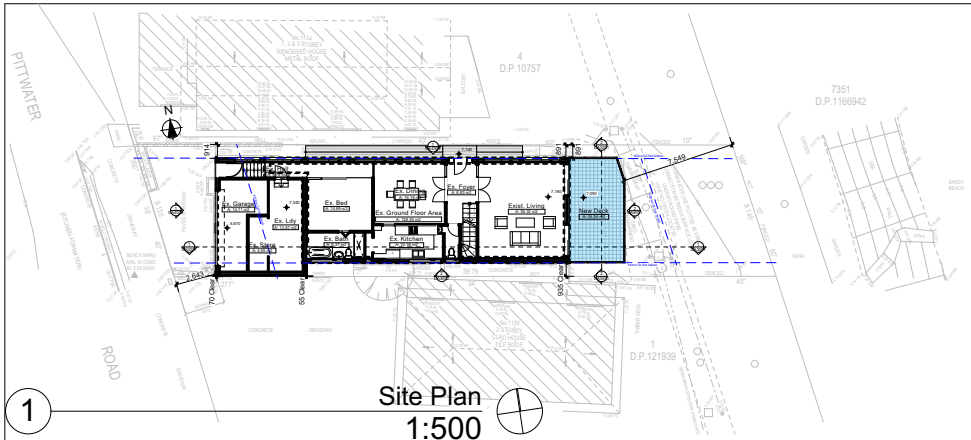
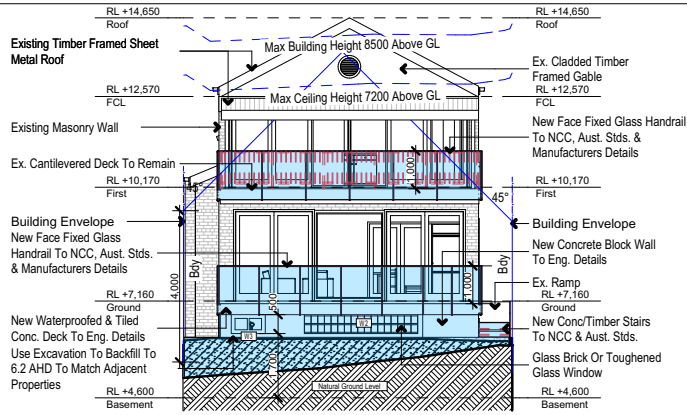
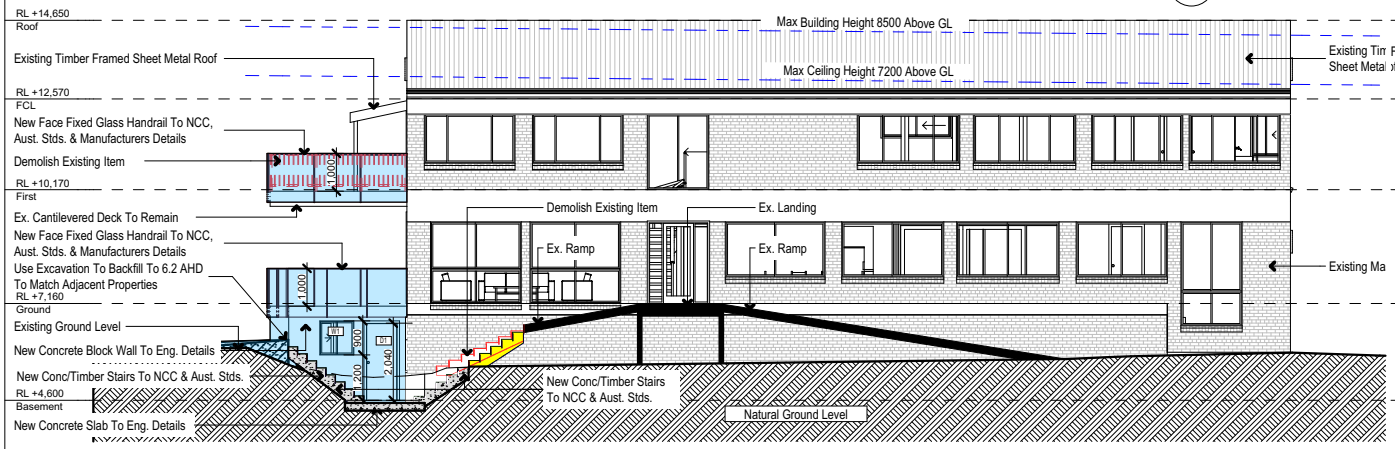


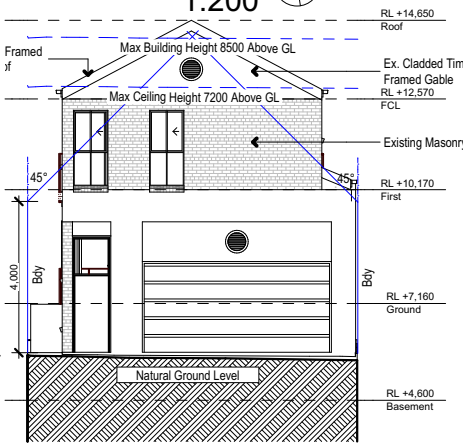

1 Site Plan 1:500



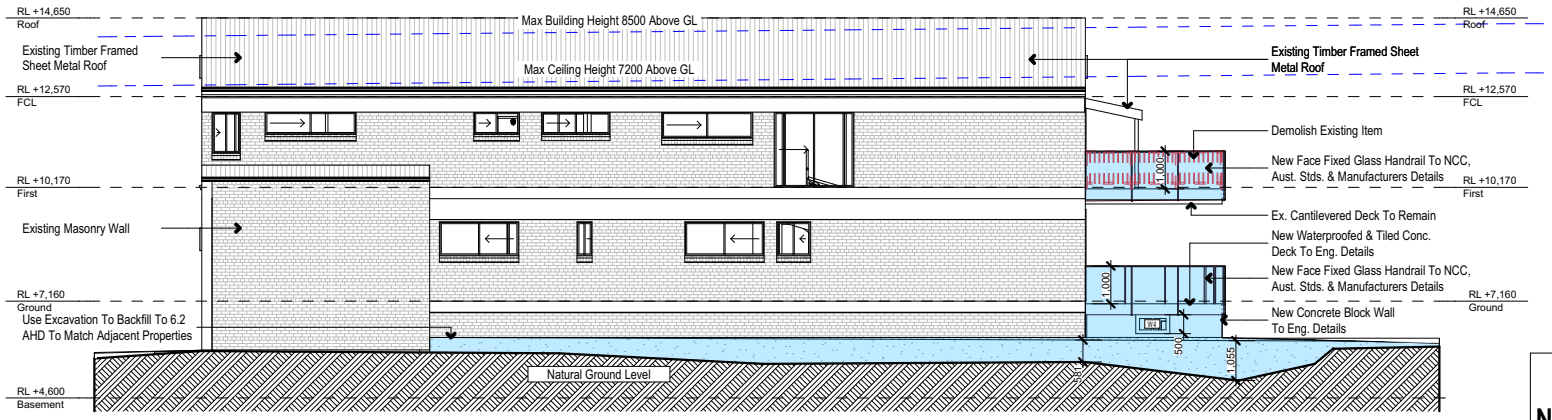

3 East 1:200




2 North 1:200




5 West 1:200




4 South 1:200

**DA ONLY**
**NOT FOR CONSTRUCTION**

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

**NOTES**
1132 Pittwater Road, is zoned R2 Low Density Residential
1132 Pittwater Road, is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

**Construction**
#### #### Walls
Roof #### to have #### Insulation
Insulation to External #### Walls ####
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Basix**
Basix Certificate Number ####
All Plans to be read in conjunction with Basix Certificate
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.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client
Garry Silk
Project Name
**Alterations & Additions**
**1132 Pittwater Road**
**2097**

Drawing Title:
**#Subset Name - #Layout Name**
masterTitle

| | |
|---|---|
| Scale: A4 as noted | Date: 21-1-2025 |
| Status: PRELIMINARY | Checked By: |
| Project No: **RP0813SIL** | Drawing No.: **#LayID** |

Plot Date: 4/09/2012