

ISSUE DATE: 3/10/2019			
REF	DRAWING TITLE	SCALE	REV.
EX01	EXISTING SITE PLAN	1:200	A
EX02	EXISTING GROUND FLOOR PLAN	1:100	A
EX03	EXISTING FIRST FLOOR PLAN	1:100	A
EX04	EXISTING SECTIONS	1:100	A
EX05	EXISTING ELEVATIONS	1:100	A
EX06	EXISTING 3D EXTERNAL VIEWS		A
DA01	LOCALITY & SITE ANALYSIS PLAN		A
DA02	AREA CALCULATIONS	1:200, 1:100	A
DA03	SITE PLAN	1:200	A
DA04	EXCAVATION / EROSION & SEDIMENT CONTROL PLAN	1:100	A
DA05	DEMOLITION PLAN	1:100	A
DA06	GROUND FLOOR PLAN	1:100	A
DA07	FIRST FLOOR PLAN	1:100	A
DA08	SECOND FLOOR PLAN	1:100	A
DA09	SECTIONS	1:100	A
DA10	ELEVATIONS	1:100	A
DA11	SWIMMING POOL PLANS	1:50	A
DA12	3D EXTERNAL VIEWS 01		A
DA13	3D EXTERNAL VIEWS 02		A
DA14	3D EXTERNAL VIEWS 03		A
DA21	SHADOW DIAGRAMS - 21 JUNE - 9AM	1:200	A
DA22	SHADOW DIAGRAMS - 21 JUNE - 12PM	1:200	A
DA23	SHADOW DIAGRAMS - 21 JUNE - 3PM	1:200	A

LEGEND	
	BOUNDARY LINE
	EXISTING STRUCTURE TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED
	BRICK
	TIMBER STRUCTURE
	CONCRETE STRUCTURE
	STEEL STRUCTURE
	CONCRETE OR RENDER FINISH
	TIMBER FINISH
	GLAZING

64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094

ALTERATIONS AND ADDITIONS TO DETACHED DWELLING

DEVELOPMENT APPLICATION

LUCY SHEPHERD & IAN DONALDSON



SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095
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BASIX COMMITMENTS

Pool and Spa:

Rainwater tank:	Install a rainwater tank of at least 721 litres on site. The rainwater tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities. The rainwater tank must collect rainwater from at least 39.66m ² of roof area. A tap located within 10 metres of the edge of the pool must connect to the rainwater tank.
Outdoor swimming pool:	The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 7.2 kilolitres. The swimming pool must have a pool cover. Install a pool pump timer for the swimming pool. Heating system for the swimming pool that is part of this development: solar (electric boosted)

Fixtures and Systems:

Hot water:	Install a solar (electric-boosted) hot water system in the development.
Lighting:	A minimum of 40% of new or altered light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.
Fixtures:	New or altered showerheads to have a flow rate no greater than 9 Litres per minute or a 3 star water rating. New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star rating. New or altered taps to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

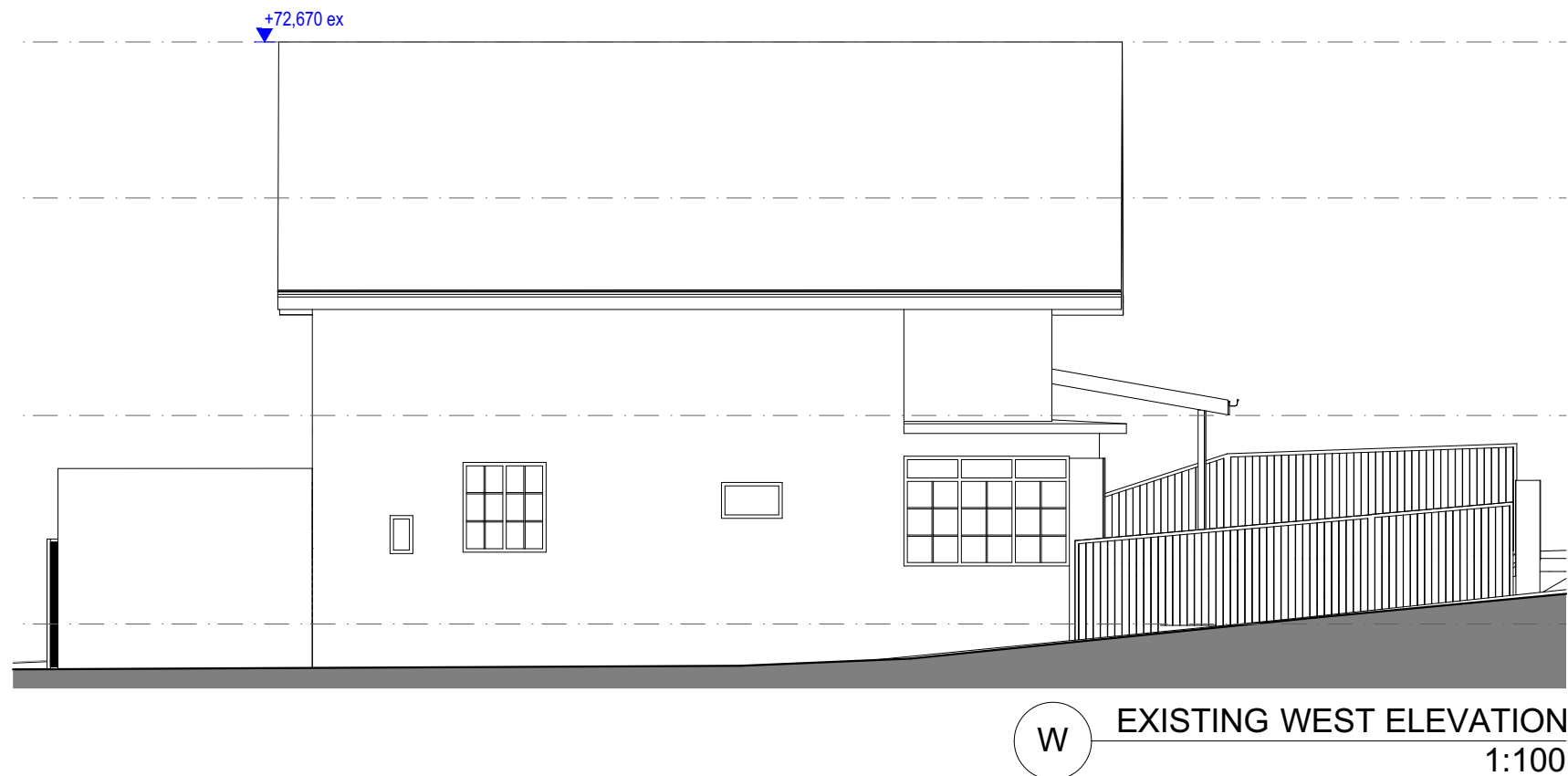
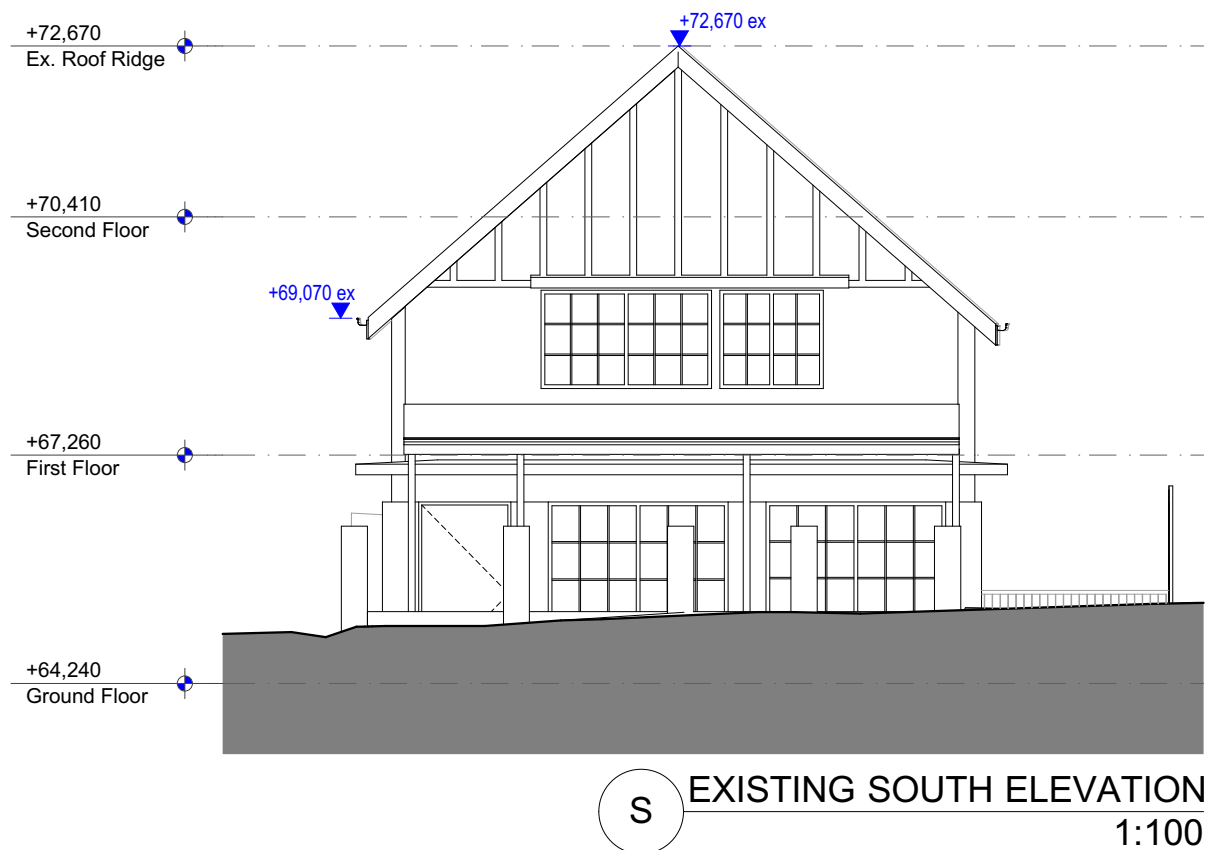
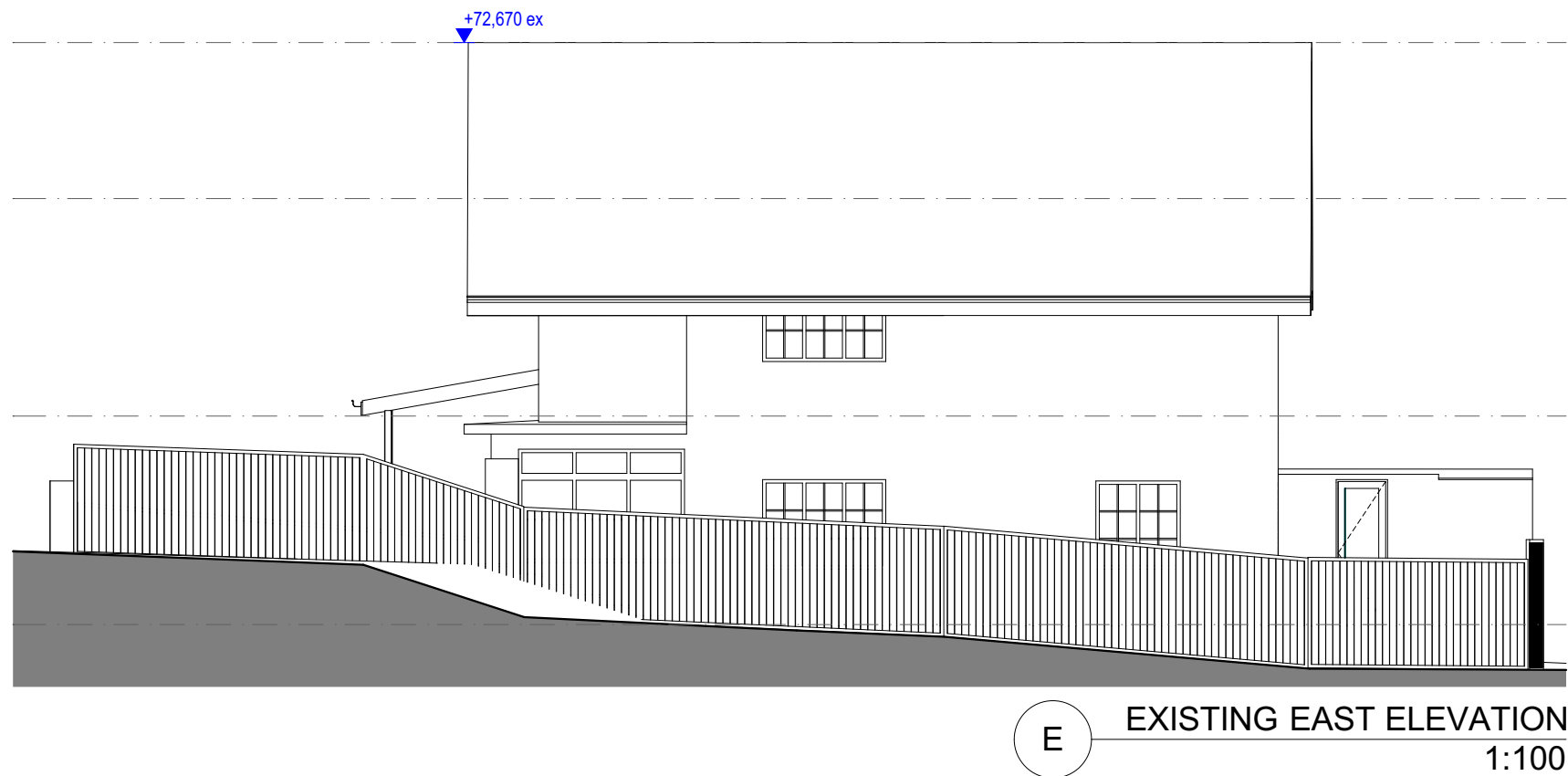
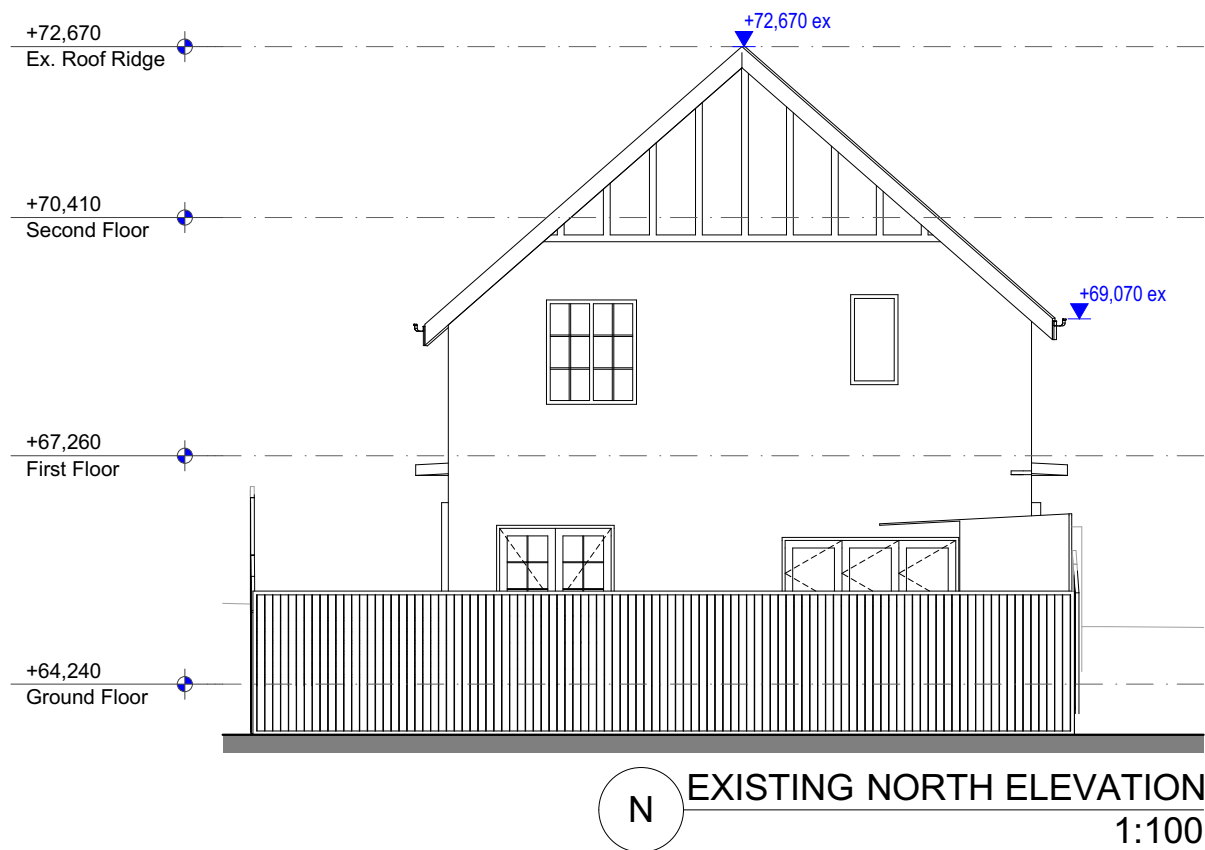
Construction:

Insulation requirements:		
Construction:	Additional insulation required (r-value):	Other specifications:
Floor above existing dwelling or building. External wall: framed Raked ceiling, pitched roof: framed. Flat ceiling, flat roof: framed.	Nil R1.30 (or R1.70 including construction) Ceiling: R1.74 (up), roof: foil backed blanket (55mm) Ceiling: R1.58 (up), roof: foil backed blanket (55mm)	Medium (solar absorptance 0.475 - 0.70) Medium (solar absorptance 0.475 - 0.70)

Glazing Requirements:

Windows and glazed doors:	
Window/door no. W01 - W08	Frame and glass type: Timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
Shylights:	
Skylight no. SK01 - SK05	Frame and glass type: Timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

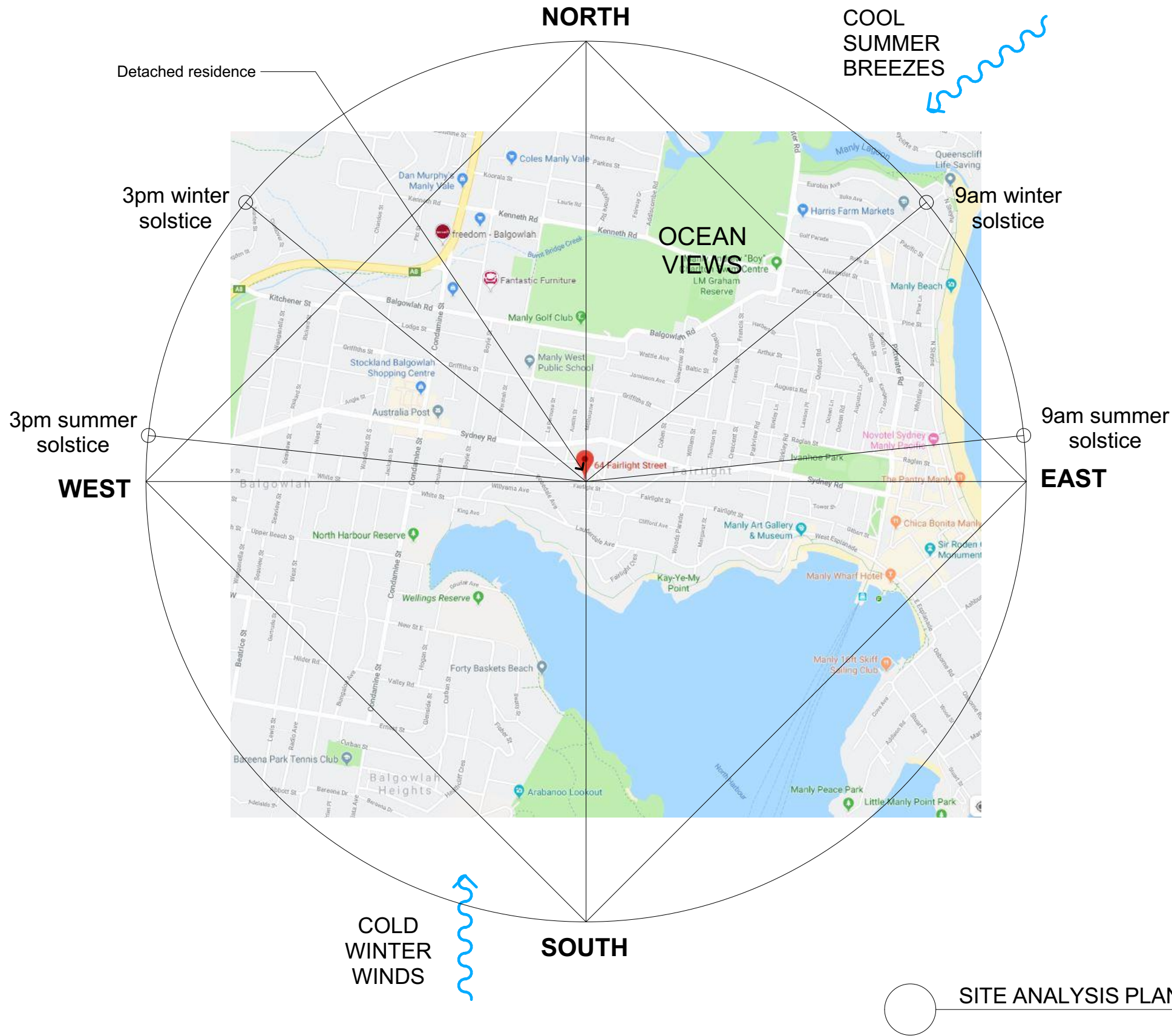




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						DATE: 3/10/2019	
						JOB NO: 1915	



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	A	03.10.2019	DEVELOPMENT APPLICATION ISSUE		PROJECT:	ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	DRAWN: VAC	EX06
					TITLE:	64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	DATE: 3/10/2019	
						EXISTING 3D EXTERNAL VIEWS	JOB NO:	
							1915	ISSUE: A



AERIAL VIEW



STREET VIEW

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		A	03.10.2019	DEVELOPMENT APPLICATION ISSUE				

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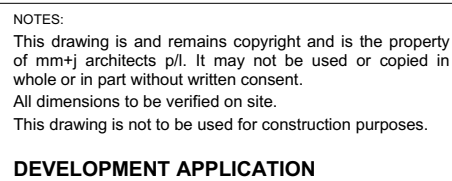
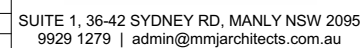
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1. Connect new stormwater drainage to existing stormwater system to the street.
2. Displayed roof falls are approximate, verify on site.

☐ CB COLORBOND ROOFING

☐ SP SOLAR PANEL

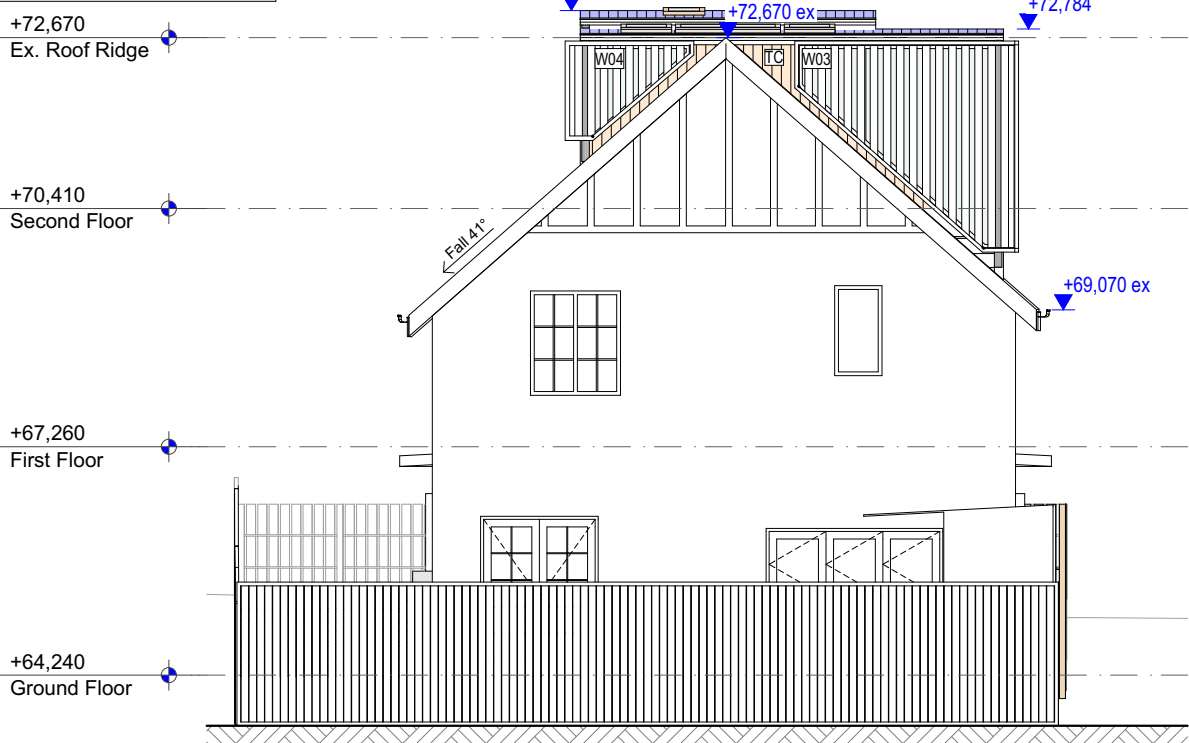
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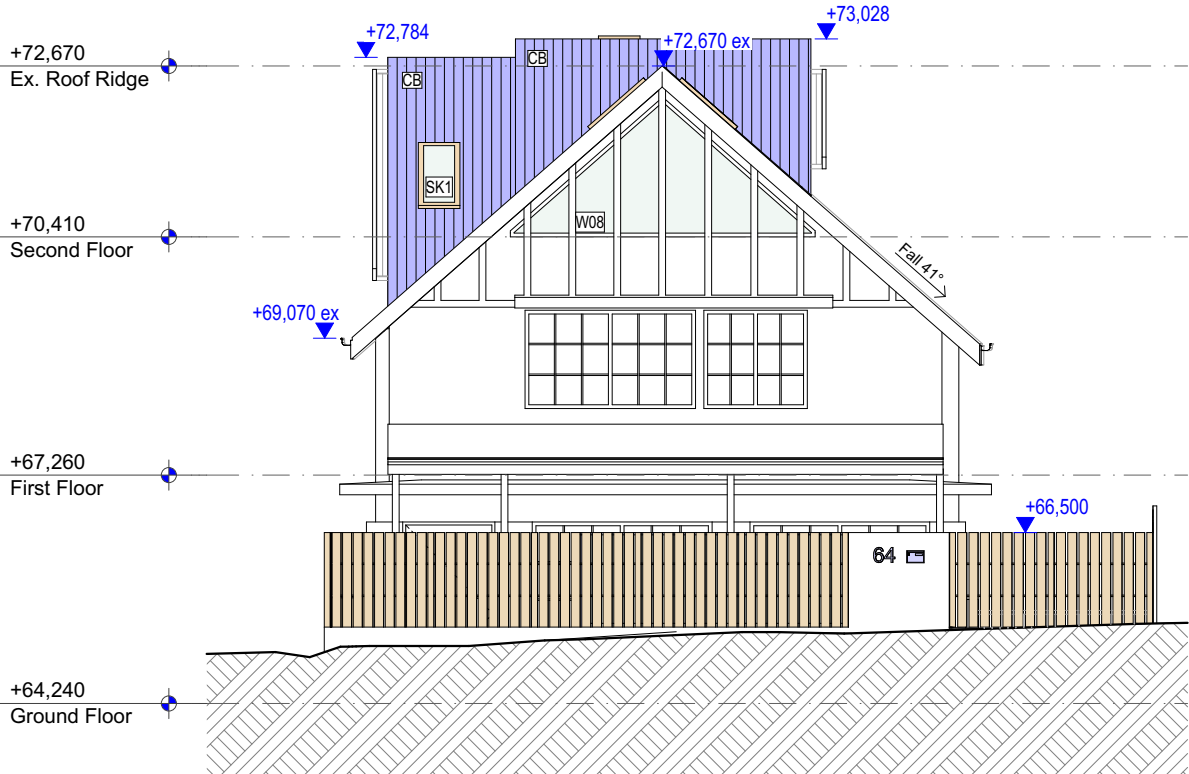
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DRAWN: VAC	
DATE: 3/10/2019	
JOB NO: 1915	ISSUE: A

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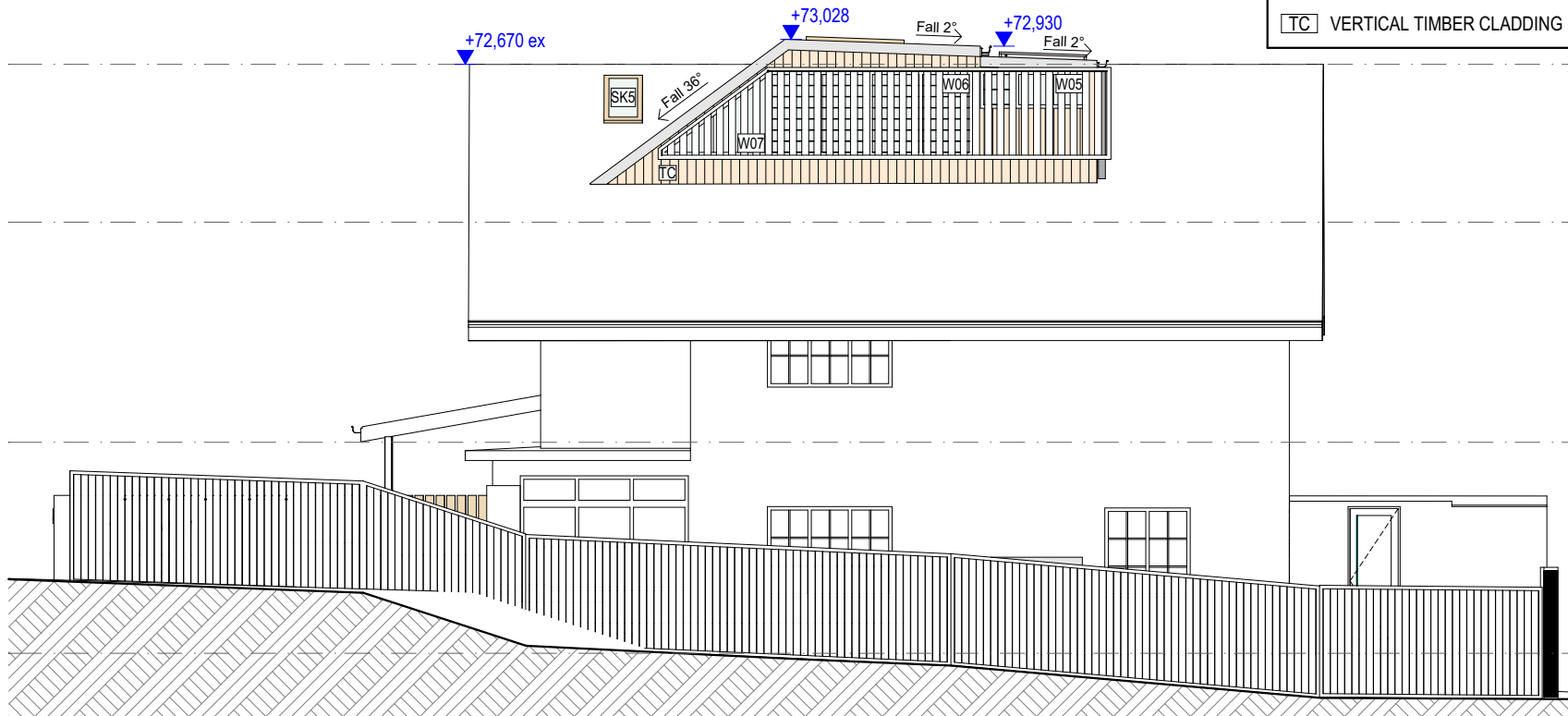
NOTE:
Displayed roof falls are
approximate, verify on site.



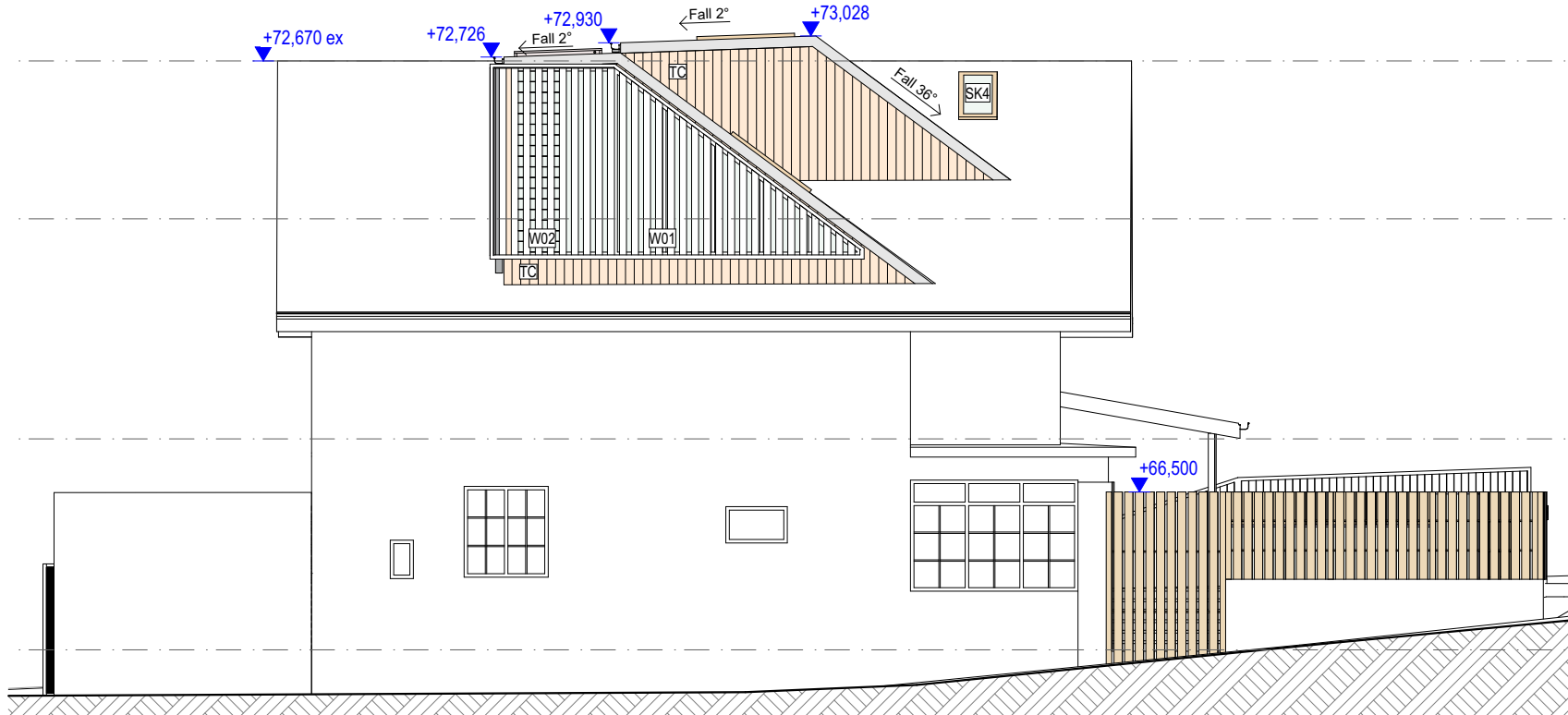
N NORTH ELEVATION
1:100



S SOUTH ELEVATION
1:100



E EAST ELEVATION
1:100



W WEST ELEVATION
1:100

LEGEND	
CB	COLORBOND ROOFING
TC	VERTICAL TIMBER CLADDING

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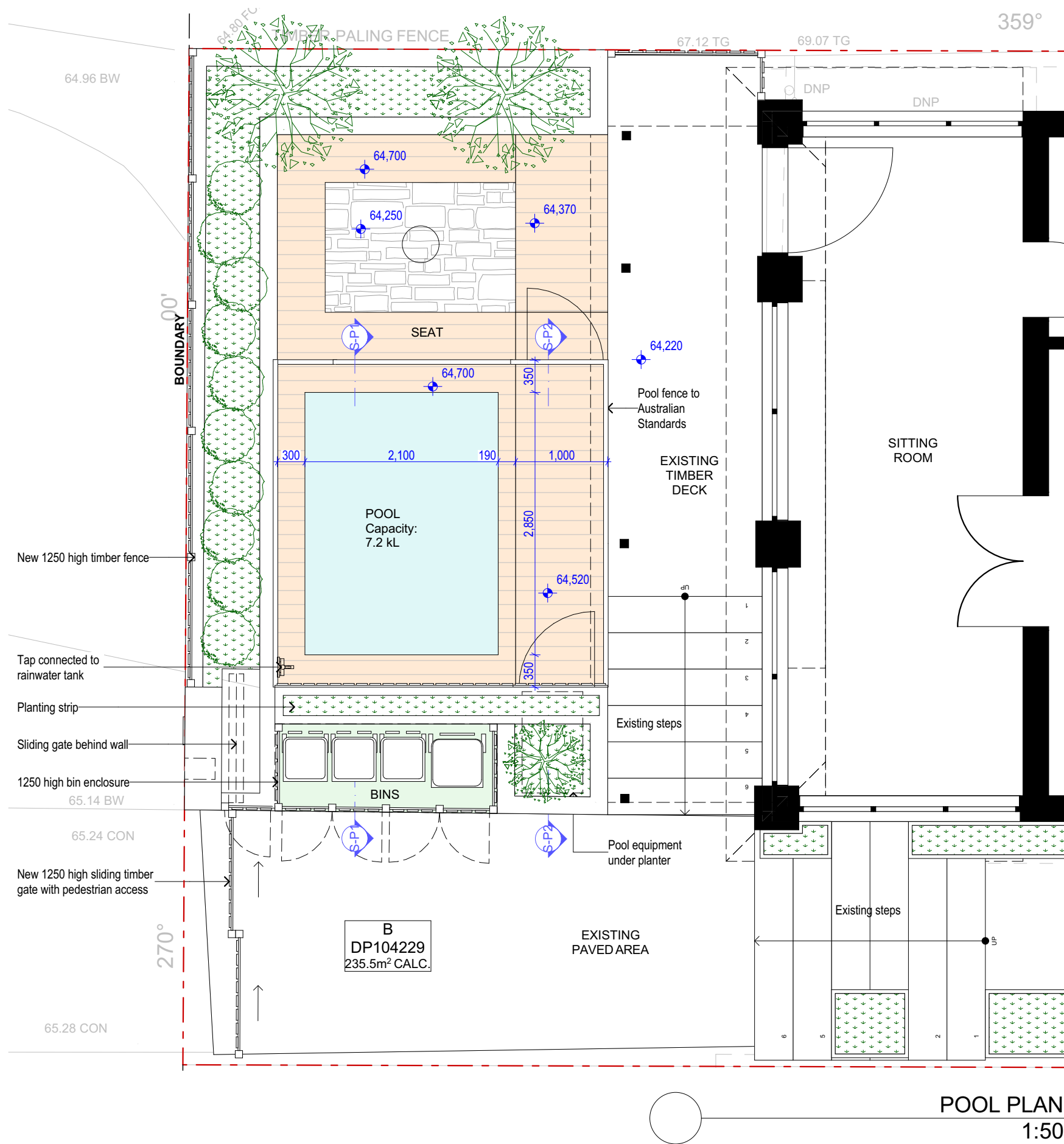
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PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING

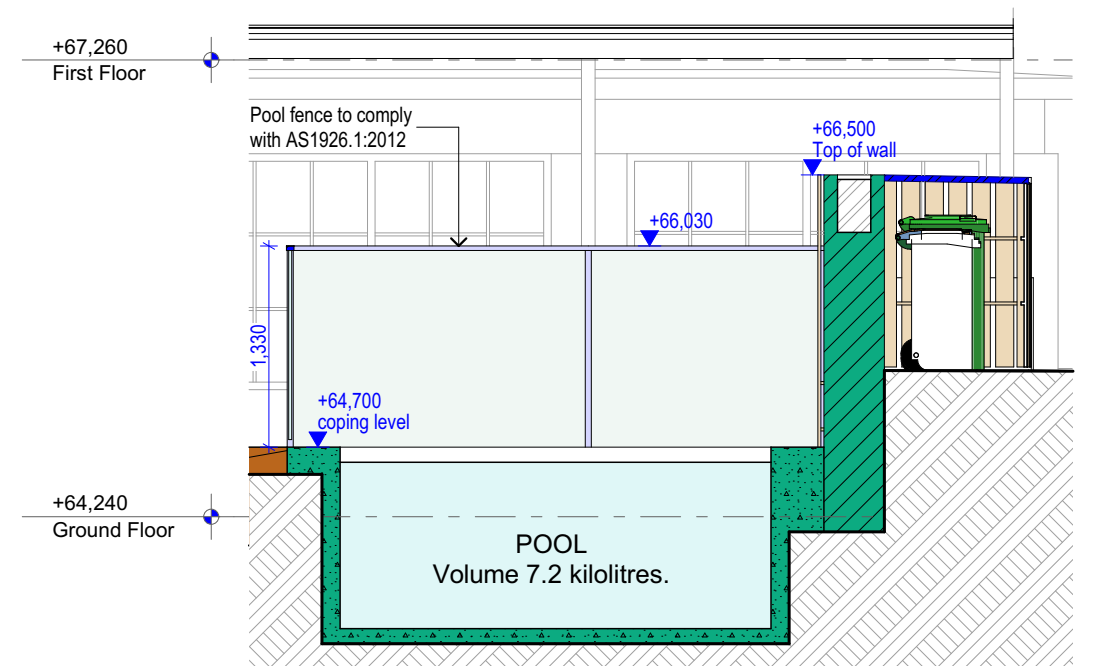
64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094

TITLE:
ELEVATIONS

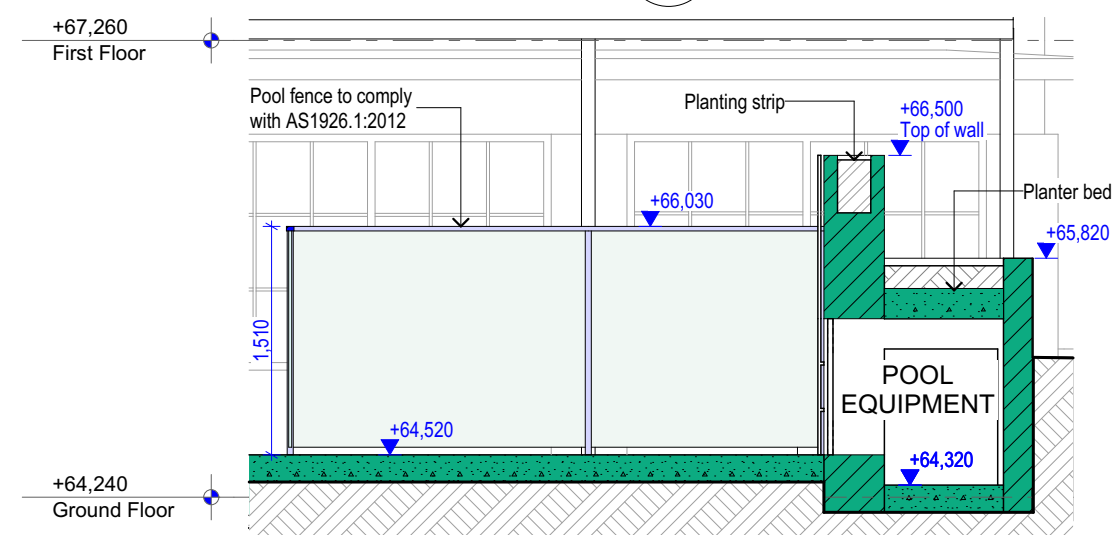
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DRAWN: VAC	
DATE: 3/10/2019	
JOB NO: 1915	



Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of DA)
All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA.
Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with AS1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288-2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction.



SECTION P1
1:50



SECTION P2
1:50

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PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING

64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094

TITLE: **SWIMMING POOL PLANS**

SCALE: 1:50

DRAWN: VAC

DATE: 3/10/2019

JOB NO: **1915**

DRAWING NO: **DA11**

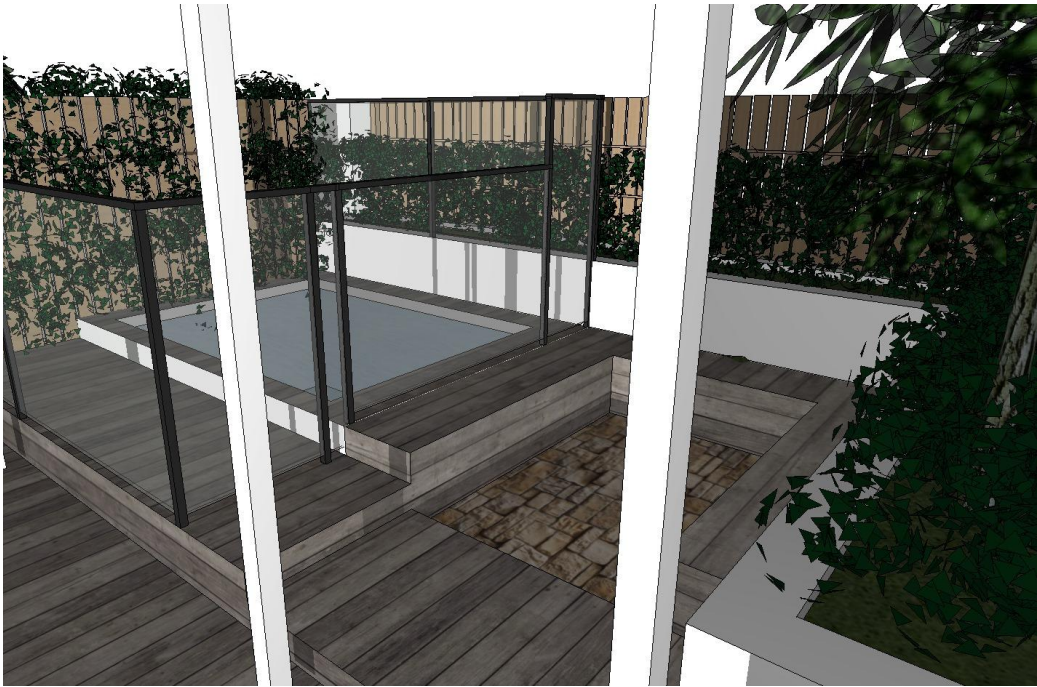
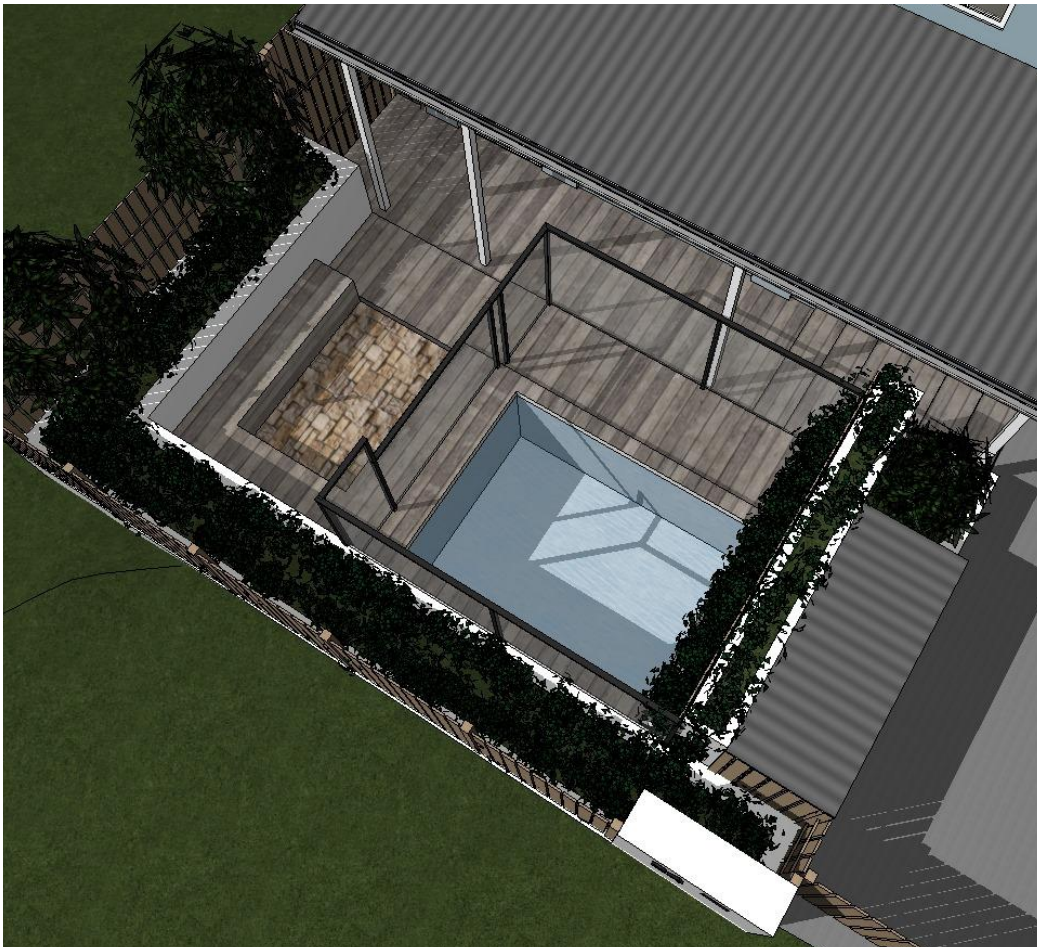
ISSUE: **A**



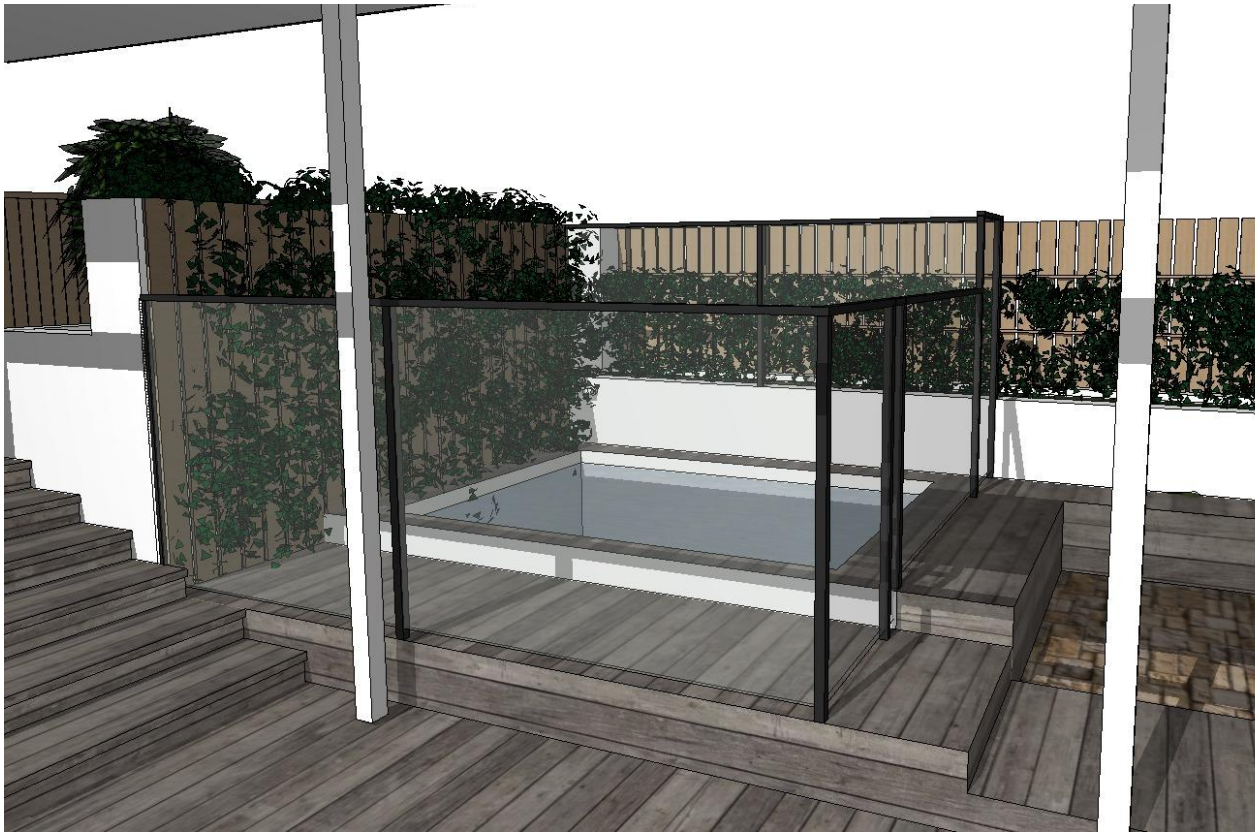
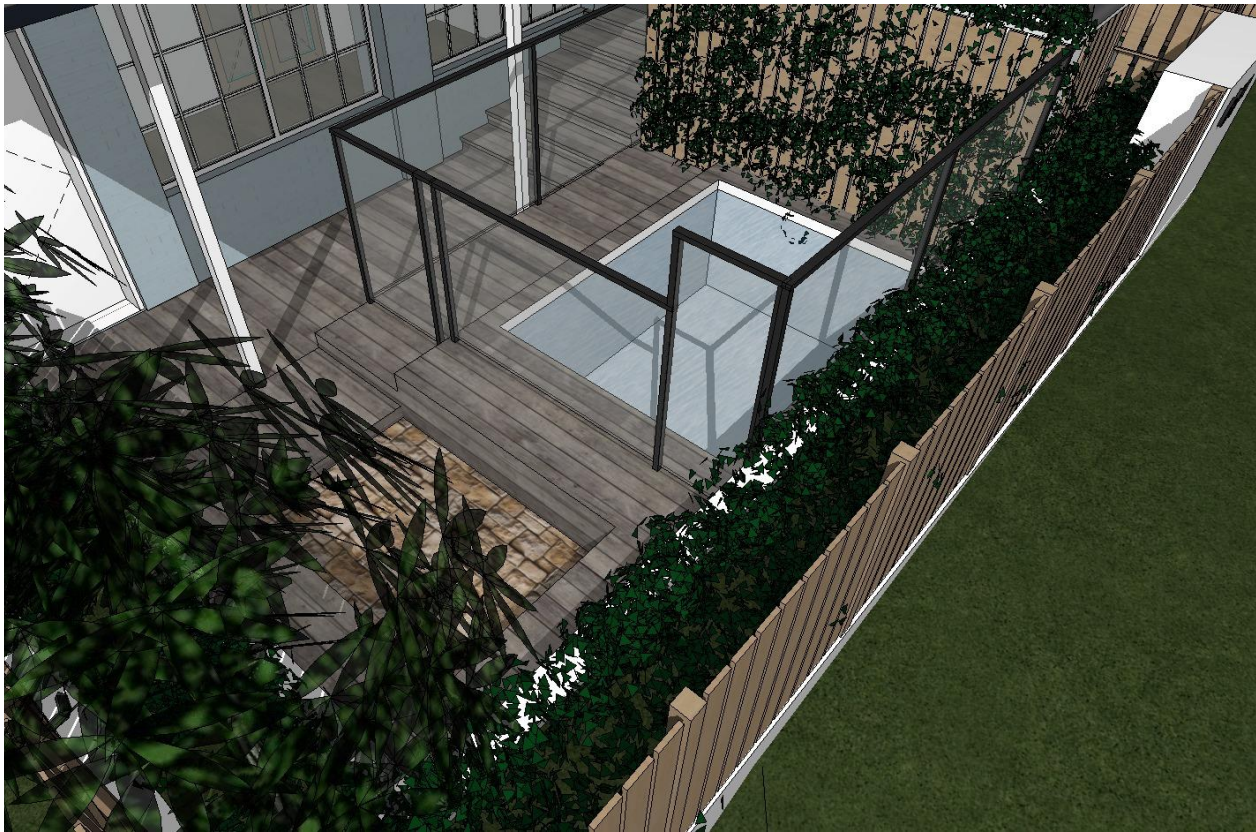
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	A	03.10.2019	DEVELOPMENT APPLICATION ISSUE		PROJECT:	ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	DRAWN: VAC	DA12
						64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	DATE: 3/10/2019	
					TITLE:	3D EXTERNAL VIEWS 01	JOB NO:	
							1915	ISSUE: A

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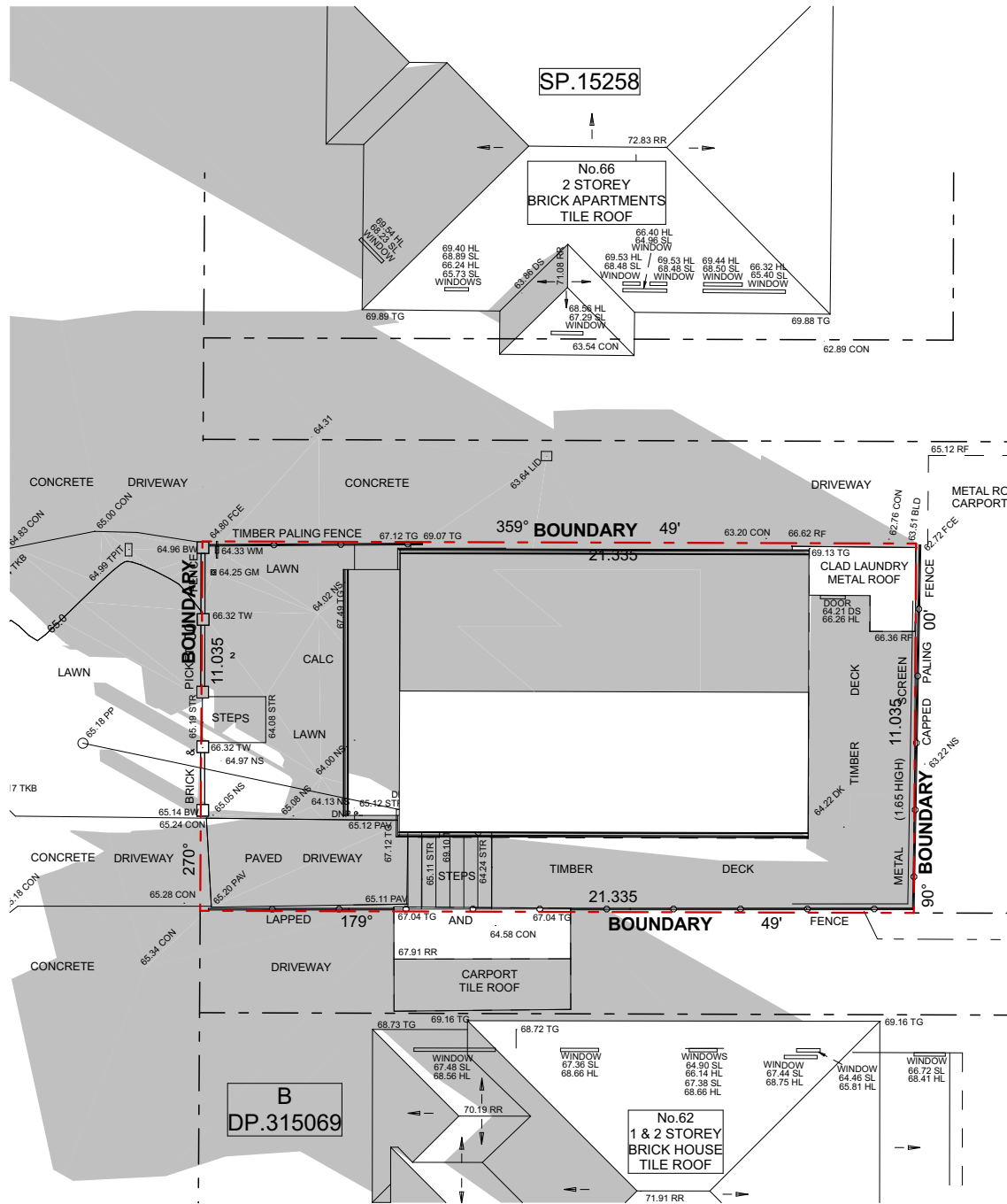
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PROJECT:		ALTERATIONS AND ADDITIONS TO DETACHED DWELLING	
		64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094	
TITLE:		3D EXTERNAL VIEWS 02	
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		JOB NO: 1915	
DRAWING NO:		DA13	
		ISSUE: A	



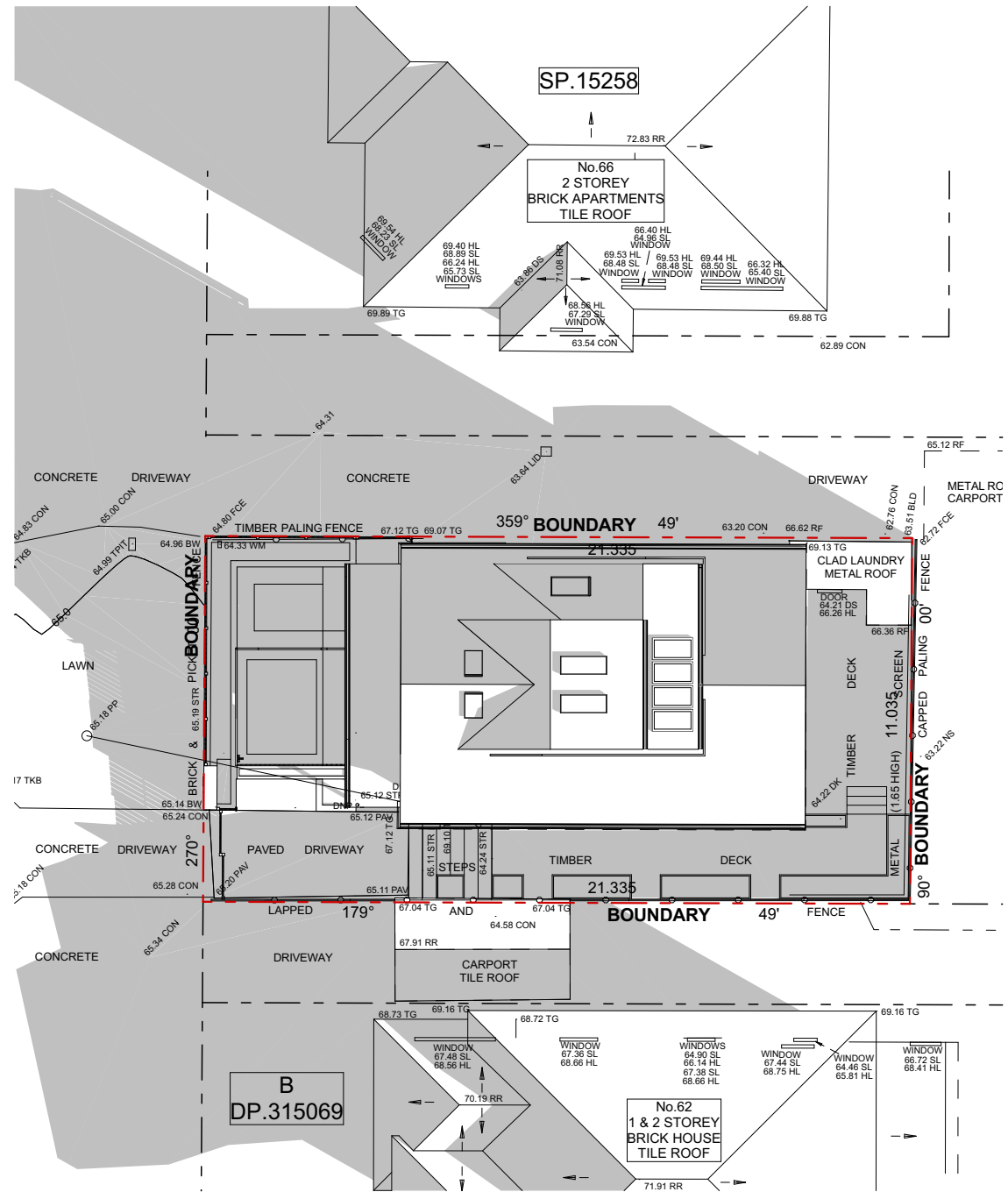
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<div>SCALE:</div> <div>DRAWN: VAC</div> <div>DATE: 3/10/2019</div> <div>JOB NO: 1915</div>			
<div>DRAWING NO: DA14</div> <div>ISSUE: A</div>			

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21 JUNE - 9AM - EXISTING
1:200



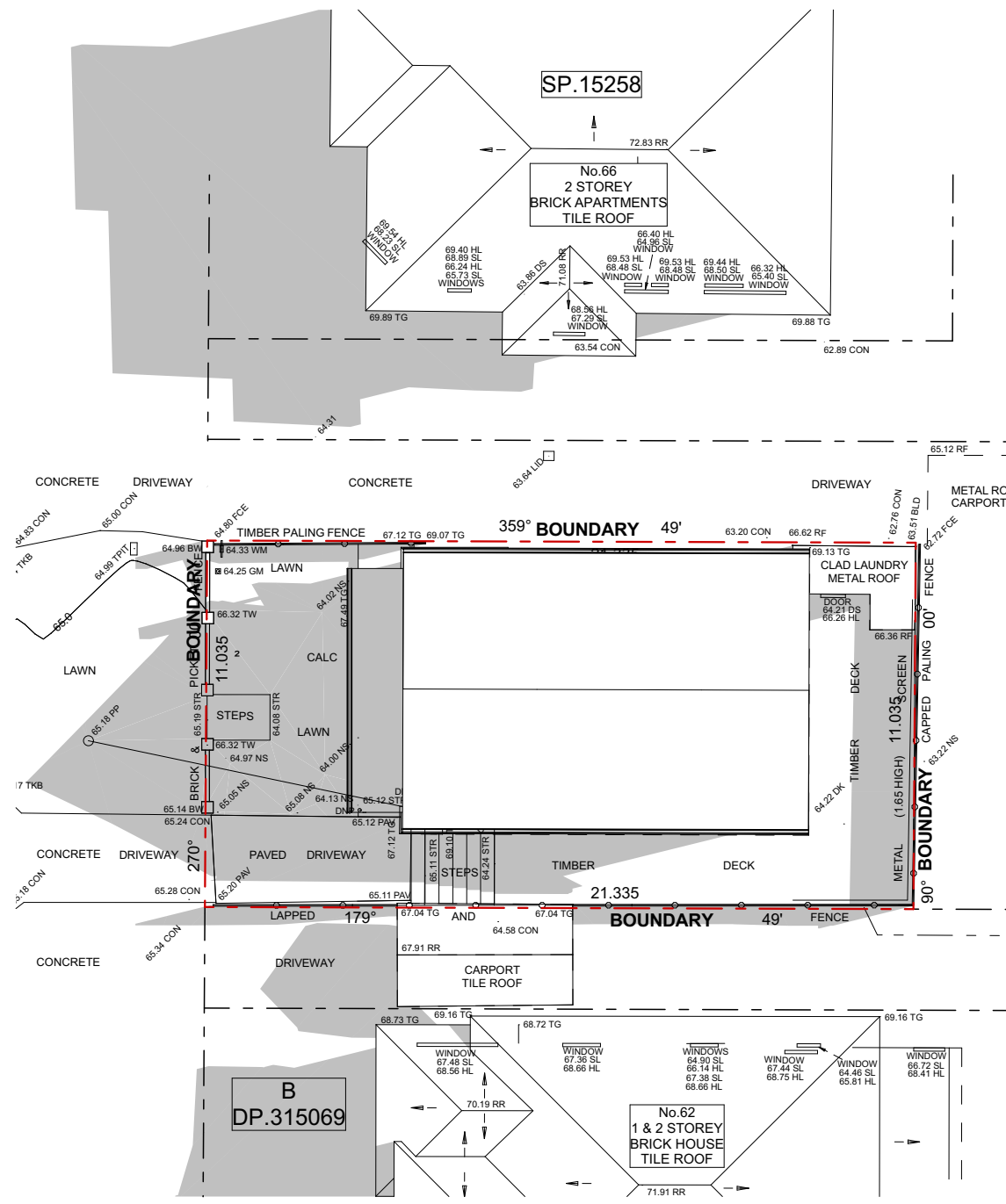
21 JUNE - 9AM - PROPOSED
1:200

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									DATE: 3/10/2019	
									JOB NO: 1915	
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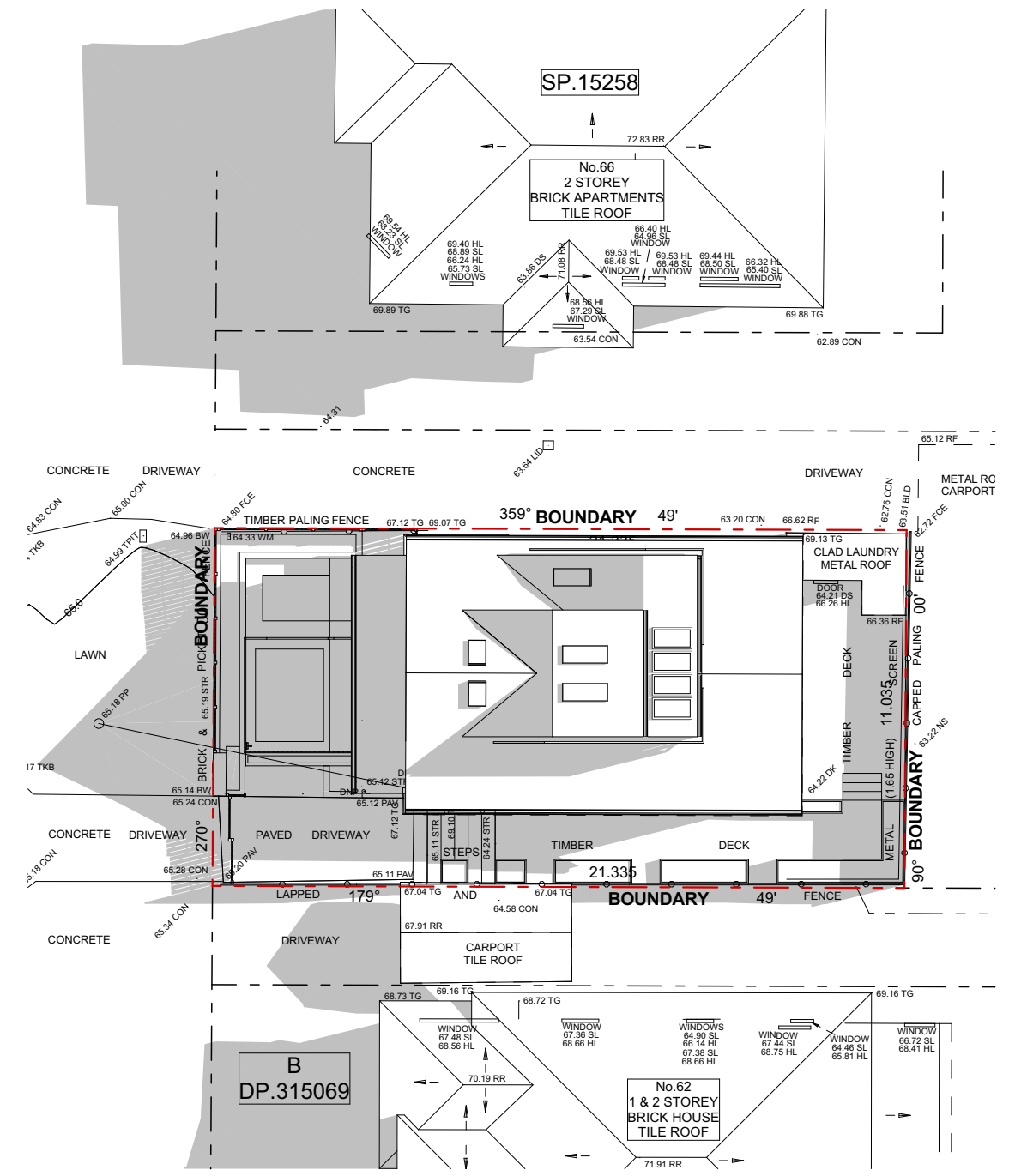
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21 JUNE - 12PM - EXISTING
1:200



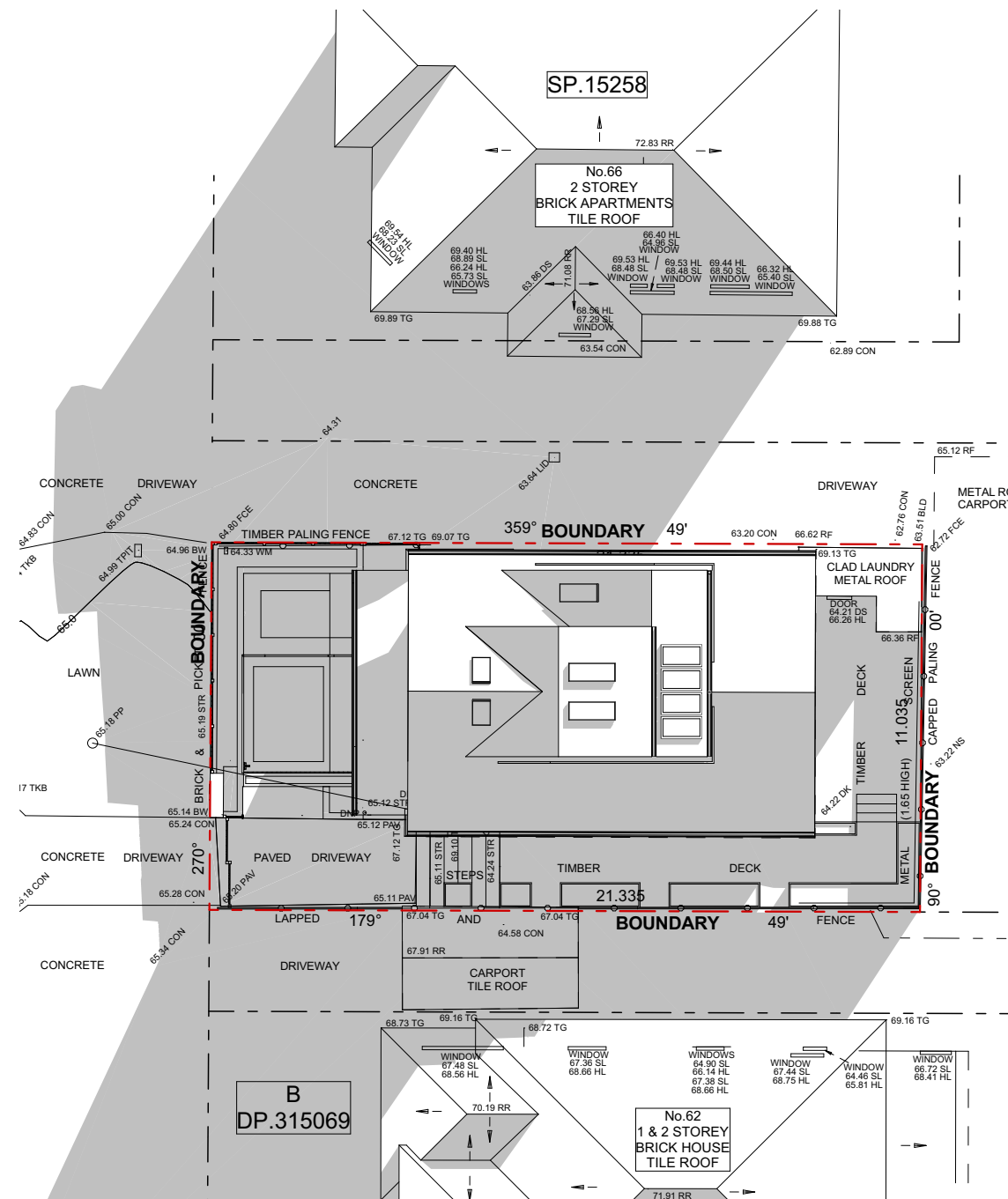
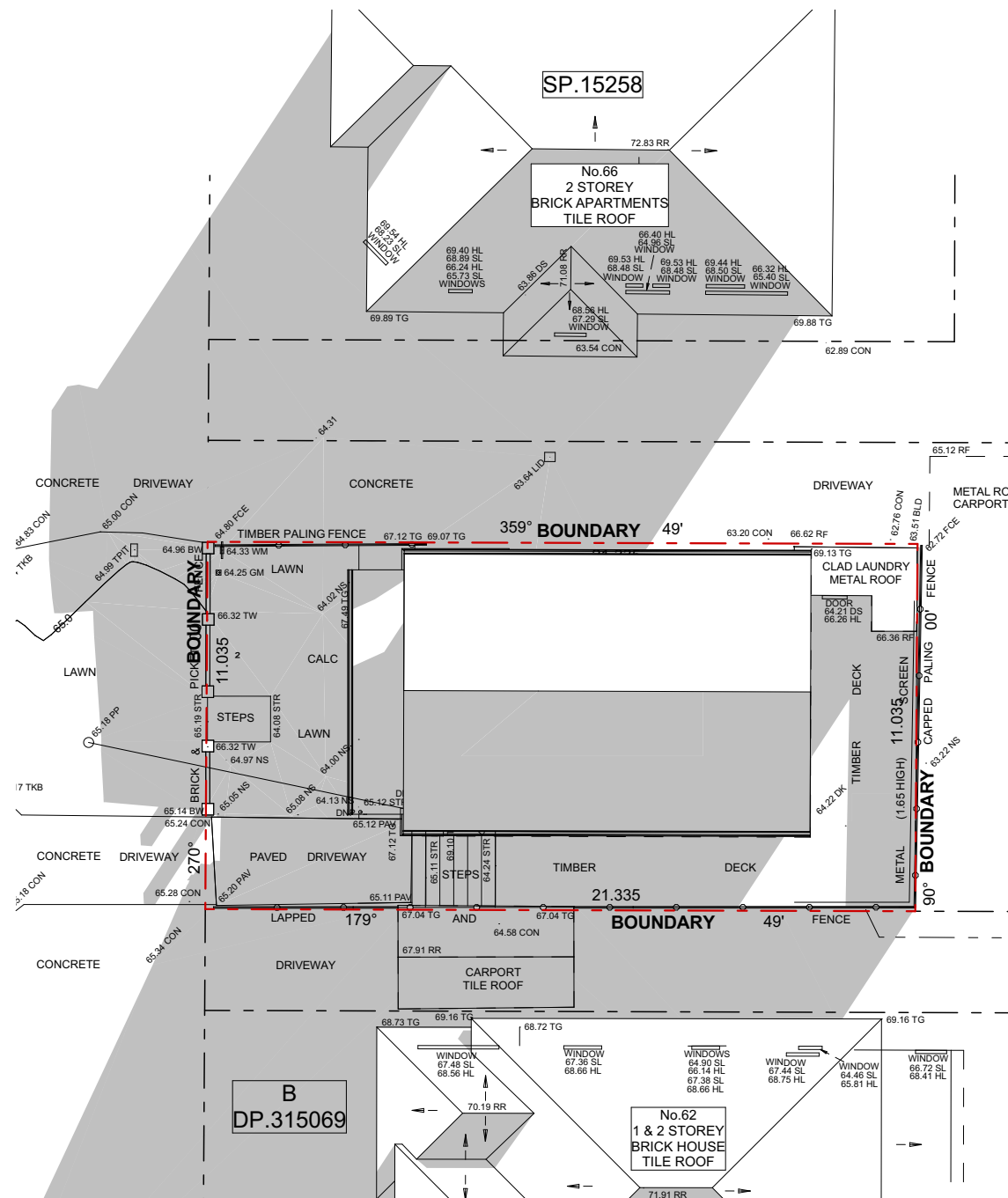
21 JUNE - 12PM - PROPOSED
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		A	03.10.2019	DEVELOPMENT APPLICATION ISSUE					DRAWN: VAC	
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21 JUNE - 3PM - EXISTING
1:200

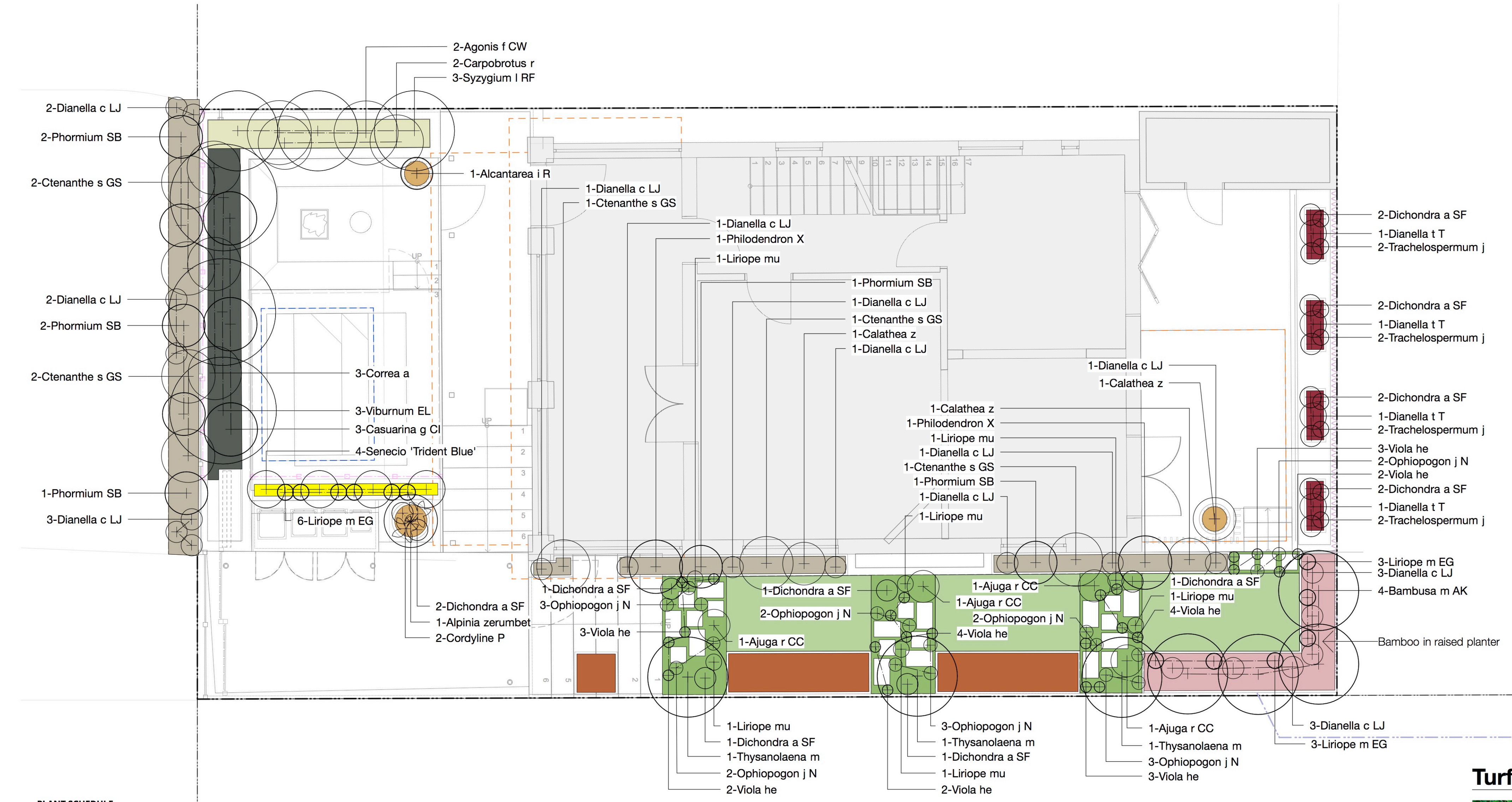
21 JUNE - 3PM - PROPOSED
1:200

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PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	RATE (m2)	QUANTITY
Proposed Trees and Specimen Plants						
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	0.6	0.6	140mm	As Shown	1
<i>Alpinia zerumbet</i>	Shell Ginger	3	1	5L	As Shown	1
<i>Calathea zebrina</i>	Zebra Plant	0.9	0.8	140mm	As Shown	1
<i>Thysanolaena maxima</i>	Tiger Grass	3	1.5	300mm	As Shown	3
PM3A - Groundcovers Mix Sun						
<i>Senecio</i> 'Trident Blue'	Trident Blue	0.3	0.7	140mm	As Shown	4
<i>Liriope muscari</i> 'Evergreen Giant'	Giant Liriope	0.5	0.3	140mm	As Shown	6
PM3B - Groundcovers and Shrubs Mix Shade						
<i>Calathea zebrina</i>	Zebra Plant	0.9	0.8	140mm	As Shown	2
<i>Ctenanthe setosa</i> 'Grey Star'	Ctenanthe 'Grey Star'	1.5	1	200mm	As Shown	7
<i>Dianella caerulea</i> 'Little Jess'	Flax Lily	0.4	0.4	140mm	As Shown	14
<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	1	1	140mm	As Shown	2
<i>Phormium 'Surfer Boy'</i>	New Zealand Flax	0.8	0.8	140mm	As Shown	7
PM4B - Groundcovers Mix Shade						
<i>Ajuga reptans</i>	Wild Mint	0.3	0.6	140mm	As Shown	4
<i>Dichondra argentea</i> 'Silver Falls'	Silver falls	0.028	0.4	70mm	As Shown	5
<i>Liriope muscari</i>	Lily Turf	0.3	0.3	150mm	As Shown	6
<i>Ophiopogon japonicus nigrescens</i> 'Nana'	Black Mondo	0.15	0.25	140mm	As Shown	17
<i>Viola hederacea</i>	Native Viola	0.1	0.2	70mm	As Shown	23
PM5B Screen & Hedge Mix Low Shade						
<i>Agonis flexuosa</i> 'Copper Wave'	Copper Wave	2	1.2	140mm	As Shown	2
<i>Carpobrotus rossii</i>	Pigface	0.2	1	140mm	As Shown	2
<i>Syzygium luehmannii</i> 'Royal Flame'	Small Leafed Lillypillly	3	1.5	140mm	As Shown	3
PM6B - Screen & Hedge Mix Tall Shade						
<i>Casuarina glauca</i> 'Cousin It'	Sheoak	0.15	1	140mm	As Shown	3
<i>Correa alba</i>	White Correa	1	1	140mm	As Shown	3
<i>Viburnum 'Emerald Lustre'</i>	Emerald lustre viburnum	2.5	2	300mm	As Shown	3
PM7B Feature Planting Shade						
<i>Cordylne 'Purpurea'</i>	Purple Cabbage Tree	0.5	0.5	200mm	As Shown	2
<i>Dichondra argentea</i> 'Silver Falls'	Silver falls	0.028	0.4	70mm	As Shown	2
PM8 Bamboo Mix						
<i>Bambusa multiplex</i> 'Alphonse Karr'	Alphonse Karr	4.5	1.5	5L	As Shown	4
<i>Dianella caerulea</i> 'Little Jess'	Flax Lily	0.4	0.4	140mm	As Shown	6
<i>Liriope muscari</i> 'Evergreen Giant'	Giant Liriope	0.5	0.3	140mm	As Shown	6
PM9 Climbers Mix						
<i>Dianella tasmanica</i> 'Tasred'	Black-anther Flax-lily	0.6	0.5	140mm	As Shown	4
<i>Dichondra argentea</i> 'Silver Falls'	Silver falls	0.028	0.4	70mm	As Shown	8
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.9	0.3	300mm	As Shown	8
PM10 Kitchen/Productive Garden Mix						
<i>Turf</i>	Soft-leaf Buffalo 'Matilda'					

DRAWING NUMBER

L.SK.02

DRAWING DATE	17.09.19
DRAWN BY	EF/TR
CHECKED BY	CH

DRAWING NAME

Landscape Planting Plan

SCALE	SCALE BAR
1:50@A1	0 1 2 3 M

STATUS
DRAFT

REVISION

D

PROJECT NAME AND ADDRESS

Private Residence
64 Fairlight Street, Fairlight NSW

CLIENT NAME

I. Donaldson and L. Shepherd

PROJECT NUMBER

Proj No. 186

PM3A - Groundcovers Mix Sun



Senecio 'Trident Blue'

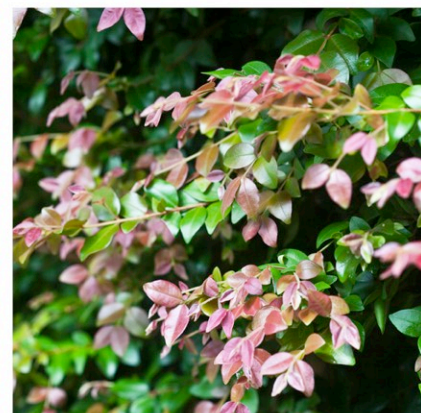


Liriope muscari 'Evergreen Giant'

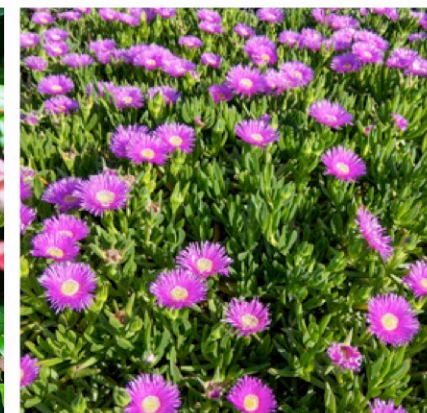
PM5B - Screen and Hedge Mix Low Shade



Agonis flexuosa 'Copper Wave'

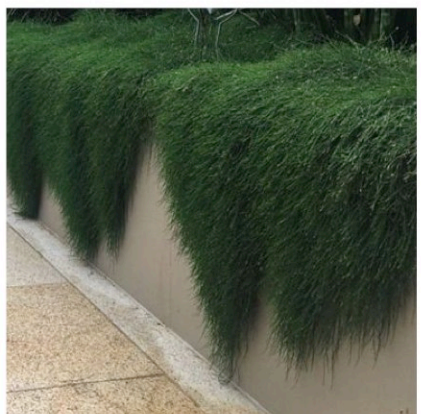


Syzygium luehmannii 'Royal Flame'

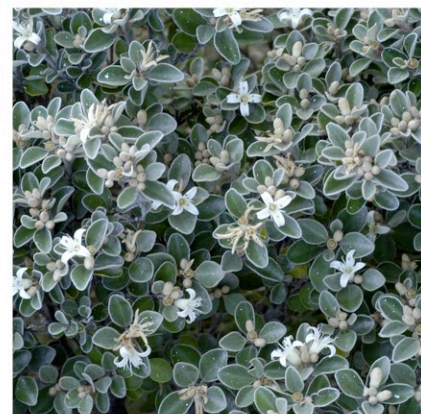


Carpobrotus rossii

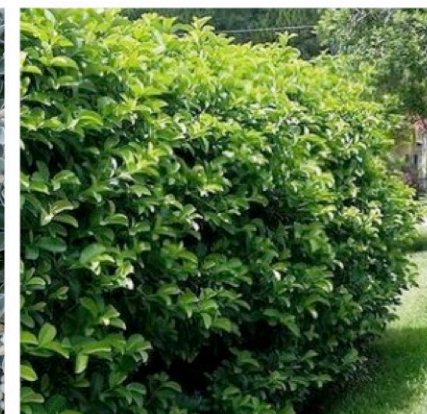
PM6B - Screen and Hedges Mix Tall Shade



Casuarina glauca 'Cousin It'

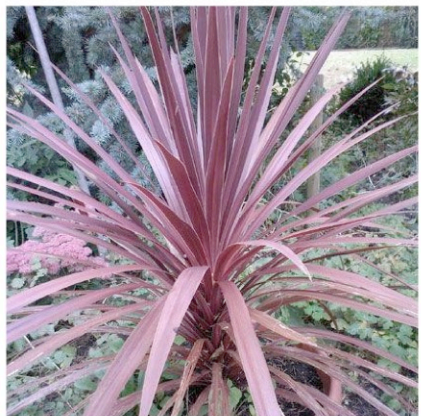


Correa alba



Viburnum 'Emerald Lustre'

PM7B - Feature Planting Shade

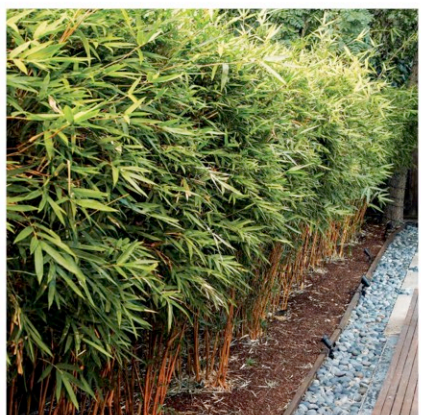


Cordylne 'Purpurea'



Dichondra argentea 'Silver Falls'

PM8 - Bamboo Screen Mix



Bambusa multiplex 'Alphonse Karr'

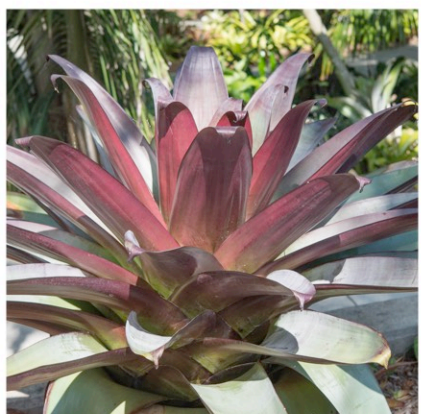


Dianella caerulea 'Little Jess'



Liriope muscari 'Evergreen Giant'

Trees and Specimen Plants



Alcantarea imperialis 'Rubra'

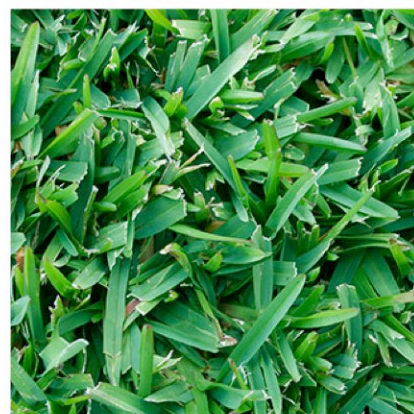


Alpinia zerumbet



Thysanolaena maxima

Turf



Soft Leaf Buffalo 'Matilda'

PM3B - Groundcovers and Shrub Mix Shade



Calathea zebrina



Ctenanthe setosa 'Grey Star'



Dianella caerulea 'Little Jess'

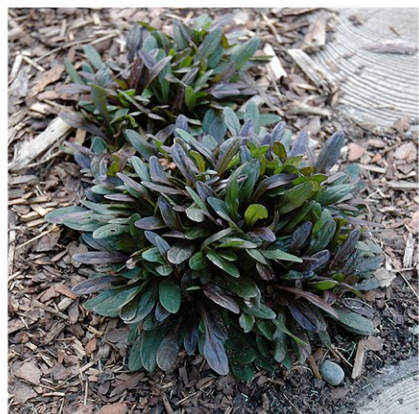


Philodendron 'Xanadu'



Phormium 'Surfer Boy'

PM4B - Groundcovers Mix Shade



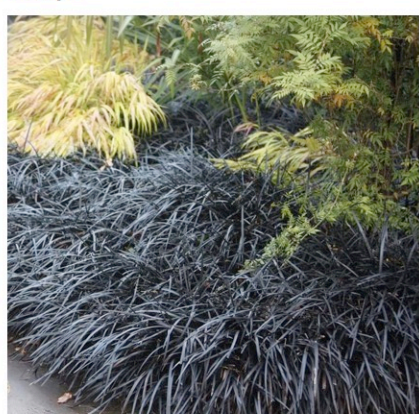
Ajuga reptans 'Chocolate Chip'



Dichondra argentea 'Silver Falls'



Liriope muscari 'Variegata'



Ophiopogon japonicus nigrescens 'Nana'



Viola hederacea



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Northern Beaches Council Development Application





Schedule of exterior finishes and colours

Additions and alterations to existing residence at:

64 Fairlight Street Fairlight

September 25, 2019

ELEMENT	SUBSTRATE	COLOUR	SWATCH
ROOF	Colorbond	Surfmist	
GUTTERS AND DOWNPIPES	Colorbond	To match existing	
FENCE	Timber paling	White	
POOL FENCE	Glass balustrade	To be advised	
DECK – POOL AREA	Timber	To be advised	

EXTERNAL SEATING & FIRE PIT	Pebbles & Timber	To be advised	
WALL FINISH	Timber vertical cladding	Pale grey	
WINDOW SCREENS	Timber screens to windows and walls	White	
WINDOW FRAMES	Timber	White – to match existing	
WALL FINISH	Cement render	To be advised	