
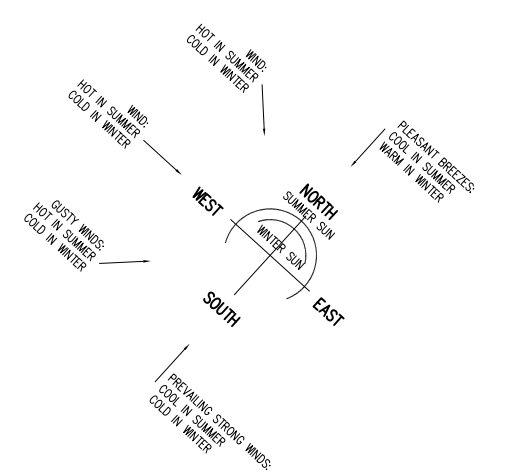


SITE PLAN AND SITE ANALYSIS PLAN
1:200





 **northern beaches council**

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DA2020/0275



KEY

-  CAR ENTRY POINT
-  SUN DIRECTION - 22 JUNE
-  NOISE SOURCE
-  DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

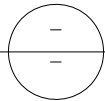
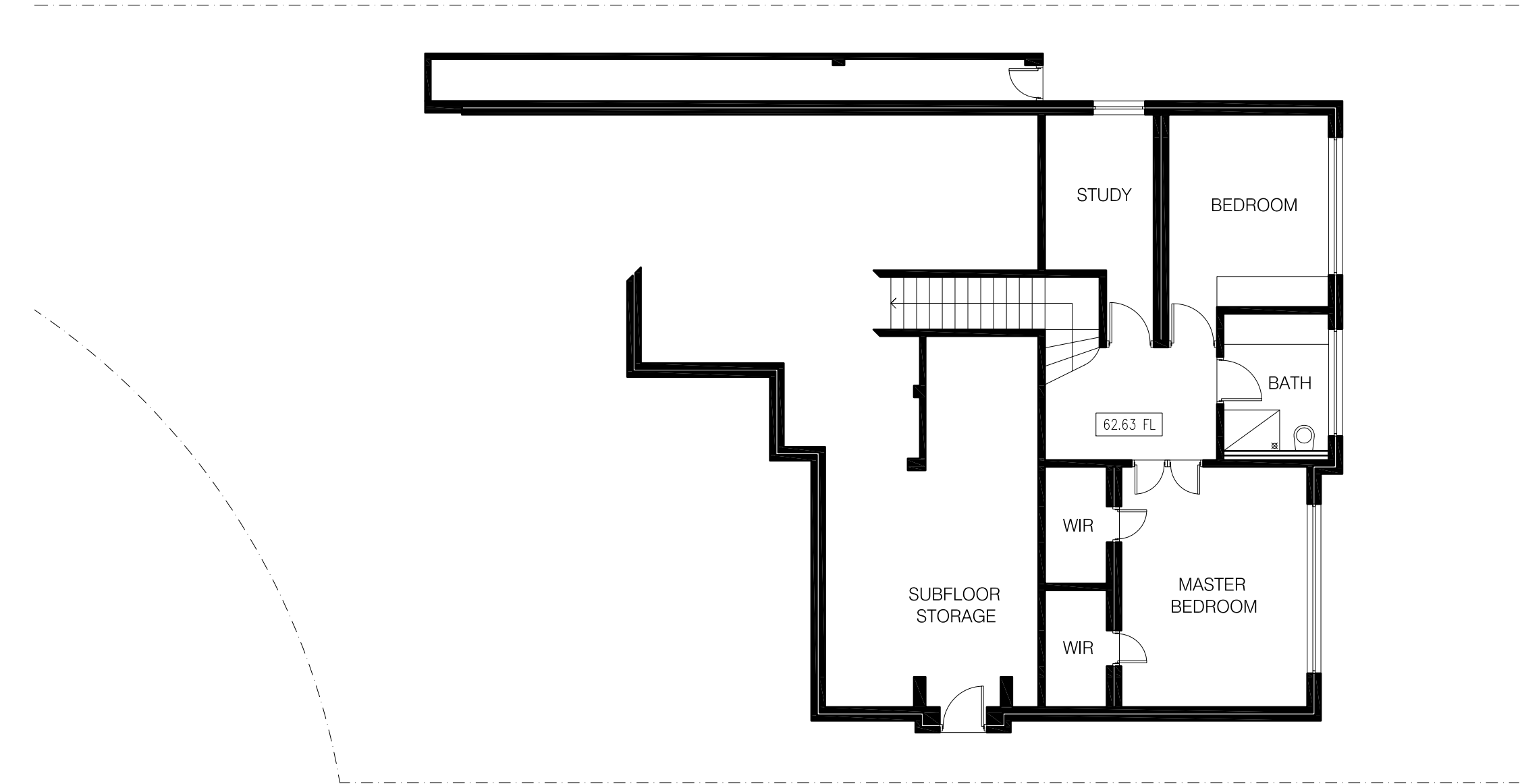
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Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
No 29 FISHER STREET
BALGOWLAH HEIGHTS NSW 2093
CLIENT:
DAVID HOLIHAN **LOT A, D.P.364675**

DATE: 20/02/20	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 20005	SHEET: 1



EXISTING LOWER GROUND FLOOR PLAN

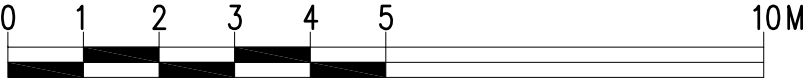
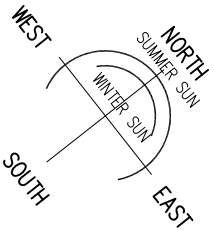
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SCALE 1:100

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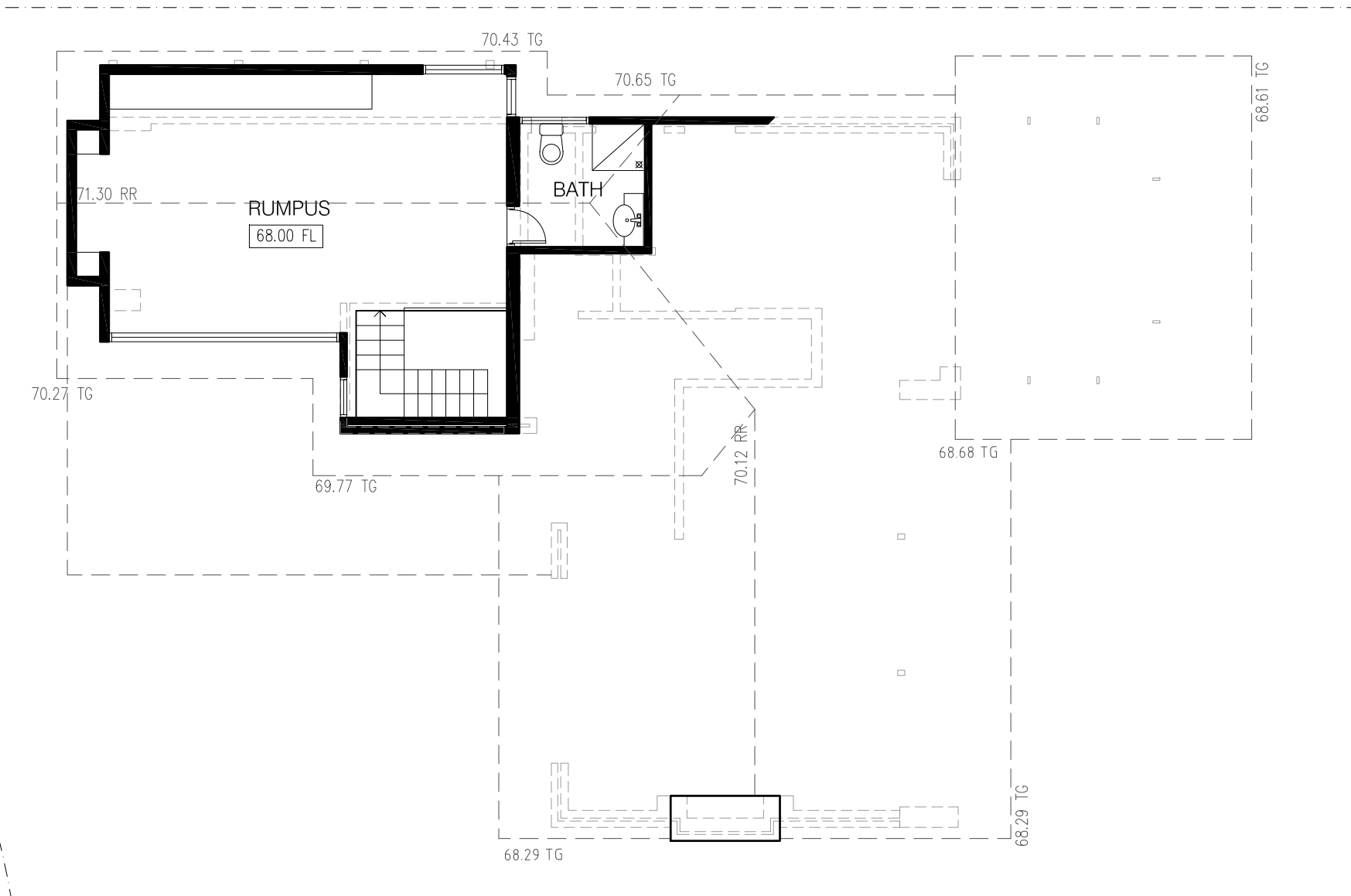
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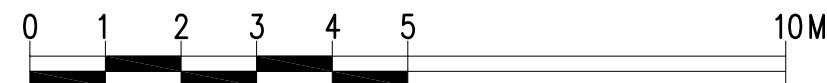
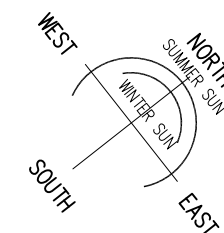


EXISTING FIRST FLOOR PLAN
1:100

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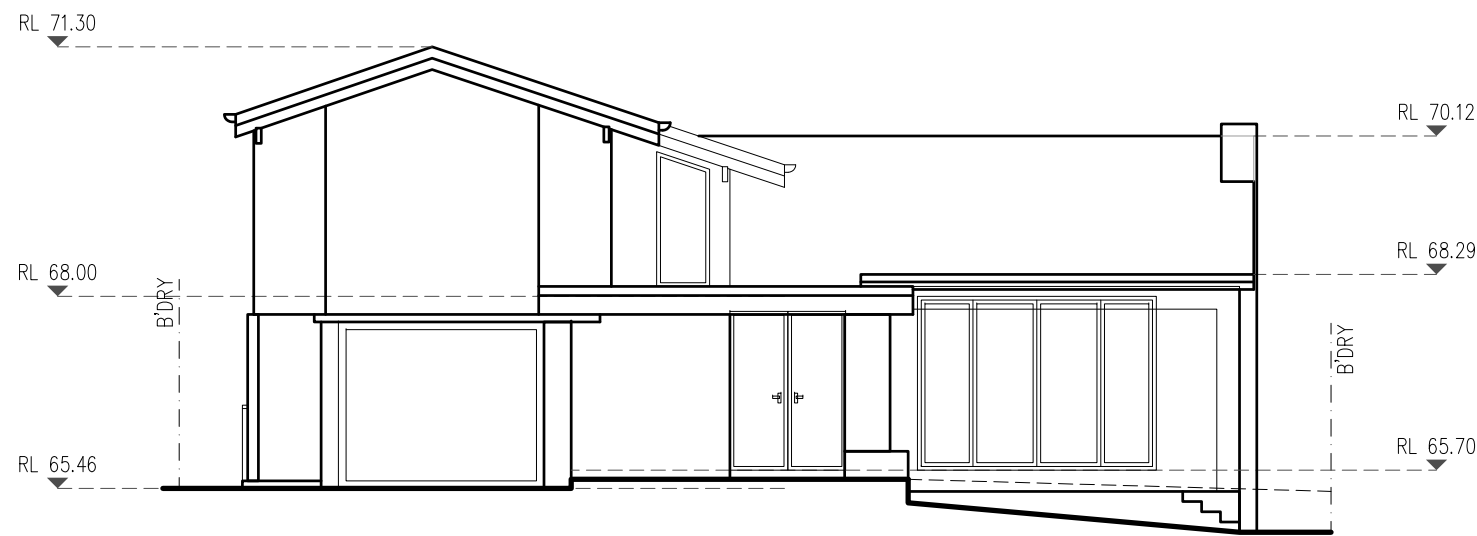
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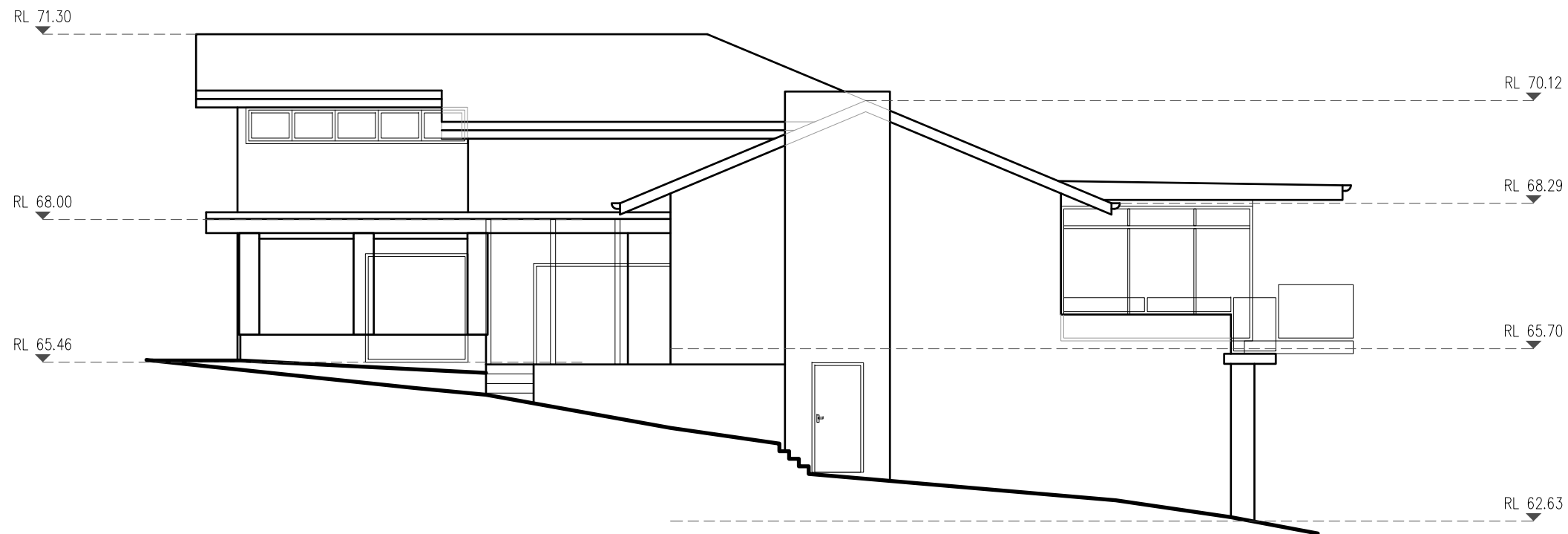


EXISTING SOUTH - WEST ELEVATION
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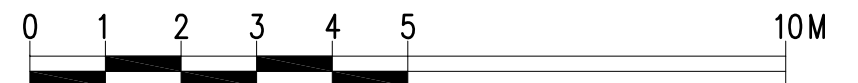


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EXISTING SOUTH - EAST ELEVATION
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SCALE 1:100

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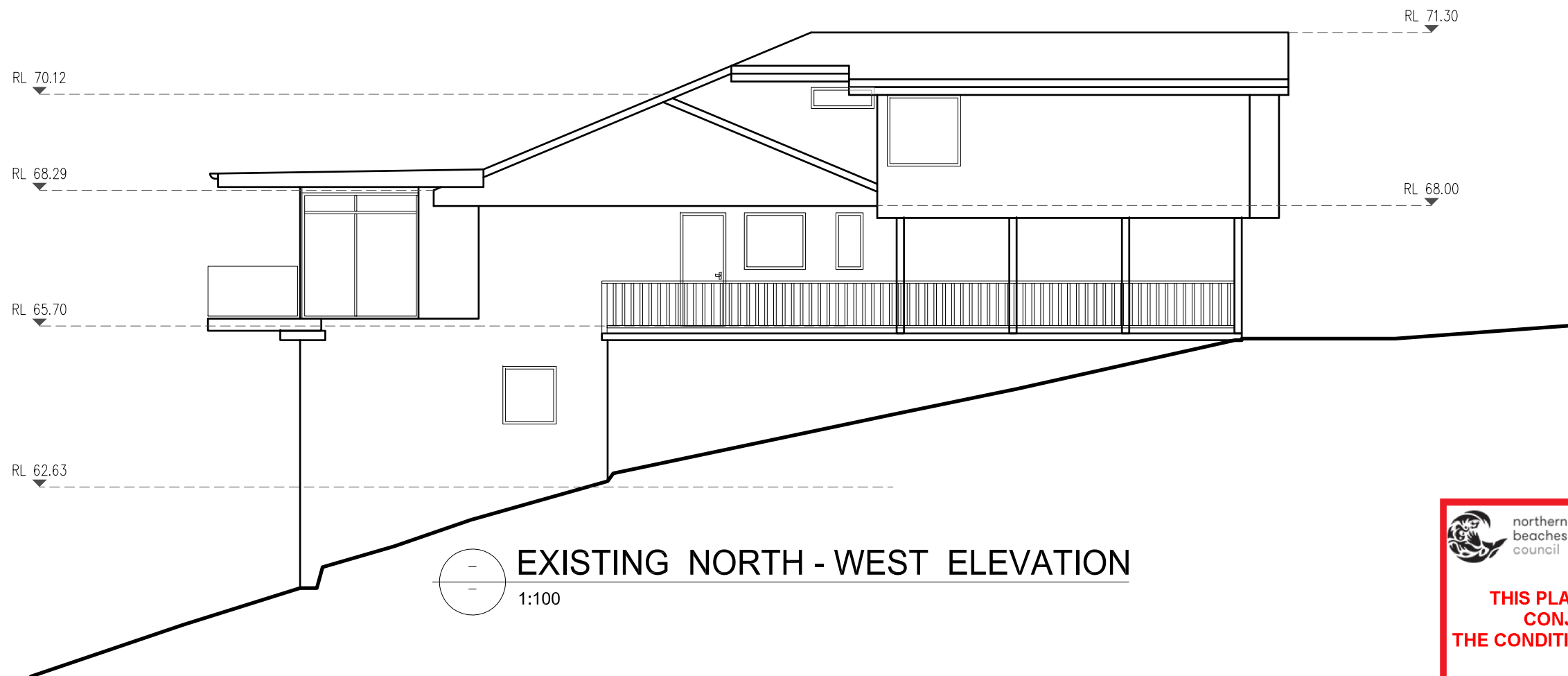
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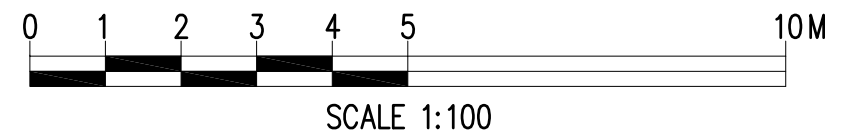




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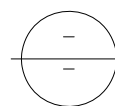
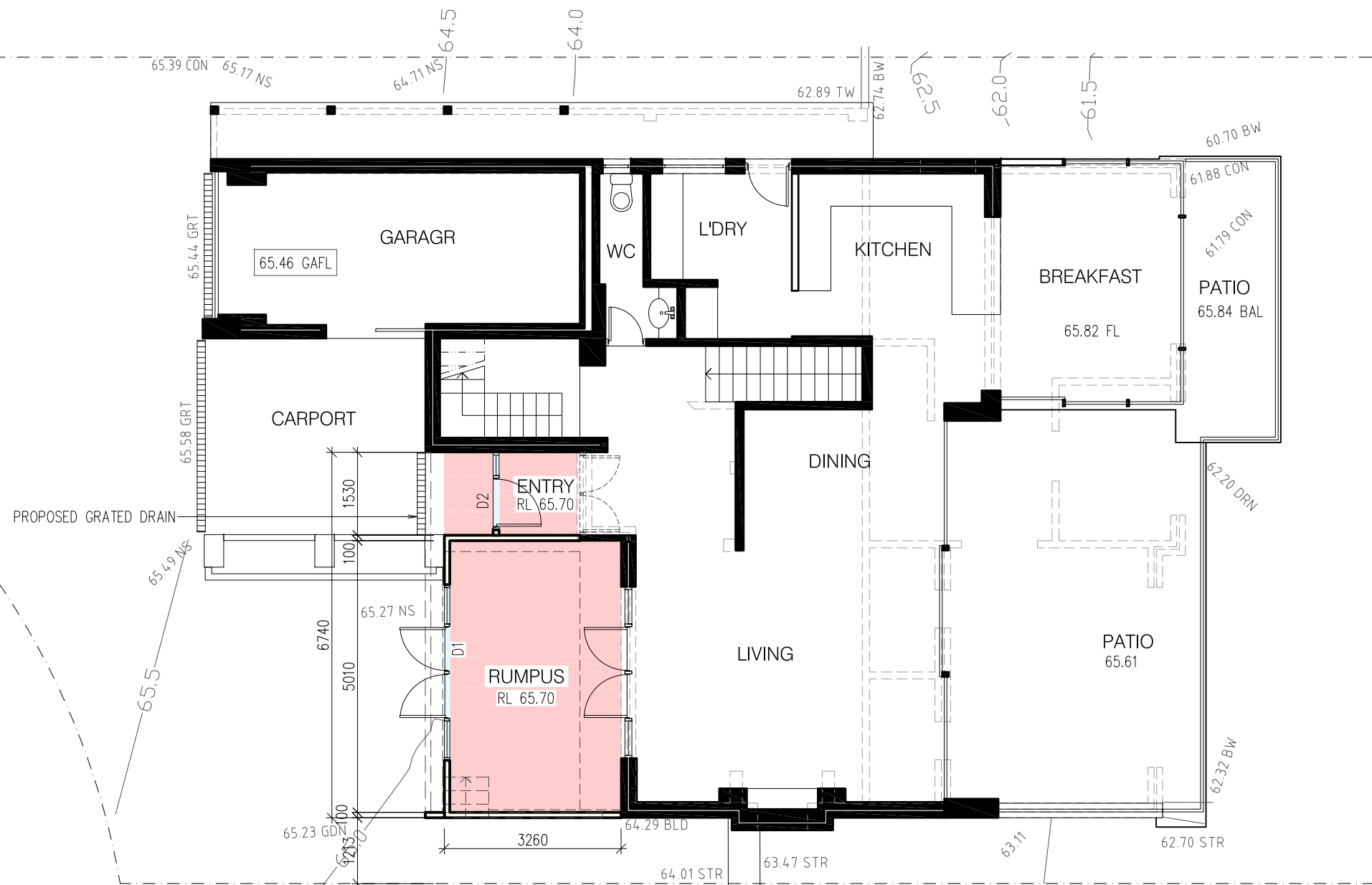
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PROPOSED GROUND FLOOR PLAN

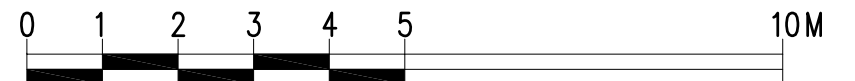
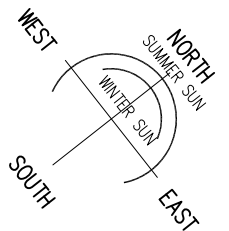
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SCALE 1:100

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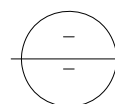
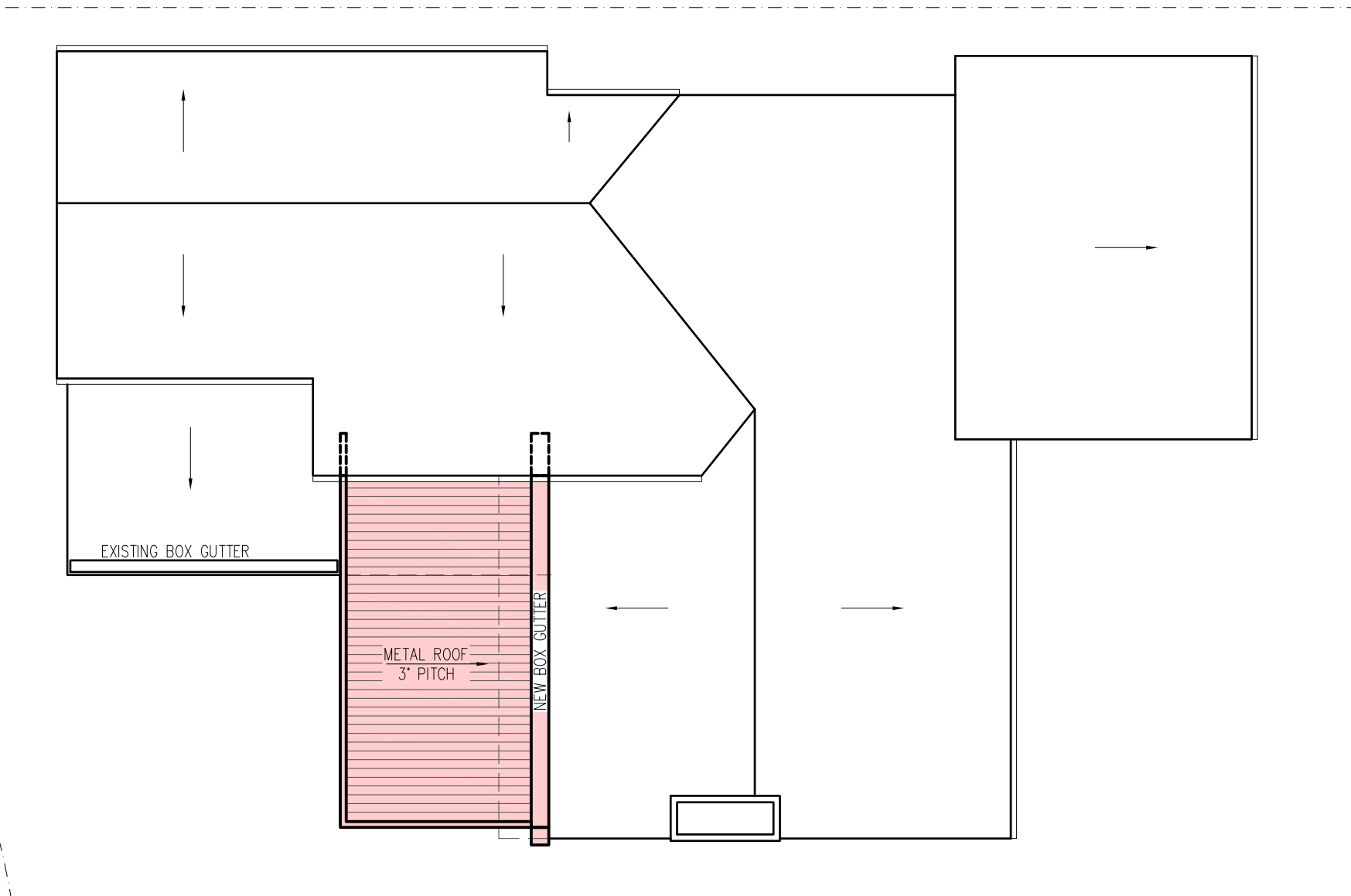
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PROPOSED ROOF PLAN

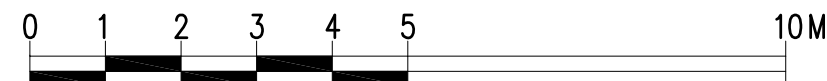
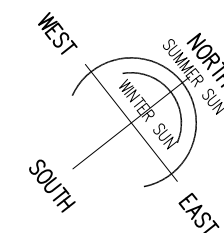
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SCALE 1:100

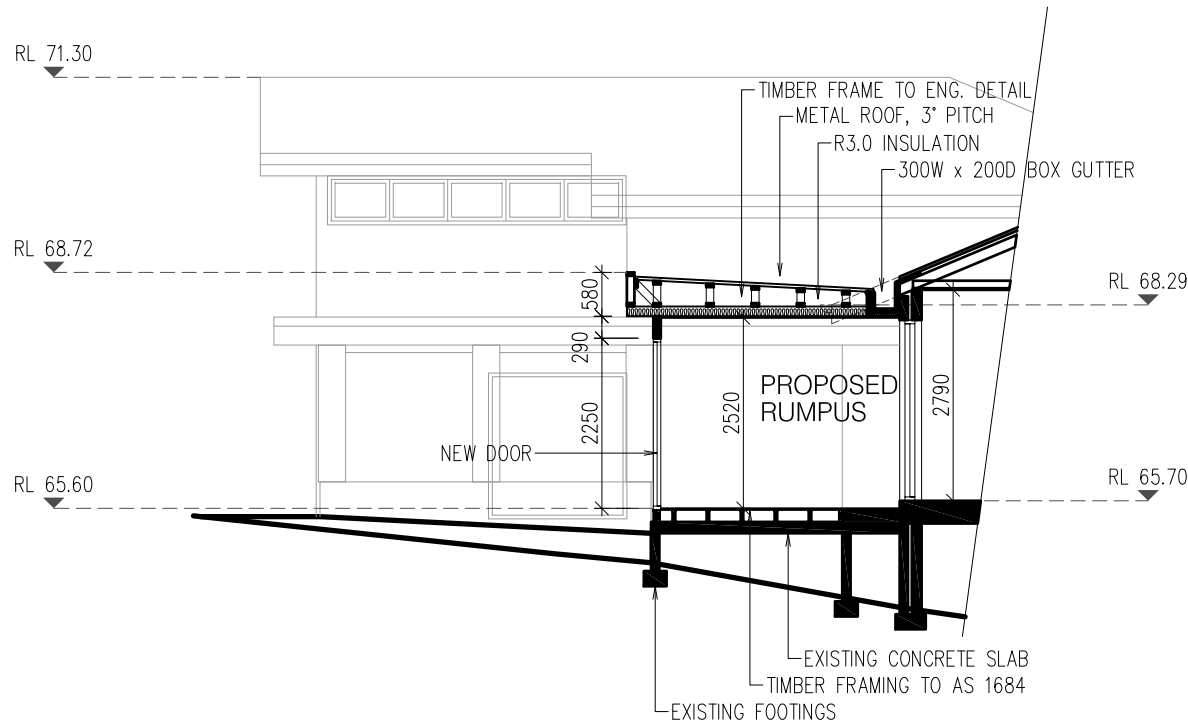
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SECTION A - A
1:100

BASIX COMMITMENTS
CERTIFICATE NUMBER A370392

NATURAL 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.

CONSTRUCTION
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR FRAMED: R0.60 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD): R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, FLAT ROOF: CEILING: R3.00 (UP), ROOF: FOIL /SARKING , MEDIUM (SOLAR ABSORPTANCE 0.475 – 0.70)

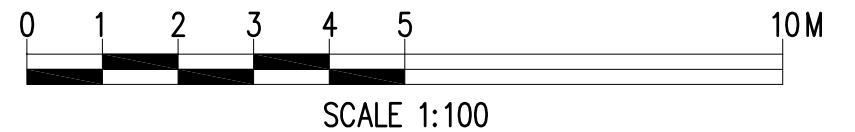
WINDOWS AND DOOR SCHEDULE (FOR BASIX PURPOSES ONLY)						
	ORIENT.	SIZE		AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE MIN. REQUIREMENTS
		W	H			
W1	SW	3.240	2400	7.8	NONE	STANDARD ALU, single clear
W2	SW	1400	2100	3.0	EAVE/PERGOLA > 900mm	STANDARD ALU, single clear



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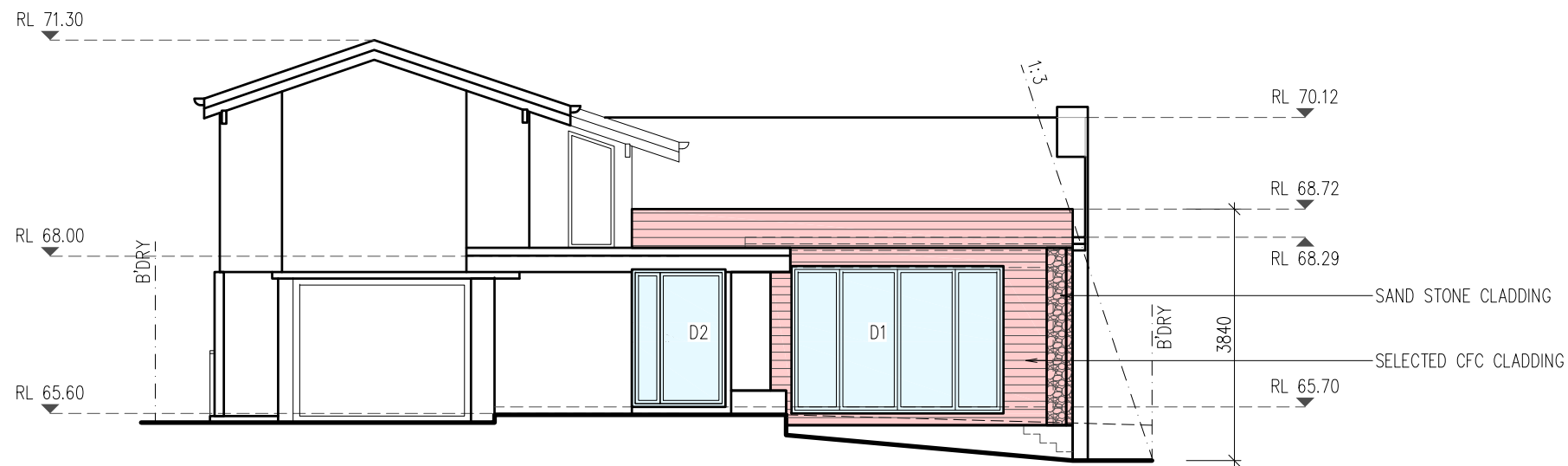
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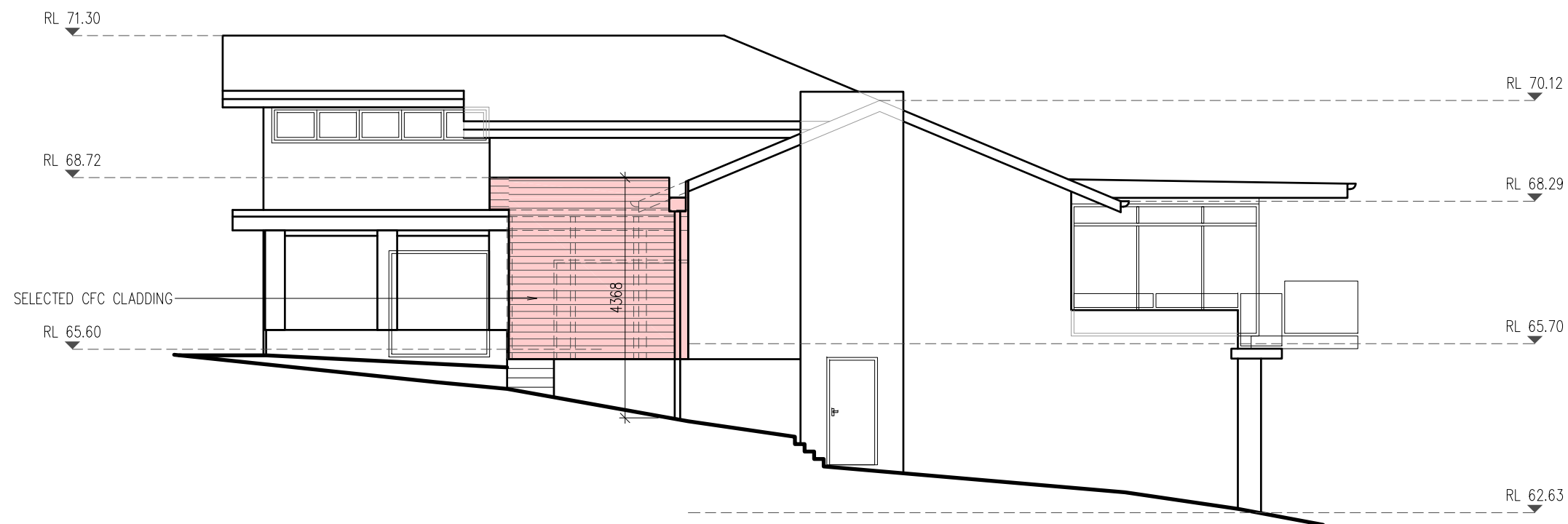
PROPOSED SOUTH - WEST ELEVATION
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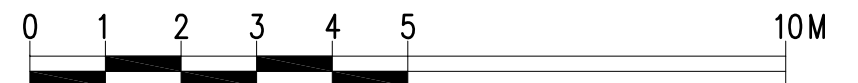
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PROPOSED SOUTH - EAST ELEVATION
1:100



SCALE 1:100

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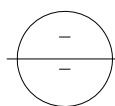
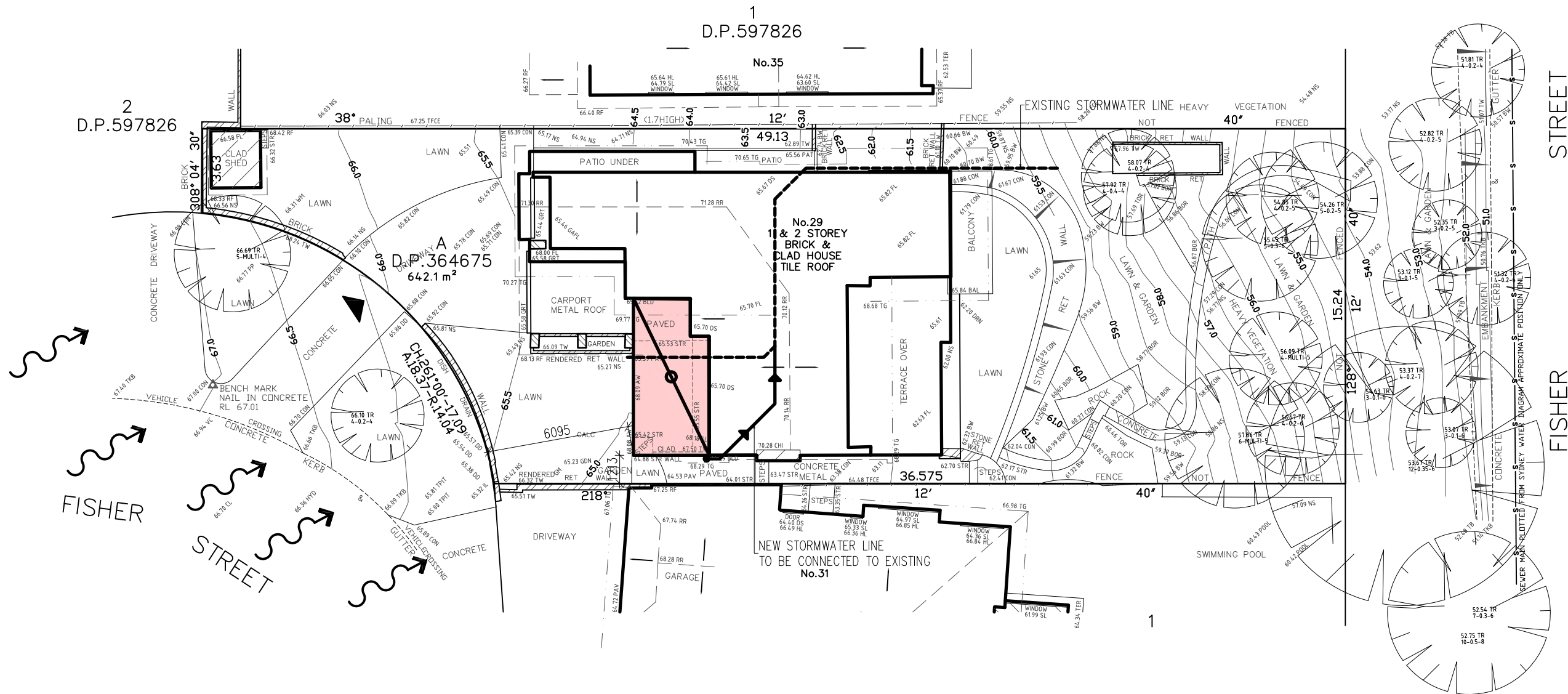
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1
D.P.597826

2
D.P.597826



STORMWATER CONCEPT PLAN

1:200



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PROJECT:

**PROPOSED ADDITIONS AND ALTERATIONS
No 29 FISHER STREET
BALGOWLAH HEIGHTS NSW 2093**

CLIENT:

DAVID HOLIHAN

LOT A, D.P.364675

DATE: 20/02/20

DRAWN: MK

DRAWING Nr :

20005

SCALE: AS NOTED

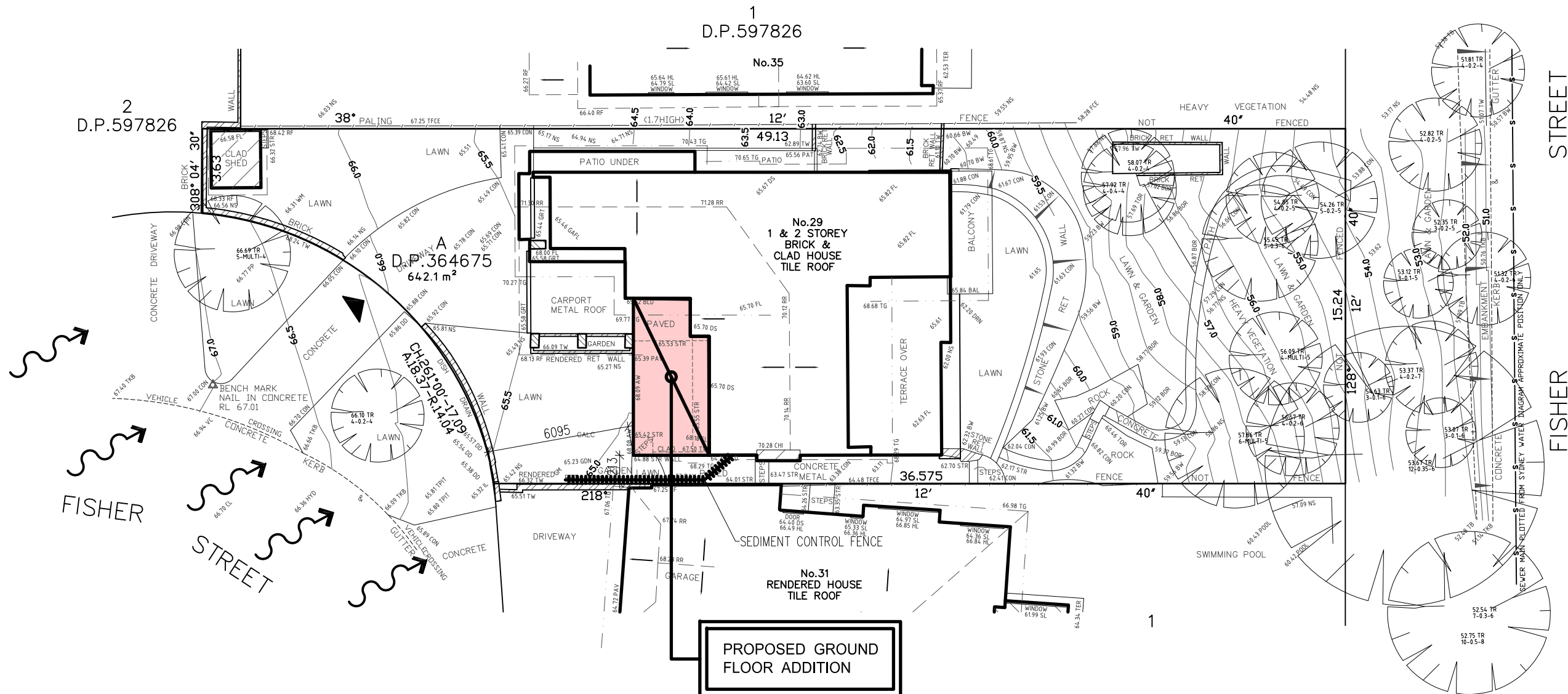
ISSUE: 1

SHEET:

12

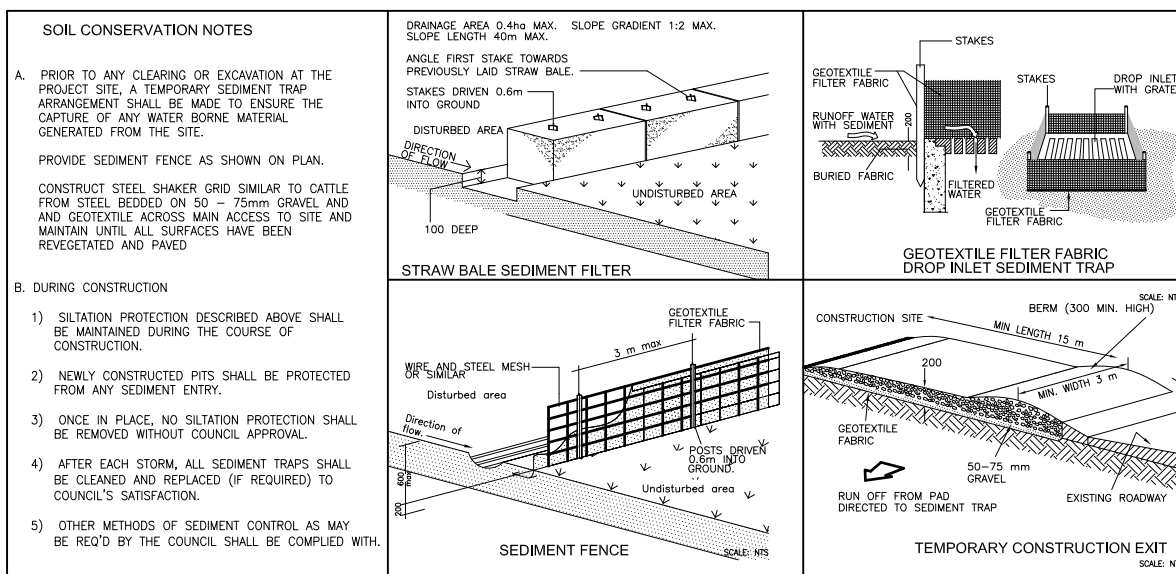
1
D.P.597826

2
D.P.597826



EROSION AND SEDIMENT MANAGEMENT PLAN

1:200



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

DA2020/0275

0 1 2 3 4 5 10M
SCALE 1:200

GENERAL NOTES:

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- 3 All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	20/02/20
No.	AMENDMENT	DATE
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