

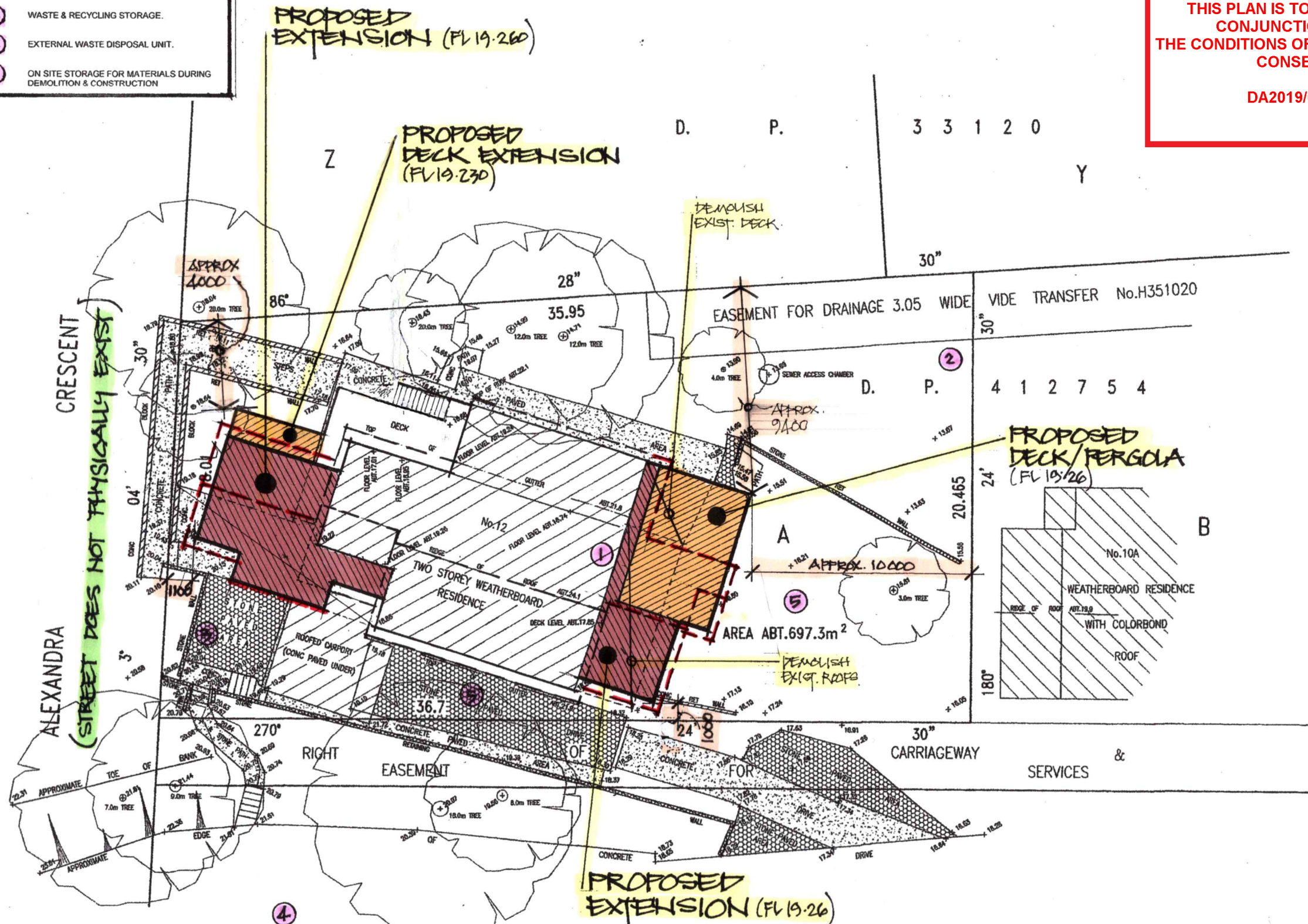
WASTE MANAGEMENT DETAILS:

1. KITCHEN WASTE BIN.
2. COMPOST STORAGE.
3. WASTE & RECYCLING STORAGE.
4. EXTERNAL WASTE DISPOSAL UNIT.
5. ON SITE STORAGE FOR MATERIALS DURING DEMOLITION & CONSTRUCTION



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

DA2019/0676



NOTE:

1. LEVELS SHOWN THUS ARE BASED ON AUSTRALIAN HEIGHT DATUM
2. ORIGIN OF LEVELS - SYDNEY WATER BOLT IN KERB No.28 R.L. 22.2 A.H.D. LOCATED NEAR THE COMMON BOUNDARY OF Nos. 1 & 3 VISTA AVENUE
3. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT AND THEREFORE THIS PLAN DOES NOT DEFINE BOUNDARIES. TITLE DIMENSIONS ONLY SHOWN.
4. DO NOT SCALE - USE FIGURED BEARINGS & DISTANCES ONLY
5. BASIC LEVEL AND DETAIL SURVEY ONLY - UNLESS OTHERWISE SHOWN, THE POSITION OF IMPROVEMENTS ARE APPROXIMATE. THE INFORMATION SHOWN HEREON IS ONLY TO BE USED AT AN ACCURACY OF 1:100
6. FEATURES & LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY
7. ALL SET OUT WITH REGARD TO LEVELS SHOULD BE REFERRED TO THE BENCH MARK
8. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY
9. ORIGIN OF THE NORTH POINT IS D.P. 1016440 THE POSITION OF TRUE NORTH IS APPROXIMATE ONLY. A MORE ACCURATE SURVEY WOULD BE REQUIRED TO DETERMINE ITS EXACT POSITION
10. THE SUBJECT LAND IS AFFECTED BY A COVENANT CREATED BY TRANSFER No.H888428

SITE PLAN. PROPOSED WORKS

▲ B.M. D.H.&W. IN GUTTER
R.L. 24.39 A.H.D.

GWN DRAFTING
GREG NICOL

ARCHITECTURAL
DRAFTSMAN

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PROJECT: EXTENSIONS + RENOVATIONS
12 ALEXANDRA CRES. BAYVIEW
CLIENT: LYNDA + MATT MANNALL.

SCHEME: 4A

DATE: MAY 2019.

SCALE: 1:200
A3

PROJECT No.
2917
DRAWING No.
02A

INITIAL	DATE
A	14/9/04
DESCRIPTION	ISSUES
BYRNE & ASSOCIATES PTY LIMITED CONSULTING SURVEYORS & ENGINEERS 88 WATERLOO STREET NARRABEEN 2101 Ph: (02) 9913 7110 Fax: (02) 9913 1583 Email: bysurvey@ozemail.com.au	
LEVEL & DETAIL SURVEY OVER PART LOT A D.P.412754 No.12 ALEXANDRA CRESCENT BAYVIEW	
Date of Survey: 10/9/04	Prepared by: GJ
Drawn by: GJ	Checked by: GJ
Scale: 1:200	Plan No. A1 - 9712 D

LEGEND/NOTES:

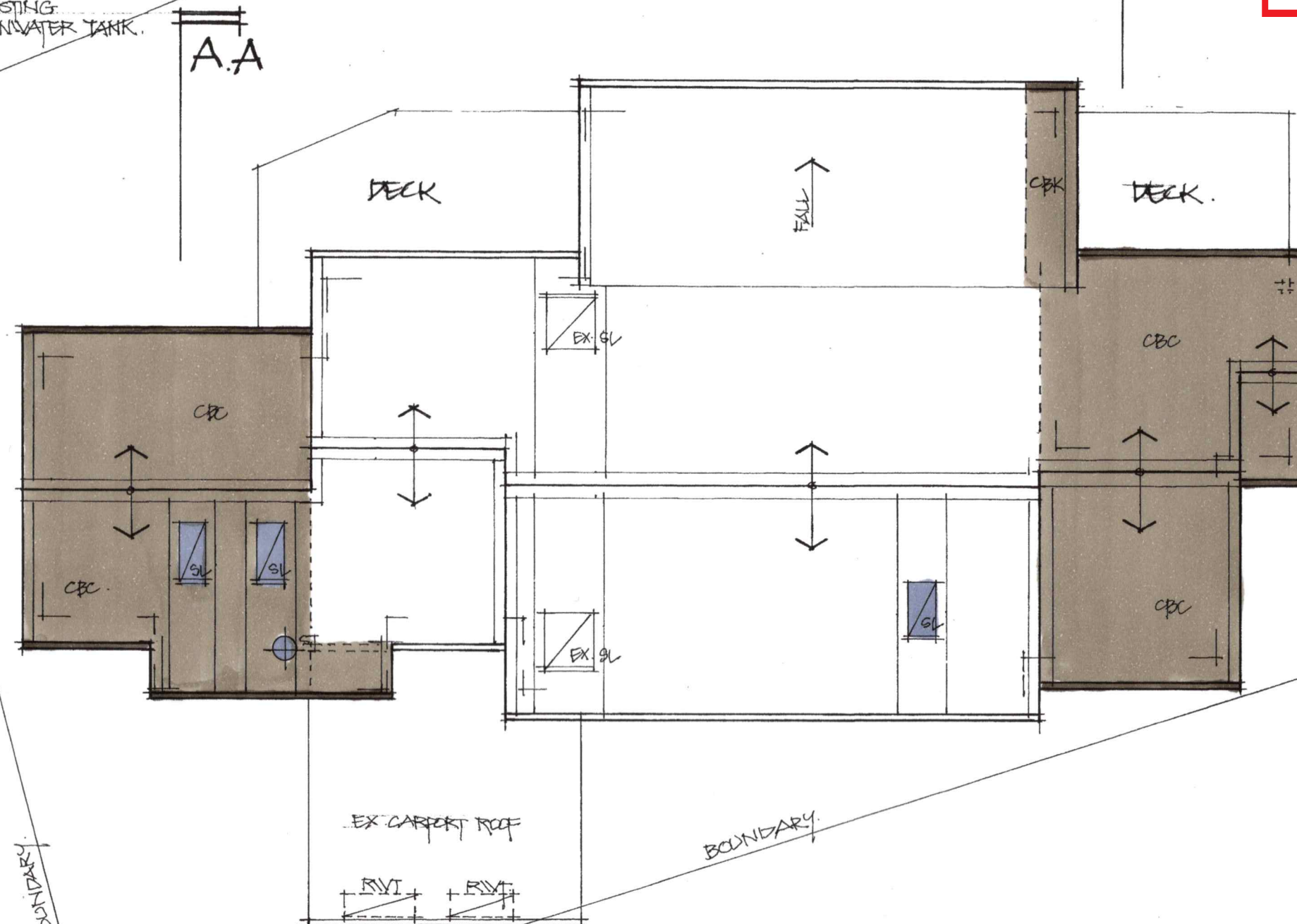
- CBC CORRUGATED COLORBOND ROOFING.
- EX.SL EXISTING SKYLIGHT.
- SL NEW SKYLIGHT.
- ST NEW SKYTUBE
- CBK COLORBOND ROOF PROFILE TO MATCH EXISTING.
- EXISTING ROOF TILES TO BE REMOVED + REPLACED WITH CBC.
- RVT EXISTING RAINWATER TANK.



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PROPOSED ROOF PLAN.

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PROJECT: EXTENSIONS + RENOVATIONS
12 ALEXANDRA CRES. BAYVIEW
CLIENT: LYNDA + MAT MANHALL.
SCHEME: 4A DATE: MAY 2019

SCALE: 1:100
A3

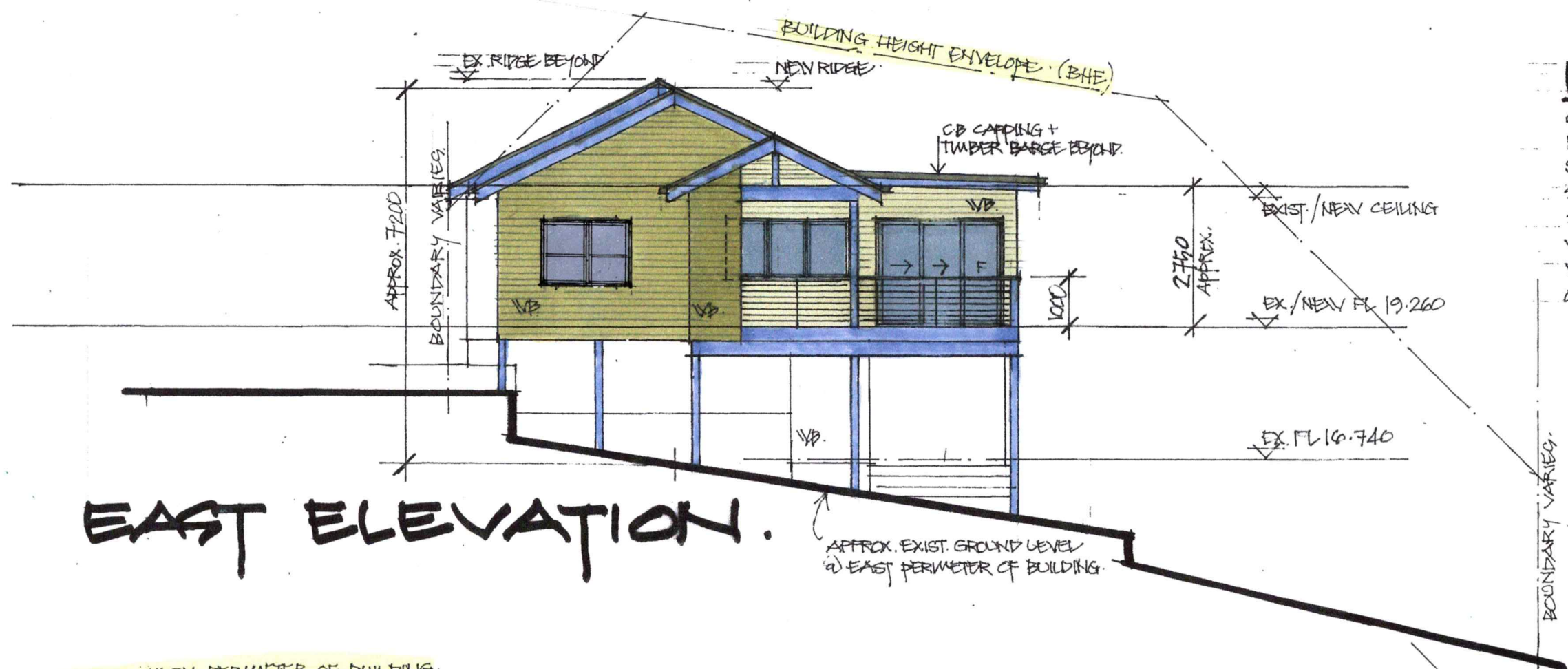
PROJECT No.

2913

DRAWING No.

06A





EAST ELEVATION.

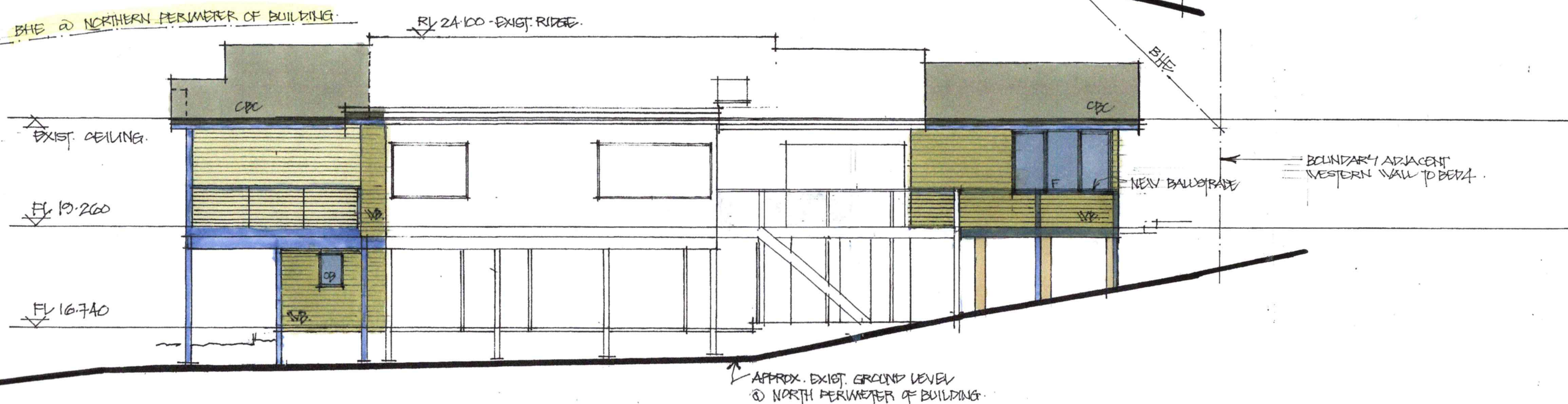
LEGEND:

- CBC COLORBOND CORRUGATED ROOFING.
- F FIXED GLASS.
- SB BRICK PIERS OR 'UNI-PIERS'.
- SL SKYLIGHT.
- ST SKYTRUSS.
- VDS VERIFY ON SITE.
- VB WEATHERBOARDS
- OB OBSCURE GLASS.



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NORTH ELEVATION.

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SCHEME: 4A DATE: MAY 2019.

PROJECT No.

2913.

DRAWING No.

07A

SCALE: 1:100
0A3



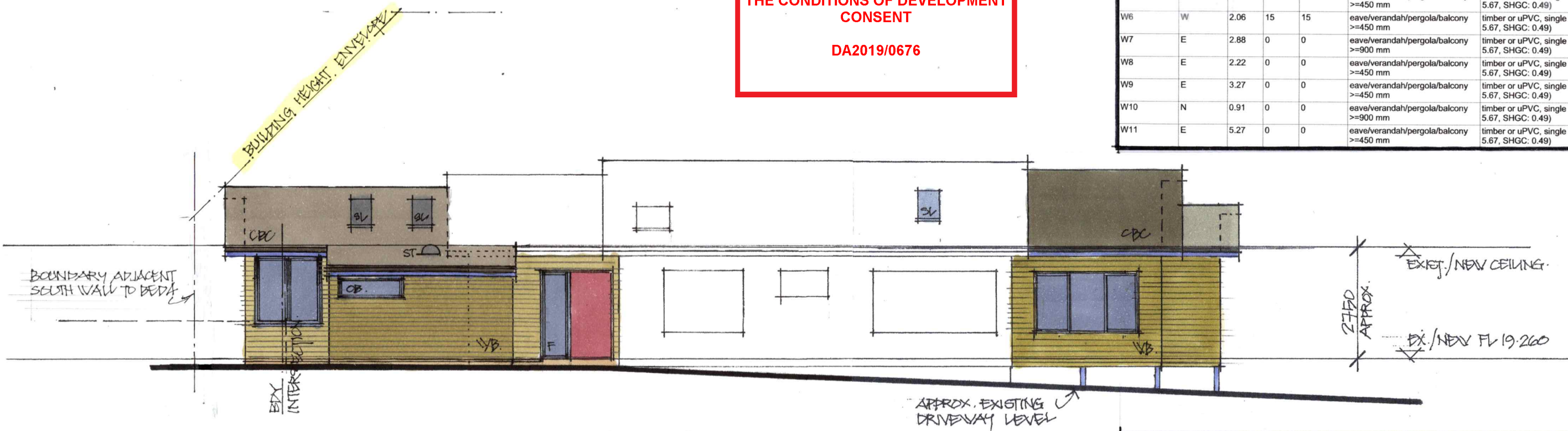
WEST ELEVATION.



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SOUTH ELEVATION.

BASIX CERTIFICATE REQUIREMENTS.

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	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	S	1.07	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W2	S	0.97	0	0	none	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W3	S	2.58	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W4	W	4.02	10	15	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W5	N	4.02	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W6	W	2.06	15	15	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W7	E	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W8	E	2.22	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W9	E	3.27	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W10	N	0.91	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W11	E	5.27	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	0.55	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.55	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	0.55	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

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PROJECT: EXTENSIONS + RENOVATIONS
12 ALEXANDRA CRES. BAYVIEW

CLIENT: LINDAL + MATT MANNALL

SCHEME: 4A DATE: MAY 2019.

PROJECT No.

29/3.

DRAWING No.

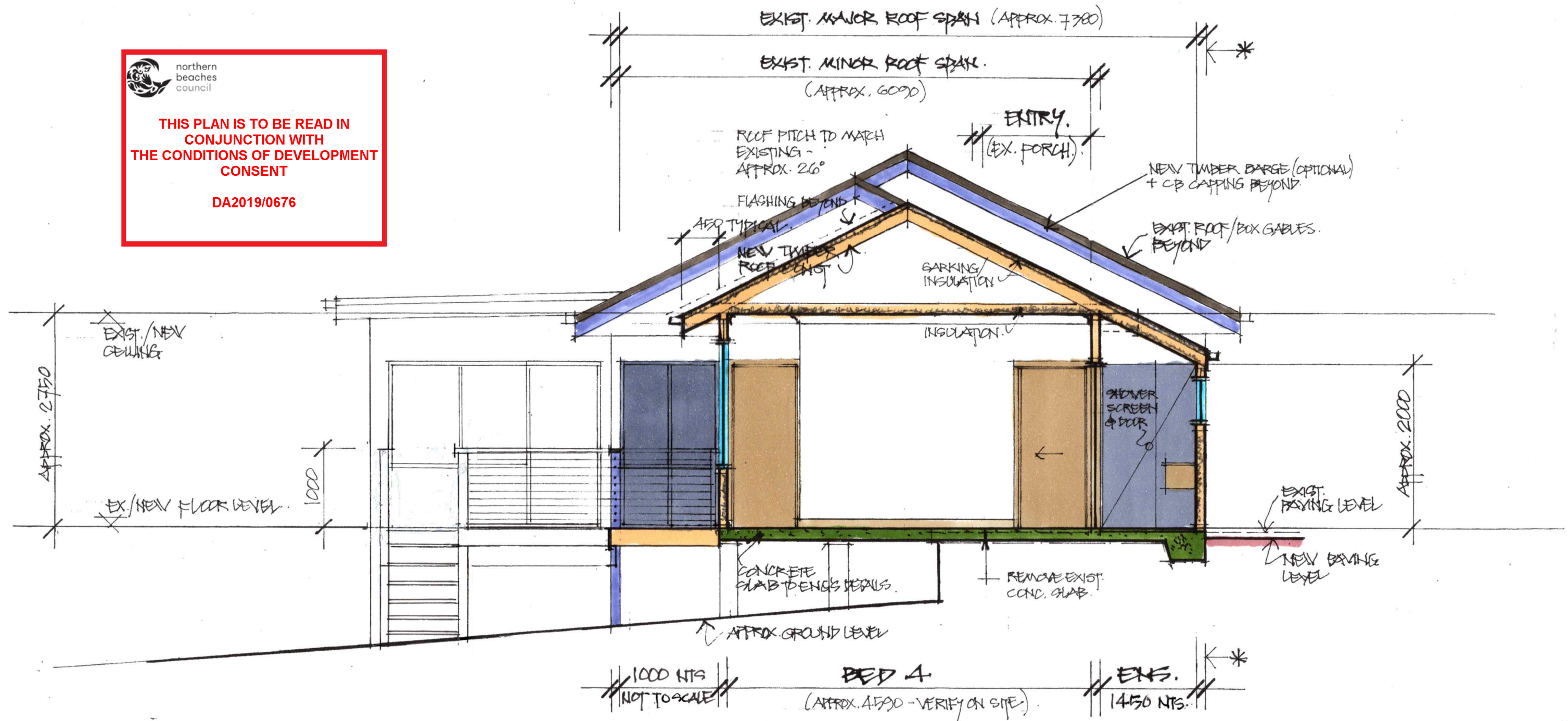
08A

SCALE: 1:100



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SECTION A.A

GWN DRAFTING
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PROJECT: **EXTENSIONS + RENOVATIONS**
12 ALEXANDRA CRES. BAYVIEW
CLIENT: **LYNDAL + MATT MANNALL**
SCHEME: **4A** DATE: **MAY 2019**

PROJECT No.
2913
DRAWING No.
09A

SCALE: **1:50**
DA3