


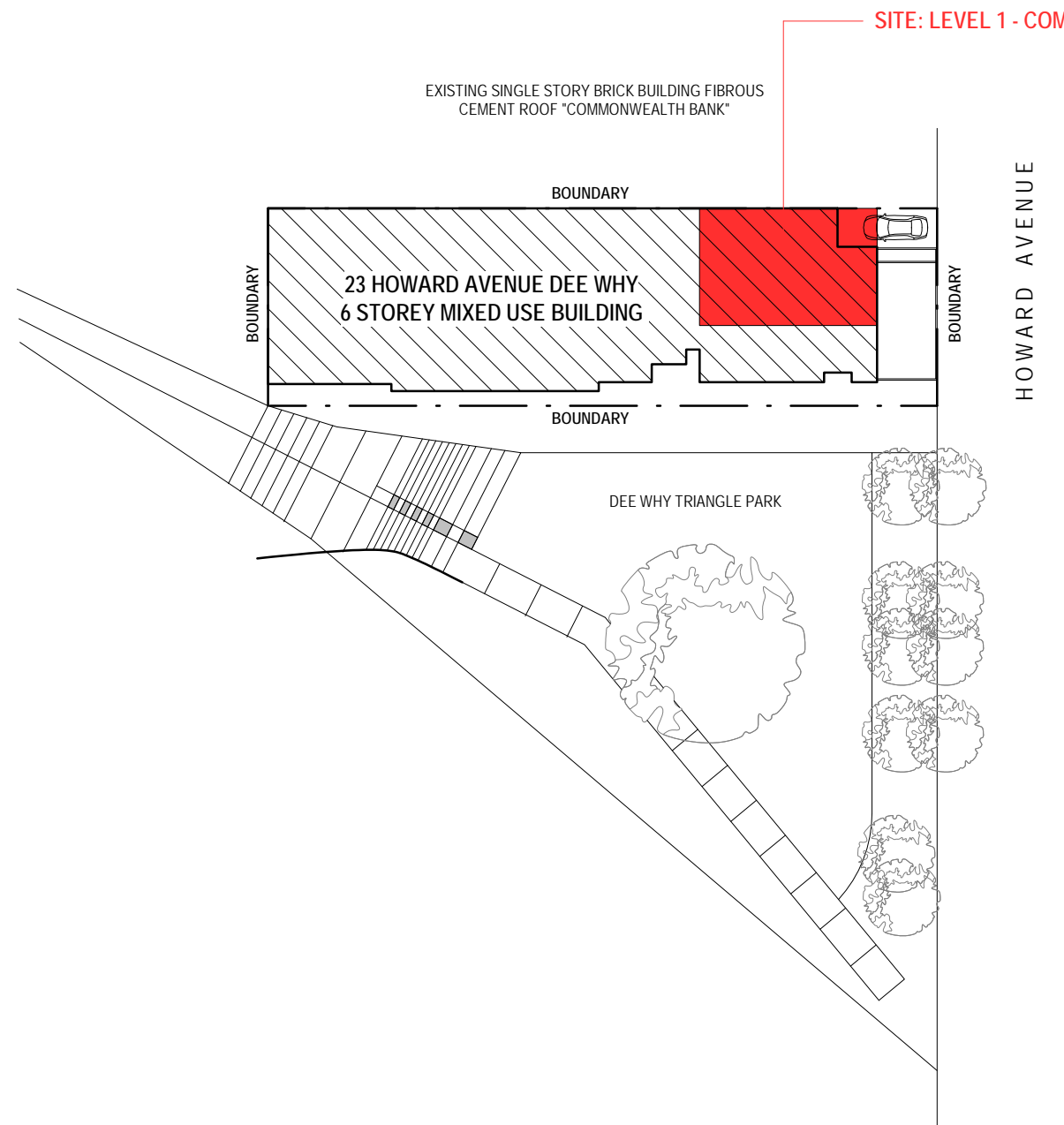


23 HOWARD AVENUE DEE WHY

CONVERSION OF A COMMERCIAL TENNANCY INTO A RESIDENTIAL UNIT

Sheet Name	Sheet Number	Current Revision	Current Revision Date
COVER PAGE & DRAWING LIST	DA000	A	24.08.2020
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SITE PLAN	DA010	A	24.08.2020
PROPOSED PLAN	DA100	A	24.08.2020

Project:	DA FOR CHANGE OF USE	 Registered Architect ACT 2624 NSW 10366 scott@walsharchitects.com.au 0466 049 880	Scale	Sheet Name	Number	No.	Description	Date	Rev.	
	23 HOWARD AVENUE DEE WHY		@ A3	COVER PAGE & DRAWING LIST	DA000	1	ISSUE FOR DRAFT DA	18.08.2020		
Client:	KEN SNELL			<small>This drawing is copyright and remains the property of Walsh² Architects. This drawing is for development application purposes only and not for construction.</small>		A	ISSUE FOR DA APPROVAL	24.08.2020	A	



CRITICAL NOTES

- ALL SITE LEVELS ARE BASED OFF DATA FROM ACT GOVERNMENT SUBURBAN LAND AGENCY DRAWING NO. 6155-15-037, REVISION G, DATE 04.10.2019. DETAILED LEVEL SURVEY TO BE COMPLETED BEFORE COMMENCEMENT OF SITE WORKS. ARCHITECT TO BE NOTIFIED OF ANY NEW LEVEL INFORMATION.

GENERAL NOTES

- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWING. CONSULT ARCHITECT IF ANY CLARIFICATION IS REQUIRED.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT DOCUMENTATION
- ANY DISCREPANCIES IN DOCUMENTATION ARE TO BE NOTIFIED TO THE PROJECT MANAGER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- REFER TO MATERIALS AND FINISHES SCHEDULE FOR DETAILS ON MATERIAL SELECTION AND SPECIFICATIONS.
- REFER TO DEVELOPMENT APPLICATION NOTICE OF DECISION FOR ANY AND ALL APPROVAL CONDITIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION
- WORK RELATING TO ACCESSIBLE REQUIREMENTS TO MEET AS1428.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- WORK RELATING TO OFF-STREET PARKING TO AS2890.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- WORK RELATING TO MASONRY TO AS37000.
- INTERIOR LIGHTING LEVELS TO BE COMPLIANT WITH NCC : SECTION J.
- ANY VARIATION IN CONSTRUCTION METHODOLOGY OR IN MATERIAL TYPE OR SPECIFICATION TO BE RECORDED & COMMUNICATED TO THE ARCHITECT & RELATIVE CONSULTANTS TO ENSURE ACCURATE WORK AS EXECUTED DRAWINGS.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES.
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
- LOCATION AND SPECIFICATION OF ALL ELECTRICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL MECHANICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL HYDRAULIC SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE HYDRAULIC ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ANY CONSULTANT DRAWING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BUILDER TO ENSURE THEY OVERLAY LATEST CONSULTANT DRAWING.
- ALL STRUCTURAL COLUMN DIMENSIONS SHOWN ON THE ARCHITECTURAL CONCRETE SETOUT DRAWINGS ARE FOR SETOUT PURPOSES ONLY AND SHOULD BE CONFIRMED BY REVIEWING CURRENT STRUCTURAL DRAWINGS
- BUILDER TO UNDERTAKE THEIR OWN DIAL BEFORE YOU DIG

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Scale
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Sheet Name
SITE PLAN

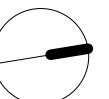
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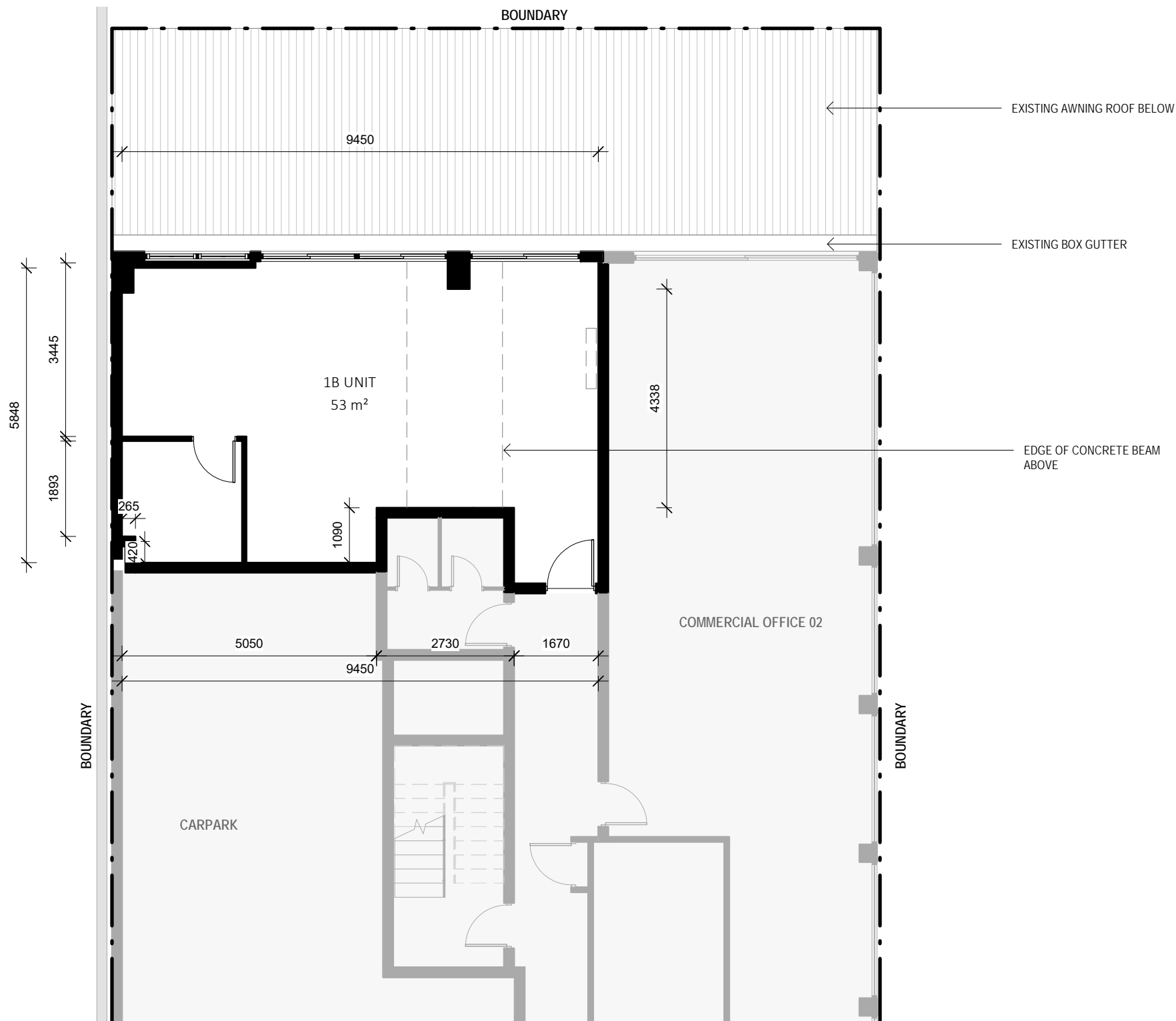
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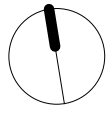
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EXISTING PLAN
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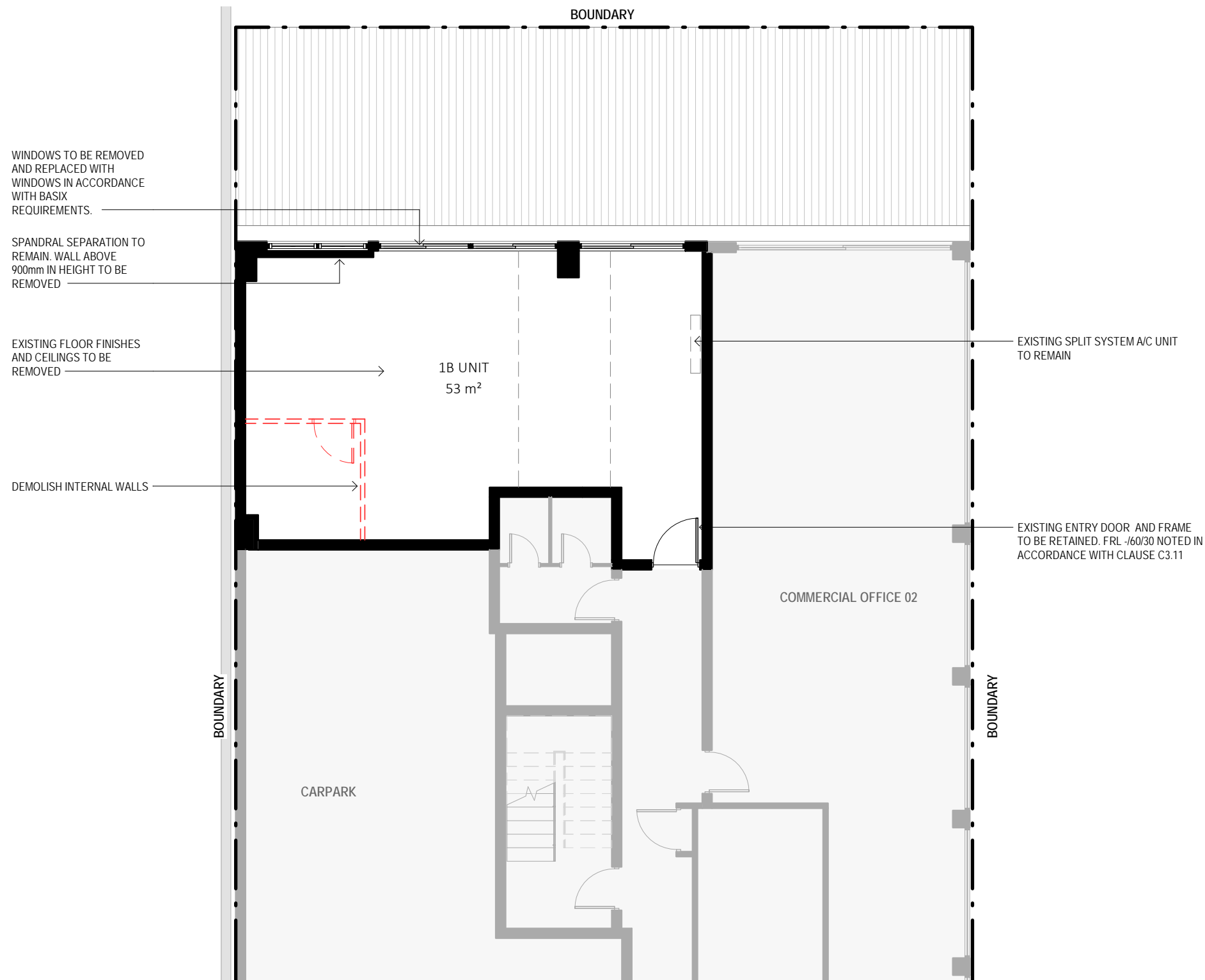
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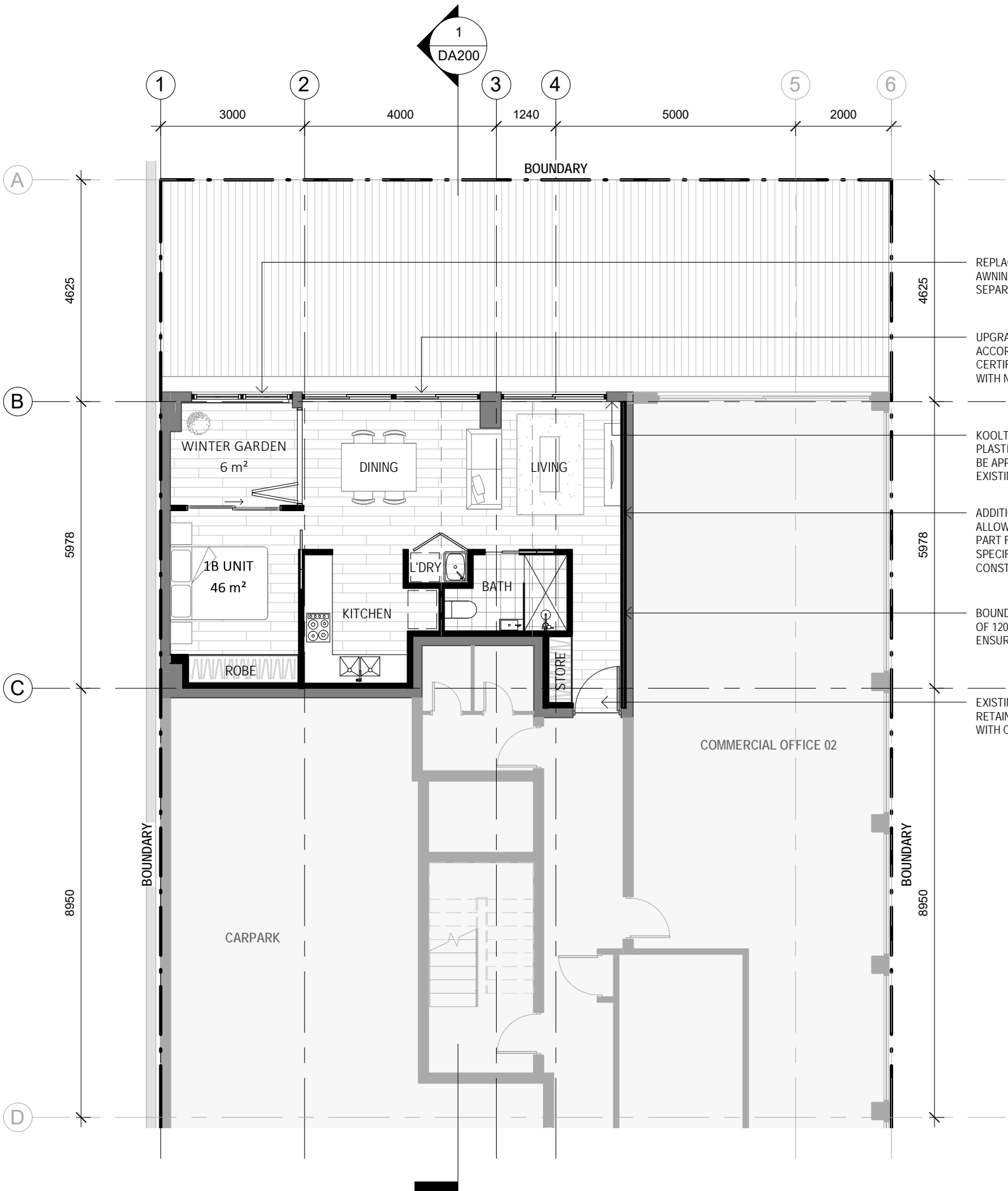
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23 Howard Avenue Dee Why					
SUMMARY OF BASIX COMMITMENTS FOR unit 1B					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au					
WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)				
4 Star Kitchen / Basin Taps	Yes	3 Star Toilet		Yes	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water	Electric Heat Pump 26 to 30 STCs				
Cooling System	Living	1 Phase A/C			2 Star
	Bedrooms	None			
Heating System	Living	1 Phase A/C			2 Star
	Bedrooms	None			
Ventilation	1 x Bathroom	Fan ducted to exterior			Manual on/off
	Kitchen	Fan ducted to exterior			Manual on/off
	Laundry	Fan ducted to exterior			Manual on/off
Natural Lighting	Window/Skylight in Kitchen			No	
	Window/Skylight in Bathrooms/Toilets			No	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated	Yes	
	Number of Living/Dining rooms	All	Dedicated	Yes	
	Kitchen	Yes	Dedicated	Yes	
	All Bathrms/Toilets	Yes	Dedicated	Yes	
	Laundry	Yes	Dedicated	Yes	
	All Hallways	Yes	Dedicated	Yes	
OTHER COMMITMENTS					
Indoor clothes line	Yes	Ventilated refrigerator space			Yes
Stove/Oven	Electric cooktop & electric oven				
Alternative Energy	n/a				

August 2020		BSA Reference: 16042		
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au		
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications for unit 1B (does not apply to garage)				
External Wall Construction		Added Insulation		
Double Brick		R1.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		None		
Concrete Block + stud + Plasterboard (party walls)		None		
Ceiling Construction		Added Insulation		
Plasterboard		None		
Roof Construction	Colour	Added Insulation		
	Concrete	None		
Floor Construction	Covering	Added Insulation		
	Concrete	None		
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
	ALM-001-01 A Aluminium A SG Clear	6.70	0.51 - 0.63	As drawn
Skylights	Glass and frame type	U Value	SHGC	Area sq m
	ALM-002-01 A Aluminium B SG Clear	6.70	0.63 - 0.77	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified				
External Window Shading		(eaves, verandahs, pergolas, awnings etc)		
All shade elements modelled as drawn				
Ceiling Penetrations		(downlights, exhaust fans, flues etc)		
No adjustment has been made for losses to insulation arising from ceiling penetrations.				



REPLACE COLOURBACK PANELS WITH AWNING WINDOWS. EXISTING SPANDRAL SEPARATION TO BE MAINTAINED

UPGRADE SLIDING WINDOWS IN ACCORDANCE WITH BASIX REQUIREMENTS. CERTIFIER TO CONFIRM IF COMPLIANCE WITH NCC2019 PART D2, 2.24 IS REQUIRED

KOOLTHERM K17 INSULATED DRY-LINING PLASTERBOARD FOR ADHESIVE BONDING TO BE APPLIED TO THE INTERIOR OF THE EXISTING NORTH FACING EXTERNAL WALL

ADDITIONAL 100mm WALL HAS BEEN SHOWN TO ALLOW FOR COMPLIANCE WITH NCC2019 VOL.1 - PART F, 5.3. ACOUSTIC ENGINEER TO PROVIDE SPECIFIC DETAIL ASSESSMENT DURING CONSTRUCTION CERTIFICATE STAGE.

BOUNDING WALLS ARE ASSUMED TO HAVE FRL OF 120/120/120. FUTURE CONSTRUCTION IS TO ENSURE A FRL OF 120/120/120.

EXISTING ENTRY DOOR AND FRAME TO BE RETAINED. FRL -/60/30 NOTED IN ACCORDANCE WITH CLAUSE C3.11

NOTES

BCA CONSULTANT TO CONFIRM EXISTING WALLS MEET BCA POMPLIANCE FOR FIRE RESISTANCE LEVELS AND ACOUSTIC R_w VALUES

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Sheet Name
PROPOSED PLAN

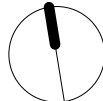
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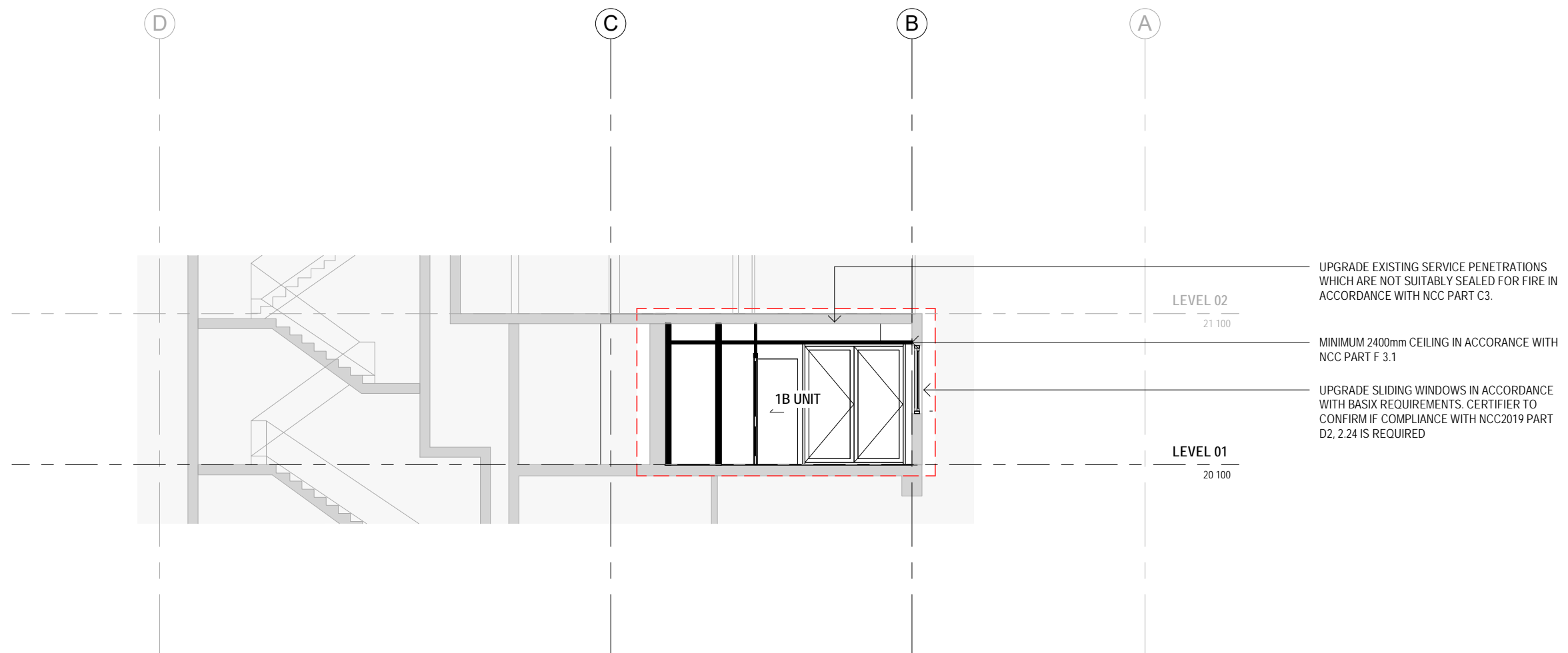
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SECTIONS

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UPGRADE ALL SLIDING WINDOWS IN
ACCORDANCE WITH BASIX REQUIREMENTS.
CERTIFIER TO CONFIRM IF COMPLIANCE WITH
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ELEVATIONS

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