alteration & addition **19 burne avenue dee why**

for simon & danielle niland - **issue for development application**

MATERIALS

- existing
- brick
- concrete
- timber
- stone
- metal
- glass

MATERIALS & FINISHES

alum	aluminum
bw	blockwork
cl	cladding
co	concrete
cr	cement render
fc	fibre cement
gl	glass
m	metal
p	paint
pb	plasterboard
rf	roofing
st	stone
stl	steel
t	tiles
tb	timber
wb	weatherboard

ABBREVIATIONS

(e)	existing
aw	aluminum window
bl	balustrade
bdy	boundary
ch	ceiling height
col	column
cpb	cupboard
dp	downpipe
dr	dryer
dw	dishwasher
dwr	drawer
eq	equal
ffl	finished floor level
fs	fly screen
fx	fixed
gb	garden bed
hr	handrail
jry	joinery
lv	louvre window
mt	meter
ngl	natural ground level
ov	oven
pr	planter box
pv	photovoltaic pannel
ref	refrigerator
rh	rangehood
rwt	rainwater tank
scr	screen
shr	shower
skl	skylight
tw	timber window
vos	verify on site
w	water
wm	washing machine

Basix Requirements Summary - Multi Dwelling

Secondary Dwelling
Lot 2 Burne Avenue - Secondary
Dee Why NSW 2099

Prepared by Chapman Environmental Services
www.basixcertificates.com.au
1300 004 914

CES CHAPMAN

Water Target	40	Water Score	40	Conditioned Area	50
Energy Target	68	Energy Score	68	Unconditioned Area	11
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	30	Star Rating	7

Basix Commitments

Landscaping	Total area of garden & lawn (m²)	50	Area of indigenous/low water use plants (m²)		0
Fixtures	Shower heads	3 star (> 7.5 but <= 9 L/min)	Toilets	4 star	All taps 3 star
Alternative Water	Minimum Rainwater tank size (L)	2000	Collect run off from roof area of at least (m²)		40
	Toilet connection Yes	Laundry connection Yes	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Energy	Hot water system	Gas instantaneous	Rating	5 star	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Laundry ventilation	Natural ventilation only, or no laundry			
	Cooling - living areas	Ceiling fans + 1-phase airconditioning	Rating	EER 3.0 - 3.5	Zoned
	Cooling - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Alternate Energy	Photovoltaic system able to generate at least	n/a	peak kilowatts of electricity	
	Gas cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements

Floor Types	Concrete slab on ground	with	R1.9 under slab insulation
	Suspended Metal Floor with R0.2 thermal break	with	R3.1 bulk insulation
Floor Coverings	Stone: Wet Areas	Timber	Living Areas/Bedrooms
	Carpet: n/a	Concrete	n/a
External Walls	Metal framed with 140mm stud with Metal clad with R0.2 thermal break	with	Sarking and R3.5 bulk insulation — Colour: Blue
	Concrete to Earth with plaster	with	R2.7 bulk insulation
Internal Walls	Plasterboard with R0.2 thermal break	with	R2.7 bulk insulation
Ceiling (floor over)	Metal above plasterboard with R0.2 thermal break	with	R6.0 bulk insulation
Ceilings (roof over)	Metal above plasterboard with R0.2 thermal break	with	R6.0 bulk insulation
Roof	Metal	with	R1.3 roof blanket — Colour: Dark Blue
	Stone tile (Terrace 4)	with	Waterproof membrane only

Windows and Doors: uPVC Framed Double Glaze Low-E to all windows and glazed doors unless noted otherwise

Fixed Glass	ALU-012-03	U-Value 1.48 or less | SHGC 0.47 +/- 5%
Entry Door	ALU-016-03	U-Value 1.56 or less | SHGC 0.35 +/- 5%
Sliding Windows	ALU-004-06	U-Value 2.10 or less | SHGC 0.32 +/- 5%
Awning Windows	ALU-002-02	U-Value 1.68 or less | SHGC 0.32 +/- 5%
Casement Windows	ALU-001-45	U-Value 1.66 or less | SHGC 0.15 +/- 5%

AF = Aluminium Framed; TB = Thermally Broken Aluminium Framed; TF = Timber Framed; uPVC

If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent
Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed
All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA
If there is a discrepancy between this document and the Nathers Certificate, then the Nathers Certificate shall take precedence

Basix Requirements Summary - Alterations & Additions

Main Dwelling
Lot 2 Burne Avenue - Main
Dee Why NSW 2099

Prepared by Chapman Environmental Services
www.cesenergy.com.au
1300 004 914

CES CHAPMAN

Assessment Based on the Following Requirements

Fixtures	Shower heads	3 star (> 7.5 but <= 9 L/min)	Toilets	3 star	All taps 3 star
Alternative Water	Minimum Rainwater tank size (L)	1312	Collect run off from roof area of at least (m²)		50
	Toilet connection n/a	Laundry connection n/a	Landscape connection Yes	Pool top up Yes	Spa top up n/a
Pool	Max pool volume (kL)	45	Pool does not require a cover	Pool pump must have a timer	
	Pool heating	No heating			
Energy	Hot water system	Gas instantaneous			
Lighting	The applicate must ensure A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.				

Assessment Based on the Following Requirements

Floor Types	Concrete slab on ground	with	No insulation required
External Walls	Timber framed Fibro clad	with	Sarking and R1.3 bulk insulation
Internal Walls	Plasterboard	with	No insulation required
Ceilings (roof over)	Timber above plasterboard - Pitched	with	R1.45 bulk insulation
	Timber above plasterboard - Flat	with	R1.58 bulk insulation
Roof	Metal	with	55mm roof blanket — Colour: Dark

Windows and Doors

AF single glazed clear to all windows and glazed doors unless noted otherwise	ALM-001-01 | U-Value 7.63 or less | SHGC 0.75 +/- 5%
AF single glazed LowE To W1-01, W1-06, W1-07, W1-05, W1-08, W2-01, W2-04, W1-10, W2-04	ALM-001-03 | U-Value 5.70 or less | SHGC 0.47 +/- 5%
AF single glazed LowE Improved Aluminium To W2-05	ALM-001-03 | U-Value 4.48 or less | SHGC 0.46 +/- 5%

AF = Aluminium Framed; TB = Thermally Broken Aluminium Framed; TF = Timber Framed

All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA
If there is a discrepancy between this document and the BASIX Certificate, then the BASIX Certificate shall take precedence

Minimum of 450mm external shading device to windows - W1-01, W1-06, W1-07, W1-05, W1-08, W2-01, W2-04
Minimum of 600mm external shading device to windows - W1-10, W2-05

Nationwide House Energy Rating Scheme© NatHERS© Certificate No. 0009339656-01

Generated on 28 Mar 2024 using BERS Pro v5.1.7 (3.22)

Thermal performance Star rating: 7.0 — The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

30.0 MJ/m² — Predicted annual energy load for heating and cooling based on standard occupancy assumptions

For more information on your dwelling's rating see: www.nathers.gov.au

Property

Address	19 Burne Avenue, Dee Why , NSW , 2099
Lot/DP	Lot 2 DP 209386
NCC class*	1a
Floor/all Floors	G of 2 floors
Type	New Home

Plans

Main plan	2105
Prepared by	Romina Rojo Studio

Construction and environment

Assessed floor area [m2]*		Exposure type
Conditioned*	45.9	Suburban
Unconditioned*	10.9	
Total	56.8	NatHERS climate zone
Garage	0.0	56 Mascot (Sydney Airport)

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.8	13.2
Load limits	N/A	N/A

Features determining load limits

Floor Type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area ceiling fan	No

Accredited assessor

Name	Terry Chapman
Business name	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email	terry@basixcertificates.com.au
Phone	0414 265 292
Accreditation No.	20020
Assessor Accrediting Organisation	ABSA
Declaration of Interest	Declaration completed: no conflicts

NCC Requirements

NCC provisions	Volume Two
State/Territory variation	Yes

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=BCEIQKhjn
When using either link, ensure you are visiting hstar.com.au.

* Refer to glossary
Generated on 28 Mar 2024 using BERS Pro v5.1.7 (3.22) for 19 Burne Avenue , Dee Why , NSW , 2099

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ABN 96 480 789 602

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project: 19 Burne Avenue Dee Why

drawing: development application

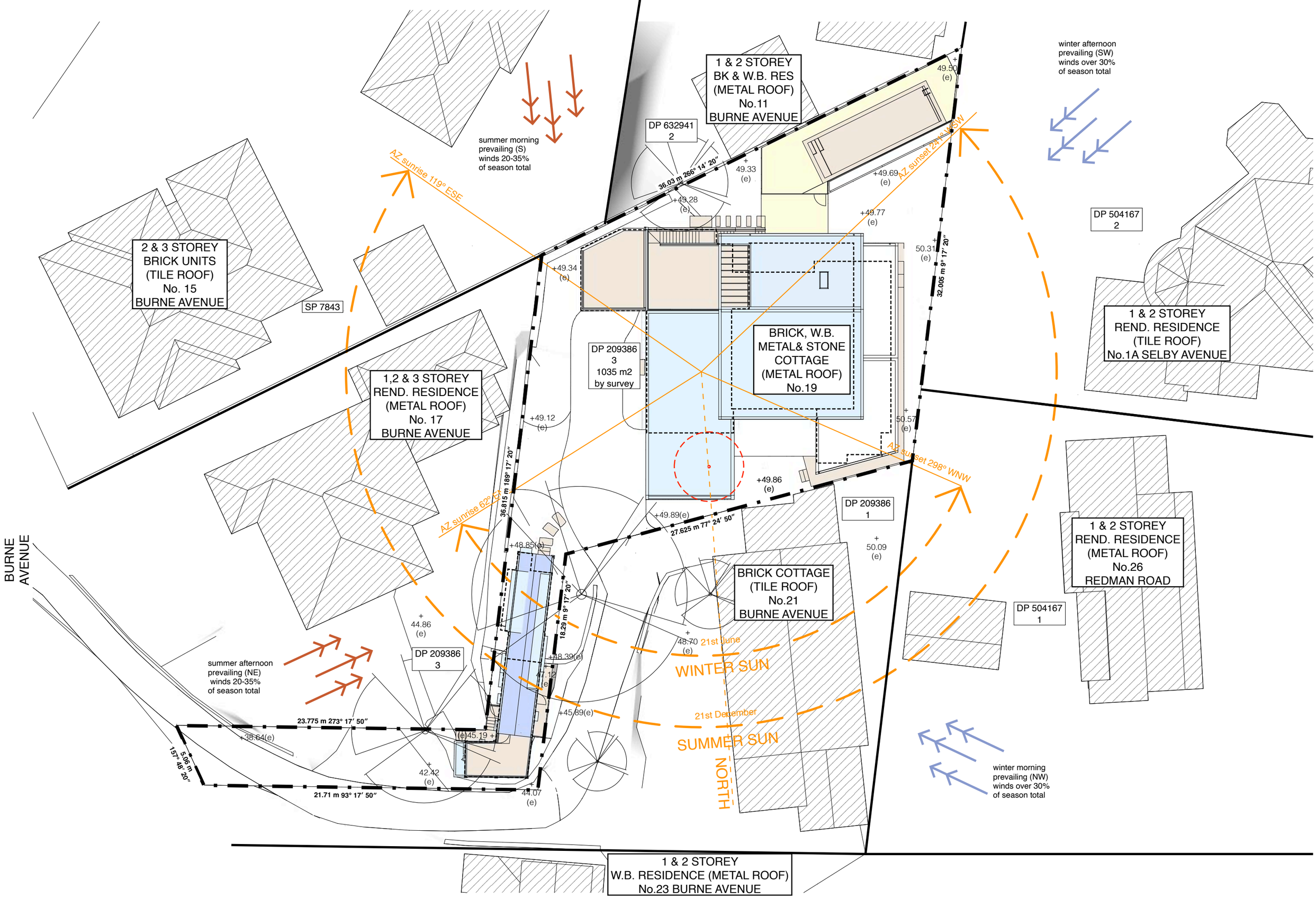
scale:

rev	date	description
-	24.03.25	development application

job no: 2105

drawing no: DA - 00

last modified : 25.03.21
filename : 250316_2105_DA-cover_site-REV-B



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project: 19 Burne Avenue
Dee Why

drawing: site analysis

N

scale: 1:250@A3

rev	date	description
-	24.03.25	development application

job no: 2105

drawing no: DA - 01

last modified : 25.03.21
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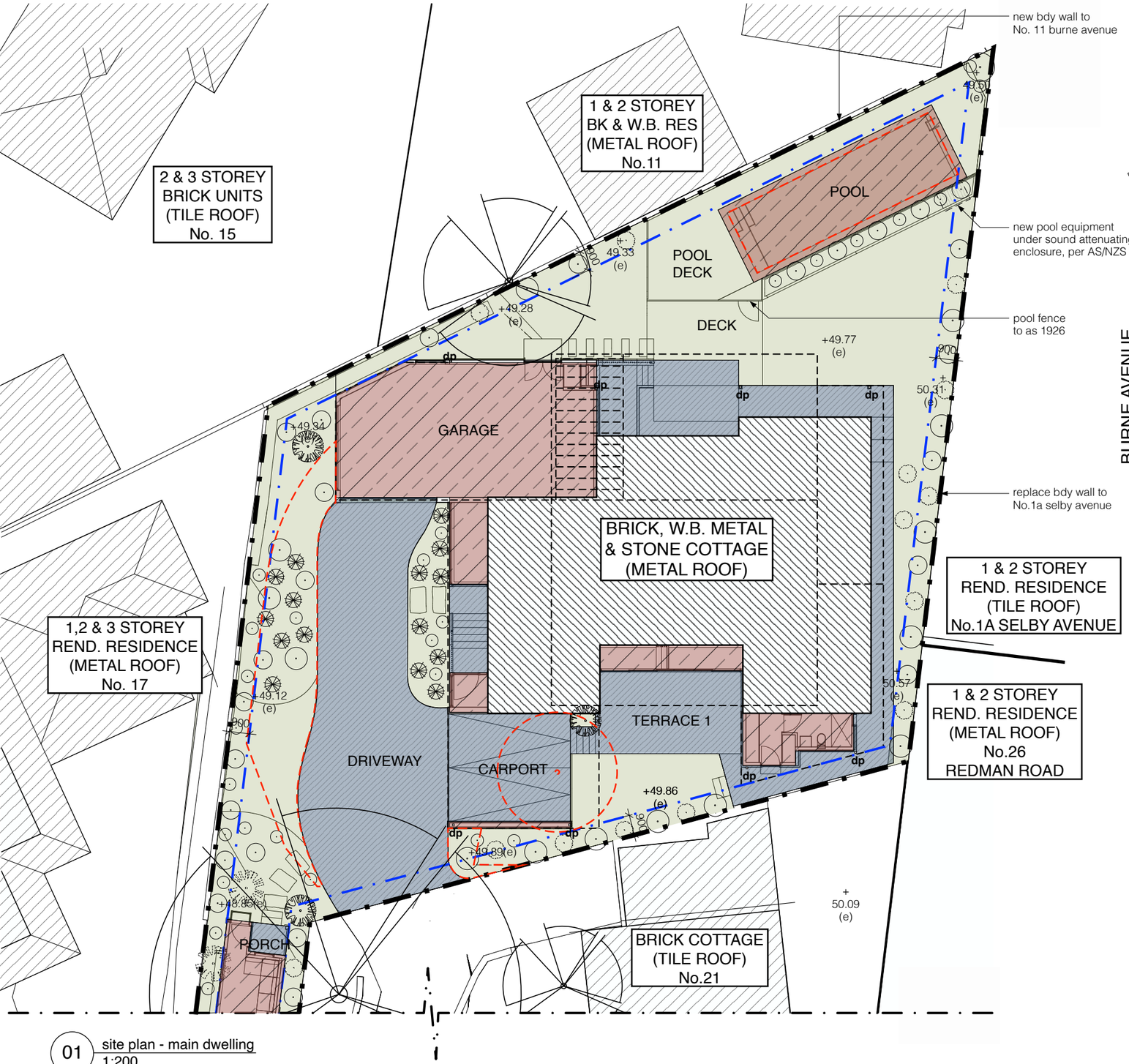
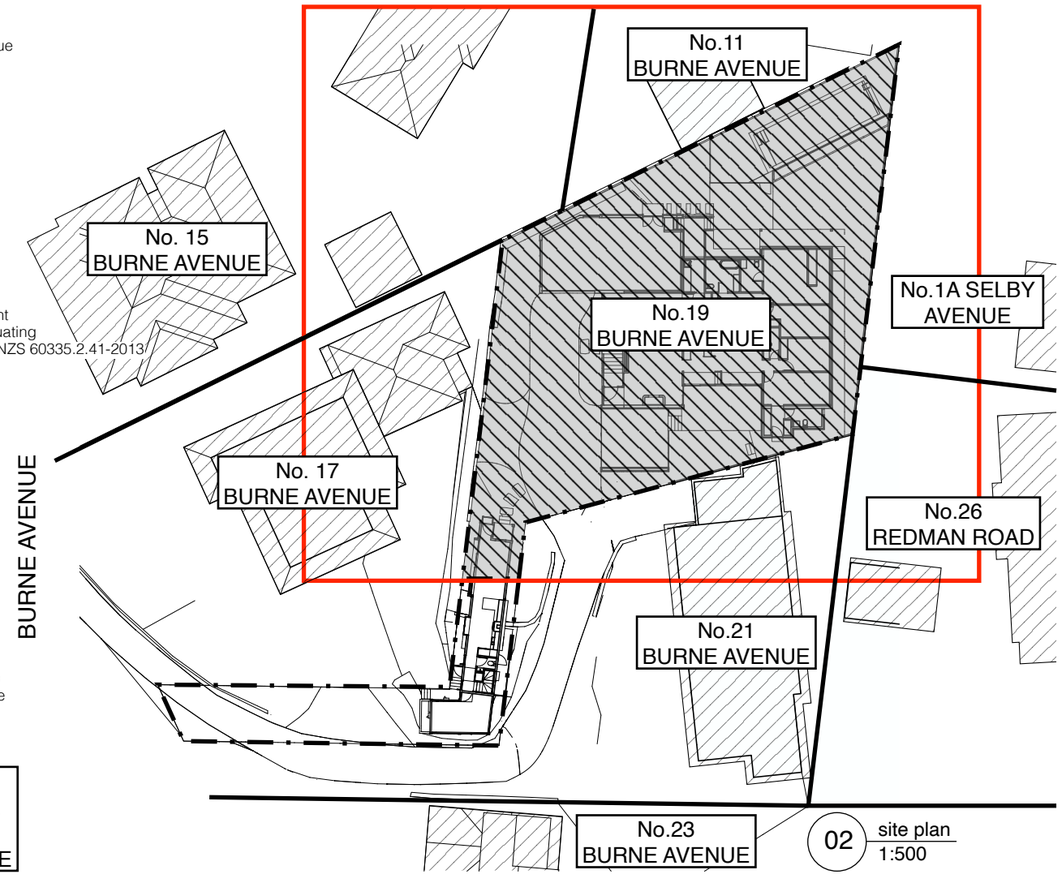


01 site plan - main dwelling
1:200



02 site plan
1:500

AREA CALCULATION		
AREA	**m2**	
site area	**1035**	
main dwelling (existing area)	183.5	
main dwelling (proposed area)	134.5	
main dwelling (proposed garage)	69	
secondary dwelling (proposed area)	66.5	
TOTAL	**453.5**	
site coverage	595.5	
landscape area	439.5	

Warringah Local Environmental Plan 2011

Control	Parameter	Compliance
• Land Zoning	R2	✓ complies
• Min. Subdivision Lot Size	600m^2	✓ complies
• Heritage	Not heritage-listed	
• Max. height	8.5m	✓ complies
• FSR	N/A	
• Acid Sulphate	N/A	
• Flood affected	No	
• Biodiversity Values Map	No	
• Terrestrial Biodiversity Map	No	
• Landslide Risk Land	Yes - Area B (Flanking Slopes 5° to 25°)	
• Bushfire Prone Land	No	
DCP - Landscape Area	40%	✓ complies

existing building
new building
landscape
hard surface
roof over
to be demolished
boundary
setbacks

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project: 19 Burne Avenue Dee Why

drawing: site plan - main dwelling controls

scale: various

rev	date	description
-	24.03.25	development application

job no: 2105

drawing no: DA - 02

last modified : 25.03.21
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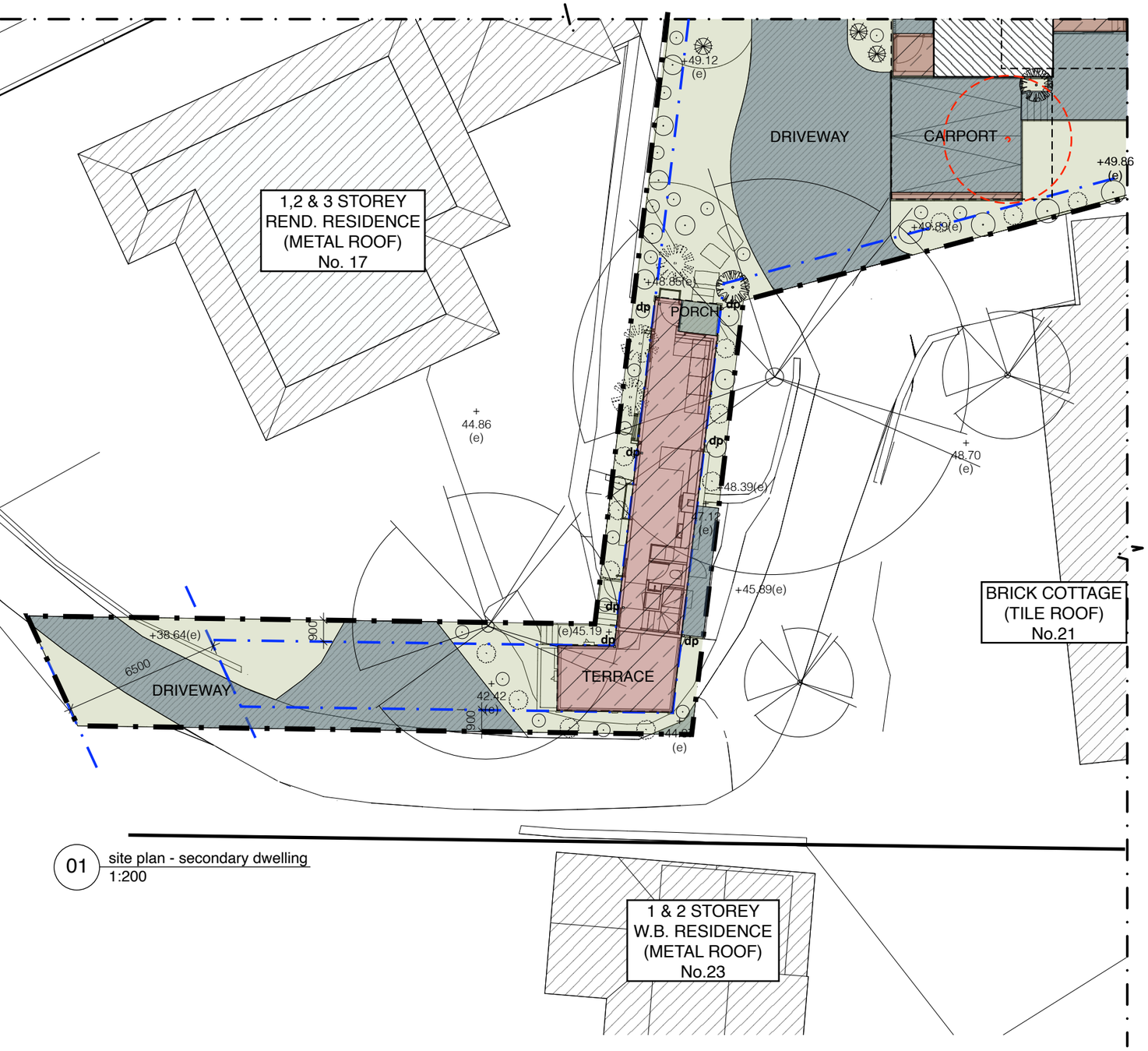
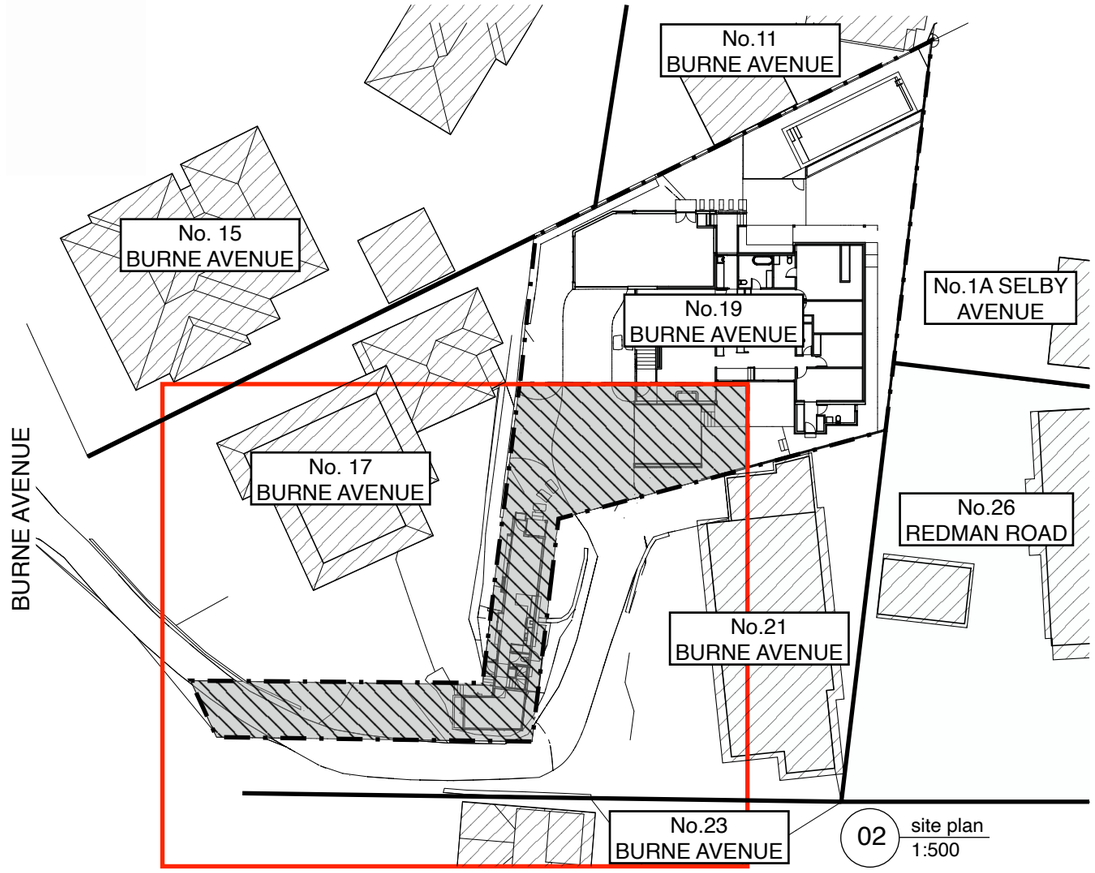
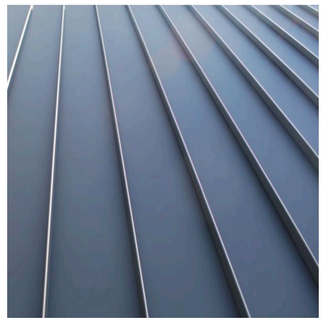


01 site plan - secondary dwelling
1:200



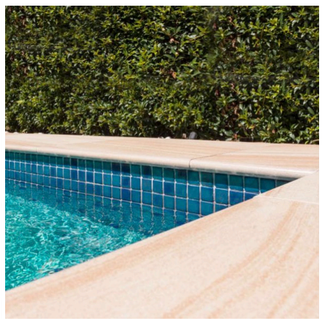
02 site plan
1:500

steel windows & railing


colorbond roof & cladding

painted rendered wall

sandstone featured wall


pool - sandstone pavers - green wall

native landscaping

03 materials & finishes

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project 19 Burne Avenue Dee Why

drawing site plan - secondary dwelling & materials &

N

scale various

rev	date	description
-	24.03.25	development application

job no 2105

drawing no DA - 03

last modified : 25.03.21
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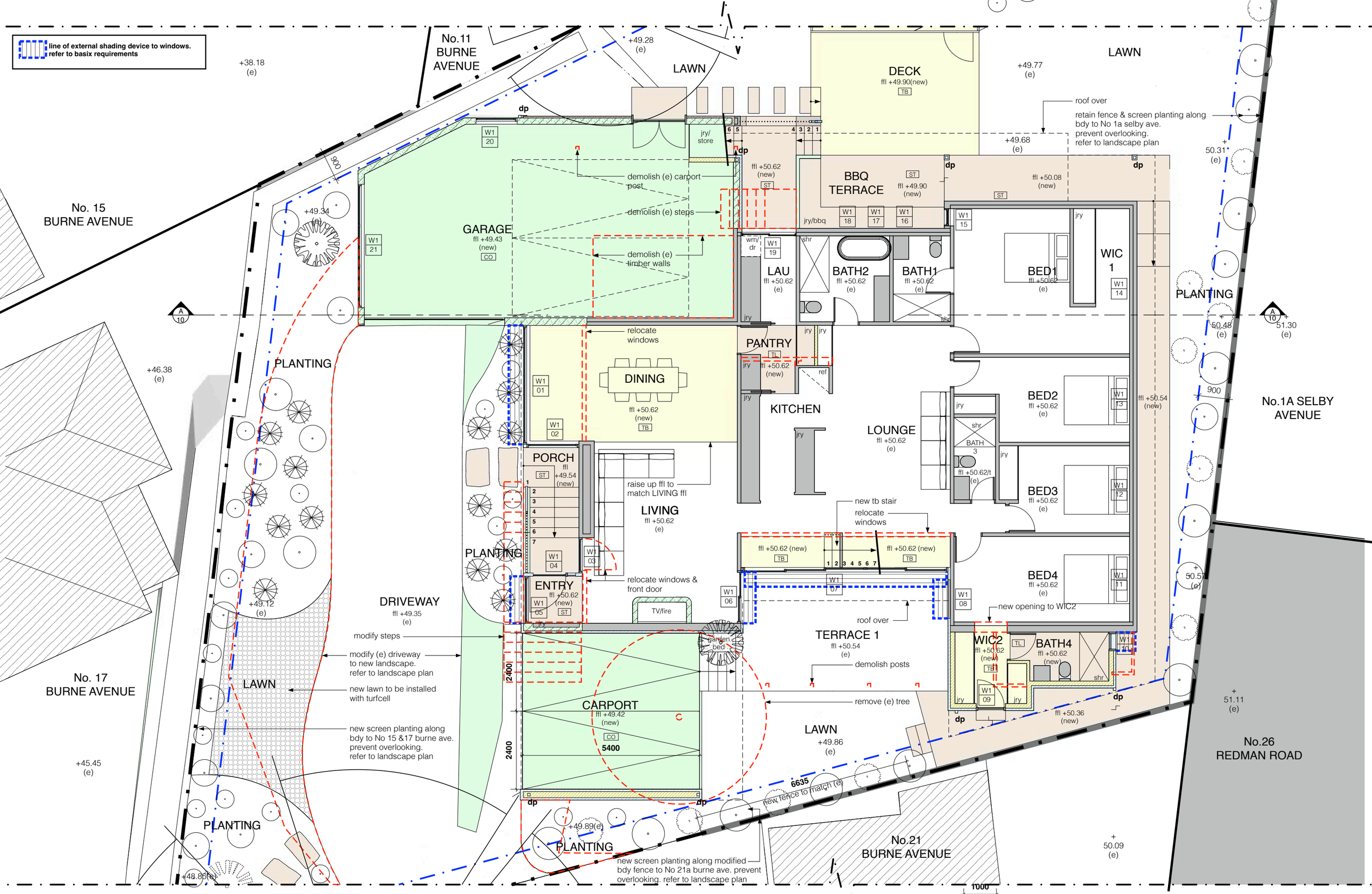

0m 5 m

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project: 19 Burne Avenue Dee Why

drawing: plan level 1-A main dwelling

N

scale: 1:100@A3

rev	date	description
-	21.03.25	development application

job no: 2105

drawing no: DA - 04

last modified : 25.03.21
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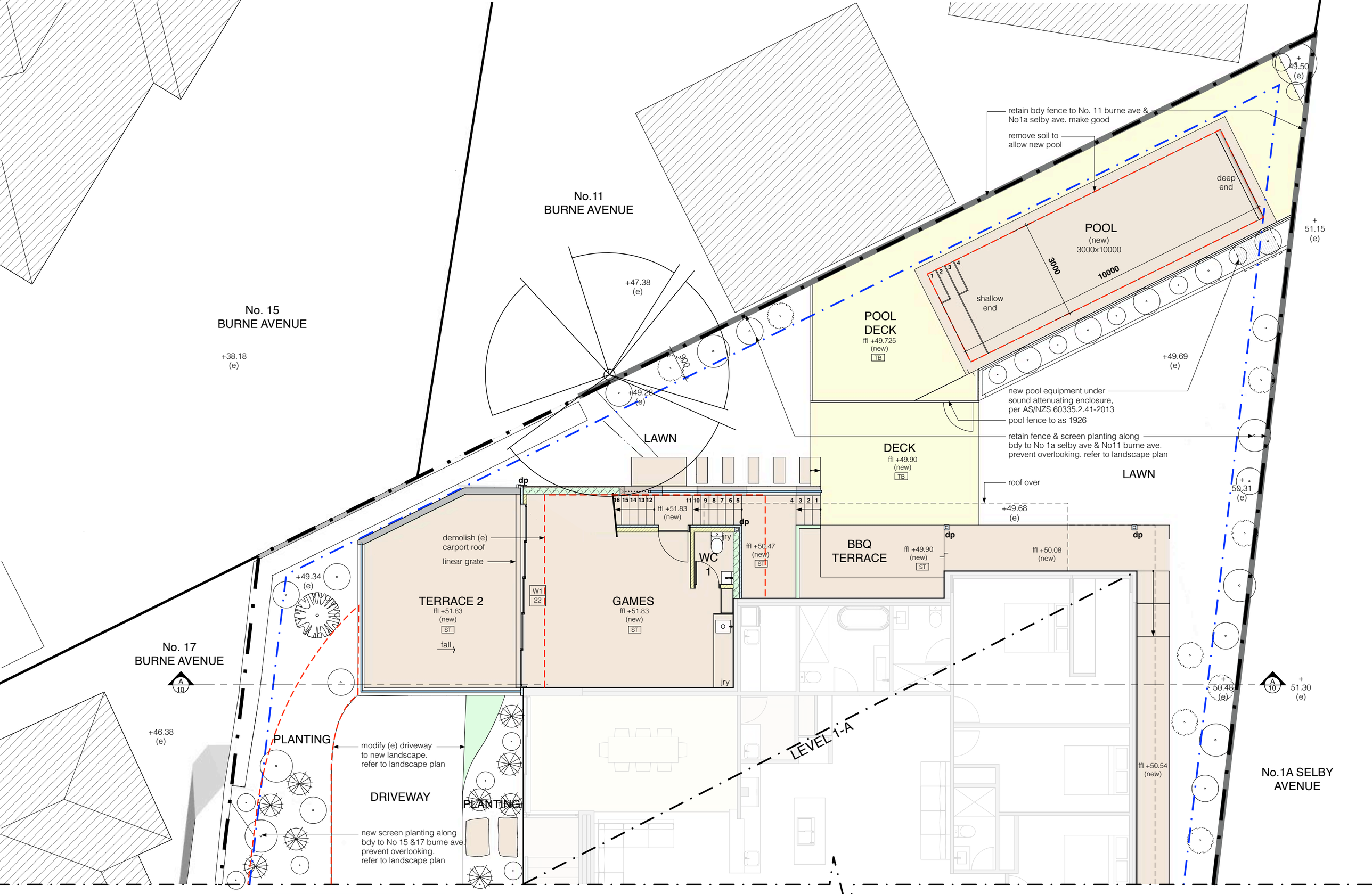

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project
19 Burne Avenue
Dee Why

drawing
plan level 1-B
main dwelling

scale
1:100@A3

rev	date	description	job no	drawing no
-	21.03.25	development application	2105	DA - 05

last modified : 25.03.21
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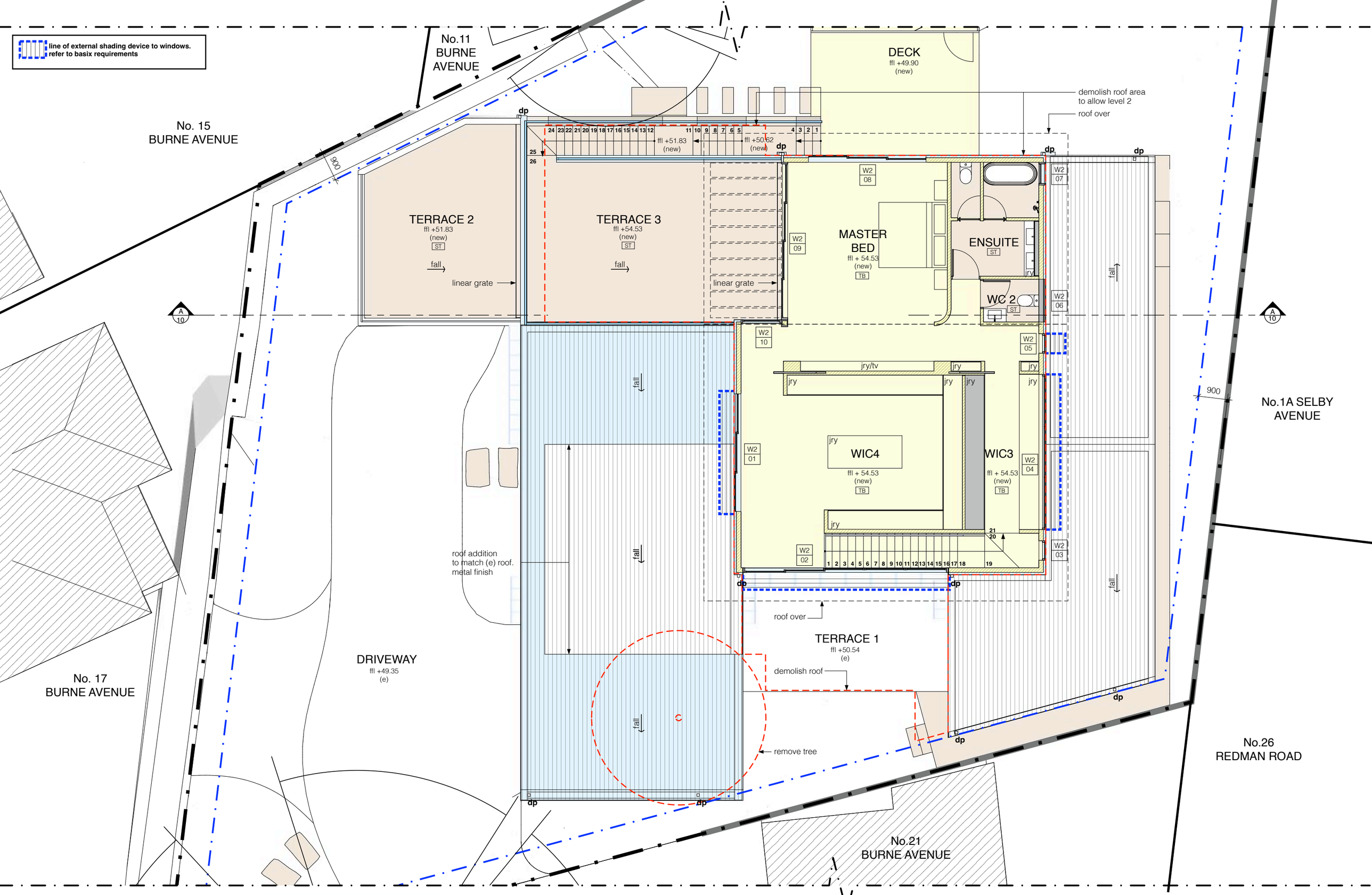

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project: 19 Burne Avenue Dee Why

drawing: plan level 2 main dwelling

scale: 1:100@A3

rev	date	description
-	21.03.25	development application

job no: 2105

drawing no: DA - 06

last modified : 25.03.21
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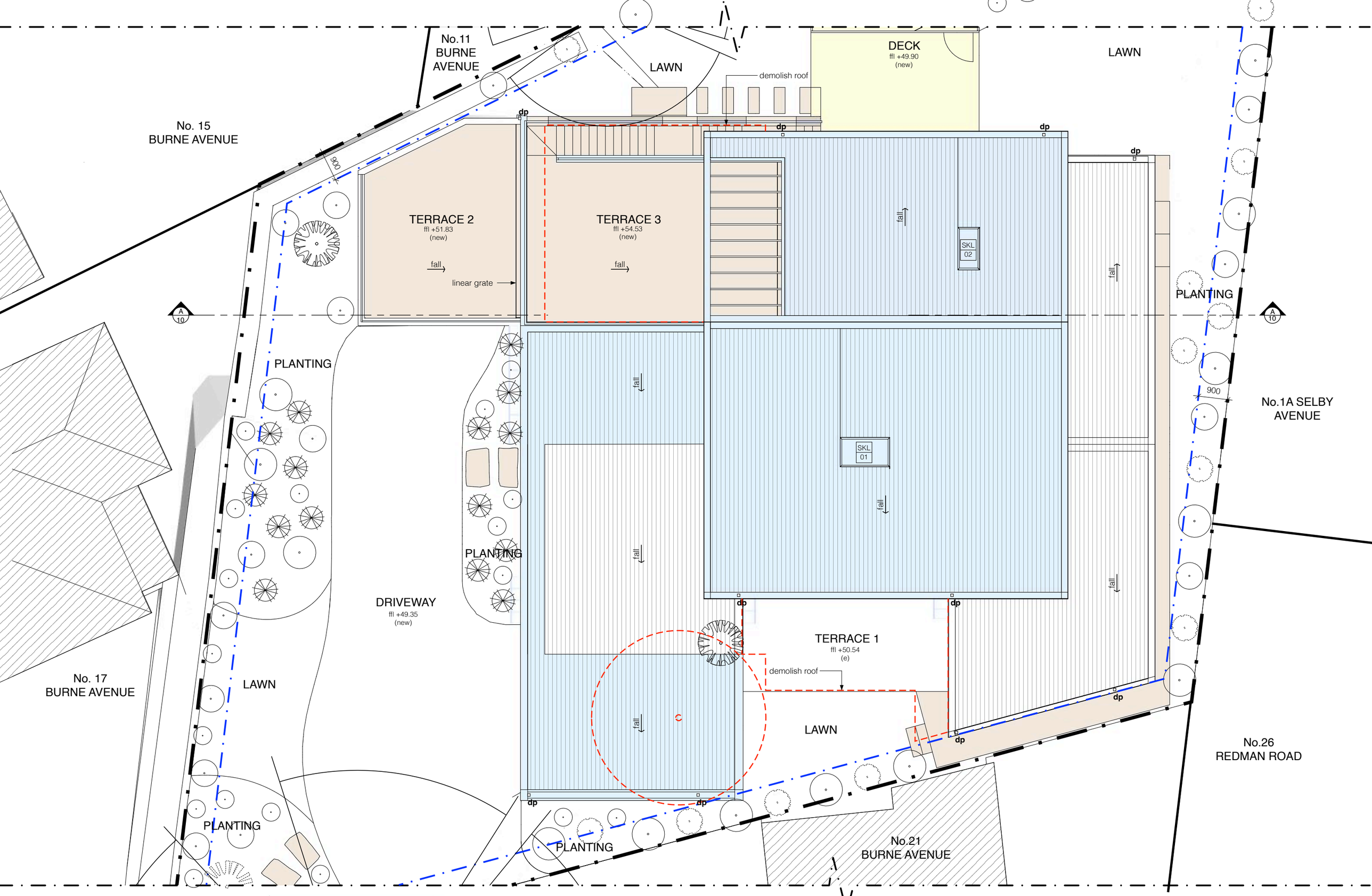

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project
19 Burne Avenue
Dee Why

drawing
plan roof
main dwelling

N

scale
1:100@A3

rev	date	description
-	21.03.25	development application

job no
2105

drawing no
DA - 07

last modified : 25.03.21
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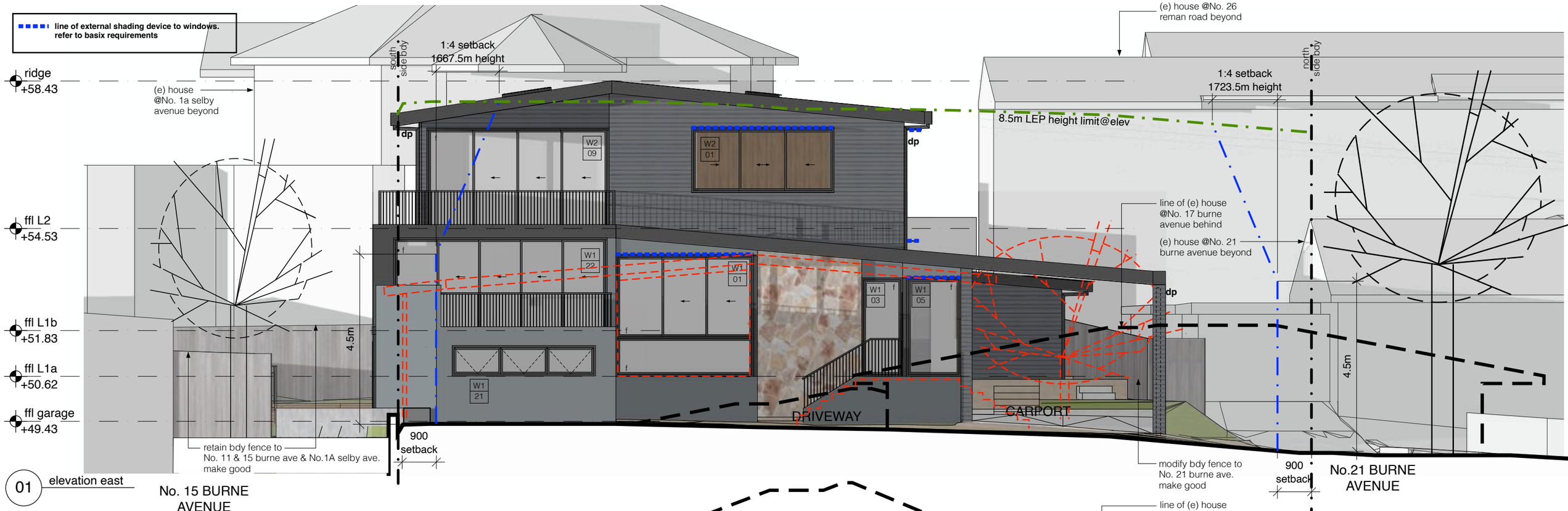

01 elevation east

02 elevation west

0m 5 m

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project: 19 Burne Avenue Dee Why

drawing: elevation east & west

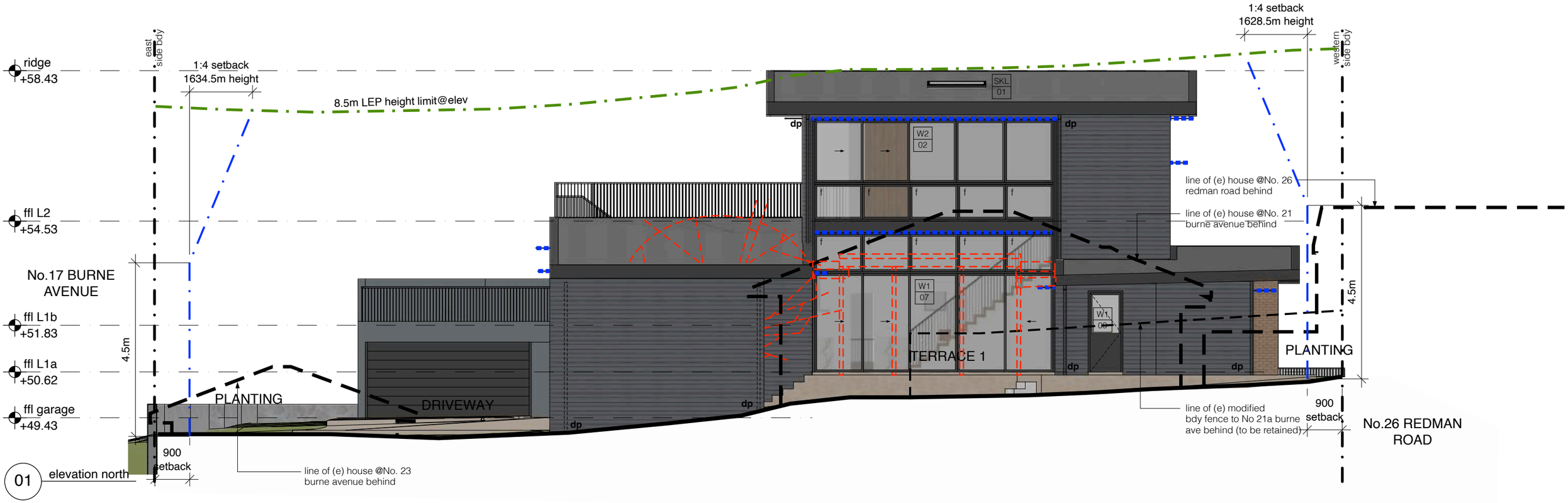
scale: 1:100@A3

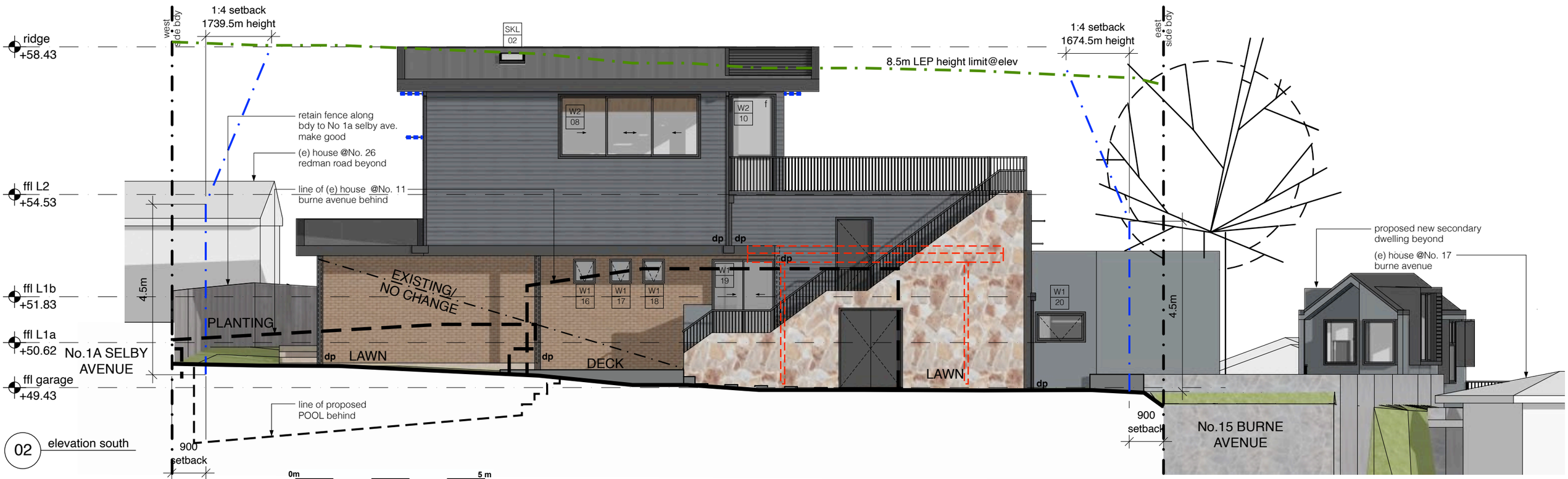
rev	date	description
-	21.03.25	development application

job no: 2105

drawing no: DA - 08

last modified : 25.03.21
filename : 250316_2105_DA-main_elev-





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project: 19 Burne Avenue Dee Why

drawing: elevation north & south

scale: 1:100@A3

rev	date	description
-	21.03.25	development application

job no: 2105

drawing no: DA - 09

last modified : 25.03.21
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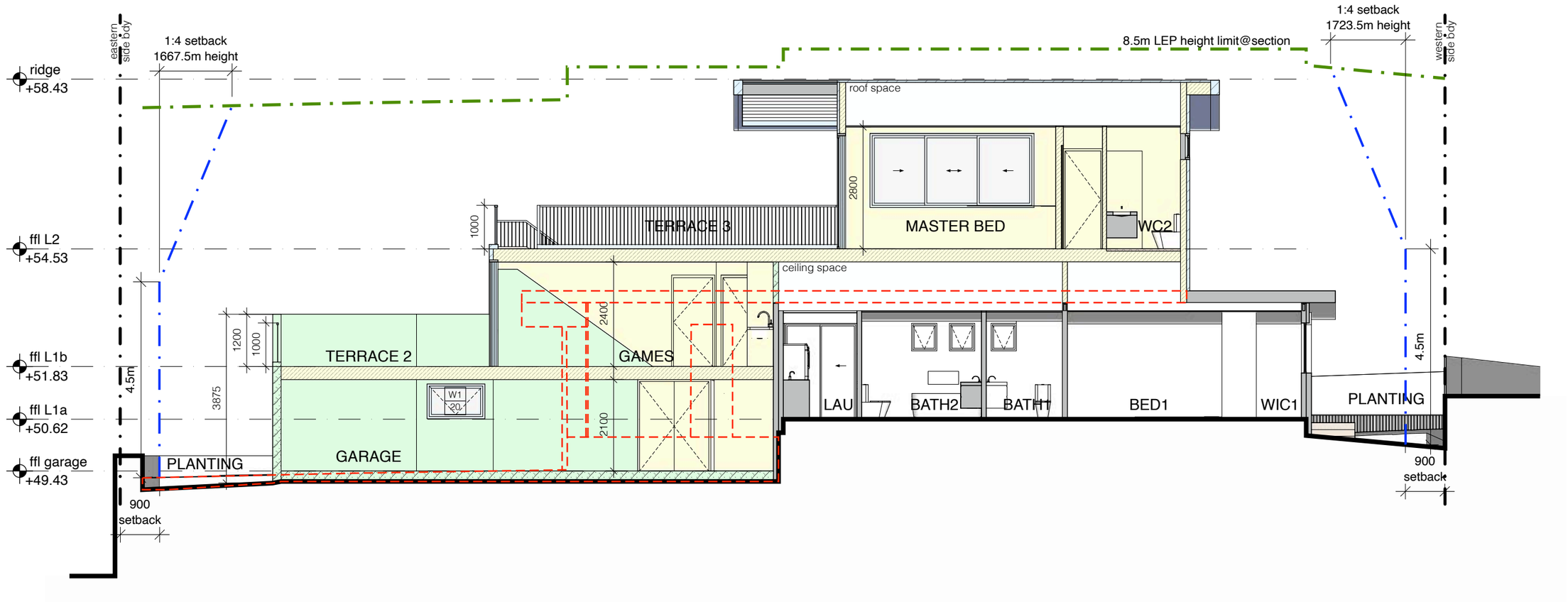

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ABN 96 480 789 602

0m 5 m

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project 19 Burne Avenue Dee Why

drawing sectionAA

scale 1:100@A3

rev	date	description	job no	drawing no
-	21.03.25	development application	2105	DA - 10

last modified : 25.03.21
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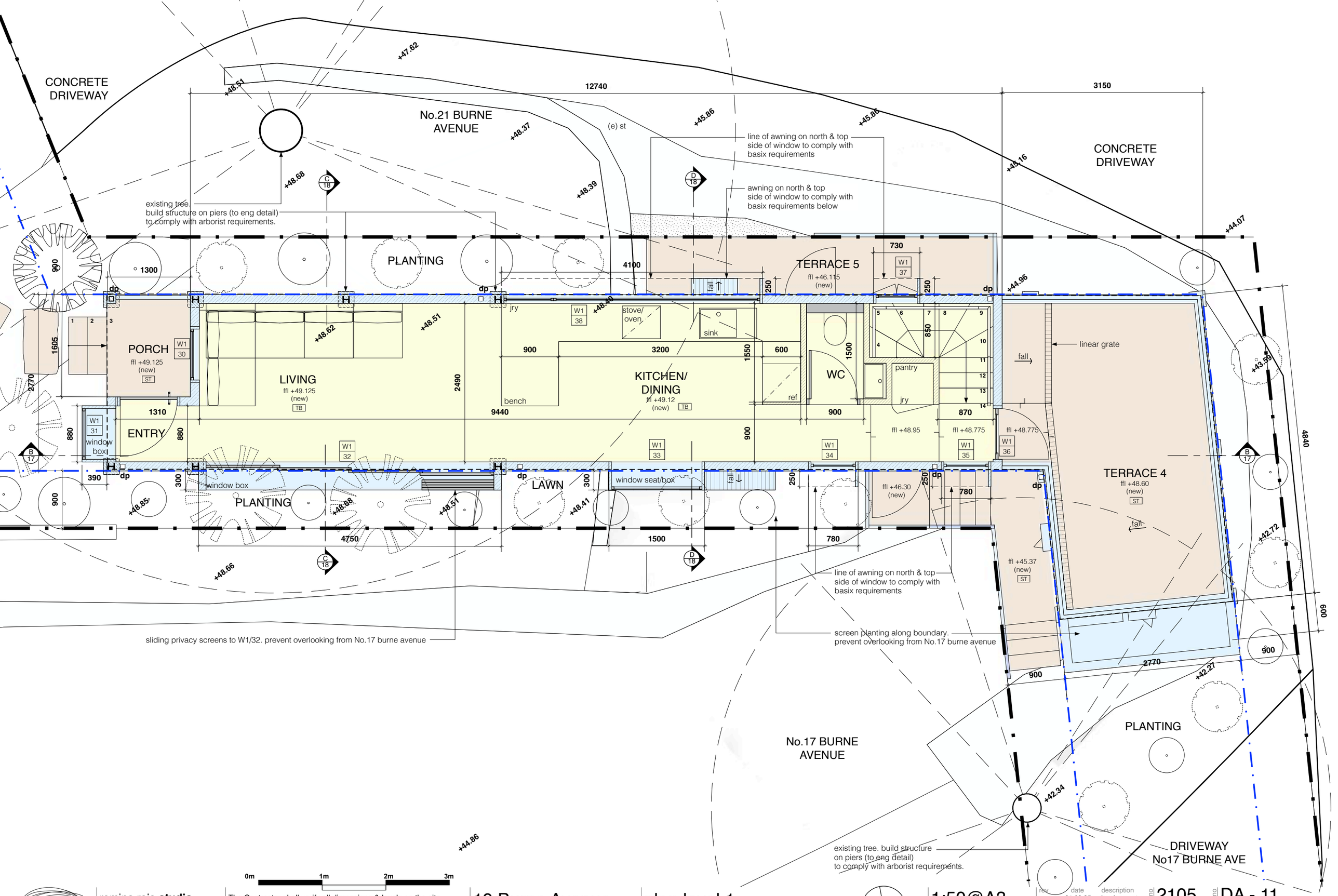

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project: 19 Burne Avenue Dee Why

drawing: plan level 1 secondary dwelling

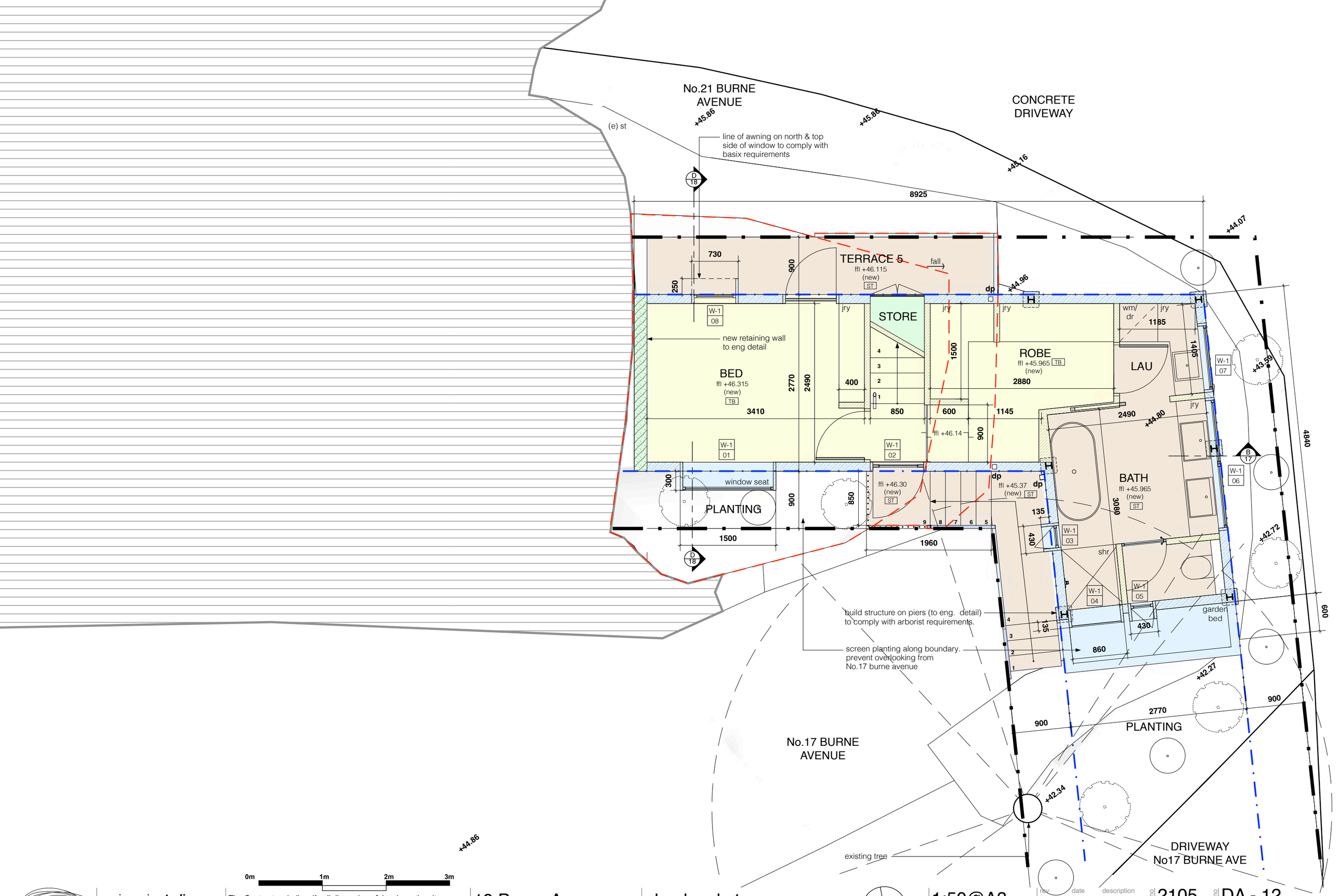
scale: 1:50@A3

rev	date	description
-	21.03.25	development application

job no: 2105

drawing no: DA - 11

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



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project
19 Burne Avenue
Dee Why

drawing
plan level -1
secondary dwelling

N

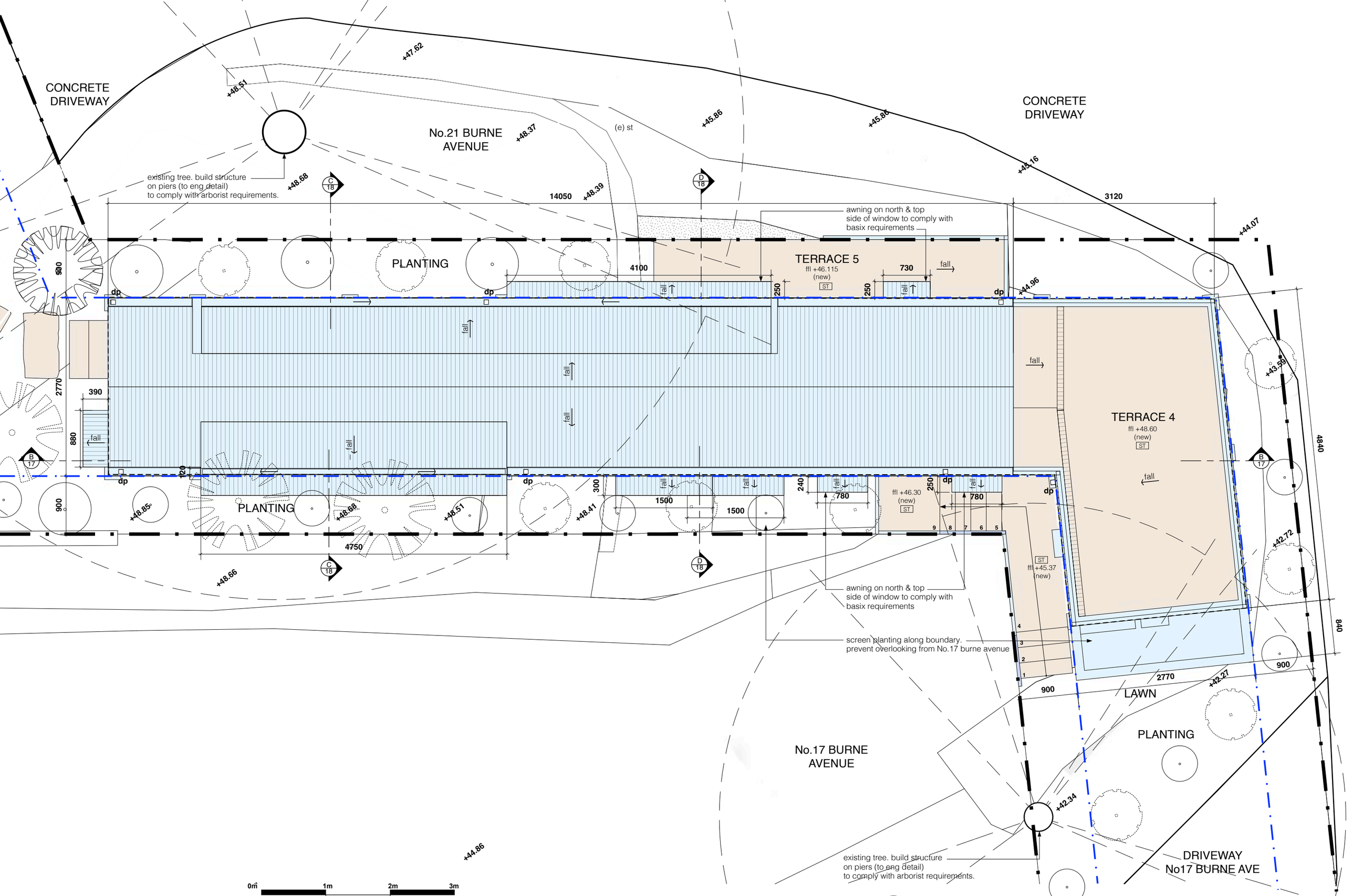
scale
1:50@A3

rev	date	description
-	21.03.25	development application

job no
2105

drawing no.
DA - 12

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



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project
19 Burne Avenue
Dee Why

drawing
plan roof
secondary dwelling

N

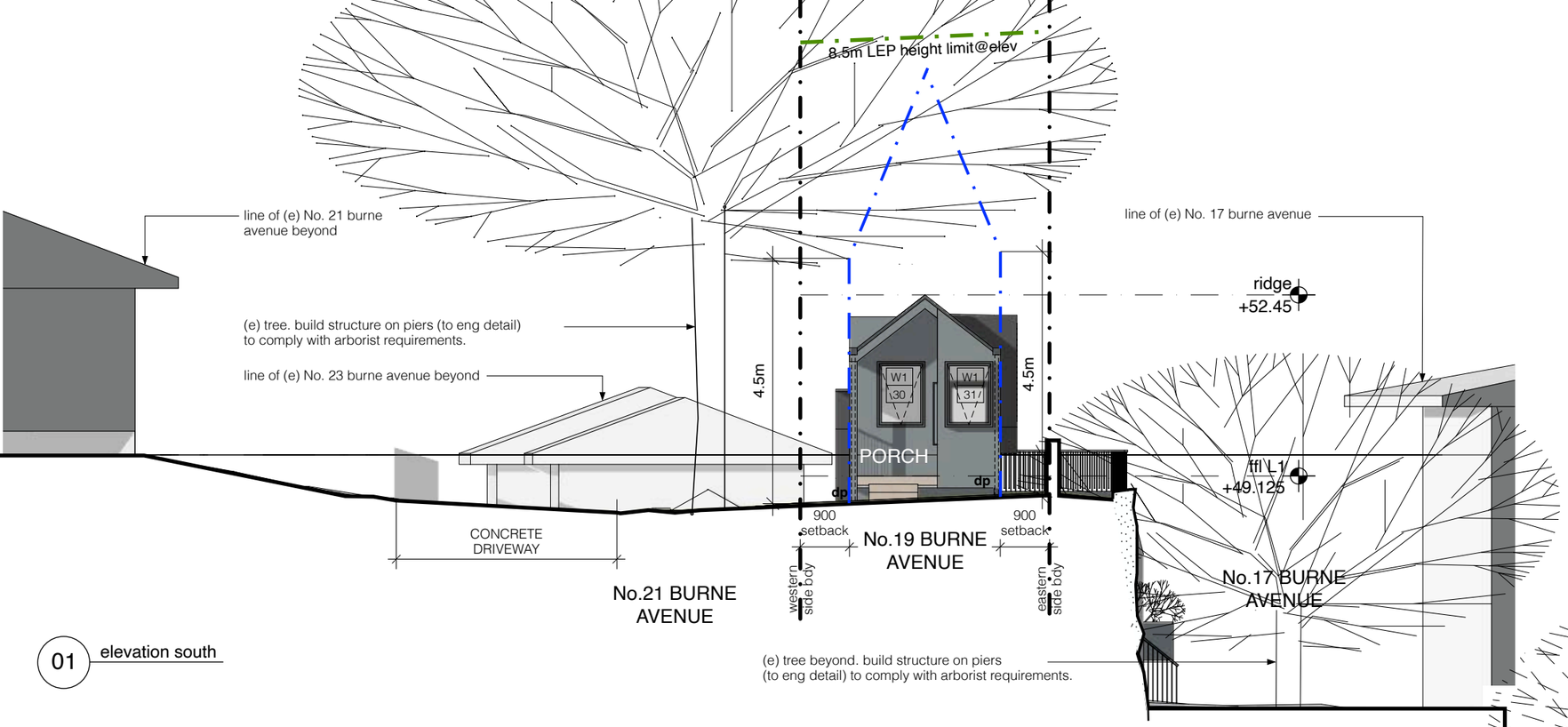
scale
1:50@A3

rev	date	description
-	21.03.25	development application

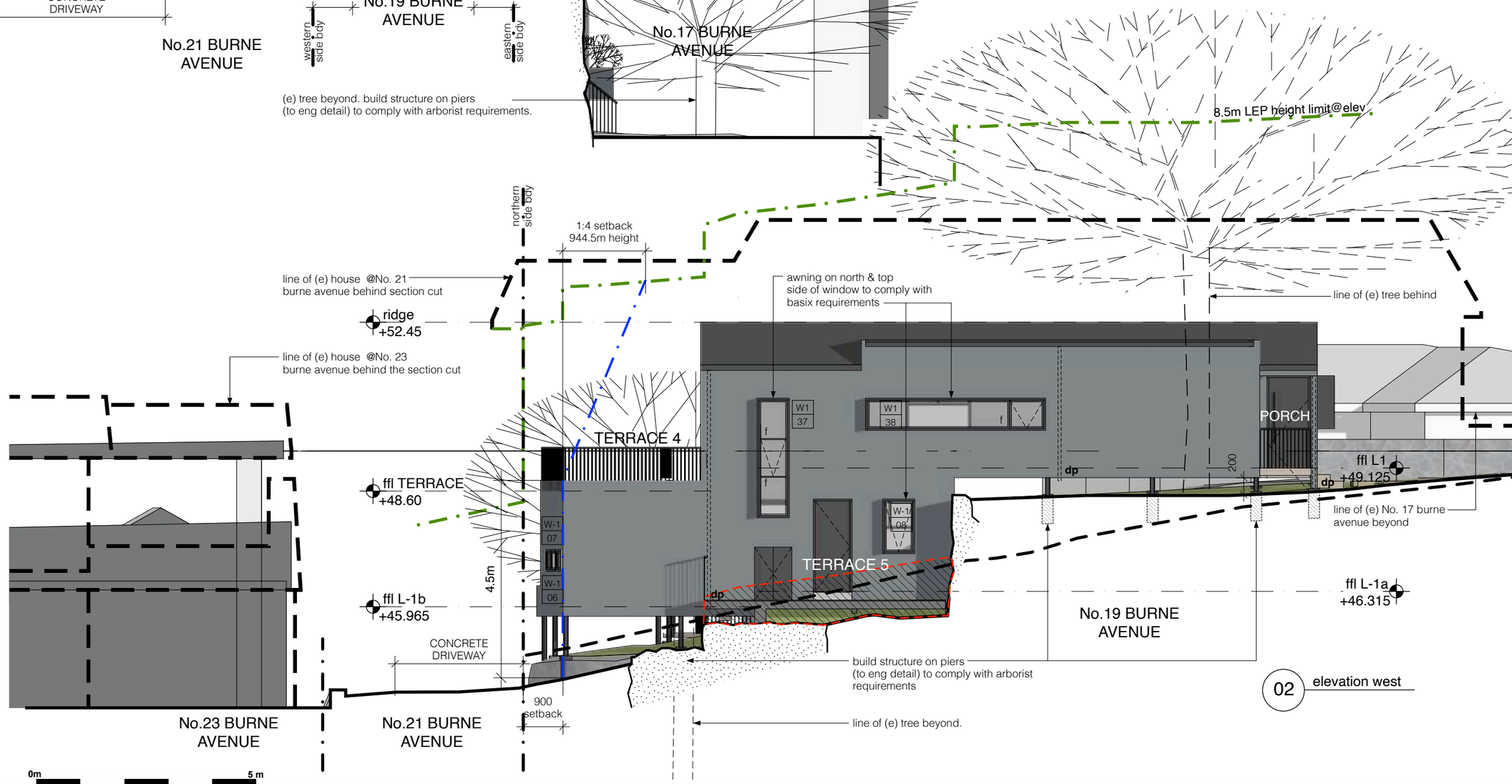
job no
2105

drawing no
DA - 13

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



01 elevation south



02 elevation west

0m 5 m

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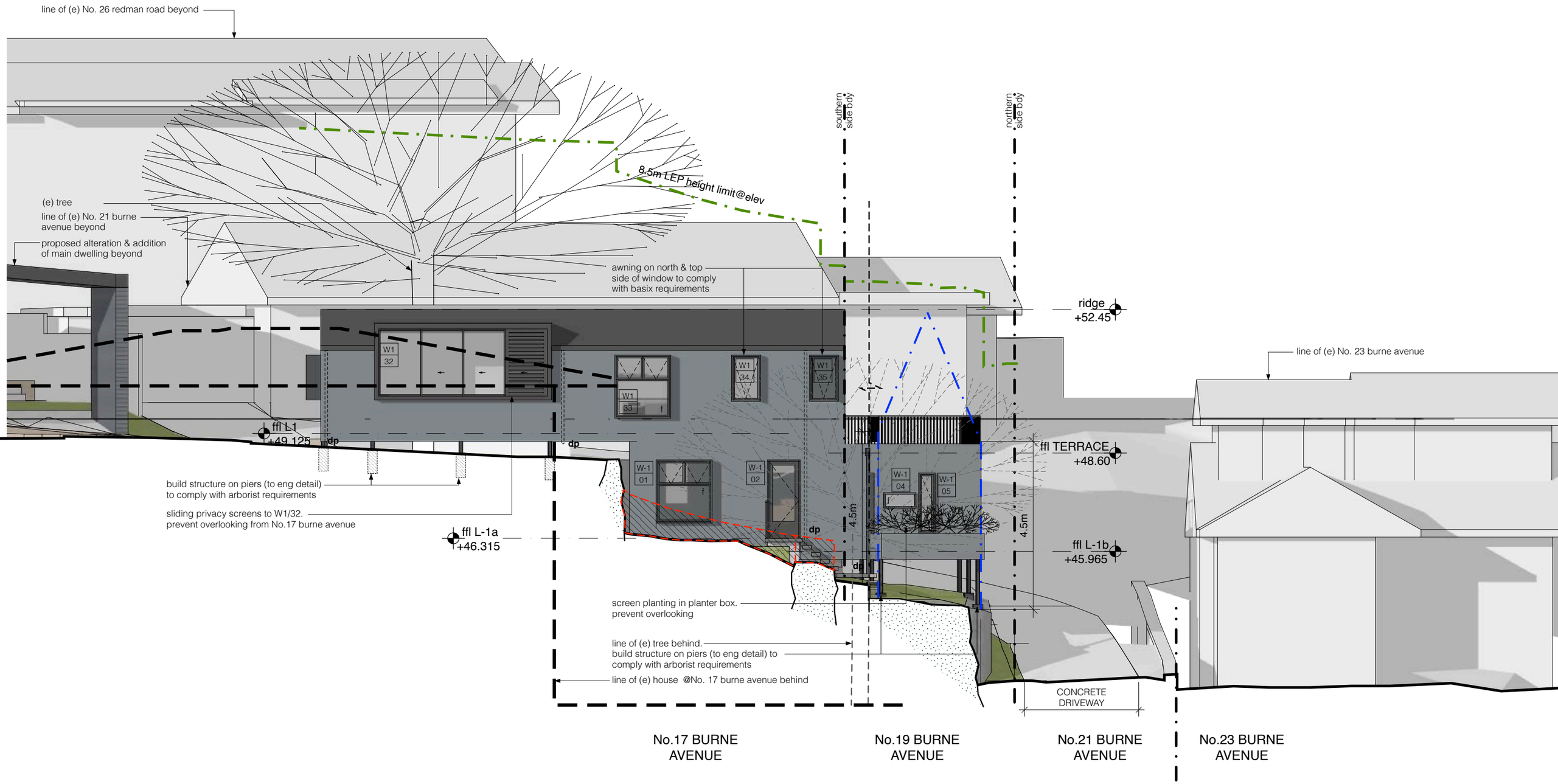
project: 19 Burne Avenue Dee Why

drawing: elevation south & west secondary dwelling

scale: 1:100@A3

rev	date	description	job no	drawing no
-	21.03.25	development application	2105	DA 14

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



0m 5 m

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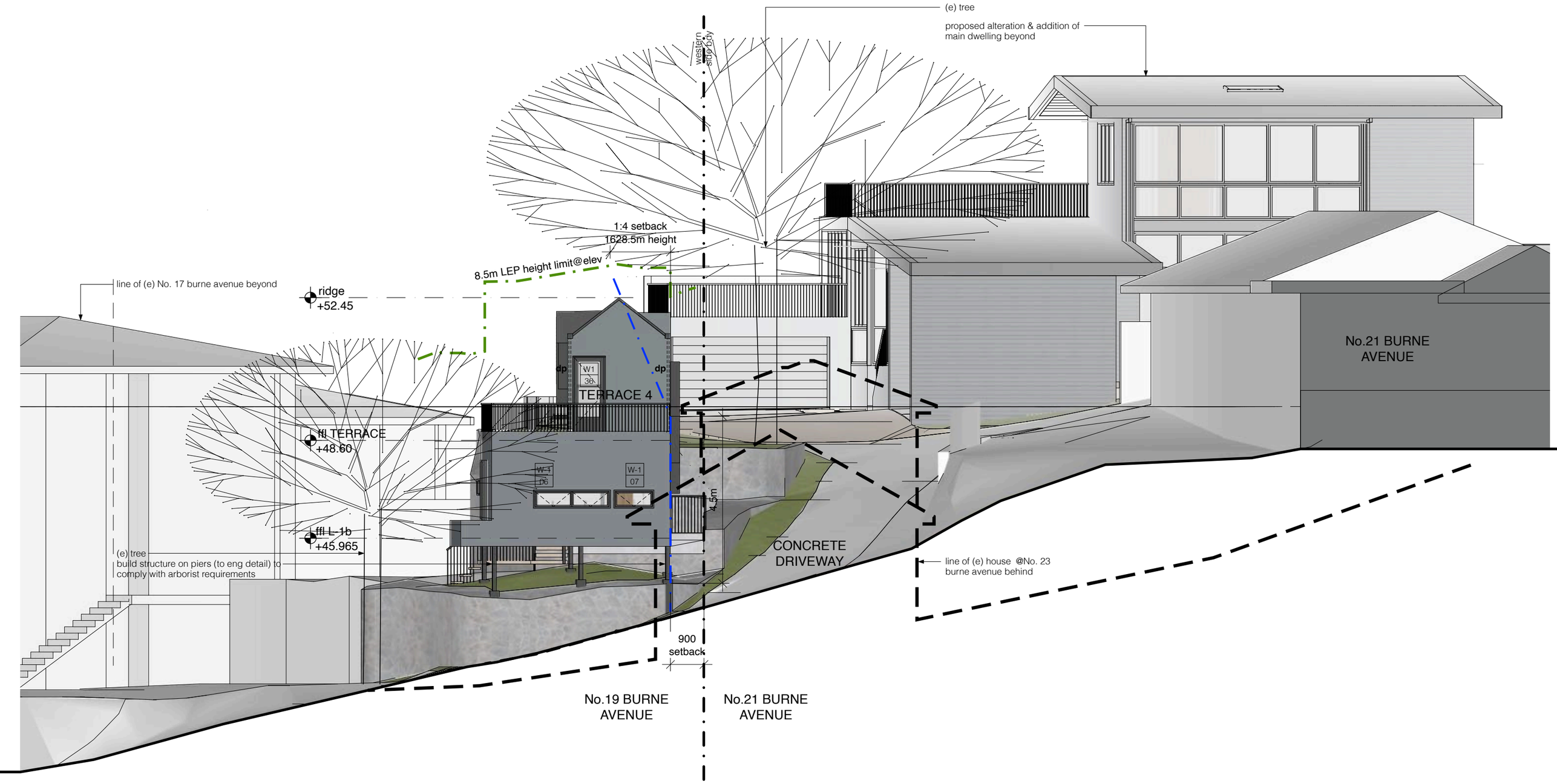
project 19 Burne Avenue Dee Why

drawing elevation east

scale 1:100@A3

rev	date	description	job no.	drawing no.
-	21.03.25	development application	2105	DA 15

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



0m 5 m

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project 19 Burne Avenue
Dee Why

drawing elevation north
secondary dwelling

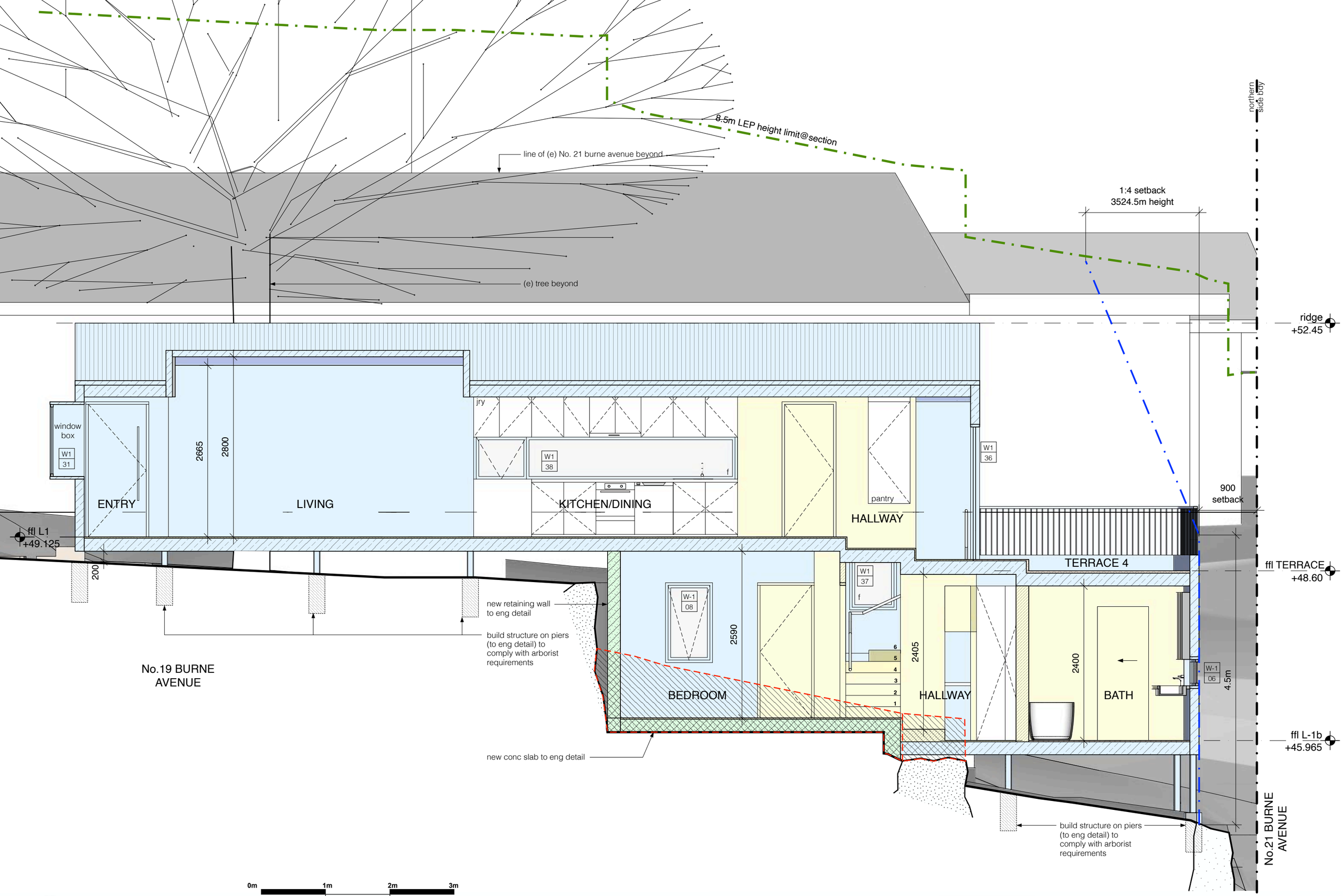
scale 1:100@A3

rev	date	description
-	21.03.25	development application

job no. 2105

drawing no. DA 16

last modified : 25.03.21
filename : 250316_2105_DA-secondary_



0m 1m 2m 3m

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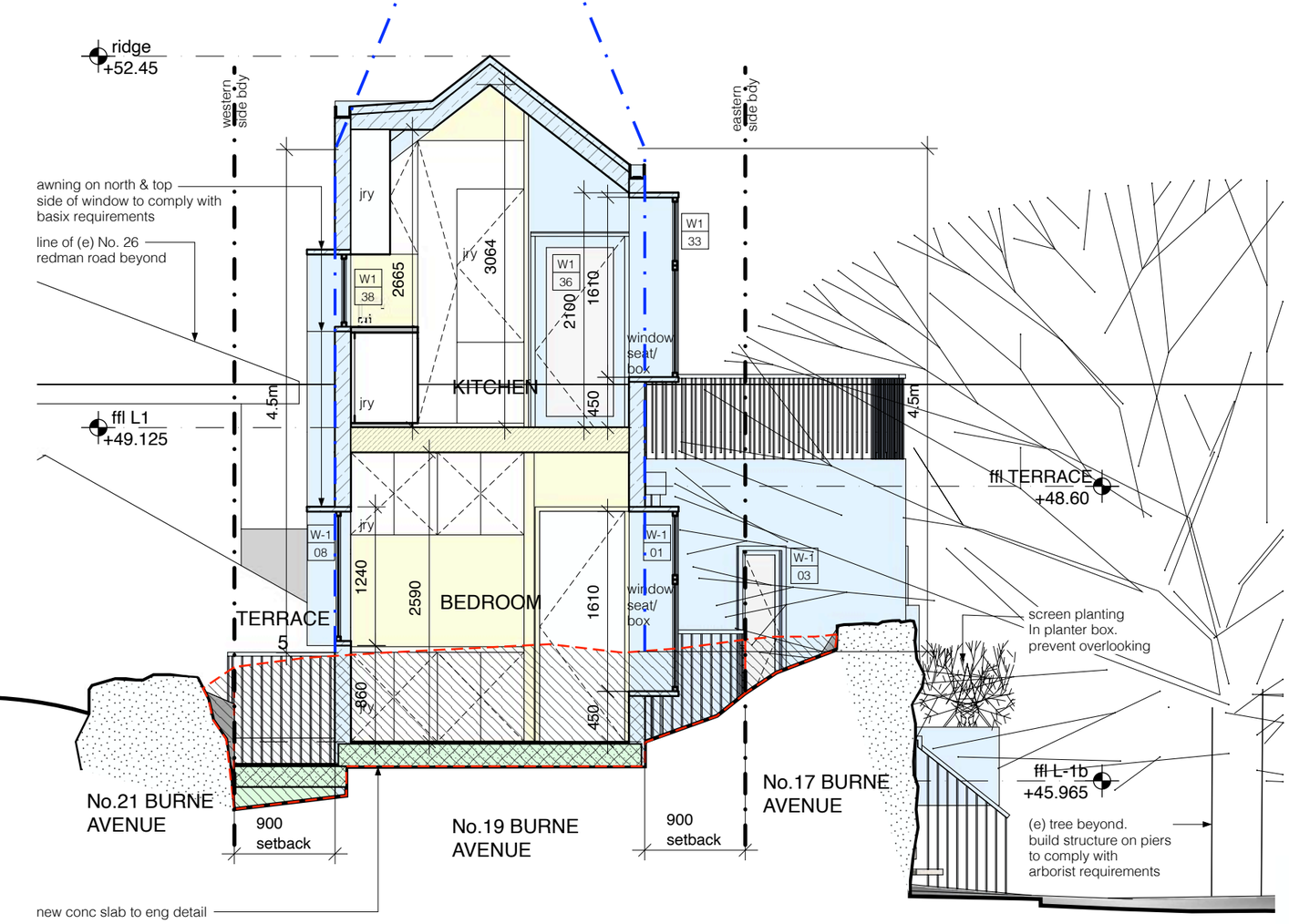
project 19 Burne Avenue
Dee Why

drawing section BB
secondary dwelling

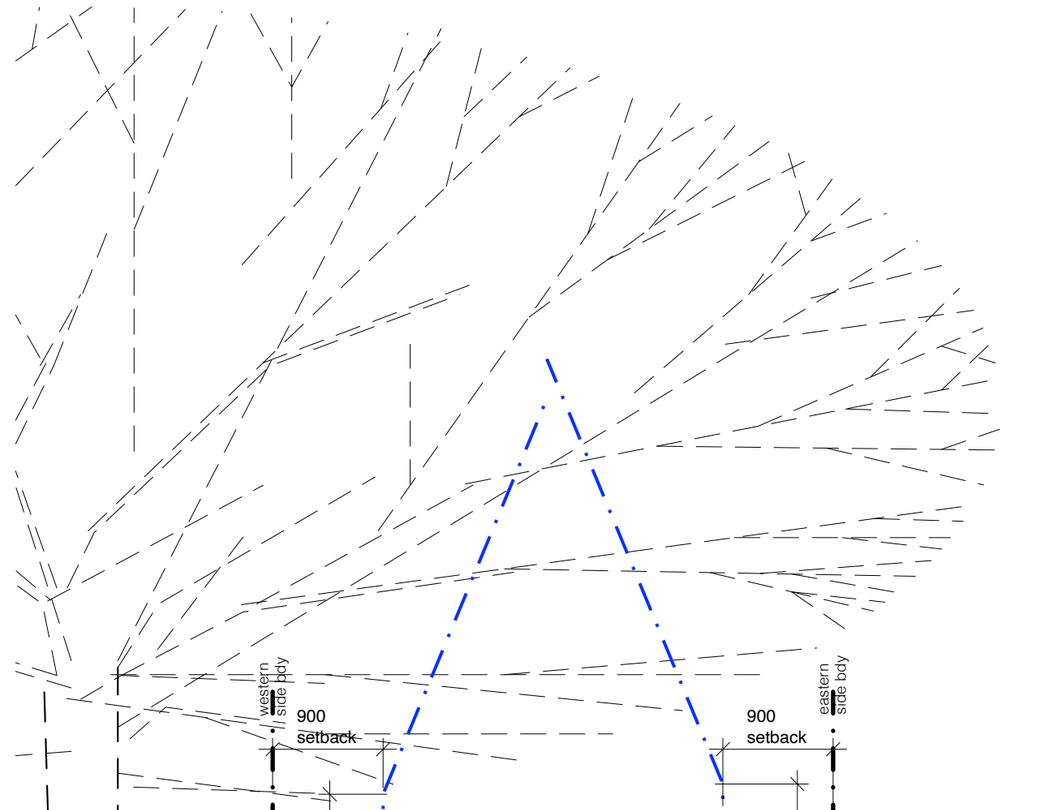
scale 1:50@A3

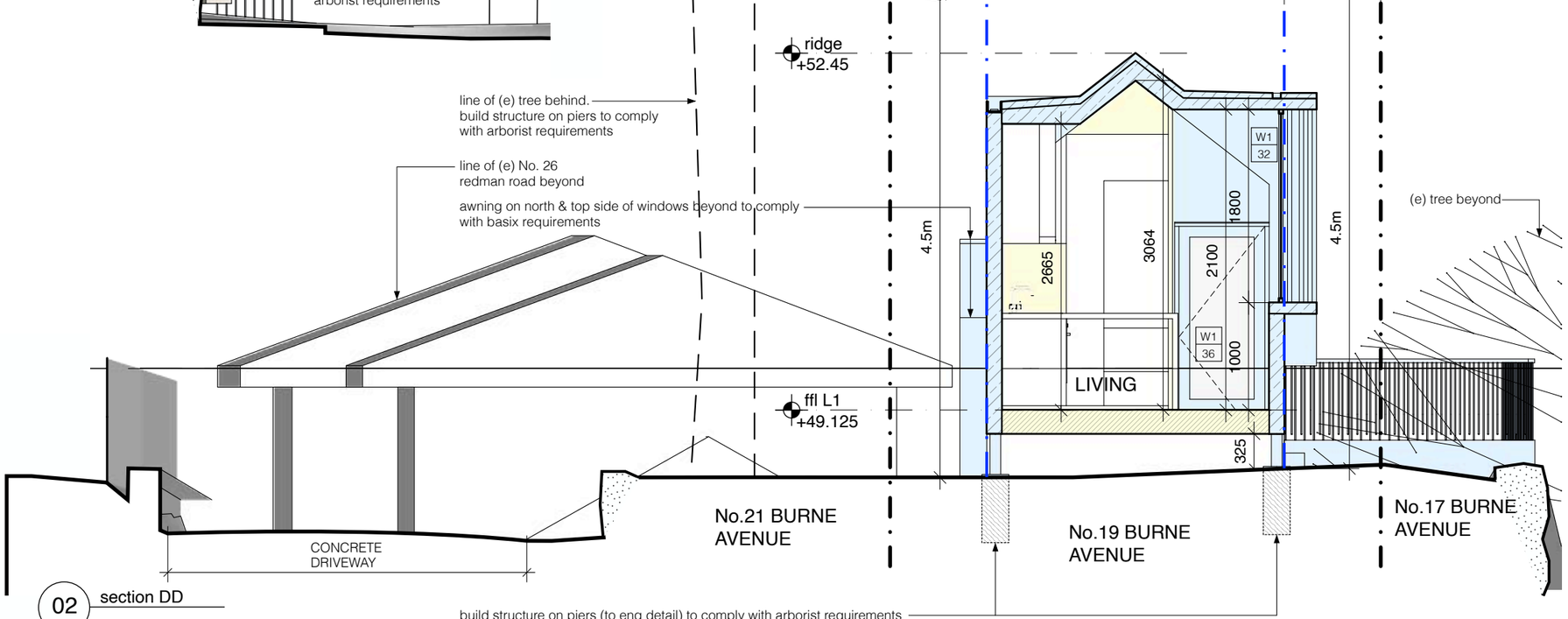
rev	date	description	job no.	drawing no
-	21.03.25	development application	2105	DA 17

last modified : 25.03.21
filename : 250316_2105_DA-secondary



01 section CC





02 section DD

0m 1m 2m 3m

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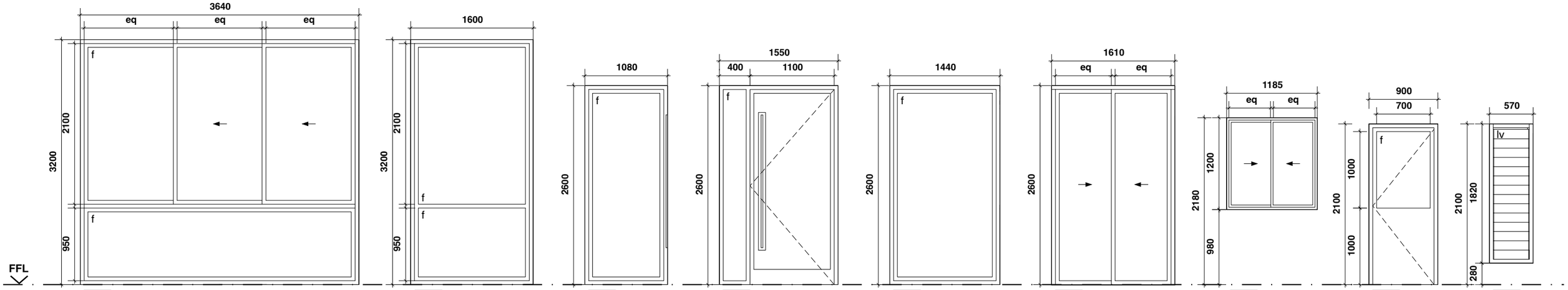
project 19 Burne Avenue Dee Why

drawing section CC & DD

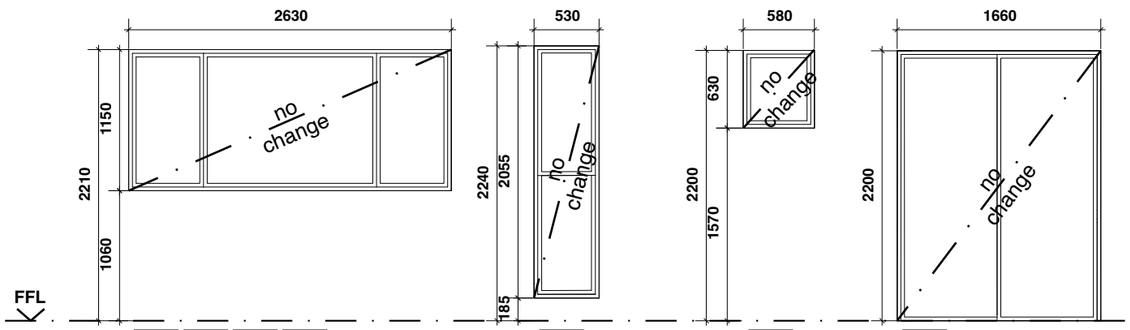
scale 1:50@A3

rev	date	description	job no	drawing no
-	21.03.25	development application	2105	DA 18

last modified : 25.03.21
filename : 250316_2105_DA-secondary_

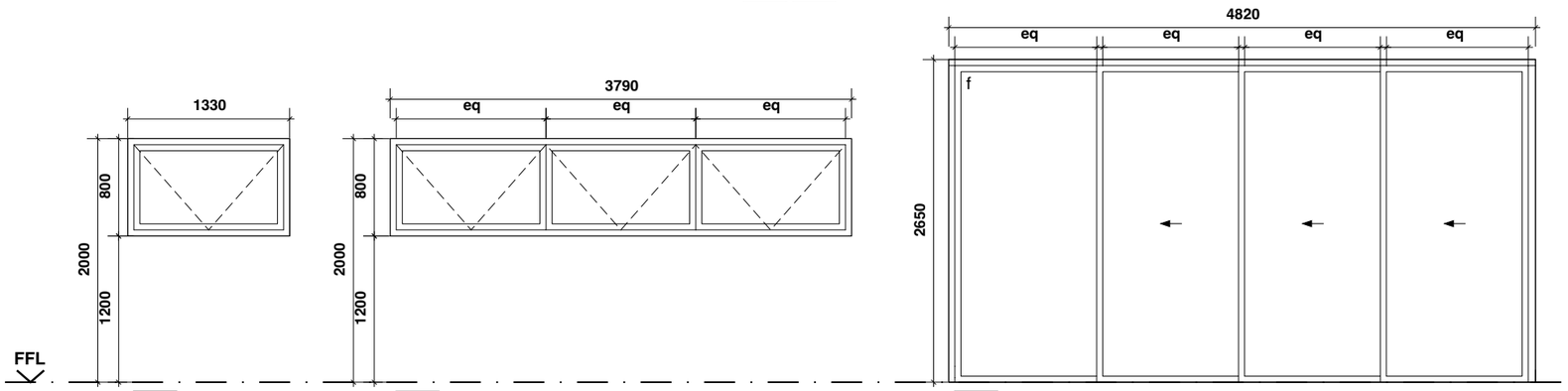


W1 01	alum sliding + fixed window
W1 02	alum fixed window
W1 03	alum fixed window
W1 04	alum casement door-opens out + fixed window
W1 05	alum fixed window
W1 06	alum sliding window
W1 08	alum sliding window
W1 09	timber door with fixed window
W1 10	alum louvres window

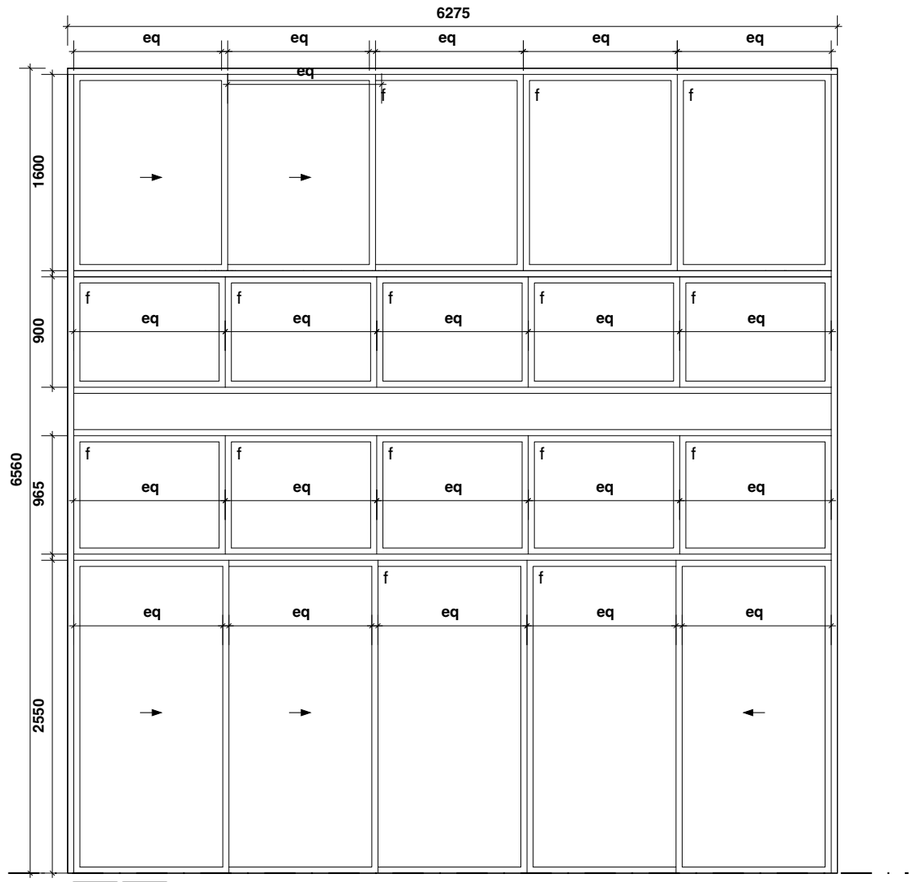


W1 11 W1 12 W1 13 W1 14	existing alum sliding
W1 15	existing alum double hung
W1 16 W1 17 W1 18	existing alum awning
W1 19	existing alum sliding

NOTES:
ALL ALUM LOUVRES:
1.- all windows aluminium framed UNO
2.- all windows TBC anodised finish
3.- all integrated equipment TBC finish
4.- all windows viewed from outside
5.- all windows clear glass viridian comfort plus UNO
6.- all aluminium louvres to be breezeway altair 152mm blades lockable. standard handle UNO
7.- check measure ALL windows/openings prior to manufacture
8.- opal glazing to match existing
9.- builder to provide all flashings/seals & necessary work for quality construction whether shown on drawings or otherwise
10.- builder to provide glass to all windows to comply with BASIX requirements & Australian Standards for location



W1 20	alum awning window
W1 21	alum awning window
W1 22	alum sliding window



W1 07 W2 02	alum sliding + fixed window

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project: 19 Burne Avenue dee why

drawing: window schedule 1 of 2

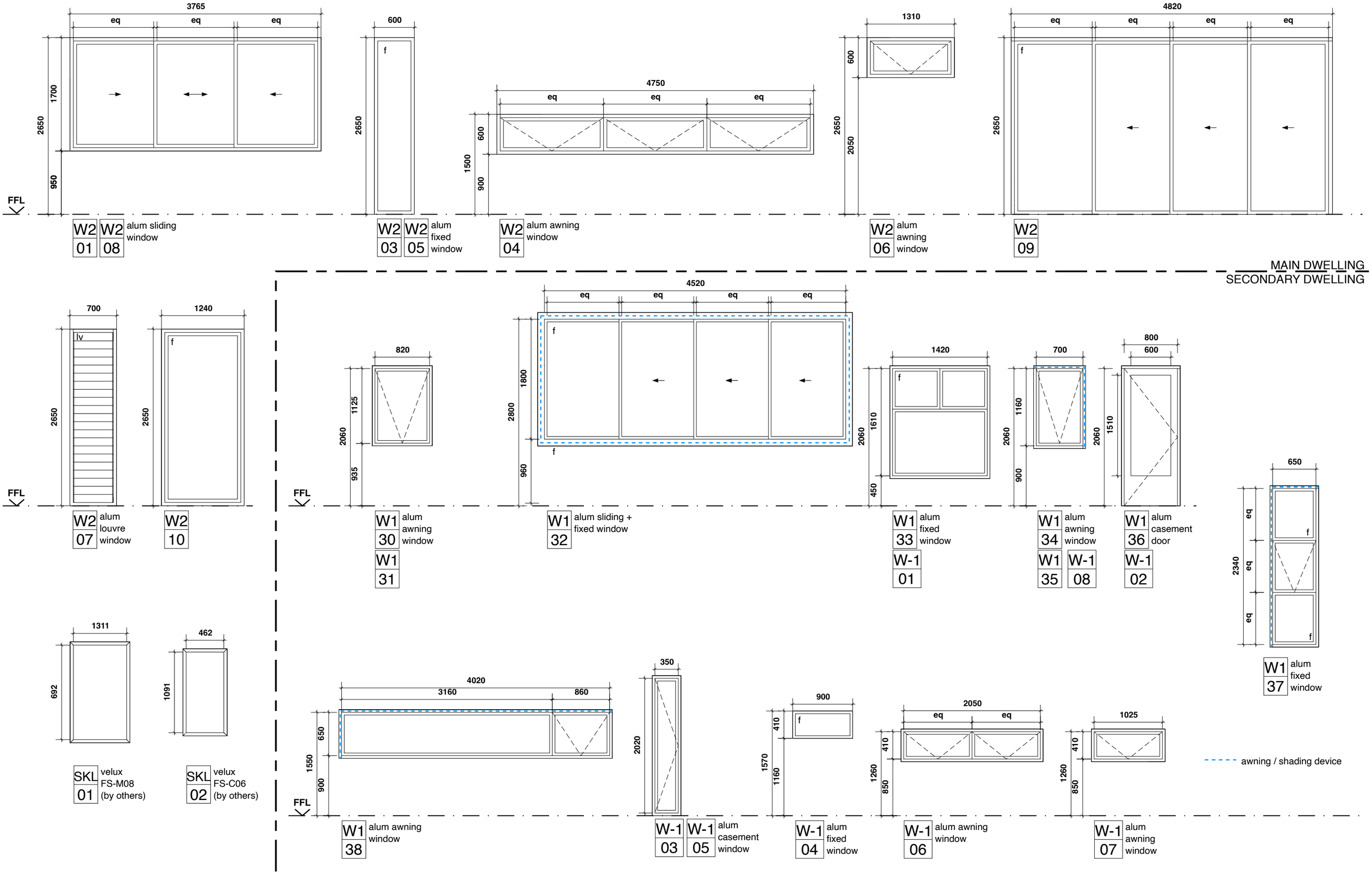
scale: 1:50@A3

rev	date	description
-	17.03.25	development application

job no: 2105

drawing no: DA 19

last modified : 25.03.17
filename : 250316_2105_DA_windows-REV-B



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project: 19 Burne Avenue dee why

drawing: window schedule 2 of 2

scale: 1:50@A3

rev	date	description
-	17.03.25	development application

job no: 2105

drawing no: DA 20

last modified : 25.03.17
filename : 250316_2105_DA_windows-REV-B

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project: 19 Burne Avenue Dee Why

drawing: shadow analysis 21/06 - 9:00 am

scale: 1:200@A3

rev	date	description
-	17.03.25	development application

job no. 2105

drawing no. DA 21

last modified : 25.03.17
filename : 250316_2105_DA_shadow_di

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project: 19 Burne Avenue Dee Why

drawing: shadow analysis 21/06 - 12:00 pm

scale: 1:200@A3

rev	date	description
-	17.03.25	development application

job no. 2105

drawing no. DA 22

last modified : 25.03.17
filename : 250316_2105_DA_shadow_di

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project: 19 Burne Avenue Dee Why

drawing: shadow analysis 21/06 - 3:00 pm

scale: 1:200@A3

rev	date	description
-	17.03.25	development application

job no: 2105

drawing no: DA 23

last modified : 25.03.17
filename : 250316_2105_DA_shadow_di

CONSTRUCTION NOTES:
- all materials and workmanship shall be in accordance with the latest relevant Australian Standard and Building Code of Australia.
- all plumbing and drainage works shall also be in accordance with the by-laws of Sydney Water.
- written dimensions shall take precedence over scales measurements.
- all dimensions and levels shall be verified by contractos on site and initial ser out approved ny construction manager prior to commencement of work.
- if in doubt contact landscape architect/designer.
- contractor to confirm extent of existing vegetation to be removed / transplanted on site, prior to commencement of works.
- contractor to ensure that damp proof course on buildings are not breached and that air vents are not blocked or restricted.
- where applicable excavator to strip approved topsoil from all areas to be excavated and stored in agreed location.

LANDSCAPE CALCULATION	
AREA	**m2**
site area	1035
deep soil planting area	262.7
deep soil area - lawn	102.9
turfcell lawn	18.9
timber deck. deep soil under	55
concrete paving, slabs & garden walls	168.9
stone paving	95.2
swimming pool/spa	30
building	301.4
LANDSCAPE AREA	439.5 (42.5%)

LEGEND
- deep soil planting area
- deep soil area - lawn
- deep soil area - turfcell
- timber deck. deep soil under
- swimming pool/spa
- stone paving
- concrete paving
- (e) tb bdy fence (to be retained)

NOTES:
1. all measurements from water side.
2. this drawing is to be read in conjunction with the pool manufacturer drawing and specifications.
3. installation of the pool, plumbing connection, the foundation material and the safe bearing capacity are to be strictly in accordance with the manufacturer instructions.
4. all work to be done to the local government and the authority requirements.
5. all workmanship and materials to be in accordance with the relevant codes and ordinances.
6. all dimensions in millimetres unless noted otherwise.
7. pool safety fence to comply with AS1926 part 1&2 and to be council approved prior to the pool being filled.
8. the proposed pool to comply with the swimming pool act and regulations.
9. pool pump and filter to be housing on sound proof box.
10. all pool water runoff & filter back wash to be constructed in accordance with as1926-2003 and Sydney water requirements.

0m 5 m 10 m

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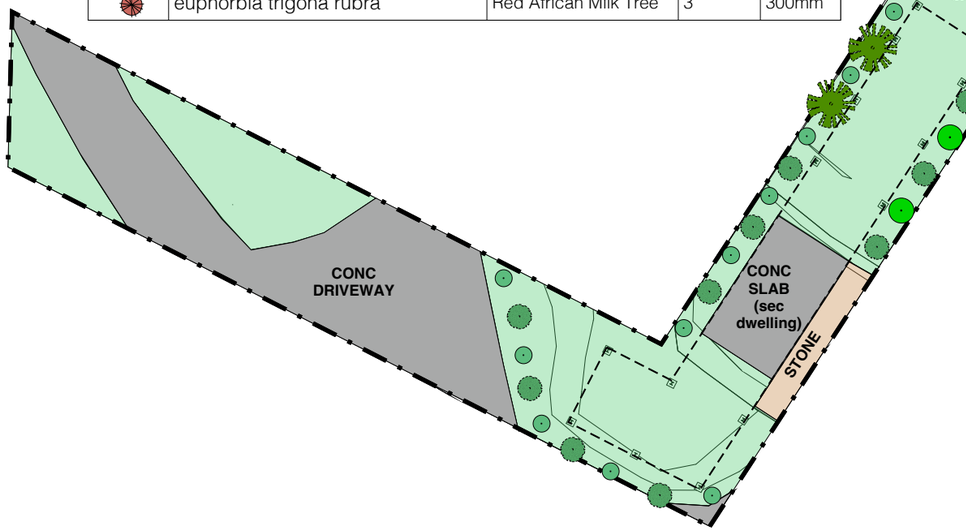
project: 19 Burne Avenue Dee Why
drawing: landcape plan
N
scale: 1:200@A3

issue	date	description
-	24.03.25	development application

job no: 2105
rev: -
drawing no: DA 24
last modified : 25.03.24
filename : 250316_2105_DA-landscape

PLANTING SCHEDULE

	Botanical Name	Common Name	Quantity	Pot Size
	Trees/Shrubs			
	Rhapis excelsa	Lady Palm	2	400mm
	Westringia fruticosa 'Blue Gem'	Coastal Rosemary	14	200mm
	Westringia fruticosa 'Grey Box'	Coastal Rosemary	4	200mm
	Perennials/Grasses			
	Doryanthes excelsa	Gymea Lily	3	300mm
	Dracaena fragrans	Corn Plant	1	300mm
	Lomandra confertifolia 'Tanika'	Tanika/ Mat Rush	24	140mm
	Lomandra Longifolia	Mat Rush	8	200mm
	Ground Cover/Climber			
	Banksia spinulosa 'Birthday Candles'	Hairpin Banksia	7	140mm
	Casuarina glauca 'Cousin It"	Cousin It	24	140mm
	Cactus & succulents			300mm
	Opuntia ficus indica burbank spineless	Prickly Pear	7	300mm
	cereus peruvianus	Peruvian Apple Cactus	5	300mm
	euphorbia trigona rubra	Red African Milk Tree	3	300mm



opuntia ficus indica burbank spineless

cereus peruvianus

euphorbia trigona rubra

doryanthes excelsa

rhapis excelsa

westringia fructicosa 'blue gem'

westringia fructicosa 'grey box'

casuarina glauca 'cousin it'

dracaena fragrans

lomandra confertifolia 'tanika'

lomandra longifolia

banksia spinulosa 'birthday candles'

PLANTING NOTES:

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 200mm. supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay lo lawn areas.

MULCH
supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
all failed or defective plant species to be replaced by landscaper for a 3 month period following completion of work.
further maintenance during and after this period should include watering, weeding, fertilising, pest and desease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

0m 5 m 10 m

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project 19 Burne Avenue Dee Why

drawing planting plan

N

scale 1:200@A3

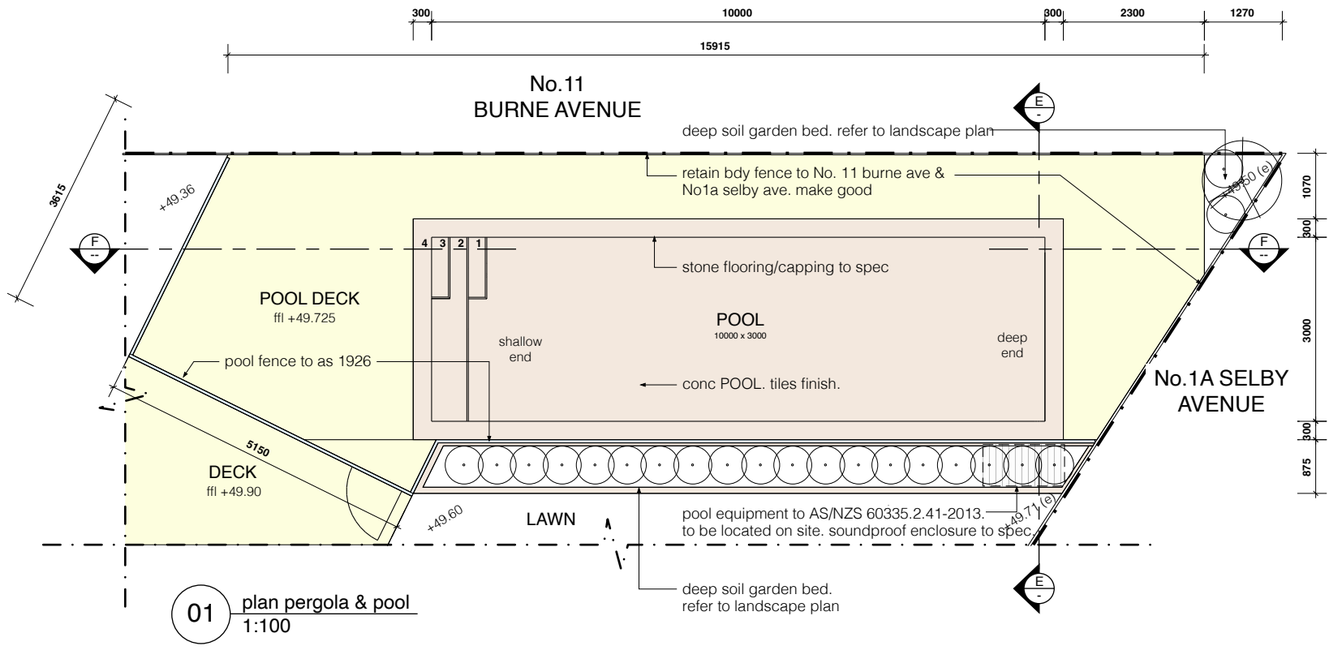
issue	date	description
-	24.03.25	development application

job no 2105

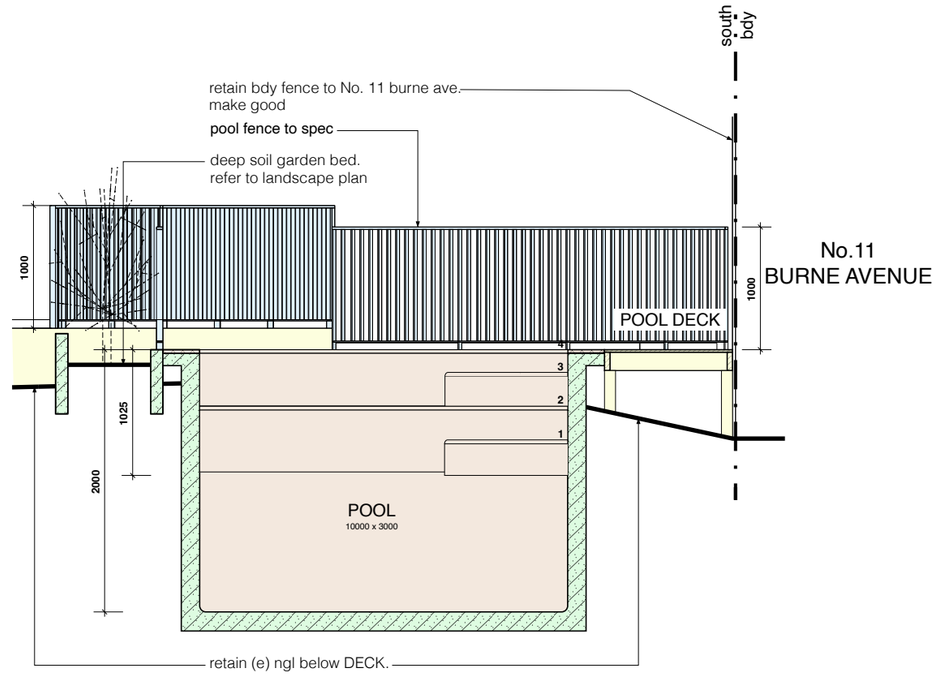
rev -

drawing no DA 25

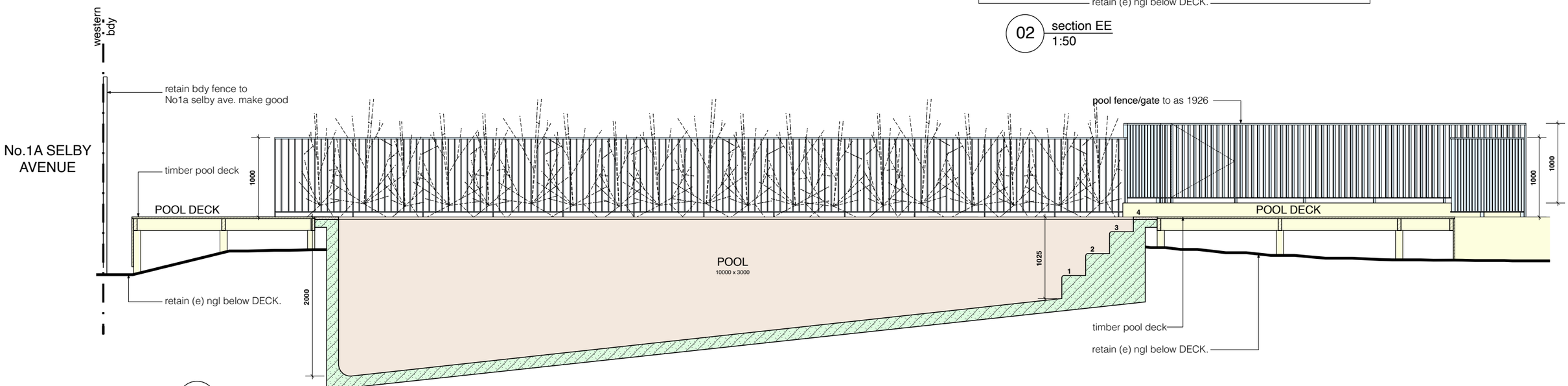
last modified : 25.03.24
filename : 250316_2105_DA-landscape



01 plan pergola & pool
1:100



02 section EE
1:50



03 section FF
1:50

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project 19 Burne Avenue Dee Why

drawing pool details

N

scale various@A3

issue	date	description
-	24.03.25	development application

job no 2105

rev -

drawing no DA 26

last modified : 25.03.24
filename : 250316_2105_DA-landscape