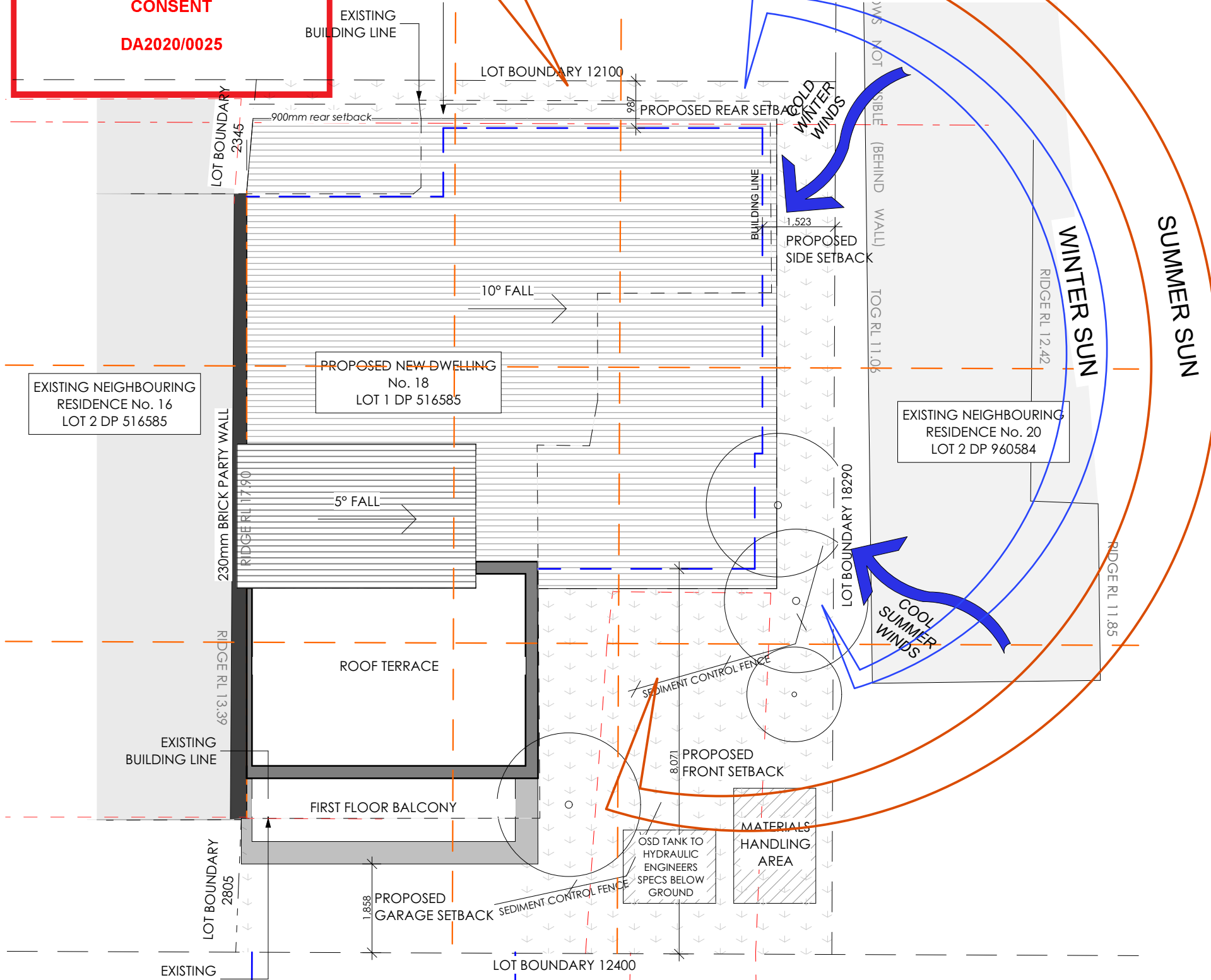




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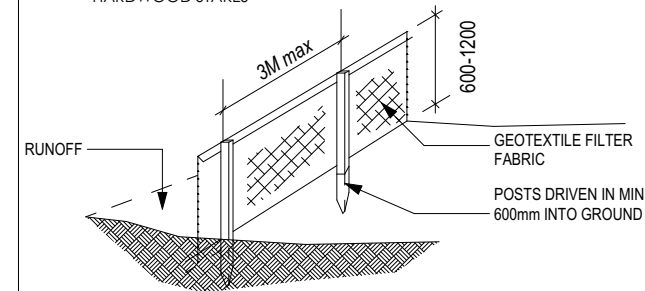
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SITE PLAN  
1:100

#### SEDIMENT FENCE

SEDIMENT CONTROL MESH ON DOWN SLOPE BDY  
AS SHOWN ON PLANS. FABRIC TO BE  
TRENCHED 100mm & FIXED TO  
HARDWOOD STAKES

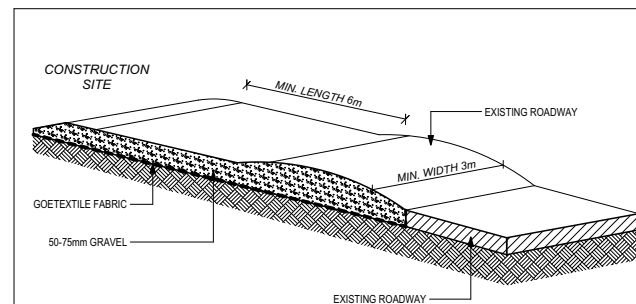


#### DUST CONTROL

TO REDUCE DUST GENERATED BY WIND ACTION, THE  
REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO  
PREVENT DUST GENERATION, WATERING DOWN OF  
THE SITE, ESPECIALLY DURING THE MOVEMENT OF  
MACHINERY IS REQUIRED. WHERE EXCAVATING  
INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE  
DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT  
USING BLUE METAL AND RESTRICT ALL VEHICLE  
MOVEMENTS WITHIN THE SITE TO A MINIMUM.  
ENSURE WIND BREAKS, SUCH AS EXISTING FENCES  
ARE MAINTAINED DURING THE CONSTRUCTION  
PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR  
REINSTATED. PREVENT DUST BY COVERING  
STOCKPILES

#### SEDIMENT NOTE

1. ALL EROSION AND SEDIMENT CONTROL  
MEASURES TO BE INSPECTED AND MAINTAINED  
DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS  
SOIL FROM EXCAVATED AREA AS SOON AS  
POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM  
DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN  
SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER  
AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST  
BE FILTERED BEFORE RELEASING INTO STORMWATER  
SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.



#### NOTE

FRAMING TO AS 1685 - 2010  
CONCRETE FOOTING TO AS  
2870 - 2011  
PLUMBING TO AS 3500 - 2003  
MASONRY TO AS 4773 & 3700  
TERMITE CONTROL TO AS2049  
DOORS AND WINDOWS TO AS  
2047  
ROOFING TO AS 2050

#### LEGEND

- TREE TO BE REMOVED
- PAVED AREA
- SEDIMENT CONTROL FENCE
- BUILDING LINE
- MINIMUM SETBACK REQUIREMENT

#### SITE STATISTICS

DESCRIPTION	AREA m <sup>2</sup>
SITE SIZE	225.27m <sup>2</sup>
LANDSCAPE AREA	79.17m <sup>2</sup>
GROUND FLOOR AREA	76.07m <sup>2</sup> (32.88m <sup>2</sup> Garage)
FIRST FLOOR AREA	98.93m <sup>2</sup> (17.22m <sup>2</sup> Balconies)
TERRACE AREA	7.86m <sup>2</sup> (23.08m <sup>2</sup> Balcony)
<b>TOTAL INTERNAL AREA</b>	<b>182.86m<sup>2</sup></b>



Full Member  
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DATE	AMENDMENTS	NO	BY
19/11/2019	FOR DA SUBMISSION	01.1	AW
23/03/2020	Request for additional information	02	AW

ADDRESS  
18 Clyde Road,  
Dee Why 2099

CLIENT  
Steve Moran

DRAWING TITLE  
SITE PLAN

PROJECT  
ADDITIONS AND ALTERATIONS

DRAWING STATUS

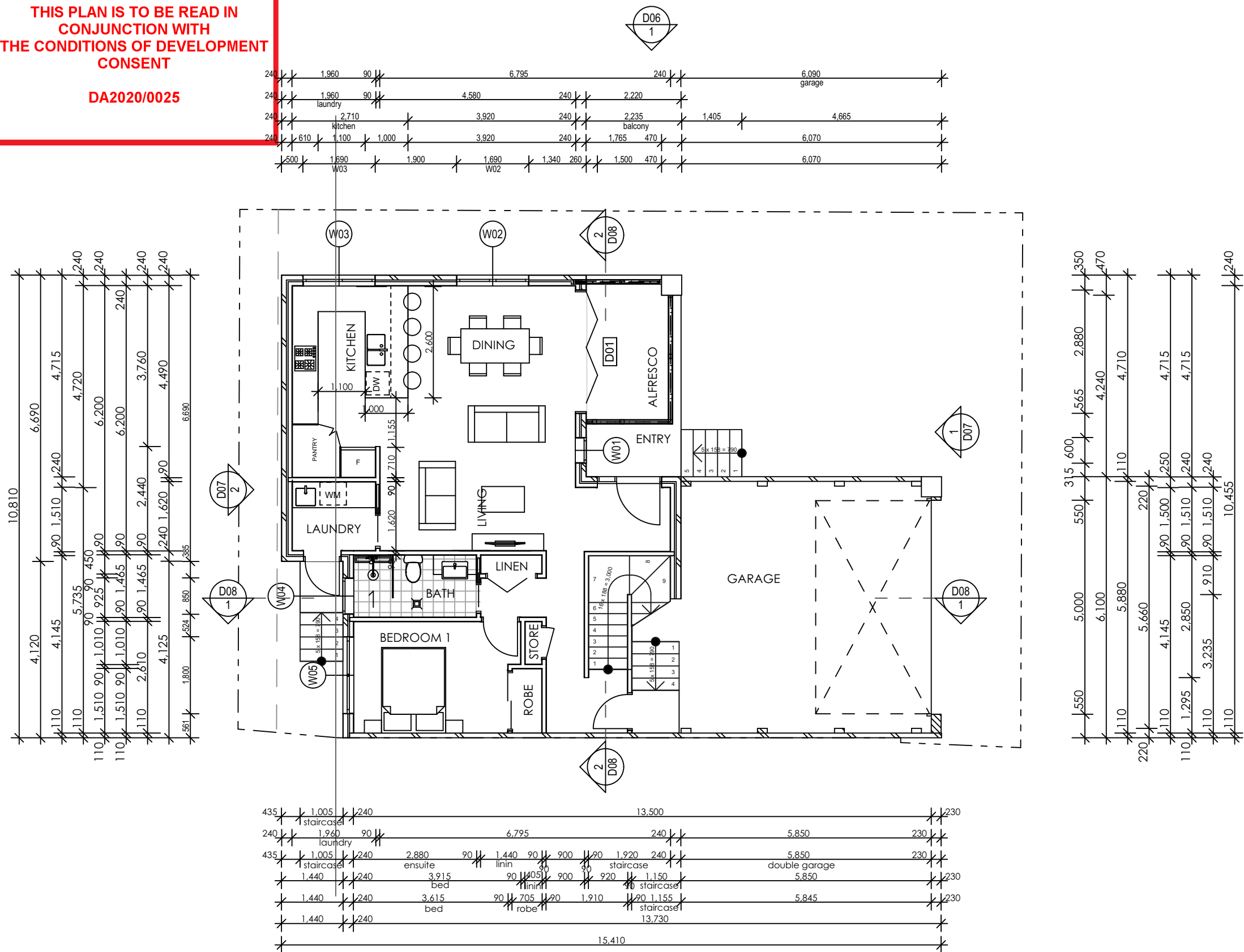
DA SUBMISSION

DRAWN BY	DATE	SCALE
AW	24/03/2020	1:100
DWG NO	JOB NUMBER	ISSUE
D02	19070	02



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GROUND FLOOR PLAN  
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## Specifications

### Water

- 1,500 Rainwater tank, approx. 50% of roof draining to it, connect to WC, garden tap & washing machine
- 3 star showerhead 7.5-9L/m
- 4 star WC
- 4 star taps

### Thermal

- Light/medium coloured walls
- Dark colour roof
- Raft slab (timber to living areas, tiles to wet areas and carpet to beds)
- R2.0 wall insulation to framed wall between house/garage
- 10mm foil faced foam cavity insulation to cavity brick external walls (excluding garage)
- R3.5 ceiling insulation (excluding garage)
- Anticon insulation to roof
- Self sealing exhaust fans to wet areas with shower
- Surface mounted lighting
- Weather stripping
- Standard windows (wideline spec)
- Sliding/fixed Uw 6.4 & shgc 0.76 clear glass
- Bifold door Uw 6.2 & shgc 0.62 clear glass
- Awning Uw 6.5 & shgc 0.63 clear glass
- Louver Uw 6.0 & shgc 0.67 clear glass (assumed breezeway)
- Entry frame/hung door Uw 5.9 & shgc 0.6 clear glass

### Energy

- Gas instantaneous HWS 6 stars
- Three phase reverse cycle A/C
- Exhaust fan to wet areas with a shower, ducted to outside air
- Rangehood, ducted to outside air
- Gas cooktop, electric oven
- External clothesline



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GROUND FLOOR PLAN

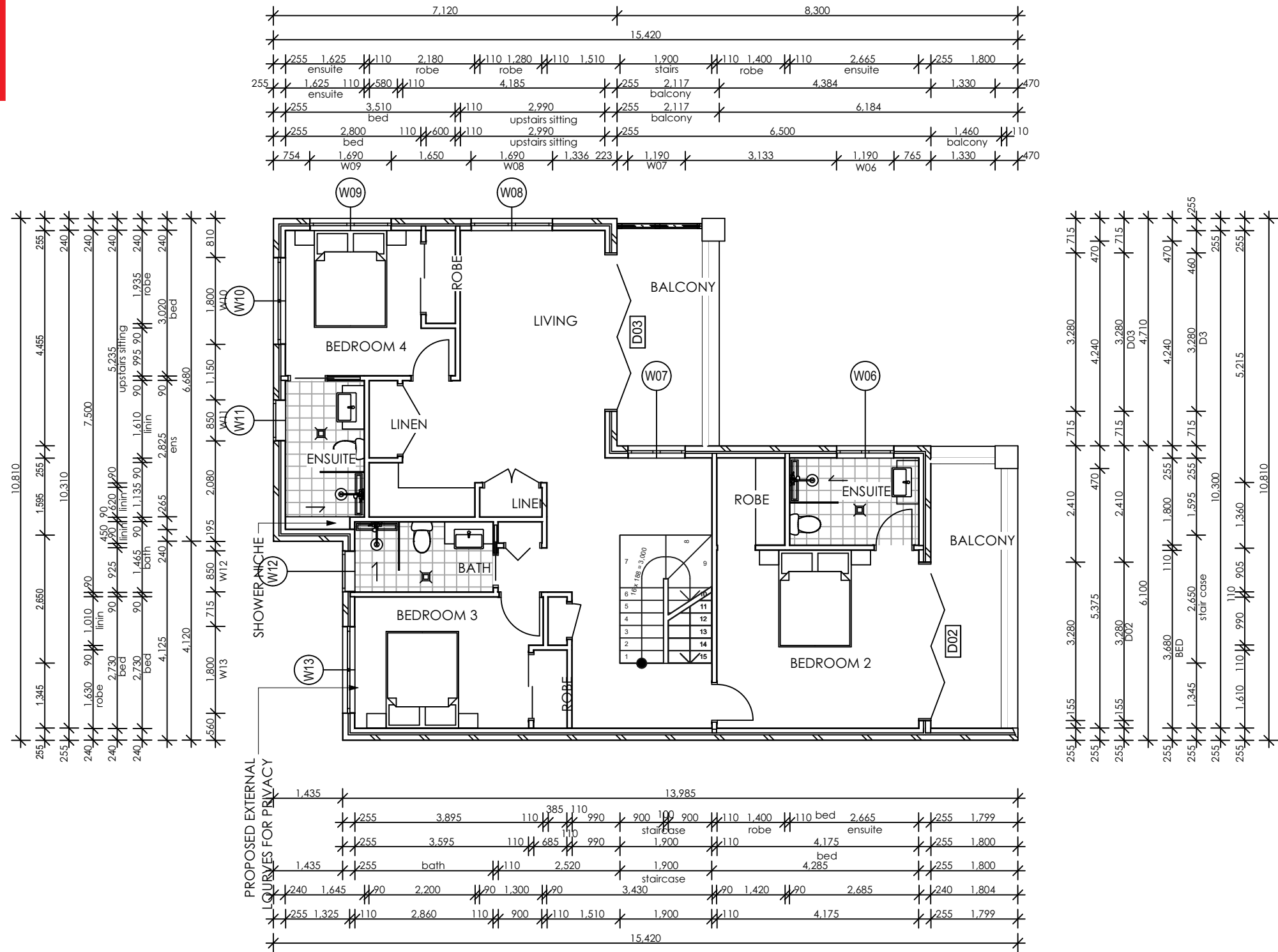
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ADDITIONS AND ALTERATIONS

DRAWING STATUS  
DA SUBMISSION

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FIRST FLOOR PLAN  
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FIRST FLOOR PLAN

PROJECT  
ADDITIONS AND ALTERATIONS

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DA SUBMISSION

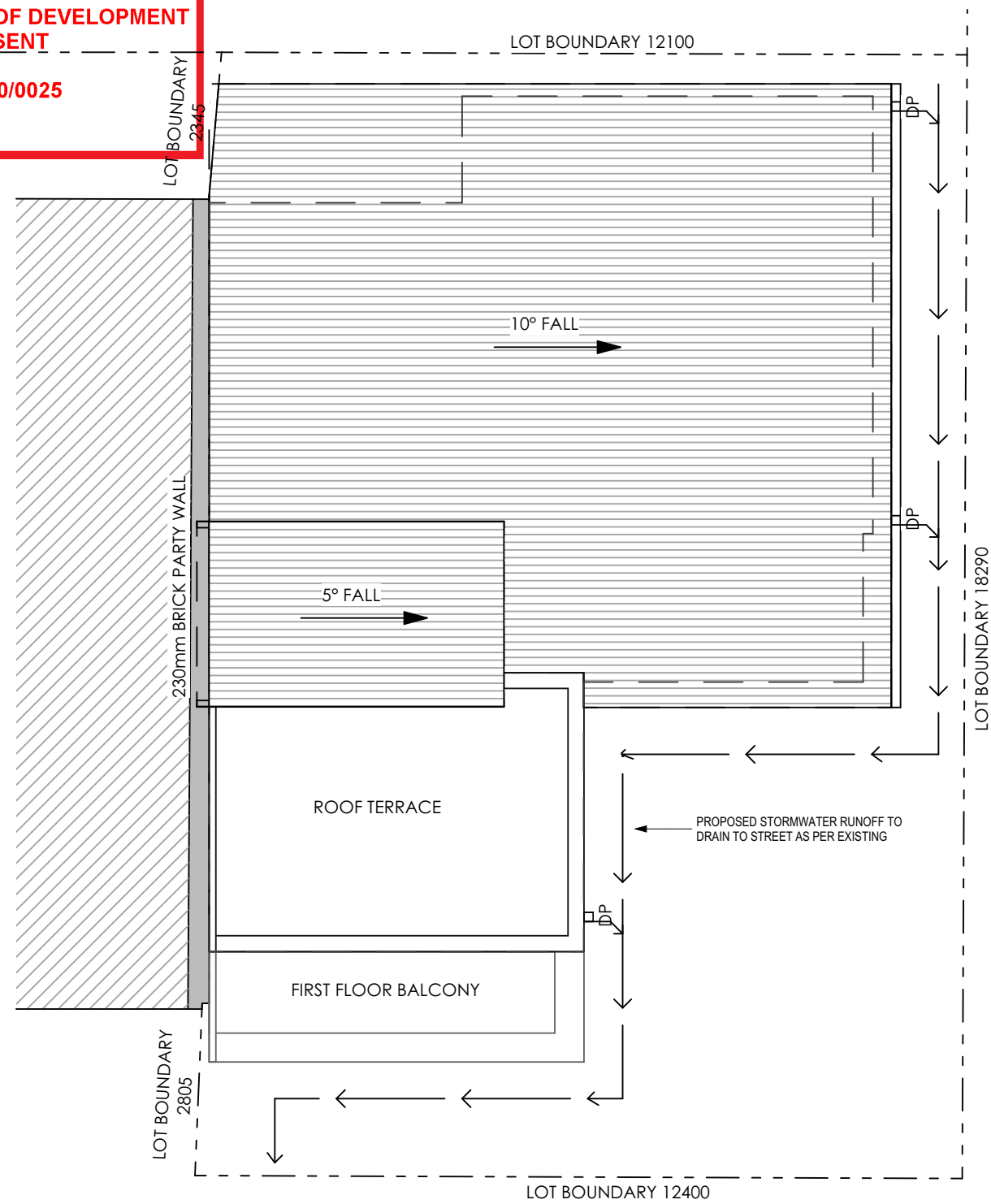
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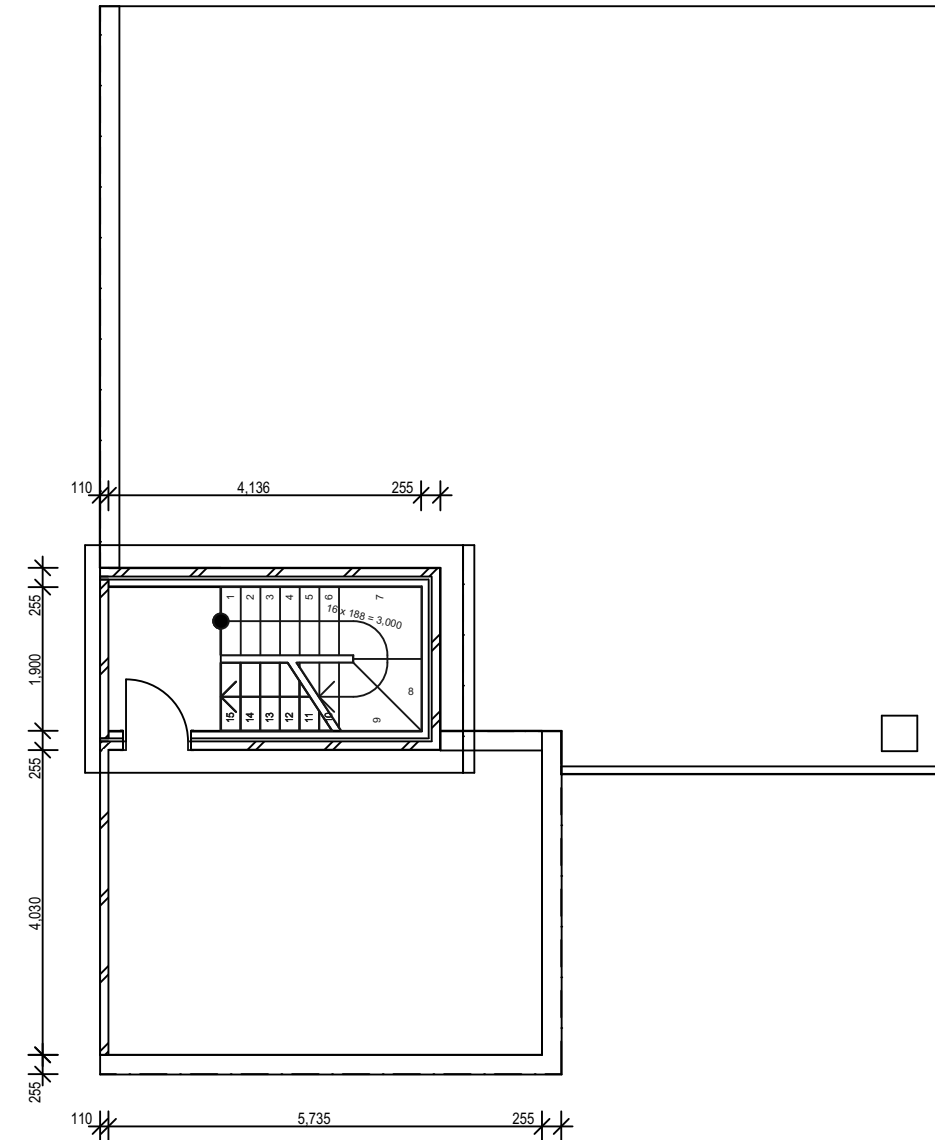
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ROOF PLAN  
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ROOF TERRACE FLOOR PLAN  
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			23/03/2020	Request for additional information	02	AW			DRAWN BY	DATE	SCALE
							CLIENT	PROJECT	AW	24/03/2020	1:100
							Steve Moran	ADDITIONS AND ALTERATIONS	DWG NO	JOB NUMBER	ISSUE
									D05	19070	02

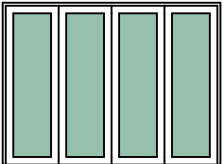


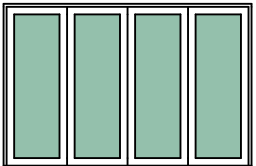
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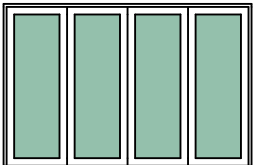
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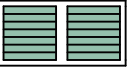
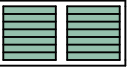



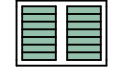
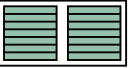
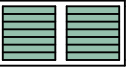






DOOR SCHEDULE	
DOOR ID	D01
W x H	2,800×2,100
HEAD HEIGHT	2,100
ELEVATION	

DOOR SCHEDULE	
DOOR ID	D02
W x H	3,200×2,100
HEAD HEIGHT	2,100
ELEVATION	

DOOR SCHEDULE	
DOOR ID	D03
W x H	3,200×2,100
HEAD HEIGHT	2,100
ELEVATION	

NORTH ELEVATION  
1:100

WINDOW SCHEDULE													
WINDOW ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13
W x H	600×1,800	1,690×860	1,690×860	850×850	1,800×1,275	1,190×860	1,190×860	1,690×860	1,690×860	1,800×850	850×850	850×850	1,800×1,200
HEAD HEIGHT	2,054	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
ELEVATION													







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		19/11/2019	FOR DA SUBMISSION	01.1	AW	18 Clyde Road, Dee Why 2099	EAST AND WEST ELEVATIONS	DA SUBMISSION		
		23/03/2020	Request for additional information	02	AW			DRAWN BY	DATE	SCALE
						CLIENT Steve Moran	PROJECT ADDITIONS AND ALTERATIONS	AW	24/03/2020	1:100
								DWG NO	JOB NUMBER	ISSUE
								D07	19070	02



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