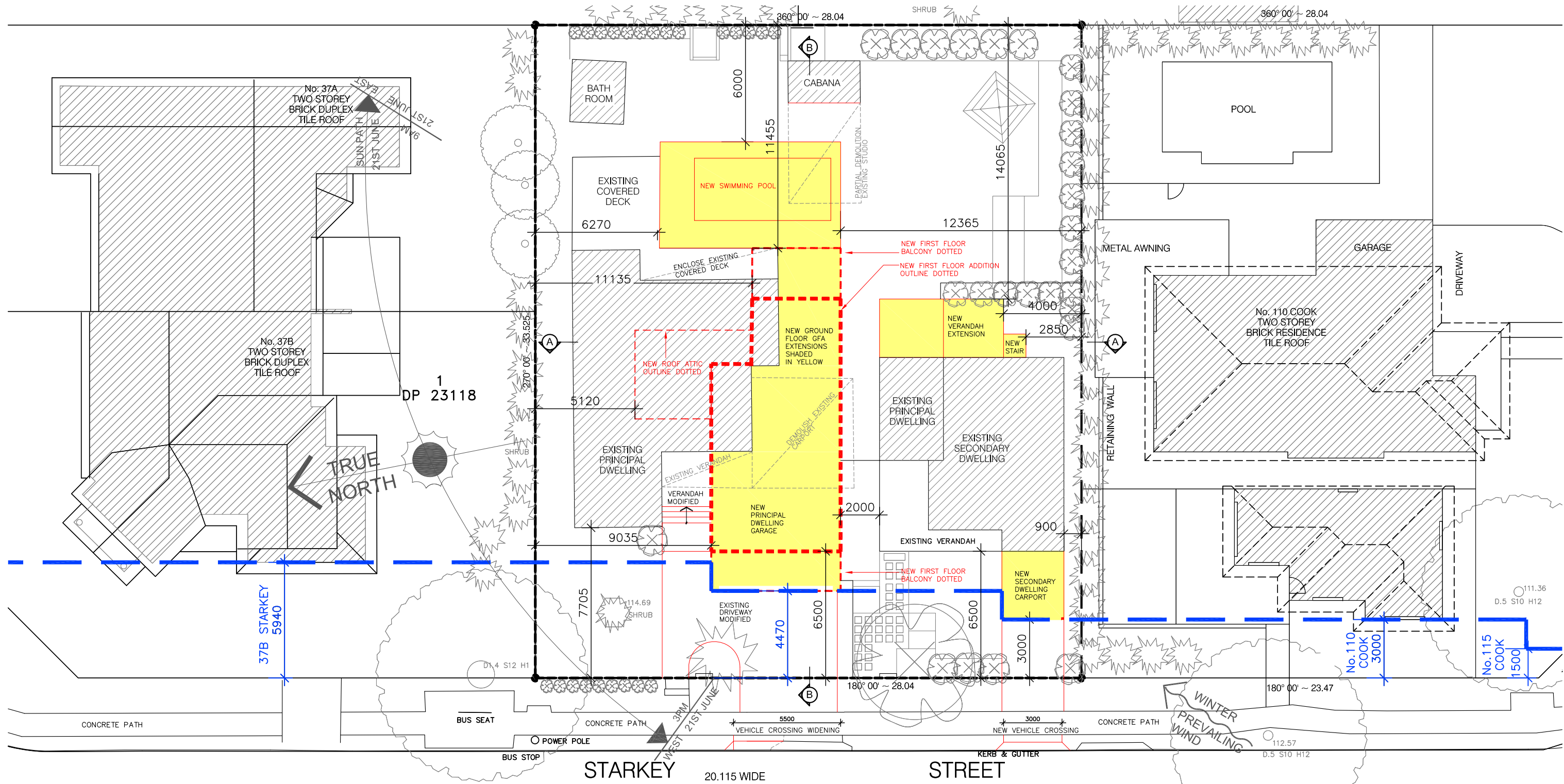
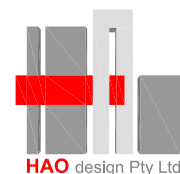




EXISTING STREET PERSPECTIVE VIEW NTS



PROPOSED STREET PERSPECTIVE VIEW NTS



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REVISION	AMENDMENT	DATE
A	DA	07.04.19

PROJECT:

ALTERATIONS & ADDITIONS

LOT 17, DP 23118

**39 STARKEY STREET
FORESTVILLE NSW 2087**



DRAWING TITLE:

**SITE/SITE ANALYSIS PLAN
& PERSPECTIVE VIEWS**

DRAWING STATUS:

**PLANNING
APPROVAL**

SCALE:

1:200

SIZE:

A3

DATE:

7 APRIL 2019

PROJECT No:

140808

CAD FILE:

Plan_Site.dwg

DESIGN:

DL

CAD:

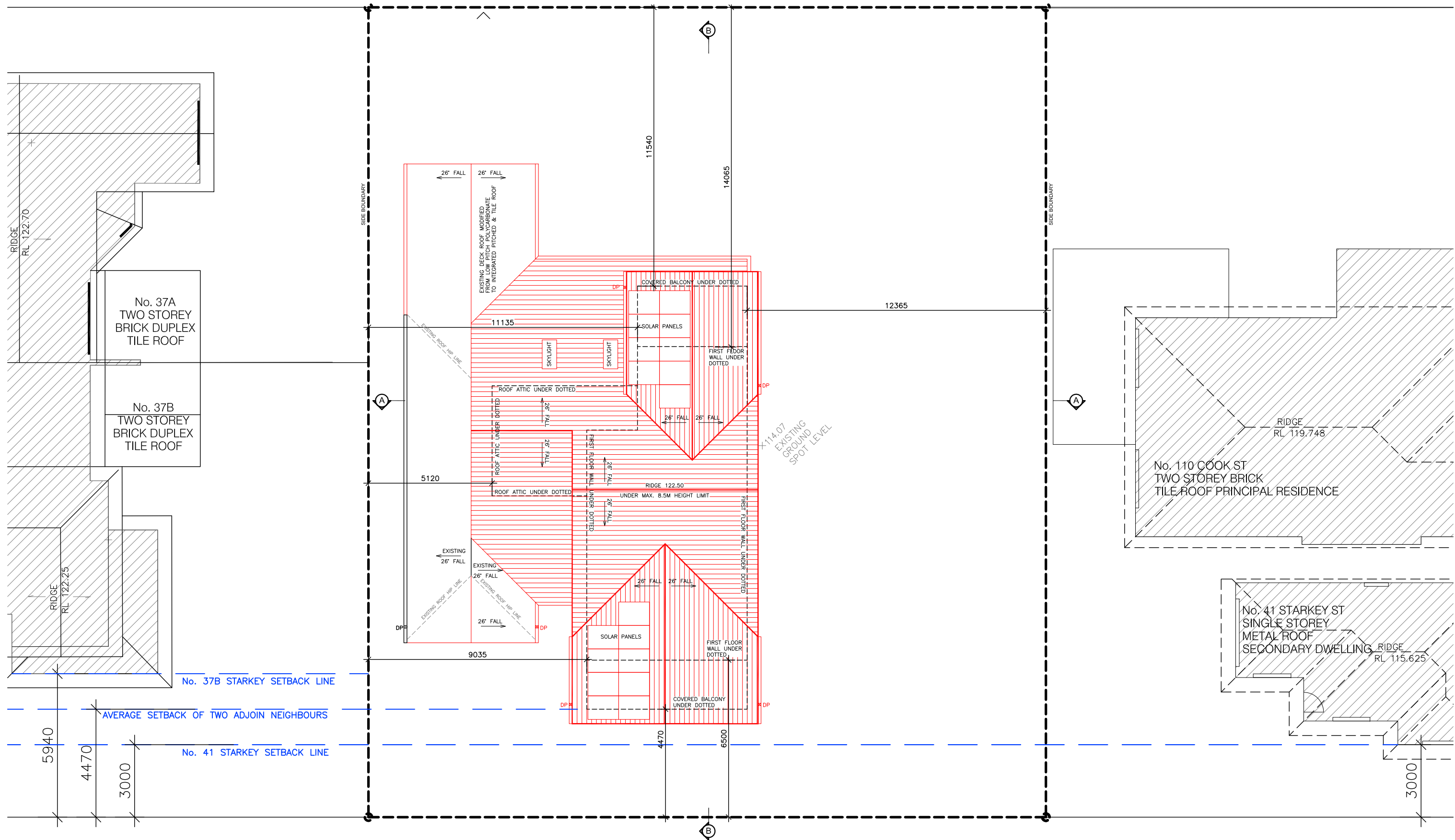
DL

DRAWING No:

01

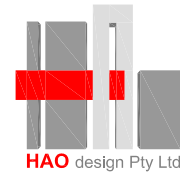
REVISION:

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LEGEND:

— PROPOSED WORKS IN RED

 www.hao.com.au M: 0403 263 365 admin@hao.com.au	PROJECT: ALTERATIONS & ADDITIONS		DRAWING TITLE: ROOF PLAN		SCALE: 1:150	CAD FILE: Plan_Roof.dwg	
	LOT 17, DP 23118 39 STARKEY STREET FORESTVILLE NSW 2087		DRAWING STATUS: PLANNING APPROVAL		SIZE: A3	DESIGN: DL	CAD: DL
					DATE: 7 APRIL 2019		
					PROJECT No: 140808	DRAWING No: 04	REVISION: A



EXISTING WEST ELEVATION (STARKEY STREET)



PROPOSED WEST ELEVATION (STARKEY STREET)

NOTE: EXTERNAL FINISHES TO MATCH EXISTING



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PROJECT:

ALTERATIONS & ADDITIONS

LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087

DRAWING TITLE:

ELEVATIONS #1

DRAWING STATUS:

**PLANNING
APPROVAL**

SCALE:

1:100

SIZE:

A3

CAD FILE:

Elev_Sec.dwg

DESIGN:

DL

CAD:

DL

DATE:

7 APRIL 2019

PROJECT No:

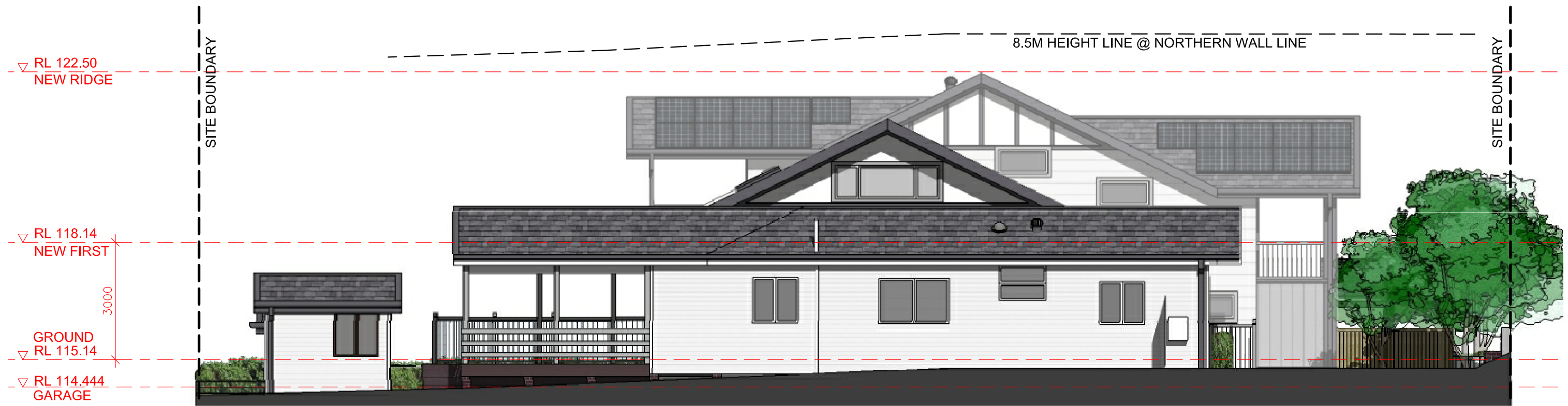
140808

DRAWING No:

06

REVISION:

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

NOTE: EXTERNAL FINISHES TO MATCH EXISTING



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PROJECT:

ALTERATIONS & ADDITIONS

LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087

DRAWING TITLE:

ELEVATIONS #2

DRAWING STATUS:

**PLANNING
APPROVAL**

SCALE:

1:100

SIZE:

A3

CAD FILE:

Elev_Sec.dwg

DESIGN:

DL

CAD:

DL

DATE:

7 APRIL 2019

PROJECT No:

140808

DRAWING No:

07

REVISION:

A



PROPOSED EAST ELEVATION

BASIX SPECIFICATION

Outdoor Swimming Pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 31 kilolitres.

Hot water
The applicant must install the following hot water system in the development: gas instantaneous.

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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475 - 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
G-E1	E	4.43	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
G-E2	E	6.36	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-N1	N	2.25	5	10	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-N2	N	0.73	9	10	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-N3	N	0.73	9	10	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-W1	W	0.73	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-W2	W	4.42	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-S1	S	2.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-S2	S	0.73	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-S3	S	2.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
F-S4	S	2.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
G-W1	W	1.28	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
G-N1	N	0.73	9	10	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
G-S1	S	0.73	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
G-S2	S	2.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
G-S3	S	2.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylight number	Area of glass inc. frame (m2)	Shading device	Frame and glass type
s1	0.72	no shading	timber, double clear/air fill, (or U-value 4.3, SHGC:0.5)
s2	0.72	no shading	timber, double clear/air fill, (or U-value 4.3, SHGC:0.5)



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PROJECT: ALTERATIONS & ADDITIONS

LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087

DRAWING TITLE: ELEVATIONS #3
BASIX SPECIFICATION

DRAWING STATUS: PLANNING
APPROVAL

SCALE: 1:100

SIZE: A3

DATE: 7 APRIL 2019

CAD FILE: Elev_Sec.dwg

DESIGN: DL

CAD: DL

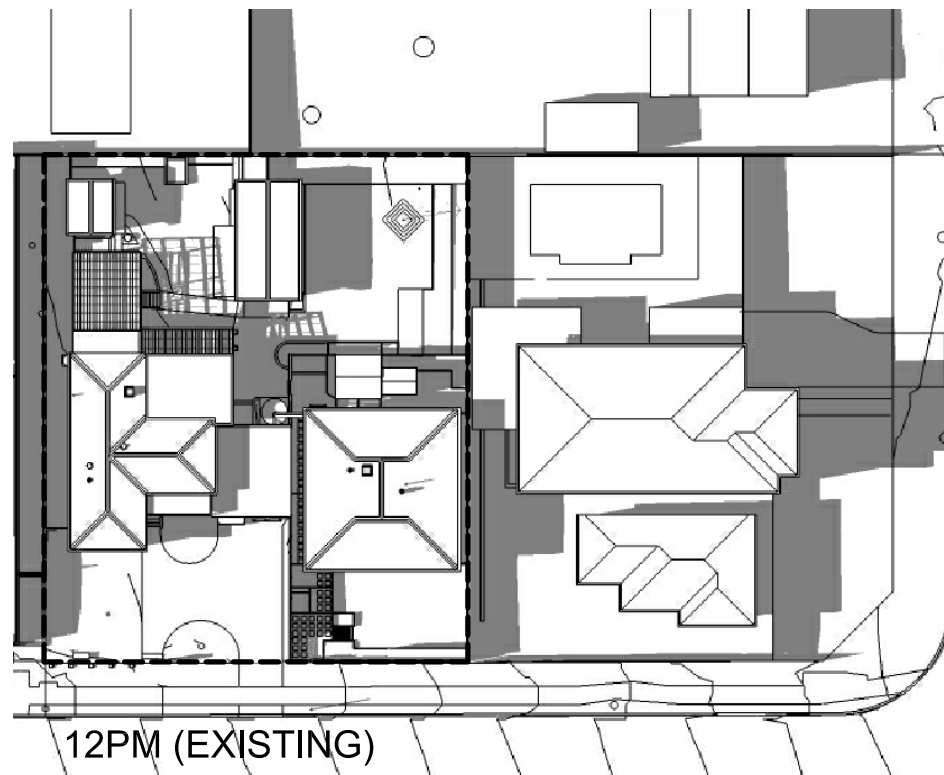
PROJECT No:
140808

DRAWING No:
08

REVISION:
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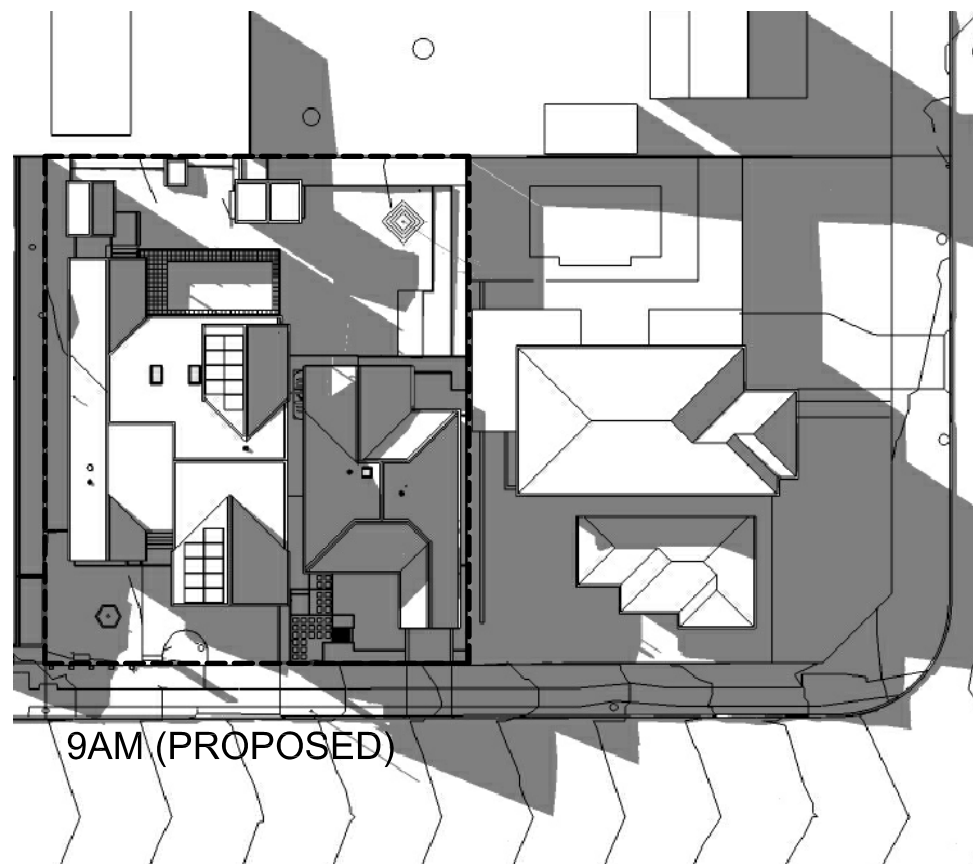
9AM (EXISTING)



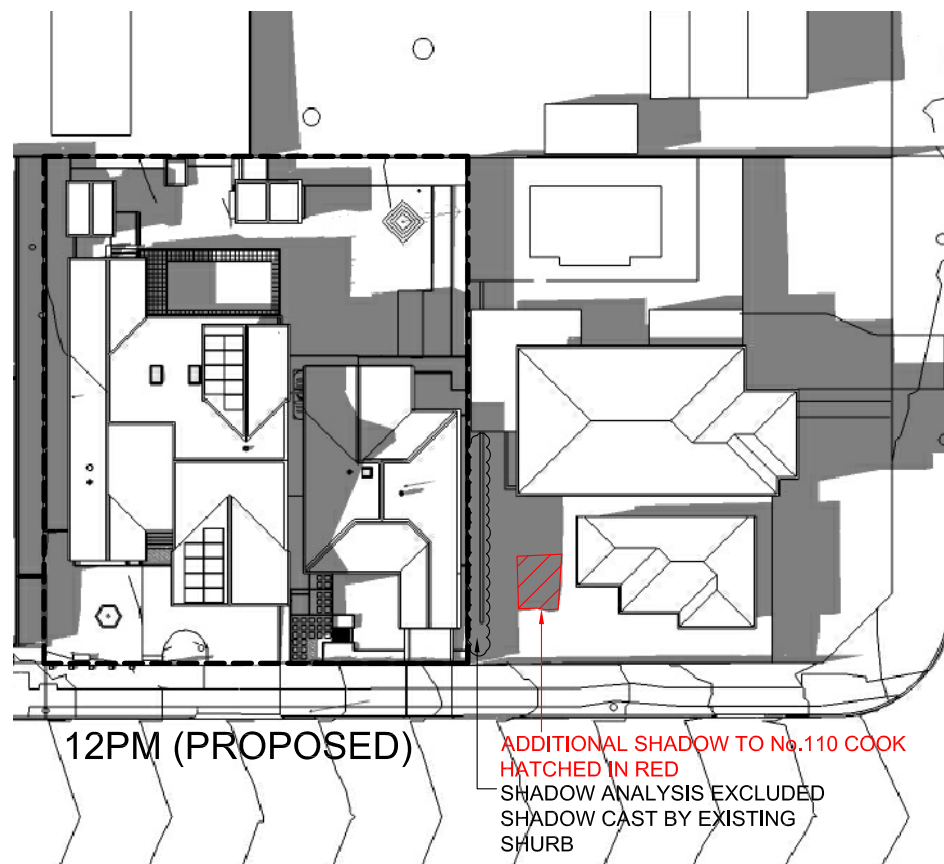
12PM (EXISTING)



3PM (EXISTING)

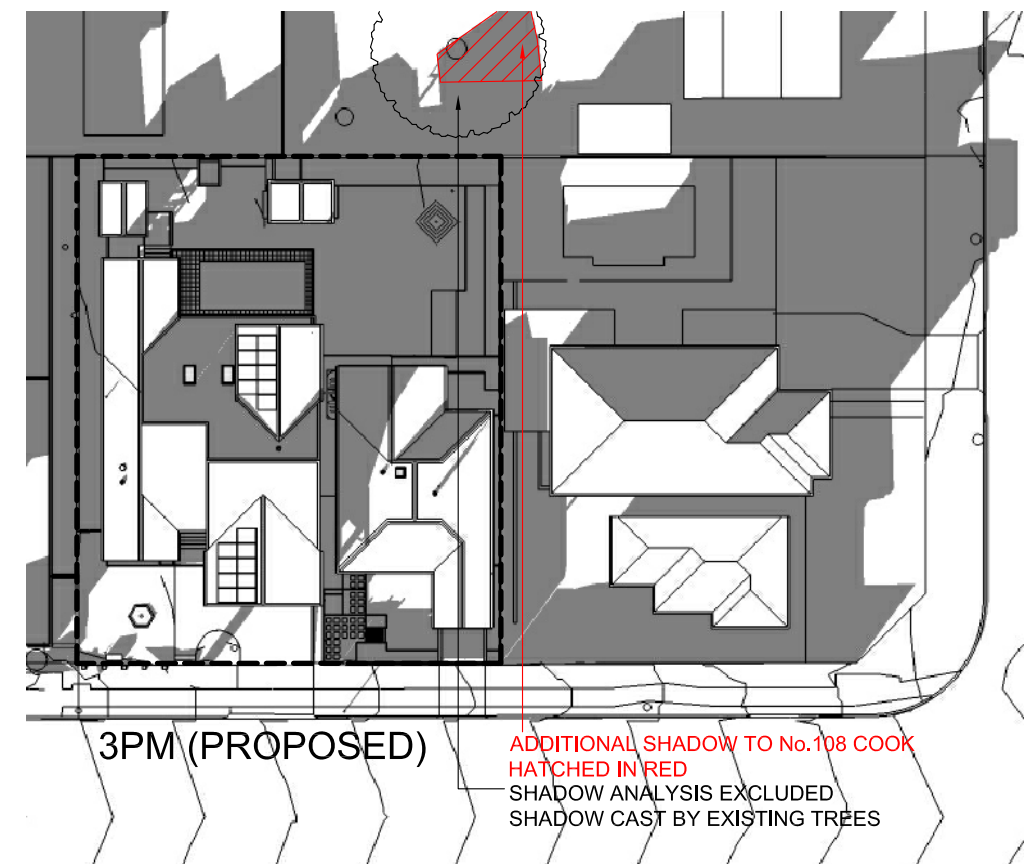


9AM (PROPOSED)



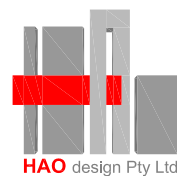
12PM (PROPOSED)

ADDITIONAL SHADOW TO No.110 COOK
HATCHED IN RED
SHADOW ANALYSIS EXCLUDED
SHADOW CAST BY EXISTING
SHURB



3PM (PROPOSED)

ADDITIONAL SHADOW TO No.108 COOK
HATCHED IN RED
SHADOW ANALYSIS EXCLUDED
SHADOW CAST BY EXISTING TREES



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DRAWING TITLE:

**SHADOW DIAGRAMS
21 JUNE**

DRAWING STATUS:

**PLANNING
APPROVAL**

SCALE:

1:500

SIZE:

A3

DATE:

7 APR 2019

CAD FILE:

Area_Calc.dwg

DESIGN:

DL

CAD:

DL

PROJECT No:

140808

DRAWING No:

10

REVISION:

A



SITE AREA: 935.8SQM
LANDSCAPE AREA CALCULATION:

MINIMUM REQUIRED 40% (374.32SQM) MINIMUM 2M WIDE	PROPOSED 47% (441SQM)✓ MINIMUM 2M WIDE
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