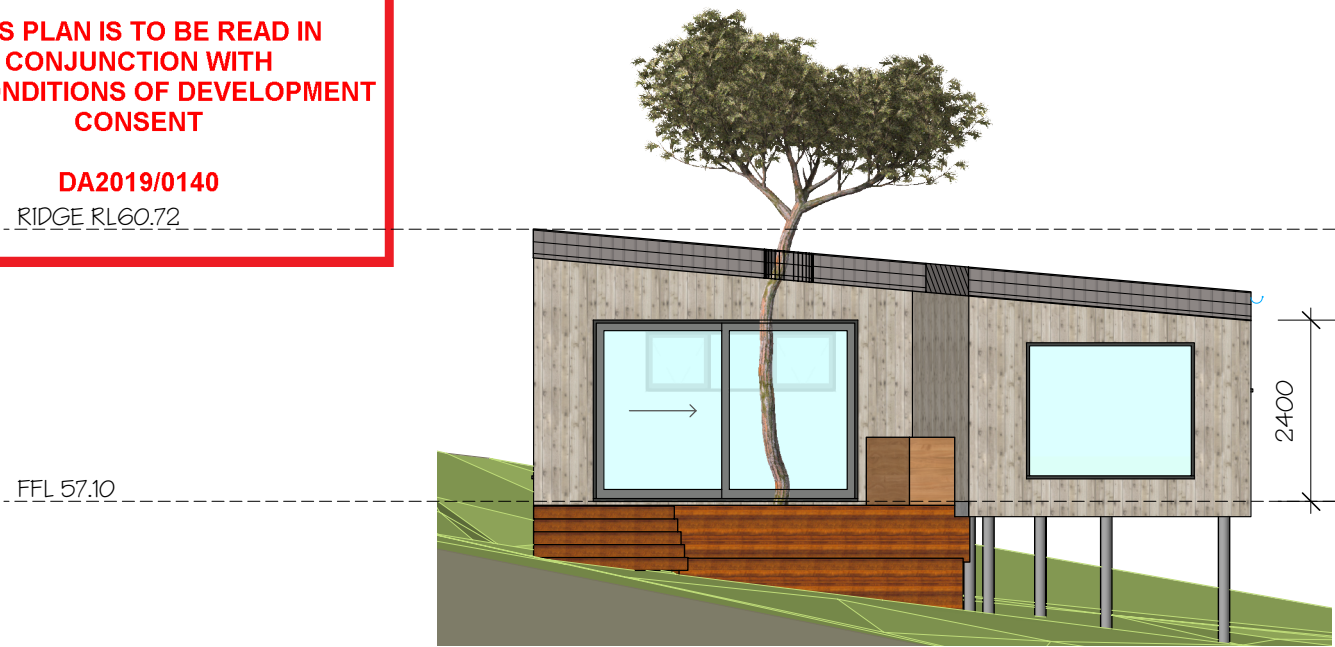


ISSUE	1	DATE	13/2/19	FOR DA	PROJECT #
PROJECT	NEW SECONDARY DWELLING				K33
ADDRESS	9 WAKOOKA AVE, ELANORA HEIGHTS				
CLIENT	ANTJE KUEHNAST & MARCUS BISPING				
DWG	ROOF PLAN				
DATE #	2018-11-06	DWG #	A3 21.02	ISSUE	1
SCALE	A5 SHOWN @ A3	DRAWN	LP	CHKD	AM
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au				ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
envirotecture projects pty ltd ABN 49 078 853 577				NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0140
RIDGE RL60.72



1 SOUTH ELEVATION
1:100



2 WEST ELEVATION
1:100

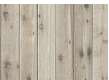



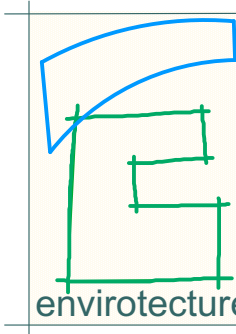
3 NORTH ELEVATION
1:100



4 EAST ELEVATION
1:100

LEGEND

-  FSC HARDWOOD CLADDING
-  COLOBOND LONGLINE 305 CLADDING

	ISSUE	1	DATE	13/2/19	FOR DA	PROJECT #	K33
	PROJECT	NEW SECONDARY DWELLING				DWG #	A3 30.01
	ADDRESS	9 WAKOOKA AVE, ELANORA HEIGHTS				ISSUE	1
	CLIENT	ANTJE KUEHNAST & MARCUS BISPING				DATE #	2018-11-06
	DWG	ELEVATIONS				SCALE	A5 SHOWN @ A3
		DRAWN	LP	CHKD	AM	ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
		48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au				NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	
		envirotecture projects pty ltd ABN 49 078 853 577					