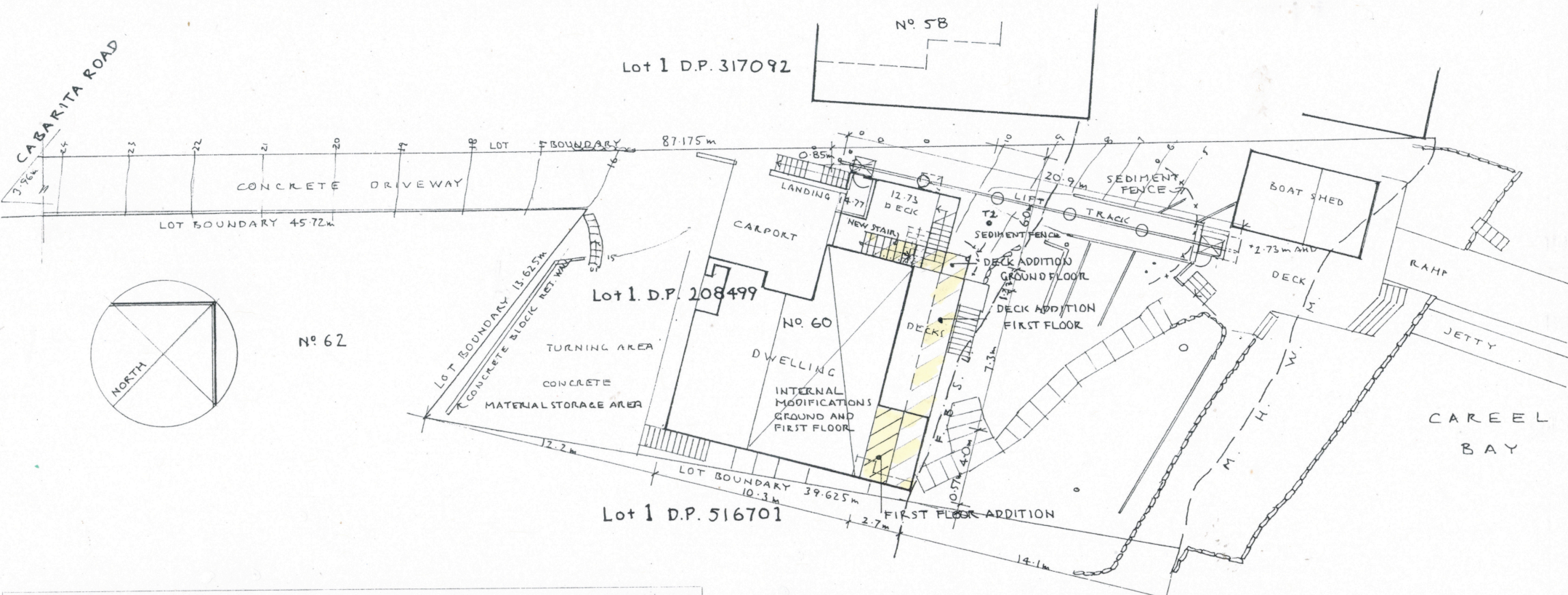




Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device
W1	NE	3.3	0	0	eave/verandah/ pergola/balcony >=900 mm
W2	NE	6	0	0	eave/verandah/ pergola/balcony >=900 mm
W3	NE	6	0	0	eave/verandah/ pergola/balcony >=900 mm
W4	SE	1.2	0	0	none
W5	SE	1.7	0	0	none
W6	NE	7.6	0	0	eave/verandah/ pergola/balcony >=900 mm
W7	NW	3.6	0	0	eave/verandah/ pergola/balcony >=900 mm
W8	NE	5	0	0	eave/verandah/ pergola/balcony >=900 mm
W9	NE	4.8	0	0	eave/verandah/ pergola/balcony >=900 mm
W10	NE	7.2	0	0	eave/verandah/ pergola/balcony >=900 mm
W11	SW	2.2	0	0	eave/verandah/ pergola/balcony >=900 mm
W12	SW	1.3	0	0	eave/verandah/ pergola/balcony >=900 mm
W13	SW	4	0	0	eave/verandah/ pergola/balcony >=900 mm

Frame and glass type		
improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
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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.		

Construction		
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
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Stephen Crosby & Assoc. Pty. Ltd.

SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
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ALTERATIONS & ADDITIONS

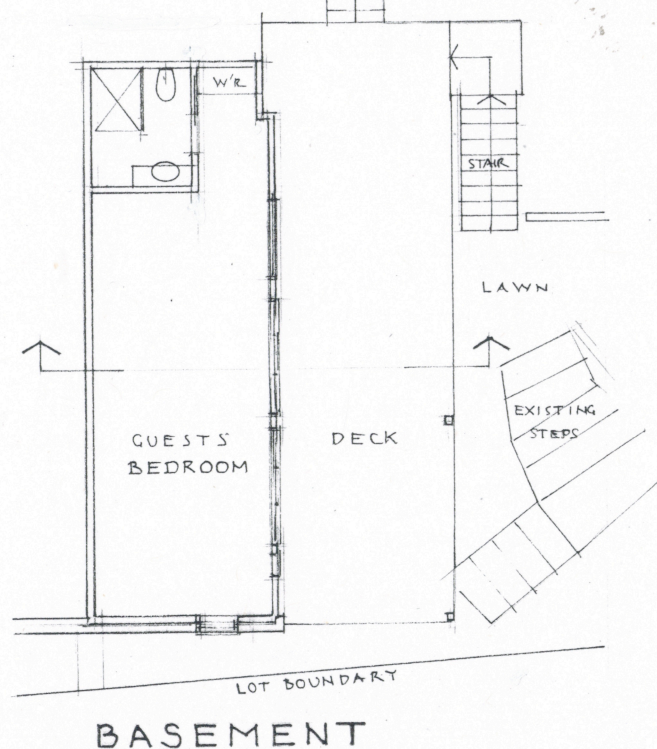
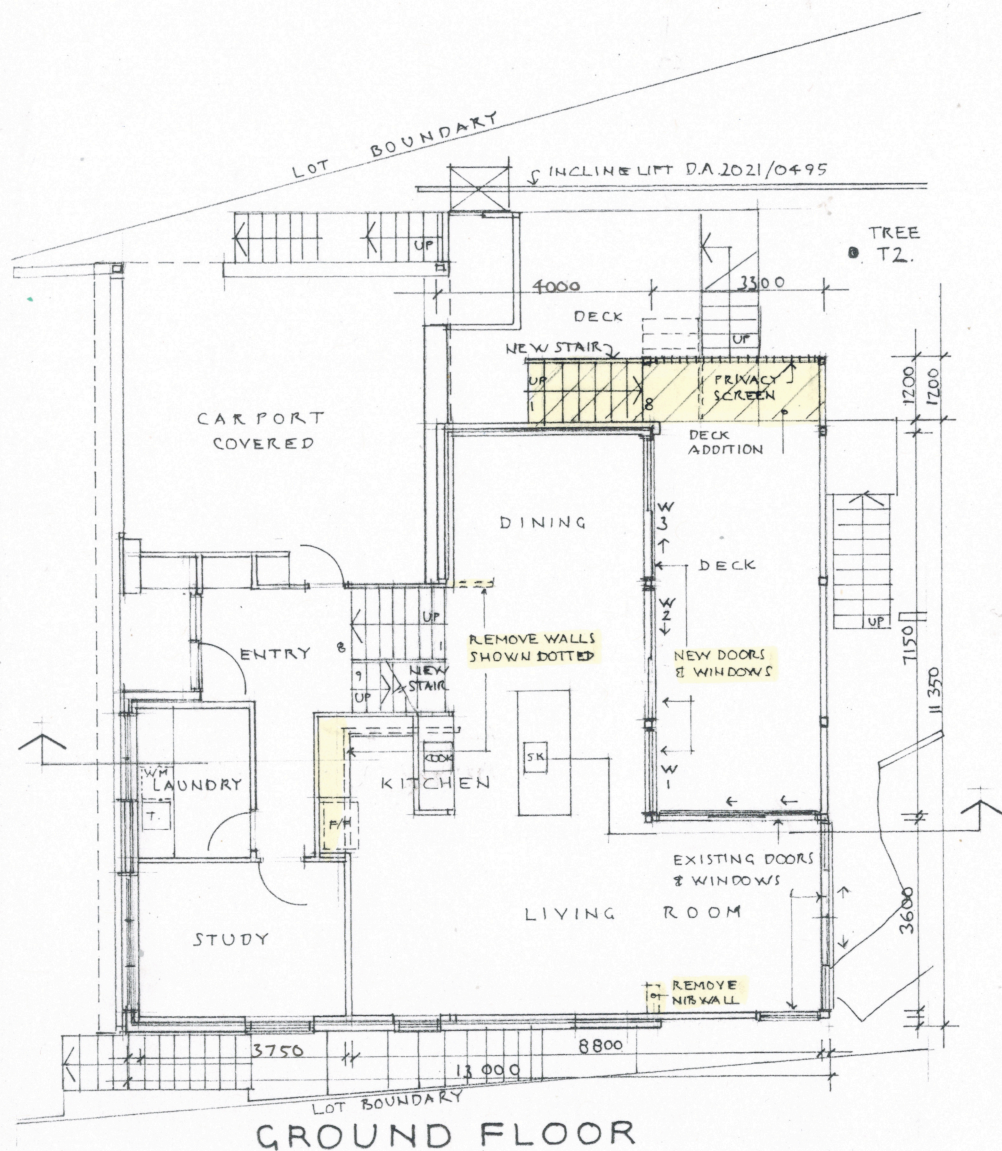
60 CABARITA RD. AVALON
Lot 1 DP 208499

For **G. SMITH**

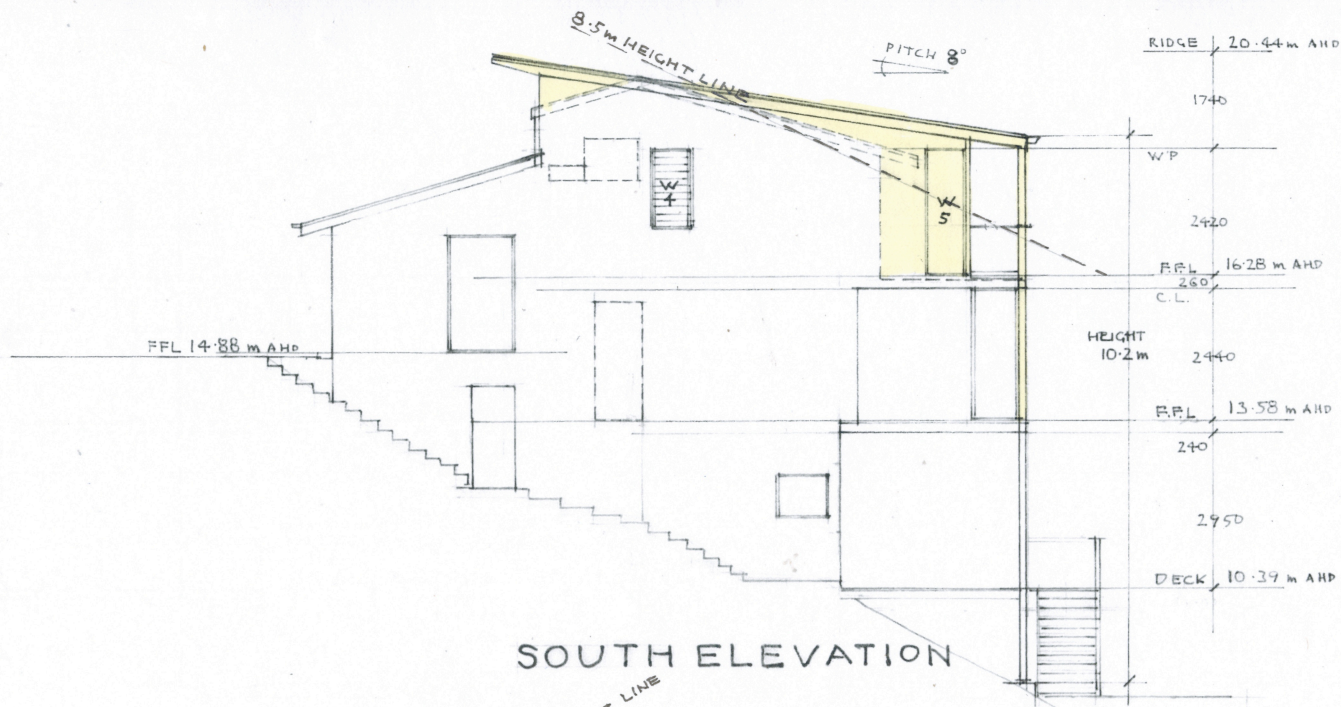
SITE PLAN

Scale 1 : 200 AT A3
Date JUNE 2021
Drawn S.C.
Drawing Number

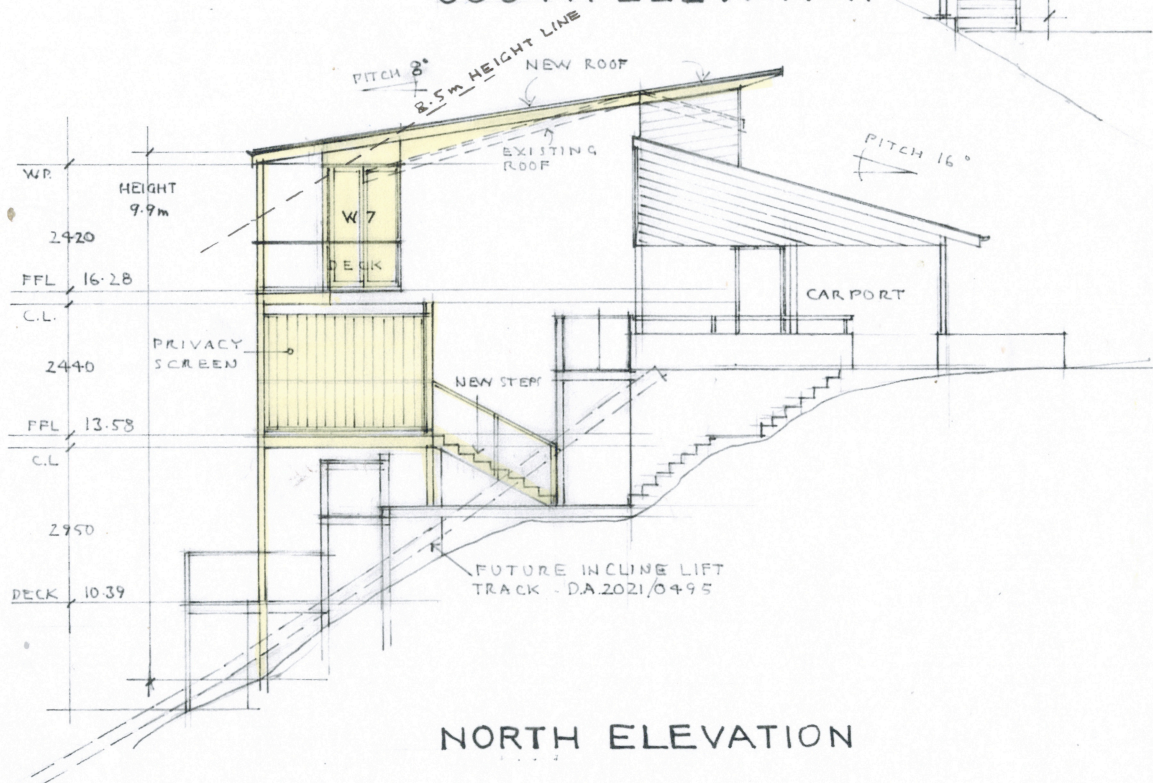
2091 - DA 01



2091 - DA 02



SOUTH ELEVATION



NORTH ELEVATION

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**ALTERATIONS
& ADDITIONS**

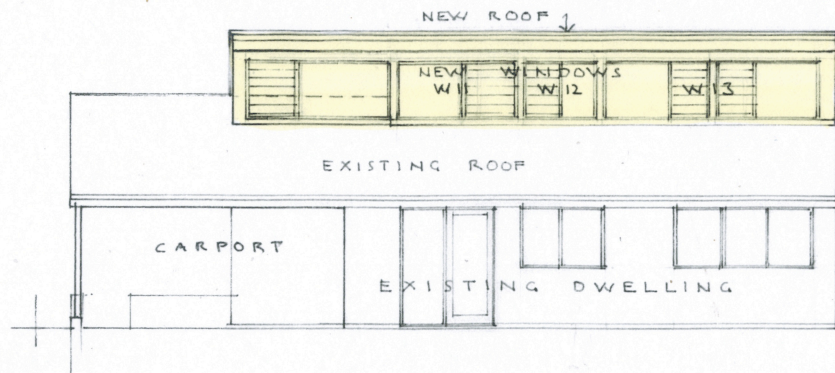
60 CABARITA RD.
AVALON
Lot 1 DP 208499

For G. SMITH

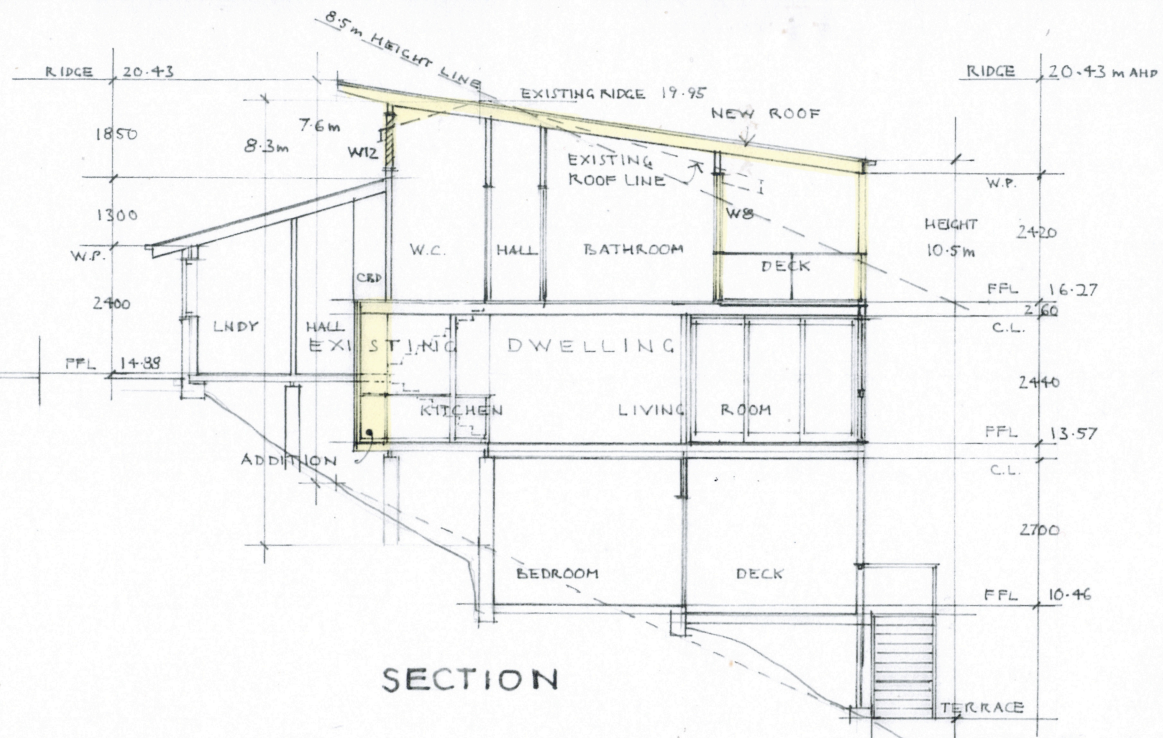
**ELEVATIONS
NORTH & SOUTH**

Scale 1:100 AT A3
Date JUNE 2021
Drawn S.C.
Drawing Number

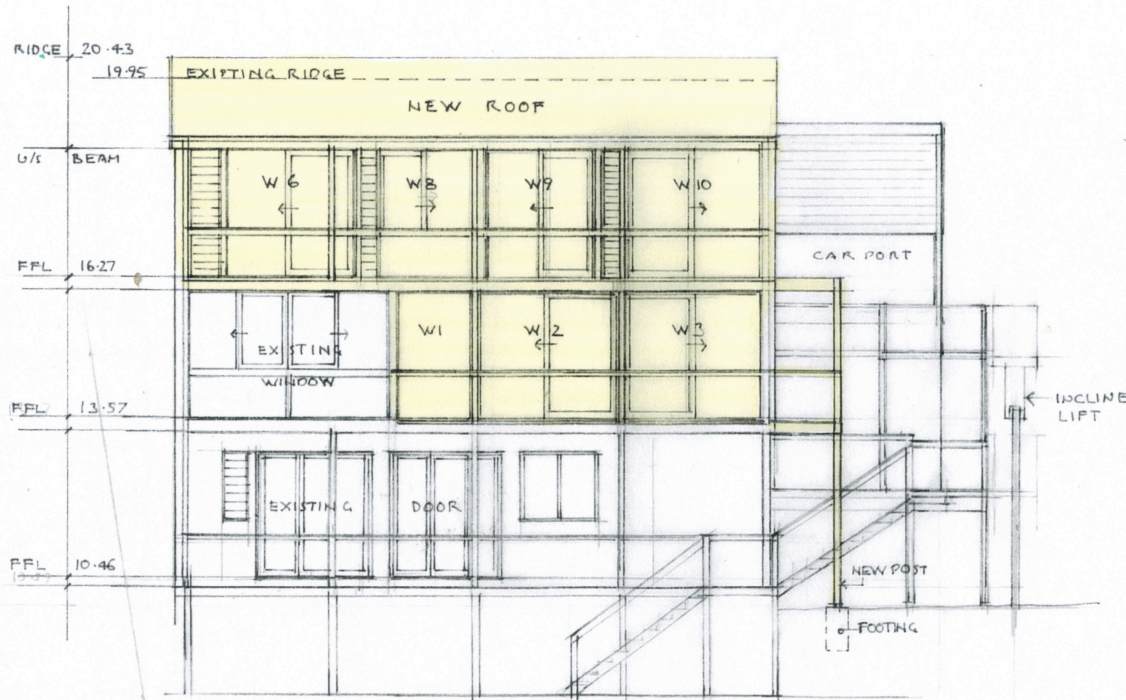
2091 - DA 03



WEST ELEVATION



SECTION



EAST ELEVATION

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**ALTERATIONS
& ADDITIONS**

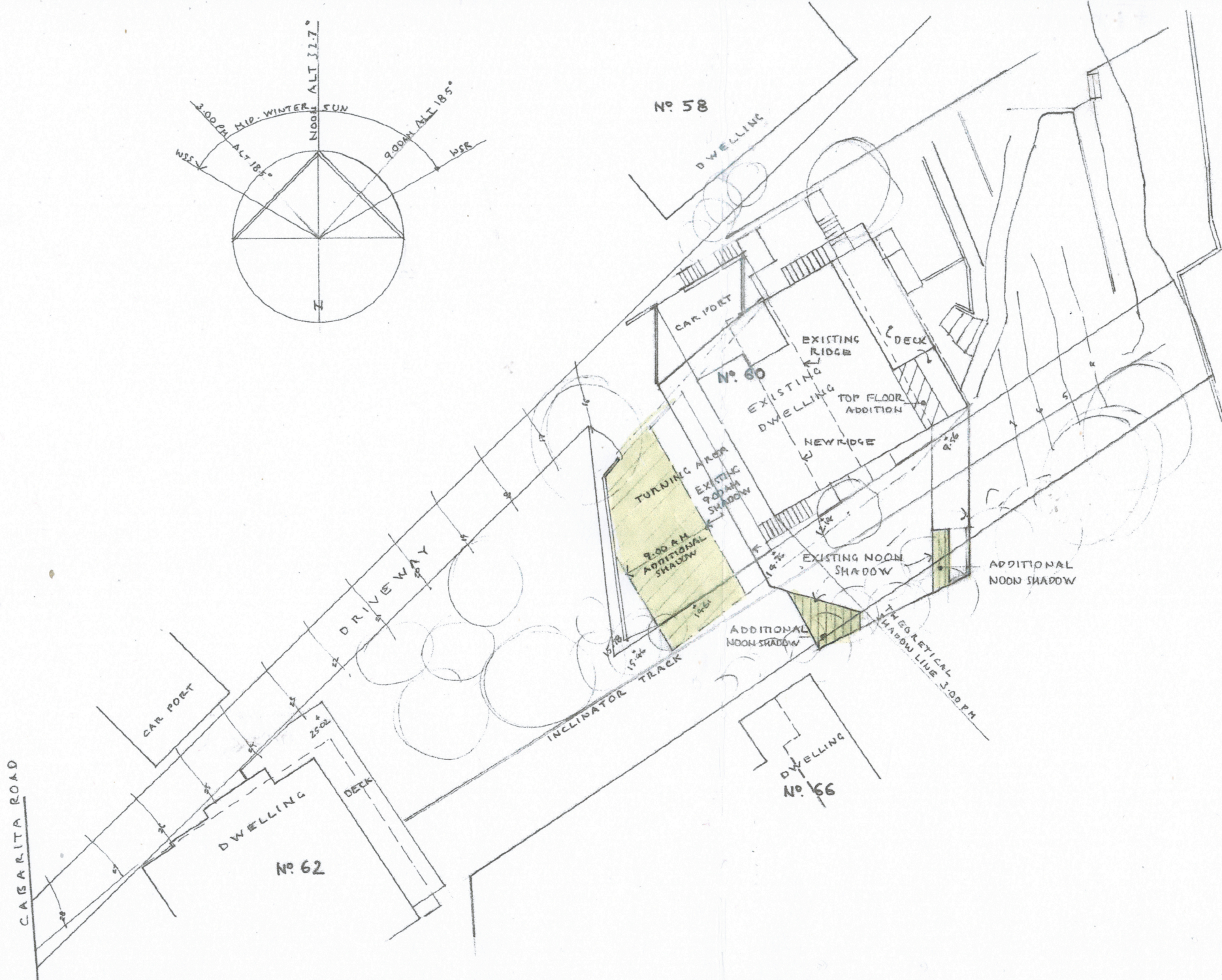
**60 CABARITA RD.
AVALON**
Lot 1 DP 208499

For G. SMITH

**ELEVATIONS
EAST & WEST, &
SECTION**

Scale 1:100 AT A3
Date JUNE 2021
Drawn S.C.
Drawing Number

2091 - DA 04



CAR REEL
BAY

Drawn: Stephen Crosby & Assoc.
Pty. Ltd.

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ALTERATIONS
& ADDITIONS

60 CABARITA RD.
AVALON
Lot 1 DP 208499

For G. SMITH

SHADOWS
MID-WINTER

Scale 1:200 AT A3
Date JULY 2021
Drawn S.C.
Drawing Number

2091 - DA 05

SCHEDULE OF EXTERIOR FINISHES

Date: 1st July 2021

Address: No.60 CABARITA RD. AVALON, NSW
(Lot 1 DP 208499)

ALTERATIONS AND ADDITIONS TO DWELLING

For: G. Smith

