

- NOTES**
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  10. Supply and install lift off hinges to all wet area doors.

**A3**

**SITE PLAN**

SHEET No : **DA01**

SCALE: 1:200

DATE: 12.05.2020

REV: 01/1/8

**MARK BOARD**

PROPOSED : ALTERATIONS AND ADDITIONS, TO EXISTING RESIDENCE

ADDRESS : 11 BILLARONG AVE DP 216544 LOT 61

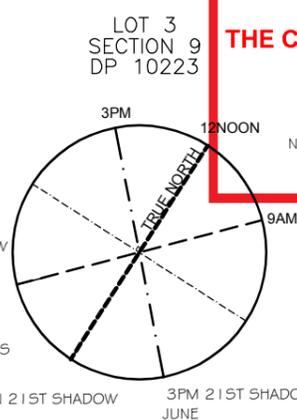
DEE WHY NSW 2099

**northern beaches council**

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

**DA2020/0849**

NORTH EAST BREEZES IN SUMMER



ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH, BUSHFIRE RISK ASSESSMENT REPORT PREPARED BY BUSHFIRE PLANNING AND DESIGN PHONE 0428408577 E: mattw@bushfireconsultants.com.au

**PROPOSED SEDIMENT CONTROL PLAN / WASTE MANAGEMENT / SITE ANALYSIS PLAN AND SITE PLAN**

SCALE 1:200

**Architectural Drafting Services**

0404 037 606

email: sammyfedele@iprimus.com.au

**Sammy Fedele**

abn 36 627 664 311



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

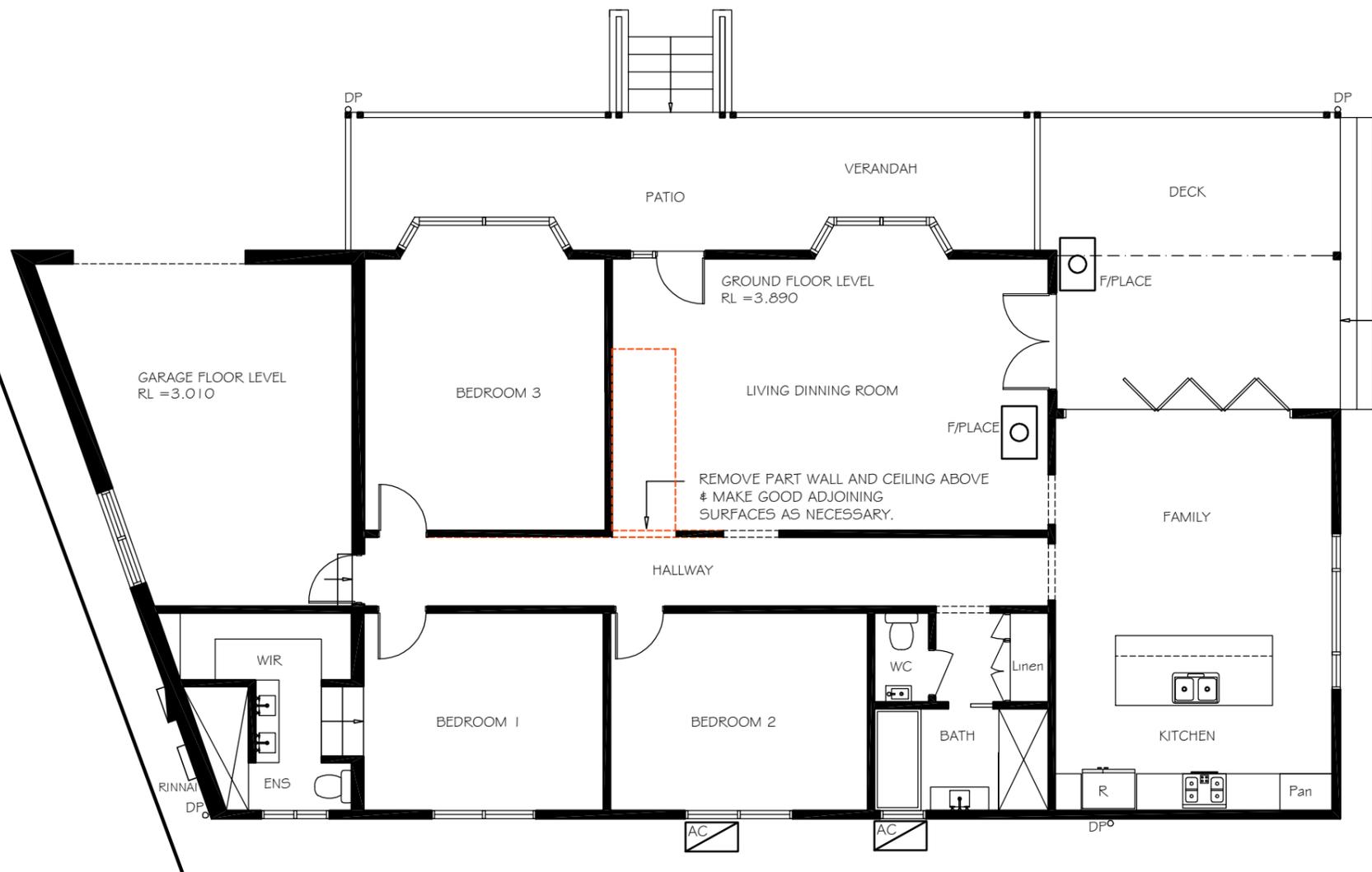
**DA2020/0849**

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**LEGEND:**

	SMOKE ALARM AS 3786
	FAN MECHANICAL
	DOWN PIPE
	M/HOLE (ACCESS TO ROOF)
	EXTERNAL TAP
	METER BOX
	GAS METER
	AIR-CONDITIONING UNIT
	SKYLIGHT
	FLOOR WASTE
	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALLS
	BRICK CONTROL JOINT
	AERIAL OVER
	SATELLITE DISH ANTENNA OVER



EXISTING DEMOLITION  
**GROUND FLOOR PLAN**  
SCALE 1:100

**GROUND FLOOR PLAN**

**A3**

SHEET No : **DA02**

SCALE: 1:100

DATE: 06.03.2020

REV: 01/18

**MARK BOARD**

PROPOSED : ALTERATIONS AND ADDITIONS,  
TO EXISTING RESIDENCE

ADDRESS : 11 BILLARONG AVE DP 216544  
DEE WHY NSW 2099 LOT 61

**Architectural Drafting Services**

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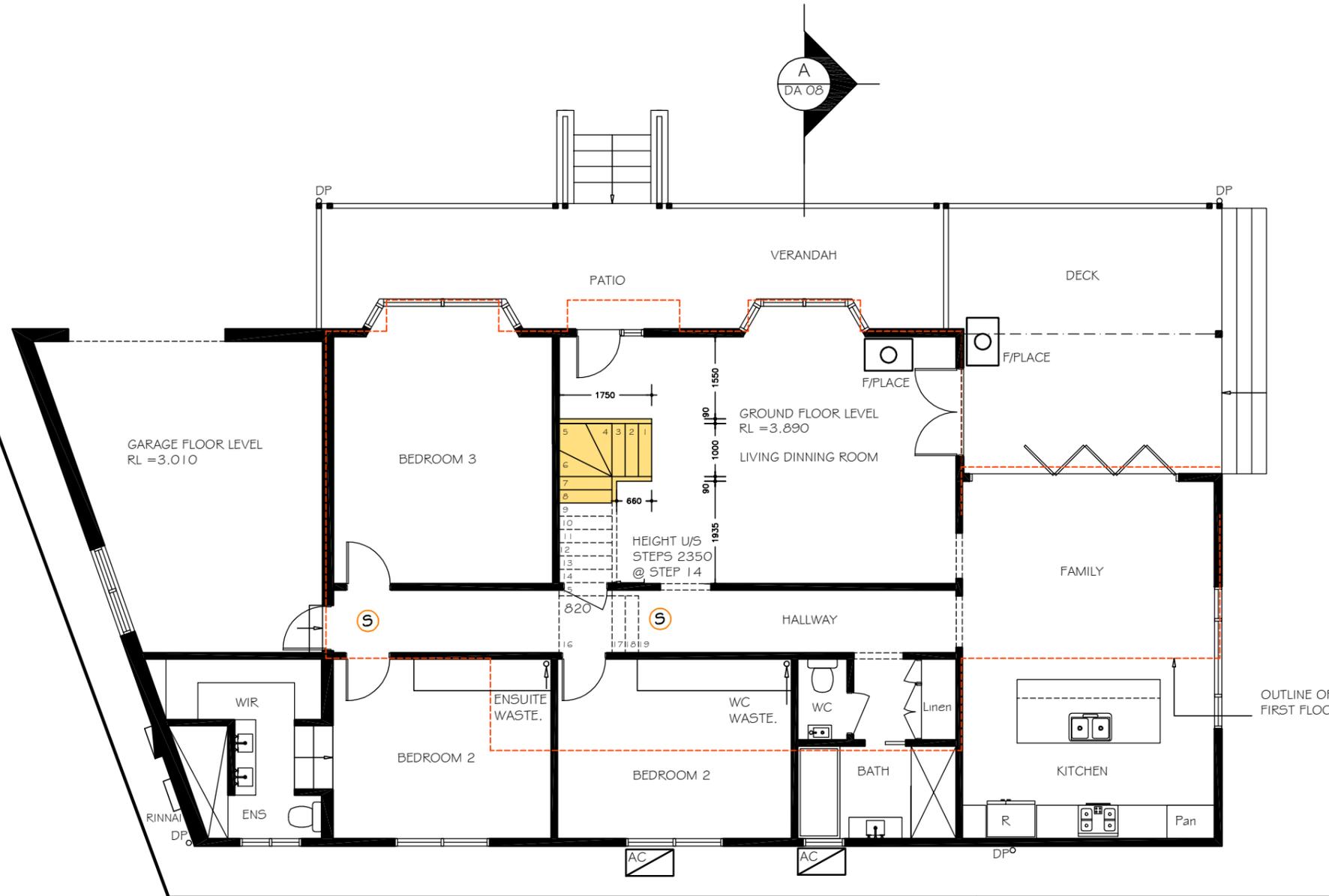
DA2020/0849

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**LEGEND:**

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	GAS METER
	AIR-CONDITION UNIT
	SKYLIGHT
	FLOOR WASTE
	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALLS
	BRICK CONTROL JOINT
	AERIAL OVER
	SATELLITE DISH ANTENNA OVER



PROPOSED  
**GROUND FLOOR PLAN**  
SCALE 1:100

**A3**

**GROUND FLOOR PLAN**  
SHEET No : **DA03**  
SCALE: 1:100  
DATE: 06.03.2020  
JOB: 01/18/

**MARK BOARD**  
PROPOSED : ALTERATIONS AND ADDITIONS,  
TO EXISTING RESIDENCE  
ADDRESS : 11 BILLARONG AVE DP 216544  
DEE WHY NSW 2099 LOT 61

Architectural Drafting  
Services  
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email: sammyfedele@iprimus.com.au

**Sammy Fedele**  
abn 36 627 664 311



**EXTERNAL COLOURS AND FINISHES**

**WINDOW AND DOORS**

ALUMINIUM DOORS AND WINDOWS  
COLOUR: WHITE OR SIMILAR

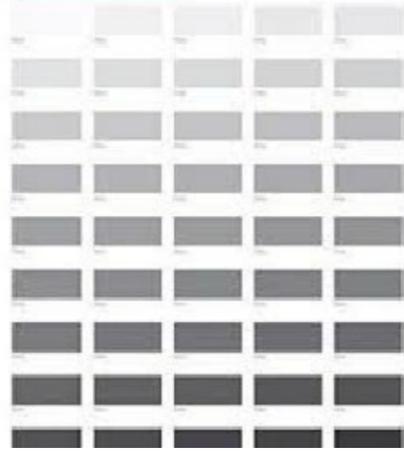


**ROOF**

ROOF COLOUR IRONSTONE OR  
SIMILAR



GUTTER = IRONSTONE/WALLABY  
FASCIA = WHITE/IRONSTONE/WALLABY  
DOWNPIPES = TO MATCH WALLS



**WALLS**

RENDERED AND PANITED  
PLEASE NOTE  
COLOURS AS SELECTED OR SIMILAR

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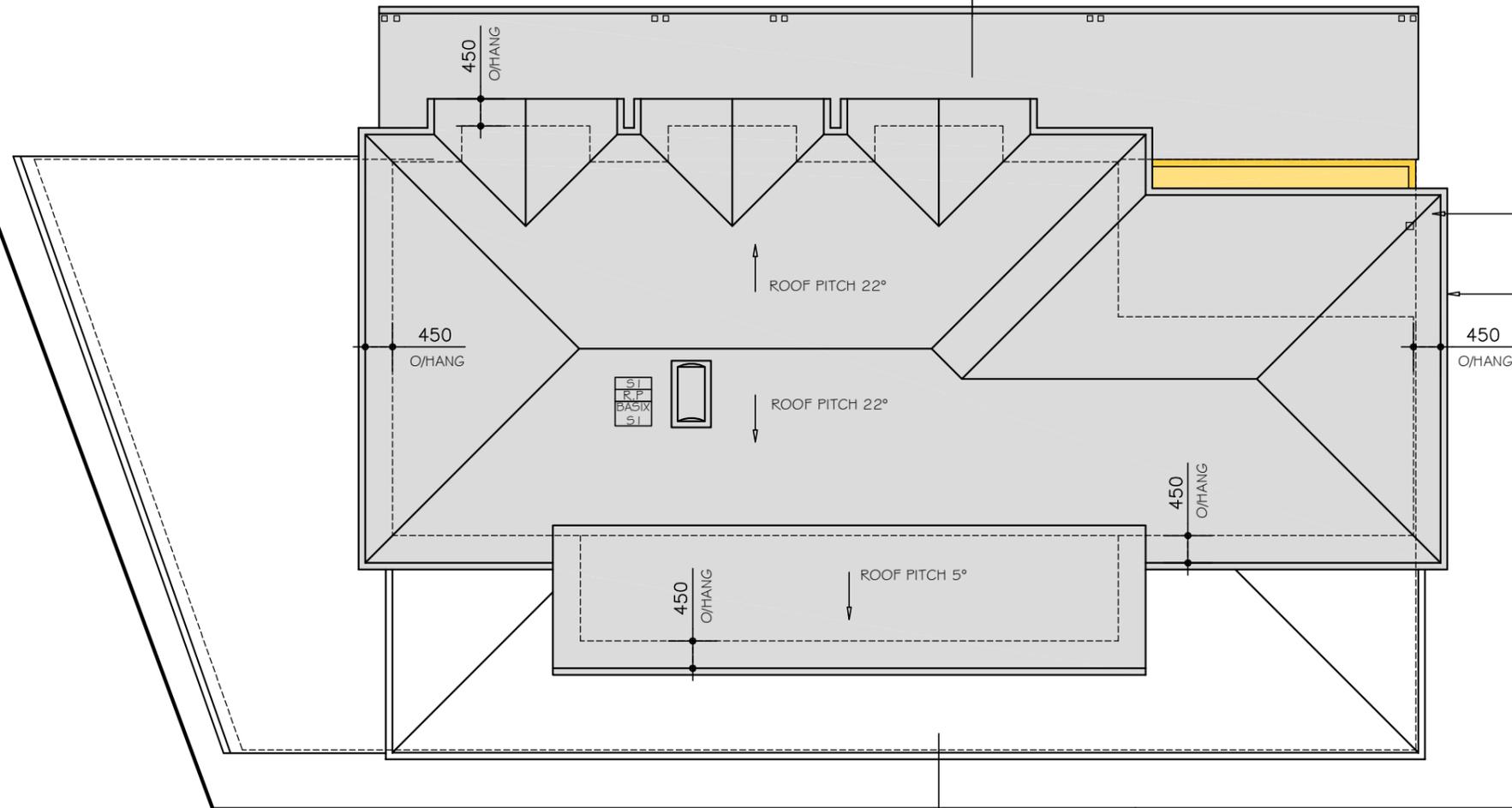


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**DA2020/0849**

PLEASE NOTE  
COLOURS AS SELECTED OR SIMILAR

ROOF IRONSTONE OR WALLABY  
PLEASE NOTE  
COLOURS AS SELECTED OR SIMILAR



CORRUGATED ROOFING  
COLOUR AS SELECTED  
BY OWNERS.

COLOURBOND GUTTERS &  
DOWN PIPES AS SELECTED  
BY OWNERS.

PROPOSED  
**ROOF PLAN**  
SCALE 1:100

**A3**

**MARK BOARD**

PROPOSED : ALTERATIONS AND ADDITIONS,  
TO EXISTING RESIDENCE

ADDRESS: 11 BILLARONG AVE DP 216544  
DEE WHY NSW 2099 LOT 61

Architectural Drafting  
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ROOF PLAN

SHEET No : **DA05**

SCALE: 1:100

DATE: 06.03.2020

REV: 01/18/

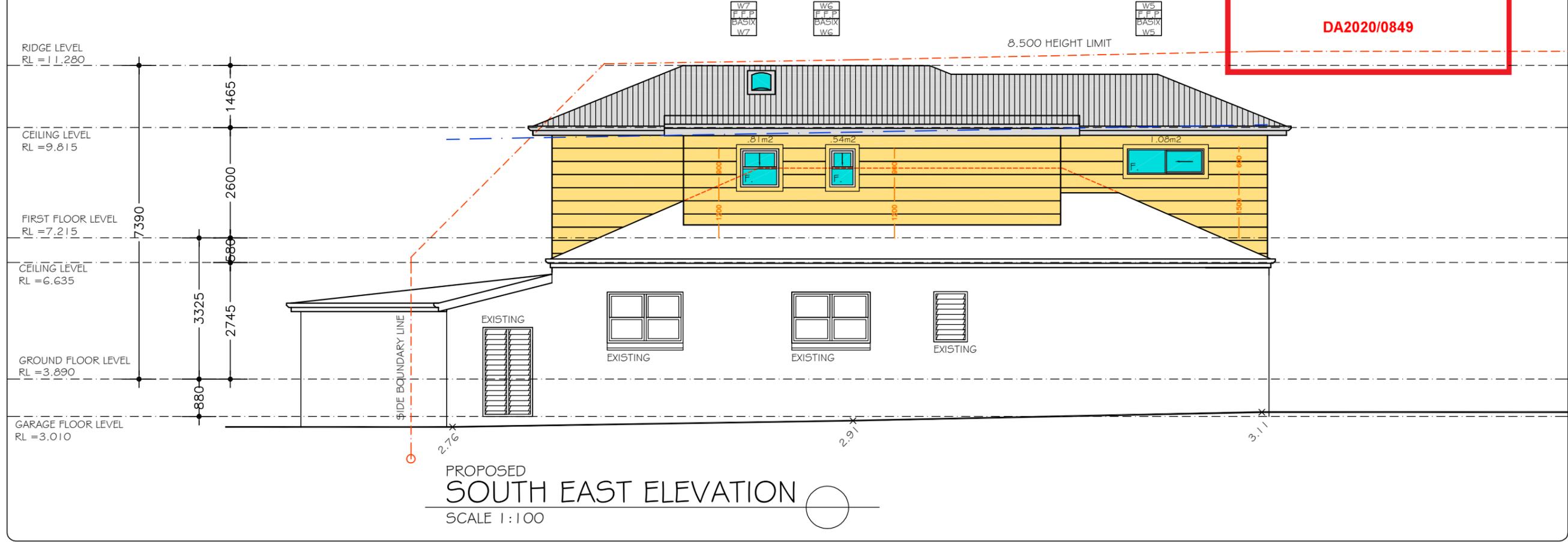
JOB: 01/18/

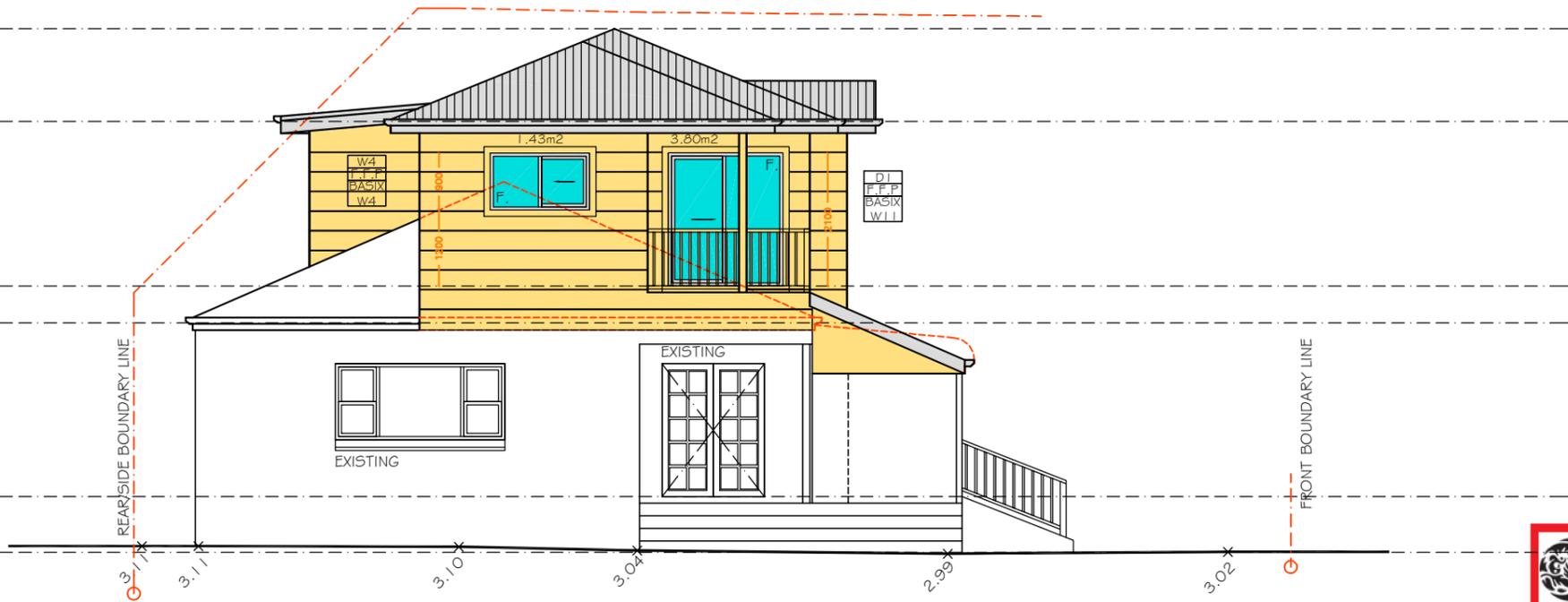


**northern beaches council**

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**DA2020/0849**





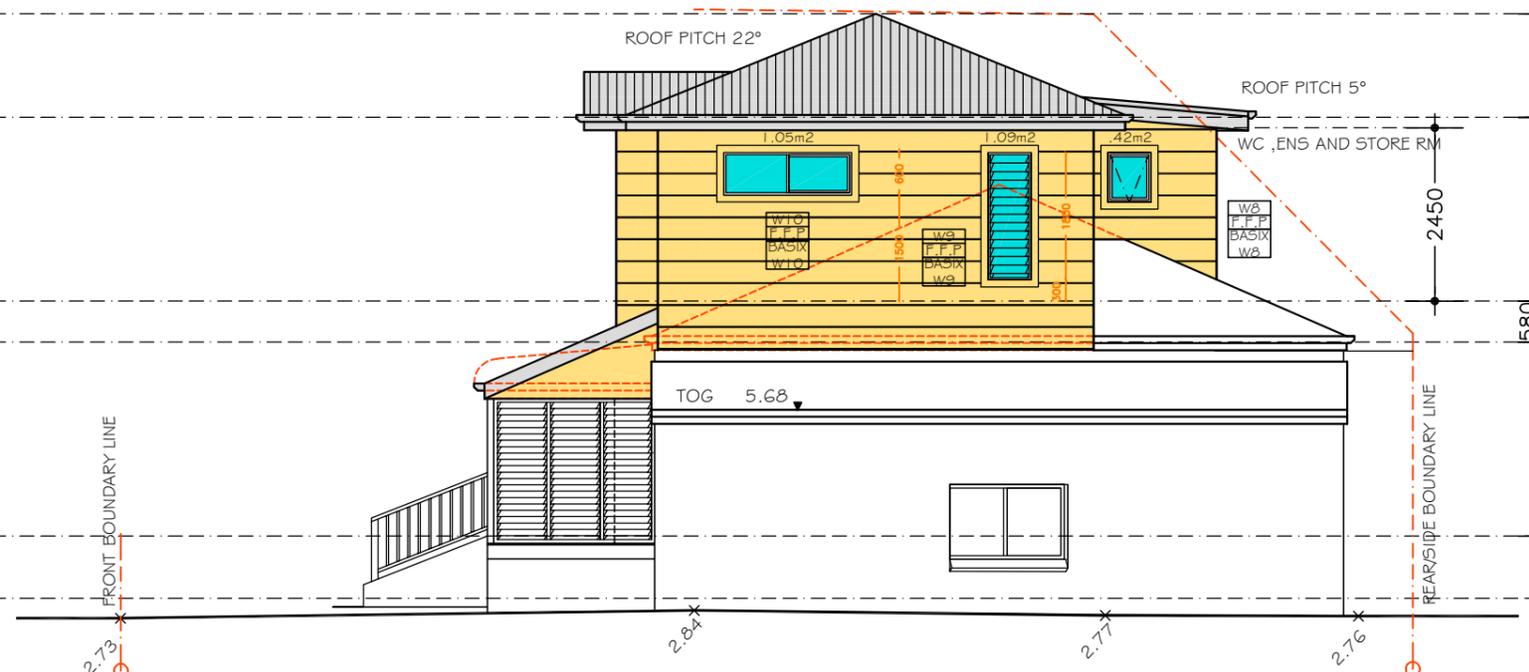
PROPOSED  
**NORTH EAST ELEVATION**  
 SCALE 1:100

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 northern beaches council

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**DA2020/0849**



PROPOSED  
**SOUTH WEST ELEVATION**  
 SCALE 1:100

**A3**

**ELEVATION**

SHEET No : **DA07**

SCALE: 1:100

DATE: 06.03.2020

REV: 01/1/8

**MARK BOARD**

PROPOSED : ALTERATIONS AND ADDITIONS, TO EXISTING RESIDENCE

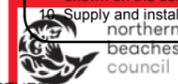
ADDRESS : 11 BILLARONG AVE DEE WHY NSW 2099 LOT 61

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 0404 037 606  
 email:sammyfedele@primus.com.au

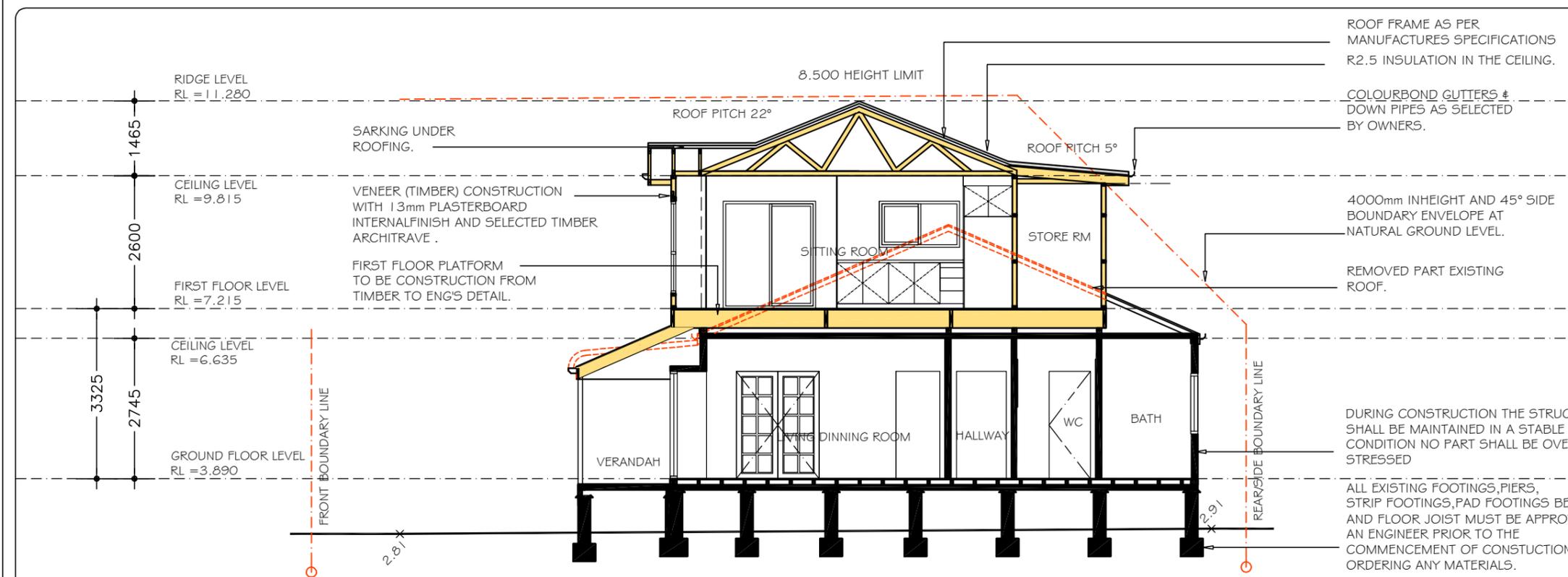
**Sammy Fedele**  
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**PROPOSED BASIX NOTES**

**Fixtures and systems**

**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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: other/undecided	R1.70 (including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

**Windows and glazed doors glazing requirements**

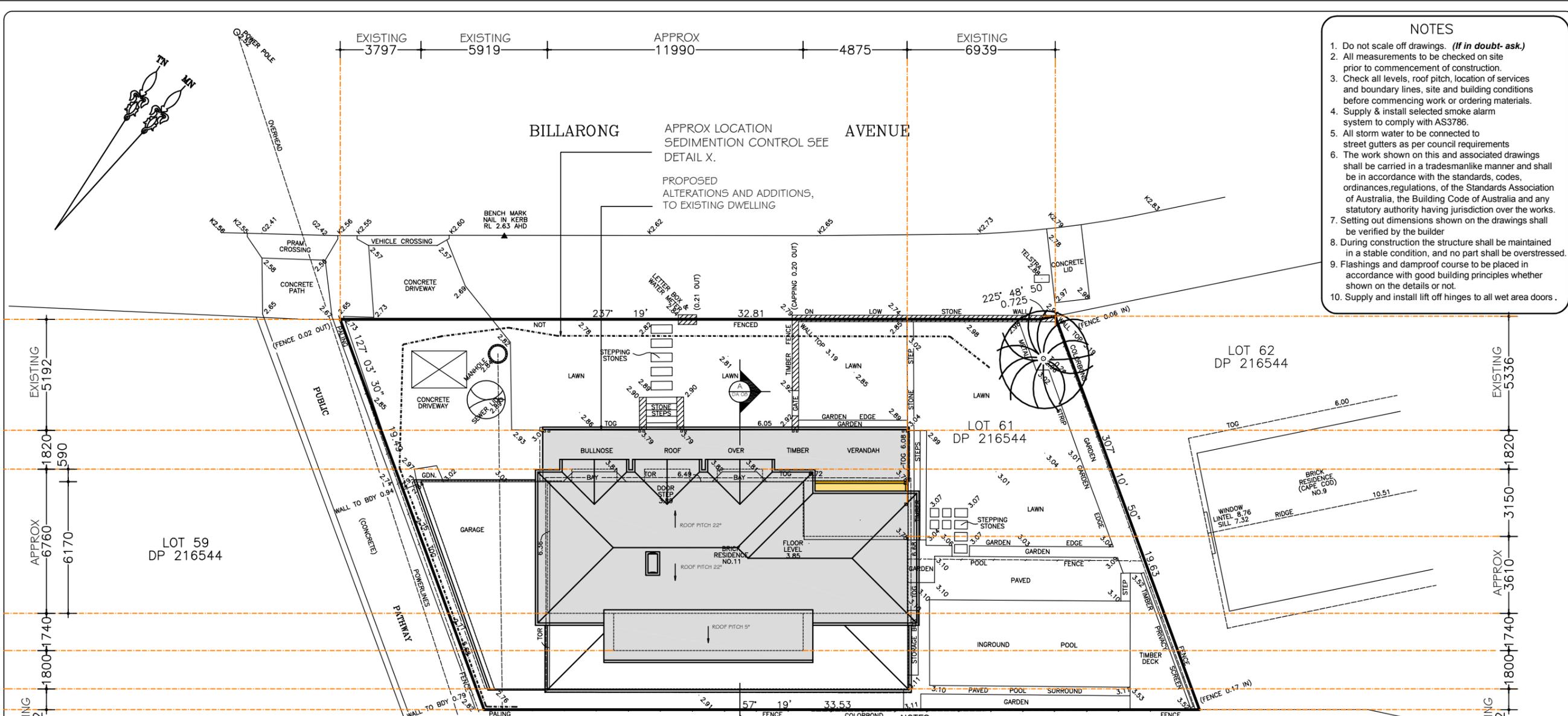
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	NW	2.17	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	NW	2.17	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	NW	2.17	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W4	NE	1.43	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	SE	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	SE	0.54	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	SE	0.81	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	SW	0.42	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	SW	1.09	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	SW	1.05	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	NE	3.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	NW	5.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

**Glazing requirements**

**Skylights glazing requirements**

Skylight number	Area of glazing inc. frame (m <sup>2</sup> )	Shading device	Frame and glass type
S1	0.5	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)



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**A3**

**SITE PLAN**

SHEET No : **DA13**

SCALE: 1:200

DATE: 12.05.2020

REV: 01/18/

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DEE WHY NSW 2099

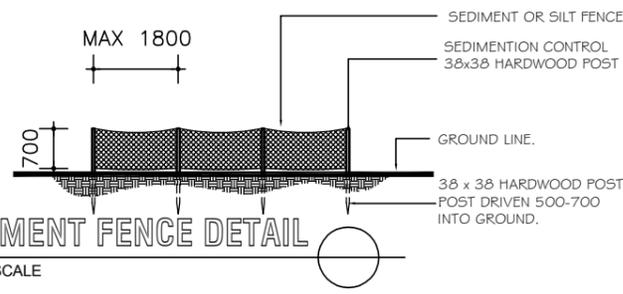
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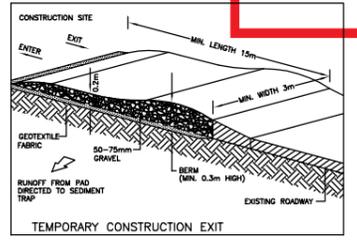
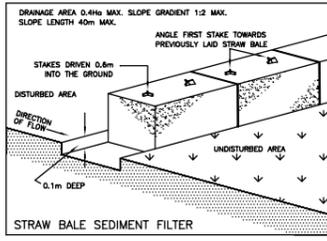
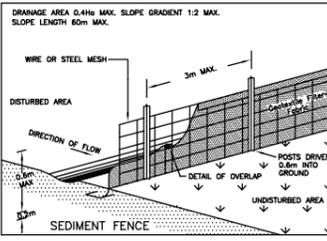
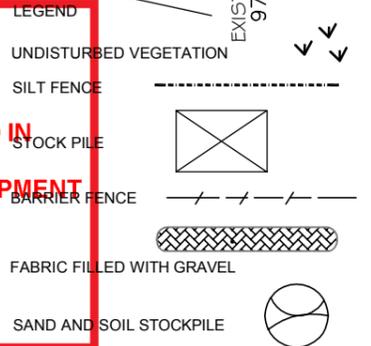


- SOIL AND WATER MANAGEMENT NOTES**
01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
  02. MINIMISE DISTURBED AREAS
  03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
  04. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
  05. ROADS AND FOOTPATHS TO BE SWEEPED DAILY AND KEPT CLEAN AT ALL TIMES
  06. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S REQUIREMENTS.
  07. NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

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  - 2 MINIMISE DISTURBED AREA
  - 3 ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
  - 4 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
  - 5 ROADS AND FOOTPATH TO BE SWEEPED DAILY
  - 6 KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL.
  7. LIMIT VEHICLE MOVEMENT ON SITE TO AVOID COMPACTING SOILS AND DESTROYING TREE ROOTS

**northern beaches council**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0849**



**STANDARD DETAILS**

**PROPOSED SEDIMENT CONTROL PLAN / SOIL AND WASTE MANAGEMENT / AND SITE PLAN**

SCALE 1:200

