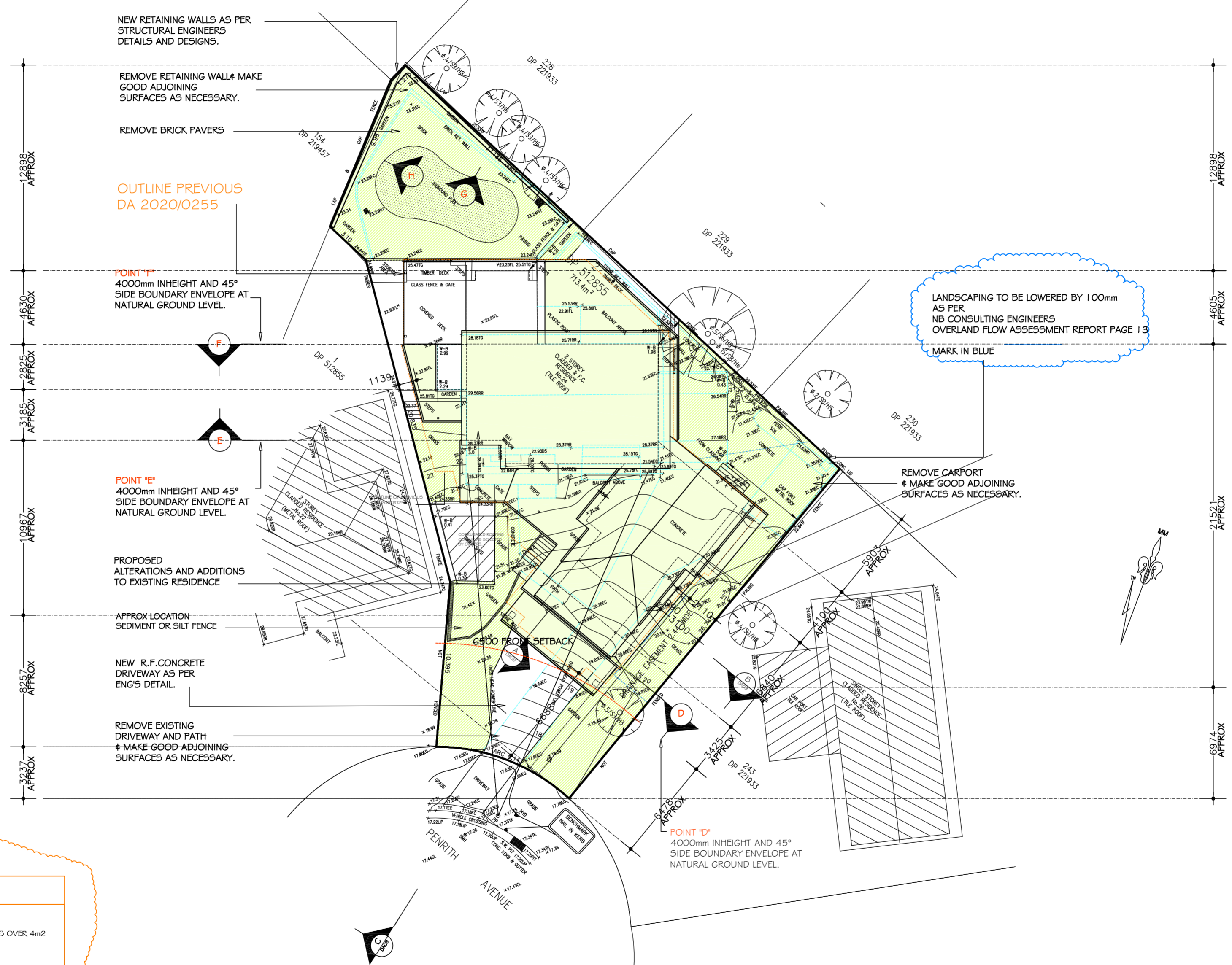




THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0436

- NOTES**
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 9. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
 10. Supply and install lift off hinges to all wet area doors.



PREVIOUS DA 2020/0255

DESIGN CALCULATION	LEGEND:
LANDSCAPE AREA	LANDSCAPE AREAS OVER 4m2
SITE AREA = 713.4m2	
PROPOSED = 287m2 = 40.229%	

DESIGN CALCULATION	LEGEND:
LANDSCAPE AREA	LANDSCAPE AREAS OVER 4m2
SITE AREA = 713.4m2	
PROPOSED = 292m2 = 40.9%	

<p>Sammy Fedele abn 36 627 664 311</p>	<p>Architectural Drafting Services 0404 037 606 email:sammyfedele@primus.com.au</p>	<p>V AND J TURNER</p>		<p>SITE PLAN</p>	
		<p>PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE</p> <p>ADDRESS : 24 PENRITH AVE WHEELER HEIGHTS NSW 2097</p>	<p>DP 512855 LOT 2</p>	<p>SCALE: 1:200</p> <p>DATE: 12.05.2021</p> <p>REV: JOB: 18/18</p>	<p>SHEET No :</p> <p>DA1</p>



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

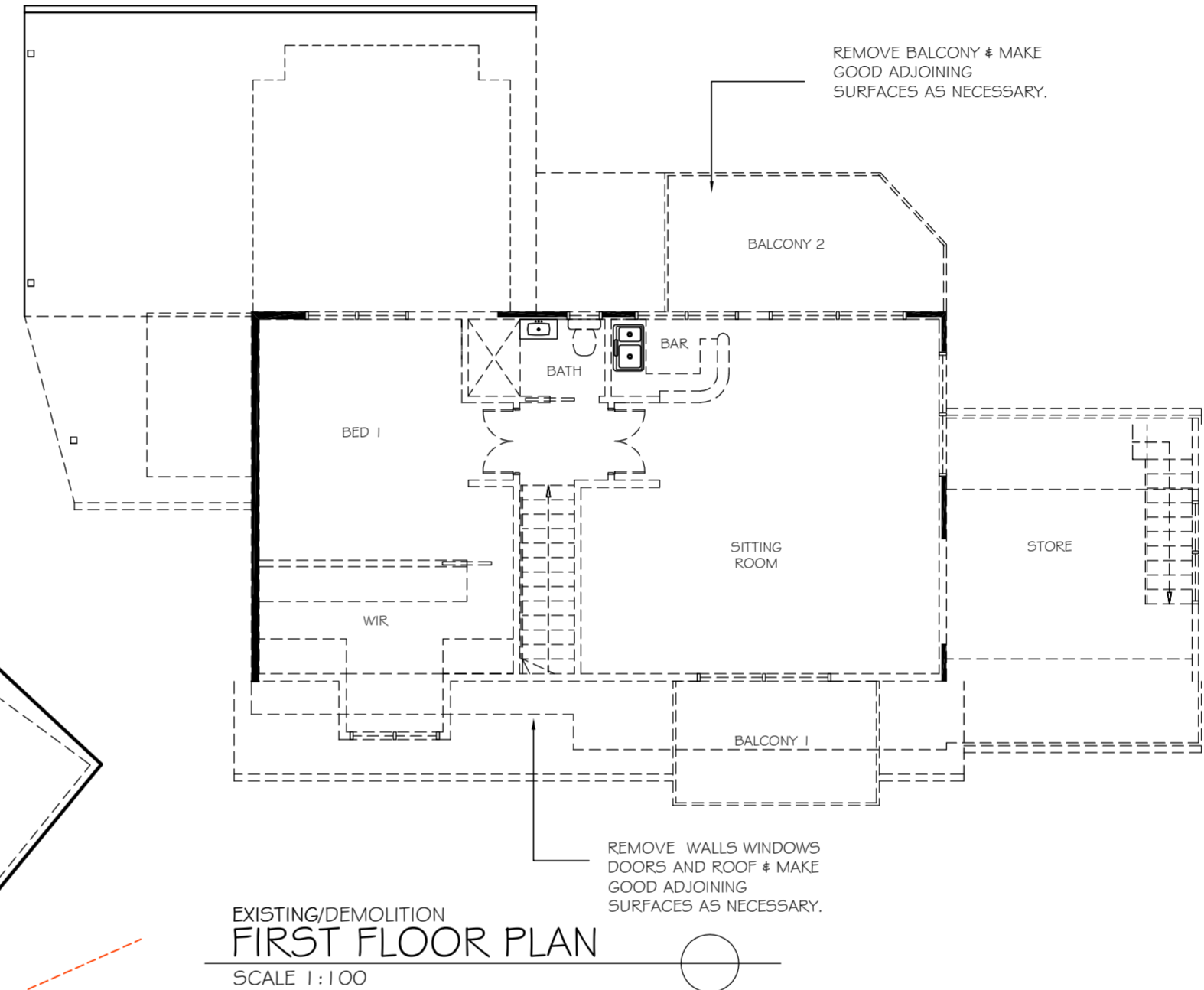
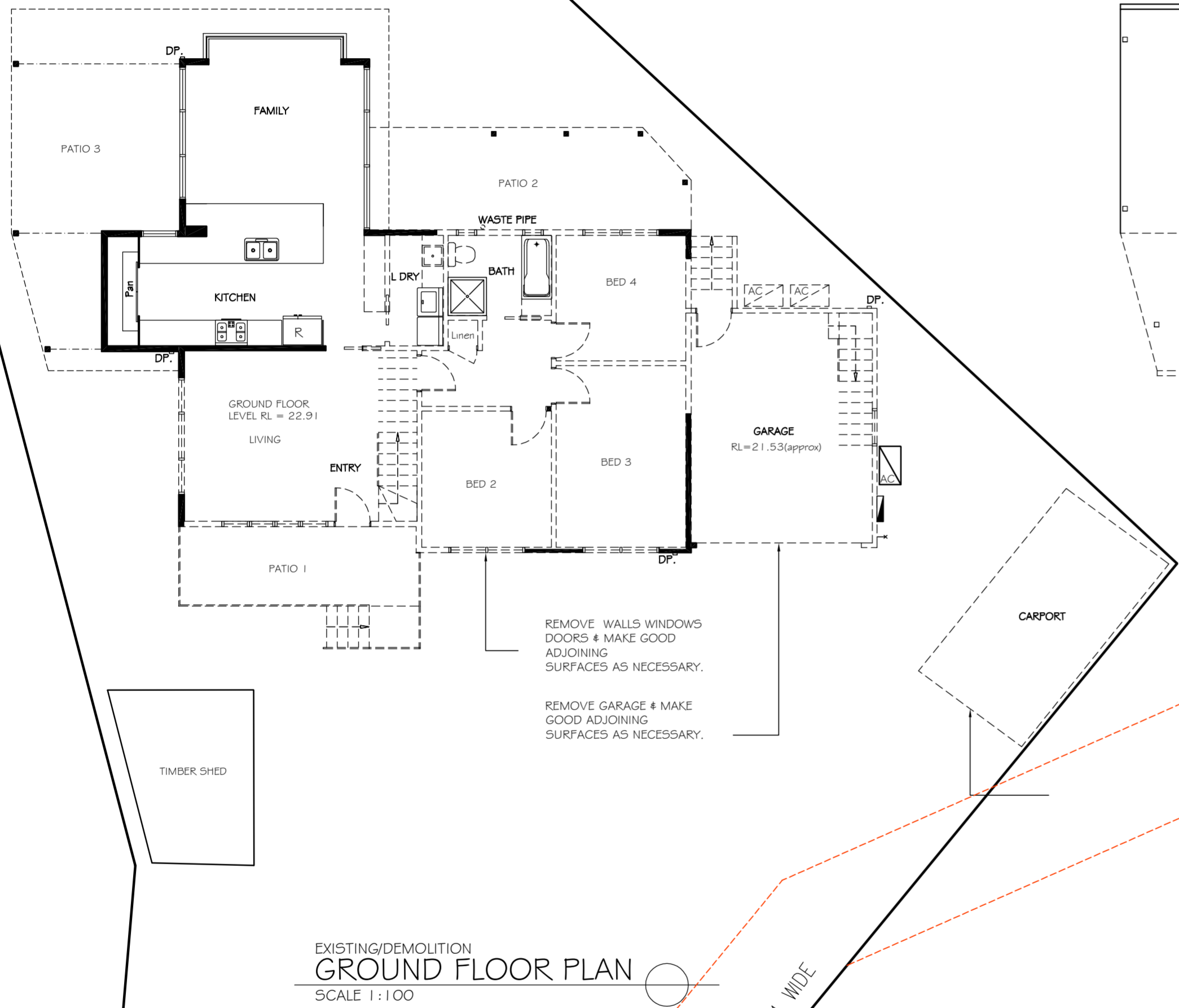
MOD2021/0436

LEGEND:

(S)	SMOKE ALARM
(F)	FAN MECHANICAL
DP.	DOWN PIPE
↓ tap	EXTERNAL TAP
⊥	METER BOX
⊥	GAS METER
⊥	RIANNI
AC	AIR-CONDITION UNIT
SKYLIGHT	SKYLIGHT
fw	FLOOR WASTE
—	EXISTING WALLS
==	DEMOLITION WALLS
---	NEW WALLS

NOTES

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9. Flashings and damp proof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

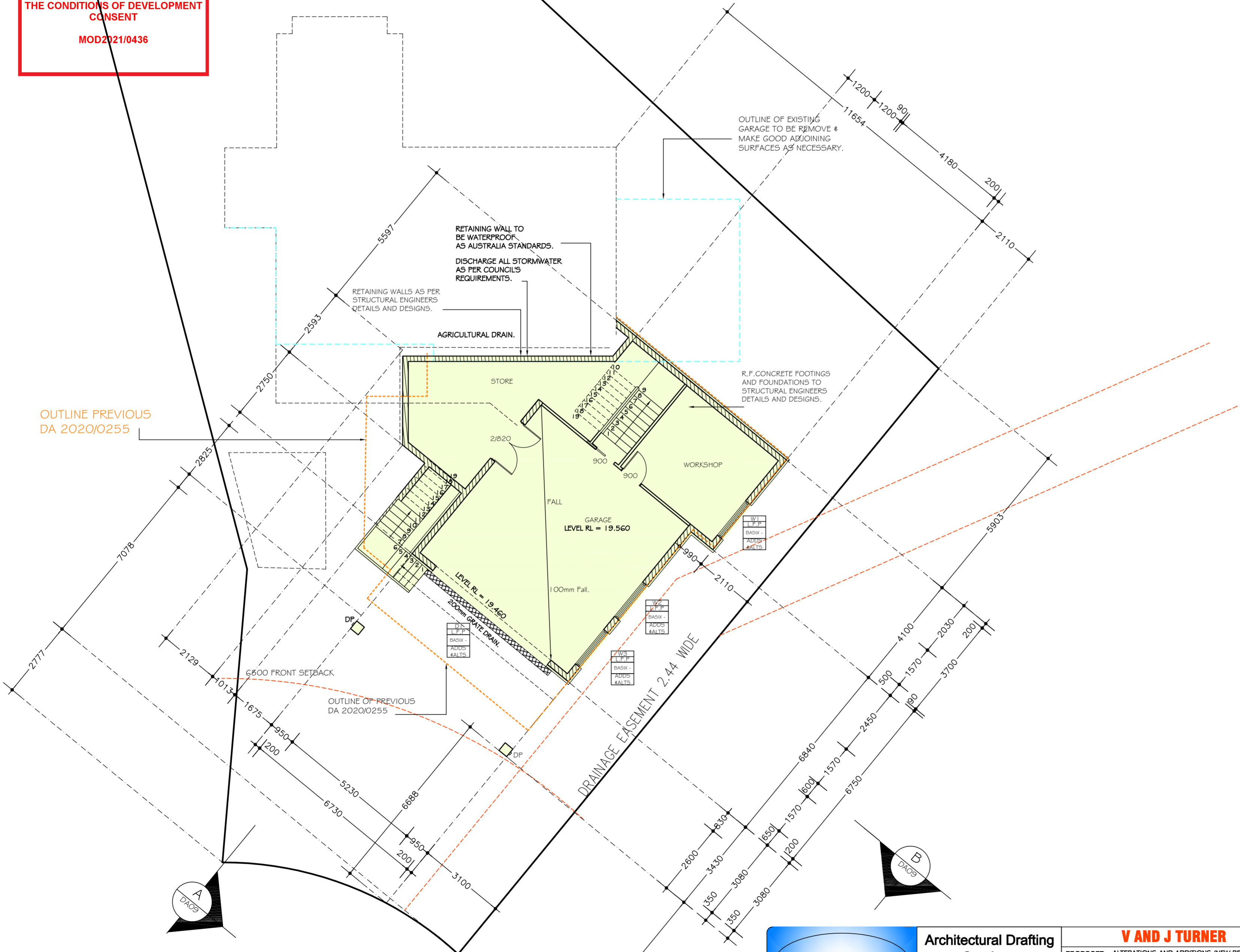


<p>Sammy Fedele abn 36 627 664 311</p>	<p>Architectural Drafting Services 0404 037 606 email:sammyfedele@primus.com.au</p>	<p>V AND J TURNER PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097 DP 512855 LOT 2</p>	<p>PLAN</p>		<p>SHEET No : DA02 A2</p>
			<p>SCALE: 1:100</p>	<p>DATE: 12.05.2021</p>	
			<p>REV: JOB: 18/18</p>		



 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0436

LEGEND:	
(S)	SMOKE ALARM
(F)	FAN MECHANICAL
DP.	DOWN PIPE
tap	EXTERNAL TAP
	METER BOX
	GAS METER
	RJANNI
AC	AIR-CONDITION UNIT
SKYLIGHT	SKYLIGHT
fw	FLOOR WASTE
---	EXISTING WALLS
---	DEMOLITION WALLS
---	NEW WALLS

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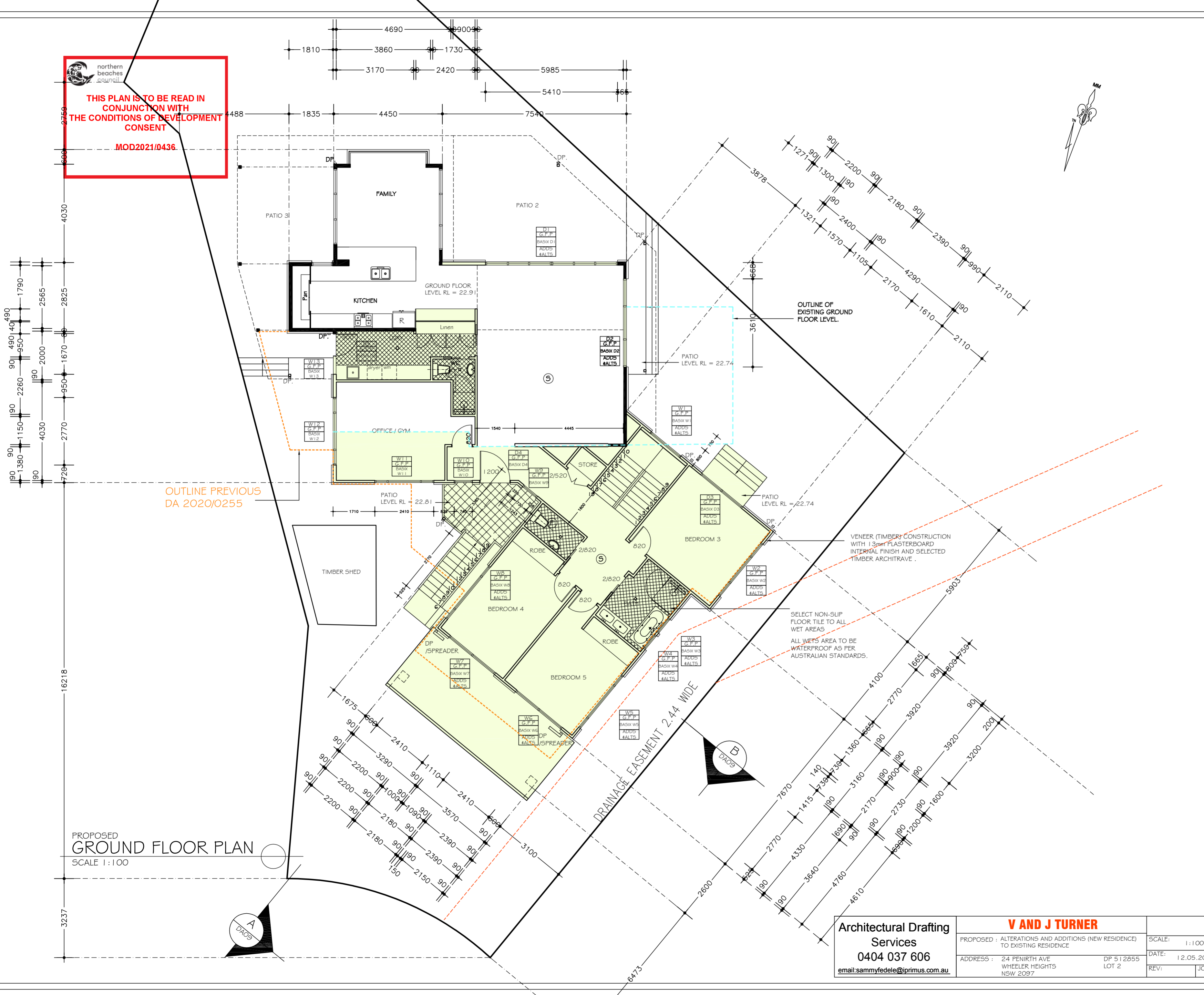
PROPOSED
LOWER GROUND FLOOR PLAN
 SCALE 1:100

 Sammy Fedele <small>abn 36 627 094 311</small>	Architectural Drafting Services 0404 037 606 <small>email:sammyfedele@primus.com.au</small>	V AND J TURNER		PLAN	
		PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENRITH AVE WHEELER HEIGHTS NSW 2097	DP 512855 LOT 2	SCALE: 1:100 DATE: 12.05.2021 REV:	SHEET No : DA03 JOB: 18/18

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0436.

LEGEND:	
(S)	SMOKE ALARM
(F)	FAN MECHANICAL
DP.	DOWN PIPE
Tap	EXTERNAL TAP
Meter Box	METER BOX
Gas Meter	GAS METER
RIANNI	RIANNI
AC	AIR-CONDITION UNIT
SKYLIGHT	SKYLIGHT
fw	FLOOR WASTE
---	EXISTING WALLS
---	DEMOLITION WALLS
---	NEW WALLS

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 - Supply and install lift off hinges to all wet area doors.



PROPOSED
GROUND FLOOR PLAN
SCALE 1:100

Architectural Drafting Services 0404 037 606 email:sammyfedele@primus.com.au	V AND J TURNER PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE	PLAN SCALE: 1:100 SHEET No :	A2	
	ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097	DATE: 12.05.2021 JOB: 18/18		DA04
	DP 512855 LOT 2	REV:		



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

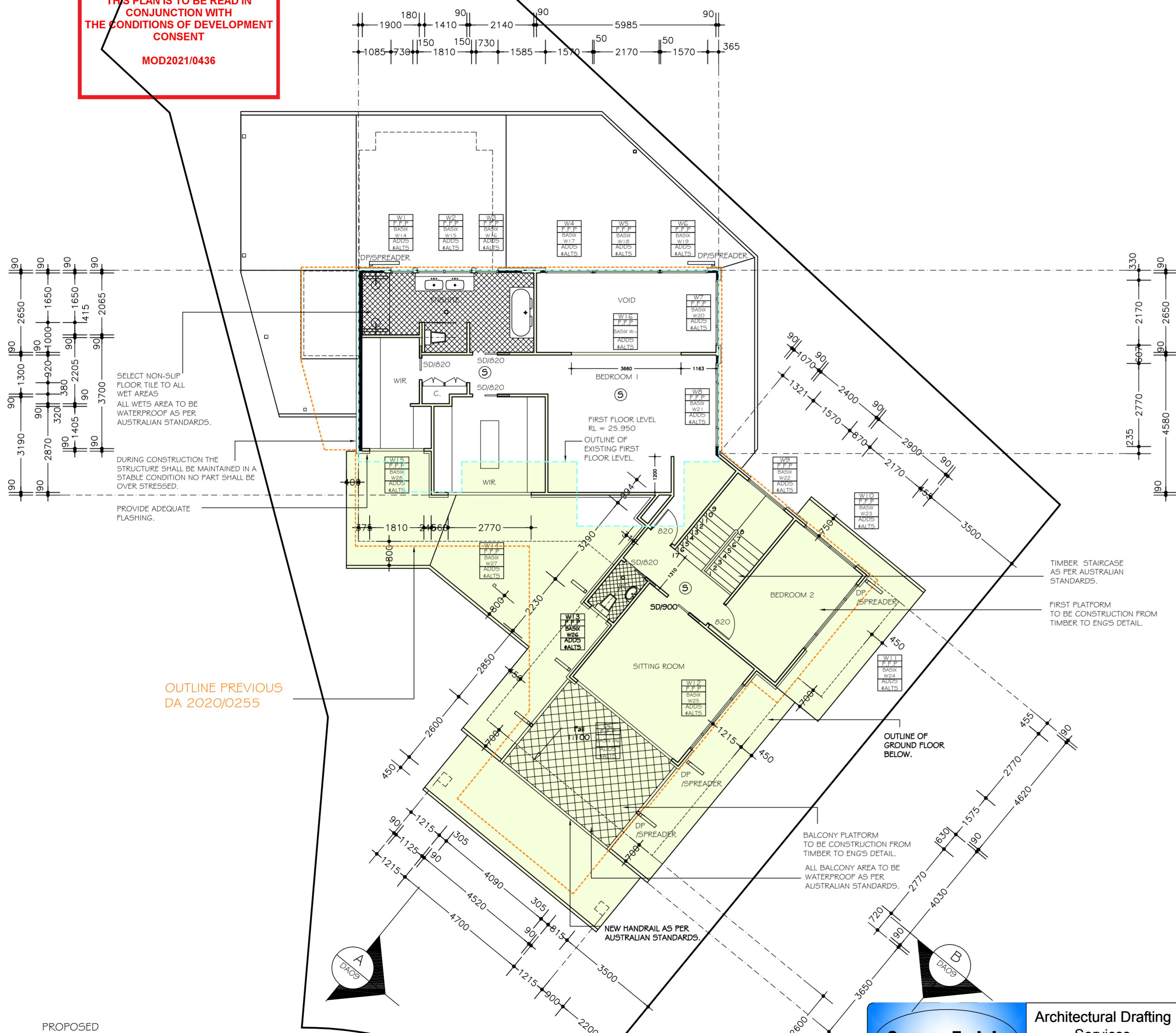
MOD2021/0436

LEGEND:

(S)	SMOKE ALARM
(F)	FAN MECHANICAL
DP.	DOWN PIPE
↓ tap	EXTERNAL TAP
[Symbol]	METER BOX
[Symbol]	GAS METER
[Symbol]	RIANNI
[Symbol]	AIR-CONDITION UNIT
[Symbol]	SKYLIGHT
[Symbol]	FLOOR WASTE
[Symbol]	EXISTING WALLS
[Symbol]	DEMOLITION WALLS
[Symbol]	NEW WALLS

NOTES

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10. Supply and install lift off hinges to all wet area doors.



SELECT NON-SLIP FLOOR TILE TO ALL WET AREAS
ALL WETS AREA TO BE WATERPROOF AS PER AUSTRALIAN STANDARDS.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION NO PART SHALL BE OVER STRESSED.

PROVIDE ADEQUATE FLASHING.

OUTLINE PREVIOUS DA 2020/0255

PROPOSED FIRST FLOOR PLAN
SCALE 1:100

 Sammy Fedele <small>abn 36 627 664 311</small>	Architectural Drafting Services 0404 037 606 <small>email: sammyfedele@iprimus.com.au</small>	V AND J TURNER PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097	PLAN SCALE: 1:100 DATE: 12.05.2021 REV: JOB: 18/18	SHEET No : DA05	A2
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MOD2021/0436

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A417420

Fixtures and systems

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	1.42	0	0	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	E	1.66	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	E	1	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W4	E	1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	E	1.66	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	S	2.9	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	2.9	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	W	1.66	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	N	1.53	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	SE	1.53	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	SE	3.3	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	SW	1.66	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	SW	0.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	NW	0.43	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W15	NW	0.73	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	NW	0.43	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: concrete (R0.6)	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: other/undecided	R1.70 (including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/barking	medium (solar absorbance 0.475 - 0.70)
sked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/barking	medium (solar absorbance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/barking	medium (solar absorbance 0.475 - 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
					>=750 mm	(U-value: 5.7, SHGC: 0.47)
W17	NW	2.75	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	NW	3.8	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W19	NW	2.15	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W20	NE	3.54	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W21	NE	3.73	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W22	N	5.96	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W23	N	2.93	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W24	E	1.66	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W25	E	1.66	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W26	S	1	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W27	SE	1.66	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W28	SE	1.08	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NW	11.4	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D2	NE	7.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	N	4.55	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	SE	2.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D5	SW	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D6	S	4.61	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

OUTLINE PREVIOUS DA 2020/0255

CORRUGATED ROOFING COLOUR AS SELECTED BY OWNERS.

COLOURBOND GUTTERS & DOWN PIPES AS SELECTED BY OWNERS.

PROPOSED ROOF PLAN
SCALE 1:100

Sammy Fedele

abn 36 627 664 311

Architectural Drafting Services
0404 037 606
email:sammyfedele@primus.com.au

V AND J TURNER

PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE
ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097
DP 512855 LOT 2

PLAN

SCALE: 1:100
DATE: 12.05.2021
REV: JOB: 1&1B

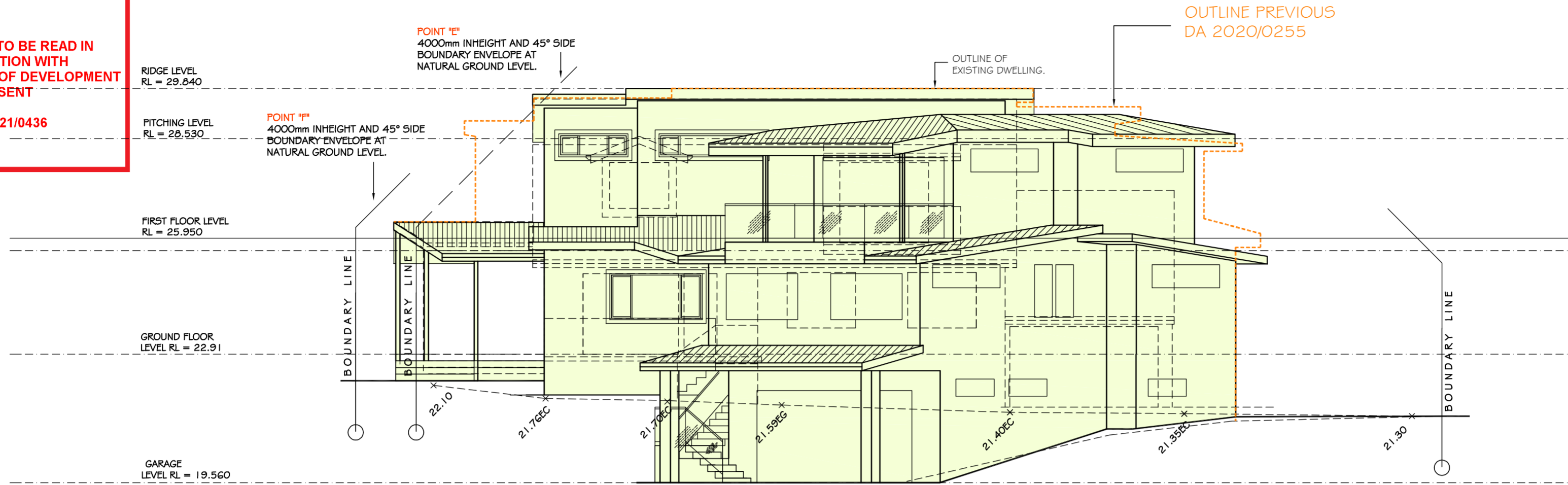
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DA06

A2

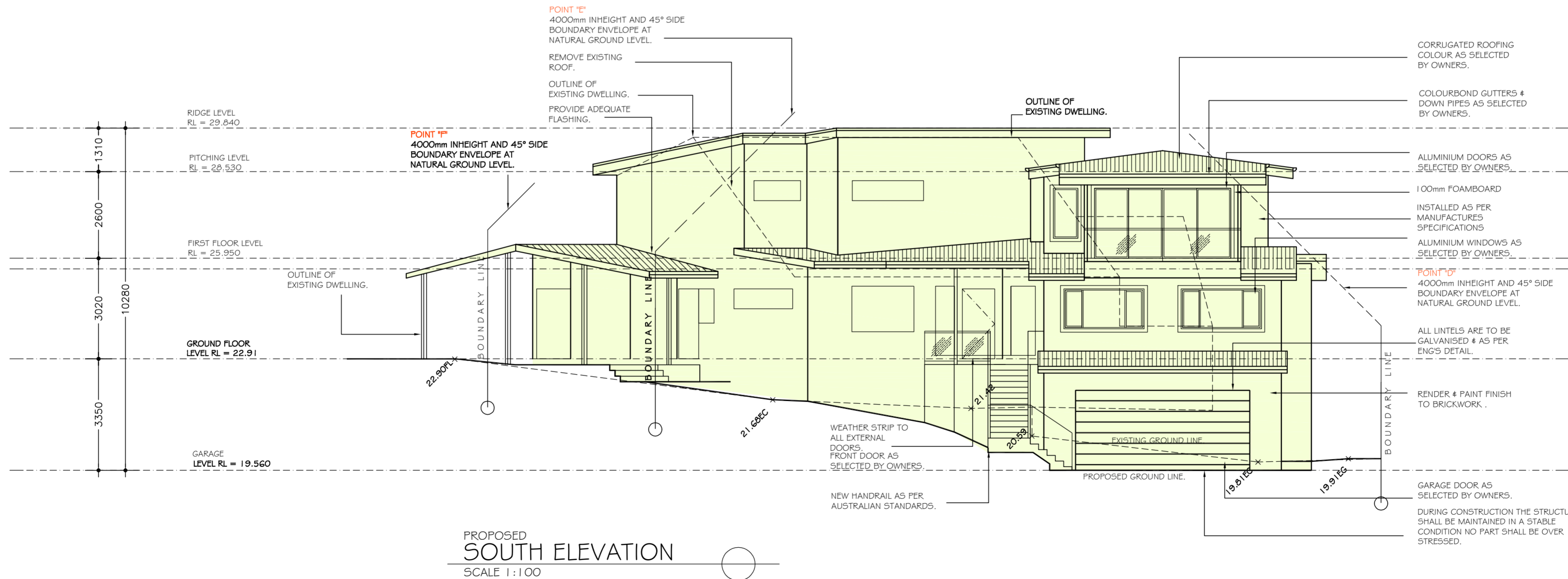


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0436



PROPOSED
SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED
SOUTH ELEVATION
SCALE 1:100

- NOTES**
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 10. Supply and install lift off hinges to all wet area doors.

 Sammy Fedele <small>abn 36 627 664 311</small>	Architectural Drafting Services 0404 037 606 <small>email:sammyfedele@jprimus.com.au</small>	V AND J TURNER		ELEVATION	
		PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097	DP 512855 LOT 2	SCALE: 1:100 DATE: 12.05.2021 REV:	SHEET No : DA07

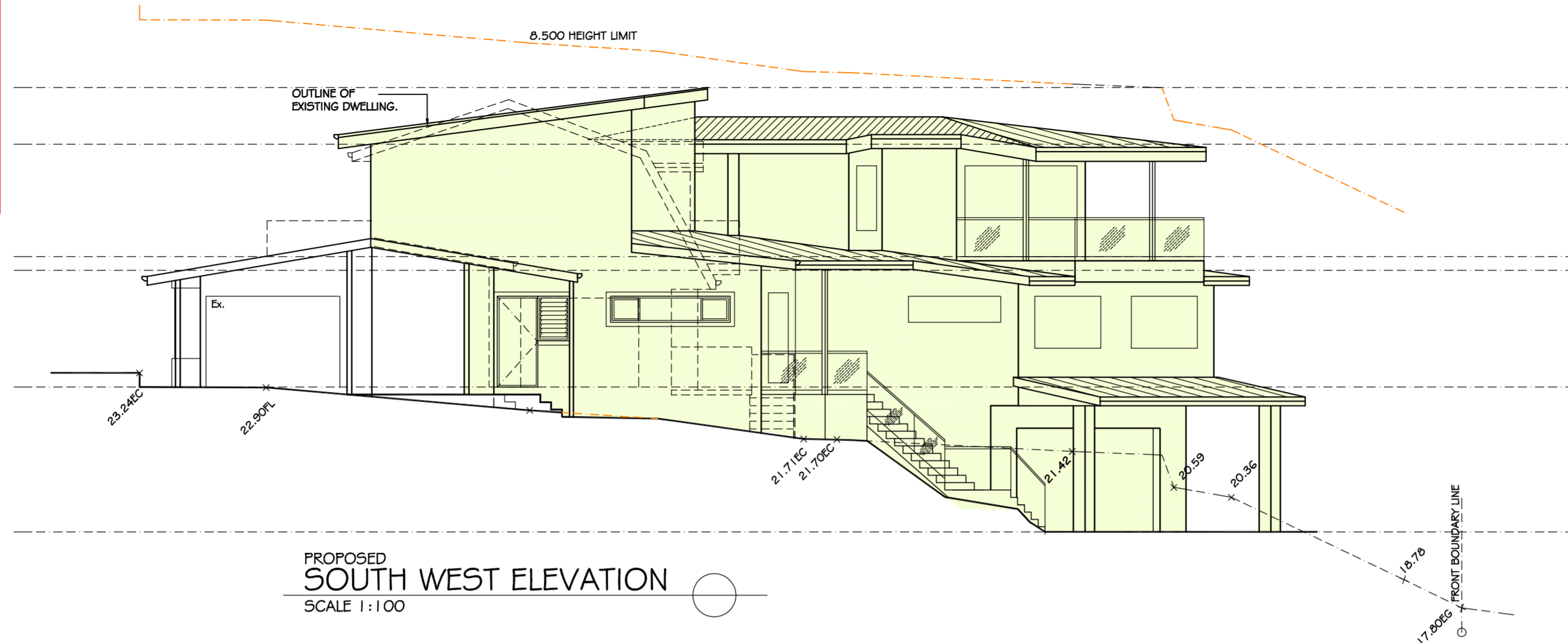


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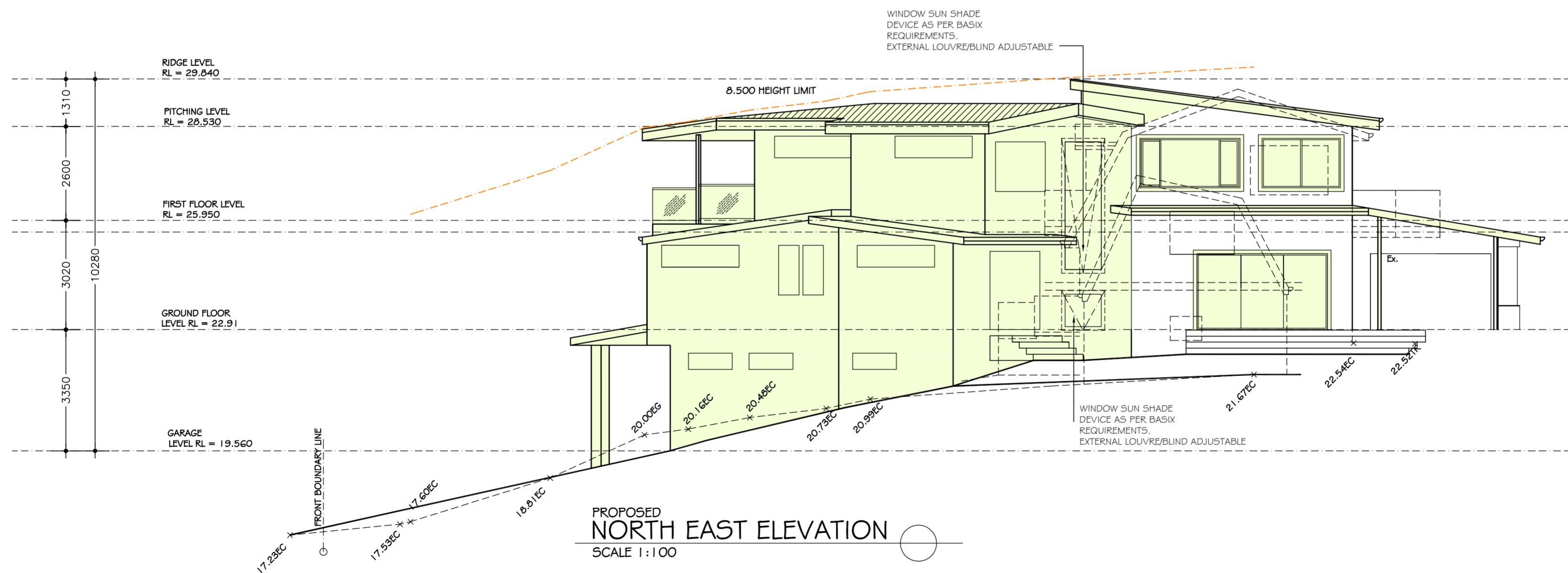
MOD2021/0436

NOTES

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PROPOSED
SOUTH WEST ELEVATION
SCALE 1:100



PROPOSED
NORTH EAST ELEVATION
SCALE 1:100

 Sammy Fedele <small>abn 36 627 664 311</small>	Architectural Drafting Services 0404 037 606 <small>email:sammyfedele@iprimus.com.au</small>	V AND J TURNER		ELEVATION	
		PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097	DP 51 2855 LOT 2	SCALE: 1:100 DATE: 12.05.2021 REV:	SHEET No : DA08

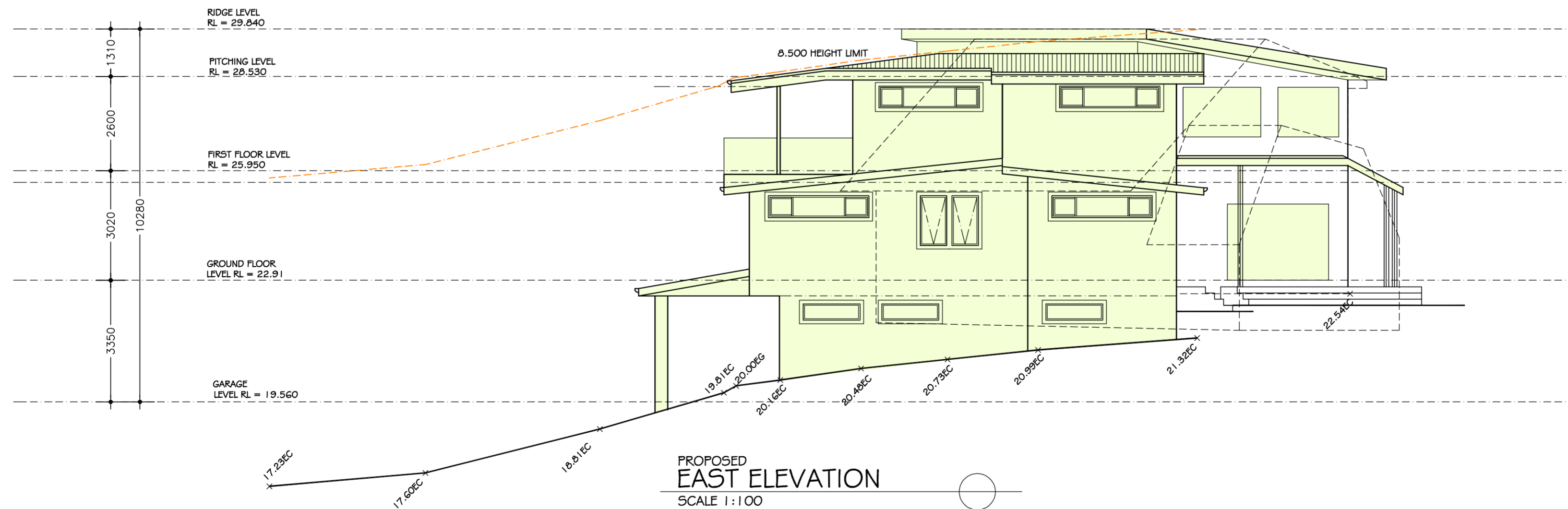
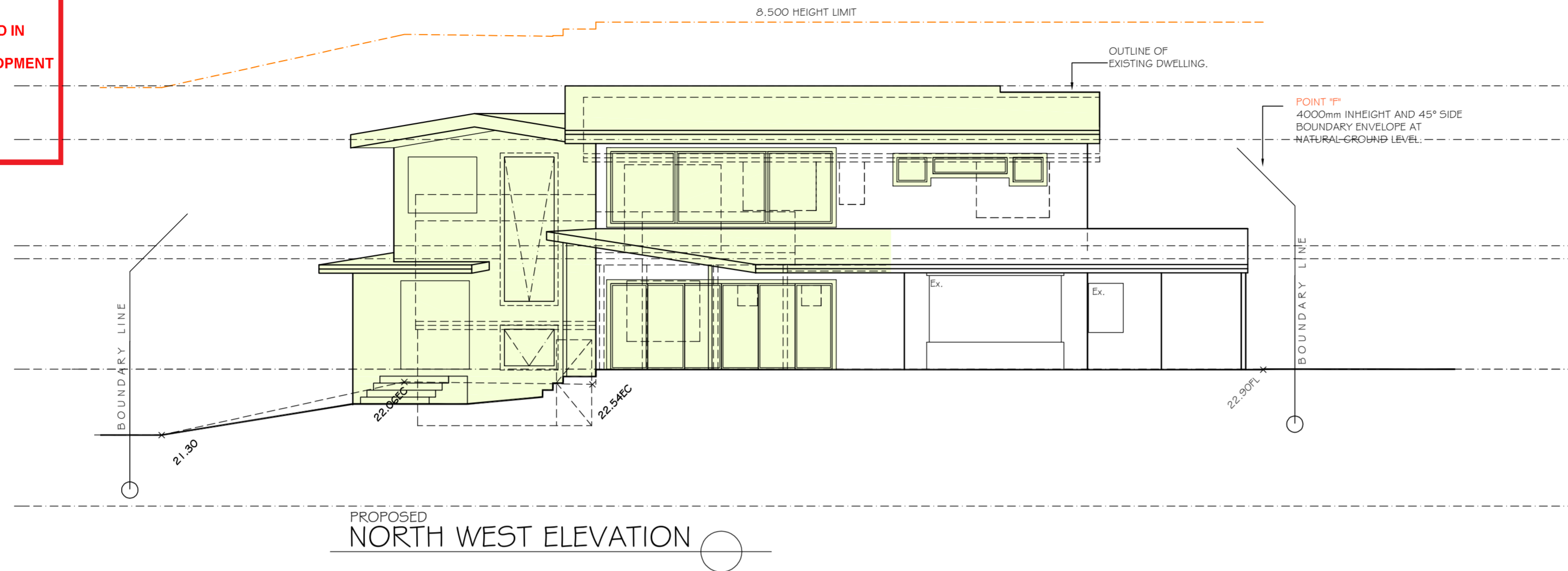


northern
beaches
council

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

MOD2021/0436

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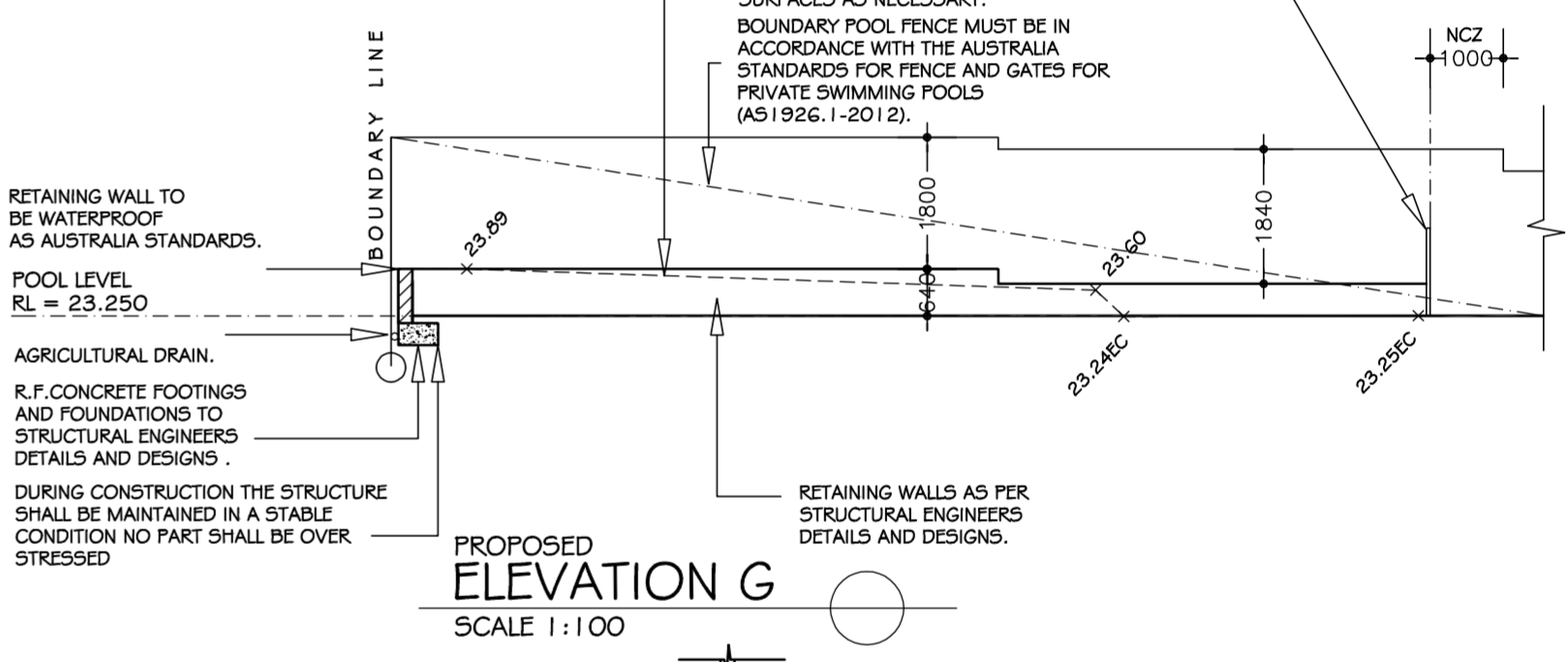
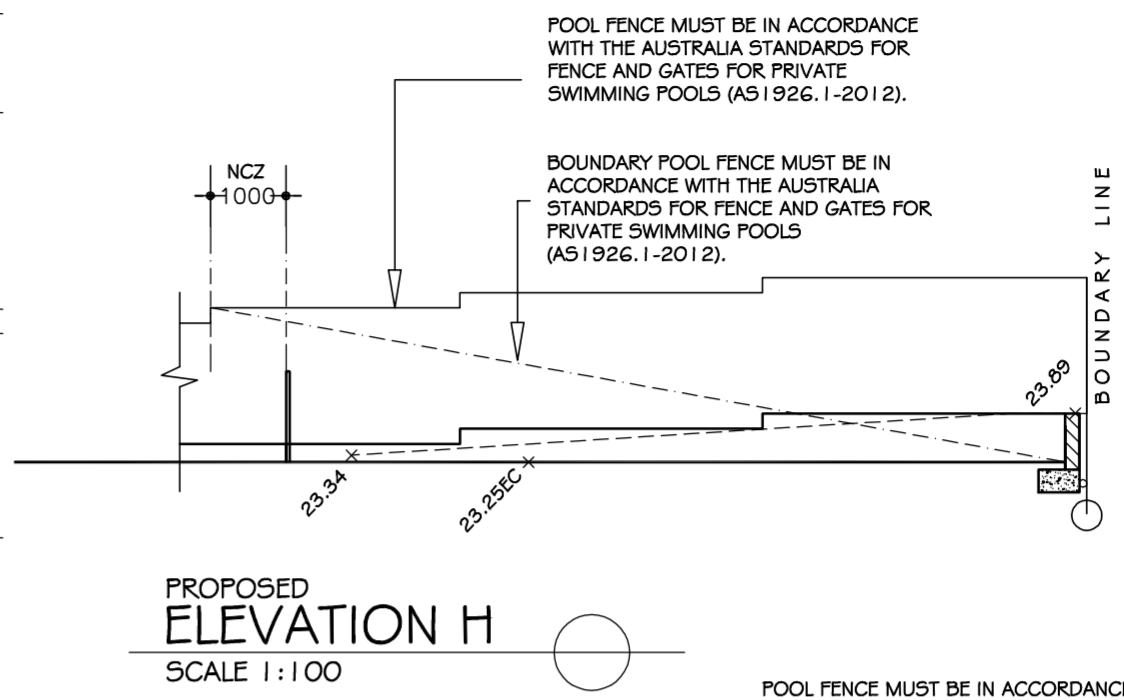
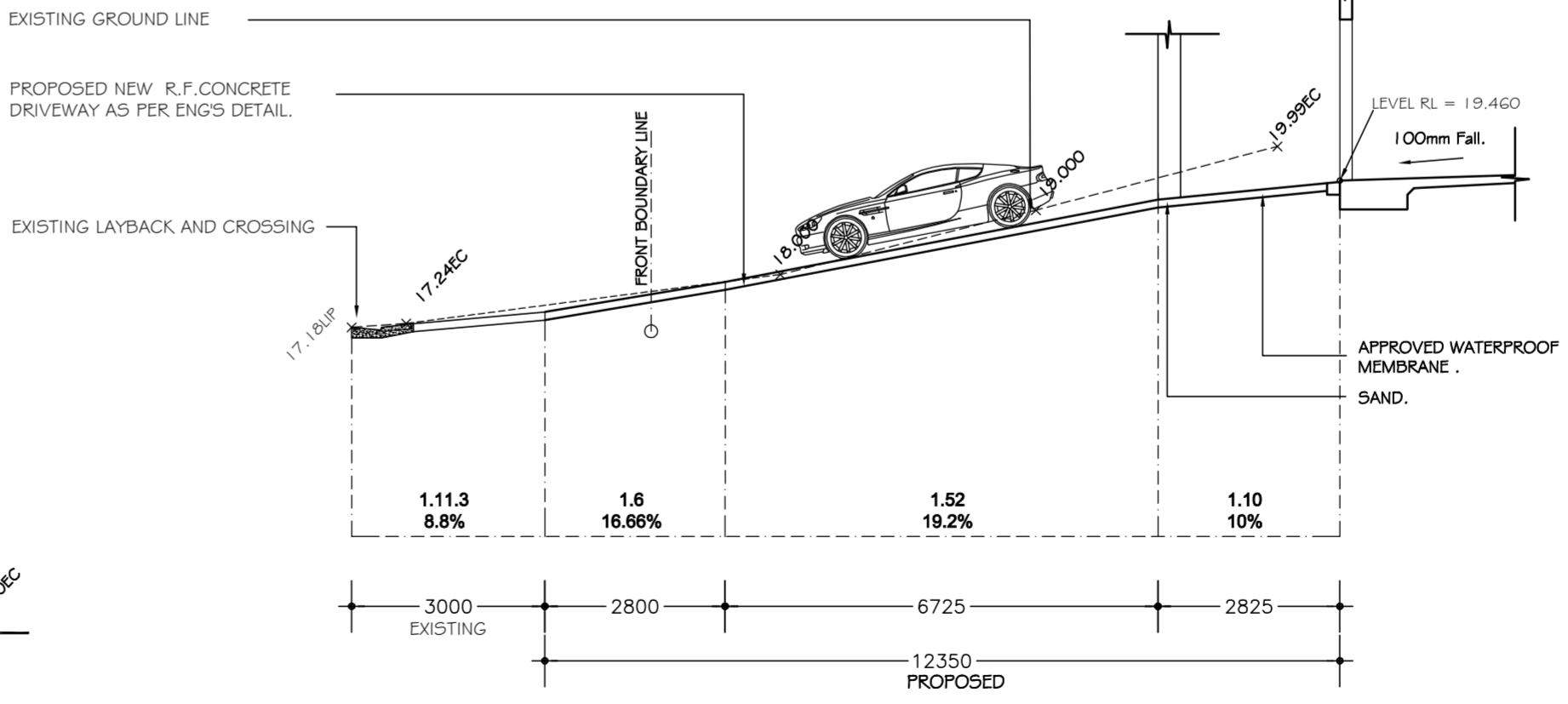
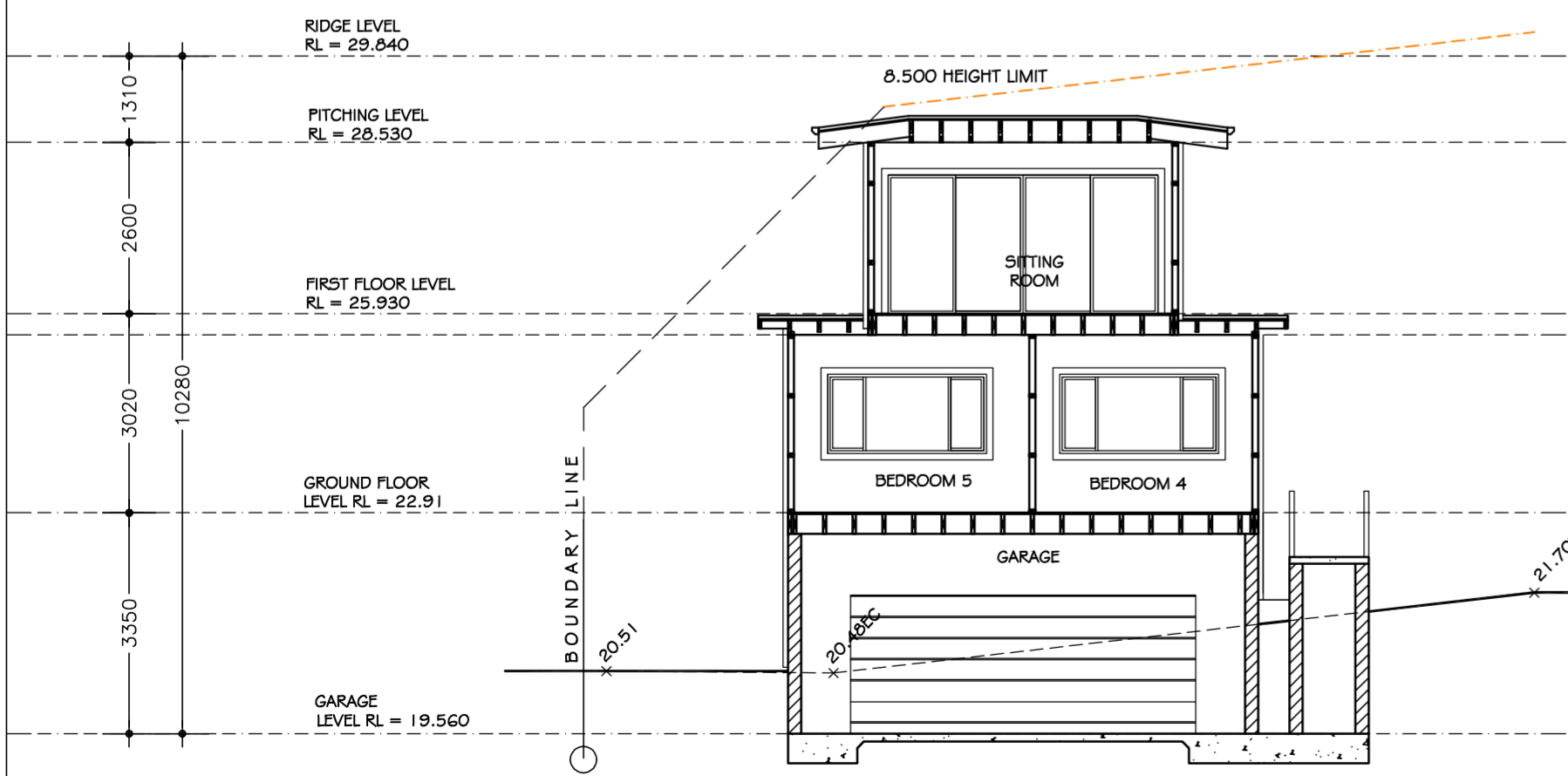
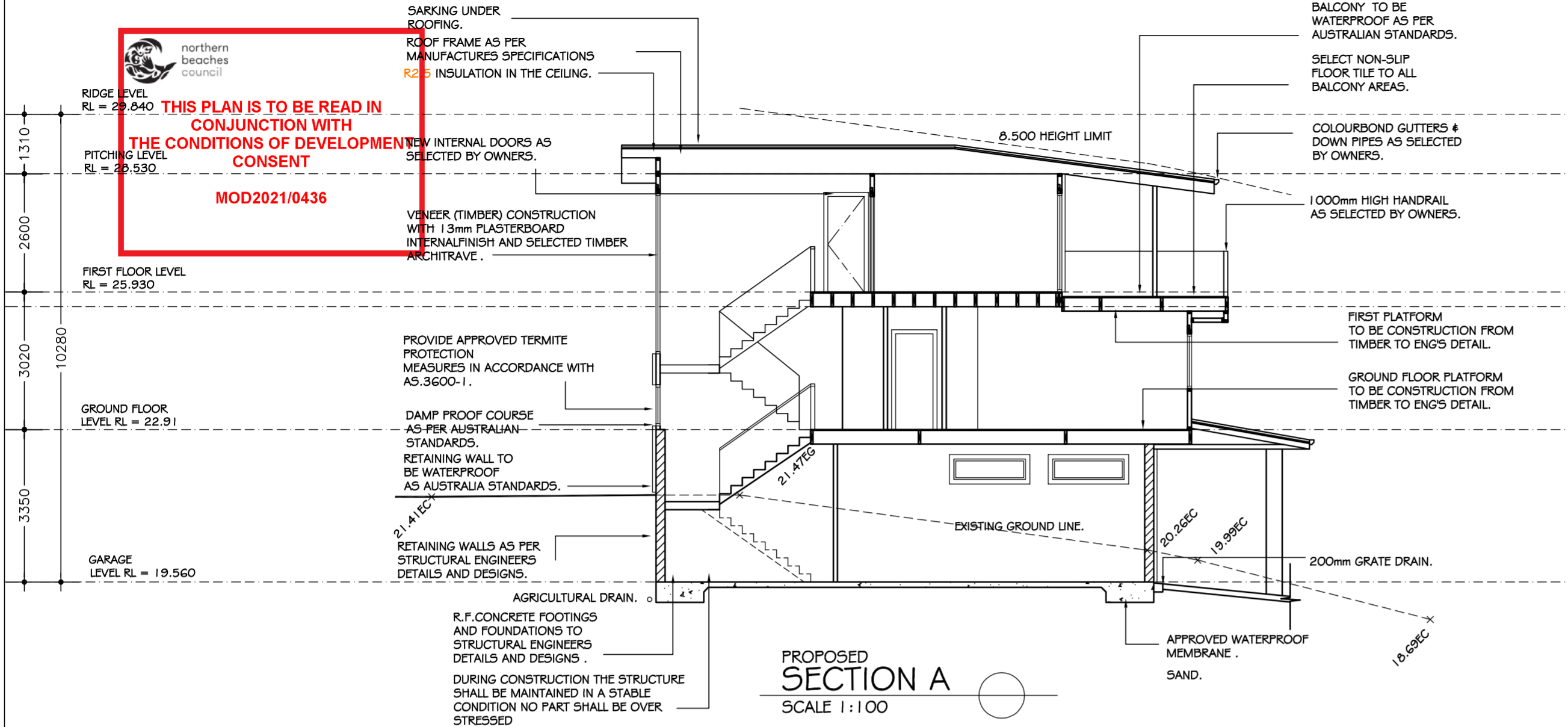


 Sammy Fedele <small>abn 36 627 664 311</small>	Architectural Drafting Services 0404 037 606 <small>email:sammyfedele@primus.com.au</small>	V AND J TURNER		ELEVATION	
		<small>PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE</small>	<small>SCALE: 1:100</small>	<small>SHEET No :</small>	
<small>ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097</small>		<small>DP 512855 LOT 2</small>	<small>DATE: 12.05.2021</small>	<small>DA09</small>	
			<small>REV:</small>	<small>JOB: 1 & 18</small>	

A2



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0436



- NOTES**
1. Do not scale off drawings. (If in doubt ask.)
 2. All measurements to be checked on site prior to commencement of construction.
 3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
 4. Supply & install selected smoke alarm system to comply with AS3786.
 5. All storm water to be connected to street gutters as per council requirements.
 6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
 7. Setting out dimensions shown on the drawings shall be verified by the builder.
 8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
 9. Flashings and damp proof course to be placed in accordance with good building principles whether shown on the details or not.
 10. Supply and install lift off hinges to all wet area doors.

 abn 36 627 664 311	Architectural Drafting Services 0404 037 606 email:sammyfedele@iprimus.com.au	V AND J TURNER PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097 DP 51 2855 LOT 2	SECTION SCALE: 1:100 DATE: 12.05.2021 REV: JOB: 18/18	SHEET No : DA010	A2
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0436



POINT "E"
4000mm INHEIGHT AND 45° SIDE BOUNDARY ENVELOPE AT NATURAL GROUND LEVEL.
REMOVE EXISTING ROOF.
OUTLINE OF EXISTING DWELLING.
PROVIDE ADEQUATE FLASHING.

POINT "F"
4000mm INHEIGHT AND 45° SIDE BOUNDARY ENVELOPE AT NATURAL GROUND LEVEL.

CORRUGATED ROOFING COLOUR AS SELECTED BY OWNERS.

COLOURBOND GUTTERS & DOWN PIPES AS SELECTED BY OWNERS.

ALUMINIUM DOORS AS SELECTED BY OWNERS.

100mm FOAMBOARD

INSTALLED AS PER MANUFACTURES SPECIFICATIONS

ALUMINIUM WINDOWS AS SELECTED BY OWNERS.

POINT "D"
4000mm INHEIGHT AND 45° SIDE BOUNDARY ENVELOPE AT NATURAL GROUND LEVEL.

ALL LINTELS ARE TO BE GALVANISED & AS PER ENG'S DETAIL.

RENDER & PAINT FINISH TO BRICKWORK .

GARAGE DOOR AS SELECTED BY OWNERS.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION NO PART SHALL BE OVER STRESSED.

RIDGE LEVEL RL = 25.840

PITCHING LEVEL RL = 25.530

FIRST FLOOR LEVEL RL = 25.930

GROUND FLOOR LEVEL RL = 22.91

GARAGE LEVEL RL = 19.560

PROPOSED SOUTH ELEVATION
SCALE 1:100

PLEASE NOTE COLOURS AS SELECTED OR SIMILAR

EXTERNAL COLOURS AND FINISHES			
WINDOW AND DOORS	ROOF	GARAGE DOOR	GUTTER = BASALT FASCIA = WHITE/IRONSTONE DOWNPIPES = TO MATCH WALLS
ALUMINIUM DOORS AND WINDOWS COLOUR WHITE OR SIMILAR 	ROOF COLOUR BASALT OR SIMILAR 	 TIMBER OR COLOURBOND	

ROOF IRONSTONE
PLEASE NOTE COLOURS AS SELECTED OR SIMILAR

WEATHER STRIP TO ALL EXTERNAL DOORS.
FRONT DOOR AS SELECTED BY OWNERS.

NEW HANDRAILS PER AUSTRALIAN STANDARDS.



WALLS
RENDERED AND PANITED
PLEASE NOTE COLOURS AS SELECTED OR SIMILAR

Sammy Fedele
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V AND J TURNER
PROPOSED : ALTERATIONS AND ADDITIONS (NEW RESIDENCE) TO EXISTING RESIDENCE
ADDRESS : 24 PENIRTH AVE WHEELER HEIGHTS NSW 2097 DP 512855 LOT 2

EXTERNAL COLOURS AND FINISHES
SCALE: 1:100
DATE: 12.05.2021
REV: JOB: 18/18
SHEET No : DA15

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