

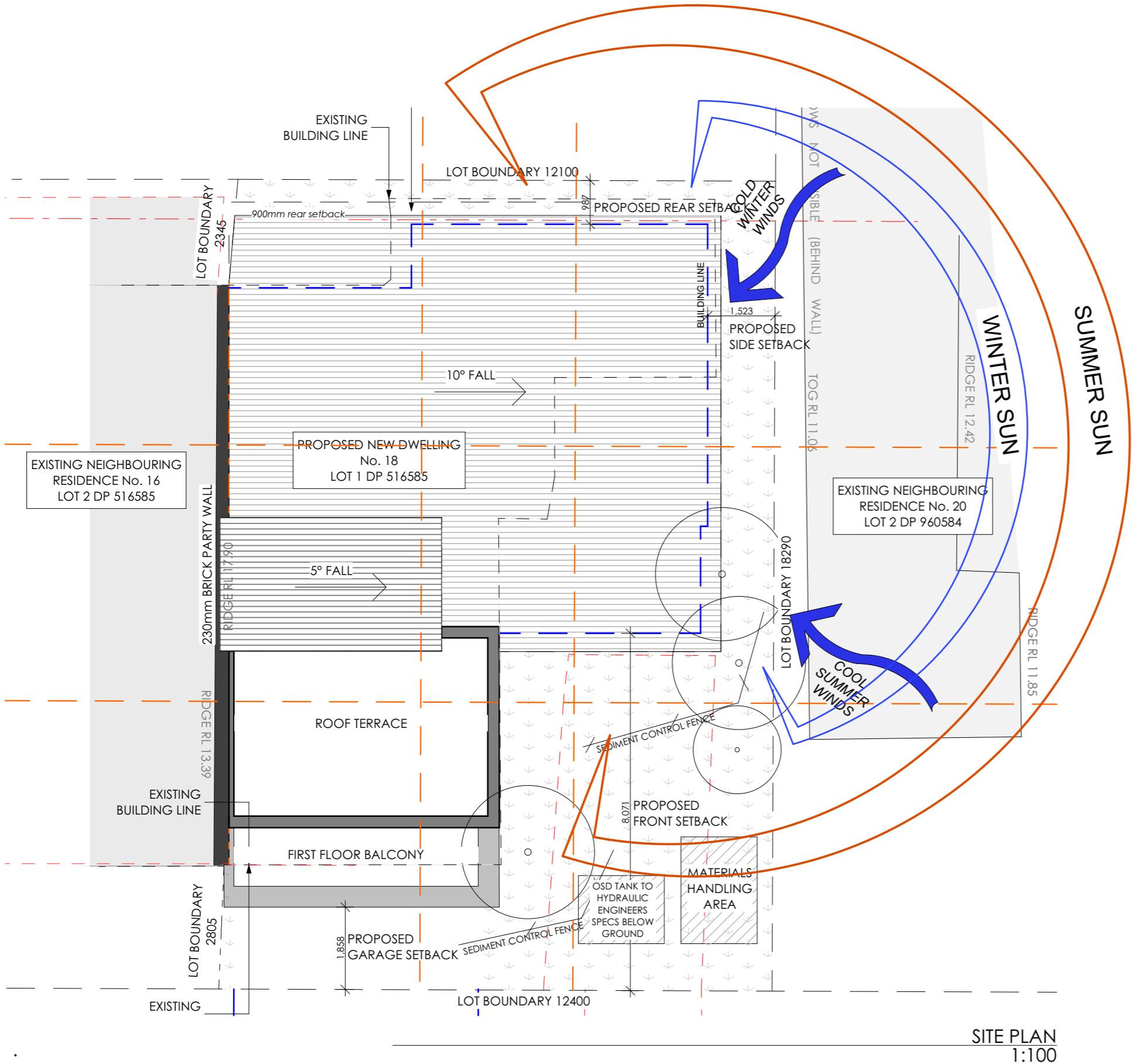
FOR DA SUBMISSION
Request for Additional Information
NEW DWELLING
18 CLYDE ROAD, DEE WHY 2099

GENERAL NOTES

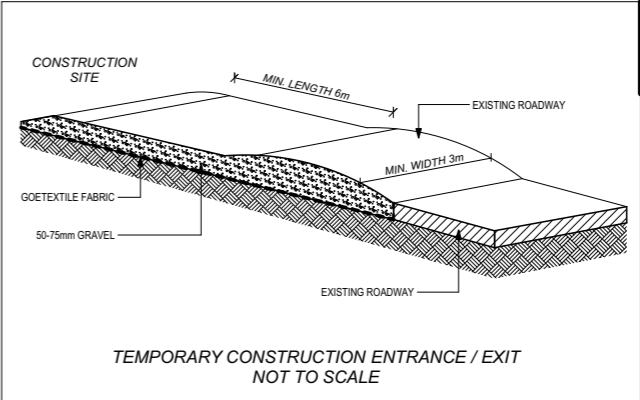
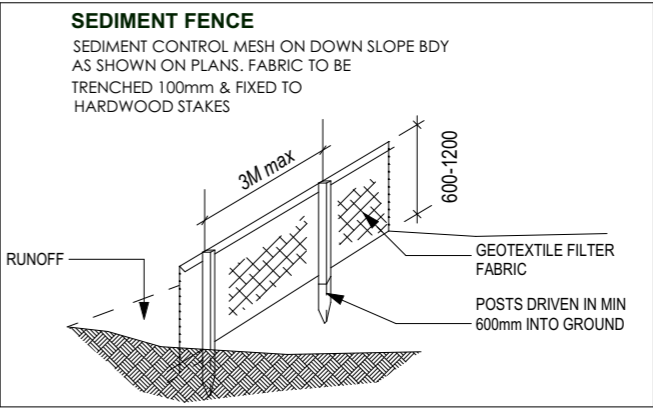
- 1. ONLY FIGURED DIMENSIONS ARE TO BE USED. DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS.
- 2. ALL FIGURED DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 3. ALL FINISHED LEVELS ARE TO AN ASSUMED DATUM. ALL LEVELS TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 4. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE STRICTLY ADHERED TO.
- 5. ALL SERVICES AND UTILITES ARE TO BE IDENTIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 6. OPENING SIZES ARE NOMINAL ONLY AND ARE TO BE ADJUSTED TO SUIT INDIVIDUAL MANUFACTURERS REQUIREMENTS.
- 7. ALL FLASHING AND WATERPROOFING TO BE PROVIDED BY THE BUILDER.

SHEET LIST		
DRAWING NO.	TITLE	SCALE
D01	COVER PAGE	
D02	SITE PLAN	1:100
D03	GROUND FLOOR PLAN	1:100
D04	FIRST FLOOR PLAN	1:100
D05	ROOF FLOOR PLAN	1:100
D06	NORTH ELEVATION	1:100
D07	EAST AND WEST ELEVATIONS	1:100
D08	SECTIONS	1:100
D09	SHADOW DIAGRAMS	1:500
D10	LANDSCAPE(EXPORT)	1:100
D11	NOTIFICATION PLAN	

<div>bda</div> <div>Full Member No. 1672 - 14</div>	<div>FYFFE DESIGN</div> <div>residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9634 3600 5G/ 256 New Line Road Dural</div>	NORTH	DATE	AMENDMENTS	NO	BY	ADDRESS	DRAWING TITLE	DRAWING STATUS		
			19/11/2019	FOR DA SUBMISSION	01.1	AW	18 Clyde Road, Dee Why 2099	COVER PAGE	DA SUBMISSION		
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									D01	19070	02



SITE PLAN
1:100



NOTE

FRAMING TO AS 1685 - 2010
CONCRETE FOOTING TO AS 2870 - 2011
PLUMBING TO AS 3500 - 2003
MASONRY TO AS 4773 & 3700
TERMITE CONTROL TO AS2049
DOORS AND WINDOWS TO AS 2047
ROOFING TO AS 2050

DUST CONTROL
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES


SEDIMENT NOTE
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

LEGEND


- TREE TO BE REMOVED
- PAVED AREA
- SEDIMENT CONTROL FENCE
- BUILDING LINE
- MINIMUM SETBACK REQUIREMENT

SITE STATISTICS

DESCRIPTION	AREA m ²
SITE SIZE	225.27m ²
LANDSCAPE AREA	79.17m ²
GROUND FLOOR AREA	76.07m ² (32.88m ² Garage)
FIRST FLOOR AREA	98.93m ² (17.22m ² Balconies)
TERRACE AREA	7.86m ² (23.08m ² Balcony)
TOTAL INTERNAL AREA	182.86m²



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18 Clyde Road,
Dee Why 2099

CLIENT
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DRAWING TITLE
SITE PLAN

PROJECT
ADDITIONS AND ALTERATIONS

DRAWING STATUS
DA SUBMISSION

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DWG NO D02	JOB NUMBER 19070	ISSUE 02

Specifications

Water

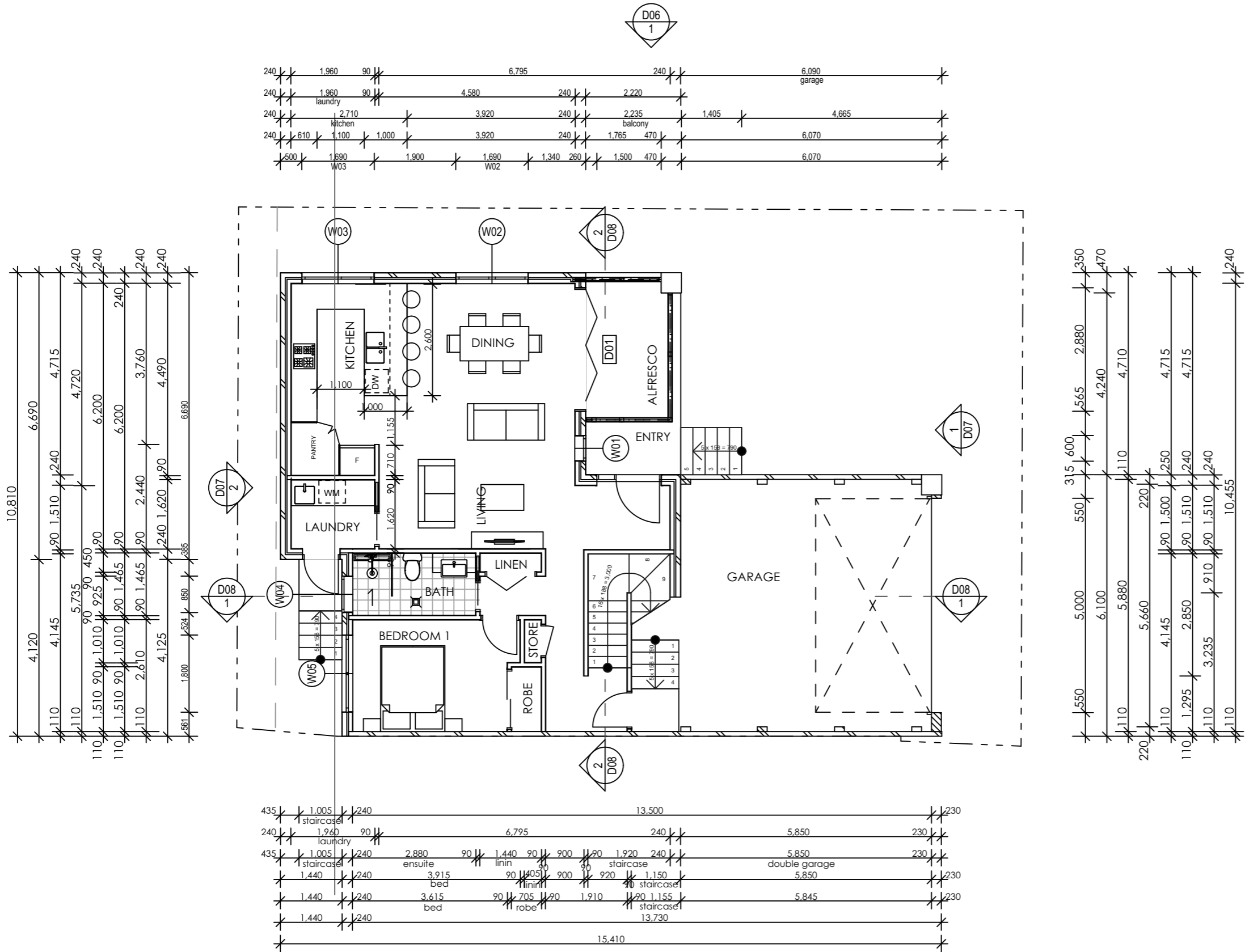
- 1,500 Rainwater tank, approx. 50% of roof draining to it, connect to WC, garden tap & washing machine
- 3 star showerhead 7.5-9L/m
- 4 star WC
- 4 star taps

Thermal

- Light/medium coloured walls
- Dark colour roof
- Raft slab (timber to living areas, tiles to wet areas and carpet to beds)
- R2.0 wall insulation to framed wall between house/garage
- 10mm foil faced foam cavity insulation to cavity brick external walls (excluding garage)
- R3.5 ceiling insulation (excluding garage)
- Anticon insulation to roof
- Self sealing exhaust fans to wet areas with shower
- Surface mounted lighting
- Weather stripping
- Standard windows (wideline spec)
- Sliding/fixed Uw 6.4 & shgc 0.76 clear glass
- Bifold door Uw 6.2 & shgc 0.62 clear glass
- Awning Uw 6.5 & shgc 0.63 clear glass
- Louver Uw 6.0 & shgc 0.67 clear glass (assumed breezeway)
- Entry frame/hung door Uw 5.9 & shgc 0.6 clear glass

Energy

- Gas instantaneous HWS 6 stars
- Three phase reverse cycle A/C
- Exhaust fan to wet areas with a shower, ducted to outside air
- Rangehood, ducted to outside air
- Gas cooktop, electric oven
- External clothesline



GROUND FLOOR PLAN
1:100



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DRAWING TITLE
GROUND FLOOR PLAN

PROJECT
ADDITIONS AND ALTERATIONS

DRAWING STATUS
DA SUBMISSION

DRAWN BY	DATE	SCALE
AW	24/03/2020	1:100
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D03	19070	02



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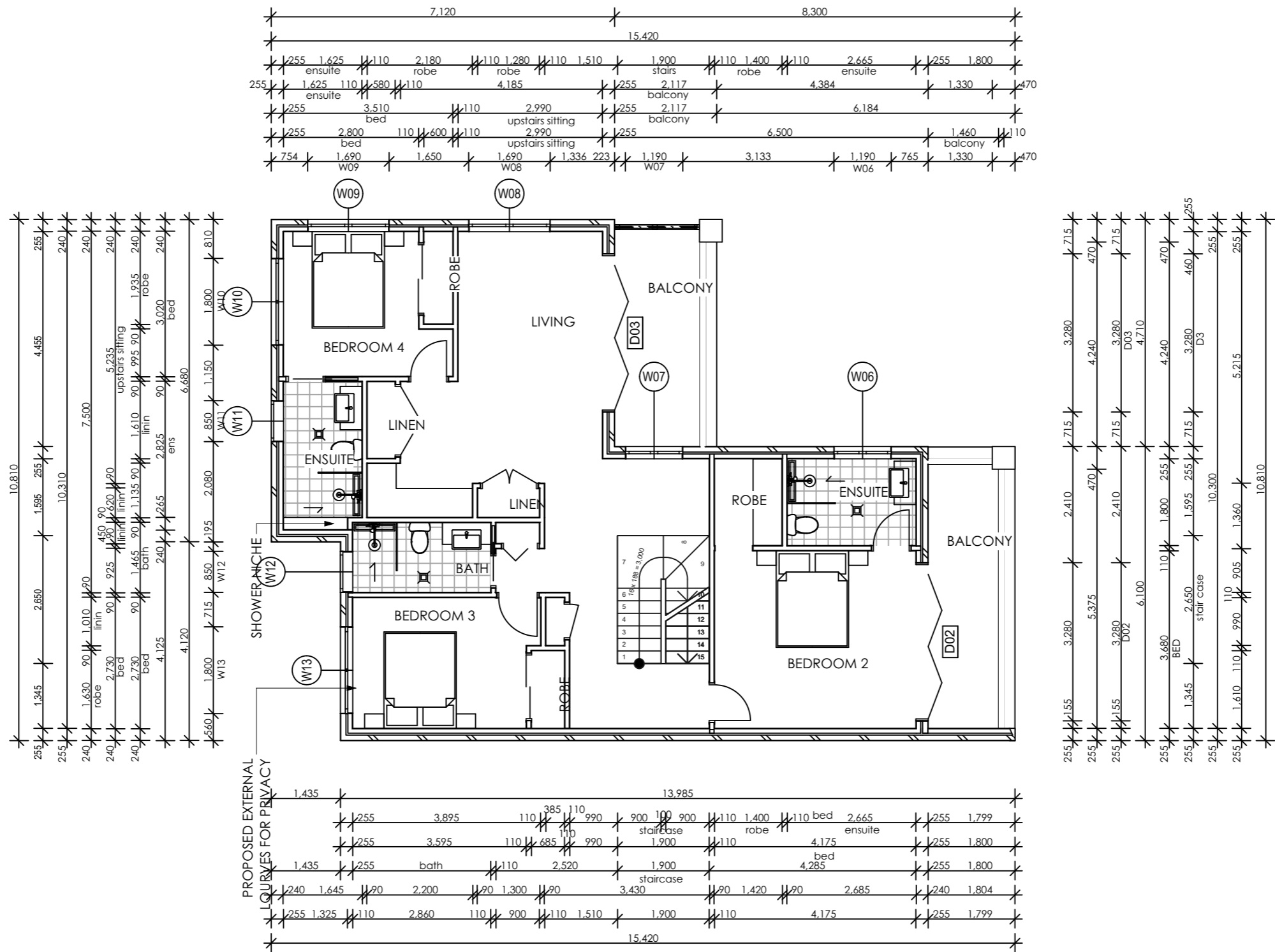
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DRAWING TITLE
FIRST FLOOR PLAN

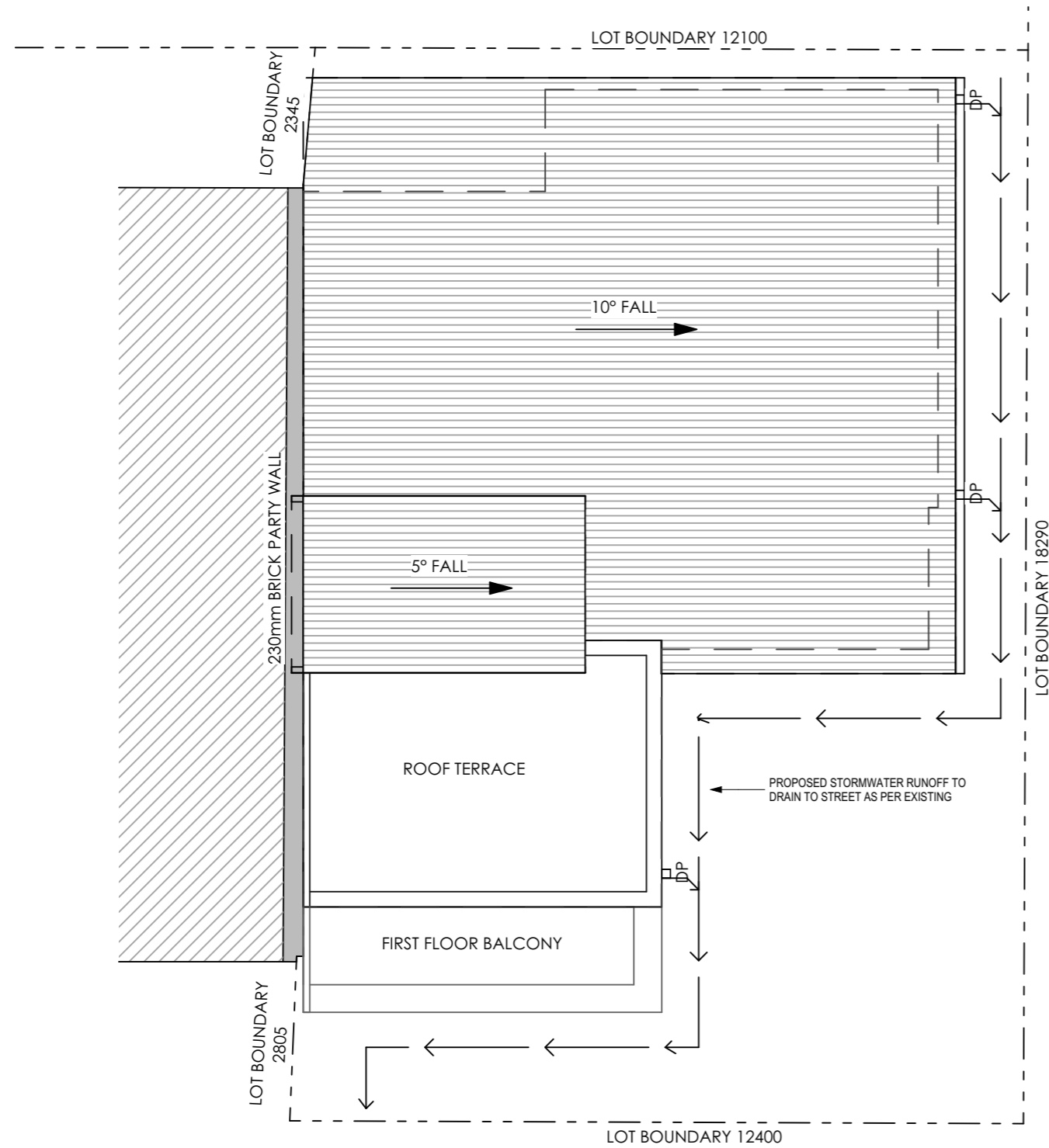
PROJECT
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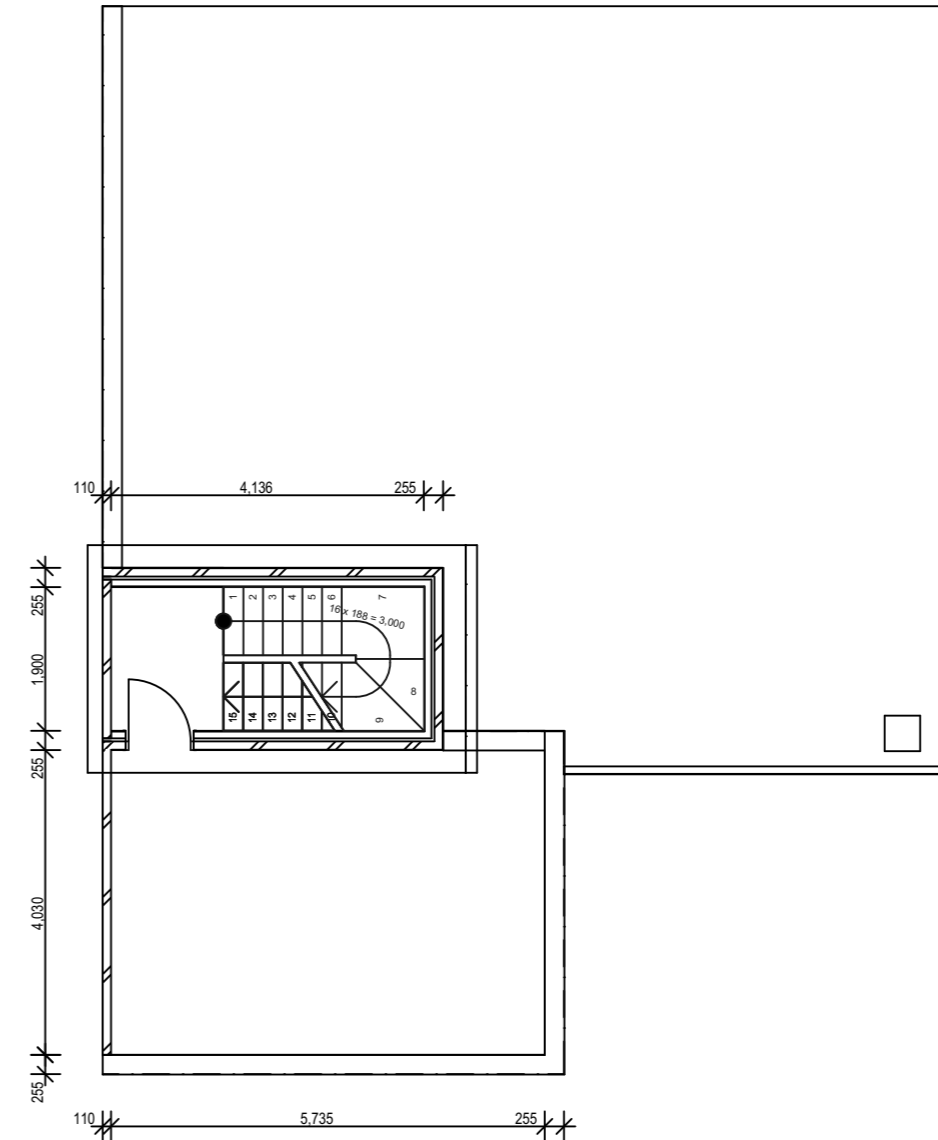
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FIRST FLOOR PLAN
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ROOF PLAN
1:100



ROOF TERRACE FLOOR PLAN
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DRAWING TITLE
ROOF FLOOR PLAN

PROJECT
ADDITIONS AND ALTERATIONS

DRAWING STATUS
DA SUBMISSION

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NORTH ELEVATION
1:100

DOOR SCHEDULE	
DOOR ID	D01
W x H	2,800×2,100
HEAD HEIGHT	2,100
ELEVATION	

DOOR SCHEDULE	
DOOR ID	D02
W x H	3,200×2,100
HEAD HEIGHT	2,100
ELEVATION	

DOOR SCHEDULE	
DOOR ID	D03
W x H	3,200×2,100
HEAD HEIGHT	2,100
ELEVATION	

WINDOW SCHEDULE													
WINDOW ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13
W x H	600×1,800	1,690×860	1,690×860	850×850	1,800×1,275	1,190×860	1,190×860	1,690×860	1,690×860	1,800×850	850×850	850×850	1,800×1,200
HEAD HEIGHT	2,054	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
ELEVATION													



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DRAWING TITLE
NORTH ELEVATION

PROJECT
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DRAWING STATUS
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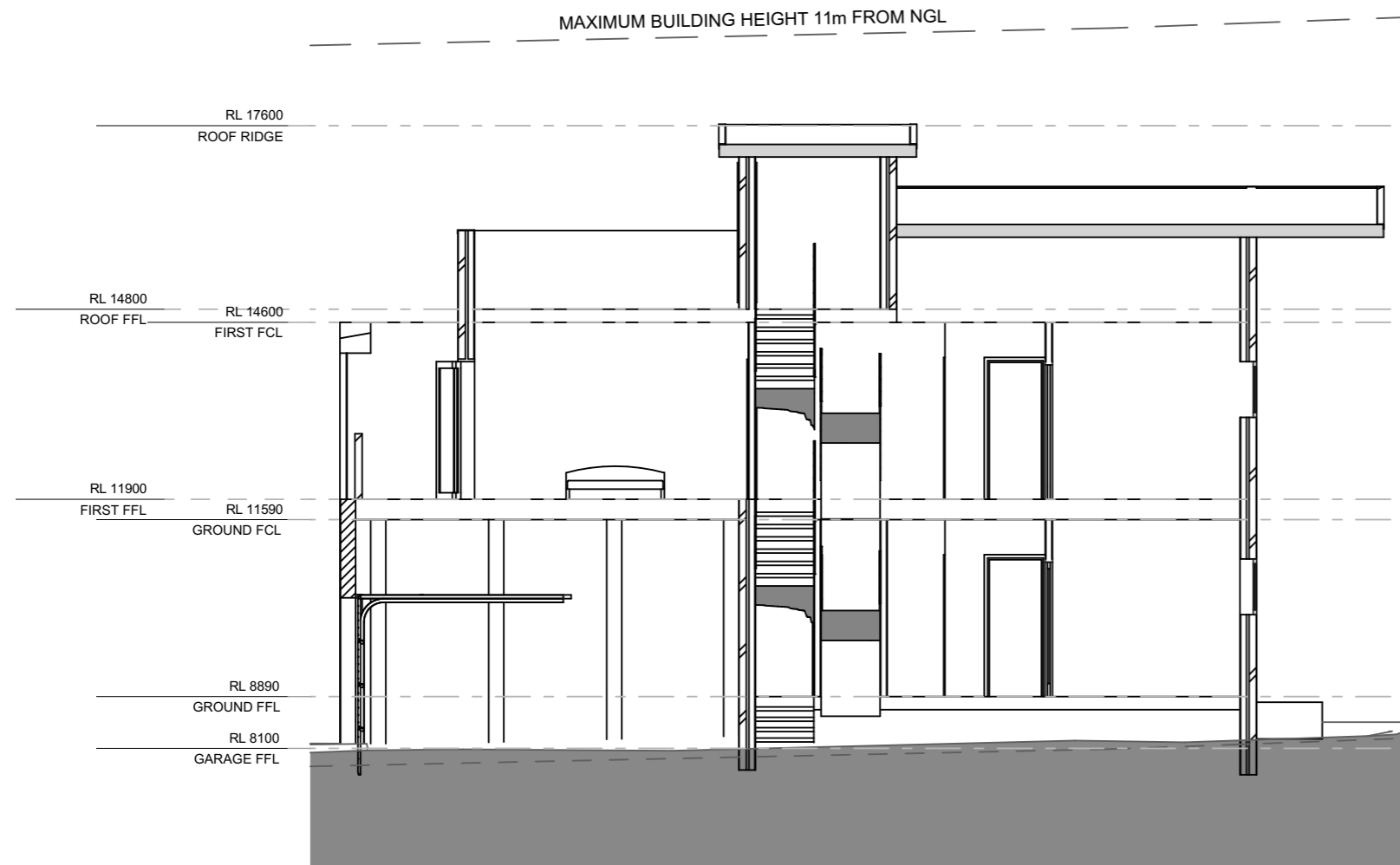
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EAST AND WEST ELEVATIONS

PROJECT
ADDITIONS AND ALTERATIONS

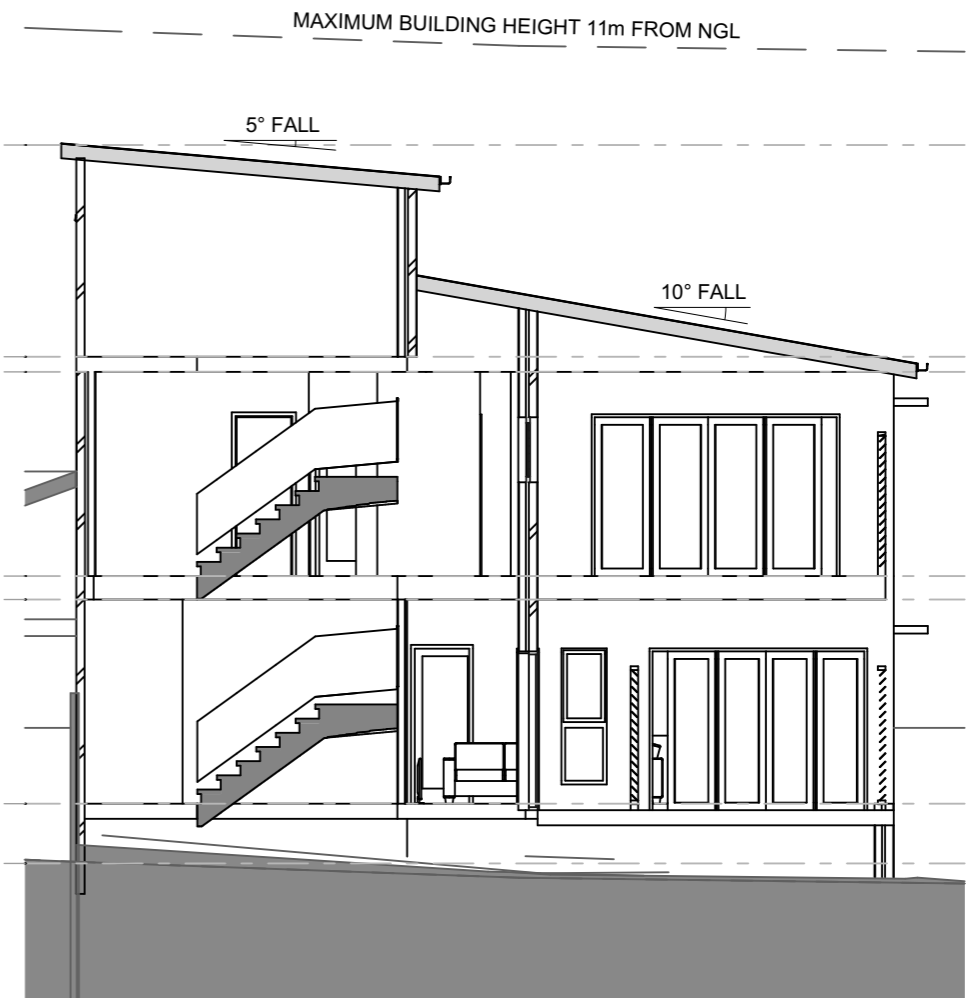
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SECTION 1
1:100



SECTION 2
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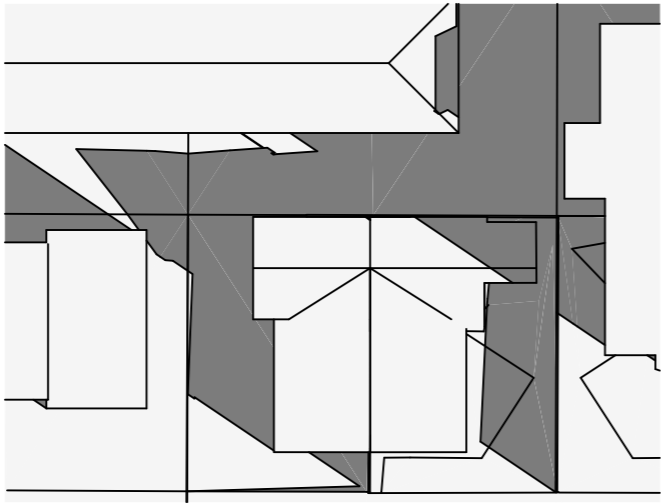
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SECTIONS

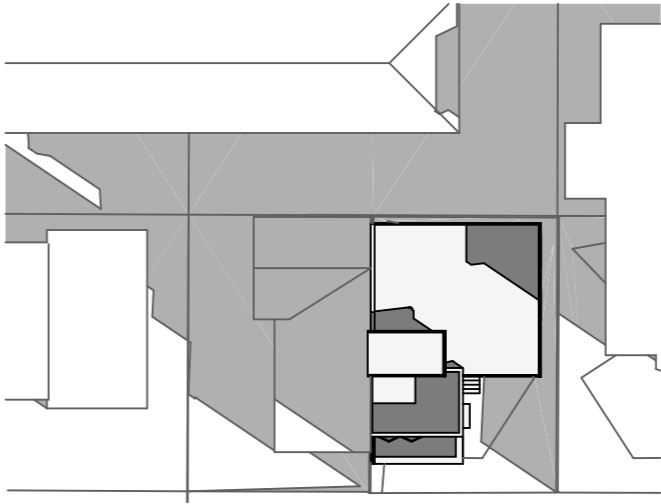
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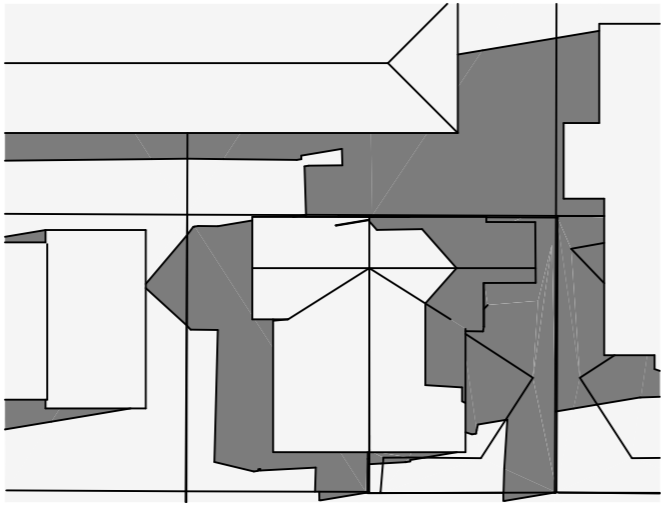
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DWG NO D08	JOB NUMBER 19070	ISSUE 02



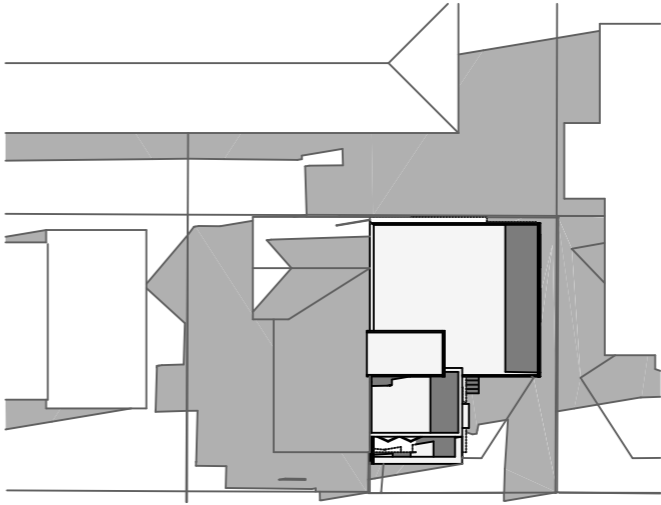
21 JUNE 9AM - EXISTING
1:500



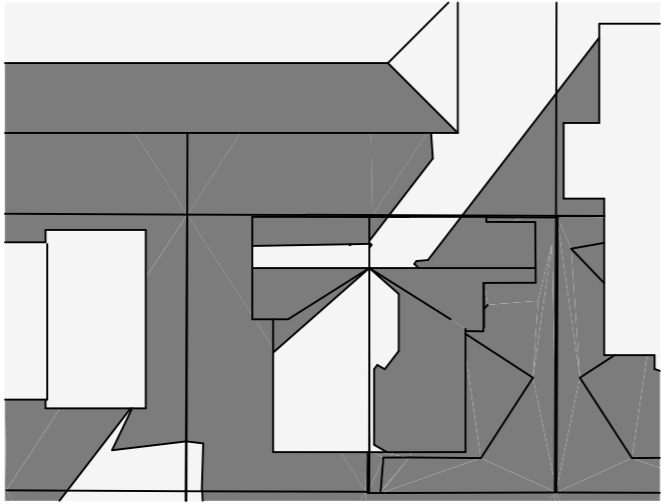
21 JUNE 9AM - PROPOSED
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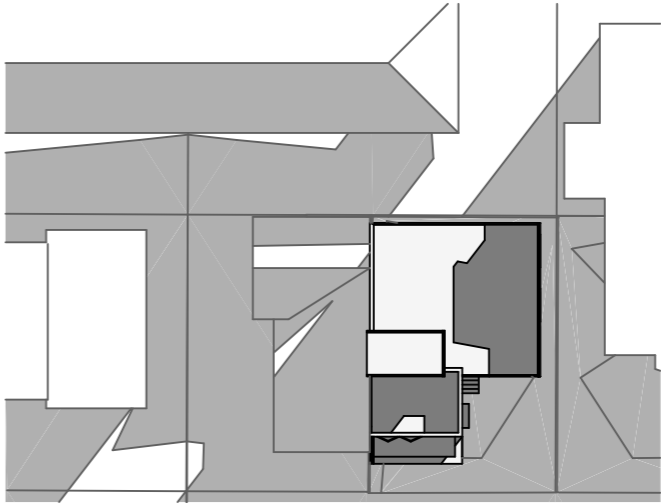
21 JUNE 12PM - EXISTING
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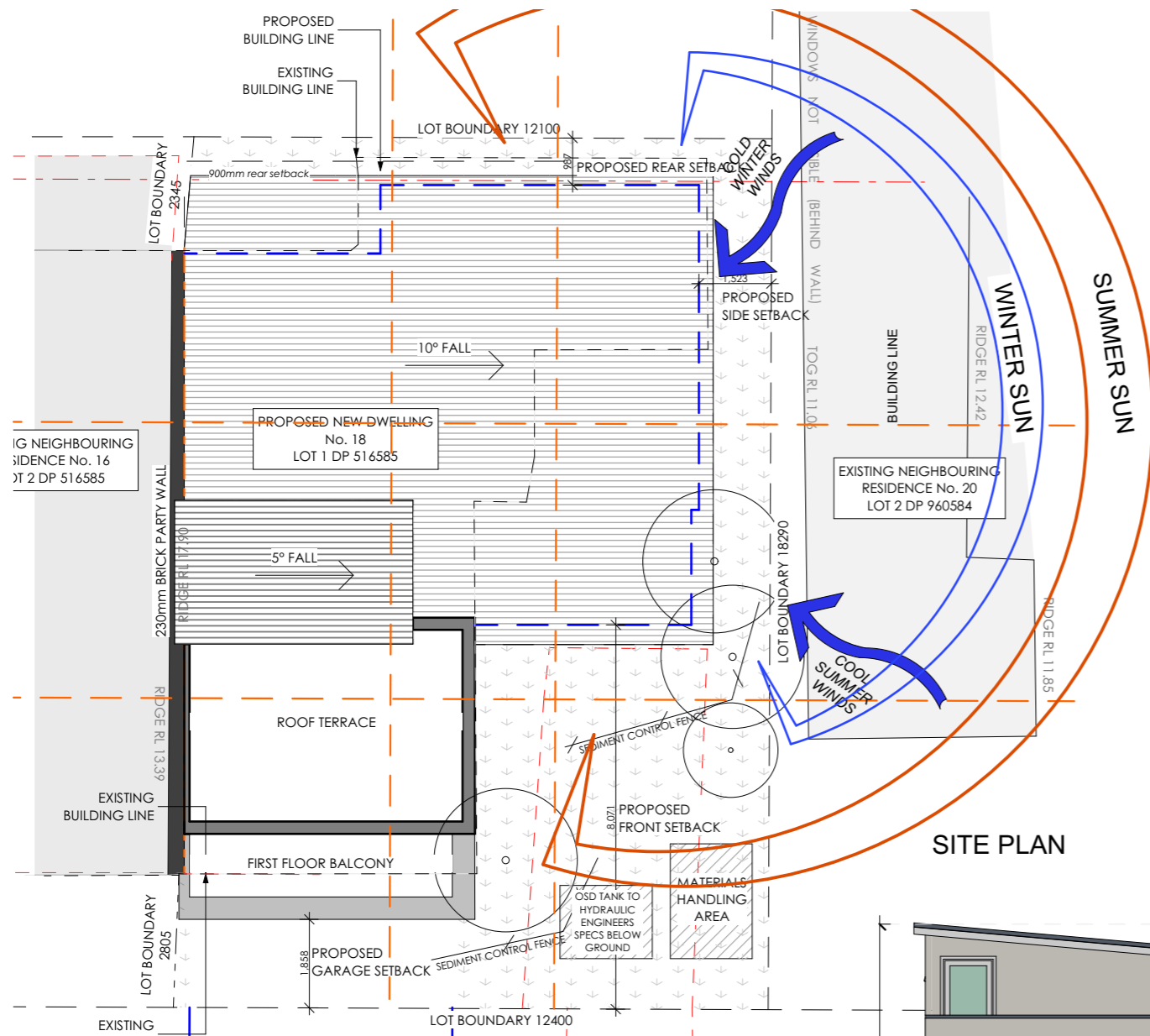
21 JUNE 12PM - PROPOSED
1:500



21 JUNE 3PM - EXISTING
1:500



21 JUNE 12PM - PROPOSED
1:500



SITE PLAN



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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DRAWING TITLE	NOTIFICATION PLAN
PROJECT	ADDITIONS AND ALTERATIONS

DRAWING STATUS		
DA SUBMISSION		
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DWG NO D11	JOB NUMBER 19070	ISSUE 02

Single Dwelling

Certificate number: 1043987S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 01 November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	FYF001	
Street address	18 Clyde Road DEE WHY 2099	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 516585	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 55	Target 50

Certificate Prepared by
Name / Company Name: Thermal Performance
ABN (if applicable): 64 137 428 767

Project address	
Project name	FYF001
Street address	18 Clyde Road DEE WHY 2099
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 516585
Lot no.	1
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	225
Roof area (m²)	112
Conditioned floor area (m2)	159.0
Unconditioned floor area (m2)	12.0
Total area of garden and lawn (m2)	65

Assessor details and thermal loads		
Assessor number	20731	
Certificate number	0004327904	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	13	
Area adjusted heating load (MJ/m²·year)	27	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 55	Target 50

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔ ✔ ✔	✔ ✔ ✔

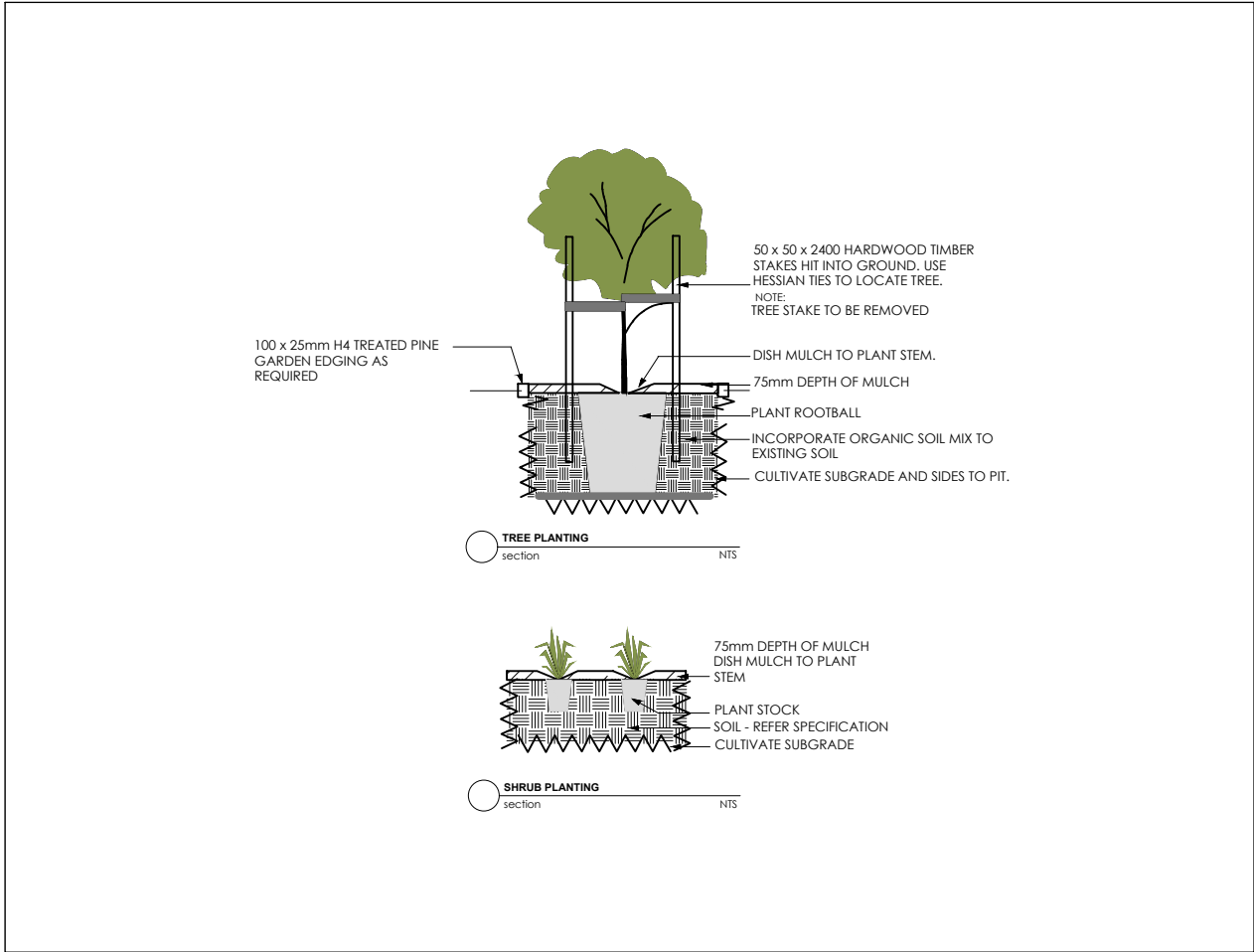
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area		
floor - concrete slab on ground	All or part of floor area square metres		
floor - suspended floor above garage	All or part of floor area		
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 4 of the bedrooms / study; dedicatedat least 3 of the living / dining rooms; dedicatedthe kitchen; dedicatedall bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated		✔ ✔ ✔ ✔ ✔ ✔	✔ ✔ ✔ ✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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							Steve Moran	ADDITIONS AND ALTERATIONS	DWG NO	JOB NUMBER	ISSUE
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Plant schedule

<i>Anigothanzos sp</i>	Kangaroo paw	200	.8x.8	5
<i>Correa alba</i>	Corra	200	1x1	3
<i>Corymbia hybrid</i>	Eucalyptus Red flowering	45ltr	5x5 plus	1
<i>Dichondra repens</i>	Dichondra	tube	.2x.6	100



Planting detail

LANDSCAPE GENERAL SPECIFICATION AND NOTES

All landscape works and material supply, to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia

All dimensions and locations to be checked on site and confirmed by landscape site supervisor before commencement of works

Do not scale from drawings. Dimensions take preference

Plant schedule and quantities to be used as guide only and to be confirmed by contractor before final purchase of plants

Final plant positions to be determined on site (by Landscape Supervisor).

DESIGN LIABILITY NOTE: No liability is accepted by these plans. Contractors are required to check ALL construction facts, figures and relevant information pertaining to the soft and hard scape works to be performed. Should anomalies occur, the designer or a representative of Banksia Design Group must be contacted and given due notice and sufficient documentation and, if required, due compensation to allow for adjustment/s to plans, documentation etc

REMOVAL OF NOXIOUS WEEDS: As a duty of care exists for all contractors: if a noxious weed exists onsite it should be removed after discussion with the owner or site supervisor.

ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL: All Landscape works to adhere with Environmental Legislation outlined in the *Protection of the environment operations act 1997*, by the EPA NSW.

It is highly recommended to use Dial Before You Dig services – contact for information at www.dialbeforeyoudig.com.au or call 1100.

TREES: All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail

TURF: 1. Install turf rolls diagonal to the fall of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo sp

2. 50 - 70mm topsoil underlay to be used in ground preparation .Note check ph after construction and before laying turf, adjust as required for optimum plant growth

SOIL:

1. Contractor is to check soil pH levels, two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability

2. Break up existing ground surface using mattock, rotary hoe or tractor tine as required

3. Topsoil sandy loam 50mm depth to turf areas.

4. Where necessary mound soil to assist in soil drainage to avoid root rot and poor plant growth

5. Incorporate ¼ tonne organic soil mix into holes where trees are planted, using recycled leaf litter as mulch

6. Soil Quality to be Australian Native Landscape Standard

7. Supply and Install 'Garden Mix' to all garden beds incorporated into the top 300mm of existing site profile. Note use rotary hoe as required do not just place on top of ground

MULCH: Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics.

EDGING: See plan for locations. Top edge higher than lawn to allow garden beds to be aerated & mounded

DRAINAGE: fall paving to lawn area

Install Everhard drainage pit to front of house.Liaise with Rawson Homes re connection to stormwater pipes

LIGHTING: to future plans TBA

MAINTENANCE: New plants to receive regular deep irrigation for a minimum 12 weeks establishment period. Seasonal pruning, fertilising and pest and disease checks to be carried out. Advice by qualified horticulturalist recommended

IRRIGATION: Drip irrigation TBA

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job:n03 200205
Date : 8.2.20	Issue : B
Scale:NTSC	

