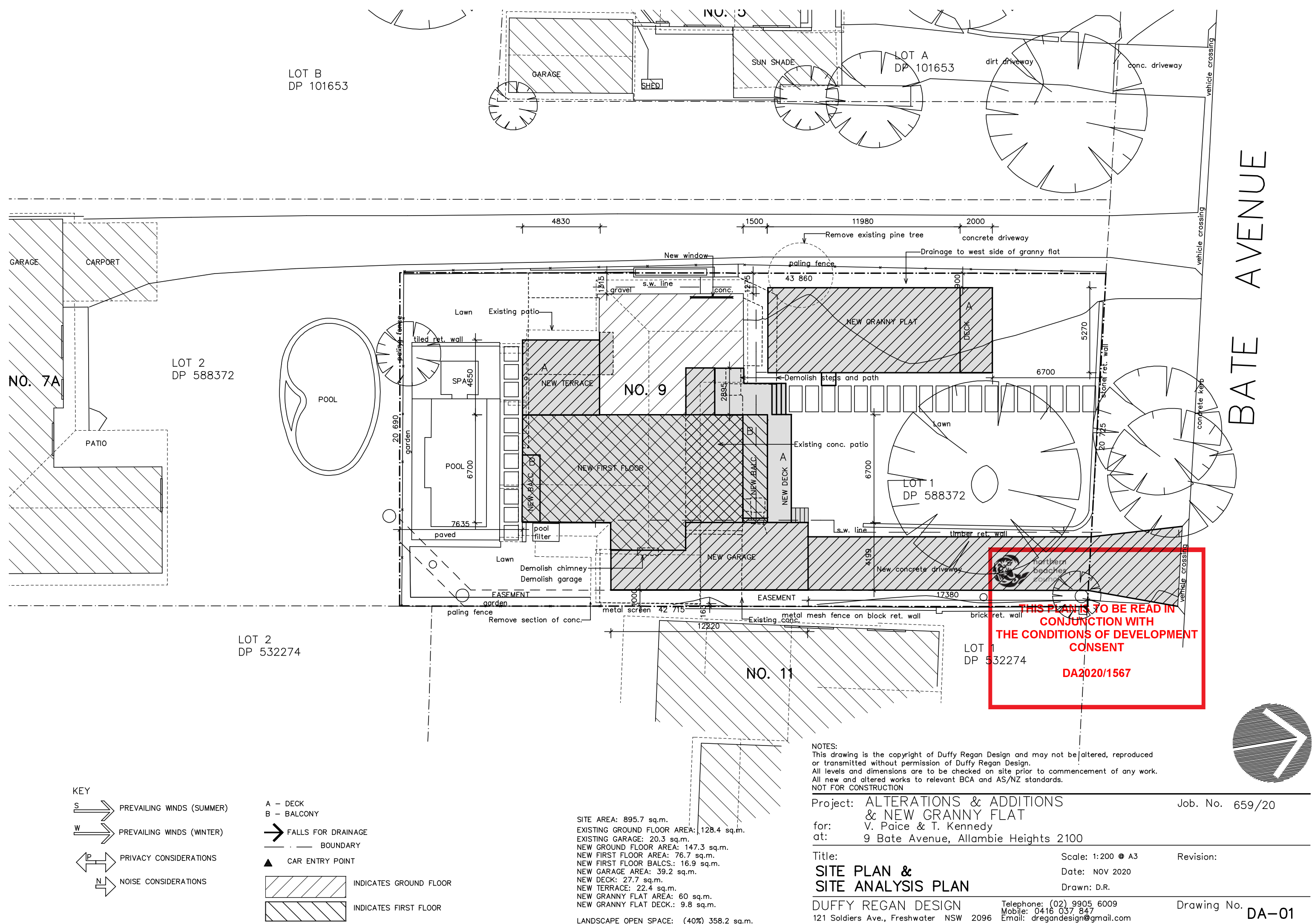
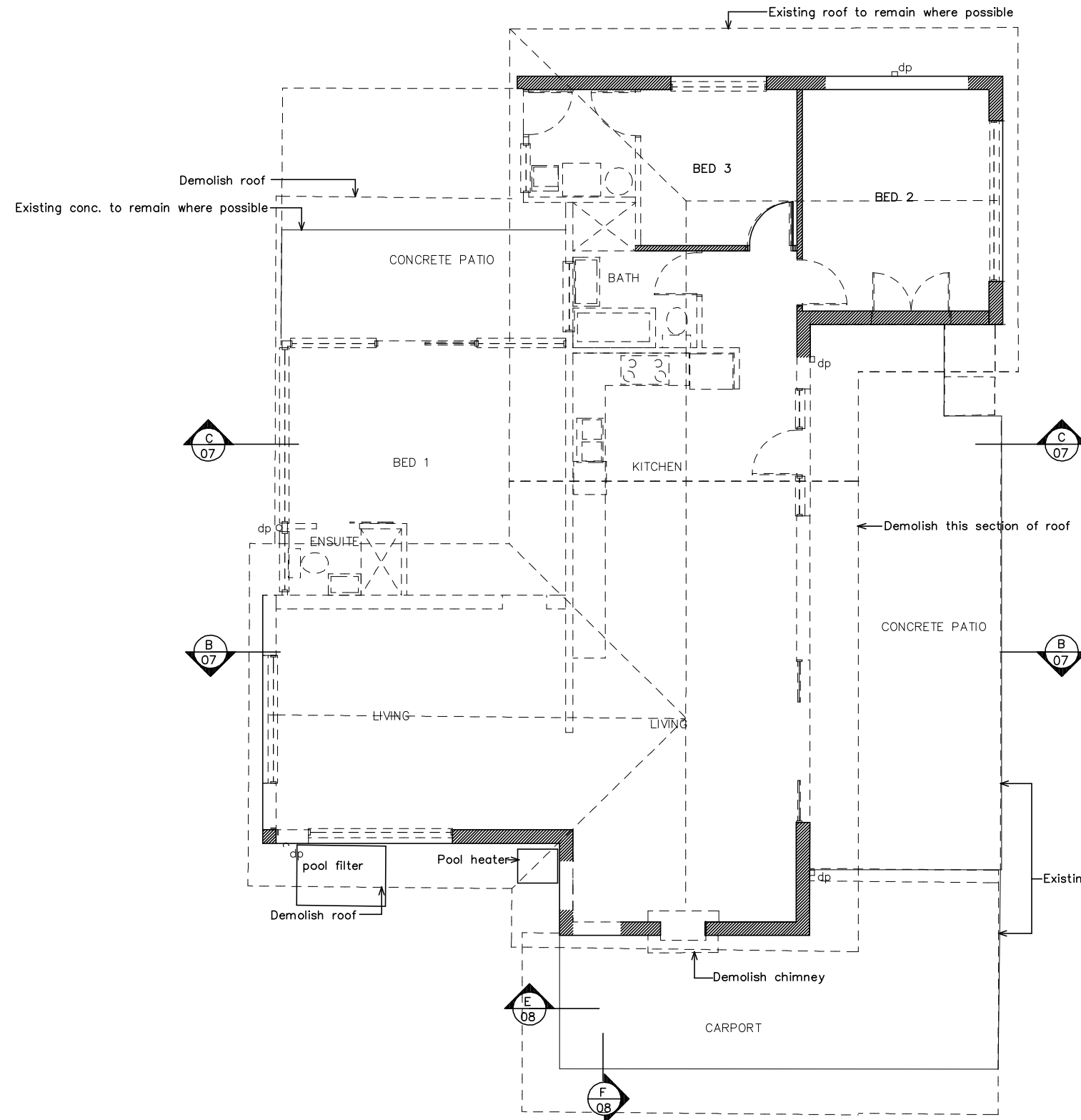






LEGEND

-  Existing brick veneer wall
-  Demolish brick veneer wall
-  Demolish timber frame wall

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Project: ALTERATIONS & ADDITIONS
 & NEW GRANNY FLAT
 for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

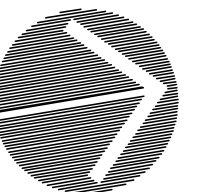
DEMOLITION PLAN

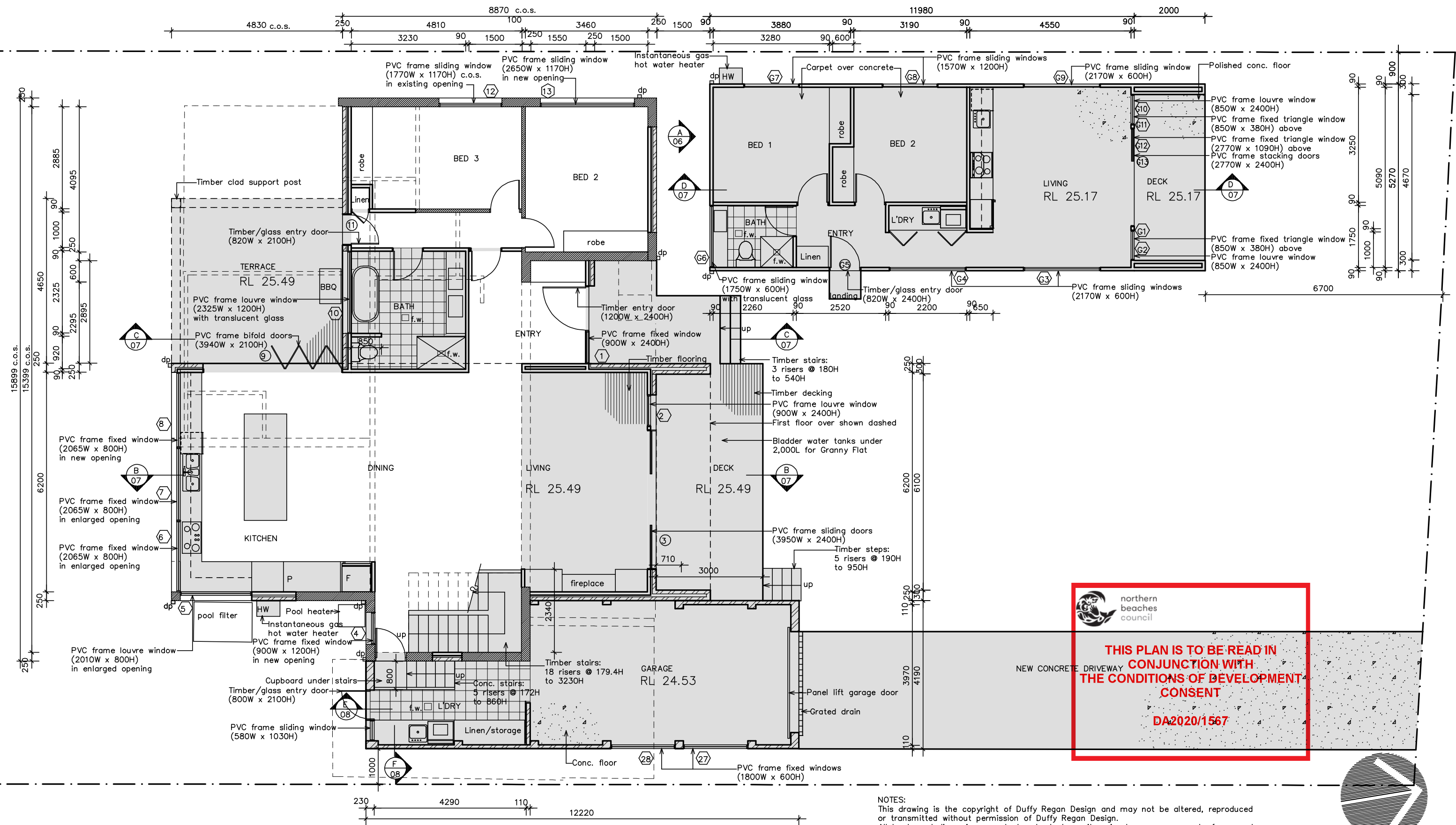
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 Date: NOV 2020
 Drawn: D.R.

Revision:

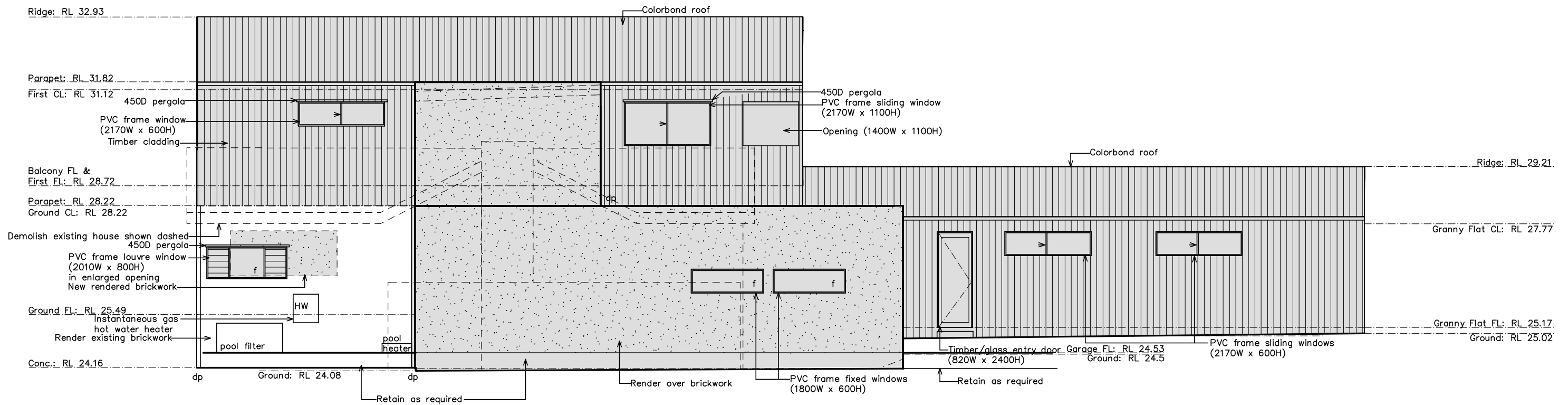
DUFFY REGAN DESIGN
 121 Soldiers Ave., Freshwater NSW 2096
 Telephone: (02) 9905 6009
 Mobile: 0416 037 847
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Drawing No. DA-02

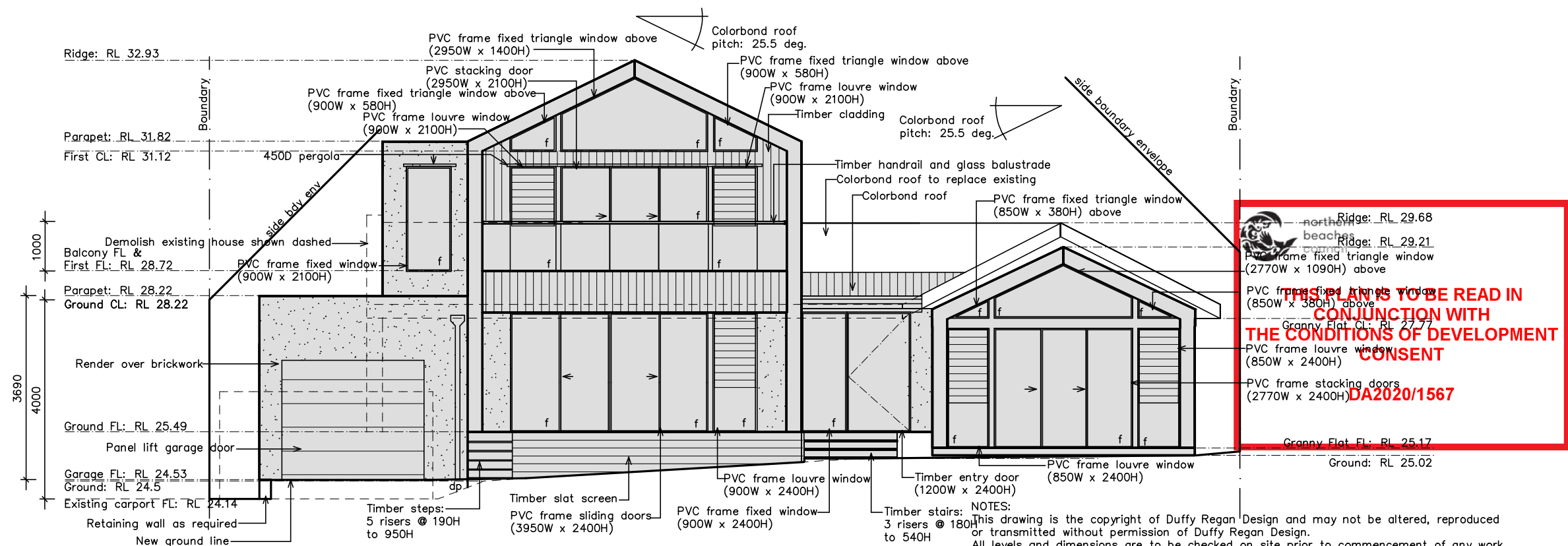




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EAST ELEVATION



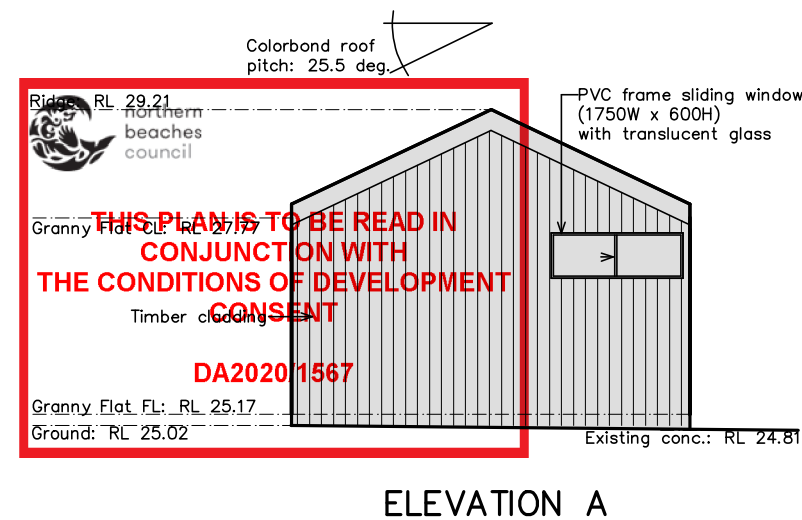
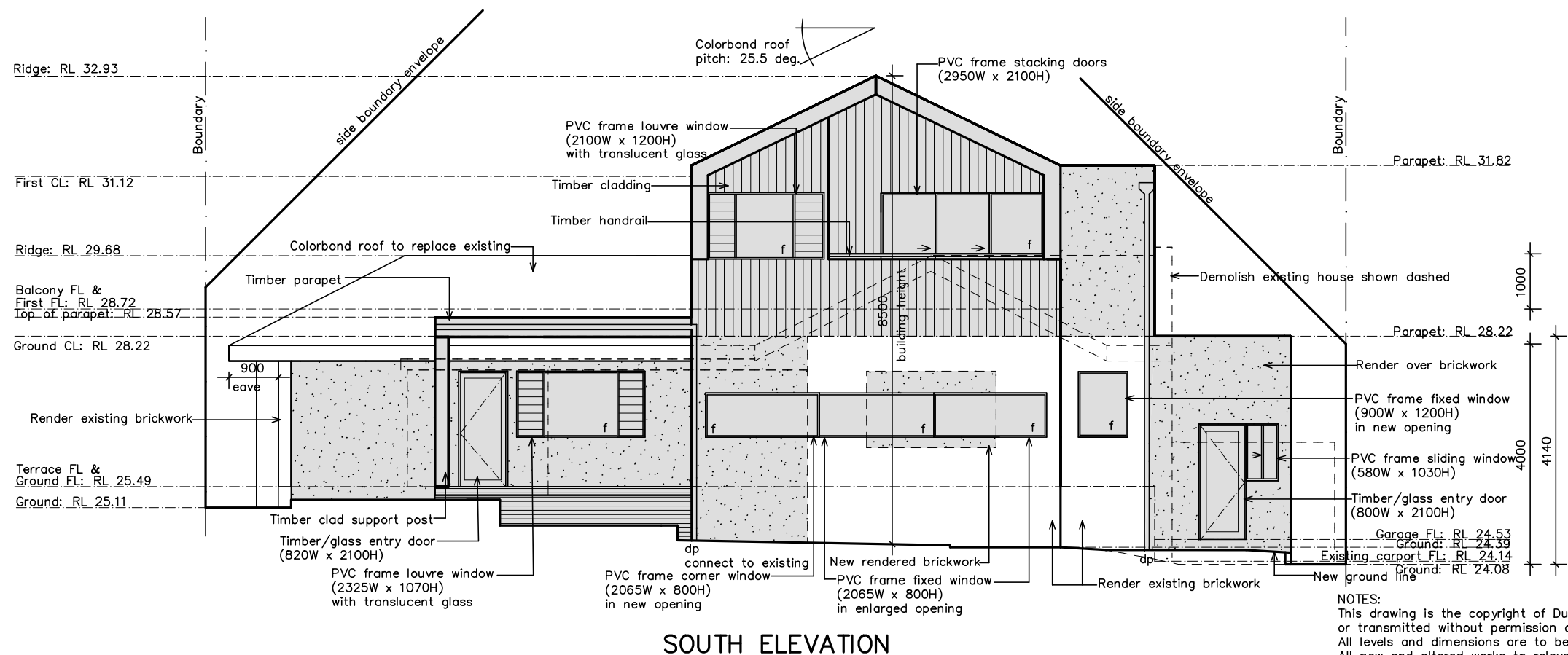
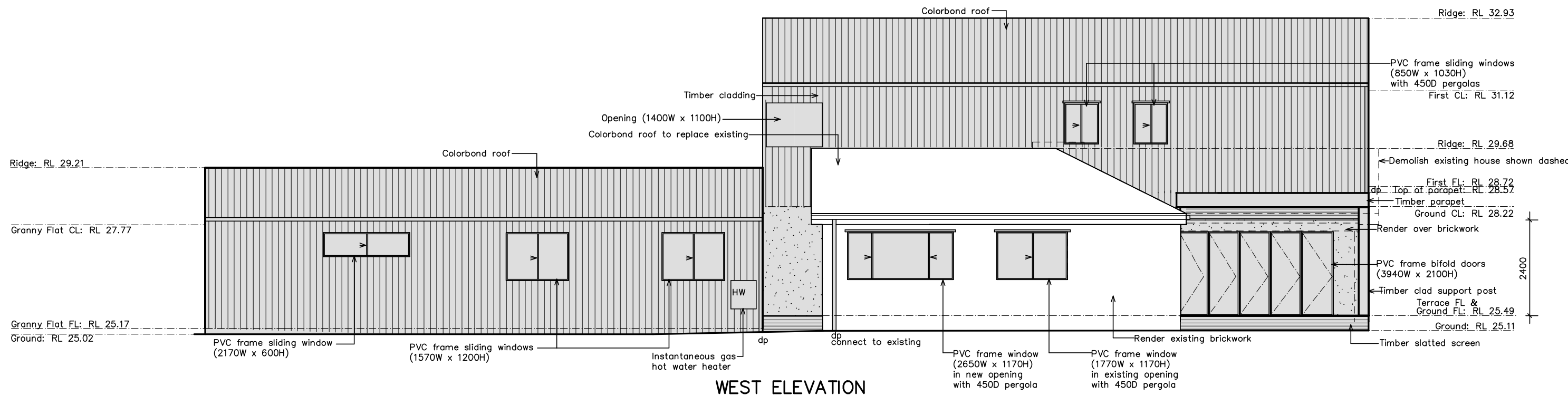
NORTH ELEVATION

Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Title: ELEVATIONS
Scale: 1:100 @ A3
Date: NOV 2020
Drawn: D.R.

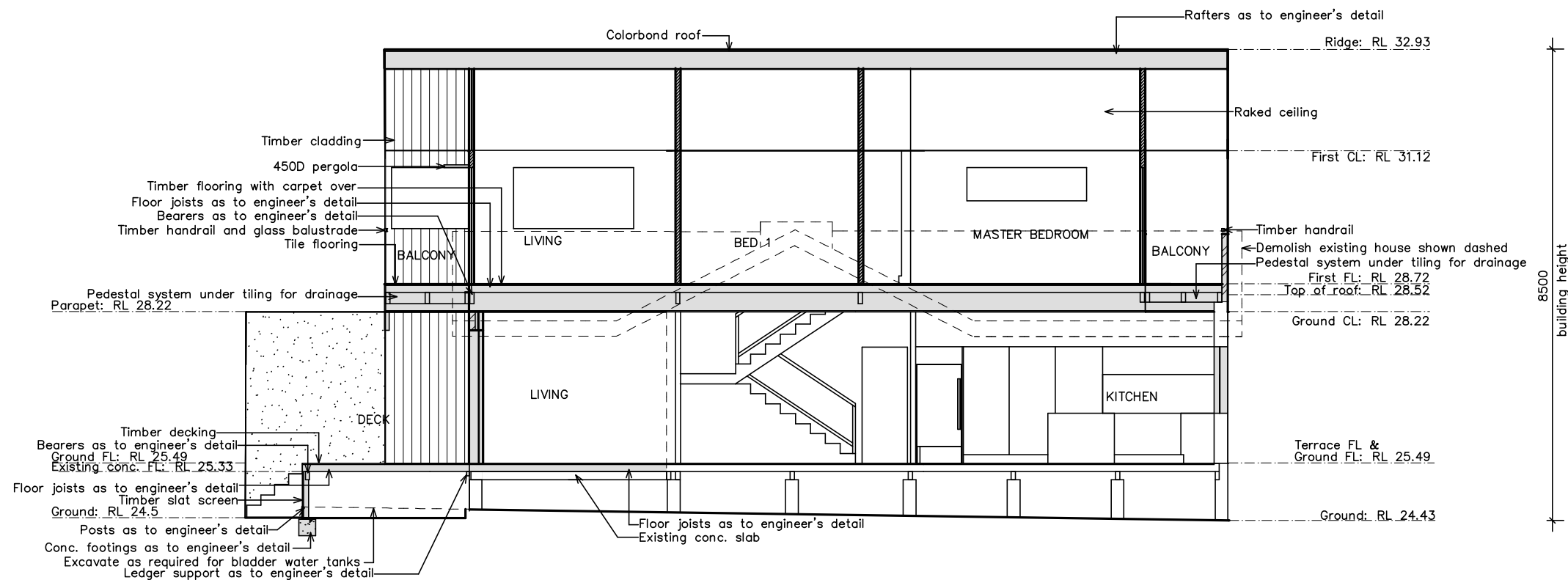
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096
Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Job. No. 659/20
Revision:
Drawing No. DA-05

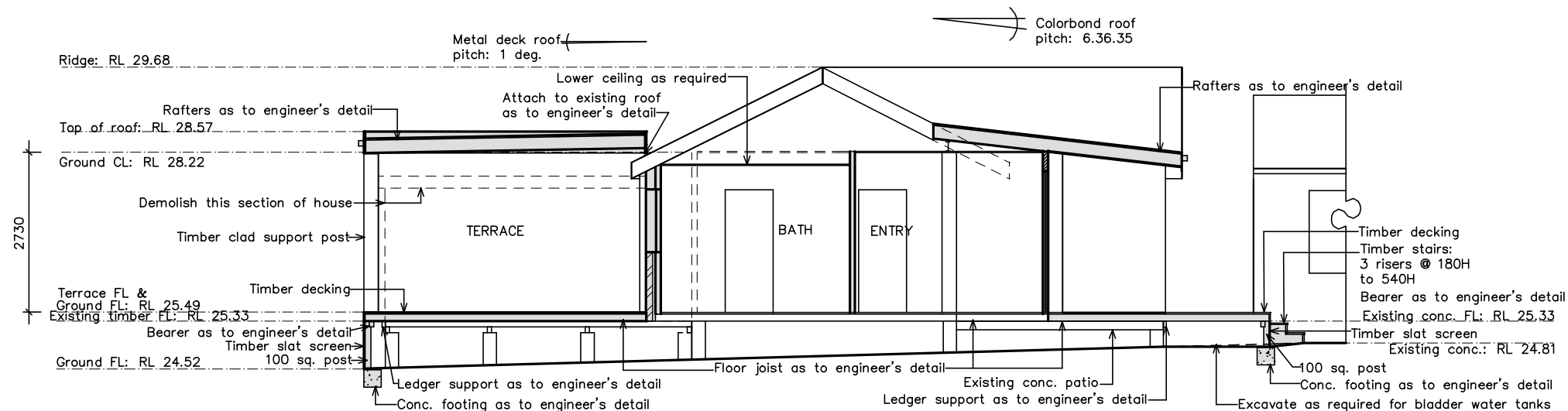


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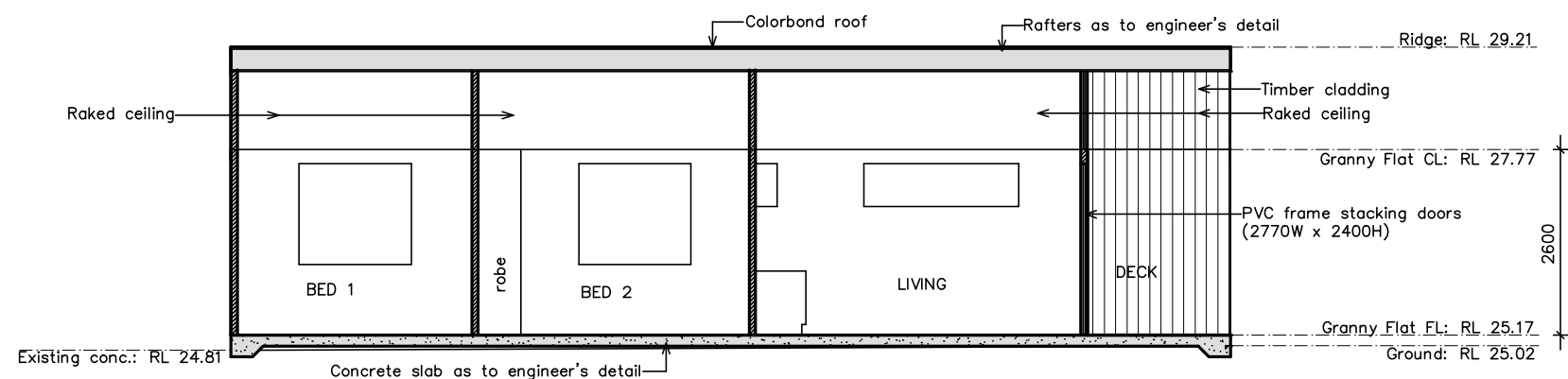
Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT	Job. No. 659/20
for: V. Paice & T. Kennedy	
at: 9 Bate Avenue, Allambie Heights 2100	
Title:	Scale: 1:100 @ A3
	Date: NOV 2020
	Drawn: D.R.
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121 Soldiers Ave., Freshwater NSW 2096	Mobile: 0416 037 847
	Email: dregandesign@gmail.com
	Drawing No. DA-06



SECTION B - B



SECTION C - C



SECTION D - D



BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) - R0.60 (down) (or R1.30 including construction)
 Floor above existing dwelling or building: nil
 External wall: brick veneer - R1.16 (or R1.70 including construction)
 External wall: framed (weatherboard, fibro, metal clad) - R1.30 (or R1.70 including construction)
 External wall: cavity wall - nil
 Roof: foil backed blanket (55 mm)
 Flat ceiling, pitched roof: framed - ceiling: R1.20 (up)
 Raked ceiling, pitched/skillion roof: framed - ceiling: R1.50 (up)
 Roof colour: light (solar absorptance < 0.475)

NOTES:

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Project: ALTERATIONS & ADDITIONS
 & NEW GRANNY FLAT

Job. No. 659/20

for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

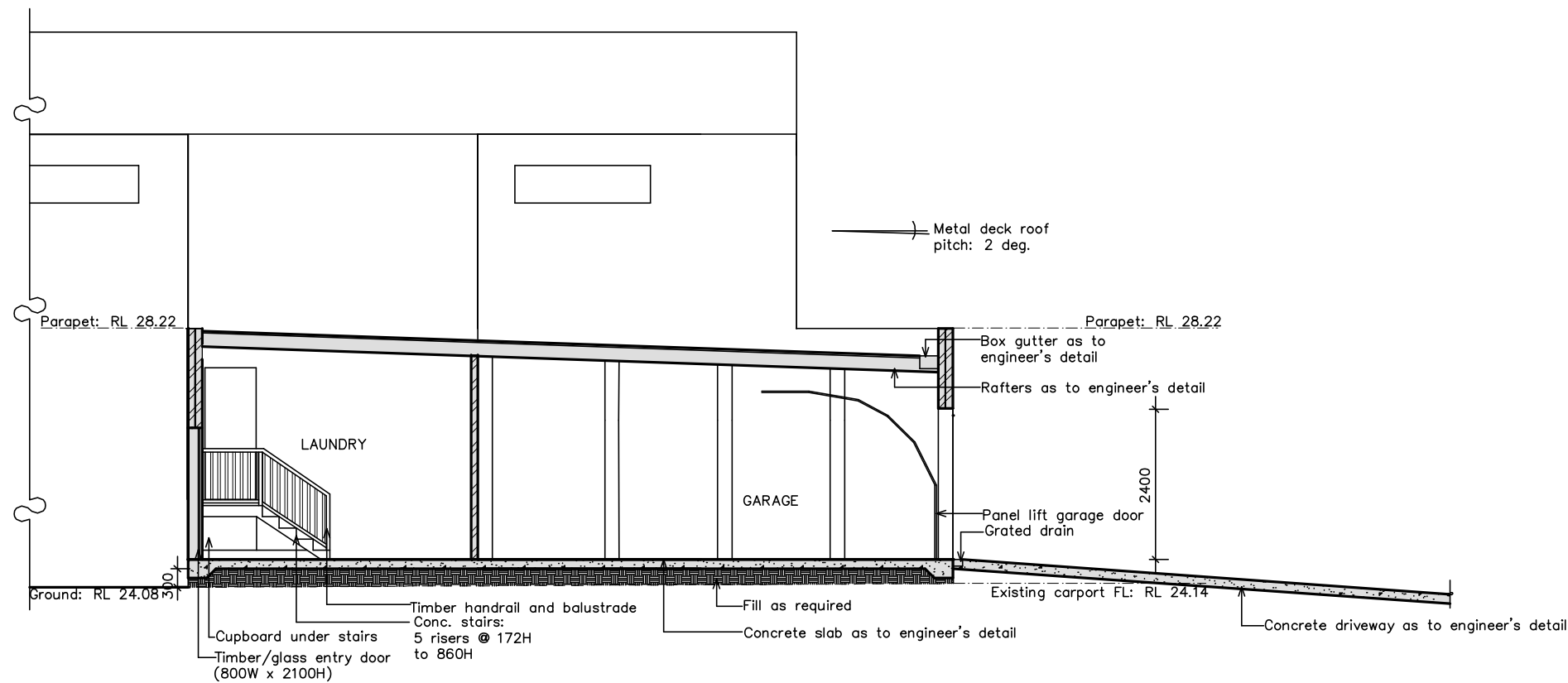
Date: NOV 2020

Drawn: D.R.

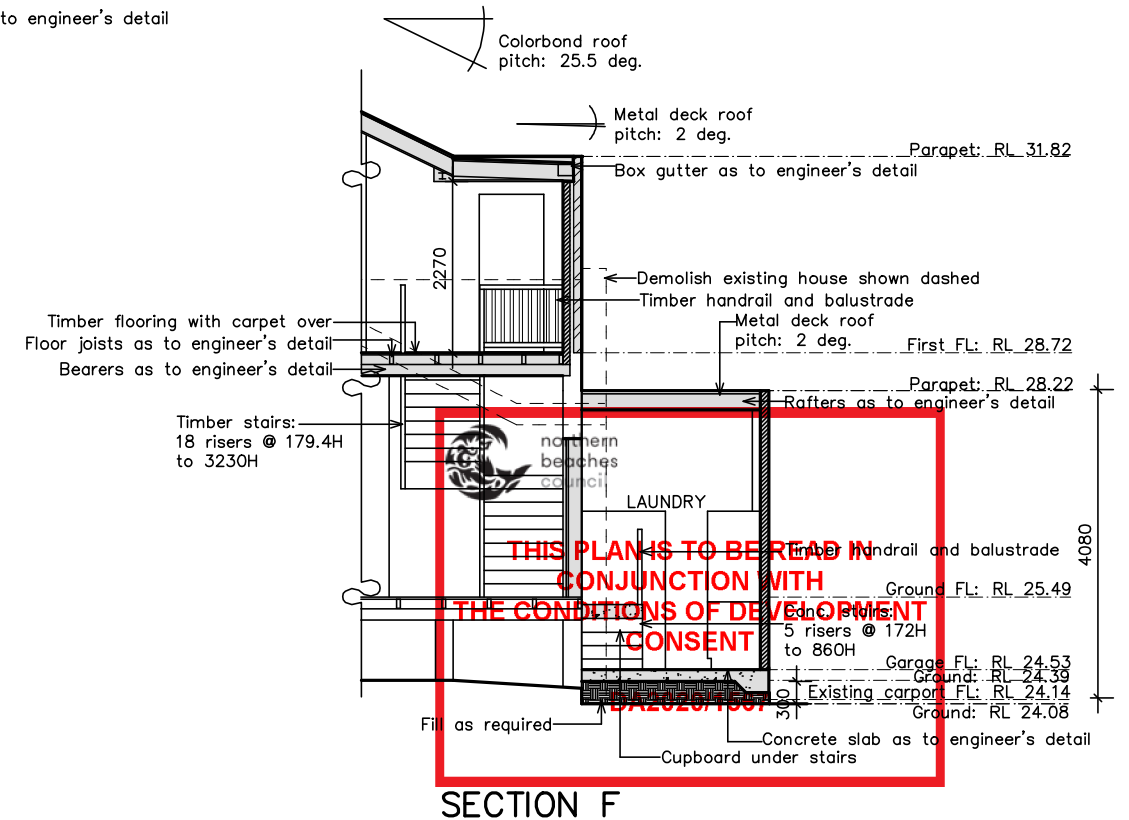
DUFFY REGAN DESIGN
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 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

Drawing No. DA-07



SECTION E



SECTION F

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

Date: NOV 2020

Drawn: D.R.

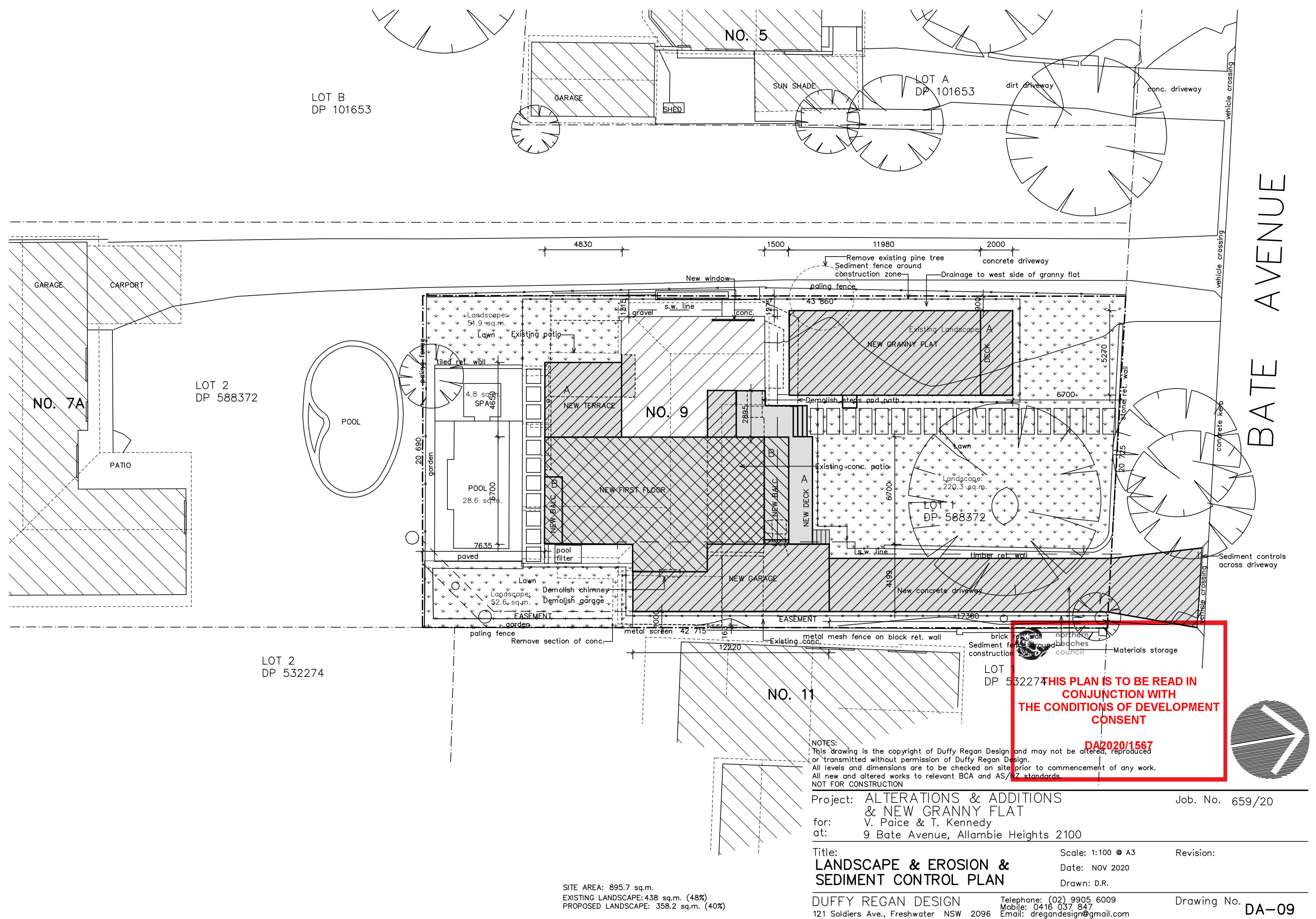
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

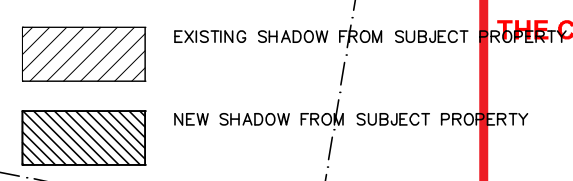
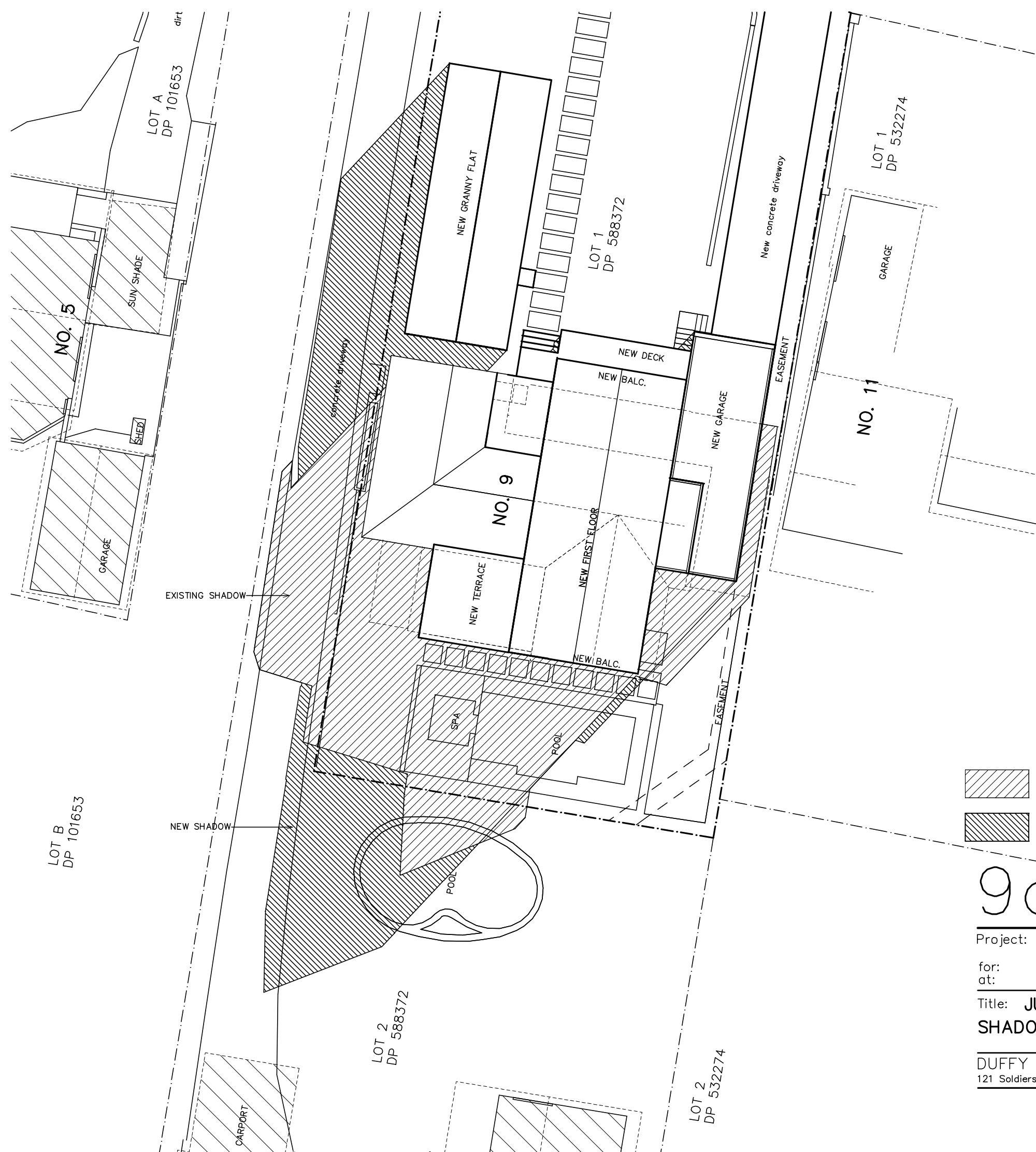
Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. DA-08

BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down) (or R1.30 including construction)
Floor above existing dwelling or building: nil
External wall: brick veneer – R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) – R1.30 (or R1.70 including construction)
External wall: cavity wall – nil
Roof: foil backed blanket (55 mm)
Flat ceiling, pitched roof: framed – ceiling: R1.20 (up)
Raked ceiling, pitched/skillion roof: framed – ceiling: R1.50 (up)
Roof colour: light (solar absorptance < 0.475)





9am



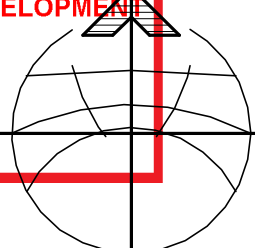
northern
beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/1567

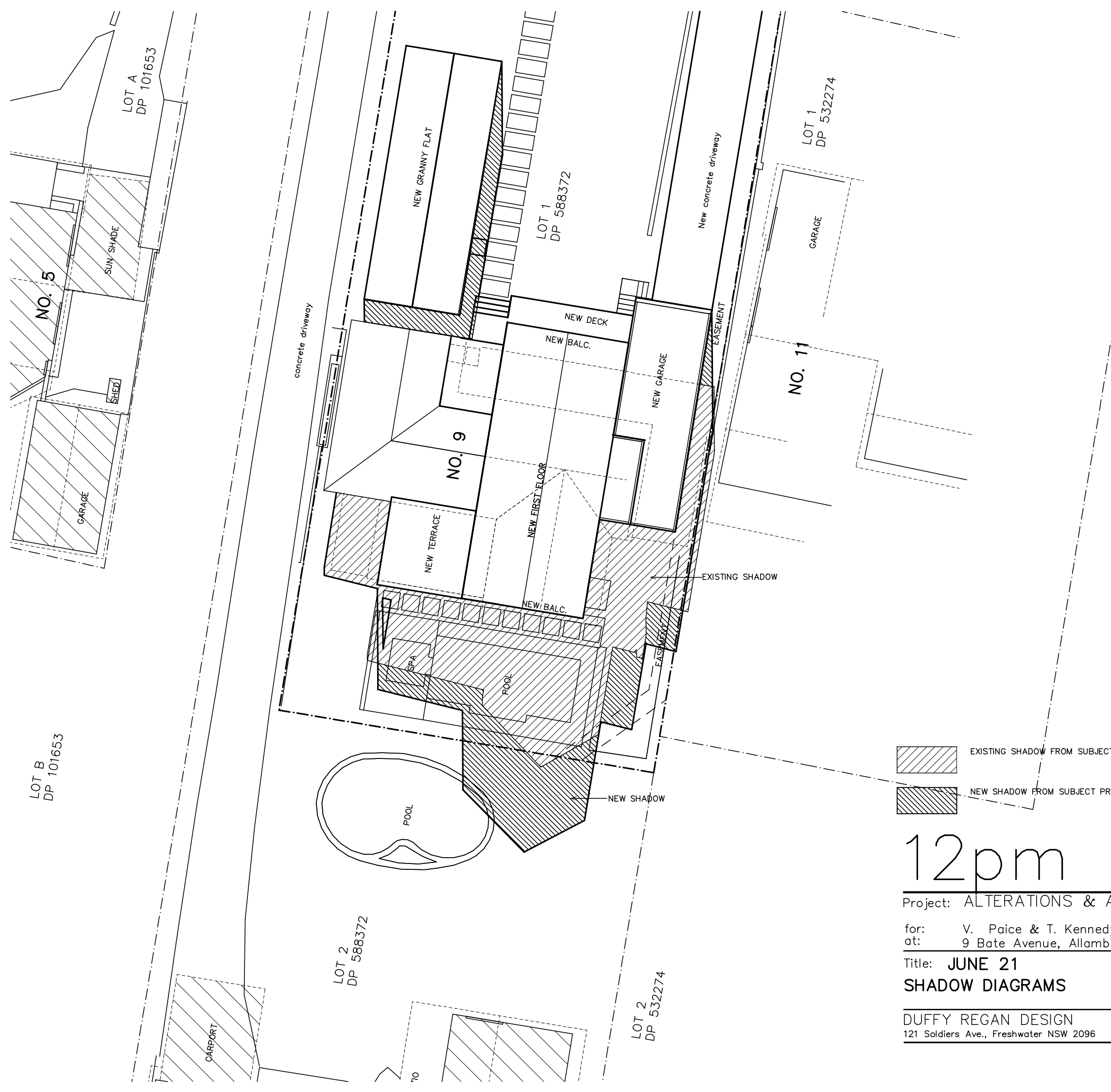


N



34°

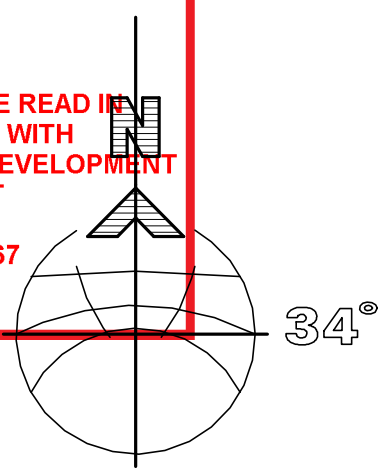
Project: ALTERATIONS & ADDITIONS		Job. No. 659/20	
for: V. Paice & T. Kennedy			
at: 9 Bate Avenue, Allambie Heights			
Title: JUNE 21		Scale: 1:200	Revision:
SHADOW DIAGRAMS		Date: NOV 2020	
		Drawn: D.R.	
DUFFY REGAN DESIGN		Drawing No. DA-10	
121 Soldiers Ave., Freshwater NSW 2096		Tel. & Fax: (02) 9905 6009	
		Mobile: 0416 037 847	
		Email: dregandesign@gmail.com	

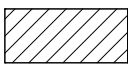


 northern
beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/1567

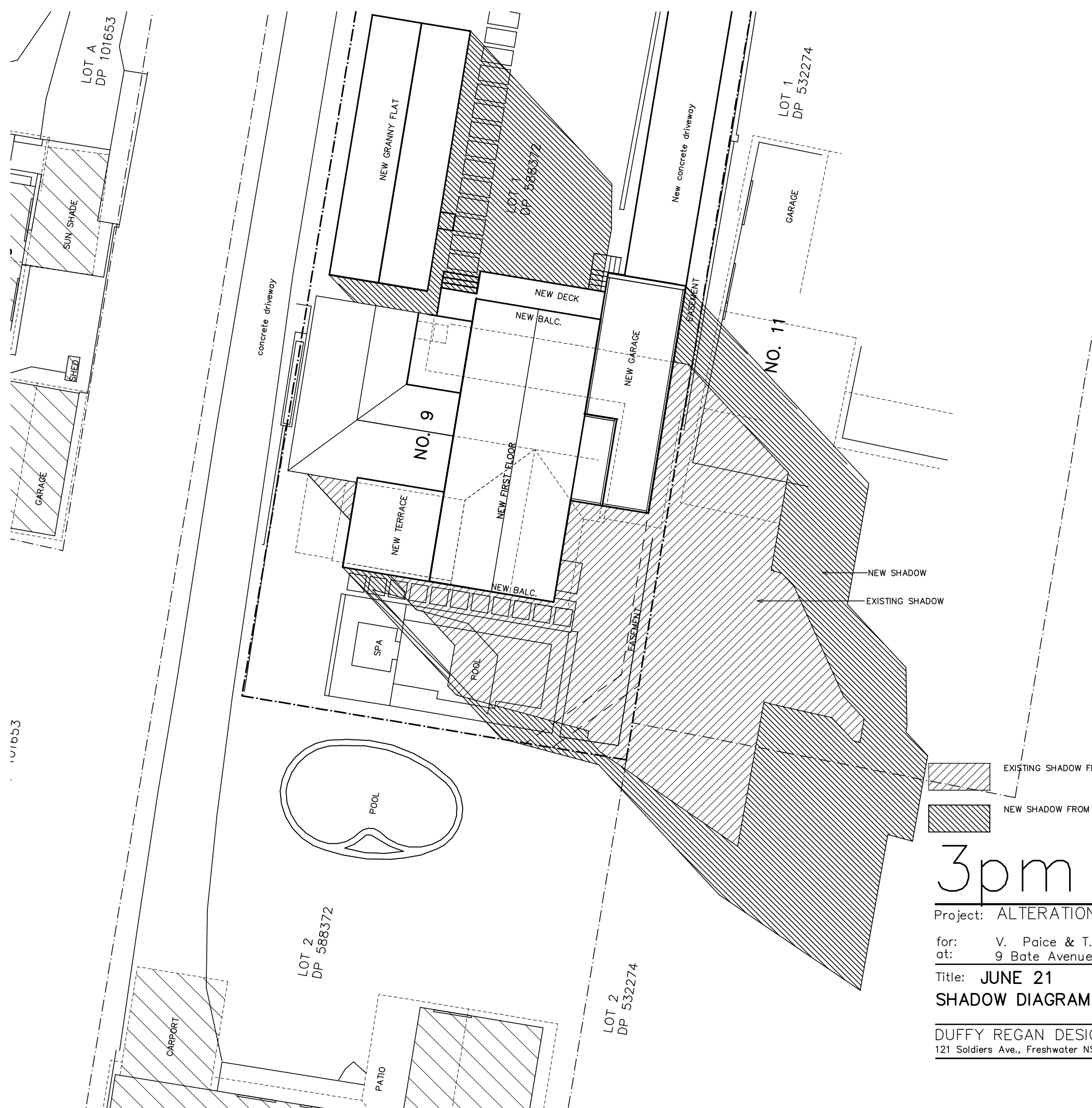


 EXISTING SHADOW FROM SUBJECT PROPERTY

 NEW SHADOW FROM SUBJECT PROPERTY

12pm

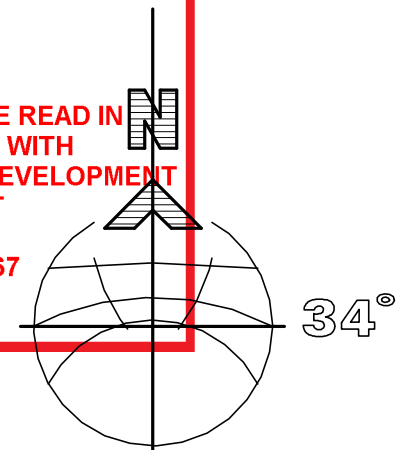
Project: ALTERATIONS & ADDITIONS		Job. No. 659/20
for: V. Paice & T. Kennedy		
at: 9 Bate Avenue, Allambie Heights		
Title: JUNE 21		Scale: 1:200
SHADOW DIAGRAMS		Date: NOV 2020
		Drawn: D.R.
DUFFY REGAN DESIGN		Revision:
121 Soldiers Ave., Freshwater NSW 2096		Drawing No. DA-11
Tel. & Fax: (02) 9905 6009		
Mobile: 0416 037 847		
Email: dregandesign@gmail.com		

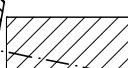


 northern beaches council

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DA2020/1567



 EXISTING SHADOW FROM SUBJECT PROPERTY

 NEW SHADOW FROM SUBJECT PROPERTY

3pm

Project: ALTERATIONS & ADDITIONS		Job. No. 659/20
for: V. Paice & T. Kennedy		
at: 9 Bate Avenue, Allambie Heights		
Title: JUNE 21	Scale: 1:200	Revision:
SHADOW DIAGRAMS	Date: NOV 2020	
	Drawn: D.R.	
DUFFY REGAN DESIGN	Tel. & Fax: (02) 9905 6009	Drawing No. DA-12
121 Soldiers Ave., Freshwater NSW 2096	Mobile: 0416 037 847	
	Email: dregandesign@gmail.com	