

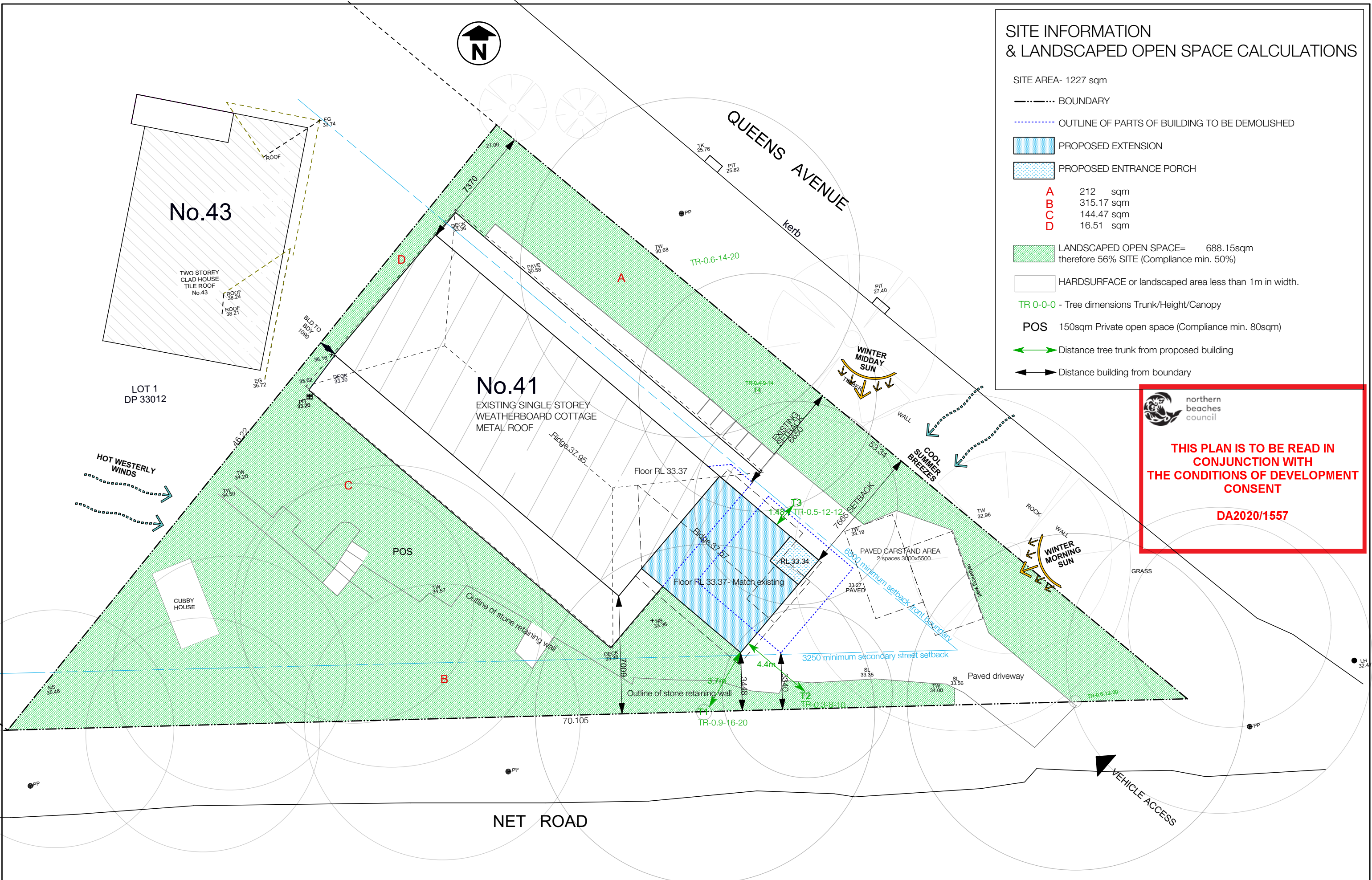
SITE INFORMATION
& LANDSCAPED OPEN SPACE CALCULATIONS

- SITE AREA- 1227 sqm
- BOUNDARY
- OUTLINE OF PARTS OF BUILDING TO BE DEMOLISHED
- PROPOSED EXTENSION
- PROPOSED ENTRANCE PORCH
- A 212 sqm
B 315.17 sqm
C 144.47 sqm
D 16.51 sqm
- LANDSCAPED OPEN SPACE= 688.15sqm
therefore 56% SITE (Compliance min. 50%)
- HARDSURFACE or landscaped area less than 1m in width.
- TR 0-0-0 - Tree dimensions Trunk/Height/Canopy
- POS 150sqm Private open space (Compliance min. 80sqm)
- Distance tree trunk from proposed building
- Distance building from boundary



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

DA2020/1557



BOUNDARY FACING QUEENS AVE



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7370

7665 SETBACK

5425 90 2200
690 800 700 800 700 800 935
W1 W2 W3
400

DECK RL 33.35

Estimated existing. RL 33.38

New opening in wall

ENTRY
RL 33.38- (Match existing)

PORCH
RL 33.34

section B

BEDROOM 2

BEDROOM 1

KITCHEN

DINING

LIVING

BATHROOM

BEDROOM 3

BEDROOM 4

LAUNDRY
Ventilated skylight

ENSUITE
RL 33.38

MAIN BEDROOM
RL 33.38

section B

90 600 1800 2210 5110 2810 600 90 7180

Approximate location of bar

BOUNDARY FACING NET ROAD

3448 boundary to extension

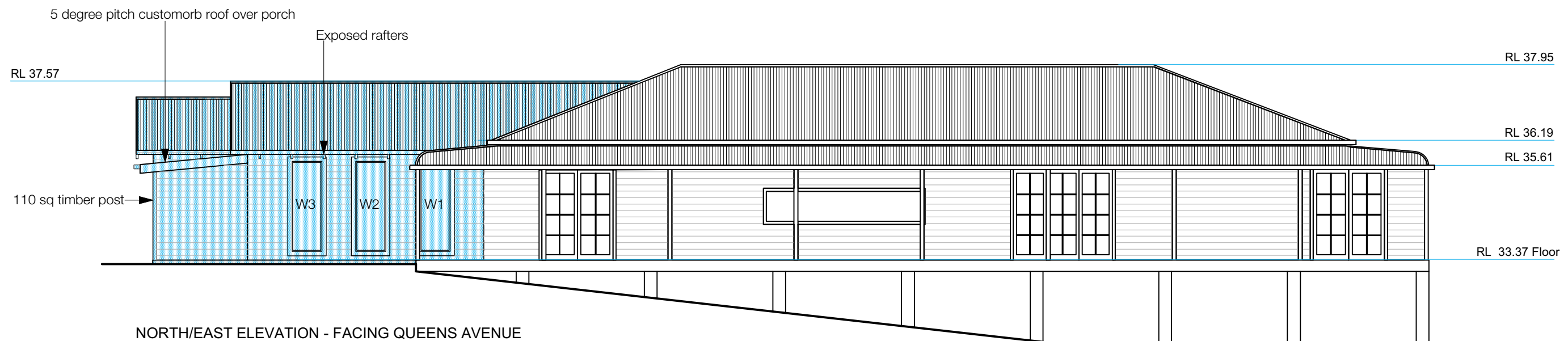
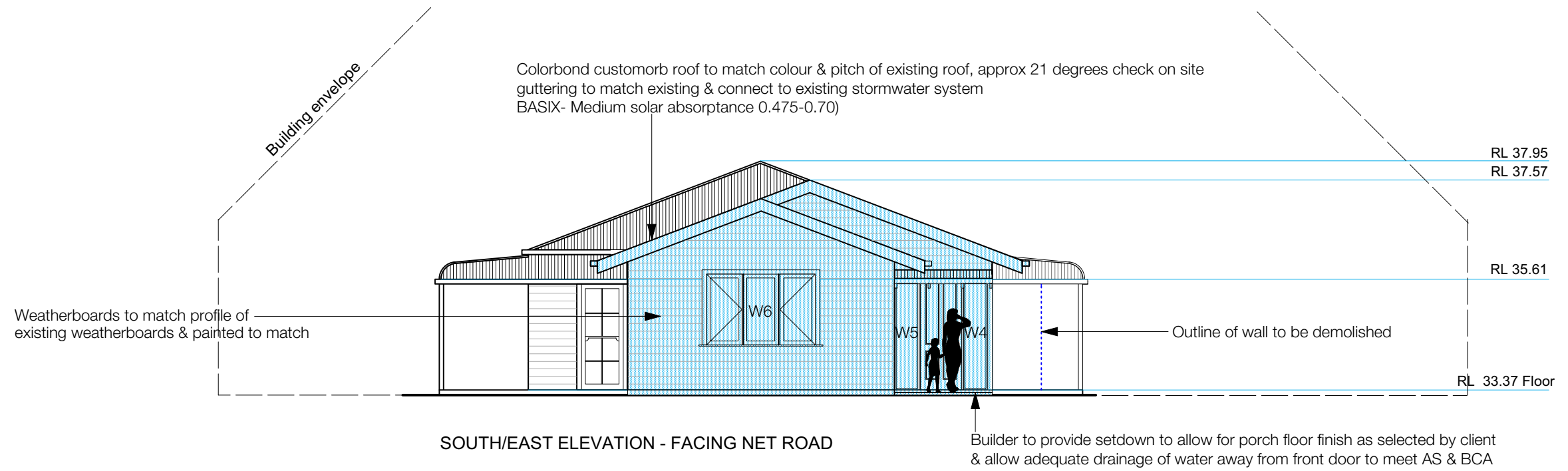
2900 90 635 4000 400 90 7715

NOTES: Builder to allow sufficient setbacks to suit floor finishes selected by client
Ventilated skylight BASIX Req- maximum area including frame -0.54sqm timber frame, double clear/air fill, or (U-value 4.3, SHGC 0.5
These drawings have been completed by Mattinson Design Studio for building approval purposes & will require DA & CC approval prior to construction.
In using these drawings for construction, the client indemnifies Mattinson Design Studio & its employees of all financial liabilities.
Upon construction certificate approval drawings are not to be scaled, use figured dimensions only. Check all dimensions on site prior to ordering materials.
Electronic copies of drawings should be verified against printed copies to ensure no loss of information.
All works are to be carried out in accordance with the requirements of the Building Code of Australia & relevant Australian Standards. If there is conflict between the drawings & the applicable codes it is the builder's responsibility to advise designer & discuss an appropriate adjustment.
The Home Building Act 1989 requires there to be a contract of insurance in force in accordance with part 6 of that Act, that such a contract of insurance is in force before any building work commences. All approved demolition works shall be carried out in accordance with the requirements of AS2601-2001

LEGEND

- Existing walls
- Outline of walls to be demolished
- Proposed 90mm timber stud walls
- Roof lines & eaves overhang
- Proposed extension
- Proposed entry porch

Note: New downpipes to connect into existing public stormwater system

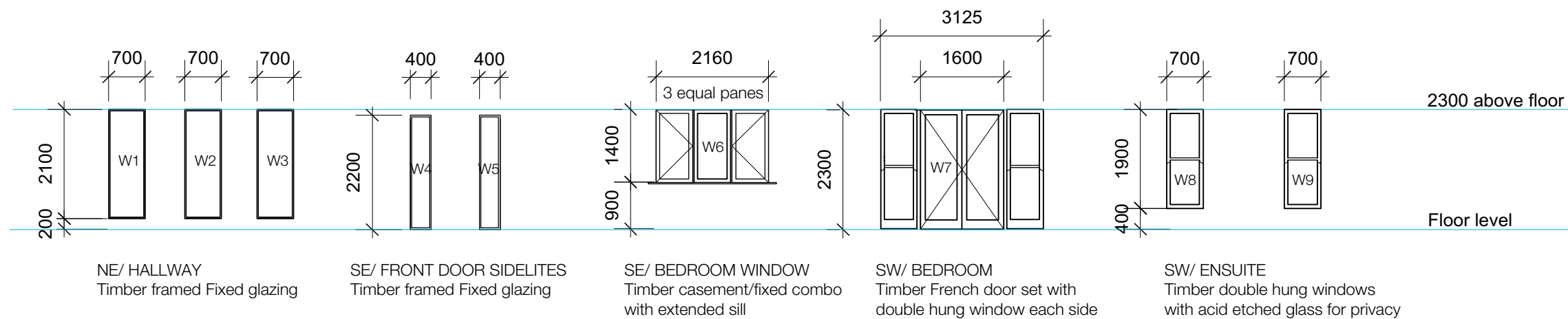


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SOUTH/ WEST ELEVATION



WINDOW SCHEDULE/ BASIX REQUIREMENTS

The applicant must install the windows & glazed doors & eaves in accordance with the specifications listed in BASIX certificate A398461_02

Relevant overshadowing specifications must be satisfied for each window & glazed door. The projections described in mm, the leading edge of each eave, veranda roof, must be no more than 500mm above the window head or 2400mm above the sill of glazed doors.

Overshadowing vegetation must be of height & distance from the centre & the base of the window & glazed door as specified in the overshadowing column of Basix certificate.

W1-	Timberframe	Singlepane clear glass	u-value 5.71, SHGC 0.66
W2-	Timberframe	Singlepane clear pyrolytic low-e (to look the same as W1 & W3)	u-value 3.99, SHGC 0.4
W3-W9	Timberframe	Singlepane clear glass	u-value 5.71, SHGC 0.66

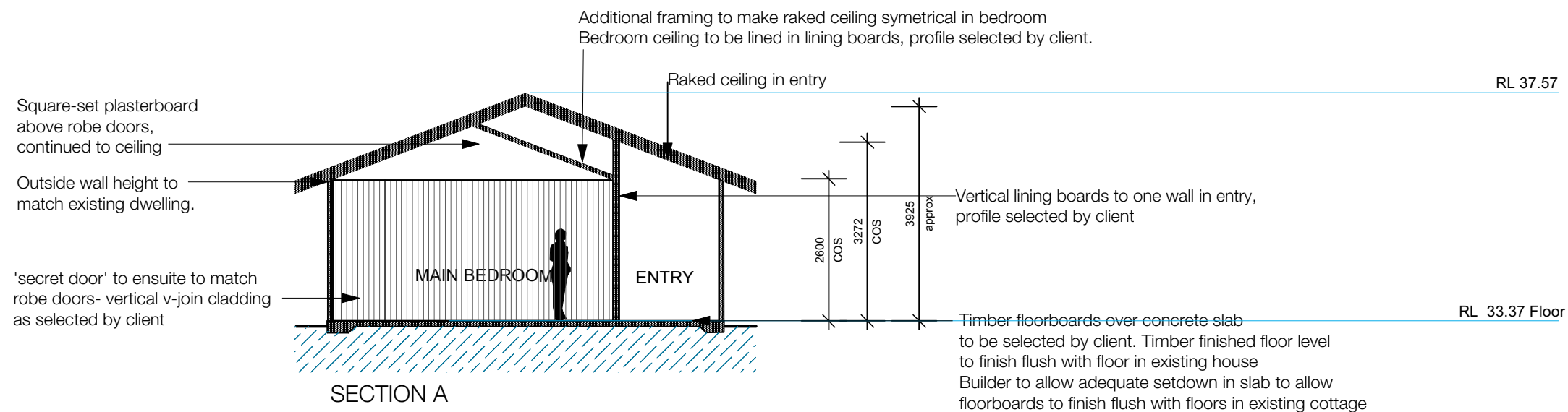
WINDOW SPECIFICATION

Timber framed windows, primed for painting
All stainless steel hardware



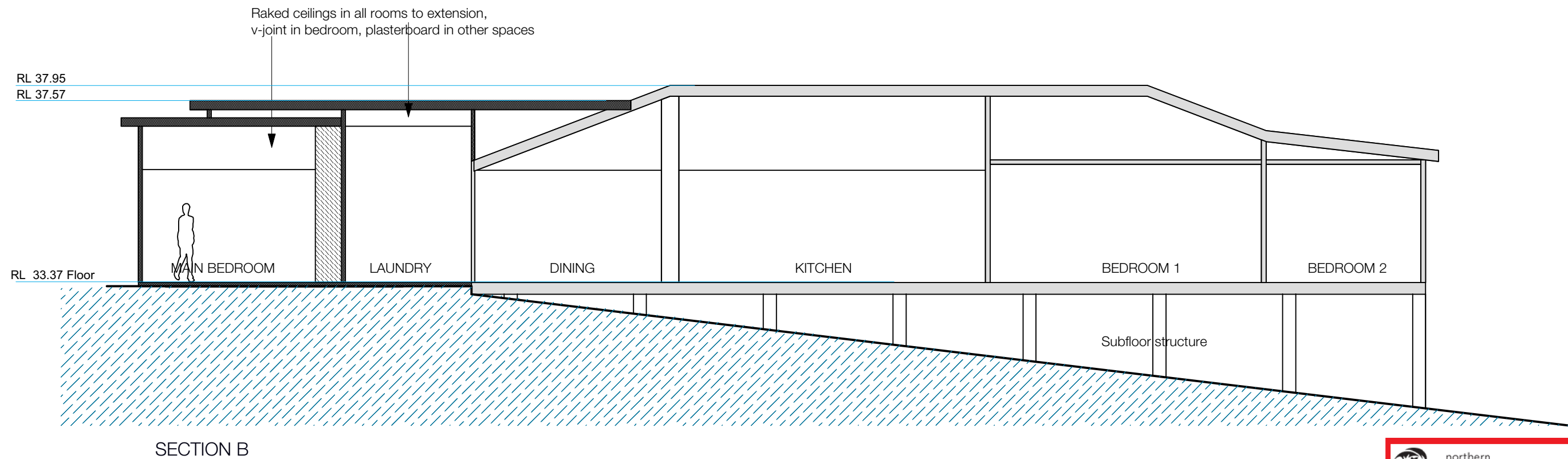
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LEGEND

- Existing structure
- Proposed structure
- Joinery



BASIX REQUIREMENTS All new external walls, timber framed, clad in weatherboard to include R1.30 insulation or R1.70 including construction
All new raked ceilings to be R1.24 up, foil backed blanket 75mm

northern beaches council

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