

	Site		Views
	Contours		Fence
	Private Open Spaces		Site Vehicular Entry
	Existing Trees		Prevailing Winds
	Over Looking		Adjoining Bld. Window Position
	No. of Storeys		Noise Source

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Amendments : Issue	Description	By	Date
a	DA Issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA Issue	sg	14.03.21

SEAN GILMOUR
Nominated Architect (rn 7973)

ABN 40 824 597 954
59 Smith Avenue
Allambie Heights
NSW 2100

TEL: (02) 9905 8332
Mobile: 0406 995401
Email: sg.architect@outlook.com

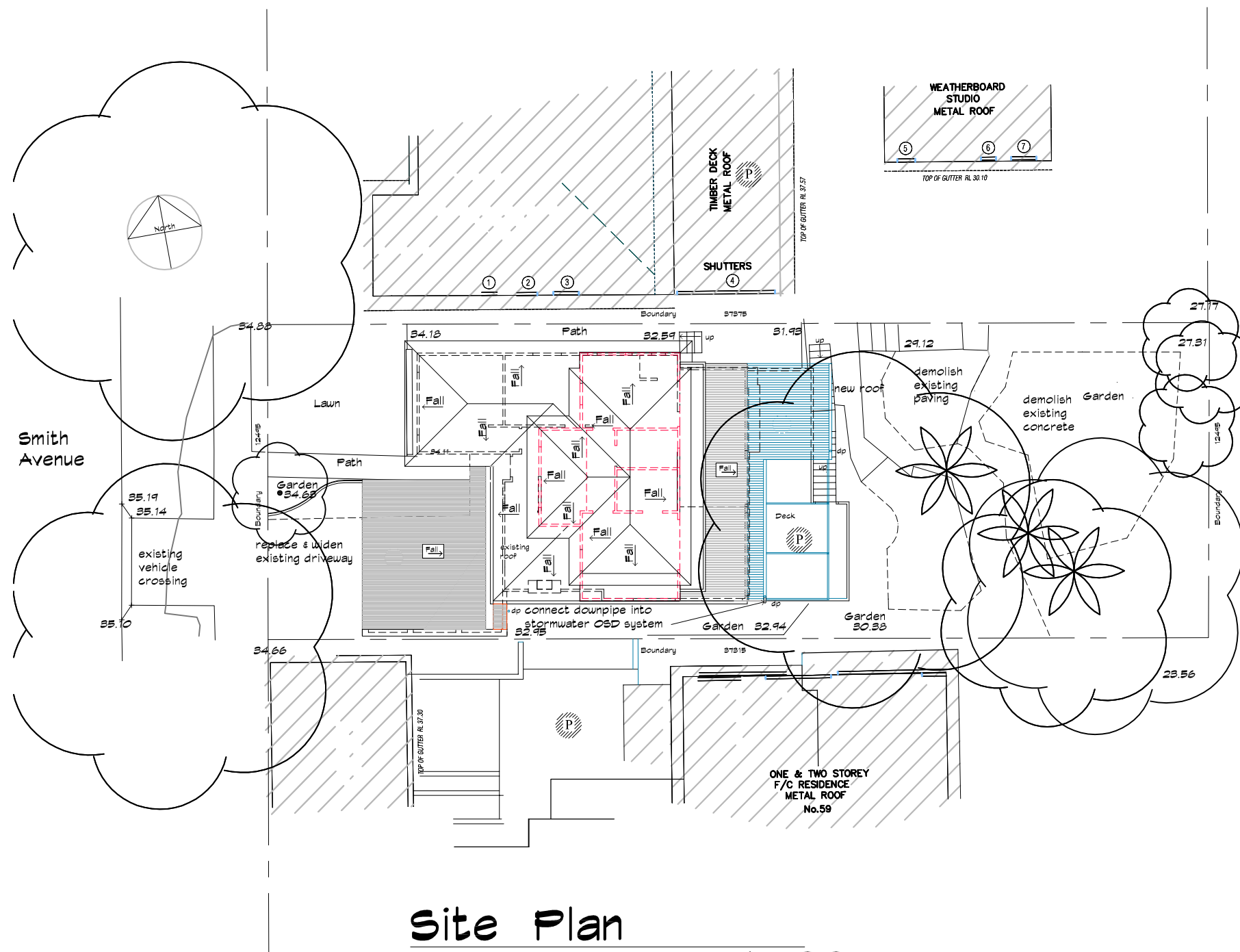
PROJECT
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : **Site AnalysisPlan**

Scale : 1:200 @ A3

Date : July 2021

Dwg :
DA 01/c



SITE CALCULATIONS

SITE AREA = 466.70 sq. metres

EXISTING SITE

Existing Open Landscape Space = 79.5 sq. metres

% Existing Open Landscape Space = 17.0 %

Open Landscape < 2M wide = 60.8 sq. metres

= 13.0 %

Existing Built Upon Area = 326.4 sq. metres

% Existing Built Upon Area = 70.0 %

PROPOSED SITE

Proposed Open Landscape = 191.5 sq. metres

Proposed % Open Landscape Area = 41.0 %

Open Landscape < 2M wide = 15.5 sq. metres

= 3.0 %

Proposed Built Upon Area = 259.5 sq. metres

= 56.0 %

Basix Certificate No. A865037

ITEM	ORIENTATION	BASIX REQUIREMENTS
FITTINGS	TOP WATER SYSTEMS	GAS INSTANTANEOUS
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUO COMPACT FLUO OR LED LAMPS
FITTINGS	SHOWERHEADS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FITTINGS	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FITTINGS	TAPS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
ISOLATION		
CONCRETE SLAB ON GROUND		NIL
SUSPENDED FLOOR		R 0.5 (DOWN) OR R 1.5 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R 1.50 OR R 1.70 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS	Area	Overheating shading device
	Area	Frame & glass type
W1	N	1.44
W2	S	3.99
W3	S	1.02
D2	E	12.21
D1	E	9.54

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NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

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Site Plan

1:200

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PROJECT

Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

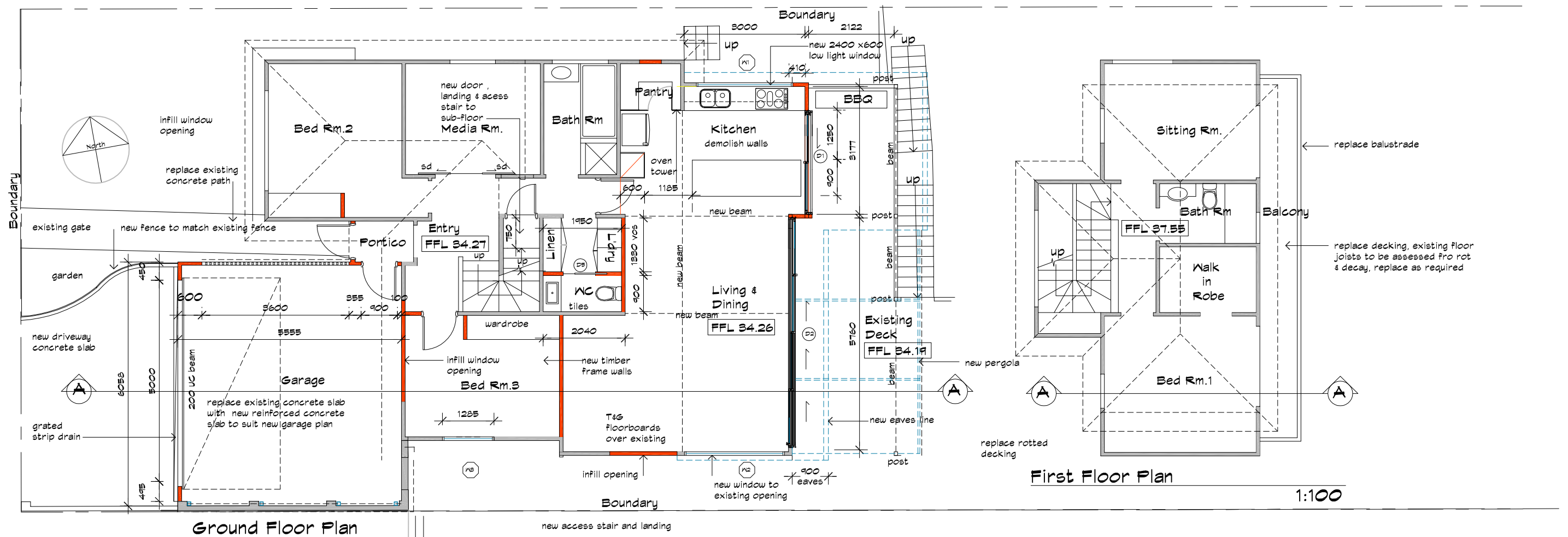
Drawing : Site Plan

Scale : 1:200 @ A3

Date : July 2021

Dwg :

DA 02/C



Basix Certificate No. A365037

ITEM	ORIENTATION	BASIX REQUIREMENTS		
FIXTURES	ROT/WATER SYSTEMS	SAB INSTANTANEOUS		
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LIGHTS		
FIXTURES	SHOWERHEADS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING		
FIXTURES	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING		
FIXTURES	TAPS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING		
REGULATION	CONCRETE SLAB ON GROUND	NL		
SUSPENDED FLOOR		R 0.9 (DOWN) OR R 1.3 INCLUDING CONSTRUCTION		
EXTERNAL WALL FRAMED		R 1.80 # OR R 1.10 INCLUDING CONSTRUCTION		
WINDOWS & GLAZED DOORS	Area	OVERSHADING height Distance shading device	Frame & glass type	
W1	N	1.44	N1 N1	Standard Aluminium U-value 1.83 SHGC 0.75
W2	S	5.55	N1 N1	
W3	S	1.02	N1 N1	
D2	E	12.27	N1 N1	
D1	E	5.54	N1 N1	400mm

Courtyard

ONE & TWO STOREY
No.59



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PROJECT
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : **Floor Plans**

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA 03/C

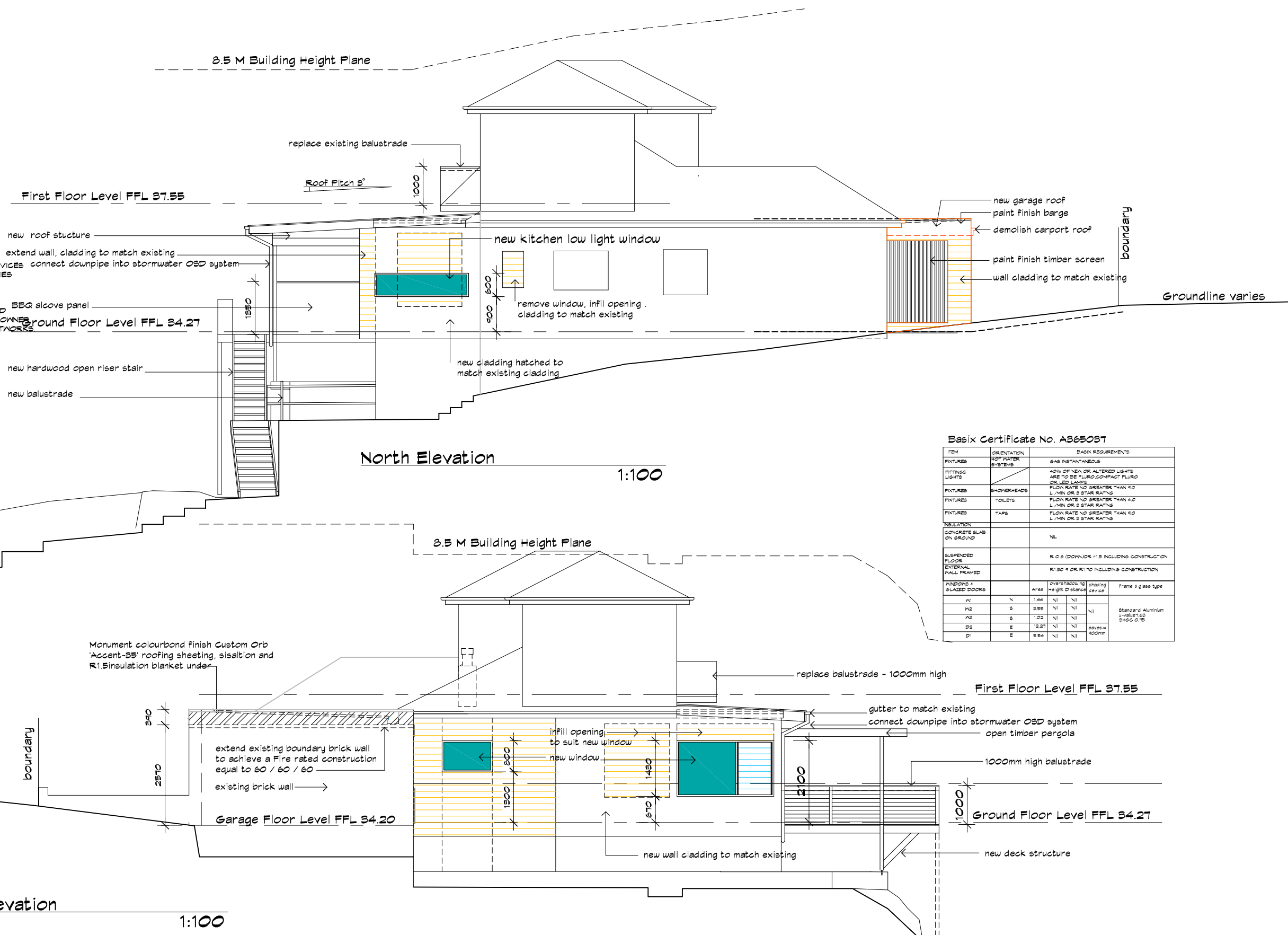


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Basix Certificate No. A365037

ITEM	ORIENTATION	BASIX REQUIREMENTS
PITTINGS	ROOF WATER SYSTEMS	SAS INSTANTANEOUS
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LAMPS
PITTINGS	SHOWERHEADS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
PITTINGS	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
PITTINGS	TAPS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
INSULATION		
CONCRETE SLAB ON GROUND		NIL
SUSPENDED FLOOR		R 0.5 (DOWN) OR R13 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R1.00 4 OR R1.10 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS		
	Area	overheating shading device
W1	N	1.44
W2	S	3.39
W3	S	1.02
D2	E	12.21
D1	E	3.34
	Frame & glass type	
		Standard Aluminum
		Low E
		SHGC 0.75

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Amendments : Issue	Description	By	Date
a	DA Issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA Issue	sg	July2021

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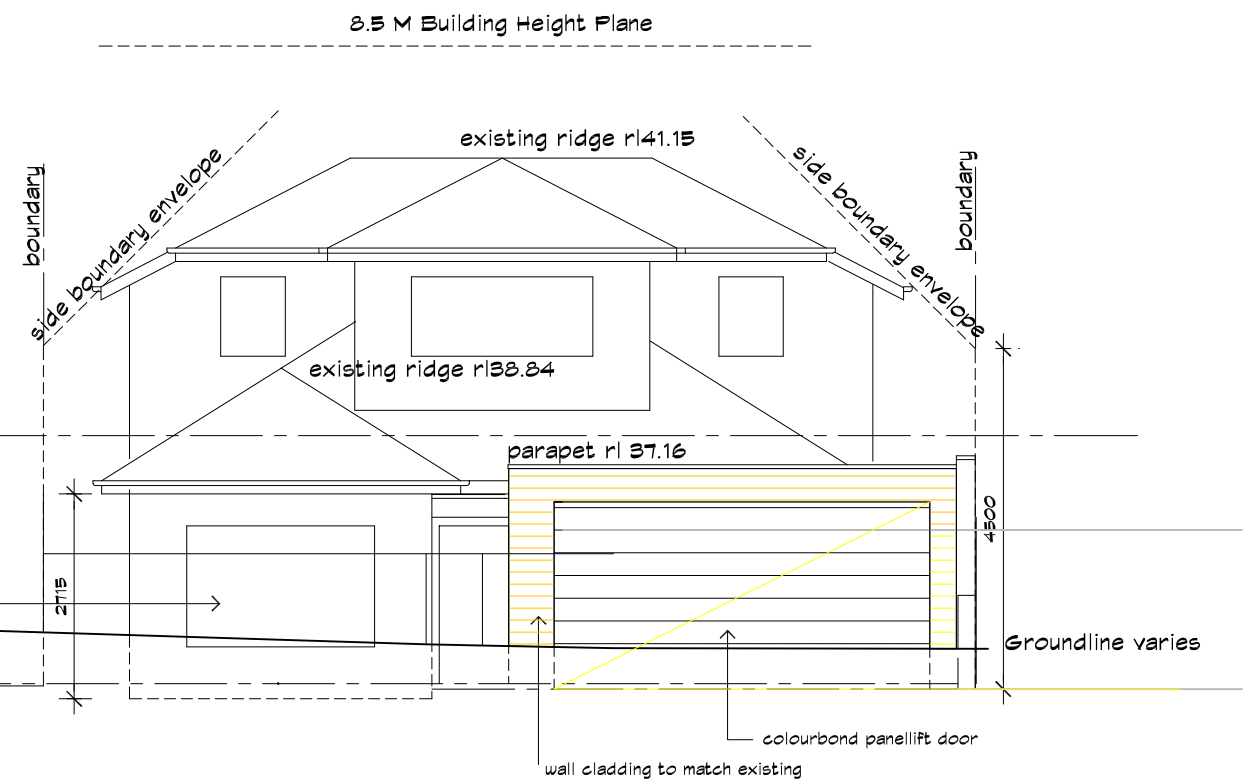
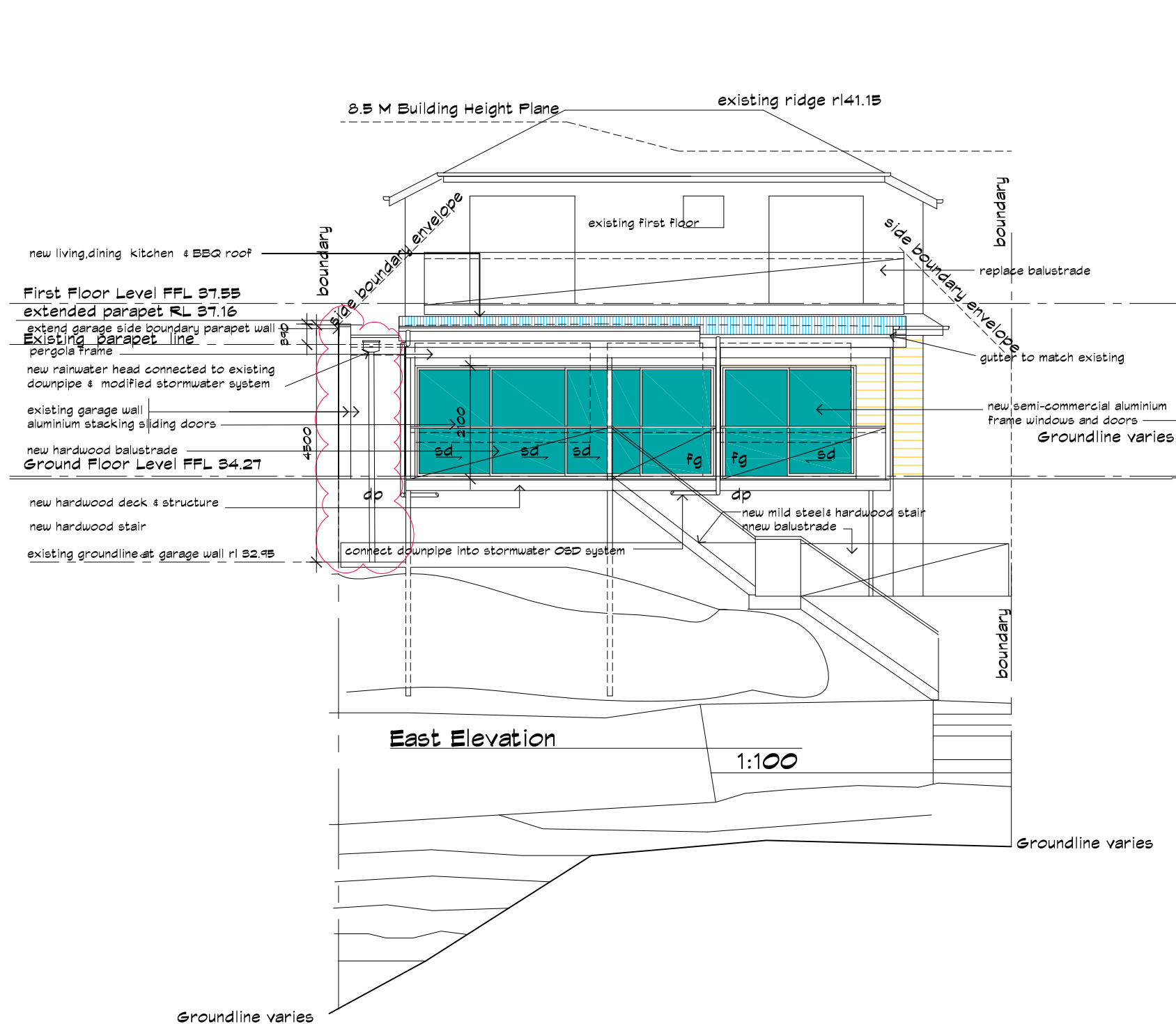
PROJECT
Alterations & Additions for
Rod Pearse & Catherine Moore
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing :
Elevations

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA-04/C



West Elevation

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1:100

Basix Certificate No. A365037

ITEM	ORIENTATION	BASIX REQUIREMENTS
FITTINGS	COY WATER SYSTEMS	GAS INSTANTANEOUS
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LAMPS
FITTINGS	SHOWERHEADS	FLOW RATE NO GREATER THAN 10 L/MIN OR 5 STAR RATING
FITTINGS	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 5 STAR RATING
FITTINGS	TAPS	FLOW RATE NO GREATER THAN 10 L/MIN OR 5 STAR RATING
INSULATION		
CONCRETE SLAB ON GROUND		NIL
SUSPENDED FLOOR		R 0.8 (DOWN) OR R 1.8 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R 1.80 4 OR R 1.70 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS	Area	Overshading height distance shading device Frame & glass type
W1	N	1.44 Nil Nil Nil
W2	S	5.55 Nil Nil Nil
W3	S	1.02 Nil Nil Nil
D2	E	12.27 Nil Nil 6800mm
D1	E	5.84 Nil Nil 900mm

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Issue	Description	By	Date
a	DA Issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA Issue	sg	July 2021
d	Councils amendments	sg	Dec.2021

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PROJECT
Alterations & Additions for
Rod Pearse & Catherine Moore
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61 Smith Avenue
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Drawing :
Elevations

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA-05/d

Basix Certificate No. A365037

ITEM	ORIENTATION	BASIX REQUIREMENTS
FITTINGS	ROOF WATER SYSTEMS	6AS INSTANTANEOUS
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LAMPS
FITTINGS	SHOWERHEADS	FLOW RATE NO GREATER THAN 6.0 L/MIN OR 3 STAR RATING
FITTINGS	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FITTINGS	TAPS	FLOW RATE NO GREATER THAN 6.0 L/MIN OR 3 STAR RATING
INSULATION	CONCRETE SLAB ON GROUND	NIL
SUSPENDED FLOOR		R 0.5 (DOWN) OR 1.5 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R1.50 # OR R1.70 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS		OVERHANGING shading device frame & glass type
W1	N	7.44 N1 N1
W2	S	5.55 N1 N1
W3	S	7.02 N1 N1
D1	E	12.21 N1 N1
D2	E	8.34 N1 N1



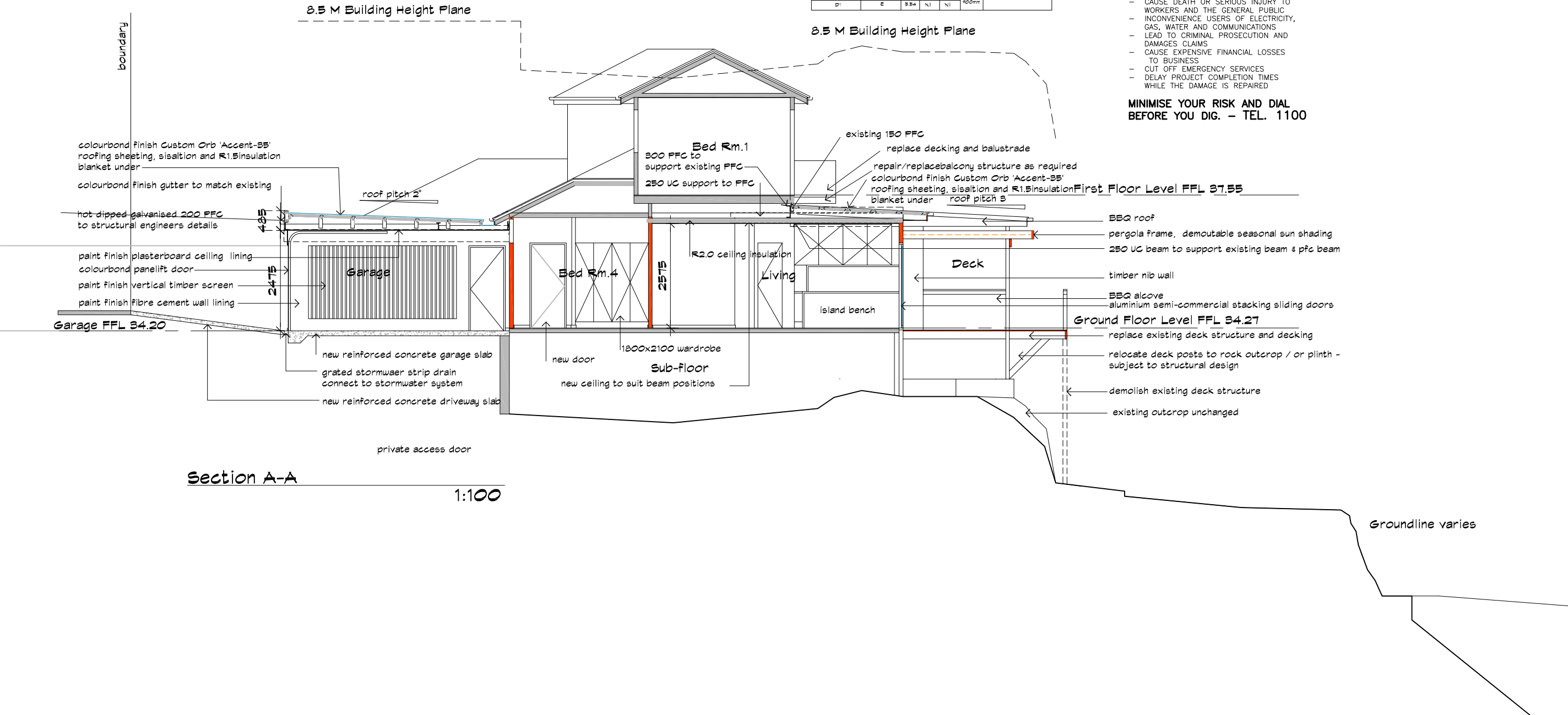
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Amendments :	Description	By	Date
Issue			
a	DA Issue	sg	Oct.2019
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PROJECT
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Lot 56 in DP12764
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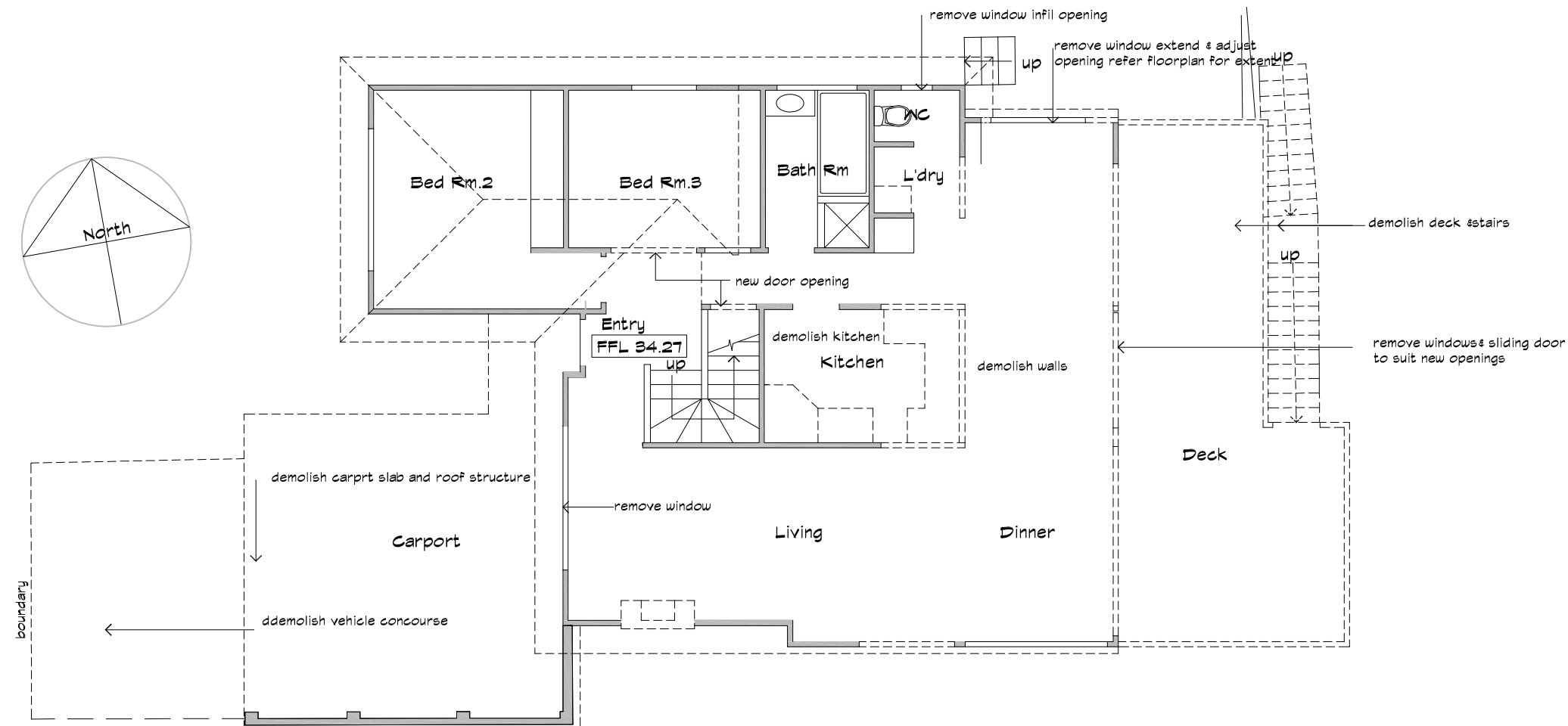
Drawing :
Section

Scale : 1:100 @ A3

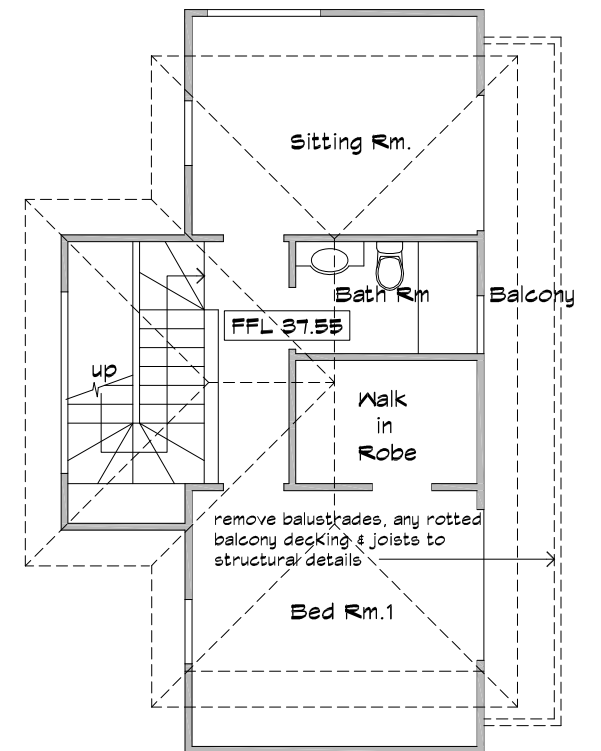
Date : October 2019

Dwg :

CD-06/c



Demolition Ground Floor Plan
1:100



Demolition First Floor Plan
1:100



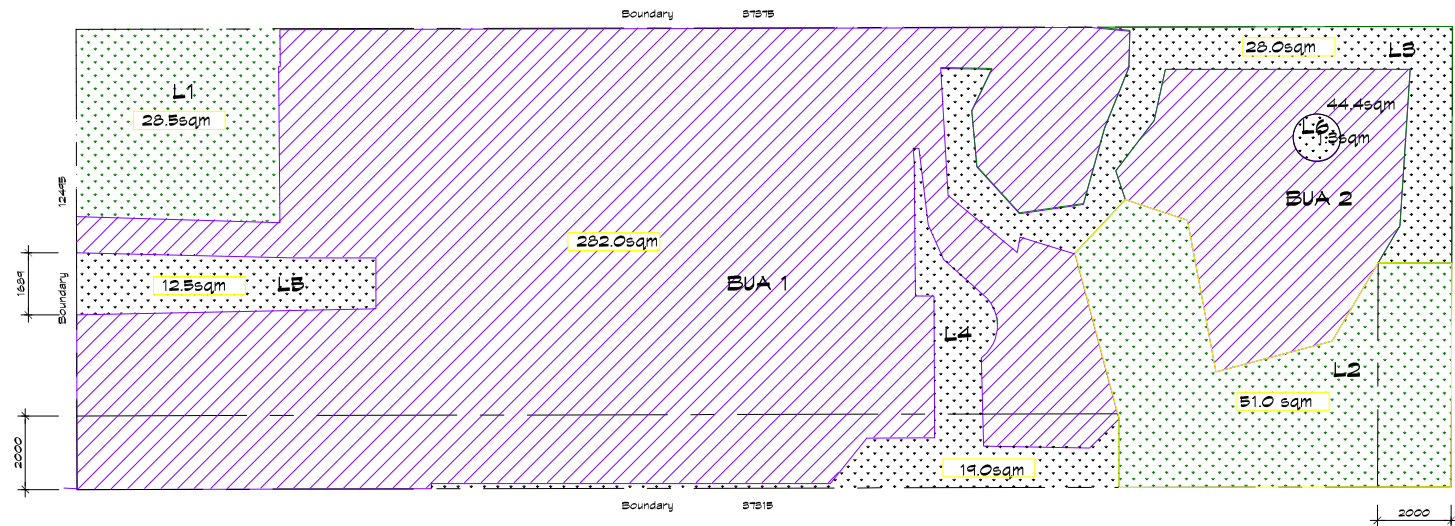
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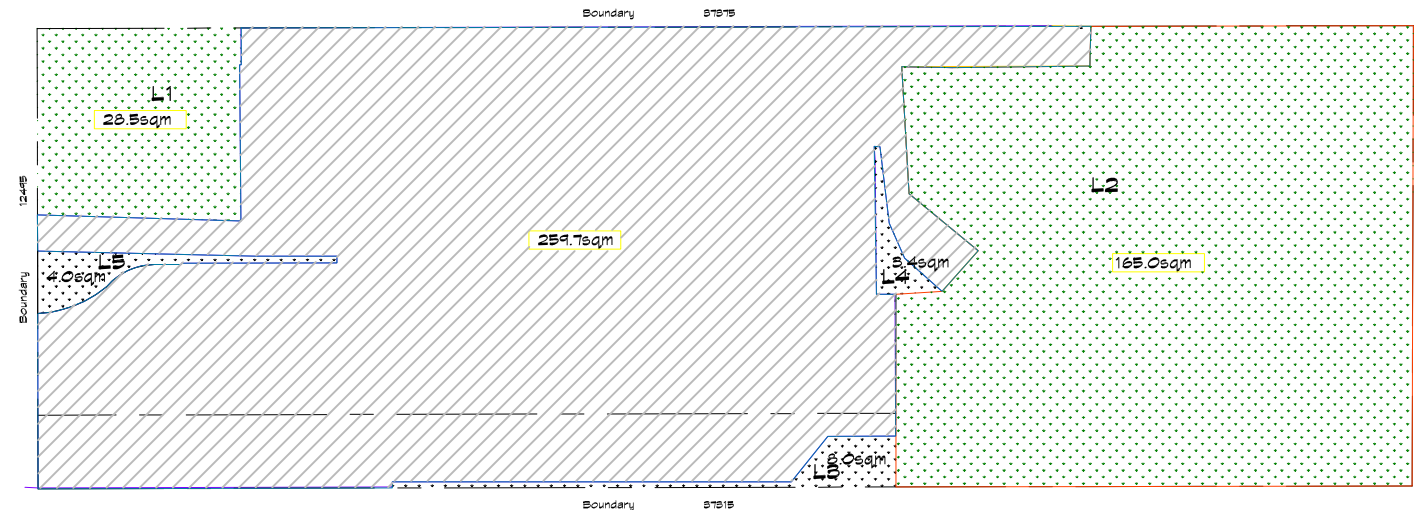
All dimensions & setouts to be checked on site prior to commencement of works & or fabrication of any components. DO NOT scale from drawings. This drawing is subject to copyright.	Amendments : <table><tr><th>Issue</th><th>Description</th><th>By</th><th>Date</th></tr><tr><td>a</td><td>DA Issue</td><td>sg</td><td>22.07.21</td></tr></table>				Issue	Description	By	Date	a	DA Issue	sg	22.07.21	SEAN GILMOUR Nominated Architect (rn 7973) ABN 40 824 597 954 59 Smith Avenue Allambie Heights NSW 2100 TEL: (02) 9905 8332 Mobile: 0406 995401 Email: sg.architect@outlook.com		PROJECT Alterations & Additions for Rod Pearse Lot 56 in DP12764 61 Smith Avenue Allambie Heights, NSW, 2100		Drawing : Demolition Plans	
	Issue	Description	By	Date														
	a	DA Issue	sg	22.07.21														
						Scale : 1:100 @ A3		Dwg : DA 07/a										
						Date : July 2021												



Site Calculations- Existing
1:200

SITE CALCULATIONS

SITE AREA	= 466.70 sq. metres
EXISTING SITE	
Existing Open Landscape Space	
L1	= 28.5 sq.metres
L2	= 51.0 sq.metres
Total Open Landscape > 2.0 M	= 79.5 sq.metres
% Existing Open Landscape Space	= 17.0% s
Existing Open Landscape Space < 2.0 M	
L3	= 28.0 sq.metres
L4	= 19.0 sq.metres
L5	= 1.3 sq.metres
L6	= 12.5 sq. metres
Total Open Landscape <2.0 M	= 60.8 sq.metres
% Existing Open Landscape Space	= 13.0% s
Existing Built Upon Area	
BUA 1	= 282.0 sq.metres
BUA 2	= 44.4 sq.metres
Total Existing BUA	= 326.4 sq.metres
% Existing Open Landscape Space	= 70%



Site Calculations- Proposed
1:200

SITE CALCULATIONS

SITE AREA	= 466.70 sq. metres
PROPOSED SITE AREAS	
Proposed Open Landscape Space	
L1	= 28.5 sq.metres
L2	= 163.0 sq.metres
Total Open Landscape > 2.0 M	= 191.5 sq.metres
% Existing Open Landscape Space	= 41.0%
Existing Open Landscape Space < 2.0 M	
L3	= 3.0 sq.metres
L4	= 3.5 sq.metres
L5	= 4.0 sq.metres
Total Open Landscape <2.0 M	= 10.5 sq.metres
% Existing Open Landscape Space	= 2.3% s
Existing Built Upon Area	
BUA 1	= 259.7 sq.metres
Total Existing BUA	= 259.7 sq.metres
% Existing Open Landscape Space	= 56%

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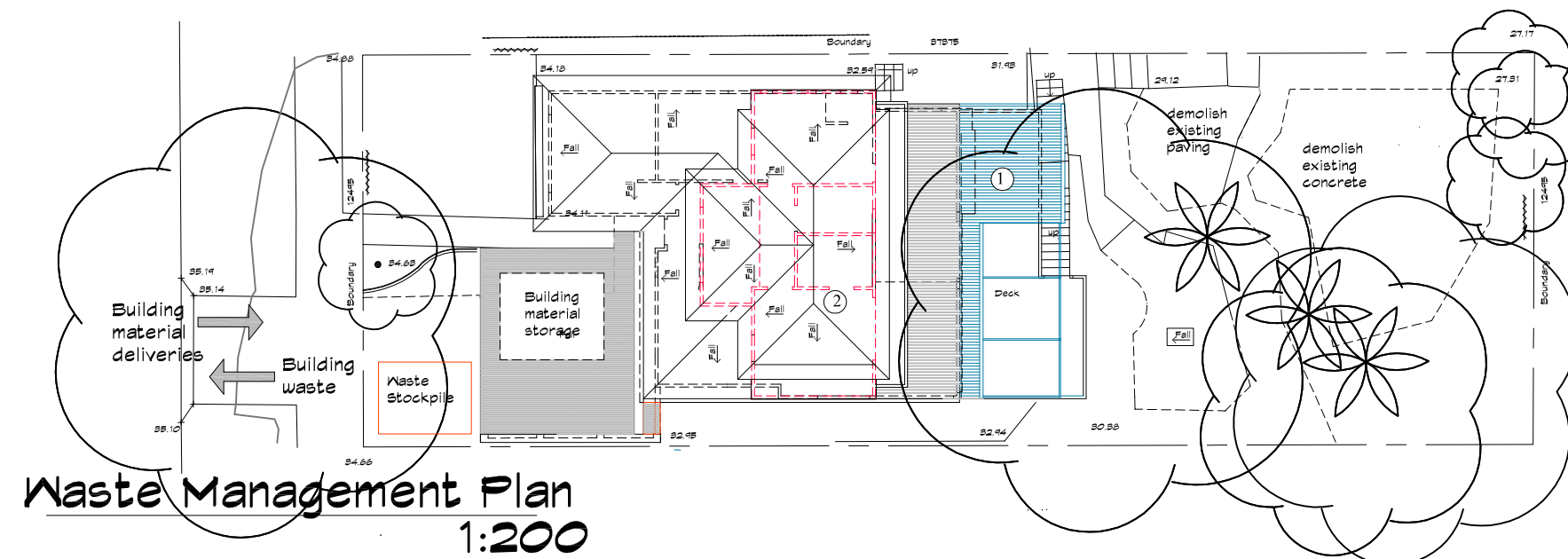
PROJECT
Alterations & Additions for
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61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : Site Calculations

Scale : 1:200 @ A3

Date : July 2021

Dwg :
DA 07/a



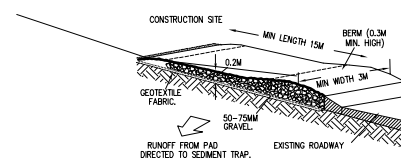
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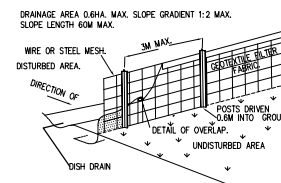
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TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL

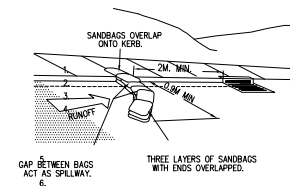
CONSTRUCTION NOTES:

STRIP TOPSOIL AND REVEAL SITE. COMPACT SUBGRADE. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

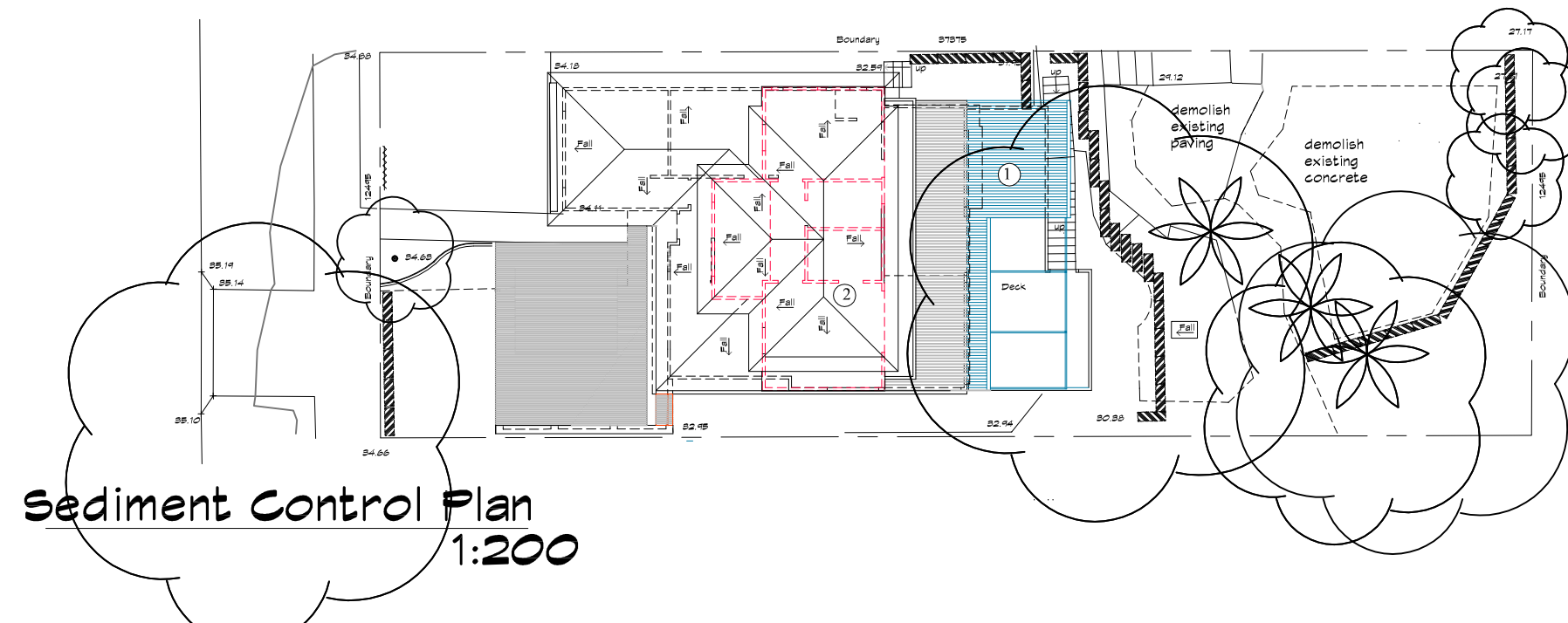


SEDIMENT FENCE CONSTRUCTION NOTES:

CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED. BACKFILL TRENCH OVER BASE OF FABRIC. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF PICKETS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



SANDBAG KERB INLET SEDIMENT TRAP



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Amendments :			
Issue	Description	By	Date
a	DA Issue	sg	July 2021

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PROJECT

Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing :
Site Management Plans

Scale : 1:200 @ A3

Date : July 2021

Dwg :
DA 08/a



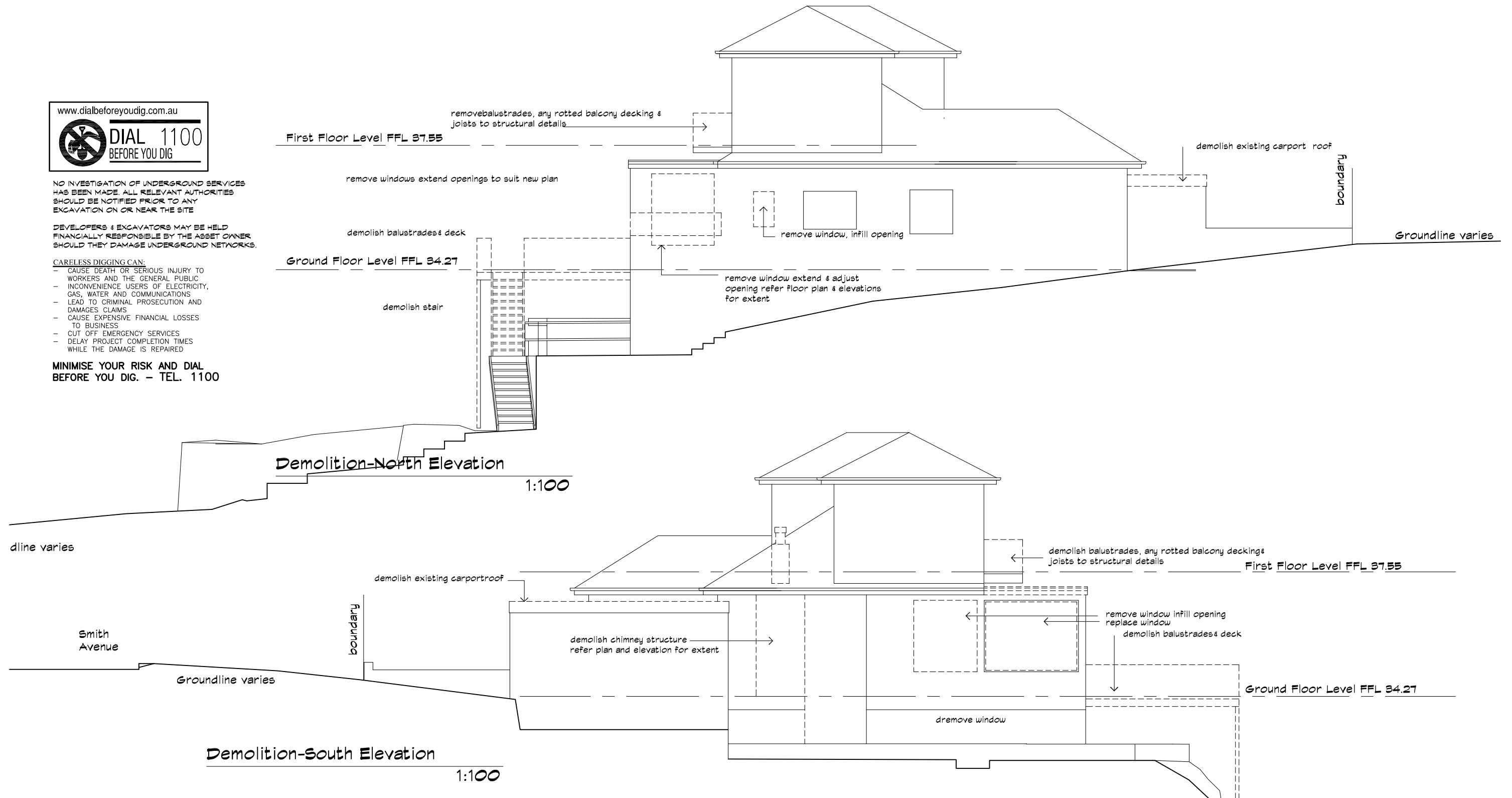
NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

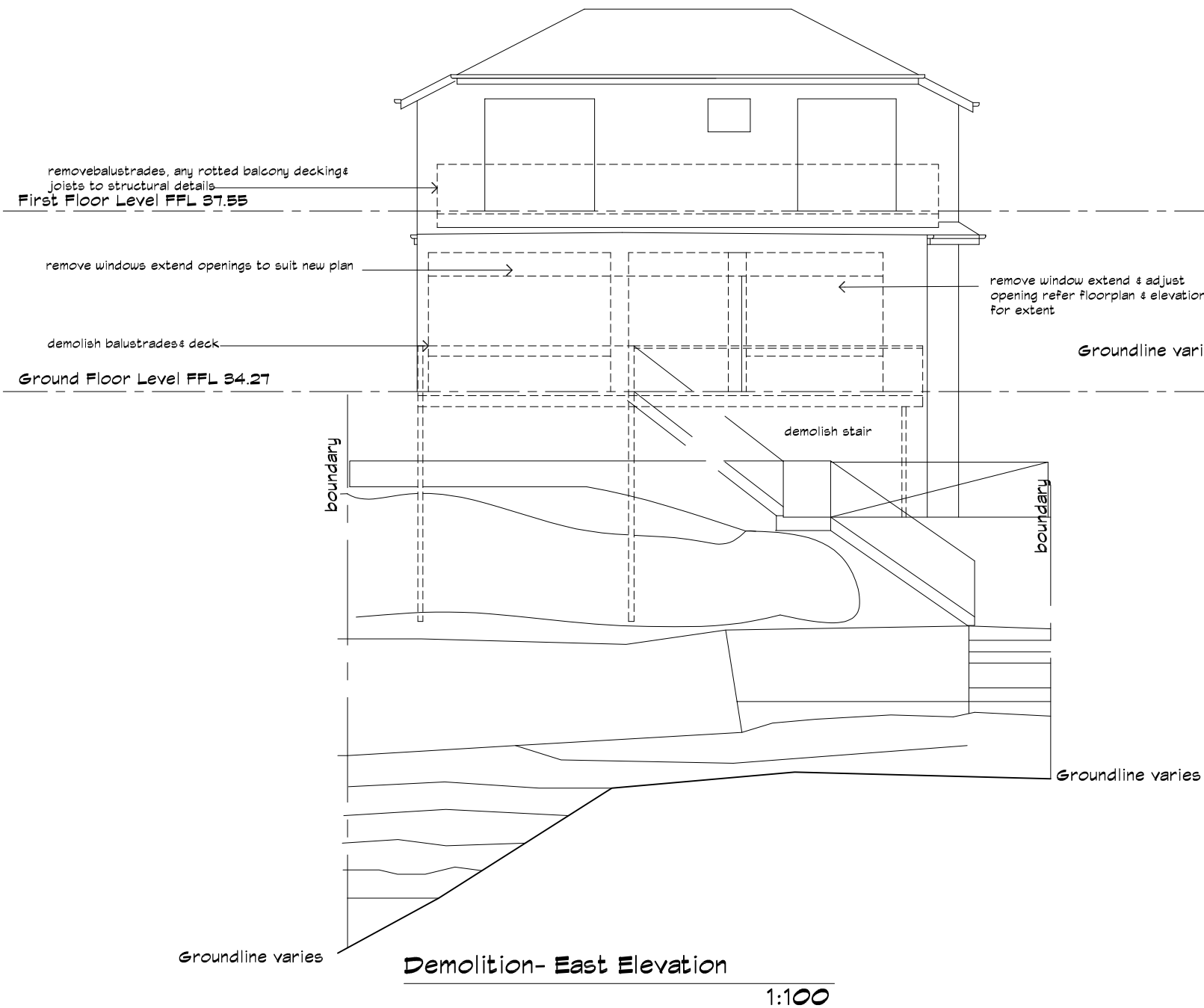
CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. - TEL. 1100



All dimensions & setouts to be checked on site prior to commencement of works & or fabrication of any components. DO NOT scale from drawings. This drawing is subject to copyright	Amendments :				SEAN GILMOUR Nominated Architect (rn 7973) ABN 40 824 597 954 59 Smith Avenue Allambie Heights NSW 2100 TEL: (02) 9905 8332 Mobile: 0406 995401 Email: sg.architect@outlook.com	PROJECT Alterations & Additions for Rod Pearse Lot 56 in DP12764 61 Smith Avenue Allambie Heights, NSW, 2100	Drawing : Demolition Elevations	
	Issue	Description	By	Date			Scale : 1:100 @ A3	Dwg :
	a	DA Issue	sg	22.07.21			Date : July 2021	DA 08/a



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Amendments :			
Issue	Description	By	Date
a	DA Issue	sg	22.07.21

SEAN GILMOUR
Nominated Architect (rn 7973)

ABN 40 824 597 954
59 Smith Avenue
Allambie Heights
NSW 2100

TEL: (02) 9905 8332
Mobile: 0406 995401
Email: sg.architect@outlook.com

PROJECT

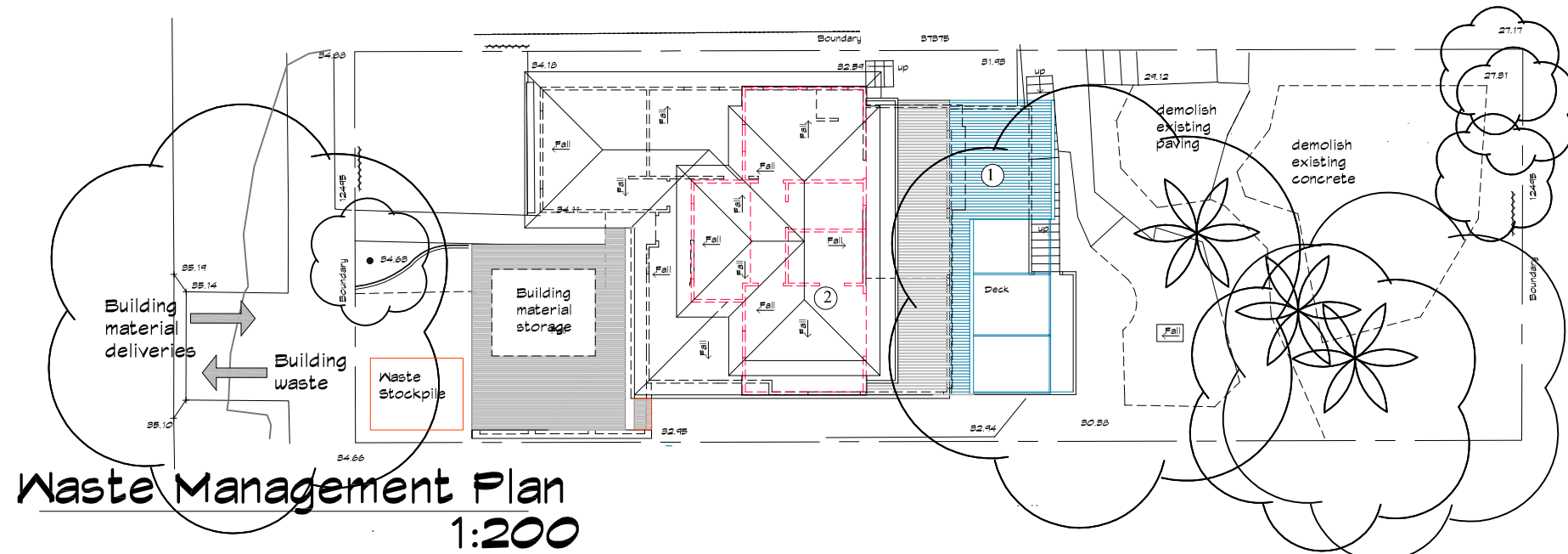
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : **Demolition Elevations**

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA 09/a



Waste Management Plan
1:200

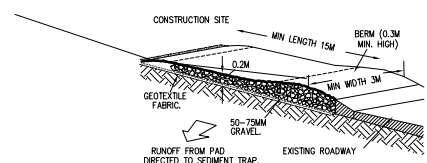


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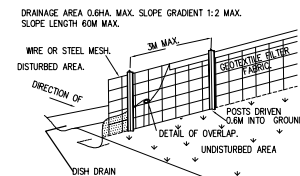
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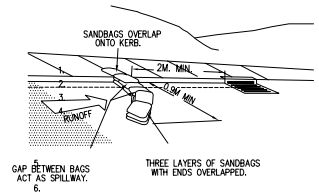
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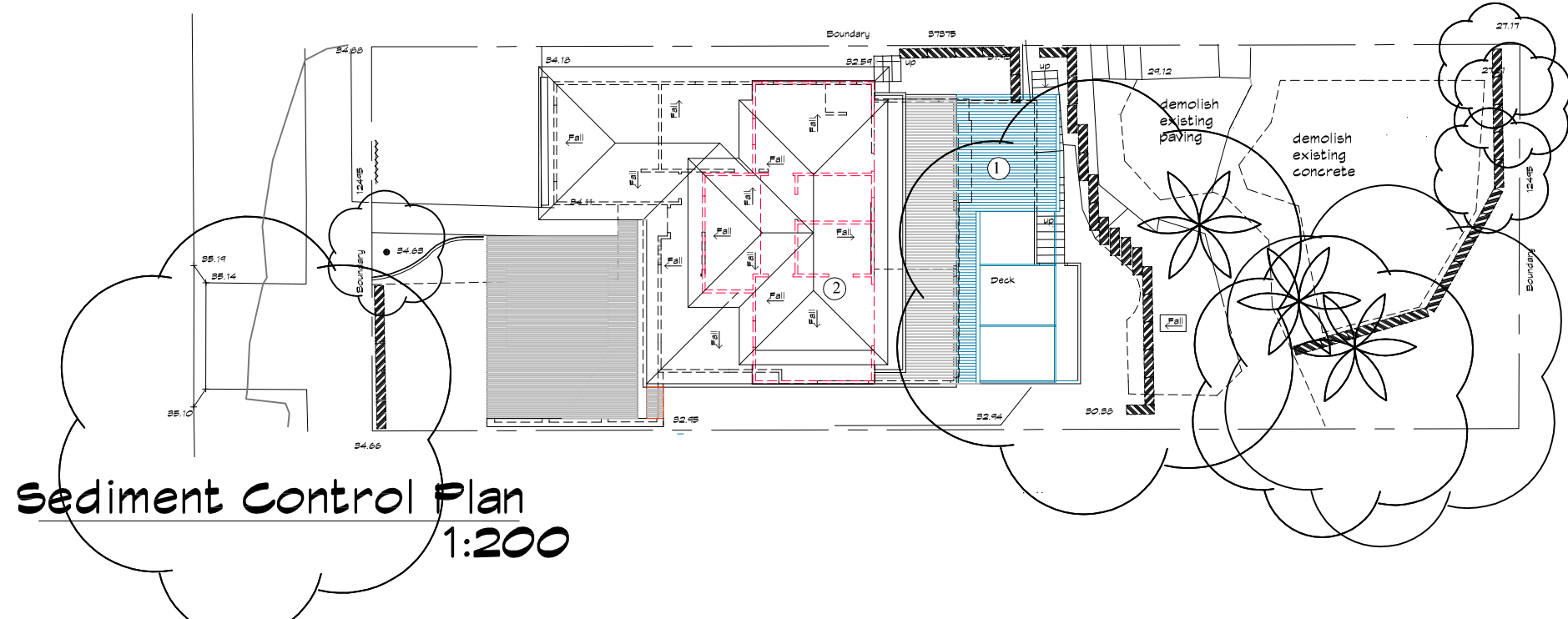
TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL
CONSTRUCTION NOTES:
STRIP TOPSOIL AND LEVEL SITE.
COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.



SEDIMENT FENCE
CONSTRUCTION NOTES:
CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
BACKFILL TRENCH OVER BASE OF FABRIC.
FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF PICKETS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



SANDBAG KERB INLET SEDIMENT TRAP



Sediment Control Plan
1:200

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a	DA Issue	sg	July 2021

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PROJECT
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing :
Site Management Plans

Scale : 1:200 @ A3

Date : July 2021

Dwg :
DA 11/a