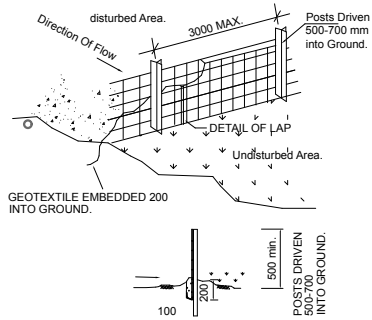


NOT TO SCALE



- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- 2- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- 3- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.

HOT WATER
- The applicant must install the following hot water system in the development: gas instantaneous.

LIGHTING

- The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

FIXTURES

- The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

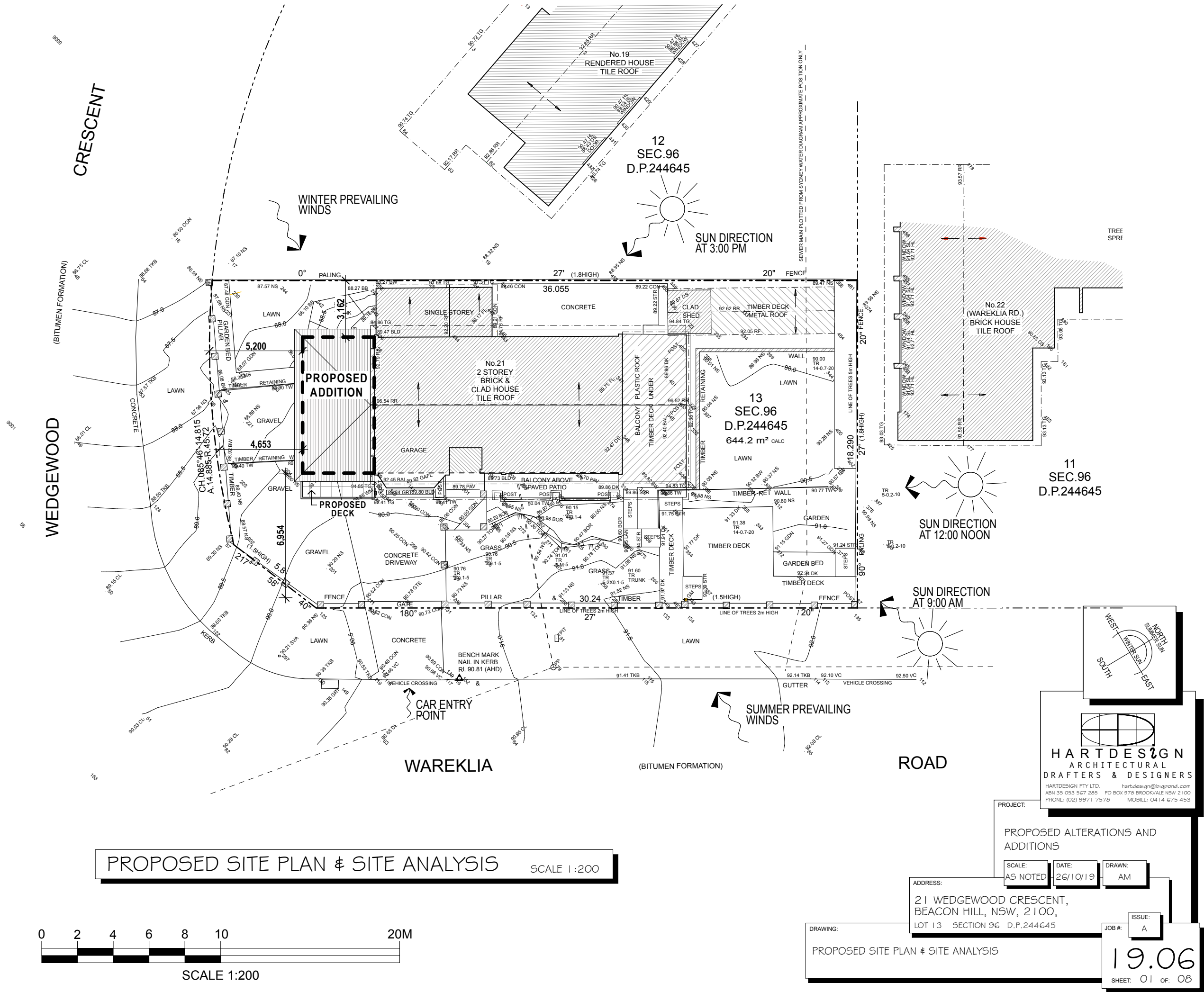
INSULATION REQUIREMENTS

- Suspended floor above garage: framed (R0.7): Insulation required nil
- External wall: framed (weatherboard, fibro, metal clad): Insulation required R1.30 (or R1.70 including construction)
- Internal wall: shared with Garage: plasterboard (R0.36): Insulation required nil.
- Flat ceiling, pitched roof - Insulation required ceiling: R2.50 (up), roof: foil/sarking.

Other specifications: medium (solar absorptance 0.475 - 0.70)

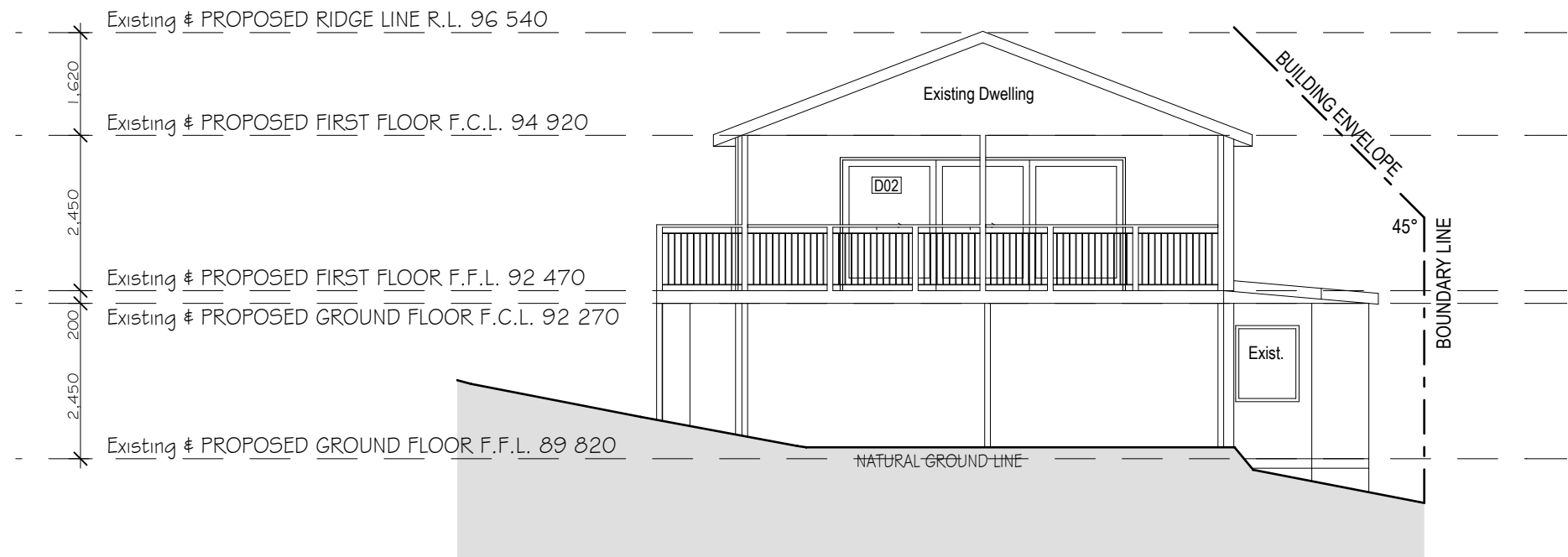
- Treatment to protect the building from subterranean termites must be carried out in accordance with as 3600.1 'protection of building from subterranean termites' part 1; new buildings
- Builder to connect new downpipes from the proposed addition to existing stormwater line via 100mm dia pvc pipe with min 1:80 grade & 300mm earth cover.
- Existing stormwater line & discharge point to remain as is

NOTE: All works must be compliant with the outcomes of BUSHFIRE REPORT 1366 dated 27.11.19 prepared by Ronald Coffey





EAST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100

WEST NORTH
WIND SW SUMMER ESE
SOUTH EAST

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ABN 35 053 567 285 PO BOX 978 BROOKVALE NSW 2100
PHONE: (02) 9971 7578 MOBILE: 0414 675 453

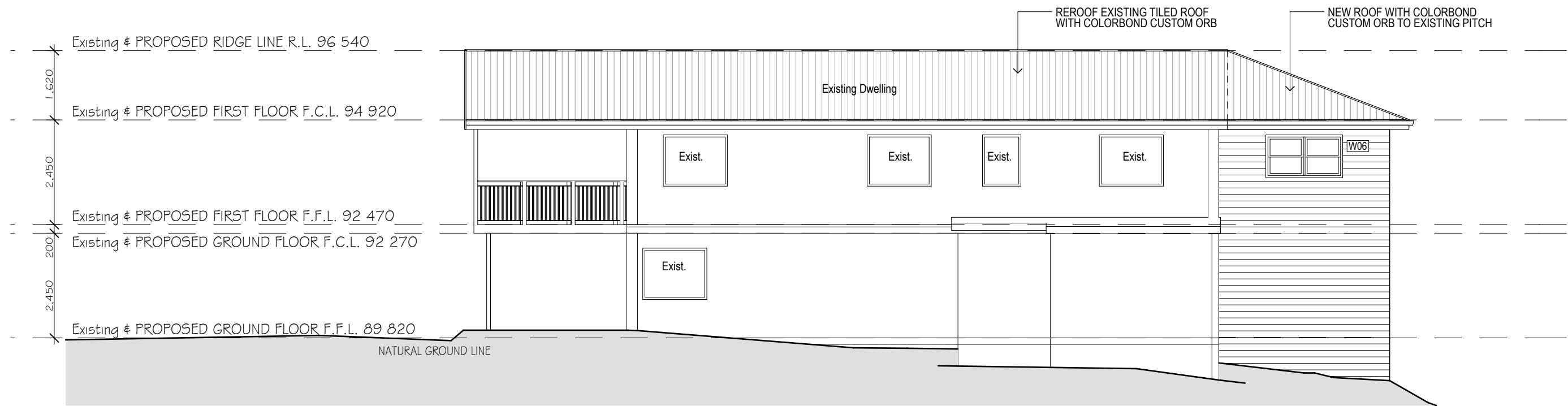
PROJECT: PROPOSED ALTERATIONS AND ADDITIONS

SCALE: AS NOTED DATE: 26/10/19 DRAWN: AM

ADDRESS: 21 WEDGEWOOD CRESCENT,
BEACON HILL, NSW, 2100,
LOT 13 SECTION 96 D.P.244645

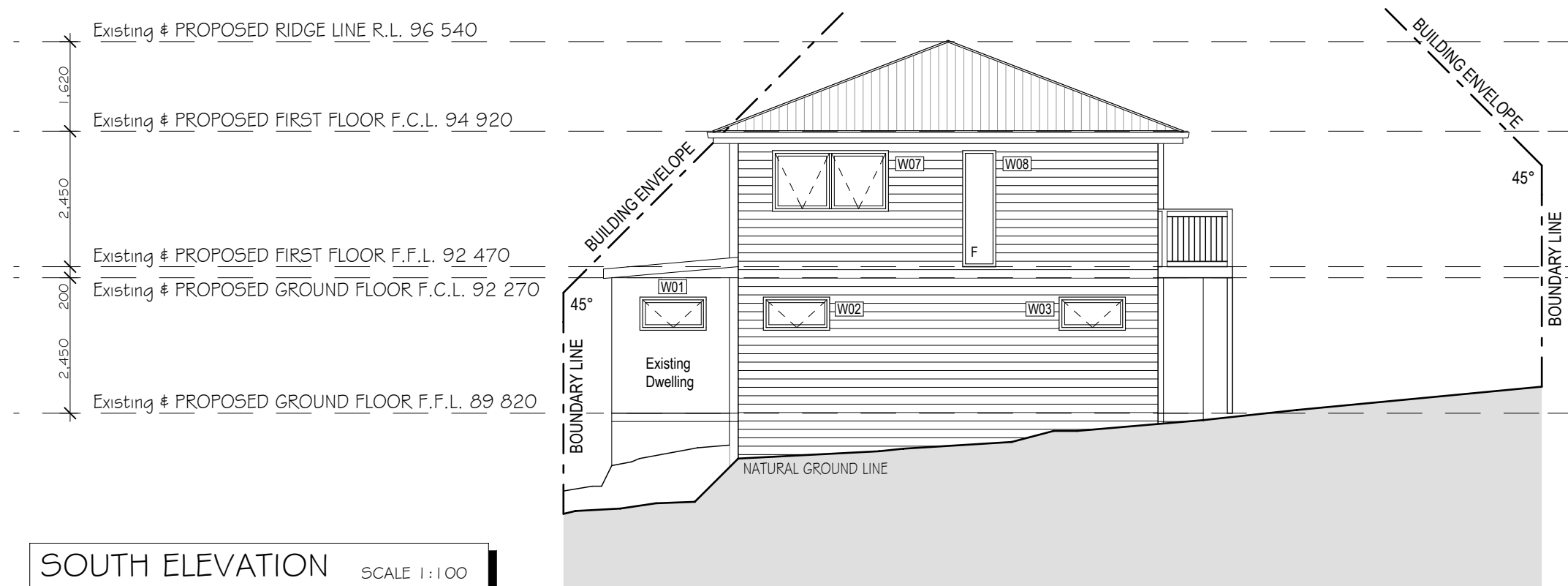
DRAWING: ELEVATIONS

ISSUE: A
JOB #: 19.06
SHEET: 04 OF: 08



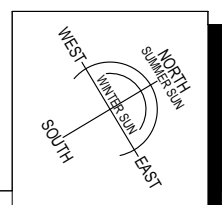
WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



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PROJECT:
PROPOSED ALTERATIONS AND
ADDITIONS

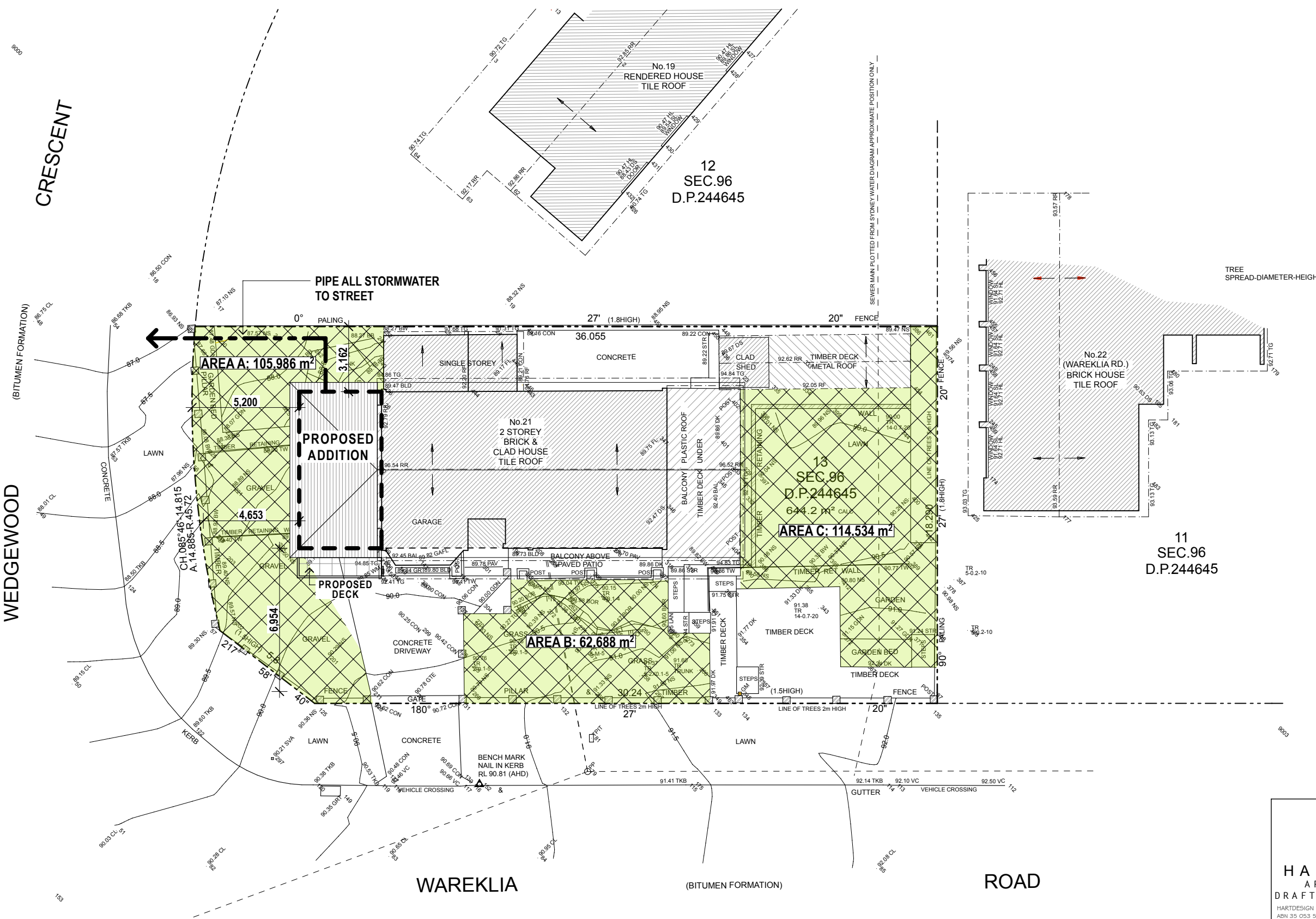
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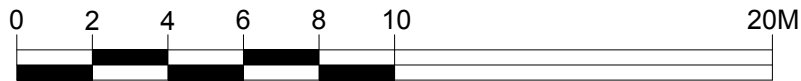
ISSUE:
A

JOB #:
19.06
SHEET: 05 OF: 08



STORMWATER MANAGEMENT PLAN
LANDSCAPED AREA DIAGRAM

SCALE 1:200



SCALE 1:200

LANDSCAPED AREA CALCULATIONS	
SITE AREA	- 644.2m ²
AREA A -	- 106.0m ²
AREA B -	- 62.7m ²
AREA C -	- 114.5m ²
LANDSCAPE AREA	- 283.2m ²
TOTAL LANDSCAPED OPEN SPACE (LOS)	- 644.2m ² / 44%

PROJECT:

PROPOSED ALTERATIONS AND ADDITIONS

SCALE: AS NOTED

DATE: 26/10/19

DRAWN: AM

ADDRESS:

21 WEDGEWOOD CRESCENT,
BEACON HILL, NSW, 2100,
LOT 13 SECTION 96 D.P.244645

DRAWING:

LANDSCAPED AREA & STORMWATER MANAGEMENT PLAN

ISSUE: A

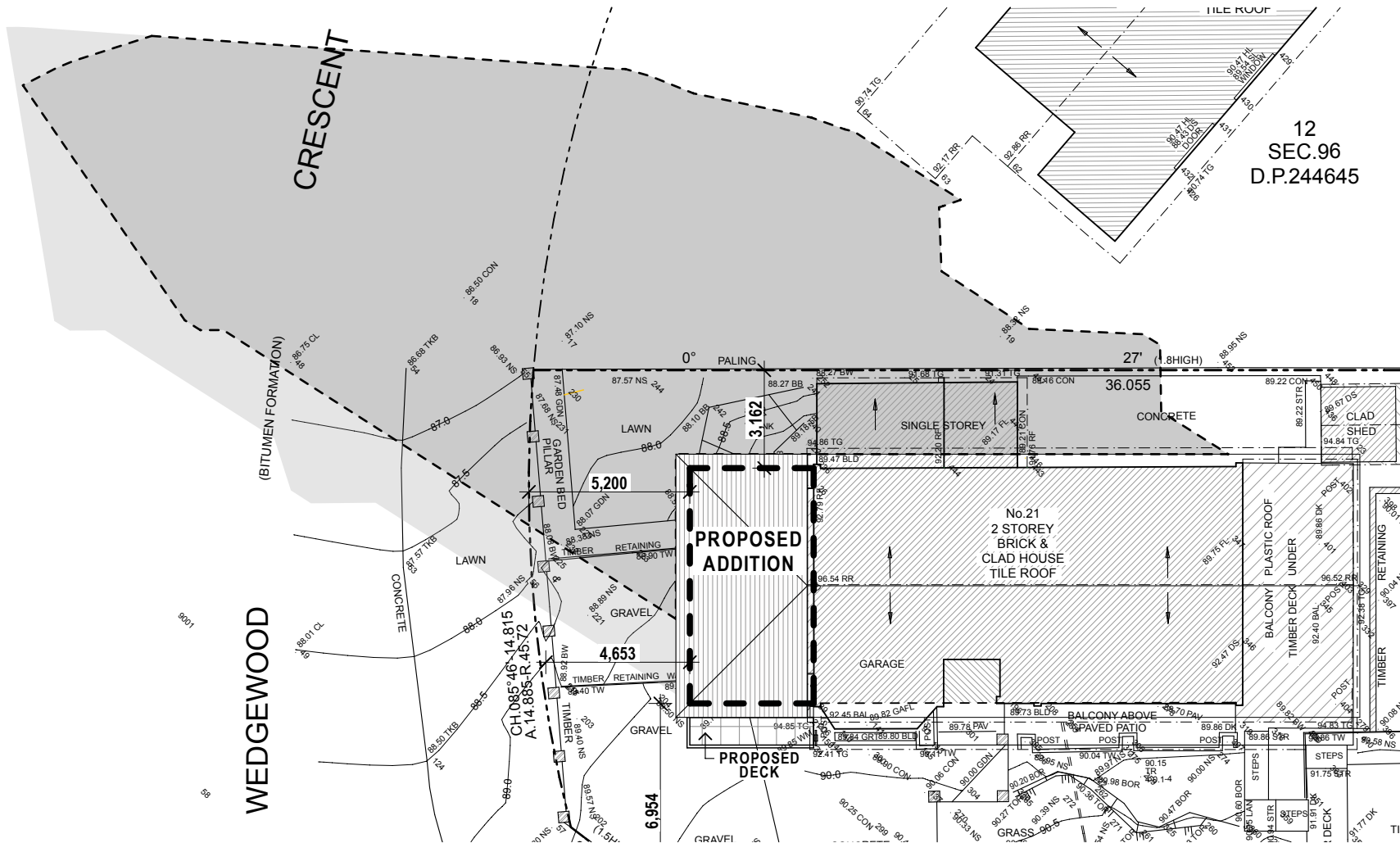
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19.06

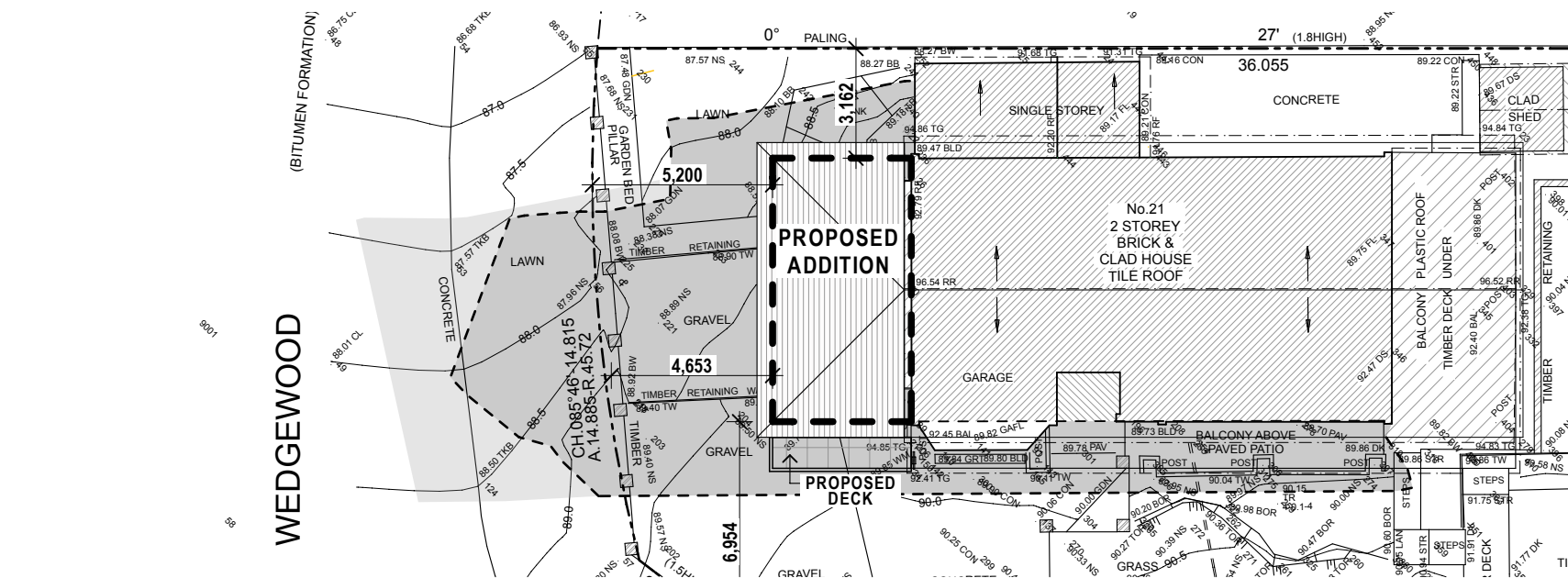
SHEET: 07 OF: 08

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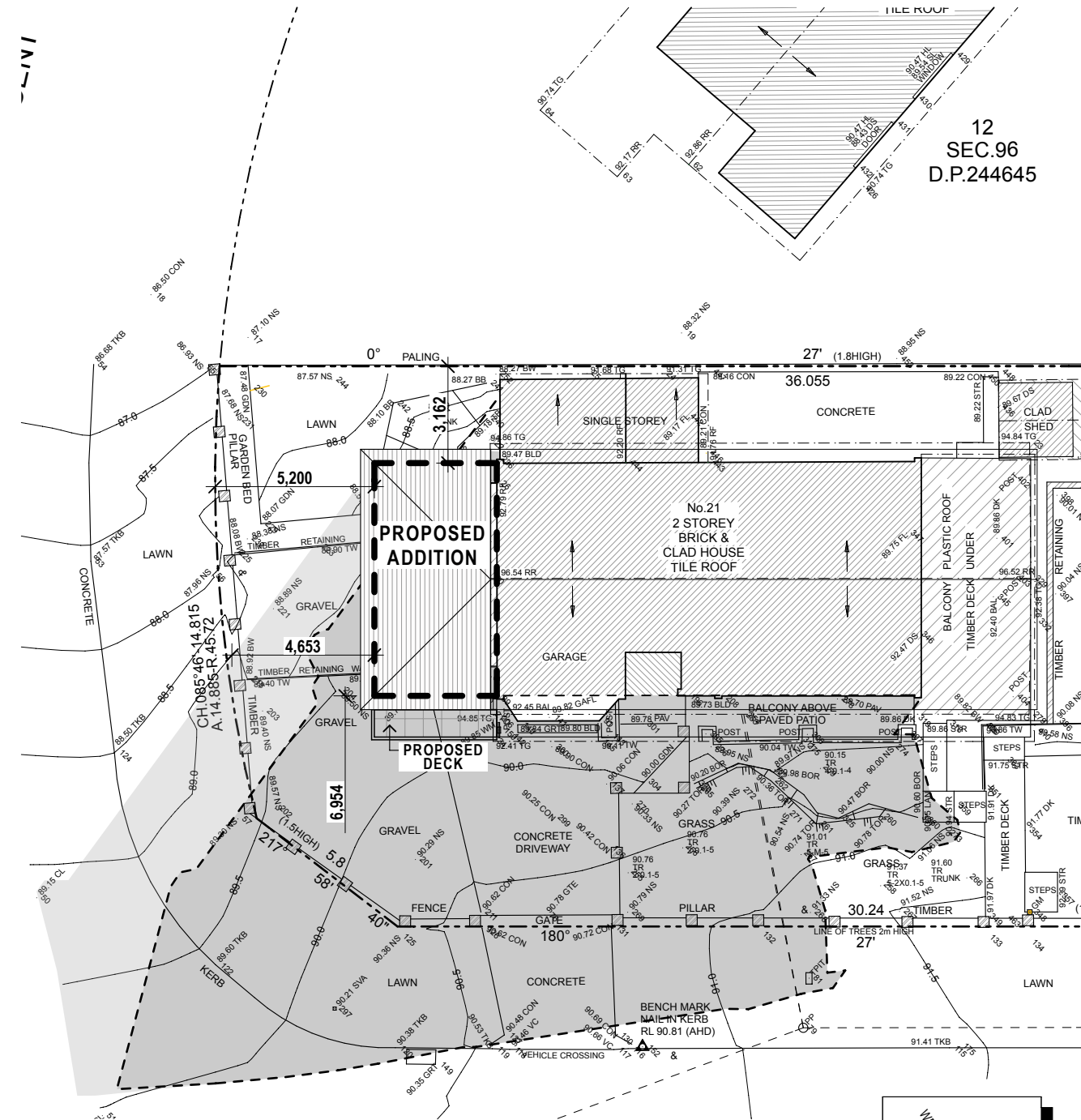
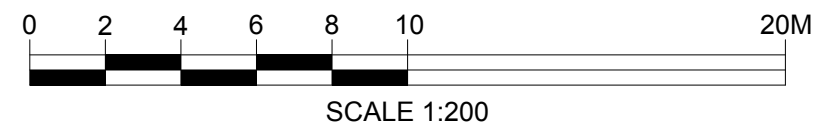
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SHADOW DIAGRAM WINTER
9:00AM - 22nd JUNE - WINTER SCALE 1:200

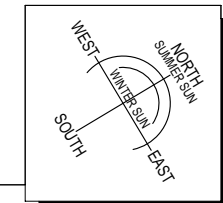


SHADOW DIAGRAM WINTER
12:00PM - 22nd JUNE - WINTER SCALE 1:200



SHADOW DIAGRAM WINTER
3:00PM - 22nd JUNE - WINTER SCALE 1:200

- EXISTING SHADOW
- PROPOSED SHADOW



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PROJECT: PROPOSED ALTERATIONS AND ADDITIONS

SCALE: A5 NOTED DATE: 26/10/19 DRAWN: AM

ADDRESS: 21 WEDGEWOOD CRESCENT, BEACON HILL, NSW, 2100, LOT 13 SECTION 96 D.P.244645

ISSUE: A

JOB #: 19.06

SHEET: 08 of 08

DRAWING: SHADOW DIAGRAMS